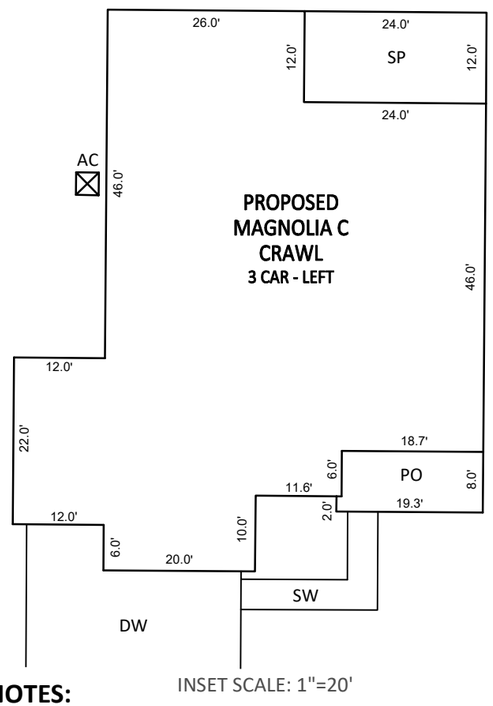
LOT INFORMATION:

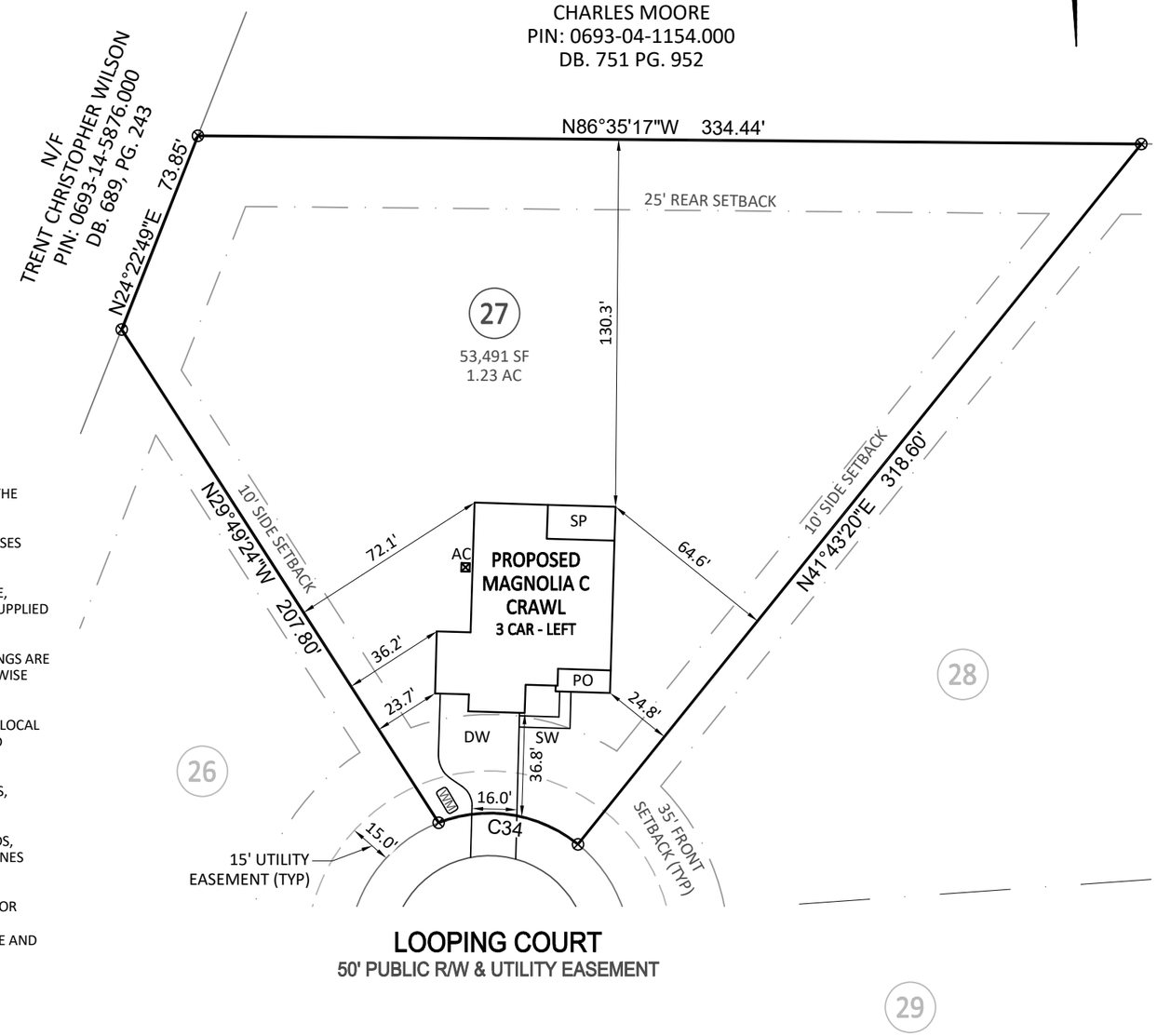
PIN: 0693-14-1959.000
REFERENCE: DB. 2162 PGS. 658
TOTAL LOT AREA = 1.23 AC = 53,491 SF
MAX. IMPERVIOUS = 5,500 SF
HOUSE = 3,264 SF
PORCH = 151 SF
SIDEWALK = 108 SF
DRIVEWAY = 965 SF
SCREENED PORCH = 288 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 4,785 SF
PERCENT IMPERVIOUS = 8.95%

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C34	50.00'	52.36'	S78°16'40"E	50.00'

BUILDING SETBACKS

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





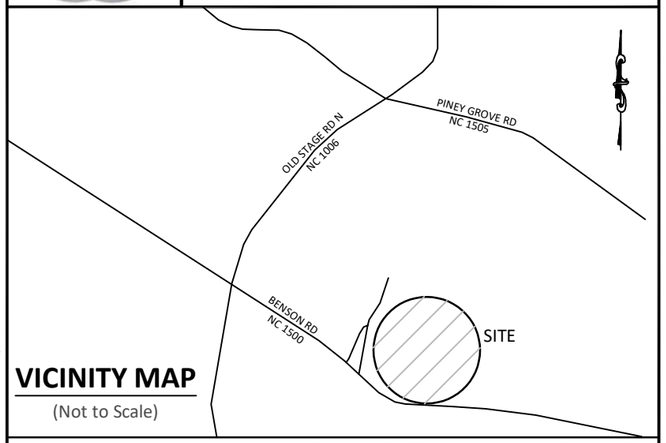
NOTES:

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.
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 WETLANDS, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
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. BUILDER/DEVELOPER: DAVIDSON HOMES
1903 NORTH HARRISON AVE
CARY, NC 27513

0 25 50
SCALE: 1" = 50 ft.

REFERENCE: BM 2023 PGS. 563-568

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 = COVERED FRONT PORCH
CP = COVERED PORCH
SP = SCREENED PORCH
SW = SIDEWALK
DW = CONC DRIVEWAY
WD = WOOD DECK
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
TP = TELEPHONE PEDESTAL
CB = CATCH BASIN
= LIGHT POLE
HH = HAND HOLE
EB = 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 & 3 - LOT 27
235 LOOPING COURT, ANGIER, NC
BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 8/20/24 DRAWN BY: LCJ CHECKED BY: SPC

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