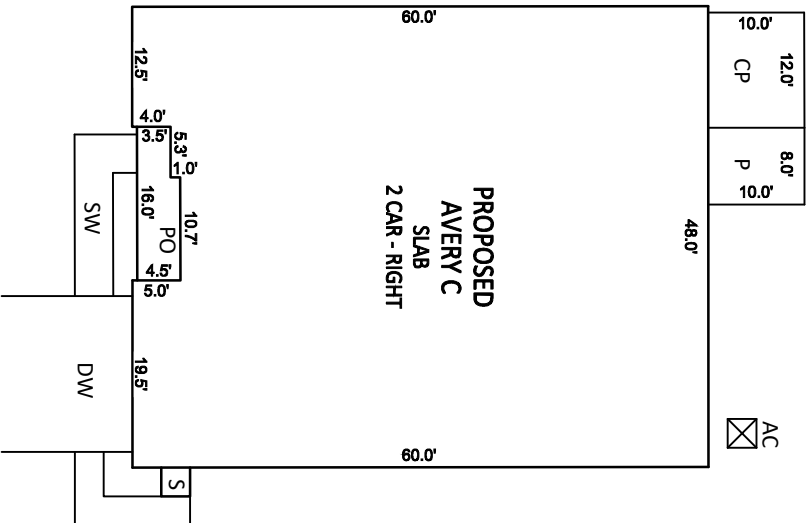


LOT INFORMATION:

PIN: 0693-36-7346.000
 REFERENCE: DB: 4219 PGS: 2746-2750
 TOTAL LOT AREA = 0.59 AC = 25,545 SF
 MAX. IMPERVIOUS = 5,500 SF
 HOUSE = 2,805 SF
 FRONT COVERED PORCH = 67 SF
 SIDEWALK = 127 SF
 DRIVEWAY = 601 SF
 COVERED PATIO = 120 SF
 PATIO = 80 SF
 STOOP = 9 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 3,818 SF
 PERCENT IMPERVIOUS = 14.95%
 REFERENCE: BM 2023 PGS: 563-568
BUILDING SETBACKS
 FRONT - 35'
 REAR - 25'
 SIDE - 10'
 SIDE CORNER - 20'



INSET SCALE: 1"=20'

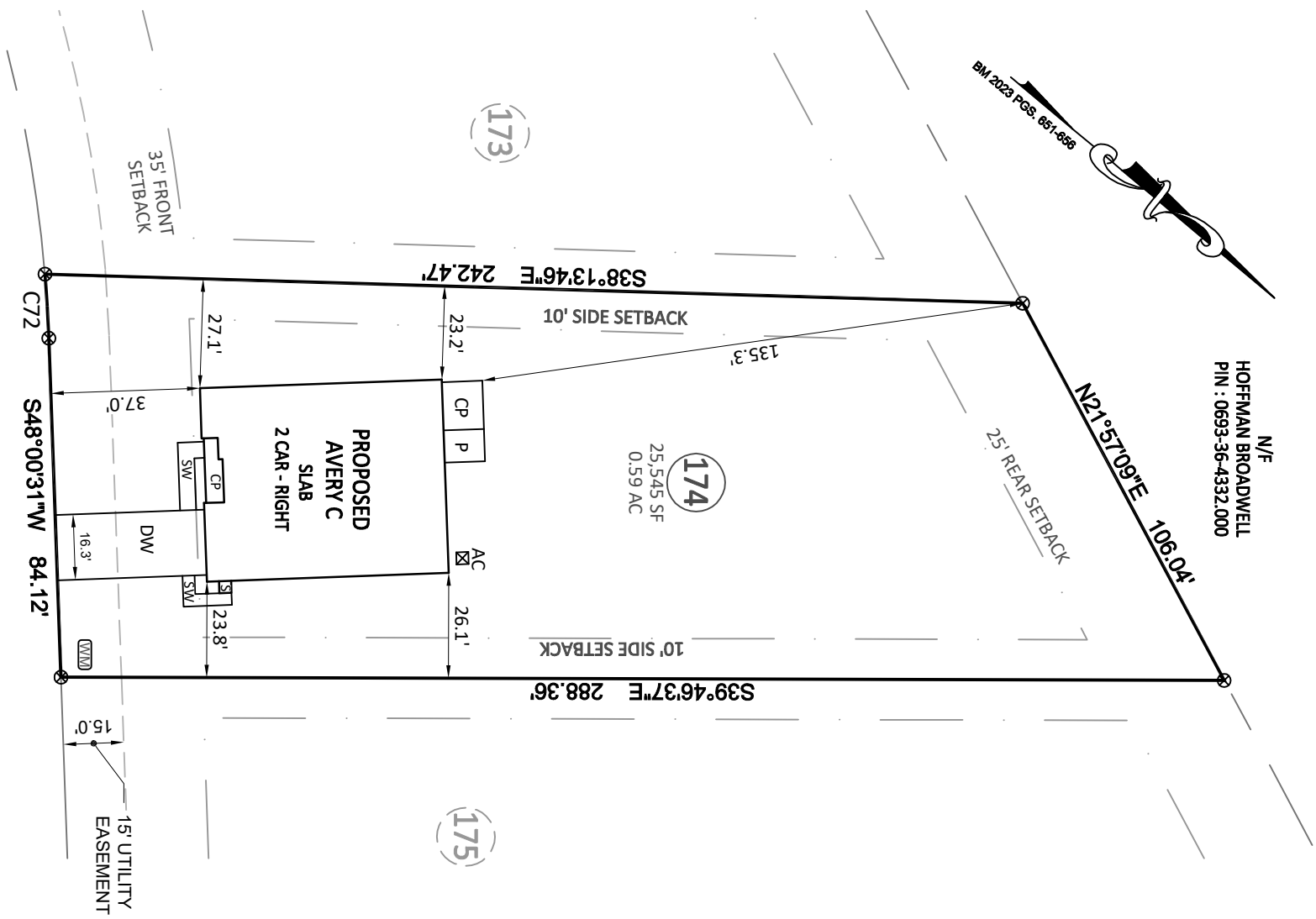
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.

NOTES:

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 FLOOD ZONES, 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. ZONING: RA-30

10. PROPERTY OWNER: SMITH DOUGLAS HOMES
 2520 RELIANCE AVENUE
 APEX, NC 27539



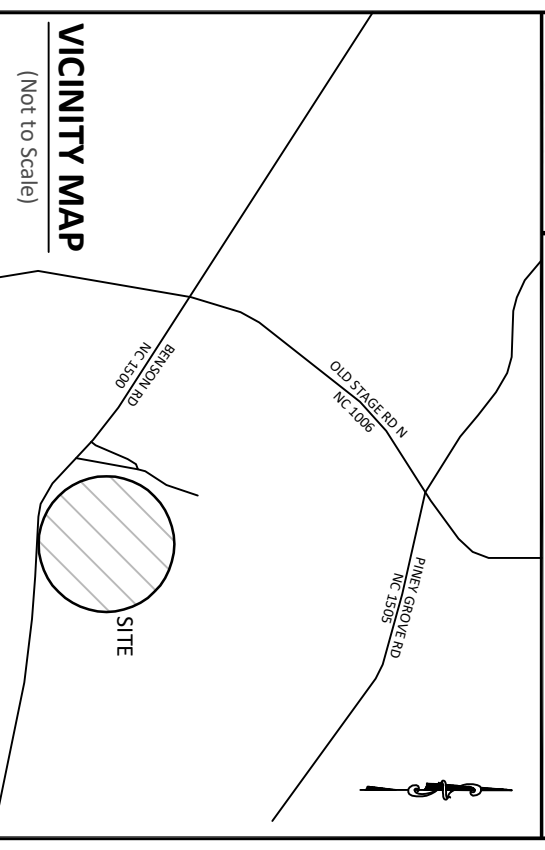
ORIENTAL STREET
 50' PUBLIC RW & UTILITY EASEMENT

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C72	335.00'	15.92'	S46°38'51"W
			15.91'



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/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
- ⦿ = CLEAN OUT
- AC = AIR CONDITIONER PAD
- ⊖ = CABLE BOX
- ⊖ = SEWER MANHOLE
- ⊖ = TELEPHONE PEDESTAL
- ⊖ = CATCH BASIN
- ⊖ = LIGHT POLE
- ⊖ = HAND HOLE
- ⊖ = ELECTRIC BOX
- ⊖ = FIRE HYDRANT
- ⊖ = YARD INLET
- G = GAS METER
- E = ELECTRIC METER
- LW = LEAD WALK

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
SMITH DOUGLAS HOMES

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

DATE: 5/16/24 DRAWN BY: SLA CHECKED BY: SPC

REFERENCE: BM 2023 PGS. 651-656

BCS# 230801

SCALE: 1" = 40'