22.0' Мβ 46.0' D۷ INSET SCALE: 1"=20' 26.0' MAGNOLIA B 10.0 **PROPOSED** 3 CAR - LEFT CRAWL 12.0 WS 2.0 24.0' SP PO 20.0' 46.0'

LOT INFORMATION:

Bateman Civil Survey Company

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081

info@batemancivilsurvey.com

NCBELS Firm No. C-2378

Engineers • Surveyors • Planners

www.batemancivilsurvey.com

PIN: 0693-26-0076.000 REFERENCE: DB 4274 PG. 1715 TOTAL LOT AREA = 0.86 AC = 37,399 SF MAX. IMPERVIOUS = 5,500 SF COVERED PORCH = 288 SF AC PAD = 9 SF PROPOSED IMPERVIOUS = 4,793 SF PERCENT IMPERVIOUS = 12.82% SIDEWALK = 111 SF DRIVEWAY = 967 SF PORCH = 154 SF HOUSE = 3,264 SF

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

SIDE CORNER - 20'

50' RIPARIAN BUFFER 34 25' REAR SETBACK 84.88 50.0 N38.00,01,E 55.59 **OPEN SPACE 4**

N48.28,21,E 37,399 SF 0.86 AC 71) WETLANDS

9.691

4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.

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.

2

THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.

THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.

NOTES:

- 'n THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND
- 6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK. DEVELOPMENT REGULATIONS.
- 7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES œ 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 SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT
- 9. ZONING: RA-30

CURRENT TITLE SEARCH MAY DISCLOSE.

10. BUILDER/DEVELOPER:

DAVIDSON HOMES 1903 NORTH HARRISON AVE CARY, NC 27513

	П	
335.00'	RADIUS	
122.77'	LENGTH	CURV
S36°37'35"E	RADIUS LENGTH CHORD DIRECTION CHORD	CURVE TABLE
122.08'	CHORD	

CURVE

50' PUBLIC R/W & UTILITY EASEMENT

15' UTILITY: EASEMENT (TYP) 271,24 N47°07'30"W WM 20.7 26.36 10' SIDE SETBACK 35.3 19.0' **GRADING STICK COURT** 16.0 \mathbb{V} MAGNOLIA B CRAWL 3 CAR - LEFT PROPOSED 18.38 SP РО C51 35' FRONT SETBACK 62.0 66.9 \$26°07'39"E 10, SIDE SETBACK 4.45 M..Z1.6E.97S 202

VICINITY MAP (Not to Scale)

E

GEND

PO = PORCH
CP = COVERED PORCH
SP = SCREENED PORCH
SW = SIDEWALK
DW = CONC DRIVEWAY
SP = SCREENED PORCH
P = CONCRETE PATIO
© = IRON PIPE FOUND (IPI
© = IRON PIPE SET (IPS)
■ = DRILL HOLE FOUND
MD = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER P/
© = CABLE BOX
© = SEWER MANOLE
H = TELEPHONE PEDES
CB = CATCH BASIN
C = LIGHT POLE
H = HAND HOLE
H = HAND HOLE
H = FIRE HYDRANT
YI = YARD INLET
G = GAS METER
E = ELECTRIC METER

= IRON PIPE FOUND (IPF) = IRON PIPE SET (IPS) = DRILL HOLE FOUND

= AIR CONDITIONER PAD

= SEWER MANOLE = TELEPHONE PEDESTAL

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



and is only intended for the parties and purposes shown. This map not for This map is of an existing parcel of land recordation. No title report provided.

IMPERVIOUS NOTED ON THIS PLOT PLAN **BUILDER TO VERIFY HOUSE LOCATION DIMENSIONS AND REVIEW TOTAL**

PRELIMINARY PLOT PLAN

DAVIDSON HOMES

BLACK RIVER TOWNSHIP, HARNETT COUNTY TOBACCO ROAD - PHASE 2 - LOT 71 GRADING STICK COURT, ANGIER, NC

DATE: 4/16/25 DRAWN BY: MJA CHECKED BY: SPC

SCALE: 1" = 40 ft.