

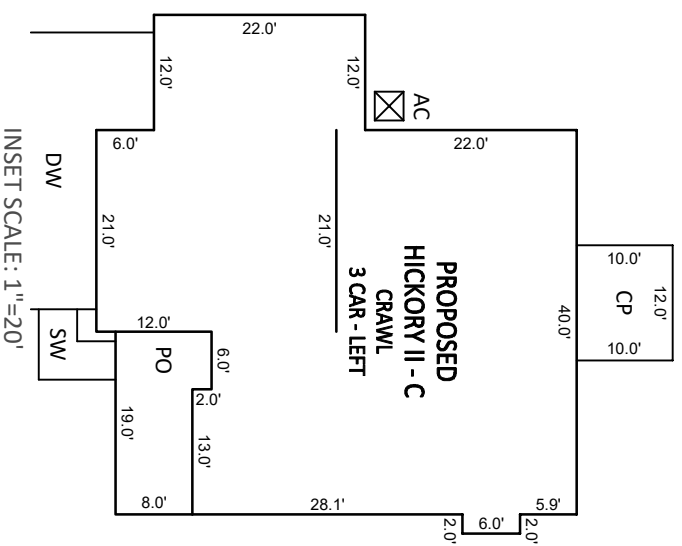
LOT INFORMATION:

PIN: 0693-26-0593.000
 REFERENCE: DB 4216 PG. 2256
 TOTAL LOT AREA = 0.58 AC = 25,200 SF
 MAX. IMPERVIOUS = 5,500 SF

HOUSE = 2,074 SF
 PORCH = 164 SF
 SIDEWALK = 45 SF
 DRIVEWAY = 874 SF
 COVERED PORCH = 120 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 3,286 SF
 PERCENT IMPERVIOUS = 13.04%

BUILDING SETBACKS

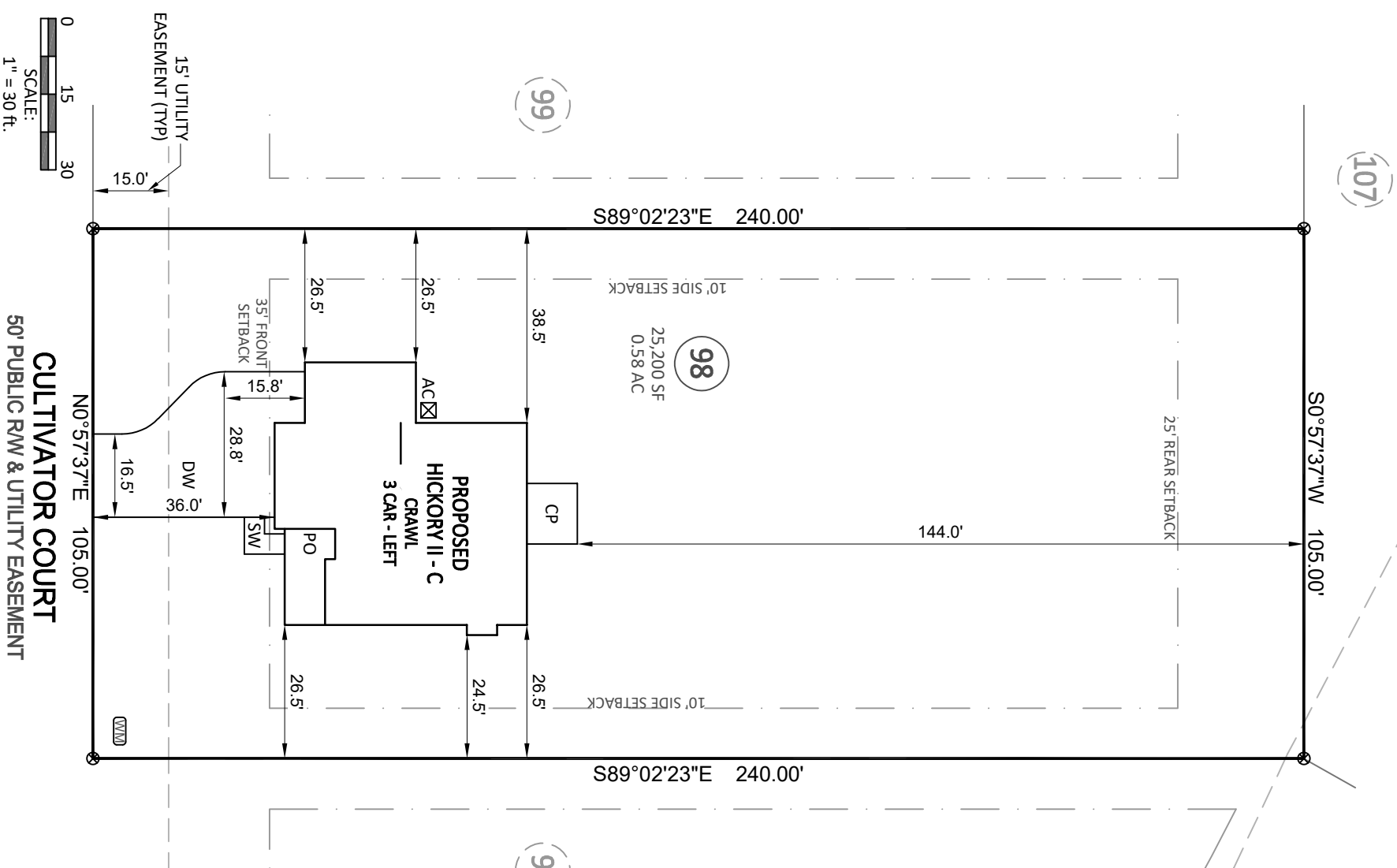
FRONT - 35'
 REAR - 25'
 SIDE - 10'
 SIDE CORNER - 20'



INSET SCALE: 1" = 20'

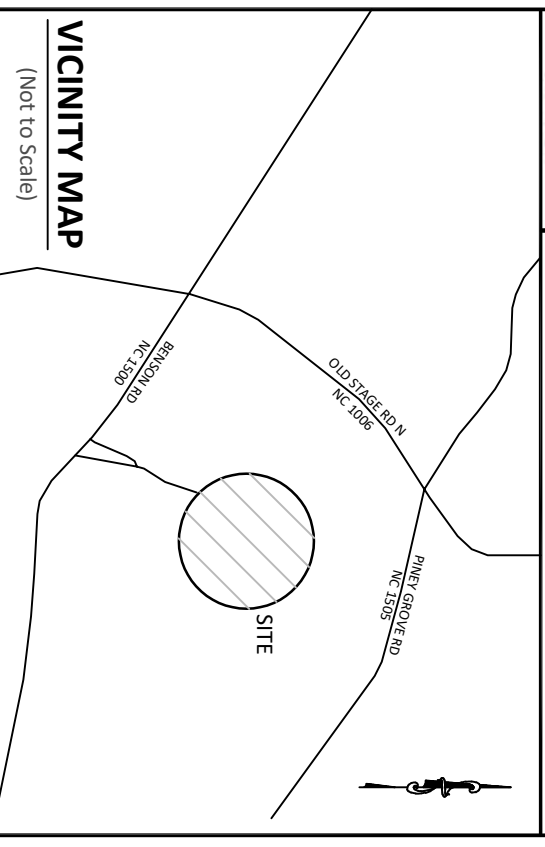
NOTES:

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



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 NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

LEGEND

- PO = PORCH
- CP = COVERED PORCH
- SP = SCREENED PORCH
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- P = SCREENED PORCH
- PC = 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
- CB = CATCH BASIN
- ⊙ = LIGHT POLE
- ⊙ = HAND HOLE
- ⊙ = ELECTRIC BOX
- ⊙ = FIRE HYDRANT
- YI = YARD INLET
- G = GAS METER
- E = ELECTRIC METER

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 2 - LOT 98
 54 CULTIVATOR COURT, ANGLIER, NC
 BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 1/21/25 DRAWN BY: MJA CHECKED BY: SPC

REFERENCE: BK2025 PGS. 25-28 BC# 230746

SCALE: 1" = 30'

PRELIMINARY