

NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- 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.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
- NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
- 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.
- THE PROPERTY LIES IN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3720151900, DATED 10/03/2006.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF COATS AND NCCDOT STANDARDS AND SPECIFICATIONS.
- ZONING IS RA-30.
- PROPERTY OWNER: SMITH DOUGLAS HOMES
2520 RELIANCE AVENUE
APEX, NC 27539

REVISIONS : HOUSE MODEL CHANGE TO BUFFINGTON, AHB 6/4/2021
CHANGE TO SIDE LOAD DRIVE, AHB 11/5/2021

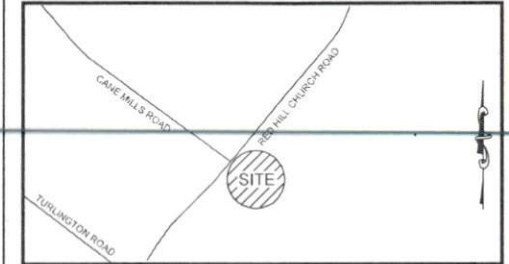
LOT INFORMATION:

PIN: 1519-11-9491.000
TOTAL LOT AREA = 1.36 AC = 59,150 SF
PROPOSED IMPERVIOUS = 2,963 SF
BLDG = 1,500 SF
P = 120 SF
PD = 66 SF
SW = 163 SF
DW = 1,089 SF
PERCENT IMPERVIOUS = 5.01 %



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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
 - CO = CLEANOUT
 - AC = AIR CONDITIONER
 - ⊞ = ELECTRIC BOX
 - ⊠ = CABLE BOX
 - ⊞ = TELEPHONE PEDESTAL
 - ⊙ = LIGHT POLE
 - CI = CURB INLET
 - YI = YARD INLET
 - FH = FIRE HYDRANT
 - WV = WATER VALVE
 - ⊙ = SEWER MANHOLE
- 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:

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

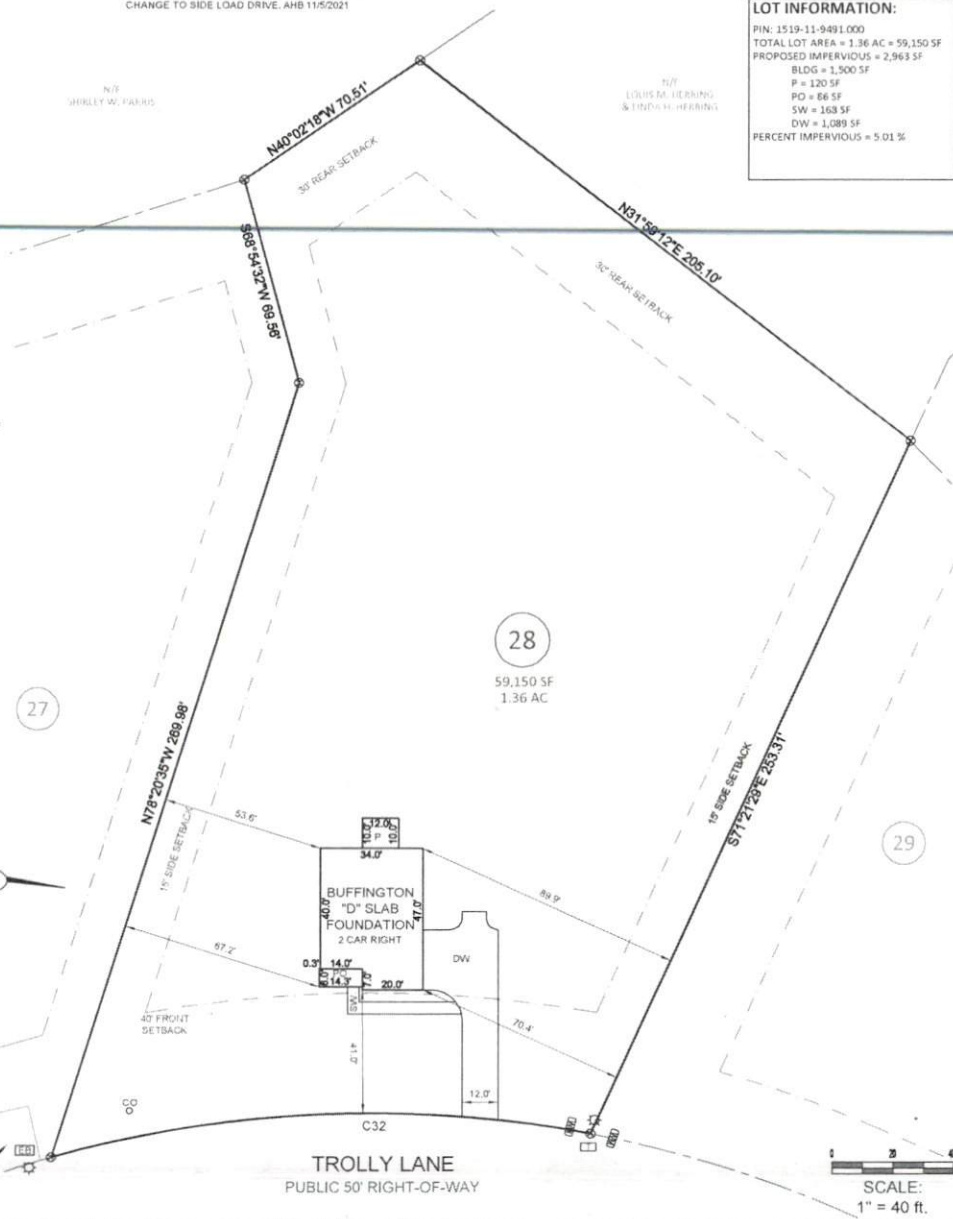
FOR



CANE MILL ESTATES - LOT 28
46 TROLLY LANE, COATS, NC
GROVE TOWNSHIP, HARNETT COUNTY

DATE: 4/20/21 DRAWN BY: AHB CHECKED BY: SPC

REFERENCE: MAP# 2006 489-490 PROJECT# 200772 SCALE: 1"=40'



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C32	347.57'	180.00'	S09°22'51"E	178.38'

P:\2020 Projects\200772 Cane Mill Estates\Map\200772 Cane Mill Estates (DCA) (Map) 11/05/2021 11:27:18 AM J. Reed Bateman Civil Survey Company