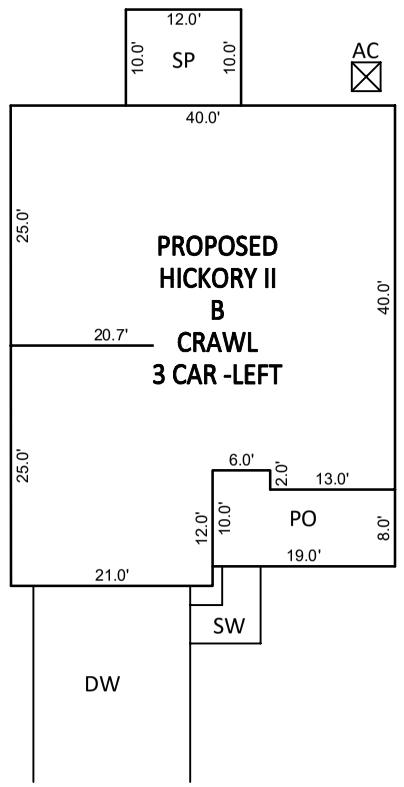


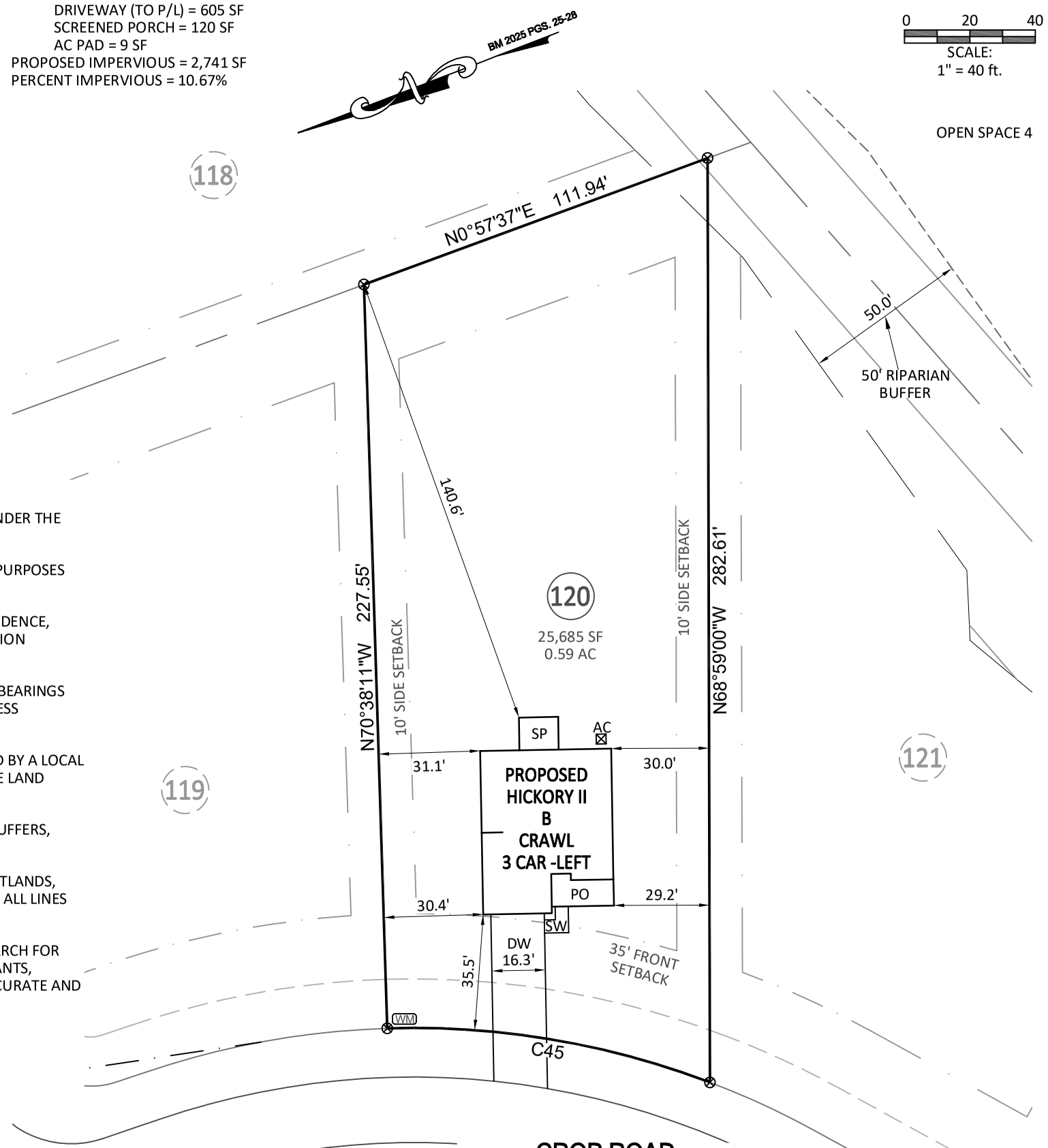
INSET SCALE: 1"=20'

LOT INFORMATION:

PIN: 0693-16-4076.000
REFERENCE: DB. 4274, PG. 1715
TOTAL LOT AREA = 0.59 AC = 25,685 SF
MAX. IMPERVIOUS = SF
HOUSE = 1,798 SF
FRONT PORCH = 164 SF
SIDEWALK = 45 SF
DRIVEWAY (TO P/L) = 605 SF
SCREENED PORCH = 120 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 2,741 SF
PERCENT IMPERVIOUS = 10.67%

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

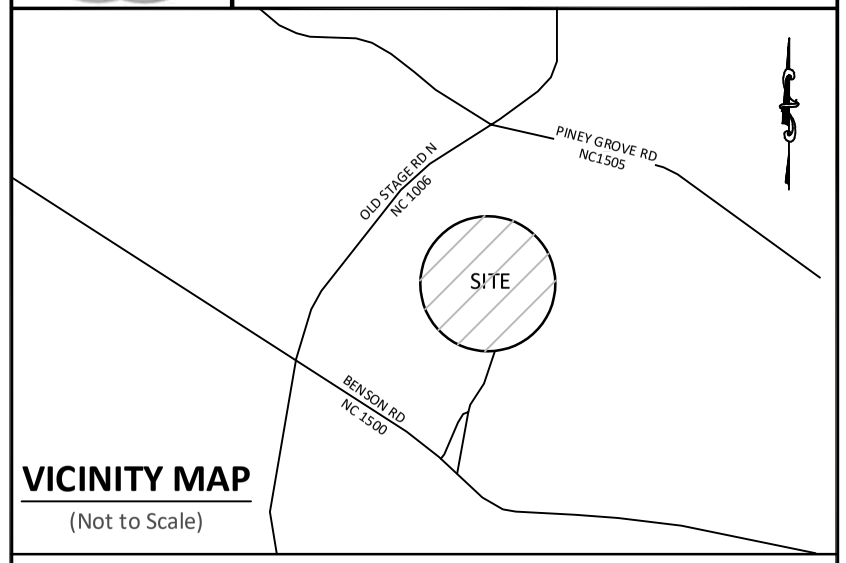
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C45	255.00'	100.65'	N30°40'17"E	100.00'



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. DEVELOPER/BUILDER: DAVIDSON HOMES
1903 NORTH HARRISON AVE
CARY, NC 27513

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



VICINITY MAP

(Not to Scale)

LEGEND

PO = COVERED FRONT PORCH
CWD = COVERED WOOD DECK
SP = SCREENED PORCH
SW = SIDEWALK
DW = CONC DRIVEWAY
P = CONCRETE PATIO
⊗ = COMPUTED POINT
= IRON PIPE FOUND (IPF)
= IRON PIPE SET (IPS)
= DRILL HOLE FOUND
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER PAD
© = CABLE BOX
Ⓢ = SEWER MANHOLE
T = TELEPHONE PEDESTAL
CB = CATCH BASIN
= LIGHT POLE
HH = HAND HOLE
EB = ELECTRIC BOX
= FIRE HYDRANT
YI = YARD INLET
N/F = NOW OR FORMERLY
G = GAS METER
E = ELECTRIC METER
P/L = PROPERTY LINE
R/W = RIGHT OF WAY

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
DATED:

PRELIMINARY

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 PLOT PLAN

FOR

DAVIDSON HOMES

TOBACCO ROAD - PHASE 2 - LOT 120
129 CROP ROAD, ANGIER, NC
BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 9/16/25 DRAWN BY: SLA CHECKED BY: SPC

REFERENCE: BM 2025 PGS. 25-28 BCS# 230746 SCALE: 1" = 30'

P:\2023 Projects\230746 Tobacco Road\MLS\dwg\230746 Tobacco Road Ph 1.dwg, 9/16/2025 1:16:07 PM, Foxit Reader PDF Printer