

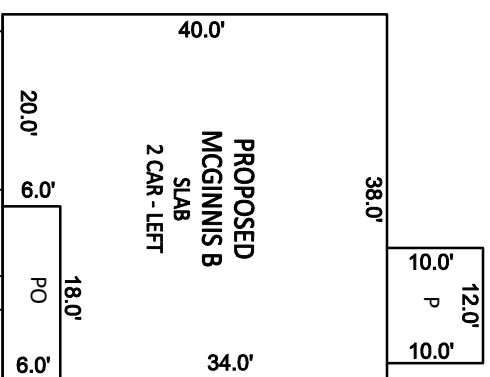
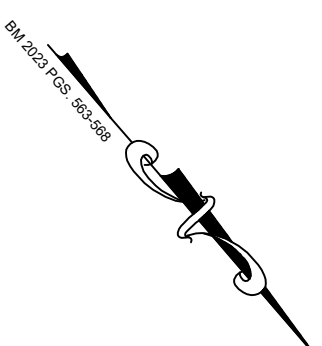
LOT INFORMATION:

PIN: 0693-46-1983.000
 REFERENCE: DB: 4212 PG 1222
 TOTAL LOT AREA = 0.65 AC = 20,063 SF
 MAX. IMPERVIOUS = 5,500 SF
 HOUSE = 1,412 SF
 PORCH = 108 SF
 SIDEWALKS = 57 SF
 DRIVEWAY = 686 SF
 PATIO = 120 SF
 PROPOSED IMPERVIOUS = 2,300 SF
 PERCENT IMPERVIOUS = 11.46%

BUILDING SETBACKS

FRONT - 35'
 REAR - 25'
 SIDE - 10'
 SIDE CORNER - 20'

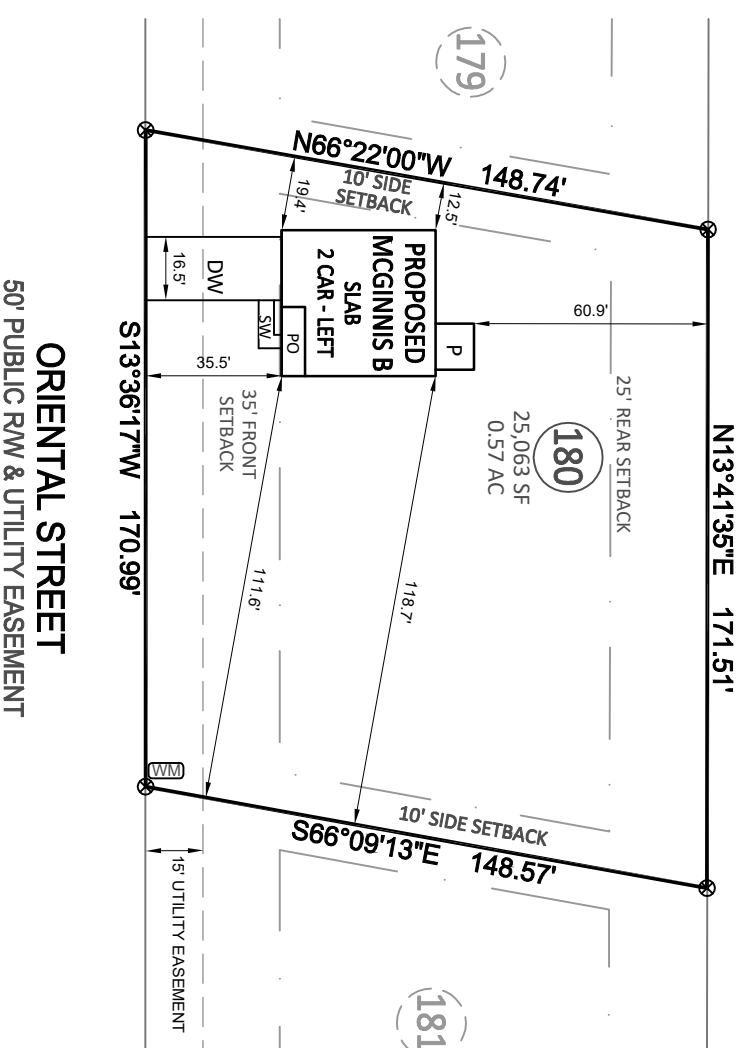
REVISION : MOVE HOUSE TO LEFT SETBACK: AHB 1/31/24
 REVISION : MOVE HOUSE TO 35.5' FROM FRONT PROPERTY LINE: AHB 2/2/24



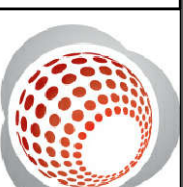
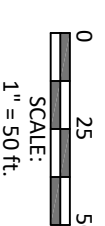
INSET SCALE: 1"=20'

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. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X" PER F.E.M.A. MAP NUMBER 3720068200J DATED 10/03/2006.
10. ZONING: RA-30
11. PROPERTY OWNER: SMITH DOUGLAS HOMES
2520 RELIANCE AVENUE
APEX, NC 27539

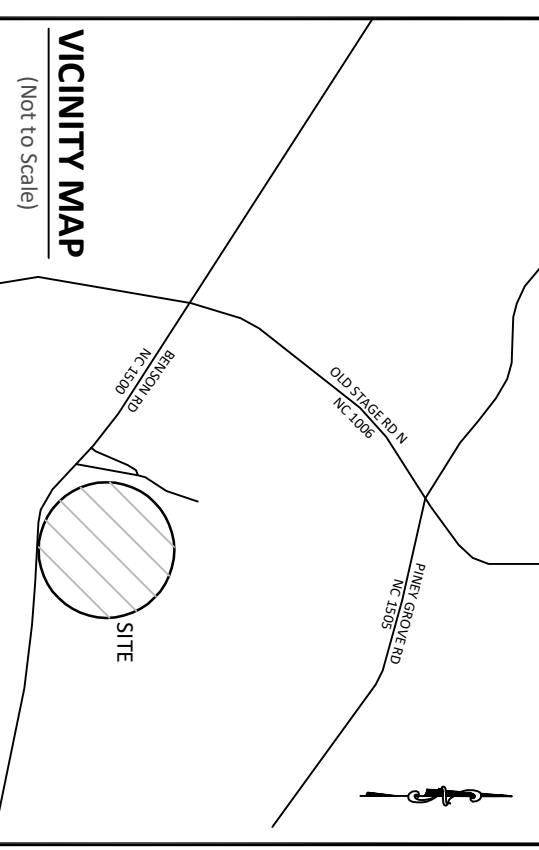


N/E
 HOFFMAN BROADWELL
 PIN : 0693-36-4332.000



Bateman Civil Survey Company

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 NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

LEGEND

- PO = PORCH
- CP = COVERED PORCH
- SP = SCREENED PORCH
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- SP = SCREENED PORCH
- P = CONCRETE PATIO
- ⊗ = COMPUTED POINT
- = IRON PIPE FOUND (IPF)
- = IRON PIPE SET (IPS)
- ⦿ = DRILL HOLE FOUND
- Ⓜ = WATER METER
- Ⓢ = CLEAN OUT
- AC = AIR CONDITIONER PAD
- ⓐ = CABLE BOX
- Ⓜ = SEWER MANHOLE
- Ⓜ = TELEPHONE PEDESTAL
- Ⓜ = CATCH BASIN
- Ⓜ = LIGHT POLE
- Ⓜ = HAND HOLE
- Ⓜ = ELECTRIC BOX
- Ⓜ = FIRE HYDRANT
- YI = YARD INLET
- G = GAS METER
- E = ELECTRIC METER
- LW = LEAD WALK

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.

PRELIMINARY

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

PRELIMINARY PLOT PLAN
 FOR
SMITH DOUGLAS HOMES

TOBACCO ROAD - PHASE 1 & 3 - LOT 180
 78 ORIENTAL STREET, ANGIER, NC
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 1/25/24 DRAWN BY: AHB CHECKED BY: SPC
 REFERENCE: BM 2023 PGS. 563-568 BCS# 230801 SCALE: 1" = 50'