

MOVE HOUSE BACK TO 88.0' FROM FRONT AND 30.0' FROM LEFT SIDE. AHB 4/28/2021

**LOT INFORMATION:**

PIN: 1519-21-1890.000  
 TOTAL LOT AREA = 0.74 AC = 32,120 SF  
 HOUSE = 2,805 SF  
 PORCH = 20 SF  
 SIDEWALK = 206 SF  
 DRIVEWAY = 1,363 SF  
 COVERED PATIO = 120 SF  
 PROPOSED IMPERVIOUS = 4,514 SF  
 PERCENT IMPERVIOUS = 13.05 %

**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners

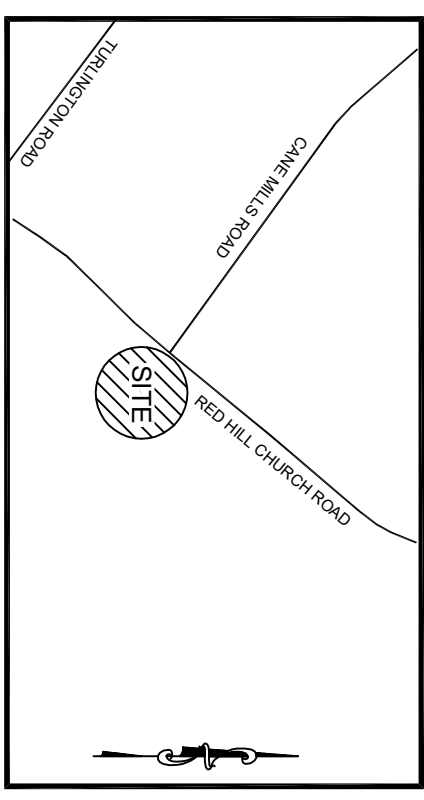
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 www.batemancivilsurvey.com info@batemancivilsurvey.com  
 NCBELS Firm No. C-2378

**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

N/F  
 BRYAN J. QUINN  
 YOLANDA W. QUINN  
 PIN:1519-21-0979.000

N/F  
 OLIVER WARD GALLIAN  
 CLEA A GALLIAN  
 PIN:1519-22-4010.000



**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  
 ⊞ = TELEPHONE PEDESTAL  
 ⊠ = CABLE BOX  
 ⊡ = TELEPHONE PEDESTAL  
 ⊙ = LIGHT POLE  
 ⊕ = CURB INLET ⊕ = GAS METER  
 ⊖ = YARD INLET ⊖ = UTILITY POLE  
 ⊗ = FIRE HYDRANT ⊗ = GUY WIRE  
 ⊘ = 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'

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'

