### .0.03 '0.8 12.0' 21.0 INSET SCALE: 1"=20' 2 CAR RIGHT PROPOSED LANDEN 'A' РО WS SLAB 10.01 **4**0.0 **'**2.8 S ١٥.٥١ $\mathbb{Q}$ 19.0' ₽ 8. Q 10.01 '0.03 PIN: 9588-55-7367.000 REFERENCE: DB. 4272, PG. 2219 TOTAL LOT AREA = 0.694 AC = 30,228 SF STREET SIDE - 20' BUILDING SETBACKS FRONT - 35' REAR - 25' PERCENT IMPERVIOUS = 10.14% PROPOSED IMPERVIOUS = 3,064 SF LOT INFORMATION: SIDEWALK = 38 SF DRIVEWAY = 699 SF COVERED PATIO = 120 SF PORCH = 203 SF PATIO = 80 SF1,924 SF 2025, PG.20

## NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, 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
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

10' SIDE SETBACK

2 CAR RIGHT

SLAB

TO, SIDE SETBACK

PROPOSED

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U

LANDEN 'A'

35' FRONT SETBACK

SW

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DW 16.3

S74°32'09"W

87.00

12.0'

5' PROPOSED **EASEMENT** 

**GRAY PINE WAY** 50' PUBLIC R/W

23.5'

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. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.

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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.

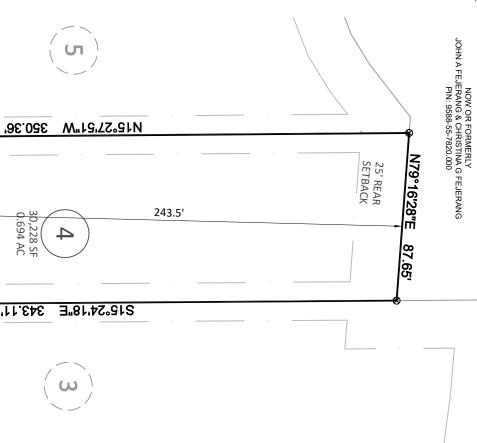
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ZONING: RA-20R

9

10.

BUILDER/DEVELOPER: SMITH DOUGLAS HOMES 3412 APEX PEAKWAY APEX, NC 27502





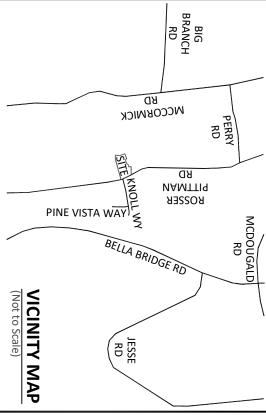
MAIL KIOSK



# **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



PO = COVERED FRONT PORCH
S = STOOP
CP = COVERED PORCH/PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
P = CONC PATIO
S = MAG NAIL FOUND
O = IRON PIPE FOUND (IPF)
O = IRON PIPE SET (IPS)
O = DRILL HOLE FOUND
M = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
O = SEWER MANHOLE
EB = ELECTRIC BOX
O = CABLE BOX
I = TELEPHONE PEDESTAL
CB = CATCH BASIN
IC = IRRIGATION CONTROLLER
CO = UTILITY POLE
CD = UTILITY POLE
TO = DRAIN INLET
W = WATER VALVE
STREET SIGN
YI = YARD INLET
G = GAS METER
NJF = NOW OR FORMERLY

30,228 SF

.694 AC

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 I, SONYA A. WARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A **BOUNDARIES NOT SURVEYED ARE CLEARLY** SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK CAROLINA. L-4017 REFERENCED IN TITLE BLOCK ); THAT THE ION LISTED

This map is of an existing parcel of land PREIMINAPLE

and is only intended for the parties and recordation. No title report provided. purposes shown. This map not for

**BUILDER TO VERIFY HOUSE LOCATION DIMENSIONS AND REVIEW TOTAL** 

# PRELIMINARY PLOT PLAN IMPERVIOUS NOTED ON THIS PLOT PLAN

**SMITH DOUGLAS HOMES** 

FOR

BARBECUE TOWNSHIP, HARNETT COUNTY 80 GRAY PINE WAY, SANFORD, NC **BRIARWOOD PARK - LOT 4** 

DATE: 6/3/25 DRAWN BY: DOM CHECKED BY: SAW

REFERENCE: PB. 2025, PG. 20 BCS# 250487 SCALE: 1" = 50'