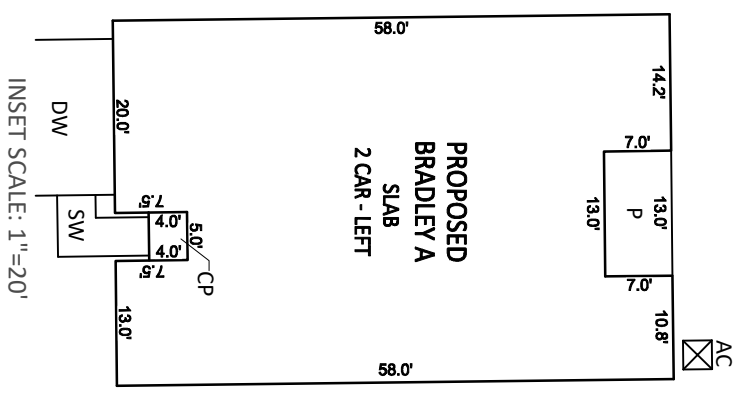


**LOT INFORMATION:**

PIN: 0693-36-8403.000  
 REFERENCE: DB: 4219 PGS: 2746-2750  
 TOTAL LOT AREA = 0.59 AC = 25,833 SF  
 MAX. IMPERVIOUS = 5,500 SF  
 HOUSE = 2,076 SF  
 FRONT COVERED PORCH = 20 SF  
 SIDEWALK = 48 SF  
 DRIVEWAY = 607 SF  
 PATIO = 91 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 2,851 SF  
 PERCENT IMPERVIOUS = 11.04%

REFERENCE: BM 2023 PGS: 563-568

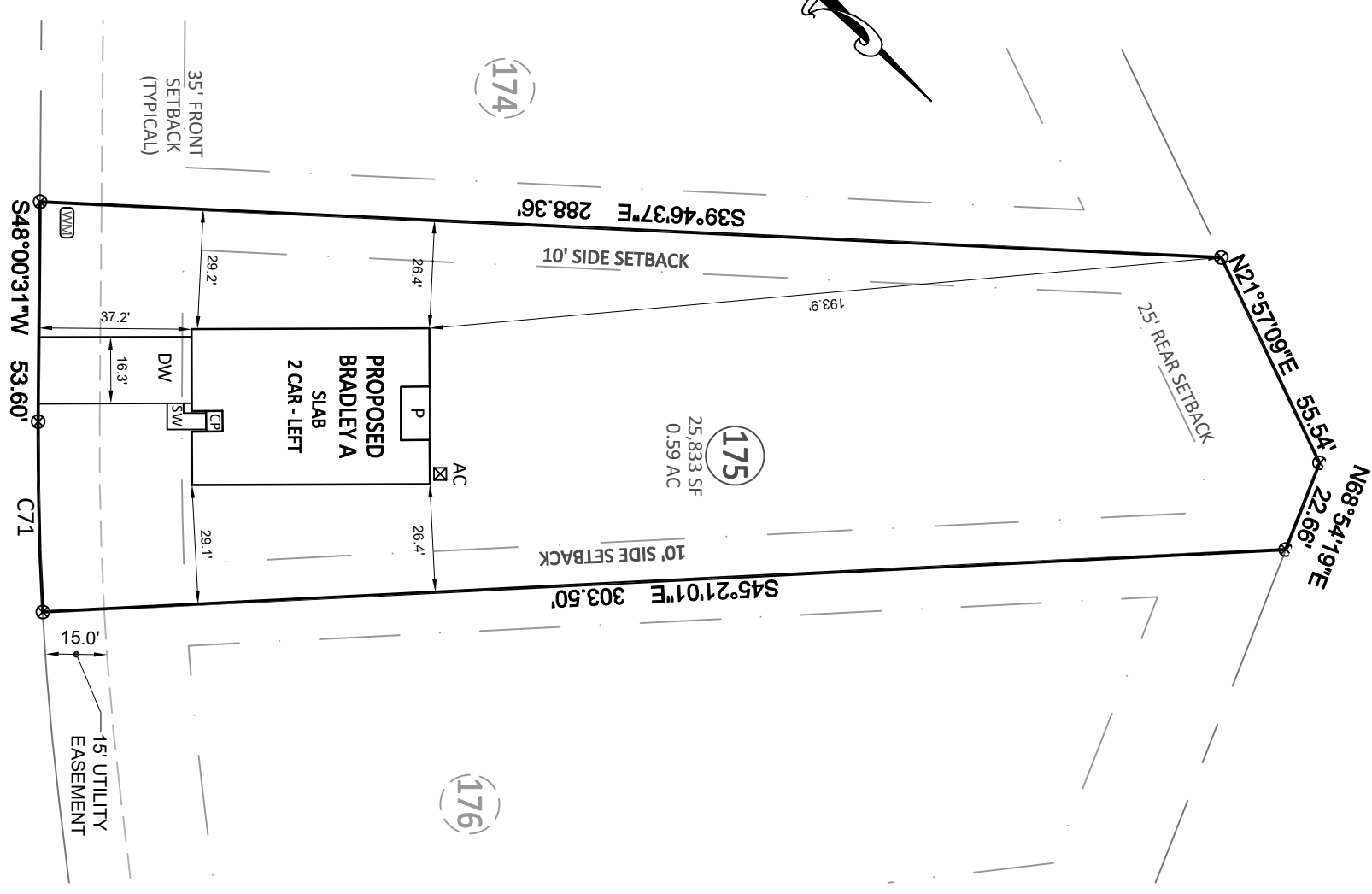
**BUILDING SETBACKS**  
 FRONT - 35'  
 REAR - 25'  
 SIDE - 10'  
 SIDE CORNER - 20'



**NOTES:**

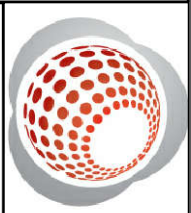
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED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

N/F  
 HOFFMAN BROADWELL  
 PIN : 0693-36-4332.000

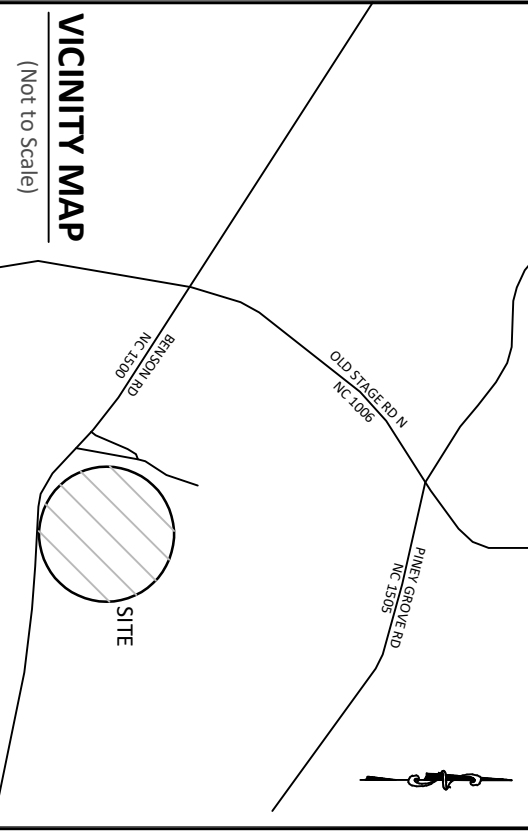


**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C71	725.00'	46.42'	S46°10'28"W	46.41'



**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



**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 MANOLE
- ⊖ = 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 175**  
 212 ORIENTAL STREET, ANGLIER, NC  
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 6/3/24 DRAWN BY: SLA CHECKED BY: SPC  
 REFERENCE: BM 2023 PGS: 651-656 BGS# 230801 SCALE: 1" = 40'