



Bateman Civil Survey Company
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 NCBEL'S Firm No. C-2378

LOT INFORMATION:

PIN: 0693-36-6115-000
 REFERENCE: DB, 4219 PGS. 2746-2750
 BM, 2023, PGS. 563-568
 TOTAL LOT AREA = 0.66 AC = 28,696 SF
 MAX. IMPERVIOUS = 5,500 SF
 HOUSE = 1,412 SF
 FRONT PORCH = 108 SF
 SIDEWALK = 57 SF
 DRIVEWAY = 694 SF
 COVERED PATIO = 120 SF
 PATIO = 80 SF
 PROPOSED IMPERVIOUS = 2,471 SF
 PERCENT IMPERVIOUS = 8.61%

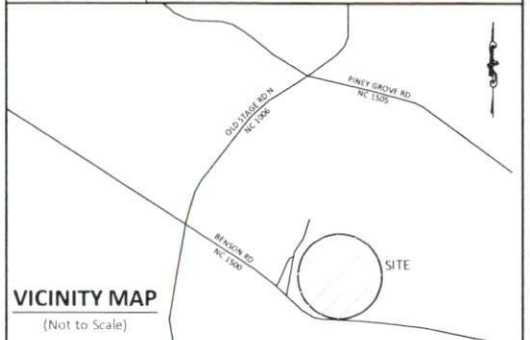
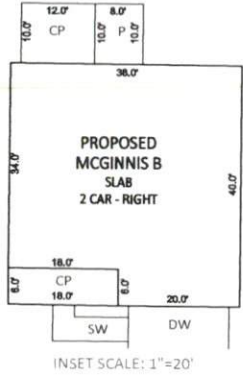
BUILDING SETBACKS

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

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C74	335.00'	99.79'	S19°14'02"W	99.42'



N/F
 CAROL B.
 HOFFMAN
 DB: 3431 PG:
 884



LEGEND

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

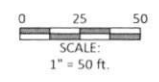
I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED 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:

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.

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



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 172
 266 ORIENTAL STREET, ANGIER, NC
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 5/1/24 DRAWN BY: SLA CHECKED BY: SPC

REFERENCE: BM 2023 PGS. 651-656 BCS# 230801 SCALE: 1" = 50'