

LOT INFORMATION:

PIN: 9681-60-5046.000
 REFERENCE: DB, 4093 PG. 784
 TOTAL LOT AREA = 0.465 AC = 20,266 SF
 HOUSE = 1,134 SF
 PORCH = 77 SF
 SIDEWALK = 50 SF
 DRIVEWAY = 623 SF
 PATIO = 9 SF
 PROPOSED IMPERVIOUS = 1,893 SF
 PERCENT IMPERVIOUS = 9.34 %



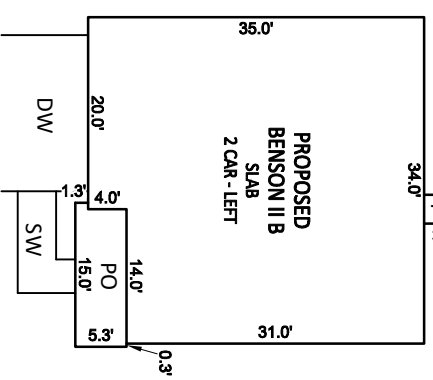
BK 2023 PG 335

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

ROSSER PITTMAN ROAD
PUBLIC 60' R/W

N/F
 OVERLAP
 MATTIE LEE OCTREE
 WILL 99E. 27
 LOT 1A
 PIN: 9681-80-6286.000

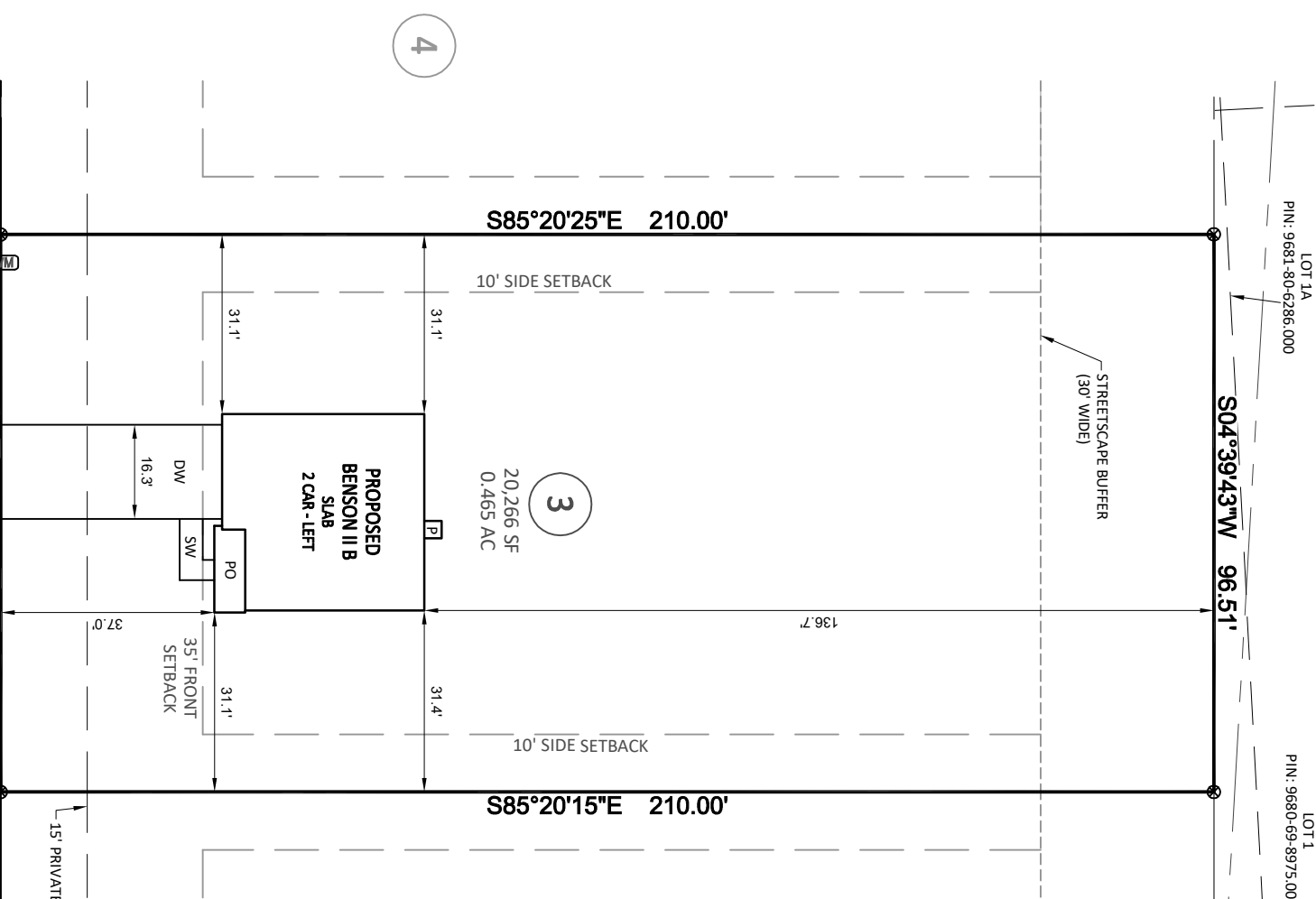
N/F
 SANDRA L. MOORE
 ESTATE 993-E. 027
 LOT 1
 PIN: 9680-69-8975.000



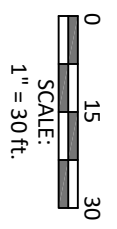
INSET SCALE: 1"=20'

NOTES:

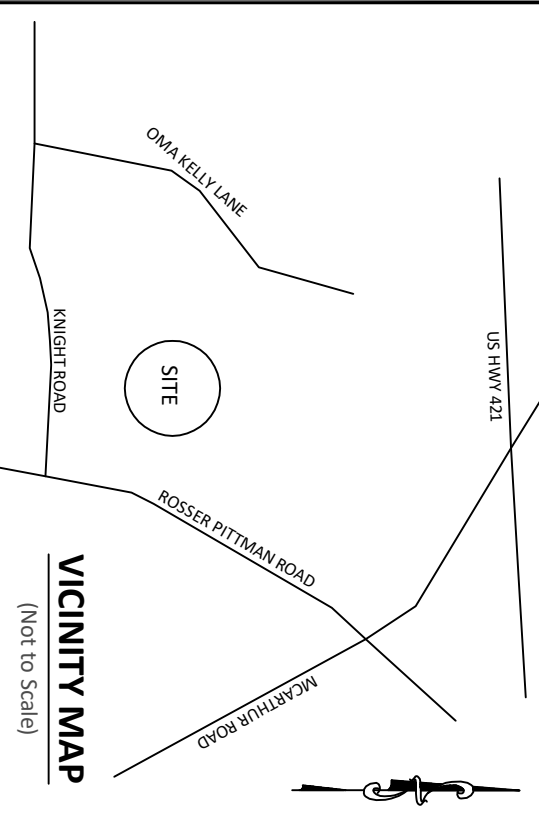
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION 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



ACTUAL: S04°39'36"W 96.50'
 PLAT: S04°39'42"W 96.50'
LIAM DRIVE
 PUBLIC 60' R/W



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 Engineers • Surveyors • Planners
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 NCBELS Firm No. C-2378



LEGEND

- 1, 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:
- PO = PORCH
 - SP = SCREENED PORCH/PATIO
 - CP = COVERED PORCH/PATIO
 - WD = WOOD DECK
 - SW = SIDEWALK
 - P = 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 3
 56 LIAM DRIVE, BROADWAY, NC
 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 8/28/23 DRAWN BY: CPV CHECKED BY: SPC