

TOBACCO ROAD SALES CENTER LOT 3

NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

Reviewed for Code Compliance

01/03/2024





GLASS STORE FRONT

FRONT ELEVATION - 'B'
SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

REVISION NUMBER

MAIN STREET DESIGN
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30202
C. (404) 796-5722

DAVIDSON HOMES
Your Community Builder

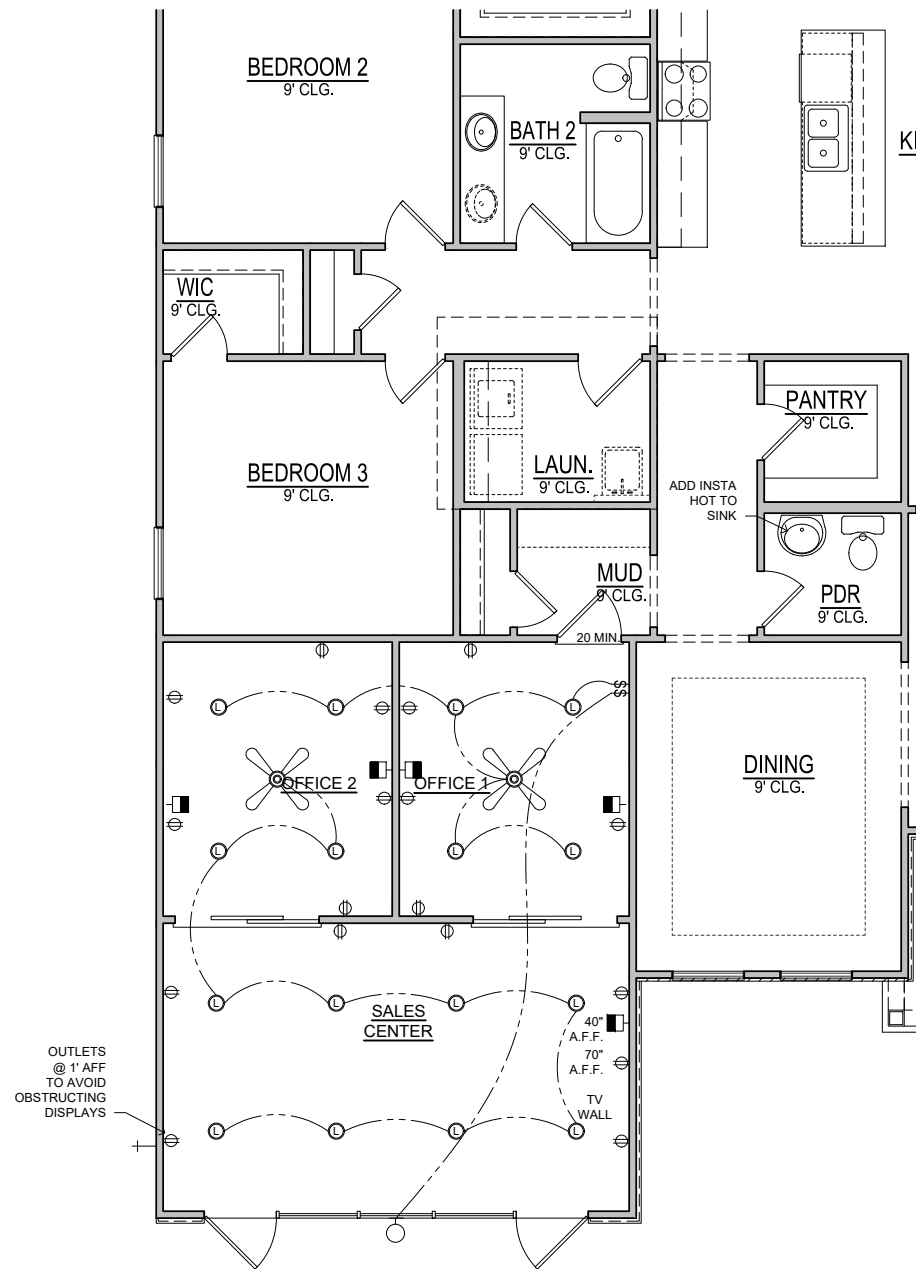
1/8" = 1'-0"

RELEASE DATE: 09-14-2023
PROJECT NUMBER: ---
OPTION NO.: ---

MODEL: TR 003 MAGNOLIA B
DRAWING TITLE: SALES CENTER ELEVATION
OPTION DESCRIPTION: ELEVATION - B

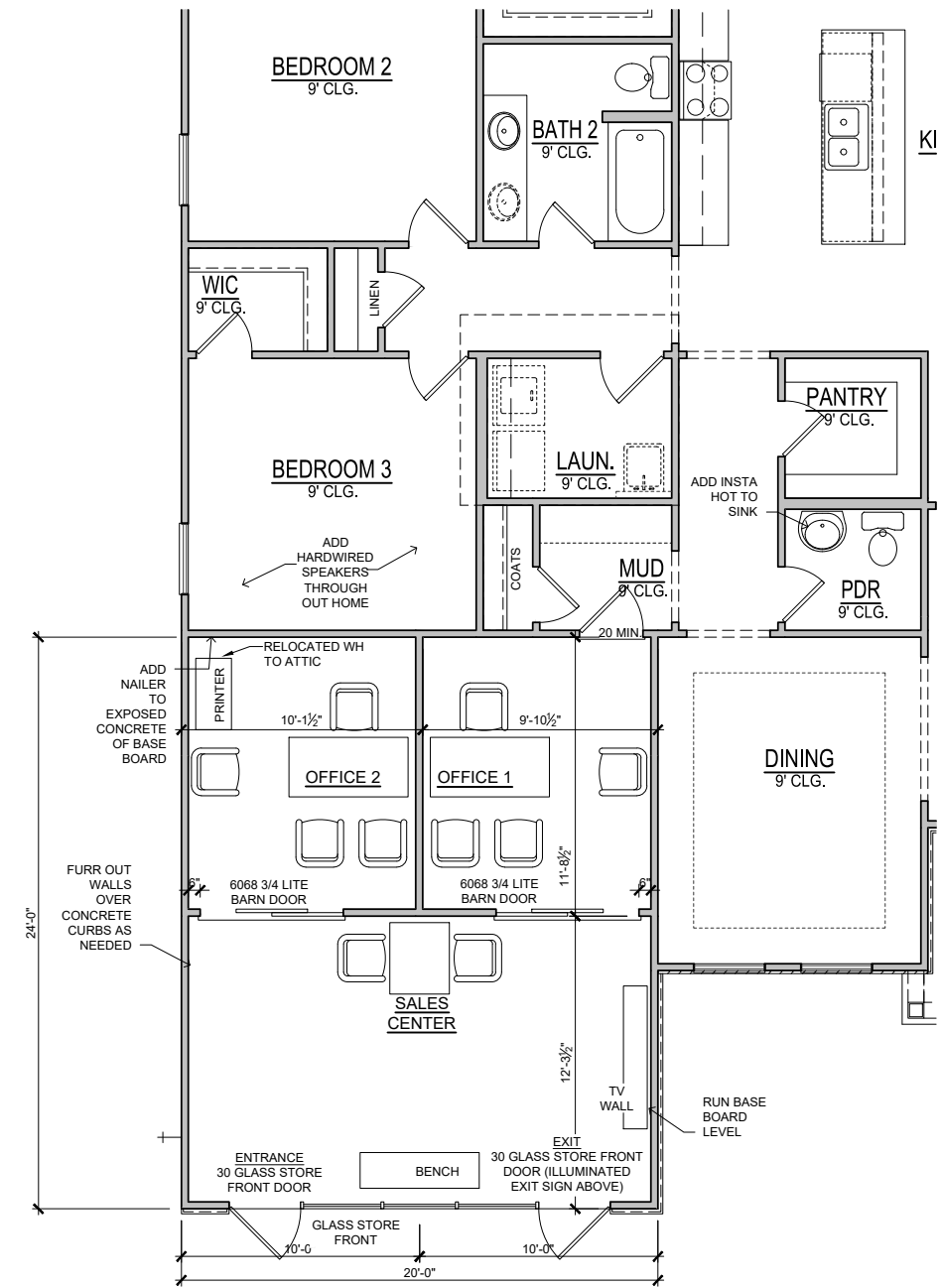
SHEET NO.: A-2.0B

TOBACCO ROAD SALES CENTER LOT 3



1st FLOOR PLAN - ELEVATION B

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



1st FLOOR PLAN - ELEVATION B

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

REVISION NUMBER



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RELEASE DATE	09-14-2023
PROJECT NUMBER	---
OPTION NO.	---

MODEL	TR 003 MAGNOLIA B
DRAWING TITLE	FIRST FLOOR PLAN
OPTION DESCRIPTION	ELEVATION - B

SHEET NO.
A-1.0B



Bateman Civil Survey Company

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378

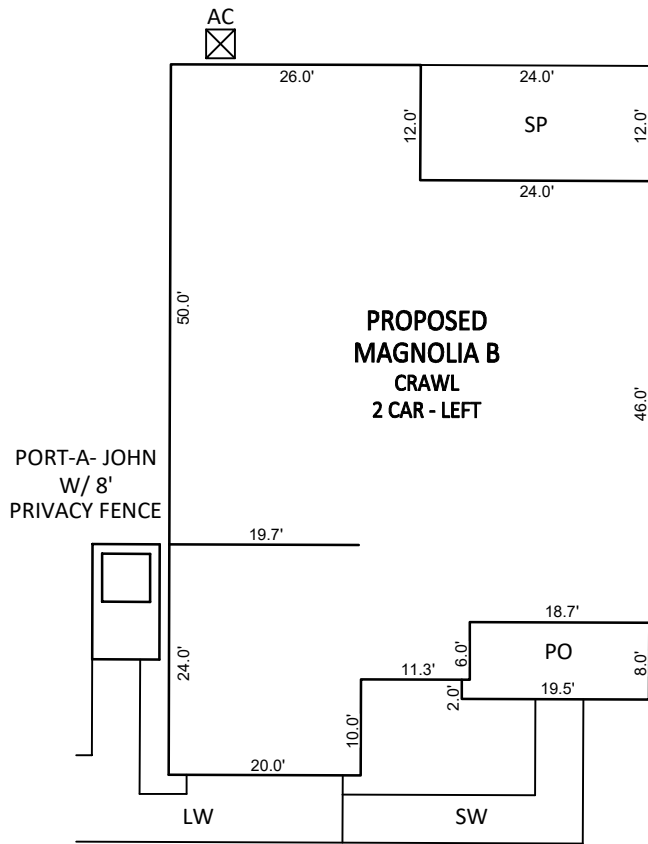
LOT INFORMATION:

PIN: 0693-13-9853.000
REFERENCE: DB. 4207 PGS. 1567-1672
TOTAL LOT AREA = 0.94 AC = 40,900 SF
MAX. IMPERVIOUS = 5,500 SF
HOUSE = 3,000 SF
PORCH = 151 SF
SIDEWALK = 175 SF
LEADWALK = 278 SF
PAVED PARKING AREA = 2,601 SF
SCREENED PORCH = 288 SF
ADA COMPLIANT PORT-A-JOHN PAD = 84 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 6,586 SF
PERCENT IMPERVIOUS = 16.10%

BUILDING SETBACKS

FRONT - 35'
REAR - 25'
SIDE - 10'
SIDE CORNER - 20'

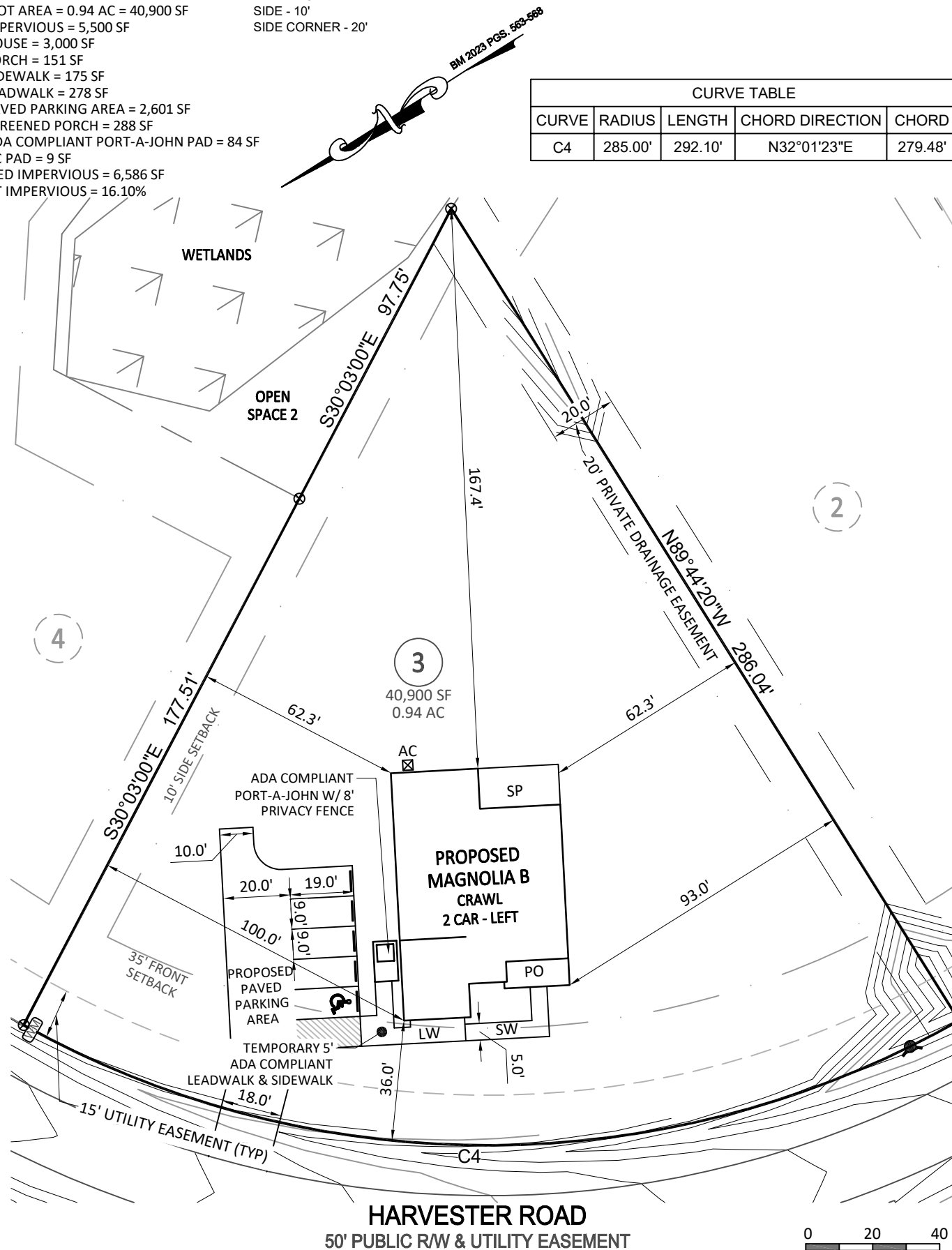
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C4	285.00'	292.10'	N32°01'23"E	279.48'



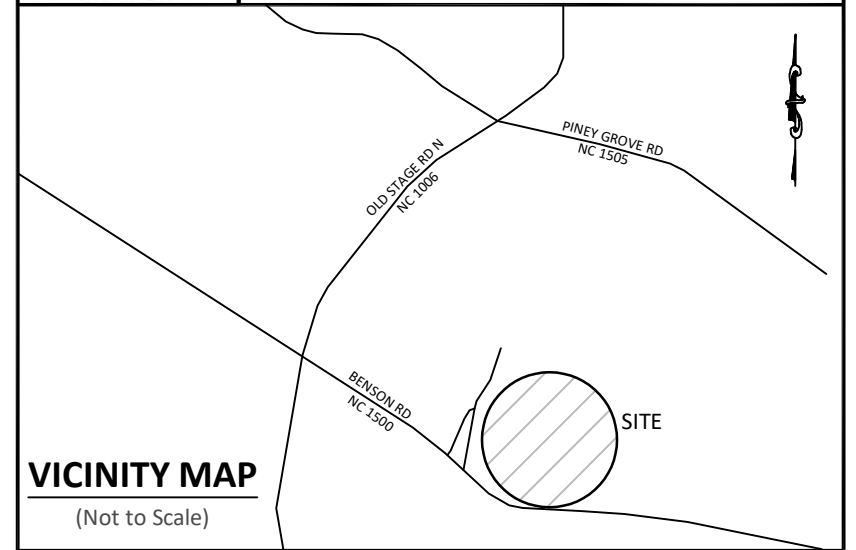
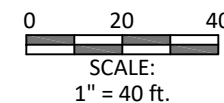
INSET SCALE: 1"=20'

NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
- NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X" PER F.E.M.A. MAP NUMBER 3720068200J DATED 10/03/2006.
- ZONING: RA-30
- PROPERTY OWNER: DAVIDSON HOMES
1903 NORTH HARRISON AVE
CARY, NC 27513



HARVESTER ROAD
50' PUBLIC R/W & UTILITY EASEMENT



VICINITY MAP

(Not to Scale)

LEGEND

- PO = PORCH
- CP = COVERED PORCH
- SP = SCREENED PORCH
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- SP = SCREENED PORCH
- P = CONCRETE PATIO
- ⊗ = COMPUTED POINT
- = IRON PIPE FOUND (IPF)
- ⦿ = IRON PIPE SET (IPS)
- = DRILL HOLE FOUND
- WM = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER PAD
- ⊙ = CABLE BOX
- ⊕ = SEWER MANOLE
- ☐ = TELEPHONE PEDESTAL
- CB = CATCH BASIN
- ☼ = LIGHT POLE
- ☒ = HAND HOLE
- ☒ = ELECTRIC BOX
- ⦿ = FIRE HYDRANT
- YI = YARD INLET
- G = GAS METER
- E = ELECTRIC METER
- LW = LEAD WALK

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. L-4752
DATED:

PRELIMINARY

This map is of an existing parcel of land and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.

BUILDER TO VERIFY HOUSE LOCATION
DIMENSIONS AND REVIEW TOTAL
IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN FOR DAVIDSON HOMES

TOBACCO ROAD - PHASE 1 & 3 - LOT 3
128 HARVESTER ROAD, ANGIER, NC
BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 11/28/23 DRAWN BY: CPV CHECKED BY: SPC

REFERENCE: BM 2023 PGS. 563-568 BCS# 230746 SCALE: 1" = 40'