### NOTES: '0.83 D۷ INSET SCALE: 1"=20' AVONDALE C 2 CAR - LEFT **PROPOSED** SLAB WS 147 147 10.11 '0.8 12.0 ₽ 12.0' ١١.0 .0°6†

PIN: 0693-36-9545.000 REFERENCE: DB. 4219 PGS. 2746-2750 TOTAL LOT AREA = 0.57 AC = 25,028 SF MAX. IMPERVIOUS = 5,500 SF HOUSE = 2,624 SF

LOT INFORMATION:

PATIO = 132 SF PROPOSED IMPERVIOUS = 3,521 SF PERCENT IMPERVIOUS = 14.07% PORCH = 85 SF SIDEWALK = 46 SF DRIVEWAY = 634 SF

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

BUILDING SETBACKS

(176) N49°17'05"W 261.80' 10' SIDE SETBACK N68°54'19"E AVONDALE C 25,028 SF 0.57 AC PROPOSED (177)N/F CAROL B. HOFFMAN DB: 3431 PG: 884 111.3 29.7 S49°17'05"E 204.23 PRIVATE DRAINAGE **EASEMENT** 

### 2 CAR - LEFT SLAB

ORIENTAL STREET

WM

S40°42'55"W

107.41

50' PUBLIC R/W & UTILITY EASEMENT

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

35' FRONT SETBACK

29.7'

29.7'

16.5

37.0

15.0'

EASEMENT

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

6.

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- NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
- œ 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.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X" PER F.E.M.A. MAP NUMBER 3720068200J
- 10. ZONING: RA-30

PROPERTY OWNER:

SMITH DOUGLAS HOMES 2520 RELIANCE AVENUE APEX, NC 27539



# **Bateman Civil Survey Company**

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081 www.batemancivilsurvey.com NCBELS Firm No. C-2378 info@batemancivilsurvey.com

### VICINITY MAP (Not to Scale)

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I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A

PO = PORCH
CP = COVERED PORCH
SP = SCREENED PORCH
SW = SIDEWALK
DW = CONC DRIVEWAY
SP = SCREENED PORCH
P = CONCRETE PATIO
© = IRON PIPE FOUND (IP)
© = IRON PIPE FOUND
MMD = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER P,
© = CABLE BOX
© = SEWER MANOLE

T = TELEPHONE PEDES
CB = CATCH BASIN
T = LIGHT POLE
HE = HAND HOLE
E = ELECTRIC BOX
T = FIRE HYDRANT
YI = YARD INLET
G = GAS METER
E = ELECTRIC METER
E = ELECTRIC METER
E = ELECTRIC METER

- = IRON PIPE FOUND (IPF) = IRON PIPE SET (IPS)
- = AIR CONDITIONER PAD = SEWER MANOLE = TELEPHONE PEDESTAL

**178** 

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

and is only intended for the parties and This map is of an existing parcel of land recordation. No title report provided. purposes shown. This map not for

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

## PRELIMINARY PLOT PLAN

## **SMITH DOUGLAS HOMES**

BLACK RIVER TOWNSHIP, HARNETT COUNTY TOBACCO ROAD - PHASE 1 & 3 - LOT 177 174 ORIENTAL STREET, ANGIER, NC

)ATE: 3/19/24 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: BM 2023 PGS. 563-568 SCALE: 1" = 50'