

NOTES:

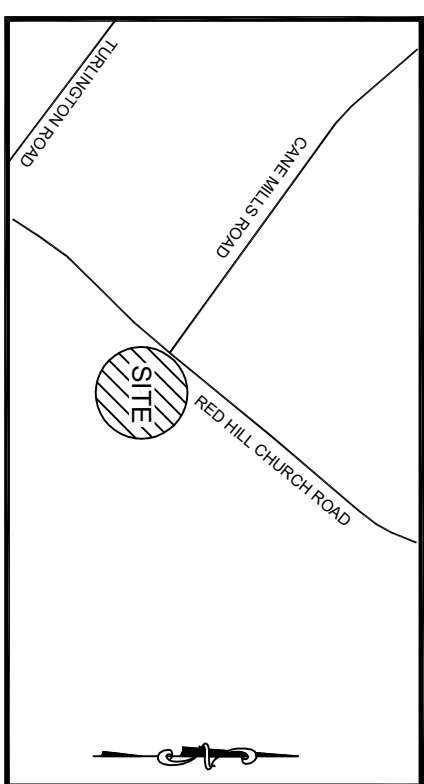
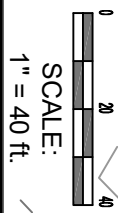
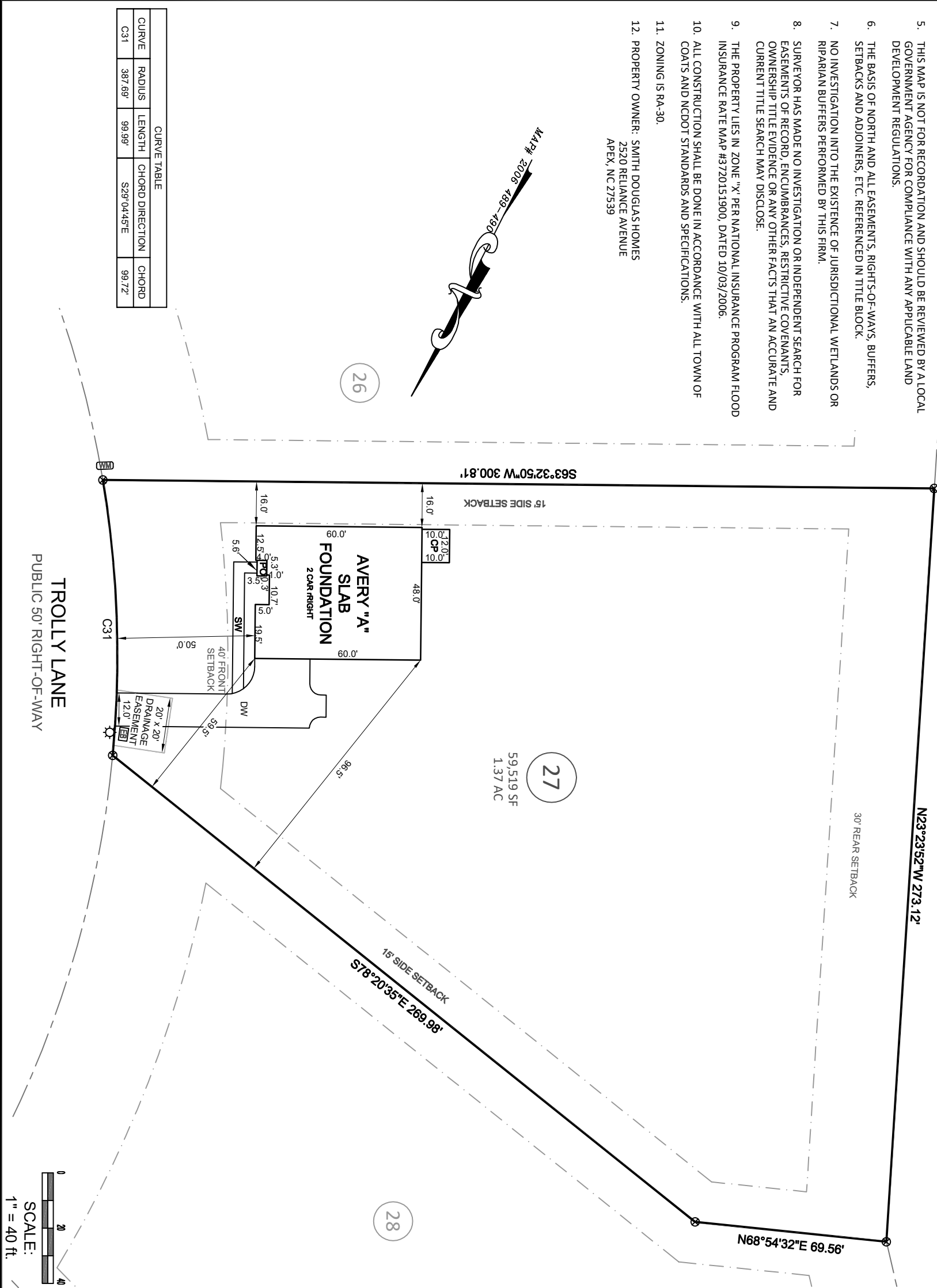
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION 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 #3720151900, 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

REVISION: MOVE HOUSE TO 16' OFF LEFT PROPERTY LINE AND FLIP TO RIGHT HAND DRIVE. AHB 3/1/2021

N/E
WOOD, W DAVID JR
& WOOD, SYLVIA L
PIN:1519-20-3696.000

LOT INFORMATION:

PIN: 1519-21-0262.000
TOTAL LOT AREA = 1.37 AC = 59,519 SF
PROPOSED IMPERVIOUS = 4,328 SF
BLDG = 2,805 SF
PO = 120 SF
PW = 20 SF
SW = 206 SF
DW = 1,177 SF
PERCENT IMPERVIOUS = 7.27 %



VICINITY MAP

(Not to Scale)

LEGEND

PO = PORCH
P = PATIO
SP = COVERED PORCH OR PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
CP = COMPUTED POINT
IP = IRON PIPE FOUND
WM = WATER METER
CO = CLEANOUT
AC = AIR CONDITIONER
TELEPHONE PEDESTAL
CABLE BOX
ELECTRIC BOX
ELECTRIC METER
C = CURB INLET
YI = YARD INLET
FH = FIRE HYDRANT
WV = WATER VALVE
SM = 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 27
72 TROLLY LANE, COATS, NC
GROVE TOWNSHIP, HARNETT COUNTY

DATE: 2/23/21 DRAWN BY: AHB CHECKED BY: SPC
REFERENCE: MAP# 2006 489-490 PROJECT# 200772 SCALE: 1"=40'

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