

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%

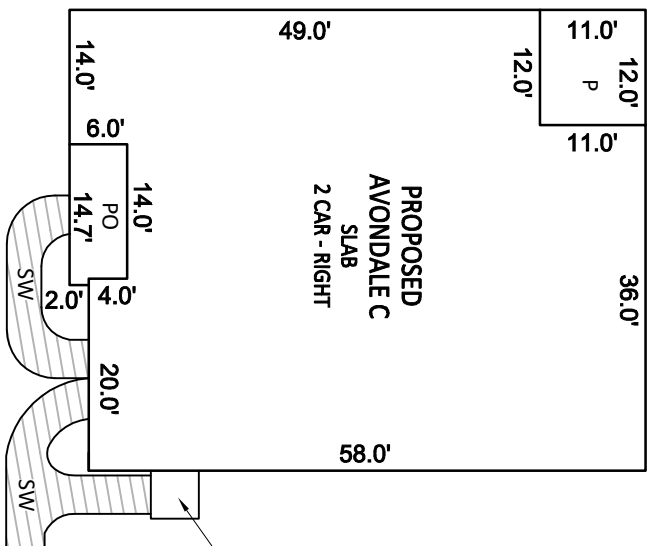
LOT INFORMATION 152:

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

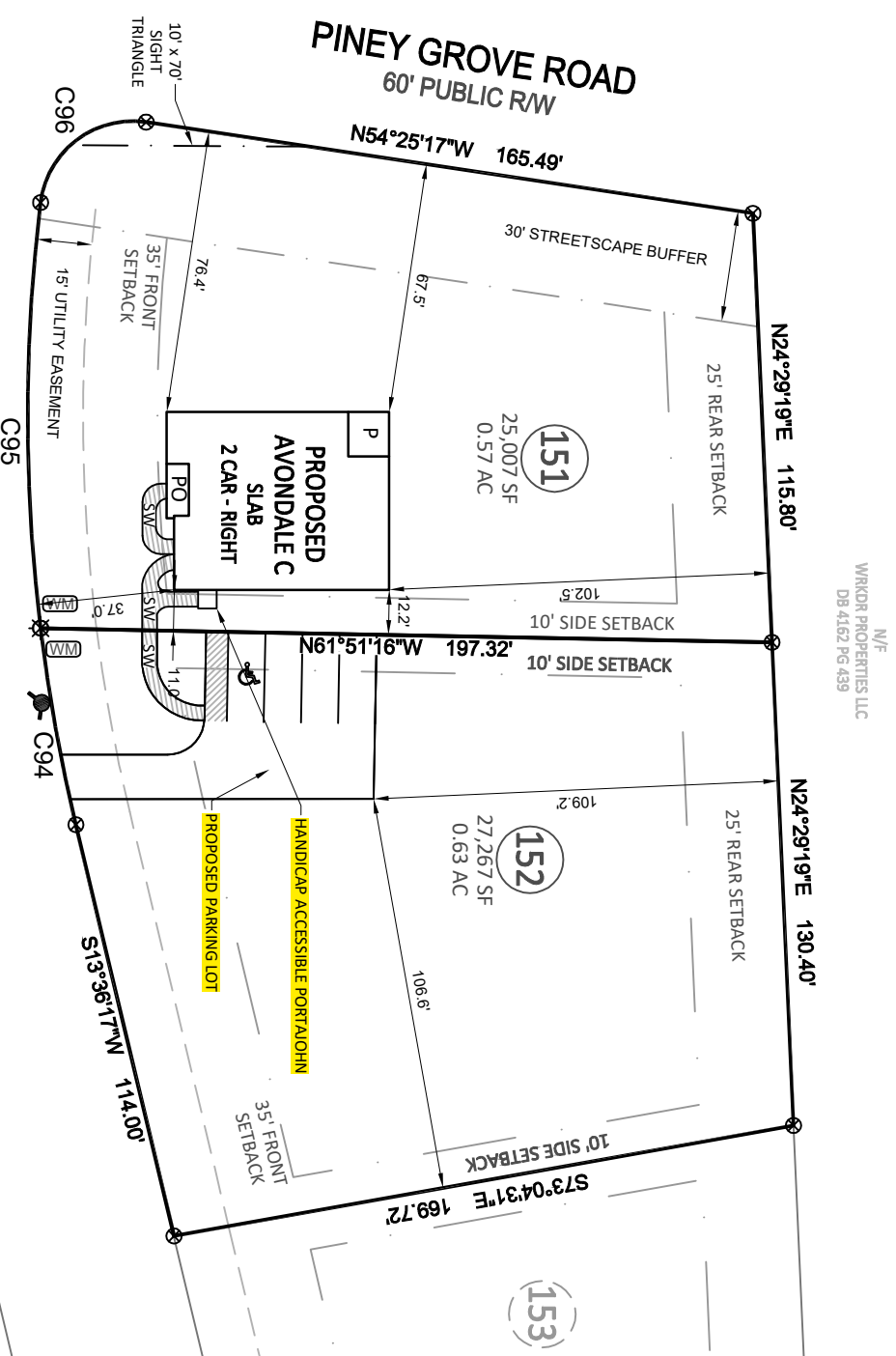
FRONT - 35'
 REAR - 25'
 SIDE - 10'
 SIDE CORNER - 20'



INSET SCALE: 1"=20'

NOTES:

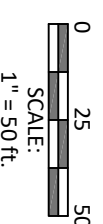
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION 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



**ORIENTAL STREET
50' PUBLIC RW & UTILITY EASEMENT**

CURVE TABLE

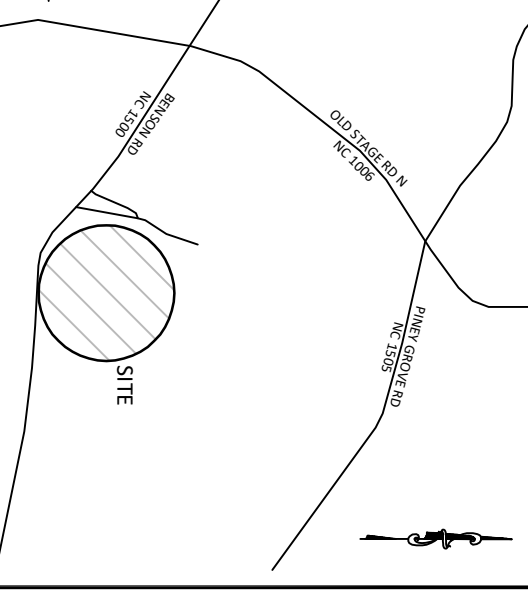
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C94	475.00'	53.88'	N16°51'15"E	53.85'
C95	475.00'	115.02'	N27°02'27"E	114.74'
C96	25.00'	39.91'	N79°42'33"E	35.80'



Bateman Civil Survey Company

Engineers • Surveyors • Planners
 2524 Reliance Avenue, Apex, NC 27539 Pki: 919.577.1080 Fax: 919.577.1081
 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'