

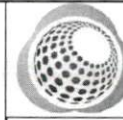
NOTES:

- 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 #37201519001, DATED 10/03/2006.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF COATS AND NCDOT STANDARDS AND SPECIFICATIONS.
- ZONING IS RA-30.
- PROPERTY OWNER: SMITH DOUGLAS HOMES
2520 RELIANCE AVENUE
APEX, NC 27539

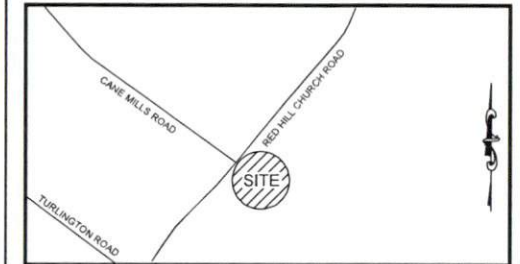
REVISION: CHANGED HOUSE MODEL PER EMAIL REQUEST. 8/10/21 CPV
CHANGE TO LEFT HAND GARAGE. AHB 8/16/2021

LOT INFORMATION:

PIN: 1519-21-2580.000
TOTAL LOT AREA = 1.13 AC = 49,241 SF
PROPOSED IMPERVIOUS = 3,282 SF
BLDG = 1,793 SF
CP = 120 SF
PO = 146 SF
SW = 166 SF
DW = 1,057 SF
PERCENT IMPERVIOUS = 6.67 %



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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
- ⊞ = ELECTRIC METER
- ⊞ = GAS METER
- ⊙ = UTILITY POLE
- ⊙ = 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:

BUILDER TO VERIFY HOUSE LOCATION,
DIMENSIONS AND REVIEW TOTAL
IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN

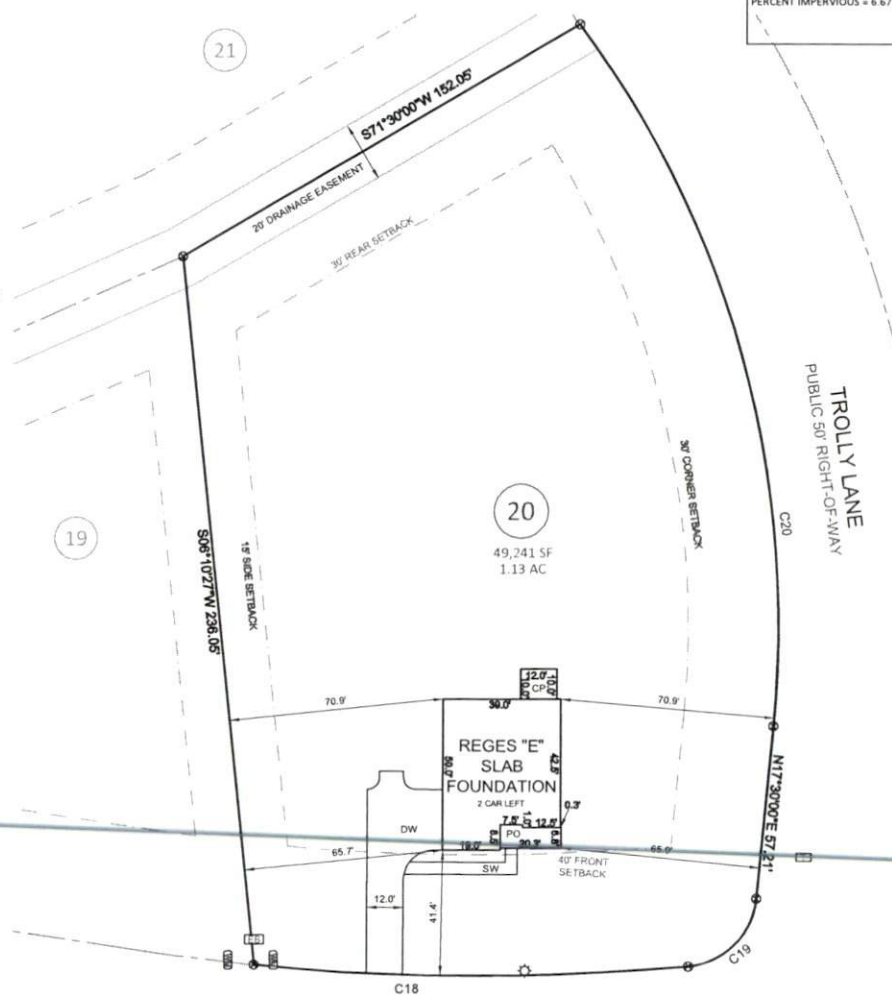
FOR



CANE MILL ESTATES - LOT 20
35 TROLLEY LANE, COATS, NC
GROVE TOWNSHIP, HARNETT COUNTY

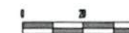
DATE: 7/16/21 DRAWN BY: AHB CHECKED BY: SPC

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



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C18	143.81'	751.06'	S77°48'51"W	143.60'
C19	34.56'	25.00'	S57°06'01"W	31.87'
C20	247.31'	337.46'	S03°29'42"E	241.81'

PLANTERS LANE
PUBLIC 50' RIGHT-OF-WAY



SCALE:
1" = 40 ft.