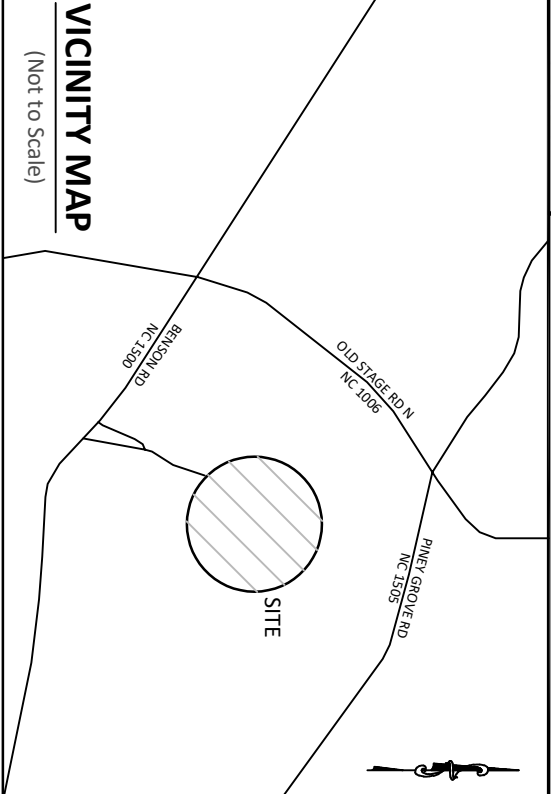




**Bateman Civil Survey Company**

Engineers • Surveyors • Planners

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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  
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  
☼ = 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.

**PRELIMINARY**

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 107**  
PRIMING WAY, ANGIER, NC  
BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 4/30/25 DRAWN BY: MJA CHECKED BY: SPC

REFERENCE: BK2025 PGS. 25-28 BCS# 230746 SCALE: 1" = 30'

**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

**LOT INFORMATION:**

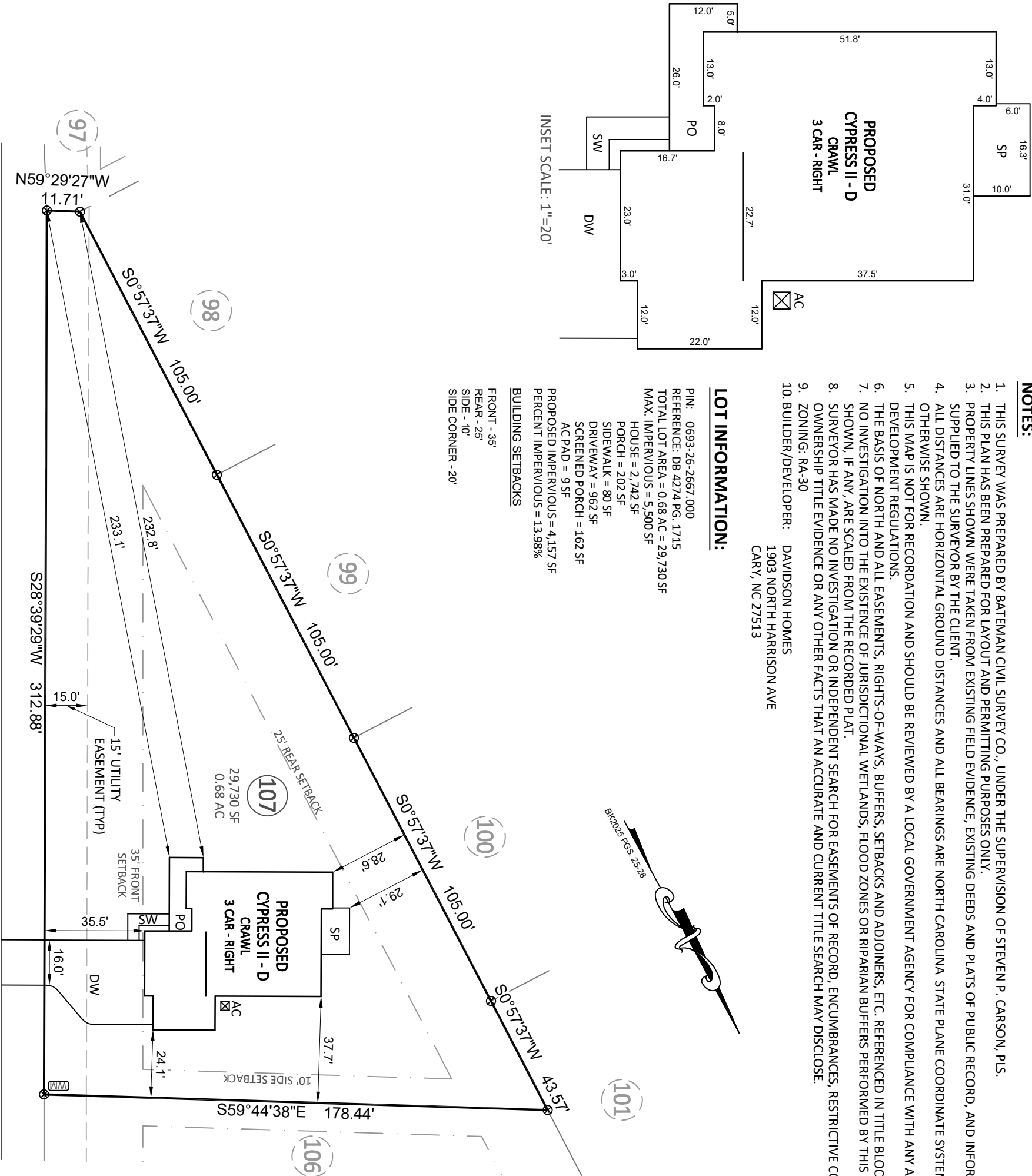
PIN: 0693-26-2667.000  
REFERENCE: DB 4274 PG. 1715  
TOTAL LOT AREA = 0.68 AC = 29,730 SF  
MAX. IMPERVIOUS = 5,500 SF

HOUSE = 2,742 SF  
PORCH = 202 SF  
SIDEWALK = 80 SF  
DRIVEWAY = 962 SF  
SCREENED PORCH = 162 SF  
AC PAD = 9 SF

PROPOSED IMPERVIOUS = 4,157 SF  
PERCENT IMPERVIOUS = 13.98%

**BUILDING SETBACKS**

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



**PRIMING WAY**

50' PUBLIC R/W & UTILITY EASEMENT

