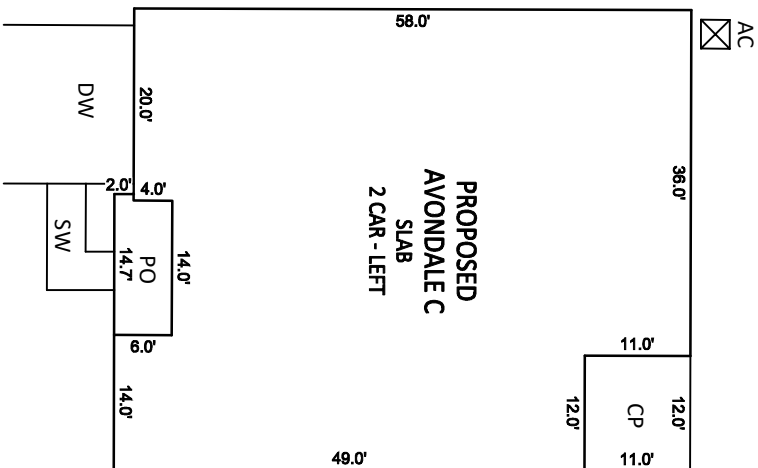


LOT INFORMATION:

PIN: 0693-35-8467.000
 REFERENCE: DB, 4219 PGS, 2746-2750
 BM, 2023 PGS, 563-568
 BM, 2023 PGS, 651-656
 TOTAL LOT AREA = 0.91 AC = 39,694 SF
 MAX. IMPERVIOUS = 5,500 SF
 HOUSE = 2,624 SF
 PORCH = 85 SF
 SIDEWALKS = 56 SF
 DRIVEWAY = 685 SF
 COVERED PATIO = 132 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 3,591 SF
 PERCENT IMPERVIOUS = 9.05%

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

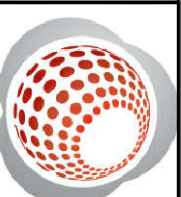
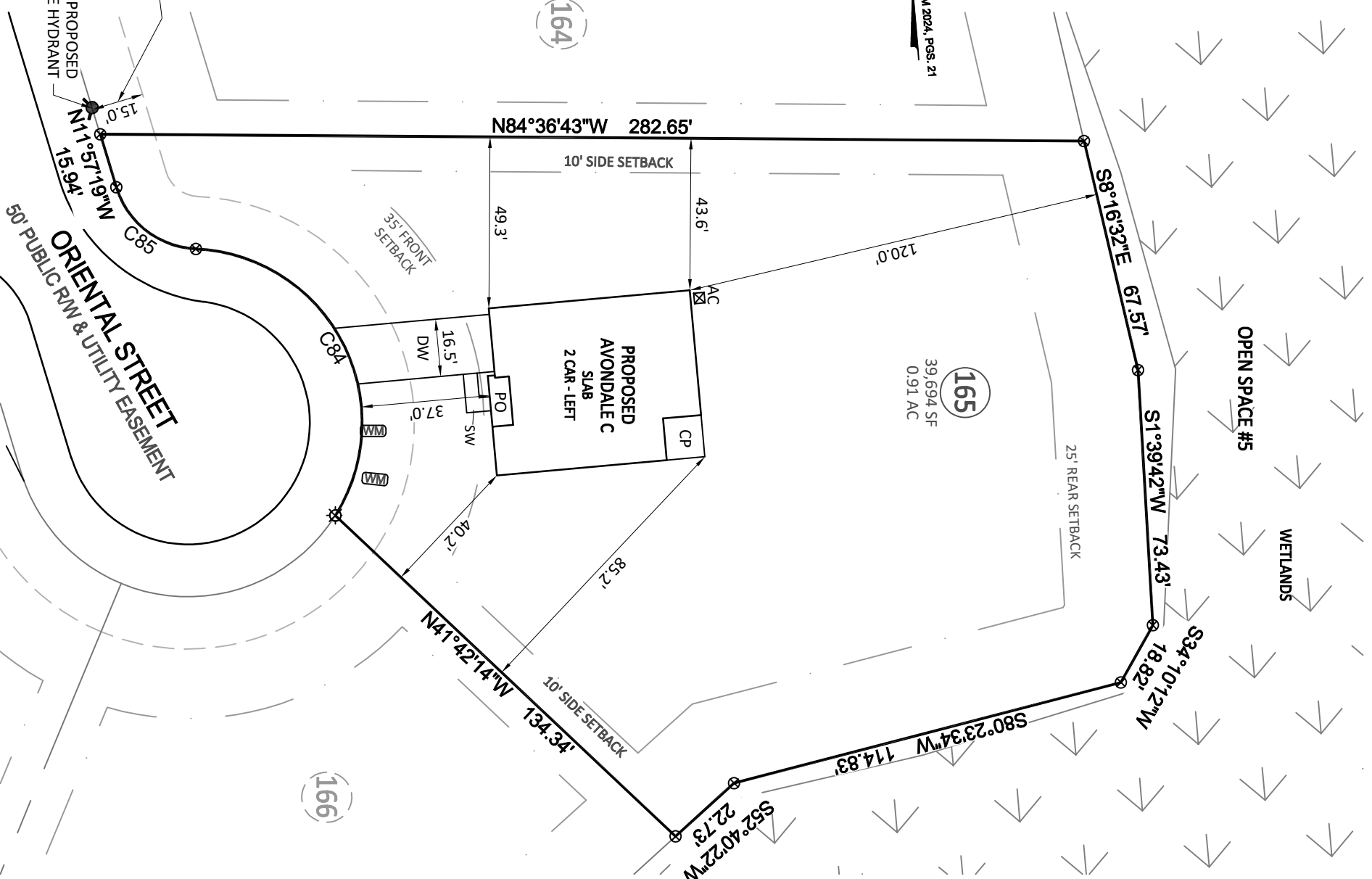


INSET SCALE: 1"=20'

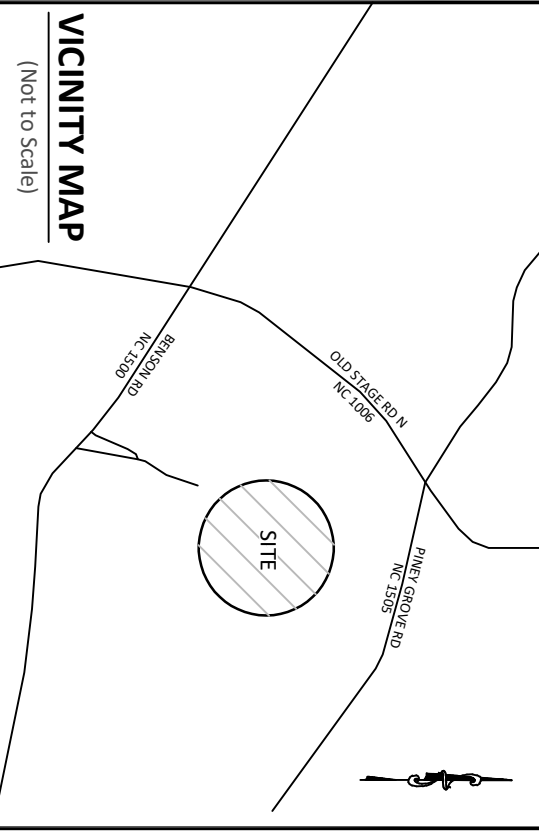
NOTES:
 1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.

- 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, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
- 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
- BUILDER/DEVELOPER: SMITH DOUGLAS HOMES
 3412 APEX PEAKWAY
 APEX, NC 27502

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C84	50.00'	104.47'	N22°37'28"W	86.48'
C85	25.00'	30.77'	N47°13'11"W	28.87'



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 www.batemancivilsurvey.com info@batemancivilsurvey.com
 NCBELS Firm No. C-2378



VICINITY MAP
 (Not to Scale)

LEGEND
 PO = FRONT COVERED PORCH/PATIO
 CP = COVERED REAR 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
 ⊙ = GAS METER
 ⊙ = ELECTRIC METER
 ⊙ = LEAD WALK

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.

PRELIMINARY

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 3 - LOT 165
 395 ORIENTAL STREET, ANGIER, NC
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 8/1/24 DRAWN BY: SLA CHECKED BY: SPC
 REFERENCE: BM 2024, PGS. 21 BCS# 230801 SCALE: 1" = 40'