



Bateman Civil Survey Company

Engineers • Surveyors • Planners

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NCBELS Firm No. C-2378

LOT INFORMATION:

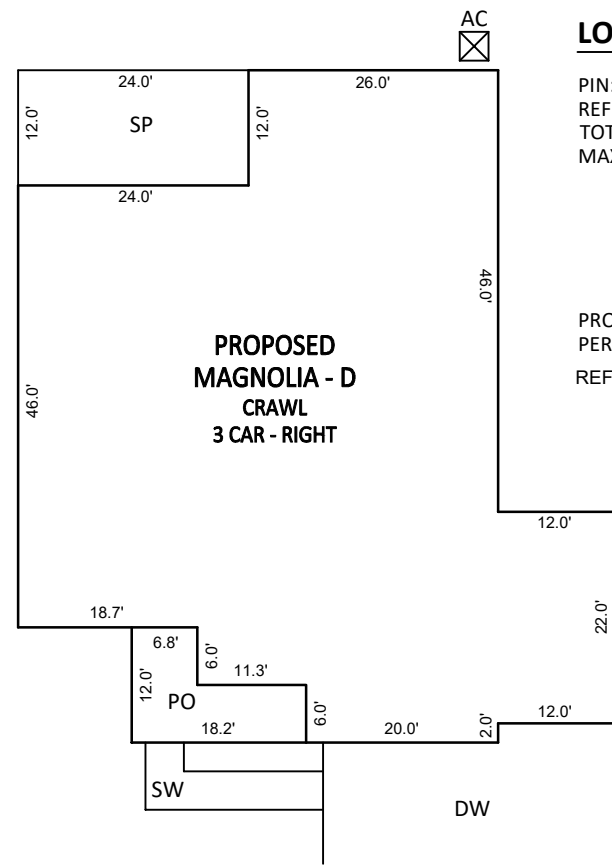
PIN: 0693-23-1936.000
REFERENCE: DB. 4216, PGS. 2658-2662
TOTAL LOT AREA = 1.31 AC = 56,978 SF
MAX. IMPERVIOUS = 5,500 SF
HOUSE = 3,184 SF
PORCH = 150 SF
SIDEWALK = 86 SF
DRIVEWAY = 975 SF
SCREENED PORCH = 288 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 4,692 SF
PERCENT IMPERVIOUS = 8.23%
REFERENCE: BM 2023 PGS. 563-568

BUILDING SETBACKS

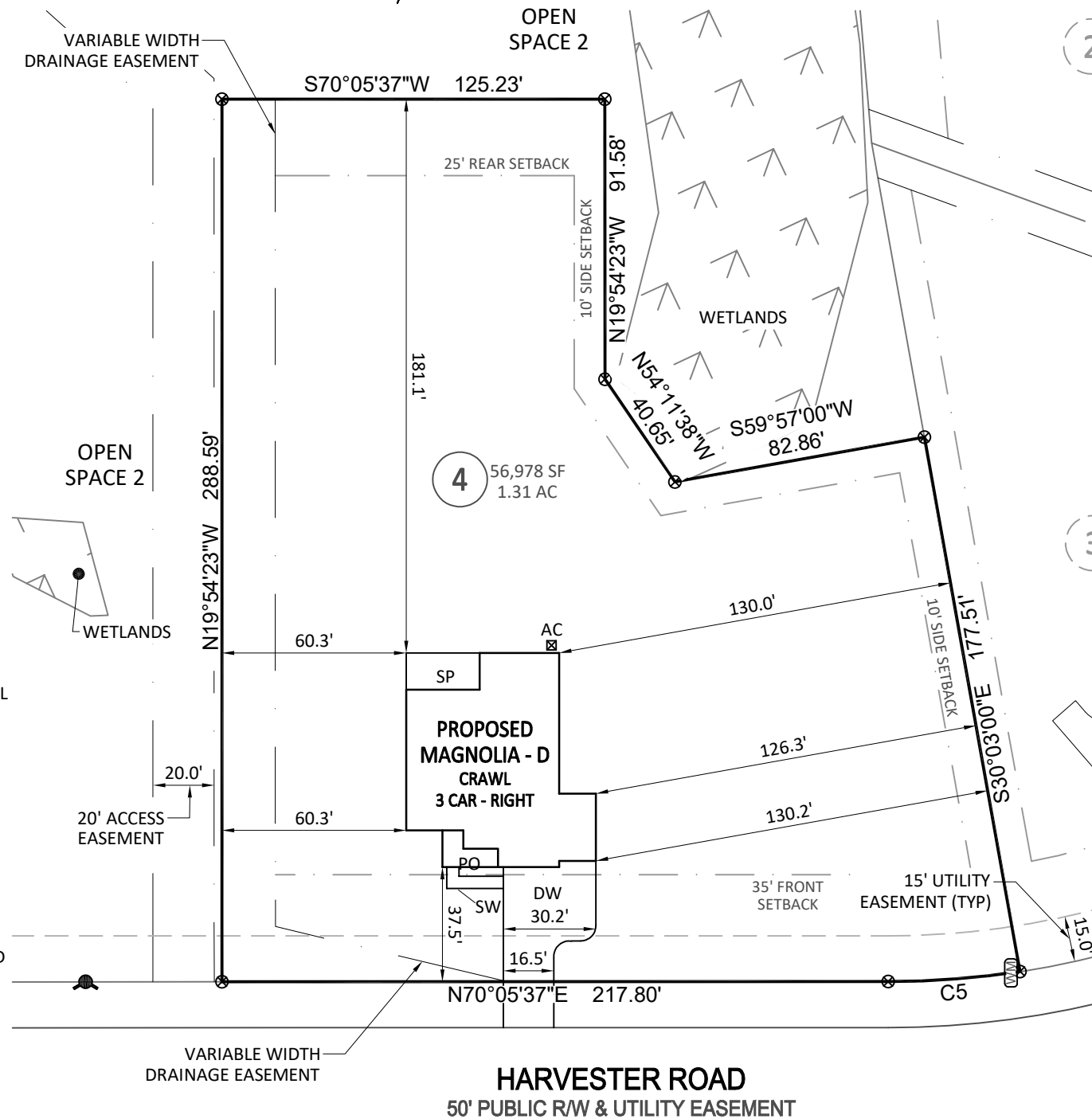
FRONT - 35'
REAR - 25'
SIDE - 10'
CORNER SIDE - 20'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C5	285.00'	43.32'	N65°44'21"E	43.28'

REVISION: HOUSE MODEL SHIFTED 20' TO THE RIGHT PER EMAIL REQUEST. 8/15/24 MJA



INSET SCALE: 1"=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 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: DAVIDSON HOMES
1903 NORTH HARRISON AVE
CARY, NC 27513

VICINITY MAP

(Not to Scale)

LEGEND

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

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.

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 - LOT 4
180 HARVESTER ROAD, ANGIER, NC
BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 8/2/24 DRAWN BY: SLA CHECKED BY: SPC

REFERENCE: BM 2023 PGS. 651-656 BCS# 230746 SCALE: 1" = 50'

