## MΑ NOTES: œ 0. BUILDER/DEVELOPER: SMITH DOUGLAS HOMES 3412 APEX PEAKWAY APEX, NC 27502 58.0' 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. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN. 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. 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 THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. BLOCK. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS. ZONING IS RA-20. RECORDED PLAT. INSET SCALE: 1"=20' ٧ PROPOSED BRADLEY B 2 CAR - LEFT SLAB WS 5.0 7.5' 58.0 PROPOSED IMPERVIOUS = 2,853 SF PERCENT IMPERVIOUS = 14.27 % TOTAL LOT AREA = 0.459 AC = 20,000 SF HOUSE = 2,166 SF PORCH = 20 SF PIN: 9681-60-1831.000 REFERENCE: DB. 4093, PG 784-789 LOT INFORMATION: DRIVEWAY = 611 SF AC PAD = 9 SF SIDEWALK = 47 SF BUILDING SETBACKS FRONT - 35' REAR - 25' CORNER SIDE - 20' BK: 2024 PG: 373 **UTILITY EASEMENT** 26 15.0' S85°20'17"E 200.00' WM 10' SIDE SETBACK 35' FRONT SETBACK 31.0 31.0' PUBLIC 60' R/W $\boxtimes \aleph$ VILI DRIVE 37.0 N4°39'42"E 105.0 25' REAR SETBACK N4°39'42"E 16.5<u>'</u> Š PROPOSED BRADLEY B 2 CAR - LEFT SLAB 20,000 SF 0.459 AC WS 46 100.00 100.00' 31.0' 31.0' 10' SIDE SETBACK S85°20'17"E 200.00' 200 45 PO = COVE S = STOOF SW = STOOF SW = SUDOC SW = SUD



## **Bateman Civil Survey Company**

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NCBELS Firm No. C-2378

US HWY 421

/D = WOOD DECK W = SIDEWALK W = CONC DRIVEWAY = CONC PATIO = COVERED FRONT PORCH STOOP COVERED PORCH/PATIO

Ong KELLY LANGE

SITE

POSSER PITTMAN ROAD

KNIGHT ROAD

**VICINITY MAP** (Not to Scale)

S = COMPUTED POINT

(= MAG NAIL FOUND (IPF)

S = IRON PIPE FOUND (IPF)

S = DRILL HOLE FOUND

D = DRILL HOLE FOUND

D = WATER METER

SEWER MANHOLE = ELECTRIC BOX **CABLE BOX** 

UTILITY POLE LIGHT POLE

= WATER VALVE
. = STREET SIGN
= YARD INLET
= GAS METER
= ELECTRIC METER = FIRE HYDRANT DRAIN INLET

> UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THA THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK ); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WA DRAWN UNDER MY DIRECT SUPERVISION FROM A INDICATED AS DRAWN FROM INFORMATION LISTE NORTH CAROLINA. L-4752

PRELIMINARY and is only intended for the parties and This map is of an existing parcel of land recordation. No title report provided. purposes shown. This map not for

IMPERVIOUS NOTED ON THIS PLOT PLAN BUILDER TO VERIFY HOUSE LOCATION **DIMENSIONS AND REVIEW TOTAL** 

## PRELIMINARY PLOT PLAN

FOR

## SMITH DOUGLAS HOMES

UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY **HARRINGTON PLACE - PHASE 2 - LOT 46** 196 VILI DRIVE, BROADWAY, NC

DATE: 9/20/24 DRAWN BY: DOM CHECKED BY: SPC REFERENCE: BK: 2024 PG: 373 BCS# 230119 SCALE: 1" = 30'