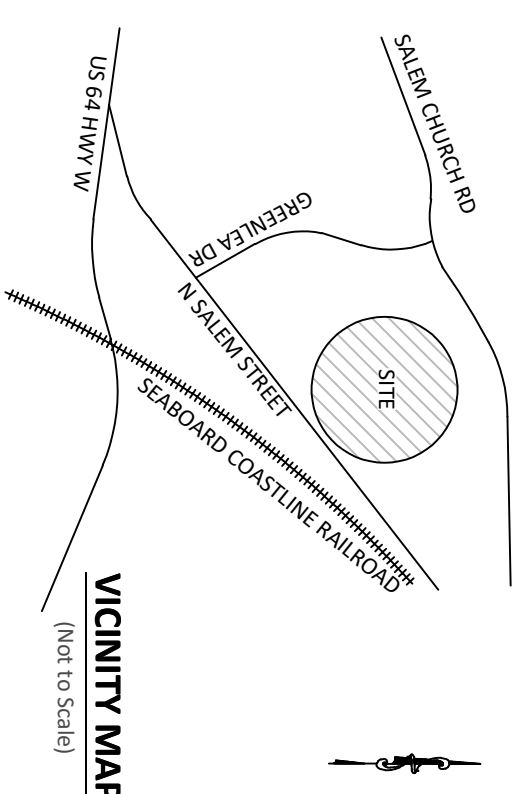




Bateman Civil Survey Company

Engineers • Surveyors • Planners

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NCBELS Firm No. C-2378



LEGEND

- PO = COV. FRONT PORCH/PATIO
- CP = COV. REAR PORCH/PATIO
- CWD = CANTILEVER WOOD DECK
- SW = SIDEWALK
- DW = CONCRETE DRIVEWAY
- SP = SCREENED PORCH/PATIO
- P = CONCRETE PATIO
- = COMPUTED POINT
- = IRON PIPE FOUND (IPF)
- = IRON PIPE SET (IPS)
- X = SCRIBE SET (SS)
- W = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER
- ⊙ = CABLE PEDESTAL
- ⊞ = SEWER MANHOLE
- ⊞ = TELEPHONE PEDESTAL
- CB = CATCH BASIN/CURB INLET
- ⊙ = LIGHT POLE
- ⊞ = HAND HOLE/UTILITY VAULT
- ⊞ = ELECTRIC BOX/TRANSFORMER
- ⊞ = FIRE HYDRANT (FH)
- DI = DRAIN INLET/YARD INLET
- G = GAS METER
- E = ELECTRIC METER
- PL = RIGHT OF WAY
- P/L = PROPERTY LINE
- HOAM = HOME OWNERS ASSOCIATION MAINTAINED

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
BAKER RESIDENTIAL
OF THE CAROLINAS

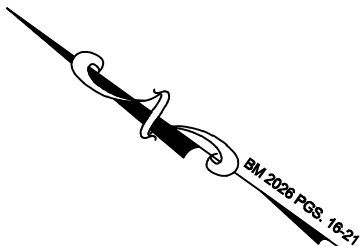
PARC AT BRADLEY FARM - LOT 11
965 STEEL MILL LANE APEX, NC
WHITE OAK TOWNSHIP, WAKE COUNTY

DATE: 6/30/26 DRAWN BY: LCJ CHECKED BY: SAW

REFERENCE: BM 2026 PGS. 16-21 BCS# 250930 SCALE: 1" = 20'

REVISED ON 8-3-26 TO ADD GAS AND ELECTRIC (LCJ)

BUILDING SETBACKS TOWNHOMES
FRONT - 19'
GARAGE TO BACK OF SIDEWALK = 20'
REAR - 10'
SIDE - 5'
SIDE STREET - 10'
RCA = 10'

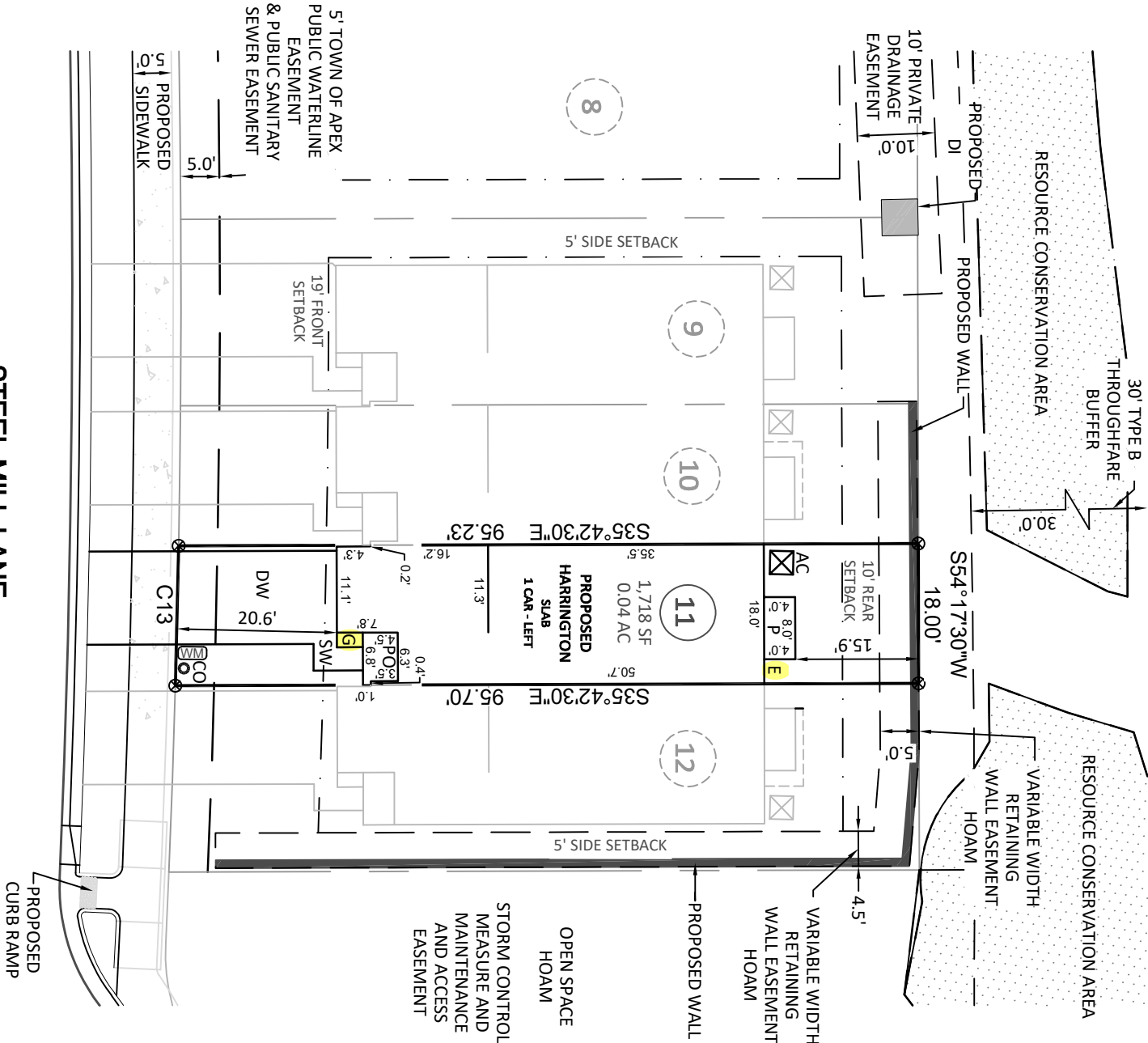


LOT 11 INFORMATION:

PTN: 0742891767
REFERENCE: DB. 19632, PG. 100
TOTAL LOT AREA = 0.04 AC = 1,718 SF
TOWNHOUSE = 938 SF
FRONT PORCH = 29 SF
SIDEWALK/STEPS = 20 SF
DRIVEWAY (TO P/L) = 246 SF
PATIO = 32 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 1,274 SF
PERCENT IMPERVIOUS = 74.16%
AREA NOT INCLUDED IN IMPERVIOUS
CALCULATIONS:
PROPOSED WALL = 18 SF

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 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. AS REFERENCED HEREON, 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.
- SETBACKS PER BM 2026 PGS 16-21
- ZONING: PUD-CZ / #22CZ13
- SHARED/PARTY WALL EXTENSIONS AND PORCHES MAY CROSS PROPERTY LINES BETWEEN UNITS BASED ON CONSTRUCTION DESIGN.
- BUILDER/DEVELOPER: BAKER RESIDENTIAL OF THE CAROLINAS
3600 PARAMOUNT PARKWAY, SUITE 100
MORRISVILLE, NC 27560



STEEL MILL LANE
50' PUBLIC RW

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C13	1785.00'	18.01'	S55°48'02"W

