

LOT INFORMATION:

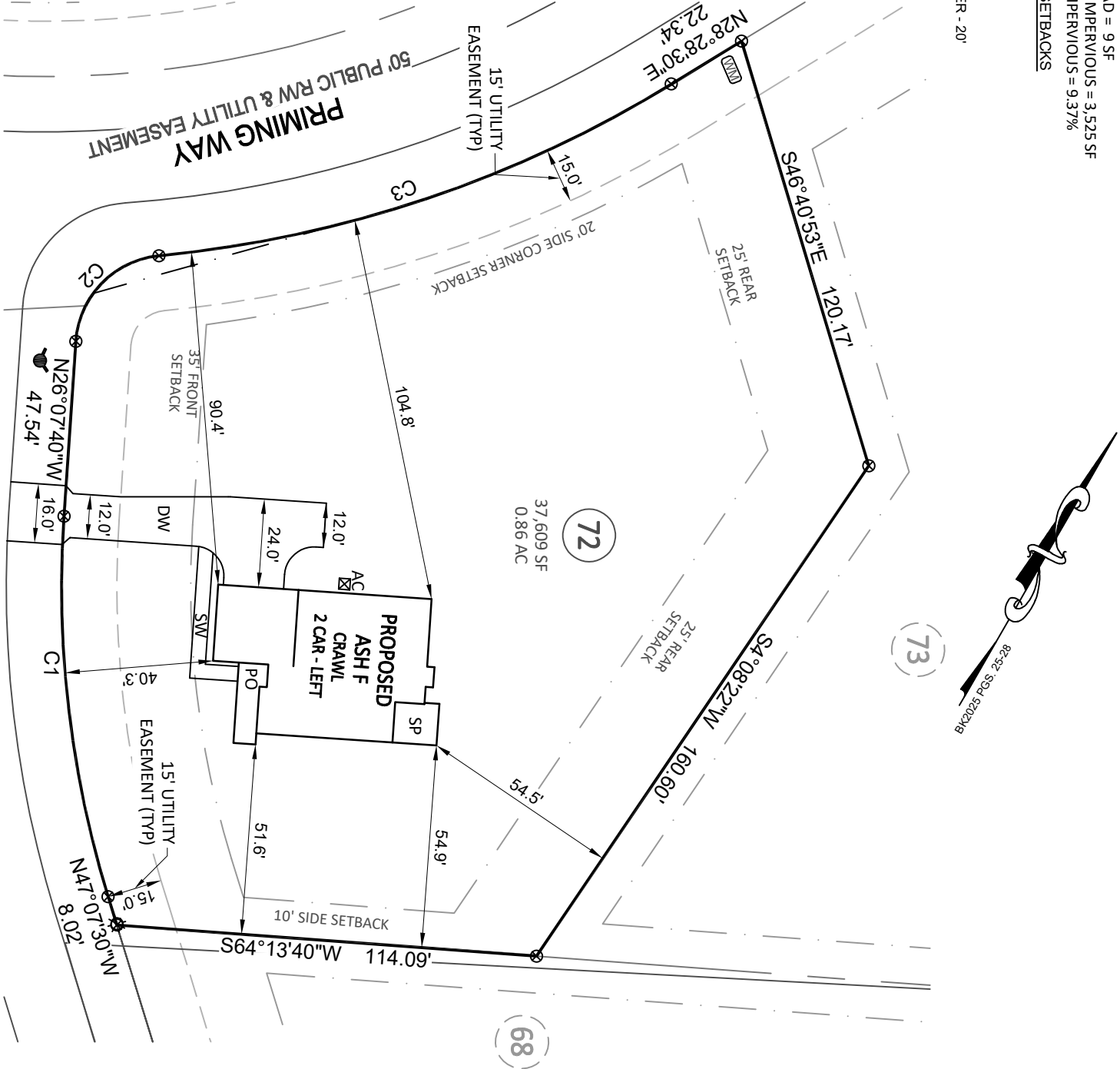
PIN: 0693-26-2268.000
REFERENCE: DB 4274 PG. 1715
TOTAL LOT AREA = 0.86 AC = 37,609 SF
MAX. IMPERVIOUS = 5,500 SF

HOUSE = 1,957 SF
PORCH = 143 SF
SIDEWALK = 177 SF
DRIVEWAY = 1,106 SF
SCREENED PORCH = 133 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 3,525 SF
PERCENT IMPERVIOUS = 9.37%

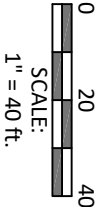
BUILDING SETBACKS

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

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C1	285.00'	104.44'	N36°37'35"W
C2	25.00'	35.19'	N14°12'01"E
C3	325.00'	147.78'	N41°30'06"E



GRADING STICK COURT
50' PUBLIC RW & UTILITY EASEMENT



NOTES:

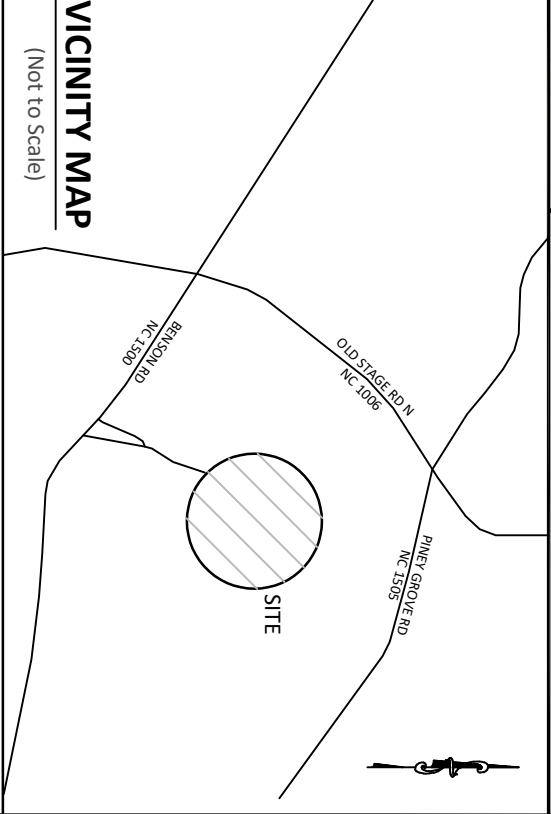
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED 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 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: DAVIDSON HOMES
1903 NORTH HARRISON AVE
CARY, NC 27513



Bateman Civil Survey Company

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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
SP = SCREENED PORCH
P = CONCRETE PATIO
⊗ = COMPUTED POINT
○ = IRON PIPE FOUND (IPF)
● = IRON PIPE SET (IPS)
● = DRILL HOLE FOUND
Ⓜ = WATER METER
CO = 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 72
GRADING STICK COURT, ANGIER, NC
BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 4/25/25 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: BK2025 PGS. 25-28 BCS# 230746 SCALE: 1" = 40'