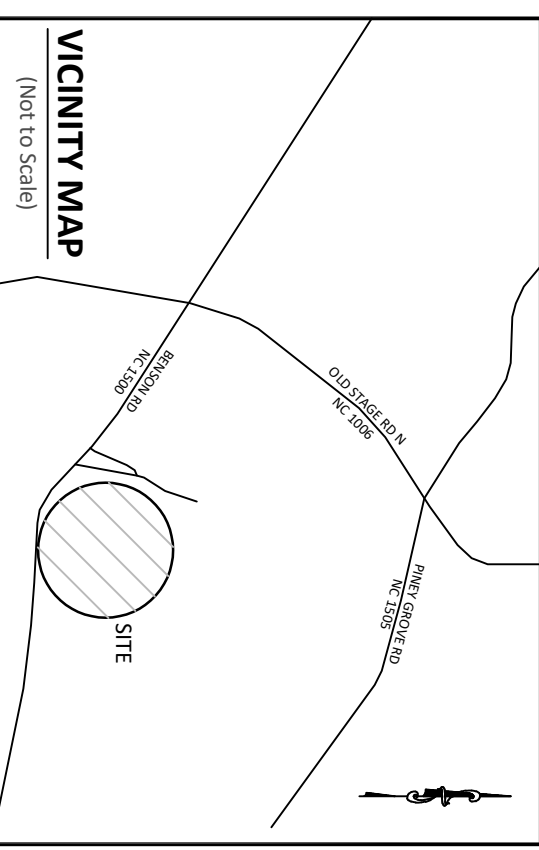




# Bateman Civil Survey Company

Engineers • Surveyors • Planners

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 NCBSLS Firm No. C-2378



## VICINITY MAP

(Not to Scale)

- LEGEND**
- PO = PORCH
  - CP = COVERED PORCH
  - SP = SCREENED PORCH/PATIO
  - SW = SIDEWALK
  - DW = CONC DRIVEWAY
  - WD = WOOD DECK
  - 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
  - CB = CATCH BASIN
  - ⊛ = LIGHT POLE
  - ⊚ = HAND HOLE
  - ⊠ = ELECTRICAL BOX
  - ⦿ = FIRE HYDRANT
  - Ⓜ = YARD INLET
  - G = GAS METER
  - E = ELECTRIC METER

# PRELIMINARY

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 DAVIDSON HOMES

**TOBACCO ROAD - PHASE 1 & 3 - LOT 55**  
 135 GRADING STICK COURT, ANGLIER, NC  
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 4/22/24 DRAWN BY: SLA CHECKED BY: SPC  
 REFERENCE: BM 2023 PGS. 651-656 SCALE: 1" = 50'

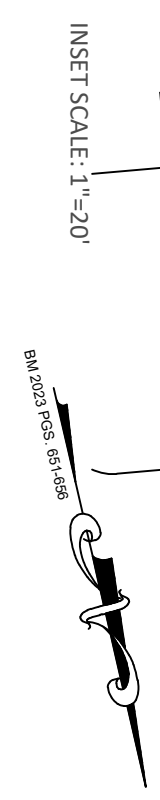
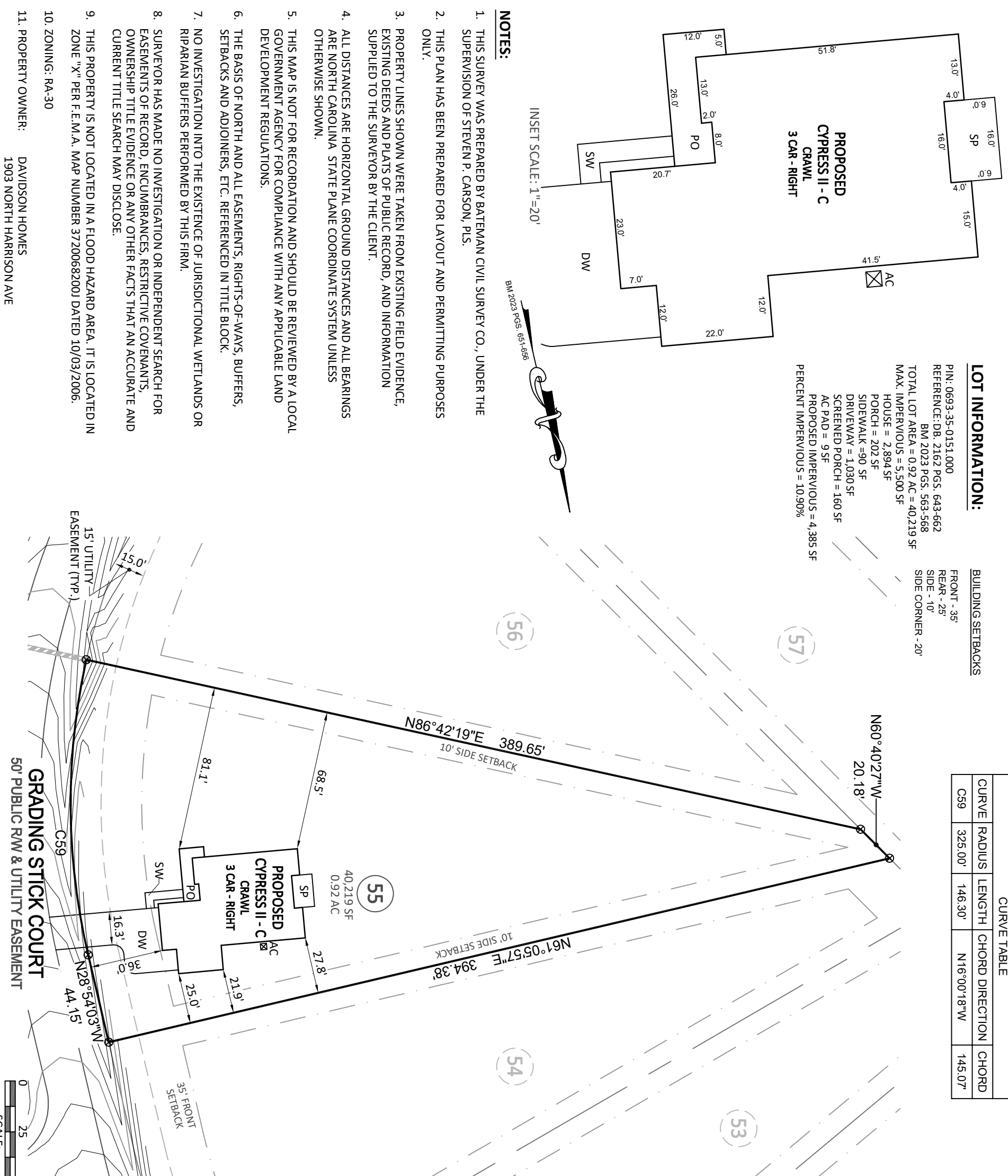
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C59	325.00'	146.30'	N16°00'18"W	145.07'

### LOT INFORMATION:

PIN: 0693-35-0151.000  
 REFERENCE: DB. 216Z PGS. 643-662  
 BM 2023 PGS. 563-568  
 TOTAL LOT AREA = 0.92 AC = 40,219 SF  
 MAX. IMPERVIOUS = 5,500 SF  
 HOUSE = 2,894 SF  
 PORCH = 202 SF  
 SIDEWALK = 90 SF  
 DRIVEWAY = 1,030 SF  
 SCREENED PORCH = 160 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 4,385 SF  
 PERCENT IMPERVIOUS = 10.90%

### BUILDING SETBACKS

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



56

57

54

53

55

- 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.
  - 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.
  - ZONING: RA-30
  - PROPERTY OWNER: DAVIDSON HOMES  
 1903 NORTH HARRISON AVE  
 CARY, NC 27513

