


LOT INFORMATION:

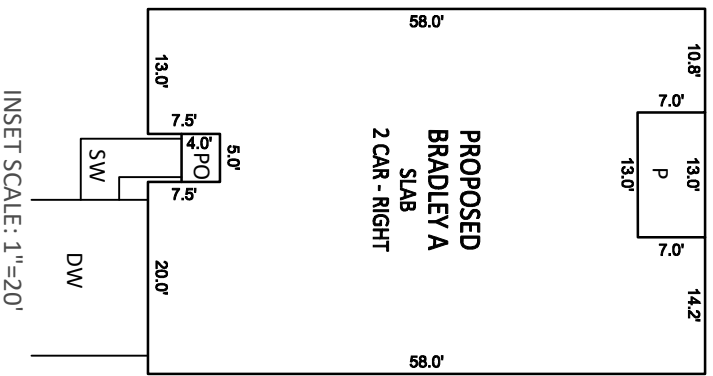
PIN: 9681-61-6341.000
 REFERENCE: DB, 4093 PG. 784
 TOTAL LOT AREA = 0.465 AC = 20,248 SF
 HOUSE = 2,076 SF
 PORCH = 20 SF
 SIDEWALK = 51 SF
 DRIVEWAY = 601 SF
 PATIO = 91 SF
 PROPOSED IMPERVIOUS = 2,839 SF
 PERCENT IMPERVIOUS = 14.02%

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



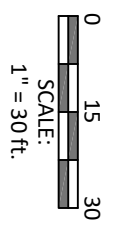
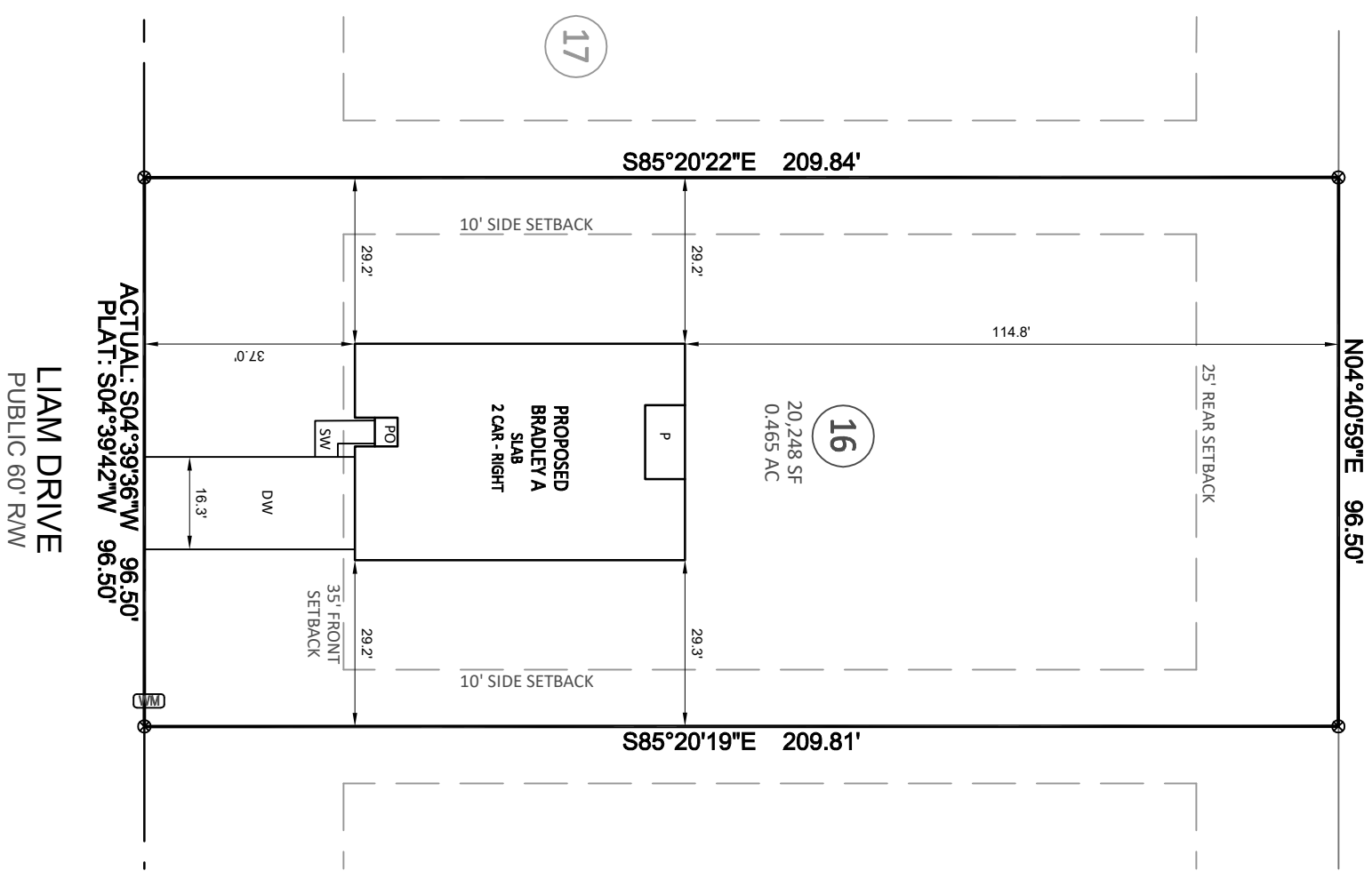
BK 2023 PG 335

N/F
 REGINALD D. COX
 & TONYA C. COX
 DB, 4171 PG. 2462
 PIN: 9681-51-8379.000

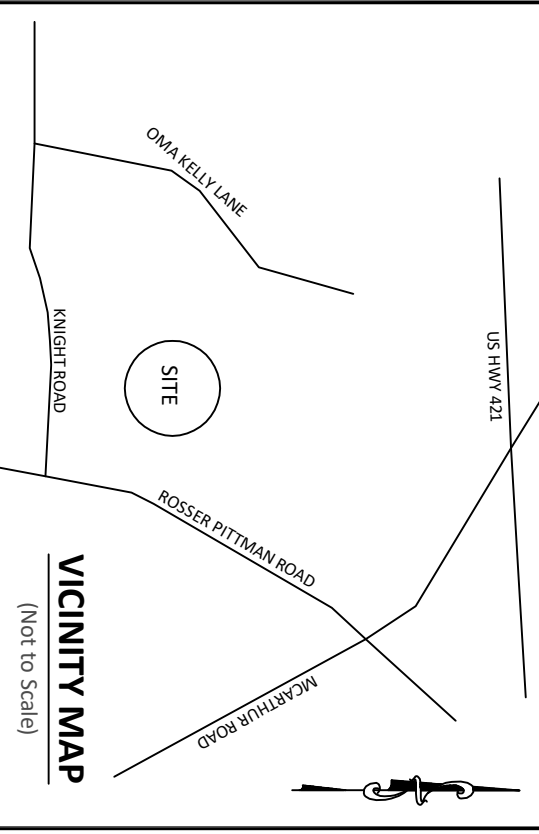


NOTES:

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 # 3710968000 DATED 10/3/2006.
10. ZONING IS RA-20.
11. PROPERTY OWNER: SMITH DOUGLAS HOMES
 2520 RELIANCE AVENUE
 APEX, NC 27539



Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2524 Reliance Avenue, Apex, NC 27539 P: 919.577.1080 F: 919.577.1081
 www.batemancivilsurvey.com info@batemancivilsurvey.com
 NCBELS Firm No. C-2378



LEGEND
 PO = PORCH
 SP = SCREENED PORCH/PATIO
 CP = COVERED PORCH/PATIO
 WD = WOOD DECK
 SW = SIDEWALK
 DW = CONC DRIVEWAY
 P = CONC PATIO
 X = COMPUTED POINT
 X = MAG NAIL FOUND (IPF)
 O = IRON PIPE SET (IPS)
 ● = DRILL HOLE FOUND
 (WM) = WATER METER
 CO = CLEAN OUT
 AC = AIR CONDITIONER
 S = SEWER MANHOLE
 E = ELECTRIC BOX
 [] = CABLE BOX
 [] = TELEPHONE PEDESTAL
 CB = CATCH BASIN
 IC = IRRIGATION CONTROLLER
 ⚡ = LIGHT POLE
 T = UTILITY POLE
 🔥 = FIRE HYDRANT
 DI = DRAIN INLET
 WV = WATER VALVE
 X = STREET SIGN
 YI = YARD INLET
 G = GAS METER
 E = ELECTRIC METER

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

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 16
 296 LIAM DRIVE, BROADWAY, NC
 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 12/29/23 DRAWN BY: AHB CHECKED BY: SPC
 REFERENCE: BK 2023 PG 335 BGS# 230119 SCALE: 1" = 30'