



Bateman Civil Survey Company

Engineers • Surveyors • Planners

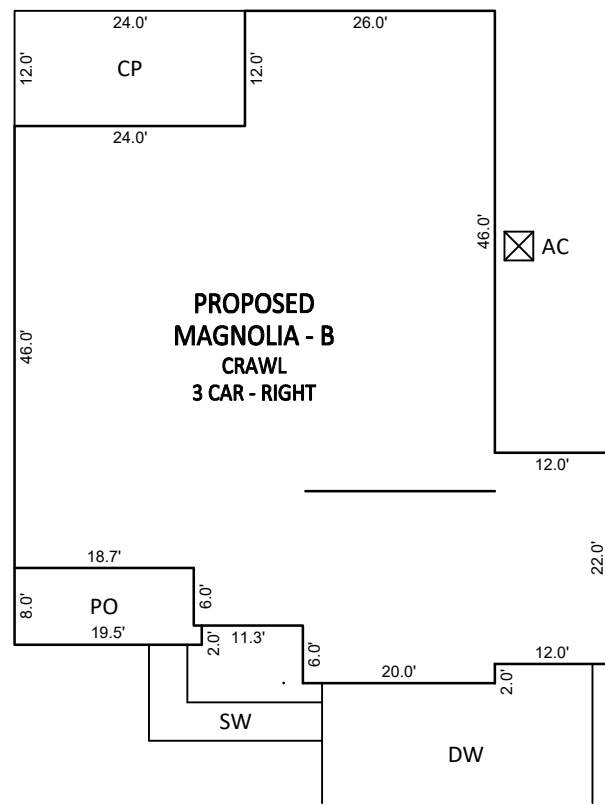
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378

LOT INFORMATION:

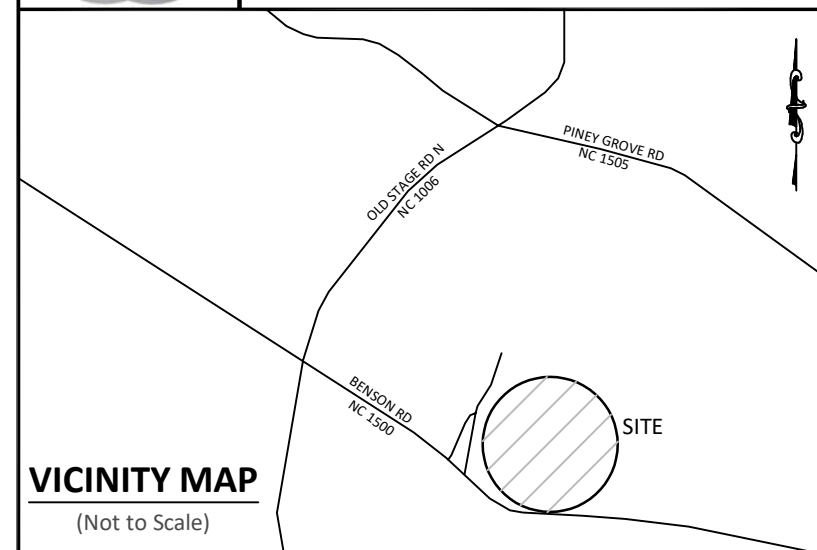
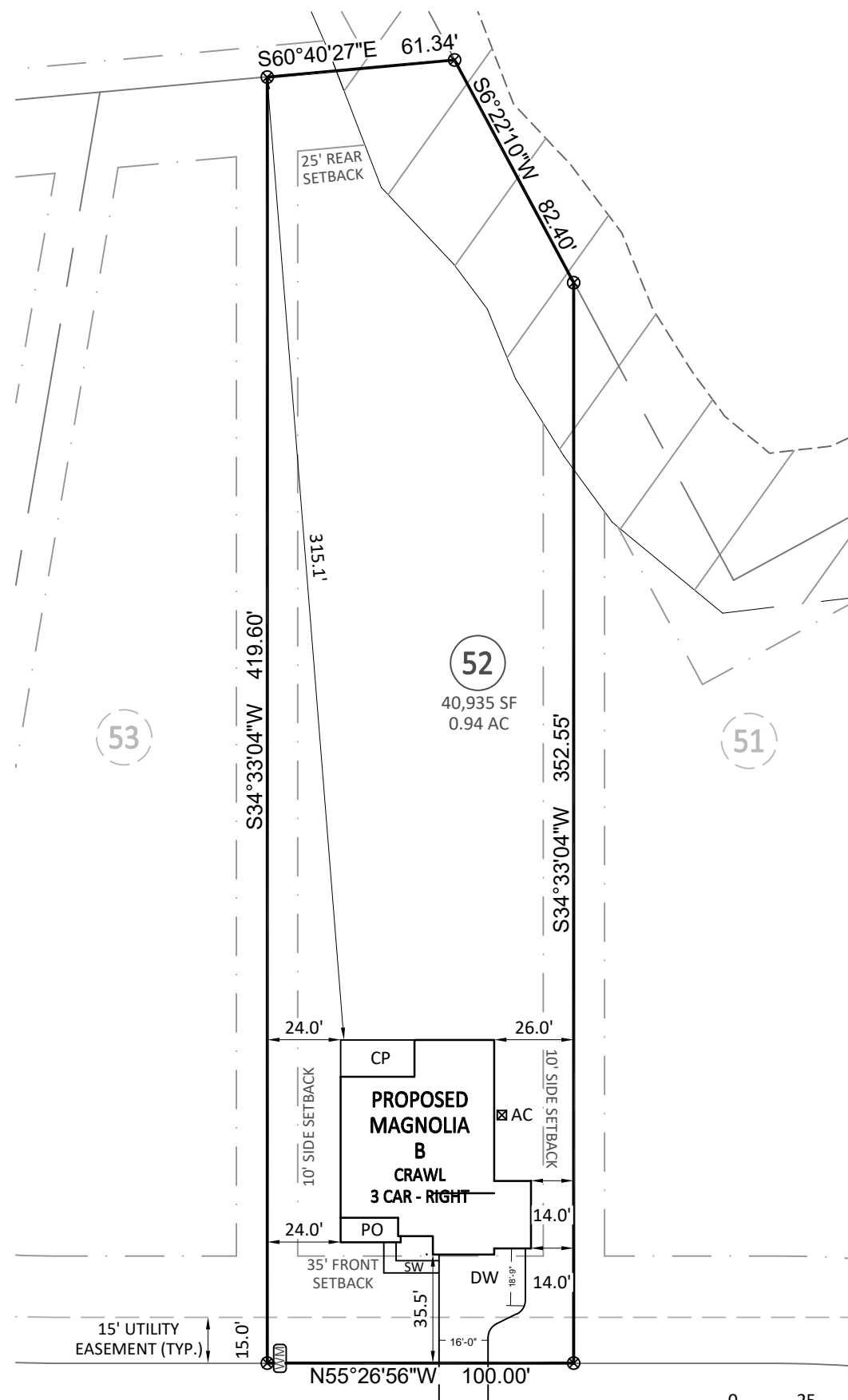
PIN: 0693-25-8310.000
REFERENCE: DB. 2162 PG. 658
BM 2023 PGS. 563-568
TOTAL LOT AREA = 0.94 AC = 40,935 SF
MAX. IMPERVIOUS = 5,500 SF
HOUSE = 3,184 SF
FRONT CP = 151 SF
SIDEWALK = 96 SF
DRIVEWAY = 844 SF
COVERED PORCH = 288 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 4,572 SF
PERCENT IMPERVIOUS = 11.17%

BUILDING SETBACKS

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



INSET SCALE: 1"=20'



VICINITY MAP

(Not to Scale)

LEGEND

- PO = PORCH
- CP = COVERED PORCH
- SP = SCREENED PORCH/ PATIO
- 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 MANOLE
- ⊠ = 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.

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, FLOODZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
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

11. BUILDER/DEVELOPER: DAVIDSON HOMES, LLC
1903 NORTH HARRISON AVE
CARY, NC 27513

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 52
215 GRADING STICK COURT, ANGIER, NC
BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 10/3/24 DRAWN BY: MJA CHECKED BY: SPC

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



GRADING STICK COURT
50' PUBLIC RW & UTILITY EASEMENT