

SMALL LOT DESIGNATION/RESTRICTION
 Lots designated as "Small Lot" shall have the following restrictions per UD Section 7.1.2:

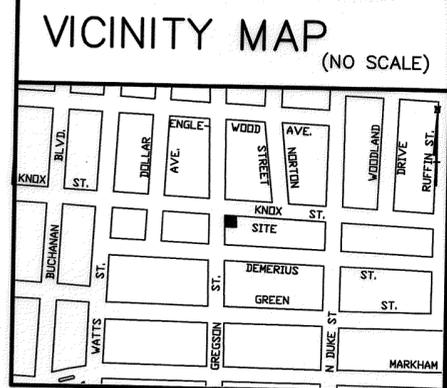
7.1.2C. Small Lot Option
 Additional standards, or modifications to the standards, below, may be required pursuant to a Neighborhood Protection Overlay, local historic district, or through application of infill regulations (Sec. 6.8, Infill Development in Residential Districts).

- 1. Applicability**
 The small lot option can be applied in the following zoning districts:
 a. In any tier: RC, RS-M, RU-M, RU-5, and RU-5(2) zoning districts.
 b. In the Urban Tier: RS-8 and RS-10 zoning districts.
- 2. Dimensional Standards**

Minimum Lot Area	2,000 square feet
Minimum Lot Width	25 feet
Yards	
Minimum Street Yard	10 feet
Minimum Individual Side Yard	5 feet
Minimum Rear Yard	15 feet
Maximum Height	25 feet
- 3. Maximum Size of Primary Structure**
 The maximum size of the primary structure, which includes conditioned and unconditioned space, shall be 1,200 square feet, with a maximum building footprint of 800 square feet.
- 4. Additional Requirements**
 - a. Driveway Design**
 - (1) Driveways shall be shared with a recorded shared access agreement for any pair of lots.
 - (2) Driveways shall be designed as a "ribbon" (a.k.a. "strip") driveway as follows:
 - (i) Each strip shall be two to three feet wide with a three-foot separation.
 - (ii) The strips can terminate at the sidewalk or driveway apron, and to a parking pad at side or rear of the structure, to accommodate side-by-side parking or a garage entry.
 - b. Trees**
 In addition to the required street tree, and in lieu of infill landscaping requirements in Sec. 6.8, if applicable, at least one canopy and one understory tree shall be planted or preserved on the lot.
 - (1) For tree preservation, the root protection zone shall be maintained per paragraph 8.3.2, Protection of Existing Vegetation. Protection of invasive or other species precluded for planting pursuant to the Durham Landscape Manual shall not qualify.
 - (2) For tree planting, the Durham Landscape Manual shall be used to determine appropriate species and planting area.
 - c. Downspouts**
 In the Urban Tier, downspouts shall direct stormwater runoff over pervious area and not piped to right-of-way.
 - d. Alley Access**
 Where a lot abuts an improved and maintained alley, all vehicular access shall be taken from the alley.
- 5. Designation on Plat Utilization of the small lot option shall be recorded on a plat at the time of approval, specifying the housing type and associated limitations.**

REVIEW OFFICER CERTIFICATION
 I, Zuri Gumpin Review Officer of Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
M. M. M. 04-30-24
 Review Officer Date

LEGEND
 ——— RIGHT-OF-WAY LINE
 - - - - - PROPERTY LINE
 - - - - - EASEMENT LINE
 --- CREEK
 --- RIPARIAN BUFFER
 --- WATERSHED BOUNDARY
 --- EXISTING IRON PIPE (EIP)
 --- NEW IRON PIPE SET (IPS)
 --- NO IRON FOUND (NIF)
 --- ADDRESS



PARCEL DATA

PIN:	0822732509
REID:	102573
Deed Book / Page:	9708 / 119
Plat Book / Page:	6A / 35
Address:	1206 N Gregson St

AREA
 Total area: 1.74 AC.

ZONING
 Site Zoned: RS-8

JURISDICTION
 Parcel Jurisdiction: City of Durham
 Site development tier: Urban Tier

DEVELOPMENT TIER
 Site development tier: Urban Tier

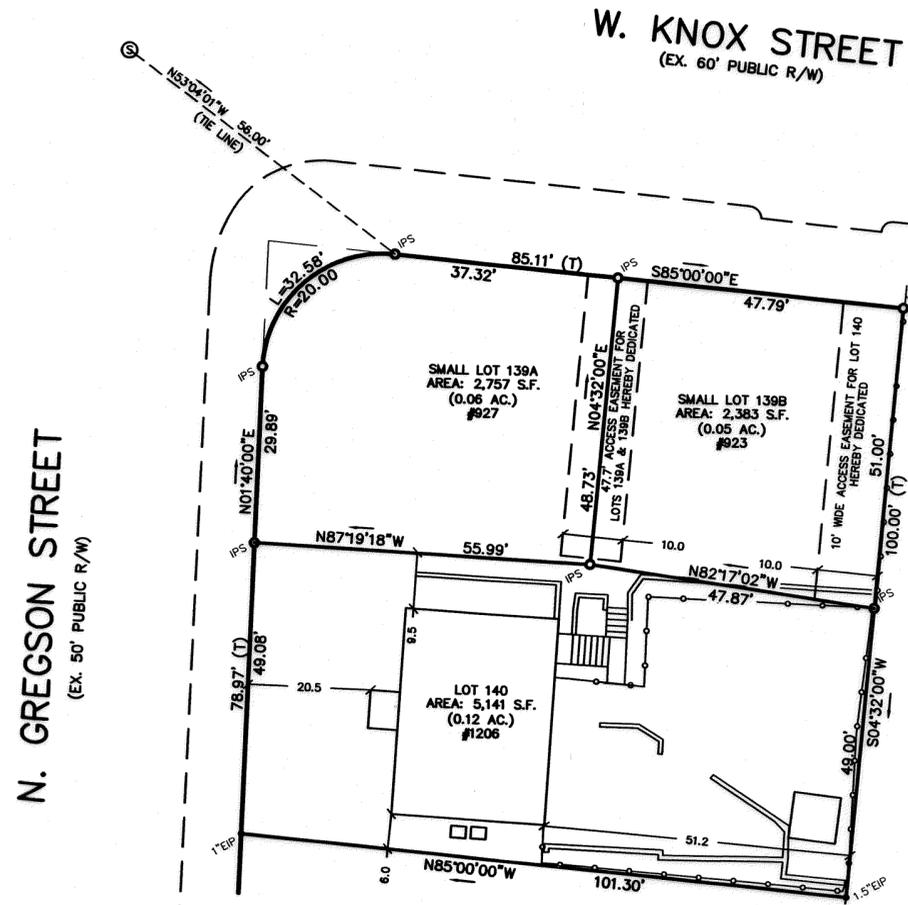
WATERSHED
 Site watershed overlay: None

RIVER BASIN
 Site is located in the: Neuse River Basin

EASEMENT NOTE
 Shared Access Easement shown hereon is to be used for the benefit of adjacent lot owners for ingress/ egress only

FLOOD PLAIN INFORMATION
 This site is not in any special flood hazard areas or future conditions flood hazard areas, as shown on:
 FIRM Panel: 3720082200K
 Effective Date: 10/19/2018

SURVEY INFO
 To my knowledge, no NCGS monument found within 2,000'



REID: 102594
 PIN: 0822733508
 D.B. 7910, PG. 214
 P.B. 3A, PG. 33
 N/F: Marie B. Lavigne

CERTIFICATE OF OWNER
 The undersigned owner of the property lying within the attached plat and subdivision hereby certifies that FLORENCIO CONTRERAS PENEZ ordered the work of surveying and platting to be done, and that all public streets, alleys, easements and other open spaces so designated upon said plat are hereby dedicated for such use and that all public and private easements shown upon said plat are hereby granted for the uses stipulated.

 (SEAL)

 (SEAL)

 (SEAL)

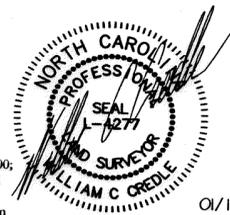
 (SEAL)

NOTARY CERTIFICATION
 I, JANET WEST Notary Public of WAKE County, N.C., hereby certify that the due execution of the foregoing certificate was duly acknowledged before me this day by FLORENCIO CONTRERAS PENEZ for the purposes therein expressed.
 Witness my hand and official seal, this 22 day of APRIL, 2024

 Notary Public
 My commission expires: 05-23-2026

JANET WEST
 NOTARY PUBLIC
 WAKE COUNTY, NC
 My Commission Expires 5-23-2026

SURVEYORS CERTIFICATION
 I certify that this map was drawn under my supervision from an actual survey made under my supervision from references as noted on said map; that the boundaries not surveyed are indicated as drawn from information as indicated under references; that the ratio of precision as calculated is greater than 1:10,000; and that this map was prepared in accordance with G.S. 47-30 as amended and meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). Witness my original signature, registration number and seal this 15 day of JANUARY, A.D., 2022.

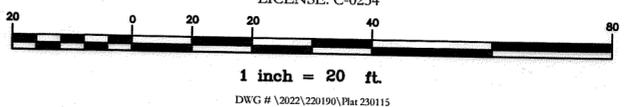


01/15/22

Register of Deeds
 Sharon A. Davis
 Durham County, NC
 04/30/2024 03:51:14 PM
 BT: PLAT B: 210 P: 150 Pages: 1
 PLAT - PLAT
 Fee: \$21.00
 INSTRUMENT #2024094656
 smarth

EXEMPT SUBDIVISION PLAT
 LOT 140 &
 PORTION OF LOT 139
 P.B. 6A, PG. 35
 PROPERTY OF
GREEN RIVER PROPERTIES, INC

4301 BENNETT MEMORIAL RD., DURHAM, NC. 27707
 DURHAM TWP. DURHAM CO., N.C.
 SCALE: 1" = 20'
 JANUARY 15, 2022
CREDLE ENGINEERING COMPANY, INC
 204 E. MARKHAM AVE., DURHAM, N.C., 27701
 (919) 682-2006 PH; (919) 682-2005 FX
 LICENSE: C-0254



- GENERAL NOTES**
- Subsurface and environmental conditions were not examined or considered during this survey. All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon. No statement is made concerning the existence of underground containers which may affect the use of this tract.
 - The location of underground utilities as shown are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from locations shown hereon, and additional buried utilities may exist. Contact the appropriate utility companies for information regarding buried utilities.
 - All distances are horizontal ground and area by coordinate computation.
 - This survey was done without a title search and is based on referenced information. There may exist other documents of record which could affect this property.
 - Except as specifically stated or shown, this survey does not report any of the following: easements, other than those visible during field examination, building setbacks, restrictive covenants, zoning or land use regulations and any facts which a title search may disclose.
 - Wetlands, jurisdictional waters or other conditions which may be regulated by federal, state or local agencies were not investigated during this survey. Riparian buffers and other restrictions on development may be required.

FOR APPROVAL STAMPING ONLY

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS AN EXEMPT PLAT PURSUANT TO §160D-802 OF THE NORTH CAROLINA GENERAL STATUTES.

 Durham City-County Planning Dept. (Date) 4/30/2024

CASE #S2300129