

LOT INFORMATION:

PIN: 9681-61-3088.000
 REFERENCE: DB. 4093, PGS. 784-789
 TOTAL LOT AREA = 0.555 AC = 24,189 SF
 HOUSE = 1500 SF
 COVERED FRONT PORCH = 91 SF
 SIDEWALK = 54 SF
 DRIVEWAY = 601 SF
 PATIO = 120 SF
 PROPOSED IMPERVIOUS = 2,266 SF
 PERCENT IMPERVIOUS = 9.78%

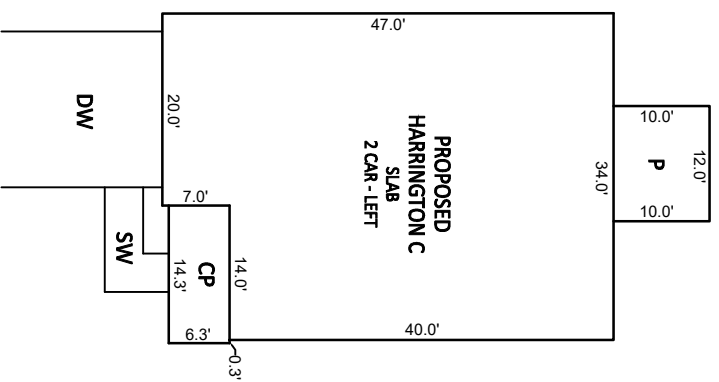
BUILDING SETBACKS

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

PC 2023 SLIDE 335



N/F
 HARRINGTON PROPERTIES OF NC, LLC
 DB. 4093, PG. 784
 TRACT 1
 PIN: 9681-61-1364.000
 FUTURE PHASE

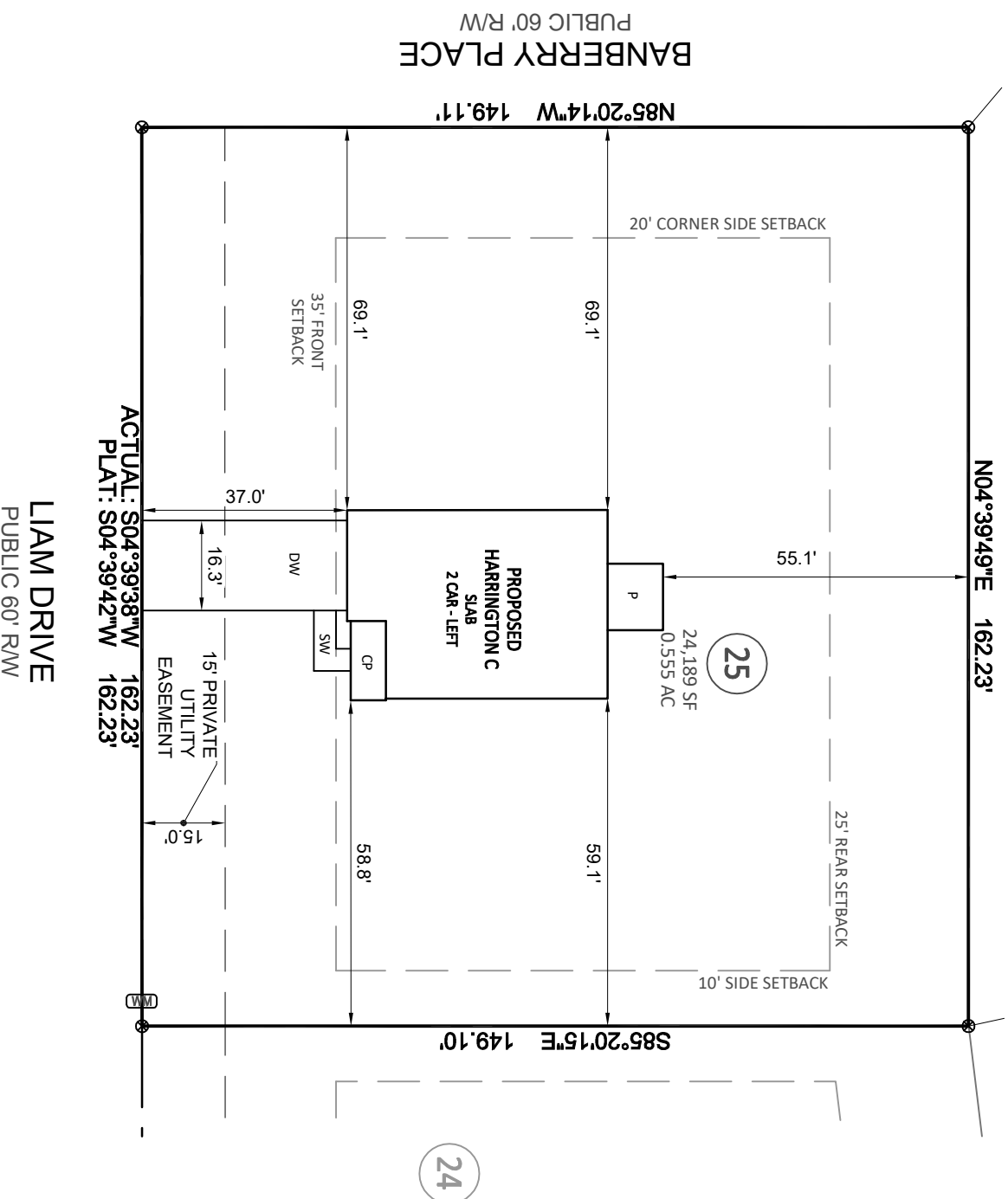


INSET SCALE: 1" = 20'

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

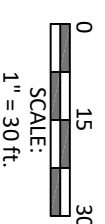
**BANBERRY PLACE
 PUBLIC 60' RW**



ACTUAL: S04°39'38"W 162.23'
 PLAT: S04°39'42"W 162.23'

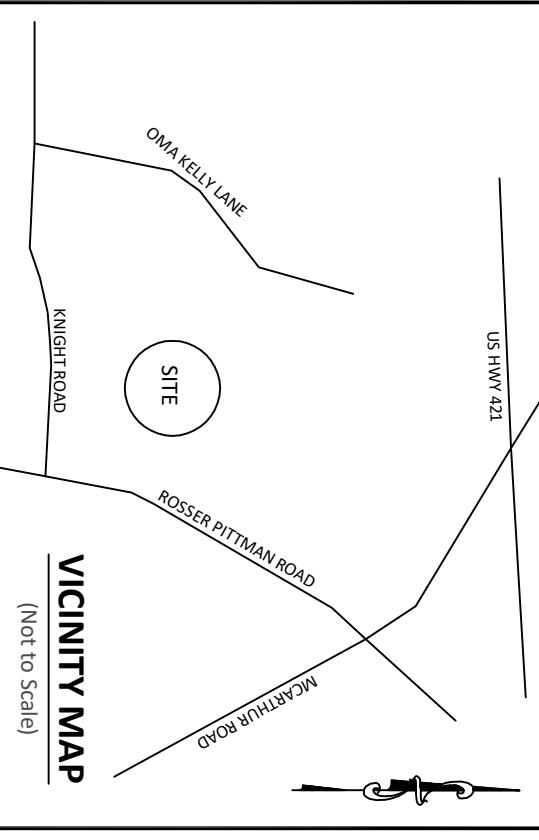
LIAM DRIVE
 PUBLIC 60' RW

OPEN SPACE



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



VICINITY MAP
 (Not to Scale)

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
 - 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
 - Ⓛ = ELECTRIC BOX
 - Ⓛ = 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 PHASE 1 - LOT 25
 247 LIAM DRIVE, BROADWAY, NC
 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 4/26/24 DRAWN BY: SLA CHECKED BY: SPC

REFERENCE: PC 2023 SLIDE 335

BCS# 230119

SCALE: 1" = 30'