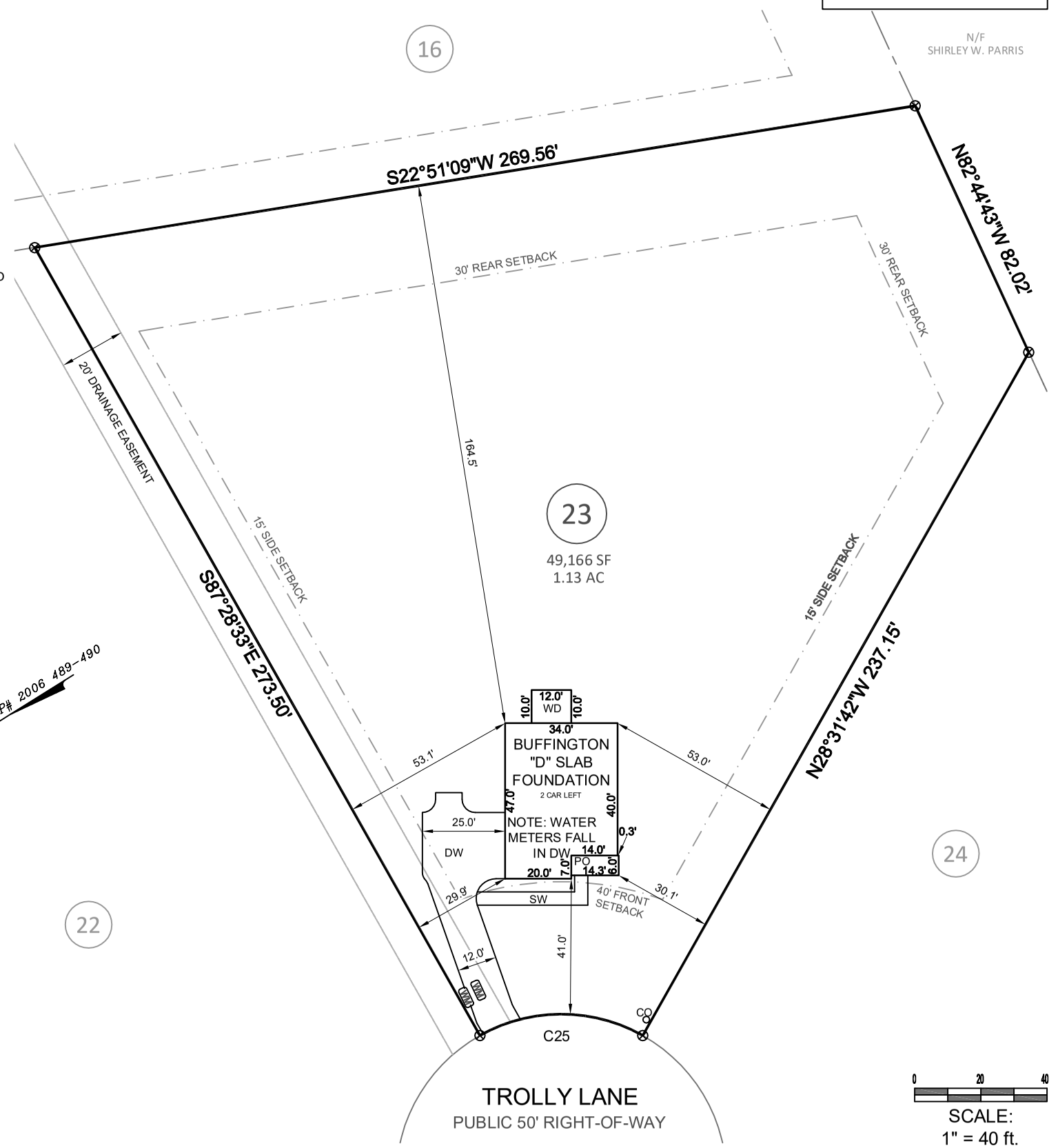
NOTES:

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

LOT INFORMATION:

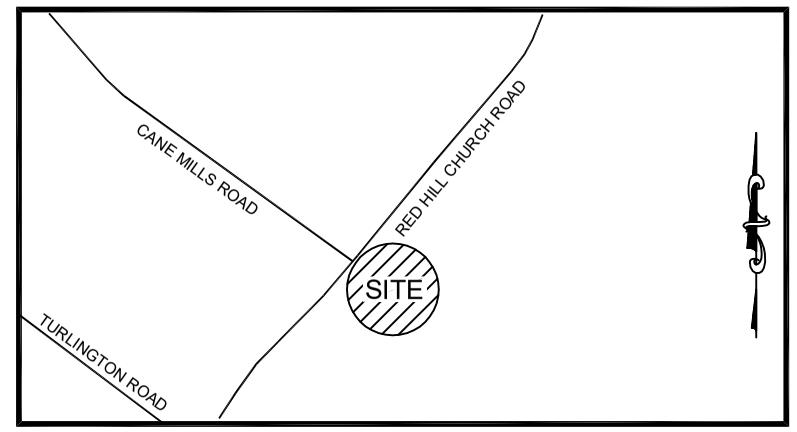
PIN: 1519-21-6078.000
TOTAL LOT AREA = 1.13 AC = 49,166 SF
PROPOSED IMPERVIOUS = 2,879 SF
BLDG = 1,500 SF
PO = 86 SF
SW = 155 SF
DW = 1,138 SF
PERCENT IMPERVIOUS = 5.86 %



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

0 20 40
SCALE:
1" = 40 ft.

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
WM = WATER METER
CO = CLEANOUT
AC = AIR CONDITIONER
EB = ELECTRIC BOX
C = CABLE BOX
T = TELEPHONE PEDESTAL
= LIGHT POLE
CI = CURB INLET
YI = YARD INLET
FH = FIRE HYDRANT
WV = WATER VALVE
S = SEWER MANHOLE
EM = ELECTRIC METER
GAS = GAS METER
= UTILITY POLE
GW = GUY WIRE

BUILDING SETBACKS:

FRONT = 40 ft
SIDE = 15 ft
CORNER = 30 ft
REAR = 30 ft

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA.
L-4752
DATED:

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

SMITH DOUGLAS HOMES

CANE MILL ESTATES - LOT 23
136 TROLLY 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'

PRELIMINARY

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