

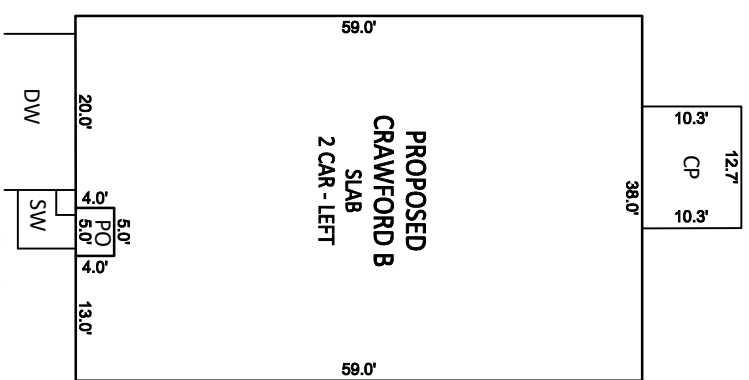
LOT INFORMATION:

PIN: 9681-60-5155.000
 REFERENCE: DB, 4093 PG. 784
 TOTAL LOT AREA = 0.463 AC = 20,192 SF
 HOUSE = 2,222 SF
 PORCH = 20 SF
 SIDEWALK = 32 SF
 DRIVEWAY = 601 SF
 COVERED PATIO = 131 SF
 PROPOSED IMPERVIOUS = 3,006 SF
 PERCENT IMPERVIOUS = 14.89%



BUILDING SETBACKS

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



INSET SCALE: 1"=20'

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 OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
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. THE PROPERTY IS LOCATED IN FEMA FLOOD ZONE 'X' MAP # 371098800U DATED 10/3/2006.
10. ZONING IS RA-20.
11. PROPERTY OWNER: SMITH DOUGLAS HOMES
2520 RELIANCE AVENUE
APEX, NC 27539

N/F
 MATTIE LEE OCHELTREE
 993E 0027
 LOT 1A PG C-71
 973 SQ. FT. (PORTION)

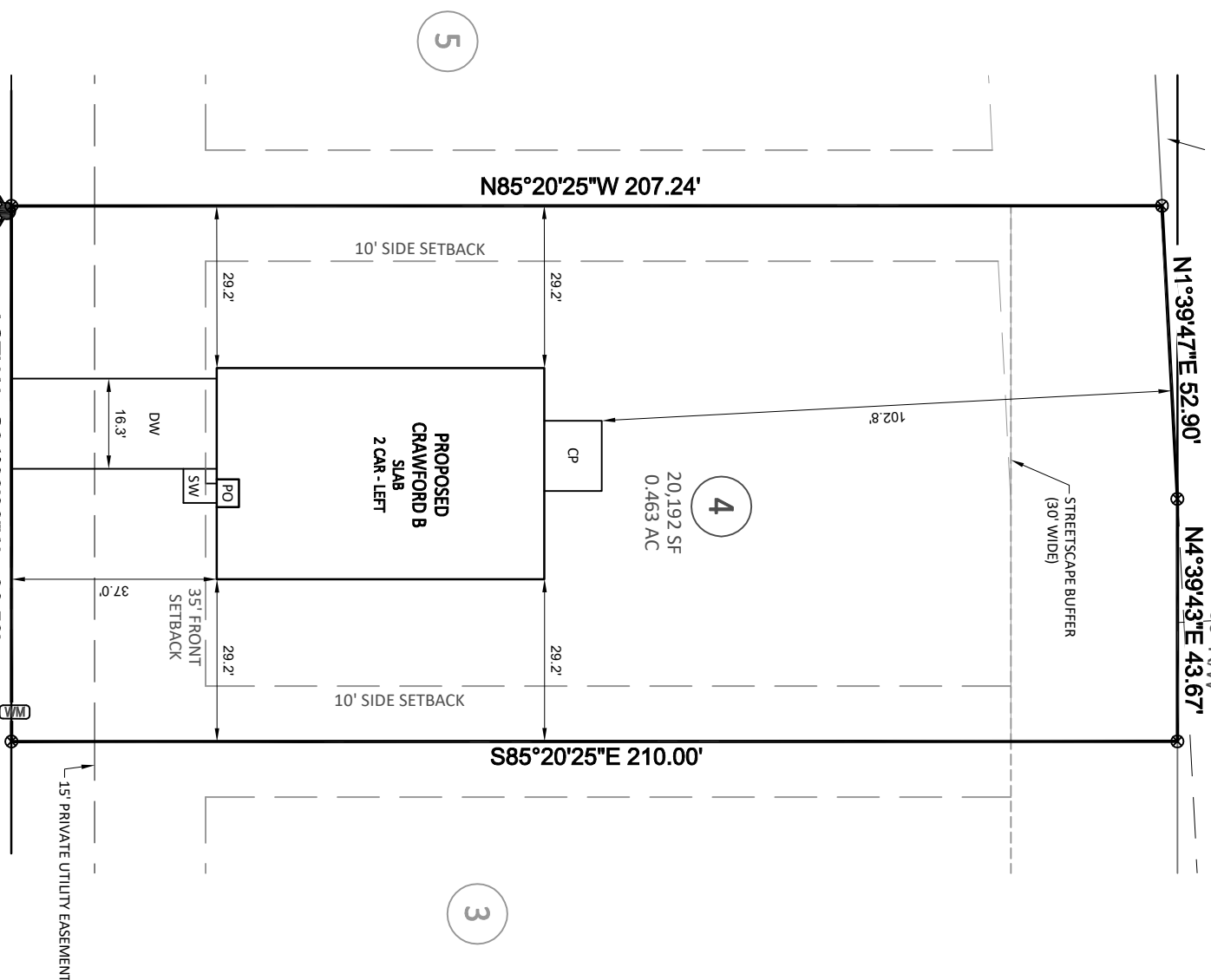
N/F
 TIMOTHY OCITREE
 DB, 3587 PG. 297
 LOT 3-A
 PIN: 9681-60-8242.000

N/F
 SANDRA L. MOORE
 ESTATE 993-E : 027
 LOT 1
 PIN: 9680-69-8975.000

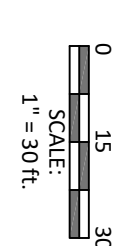
N/F
 SANDRA L. MOORE
 ESTATE 993-E : 027
 LOT 1
 PIN: 9680-69-8975.000

ROSSER PITTMAN ROAD

PUBLIC 60' R/W



ACTUAL: S04°39'36\"/>

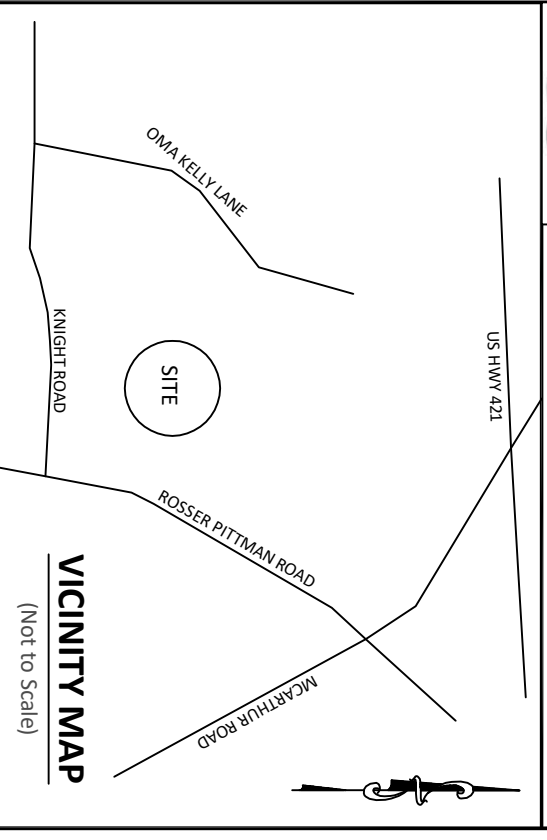


REFERENCE: BK2023 PG335



Bateman Civil Survey Company

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 www.batemancivilsurvey.com info@batemancivilsurvey.com
 NCBELS Firm No. C-2378



VICINITY MAP
(Not to Scale)

LEGEND

- PO = PORCH
- SP = SCREENED PORCH/PATIO
- CP = COVERED PORCH/PATIO
- WD = WOOD DECK
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- P = CONC PATIO
- ⊗ = COMPUTED POINT
- X = MAG NAIL FOUND (IPF)
- ⊙ = IRON PIPE SET (IPS)
- = DRILL HOLE FOUND
- Ⓜ = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER
- ⊙ = SEWER MANHOLE
- Ⓜ = CABLE BOX
- Ⓜ = TELEPHONE PEDESTAL
- CB = CATCH BASIN
- IC = IRRIGATION CONTROLLER
- ⊗ = LIGHT POLE
- Ⓜ = UTILITY POLE
- Ⓜ = FIRE HYDRANT
- DI = DRAIN INLET
- WV = WATER VALVE
- Ⓜ = STREET SIGN
- 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
SMITH DOUGLAS HOMES

HARRINGTON PLACE - LOT 4
76 LIAM DRIVE, BROADWAY, NC
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 8/29/23 DRAWN BY: AHB CHECKED BY: SPC

REFERENCE: BK 2023 PG 415

BCS# 230119

SCALE: 1" = 30'