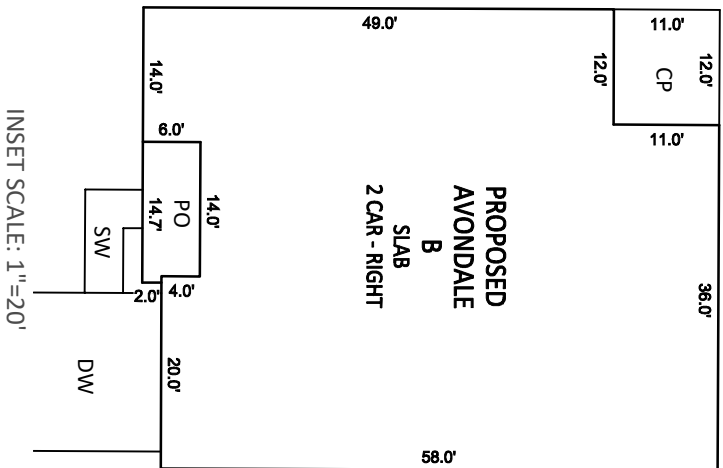


**LOT INFORMATION:**

PIN: 0693-35-5379.000  
 REFERENCE: DB, 4219 PGS, 2746-2750  
 TOTAL LOT AREA = 0.91 AC = 39,612 SF  
 MAX. IMPERVIOUS = 5,500 SF  
 HOUSE = 2,624 SF  
 PORCH = 85 SF  
 SIDEWALK = 51 SF  
 DRIVEWAY = 692 SF  
 COVERED PATIO = 132 SF  
 PROPOSED IMPERVIOUS = 3,584 SF  
 PERCENT IMPERVIOUS = 9.05%

**BUILDING SETBACKS**

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

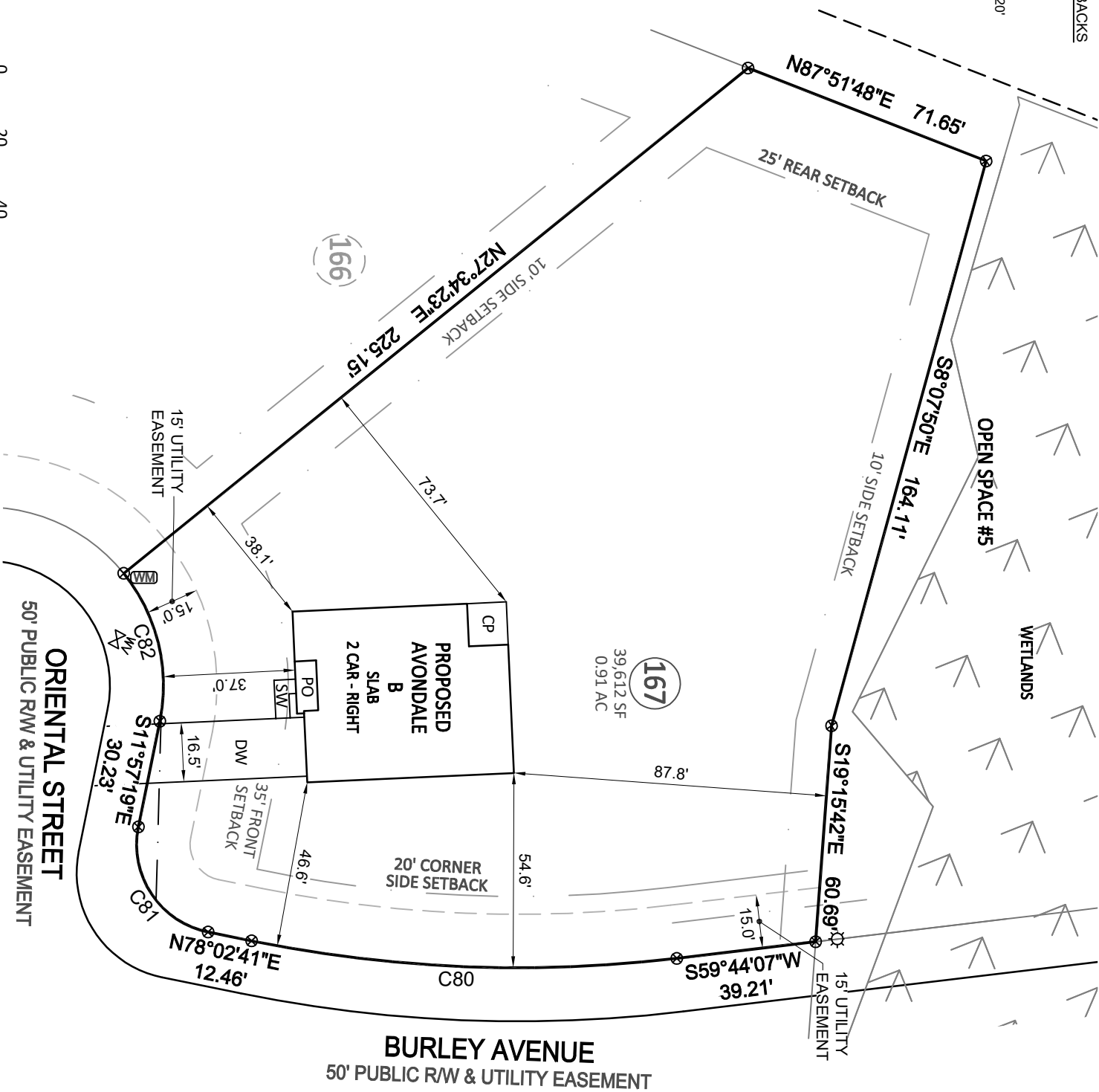
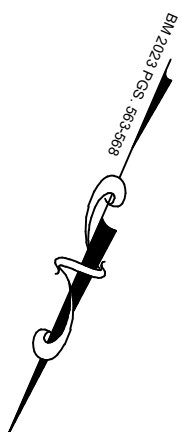


INSET SCALE: 1"=20'

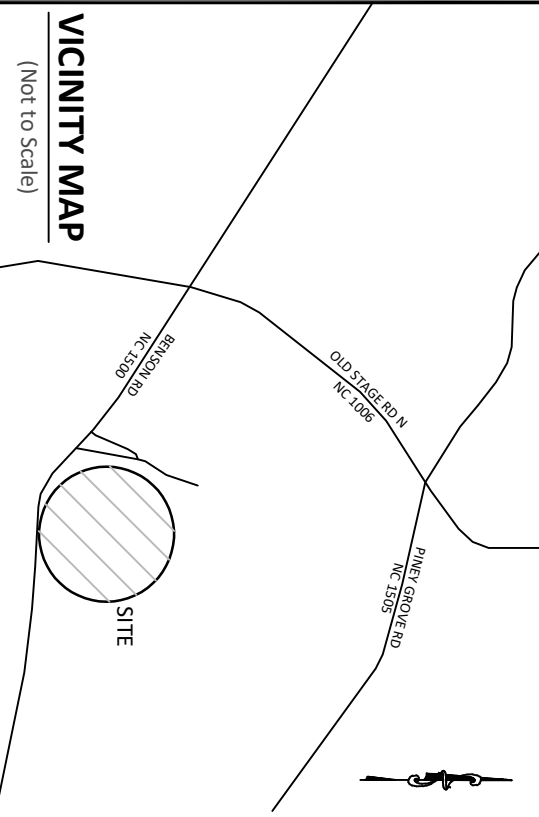
**NOTES:**

- 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 FLOOD ZONES, 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
C80	375.00'	119.83'	N68°53'24"E	119.32'
C81	25.00'	39.27'	S66°57'20"E	35.36'
C82	50.00'	44.04'	S37°11'28"E	42.63'



**Bateman Civil Survey Company**  
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 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 = FRONT COVERED PORCH
- CP = COVERED PORCH/PATIO
- SP = SCREENED PORCH
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- P = CONCRETE REAR 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
- ⊙ = FIRE INLET
- ⊙ = GAS METER
- E = ELECTRIC METER
- LW = LEAD WALK
- WV = WATER VALVE

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 1 & 3 - LOT 167**  
 ORIENTAL STREET, ANGIER, NC  
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 8/14/24 DRAWN BY: ALT CHECKED BY: SPC

REFERENCE: BM 2024 PG. 21 BCS# 230801 SCALE: 1" = 40'

REFERENCE: BM 2023 PGS. 563-568  
 BM 2023 PGS. 651-656