

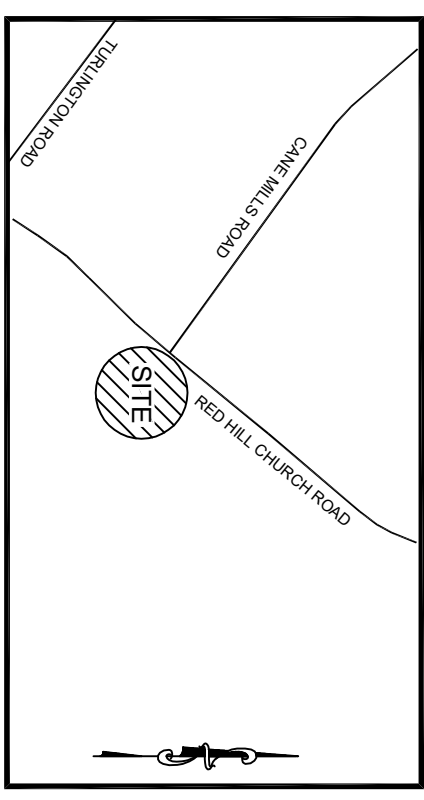
REVISION:
MOVE HOUSE BACK TO 68.0' FROM FRONT AND 30.0' FROM LEFT SIDE. AHB 4/28/2021
CHANGED HOUSE MODEL PER REQUEST. CPV 7/2/21

LOT INFORMATION:

PIN: 1519-21-1890.000
TOTAL LOT AREA = 0.74 AC = 32,120 SF
HOUSE = 2,241 SF
PORCH = 151 SF
SIDEWALK = 230 SF
DRIVEWAY = 1,363 SF
PATIO = 200 SF
PROPOSED IMPERVIOUS = 4,185 SF
PERCENT IMPERVIOUS = 13.03 %

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



VICINITY MAP

(Not to Scale)

LEGEND
PO = PORCH
P = PATIO
SP = SCREENED PORCH OR PATIO
CP = COVERED PORCH OR PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
⊗ = COMPUTED POINT
⊙ = IRON PIPE FOUND
⊕ = IRON PIPE SET
⊖ = WATER METER
⊘ = CLEANOUT
AC = AIR CONDITIONER
E = ELECTRIC BOX
C = CABLE BOX
☎ = TELEPHONE PEDESTAL
⊙ = LIGHT POLE ⊕ = ELECTRIC METER
⊙ = CURB INLET ⊕ = GAS METER
YI = YARD INLET ⊕ = UTILITY POLE
FH = FIRE HYDRANT GW = GUY WIRE
WV = WATER VALVE
⊙ = SEWER MANHOLE

BUILDING SETBACKS:
FRONT = 40' ft
SIDE = 15' ft
CORNER = 30' ft
REAR = 30' ft

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



CANE MILL ESTATES - LOT 2
95 PLANTERS LANE, COATS, NC
GROVE TOWNSHIP, HARNETT COUNTY

DATE: 3/31/21 DRAWN BY: CPV CHECKED BY: SPC
REFERENCE: PB 2006 PGS 489-490 PROJECT# 200772 SCALE: 1"=40'

- 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. THE PROPERTY LIES IN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #37201519001, DATED 10/03/2006.
 10. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF COATS AND NCDOT STANDARDS AND SPECIFICATIONS.
 11. ZONING IS RA-30.
 12. PROPERTY OWNER: SMITH DOUGLAS HOMES
2520 RELIANCE AVENUE
APEX, NC 27539

| CURVE TABLE | | | | |
|-------------|---------|--------|-----------------|--------|
| CURVE | RADIUS | LENGTH | CHORD DIRECTION | CHORD |
| C3 | 247.08' | 99.06' | S72°31'00"E | 98.40' |
| C4 | 799.81' | 75.31' | N81°18'17"W | 75.28' |

