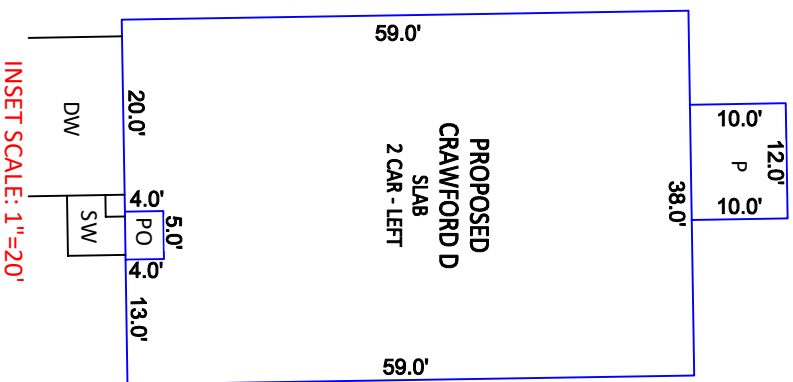


LOT INFORMATION:

PIN: 0693-46-1746.000
 REFERENCE: DB: 4219 PGS: 2746-2750
 TOTAL LOT AREA = 0.57 AC = 25,032 SF
 MAX. IMPERVIOUS = 5,500 SF
 HOUSE = 2,222 SF
 PORCH = 20 SF
 SIDEWALK = 33 SF
 DRIVEWAY = 650 SF
 PATIO = 120 SF
 PROPOSED IMPERVIOUS = 3,045 SF
 PERCENT IMPERVIOUS = 12.16%

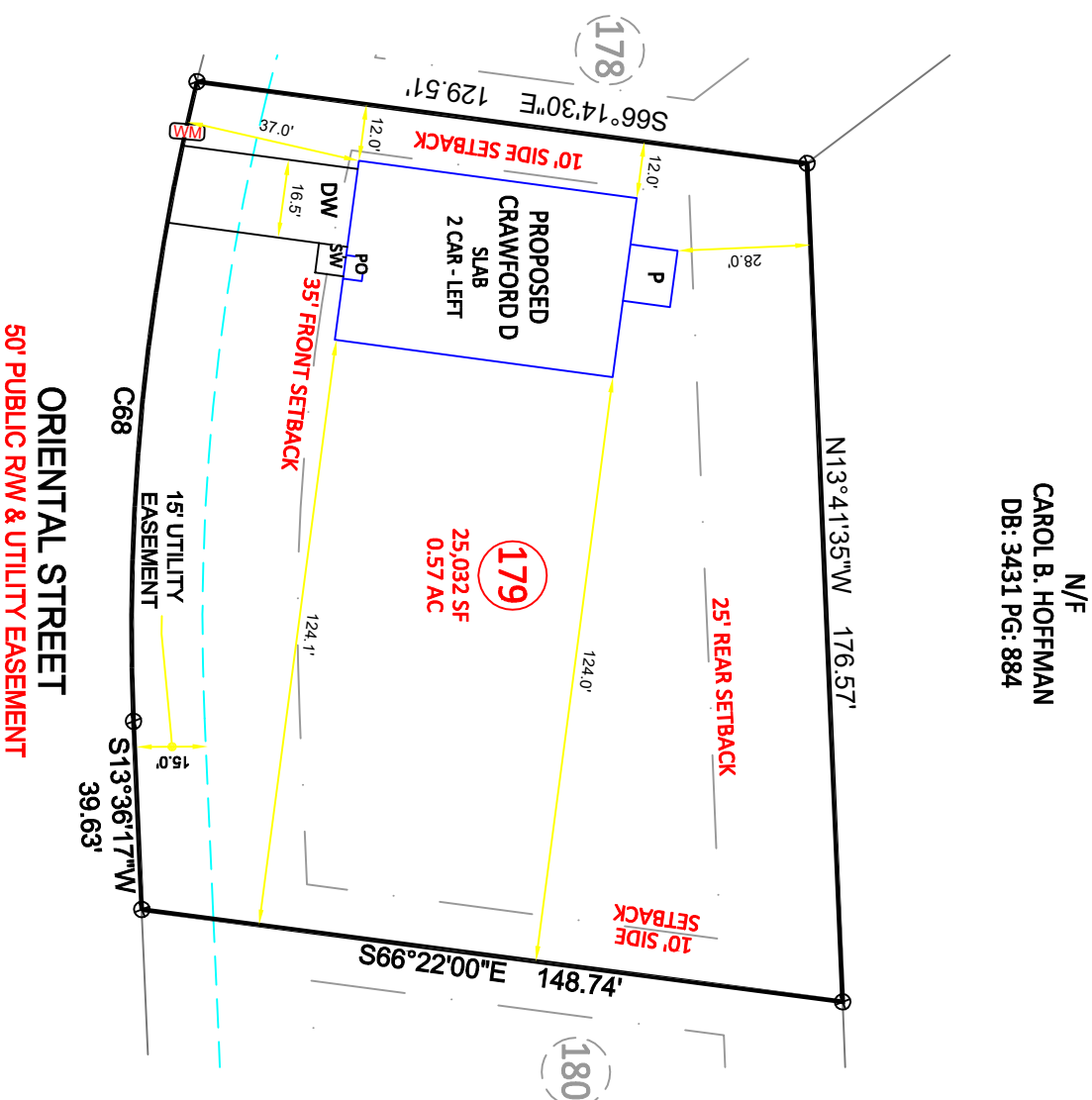
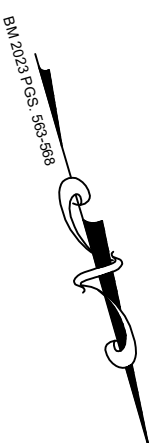
BUILDING SETBACKS

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

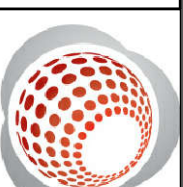


NOTES:

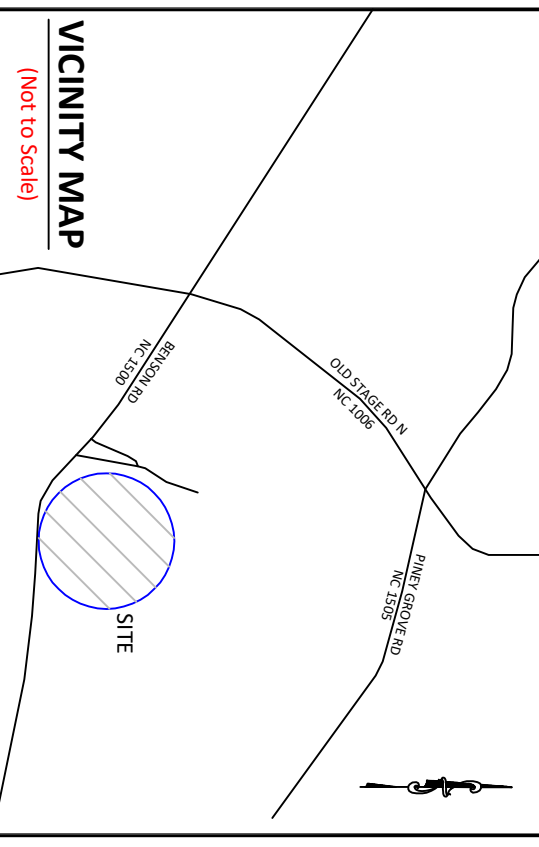
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION 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 37200682001 DATED 10/03/2006.
10. ZONING: RA-30
11. PROPERTY OWNER: SMITH DOUGLAS HOMES
 2520 RELIANCE AVENUE
 APEX, NC 27539



CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C68	475.00'	135.71'	S21°47'23\"/>



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
 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
 CO = CLEAN OUT
 AC = AIR CONDITIONER PAD
 ○ = CABLE BOX
 ⊗ = SEWER MANHOLE
 ⊕ = TELEPHONE PEDestal
 CB = CATCH BASIN
 ⚡ = LIGHT POLE
 ⚡ = HAND HOLE
 EB = ELECTRICAL BOX
 ⚡ = FIRE HYDRANT
 YI = YARD INLET
 G = GAS METER
 E = ELECTRIC METER
 LW = LEAD WALK

PRELIMINARY

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

TOBACCO ROAD - PHASE 1 & 3 - LOT 179
 112 ORIENTAL STREET, ANGIER, NC
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 4/10/24 DRAWN BY: SLA CHECKED BY: SPC

REFERENCE: BM 2023 PGS: 563-568

BCS# 230801

SCALE: 1" = 40'