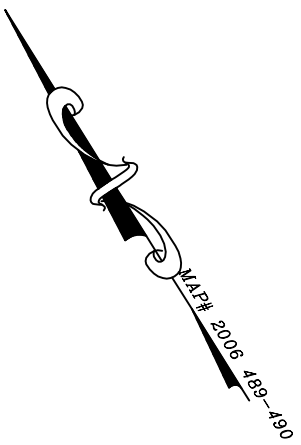


**NOTES:**

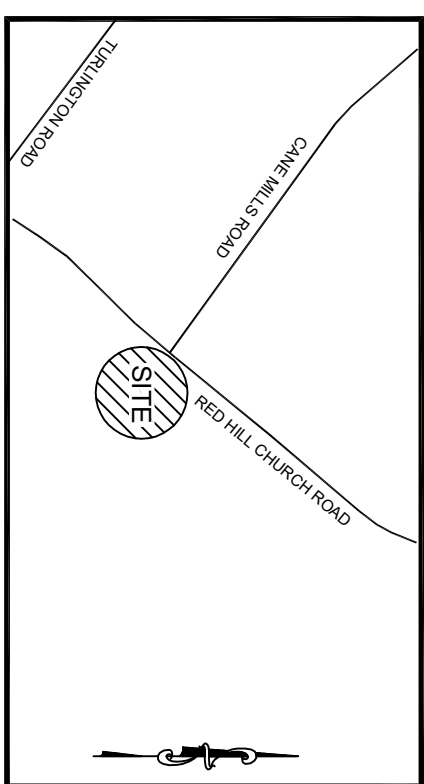
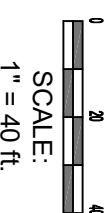
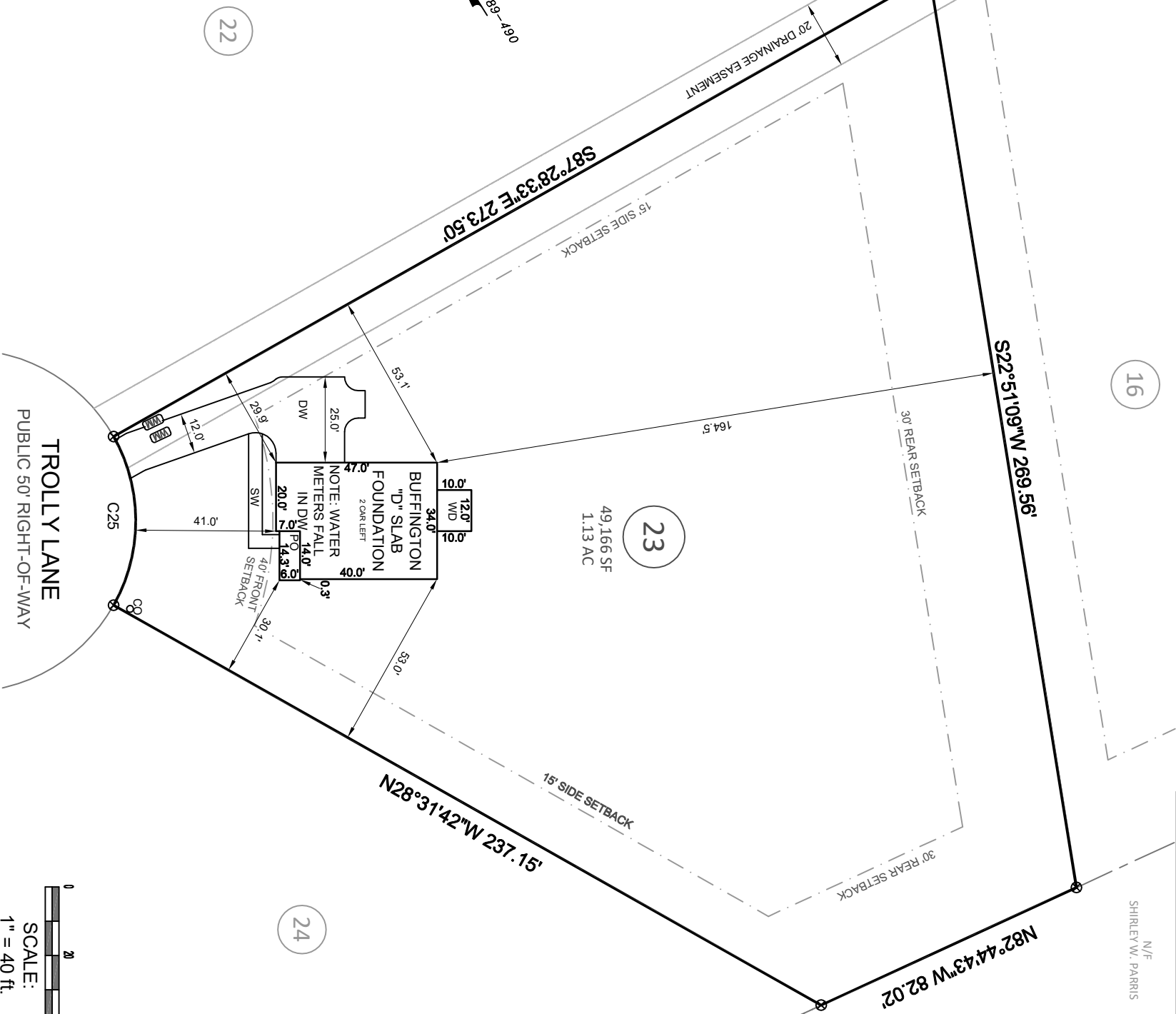
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION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

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C25	50.00'	51.44'	N31°59'54"E
			49.20'



REVISION: CHANGED HOUSE MODEL  
PER EMAIL REQUEST. 8/10/21 CPV

LOT INFORMATION:	
PIN: 1519-21-6078.000	TOTAL LOT AREA = 1.13 AC = 49,166 SF
PROPOSED IMPERVIOUS = 2,879 SF	BLDG = 1,500 SF
PO = 86 SF	SW = 155 SF
DW = 1,138 SF	PERCENT IMPERVIOUS = 5.86 %



**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
  - ⊢ = CABLE BOX
  - ⊣ = LIGHT POLE
  - ⊤ = CURB INLET
  - ⊥ = GAS METER
  - ⊦ = YARD INLET
  - ⊧ = UTILITY POLE
  - ⊨ = FIRE HYDRANT
  - ⊩ = 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 23**  
136 TROLLEY LANE, COATS, NC  
GROVE TOWNSHIP, HARNETT COUNTY

DATE: 4/19/21 DRAWN BY: AHB CHECKED BY: SPC  
REFERENCE: MAP# 2006 489-490 PROJECT# 200772 SCALE: 1"=40'



**Bateman Civil Survey Company**

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NCBELS Firm No. C-2378