

LOT INFORMATION 151:

PIN: 0693-47-4172.000
 REFERENCE: DB: 4207 PGS. 1567-1672
 TOTAL LOT AREA = 0.57 AC = 25,007 SF
 MAX. IMPERVIOUS = 5,500 SF
 HOUSE = 2,624 SF
 PORCH = 85 SF
 SIDEWALKS = 145 SF
 PATIO = 132 SF
 PROPOSED IMPERVIOUS = 2,986 SF
 PERCENT IMPERVIOUS = 14.42%

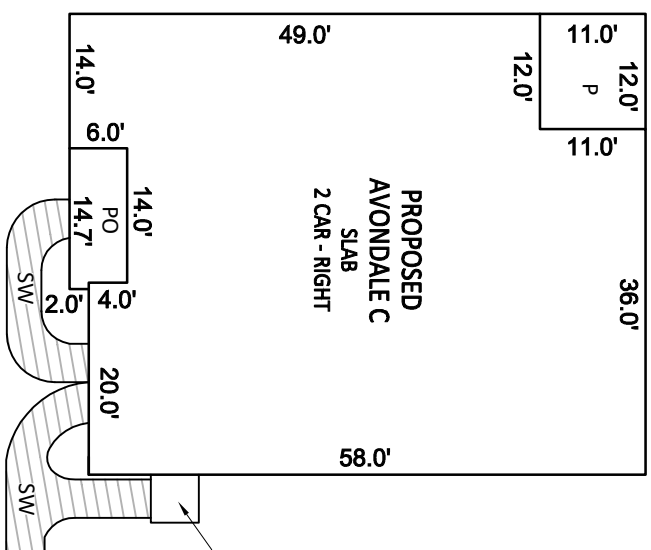
LOT INFORMATION 152:

PIN: 0693-46-4929.000
 REFERENCE: DB: 4207 PGS. 1567-1672
 TOTAL LOT AREA = 0.63 AC = 27,267 SF
 MAX. IMPERVIOUS = 5,500 SF
 PARKING LOT = 2,524 SF
 SIDEWALK = 124 SF
 PROPOSED IMPERVIOUS = 2,648 SF
 PERCENT IMPERVIOUS = 9.71%

REVISION : CHANGE PARKING PER SKETCH FROM SDH, AHB 12/28/23
 REVISION : REMOVE DRIVEWAY FROM 151, AHB 2/2/24

BUILDING SETBACKS

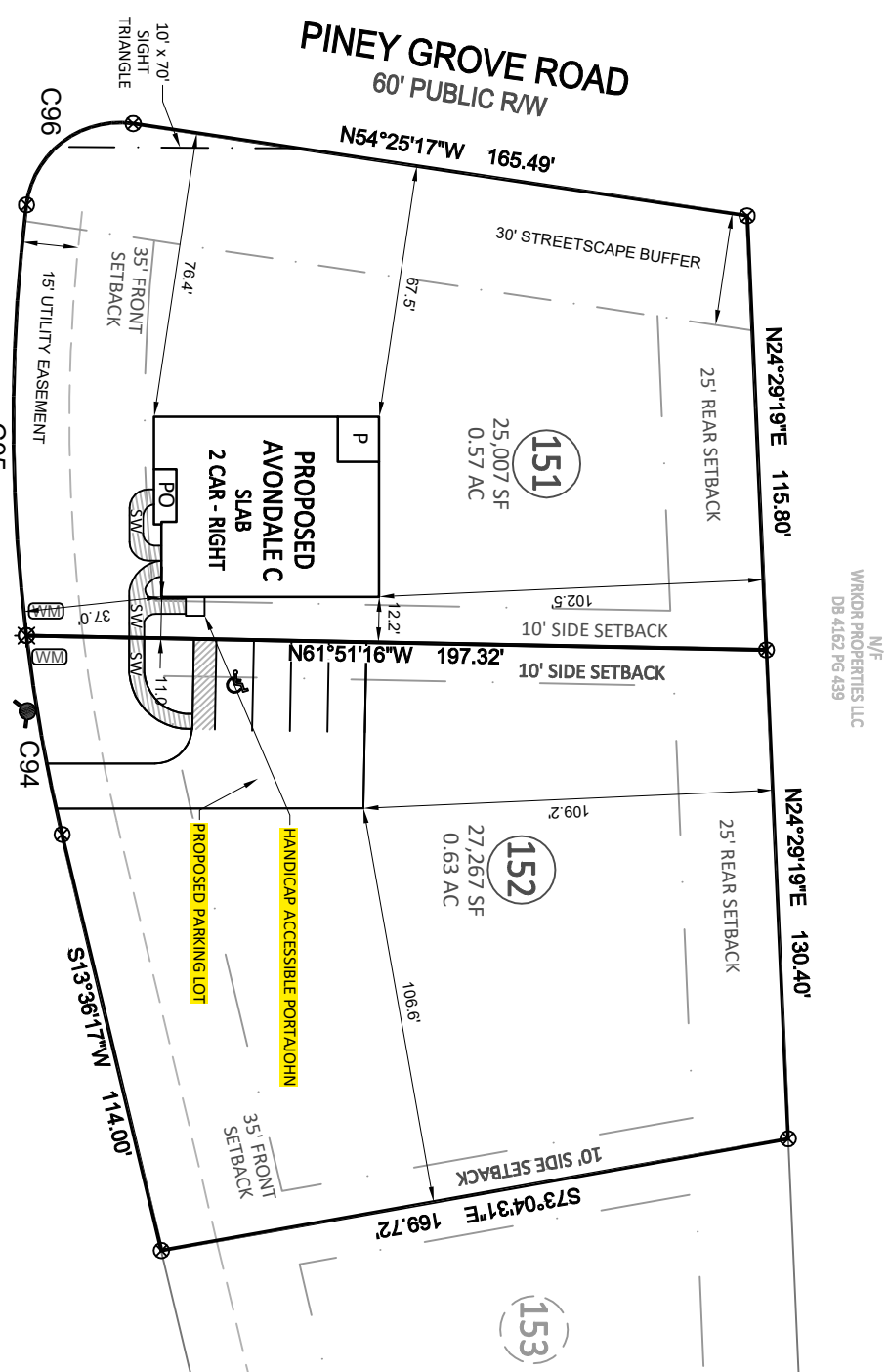
FRONT - 35'
 REAR - 25'
 SIDE - 10'
 SIDE CORNER - 20'



INSET SCALE: 1" = 20'

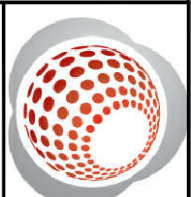
NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. 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.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
5. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED IN TITLE BLOCK.
7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
8. 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.
9. 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.
10. ZONING: RA-30
11. PROPERTY OWNER: SMITH DOUGLAS HOMES
2520 RELIANCE AVENUE
APEX, NC 27539

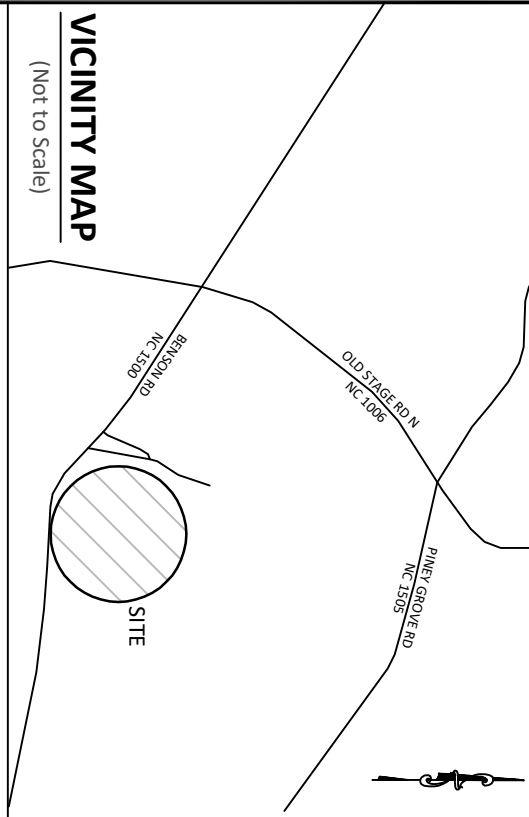


CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C94	475.00'	53.88'	N16°51'15"E	53.85'
C95	475.00'	115.02'	N27°02'27"E	114.74'
C96	25.00'	39.91'	N79°42'33"E	35.80'



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 Engineers • Surveyors • Planners
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 www.batemancivilsurvey.com info@batemancivilsurvey.com
 NCBELS Firm No. C-2378



VICINITY MAP
(Not to Scale)

LEGEND

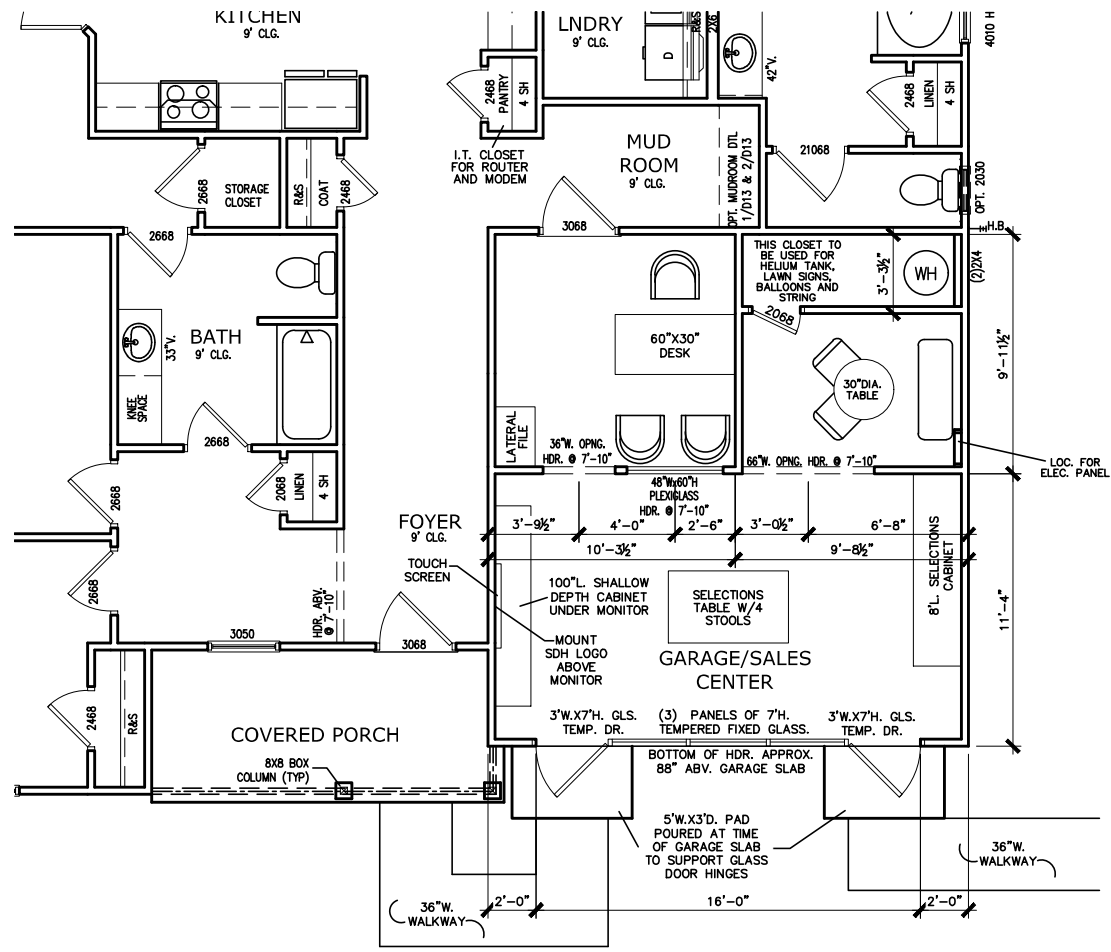
- PO = PORCH
- CP = COVERED PORCH
- SP = SCREENED PORCH
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- SP = SCREENED PORCH
- P = CONCRETE PATIO
- ⊗ = COMPUTED POINT
- = IRON PIPE FOUND (IPF)
- = IRON PIPE SET (IPS)
- ⦿ = DRILL HOLE FOUND
- Ⓜ = WATER METER
- Ⓜ = CLEAN OUT
- CO = CLEAN OUT
- AC = AIR CONDITIONER PAD
- Ⓜ = CABLE BOX
- Ⓜ = SEWER MANHOLE
- Ⓜ = 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

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.

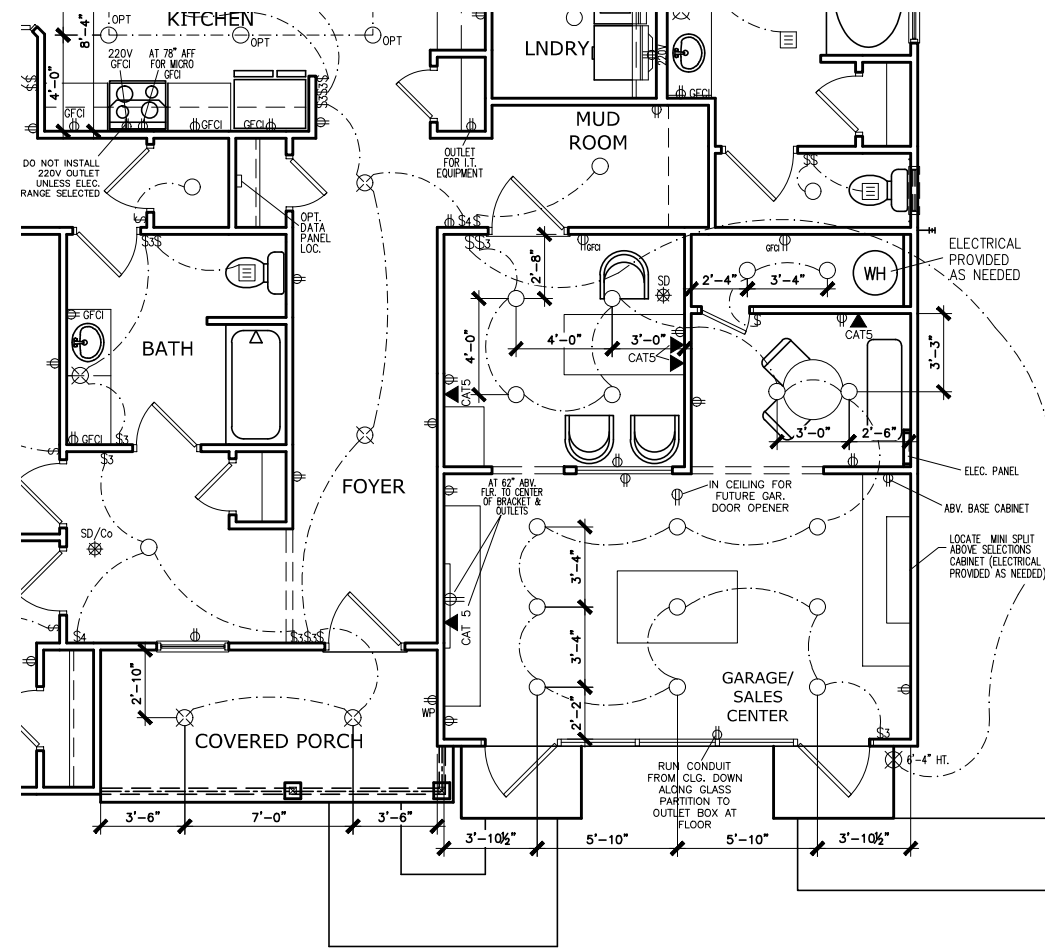
PRELIMINARY

BUILDER TO VERIFY HOUSE LOCATION DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN
PRELIMINARY PLOT PLAN
 FOR
SMITH DOUGLAS HOMES

TOBACCO ROAD - PHASE 1 & 3 - LOT 151-152
 19, 51 ORIENTAL STREET, ANGLIER, NC
 BLACK RIVER TOWNSHIP, HARNETT COUNTY
 DATE: 12/20/23 DRAWN BY: AHB CHECKED BY: SPC
 REFERENCE: BM 2023 PGS. 563-568 BCS# 230801 SCALE: 1" = 50'

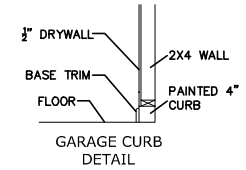


AVONDALE 1-OFFICE STOREFRONT SALES CENTER FLOOR PLAN



AVONDALE 1-OFFICE STOREFRONT SALES CENTER ELECTRICAL PLAN

- NOTES:
- SALES CENTER FLOORING TO BE CARPET SQUARES (ALTERNATING SQUARES TO BREAK UP THE PATTERN) – FLOOR TO HAVE STANDARD GARAGE SLOPE
 - CONCRETE GARAGE CURB TO BE PAINTED WITH BASE TRIM
 - THUMB TURN FOR THE LOCK ON THE PRIVACY DOOR GOING FROM GARAGE INTO HOUSE TO BE ON THE SALES OFFICE SIDE OF THE DOOR AND LOCK CYLINDER TO BE ON THE HOUSE INTERIOR SIDE
 - DO NOT CREATE A WEATHER LIP FOR FUTURE OVERHEAD GARAGE DOOR
 - INTERIOR TRIM AROUND STOREFRONT DOORS/FIXED GLASS
 - ADD BLOCKING OR BE SURE KIOSK MONITOR WALL MOUNT IS SCREWED INTO A STUD
 - ADD BLOCKING FOR CABINET DISPLAY RACK AND FLOATING SHELVES (REFER TO SALES CENTER CABINET DRAWINGS)
 - ELECTRICAL PANEL TO BE HIDDEN WITH WHITE TRIM AND DOOR WITH HANDLE
 - SEE LAYOUT FOR CLOSET LOCATION TO BE USED FOR STORING HELIUM TANK, LAWN SIGNS, BALLOONS AND STRING (DO NOT STORE IN CLOSET DESIGNATED FOR IT EQUIPMENT)
 - INSULATE CEILING & ALL WALLS OF SALES CENTER AND USE 3M FILM TO TINT STOREFRONT GLASS
 - USE WHITE SHIMS TO LEVEL CABINETS AS NEEDED



ELECTRICAL LEGEND			
\$	SWITCH	TV	TV
\$3	3 WAY SWITCH	⊕	120V RECEPTACLE
\$4	4 WAY SWITCH	⊕	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	⊕	220V RECEPTACLE
⊕	KEYLESS	⊕	GFCI OUTLET
⊕	WALL MOUNT FIXTURE	⊕	ARCH FAULT CIRCUIT INTERRUPTER
⊕	CEILING FIXTURE	†	GAS LINE
⊕	FLEX CONDUIT	†	WATER LINE
CH	CHIMES	⊕	HOSE BIBB
PH	TELEPHONE	⊕	FLOOD LIGHT
SD/Co	SMOKE DETECTOR & CARBON MONOXIDE	⊕	1x4 LUMINOUS FIXTURE
SO	SECURITY OUTLET	⊕	CEILING FAN
□	GARAGE DOOR OPENER	⊕	ELECTRICAL WIRING
⊕	EXHAUST FAN	⊕	CEILING FIXTURE
⊕	FAN/LIGHT		

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES

APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)

BREAKFAST/DINING ROOM	63" ABOVE FINISHED FLOOR
KITCHEN PENDANT LIGHTS	33" ABOVE COUNTER TOP
TWO STORY FOYER FIXTURE	96" ABOVE FINISHED FLOOR
CEILING FAN	96" ABOVE FINISHED FLOOR

BY	AW	CH:	
REVISION			
DATE			

SMITH DOUGLAS HOMES
QUALITY | INTEGRITY | VALUE

FLOOR PLANS
SALES CENTER
AVONDALE

SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 215
WOODSTOCK, GA 30188
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BY:	AW	CH:	
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