

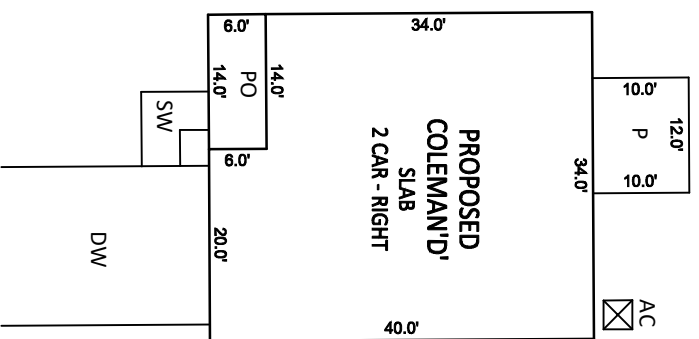
**LOT INFORMATION:**

PIN: 9681-61-0009,000  
 REFERENCE: DB, 4093, PG 784-789  
 TOTAL LOT AREA = 0.561 AC = 24,452 SF  
 HOUSE = 1,276 SF  
 PORCH = 84 SF  
 SIDEWALK = 43 SF  
 DRIVEWAY = 611 SF  
 PATIO = 120 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 2,143 SF  
 PERCENT IMPERVIOUS = 8.76%

**BUILDING SETBACKS**

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

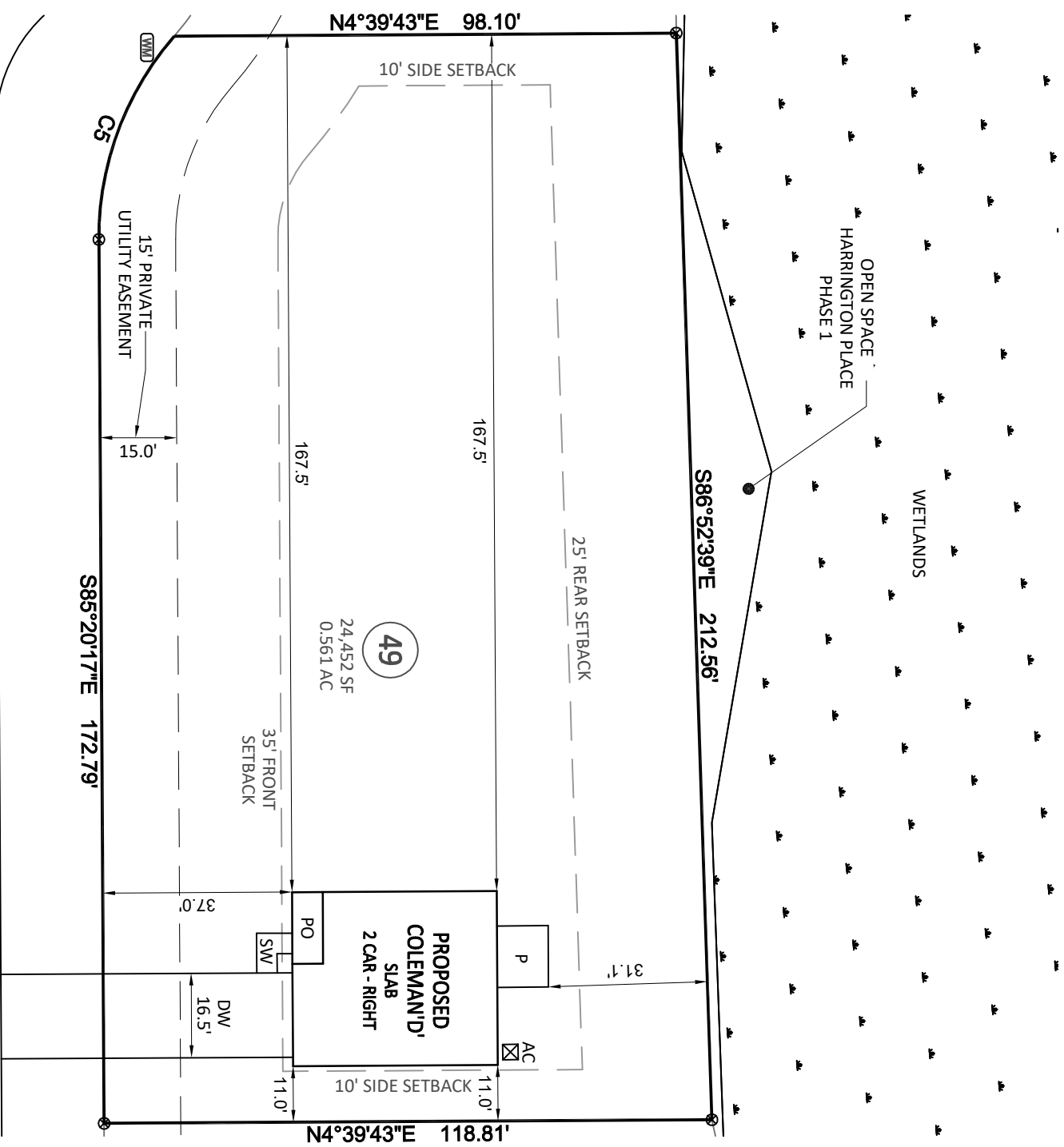
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C5	60.00'	43.36'	S 64°38'00" E	42.43'



BK: 2024 PG: 373

**NOTES:**

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- 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.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED IN TITLE BLOCK.
- 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 RECORDED PLAT.
- 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.
- ZONING IS RA-20.
- BUILDER/DEVELOPER: SMITH DOUGLAS HOMES  
 3412 APEX PEAKWAY  
 APEX, NC 27502



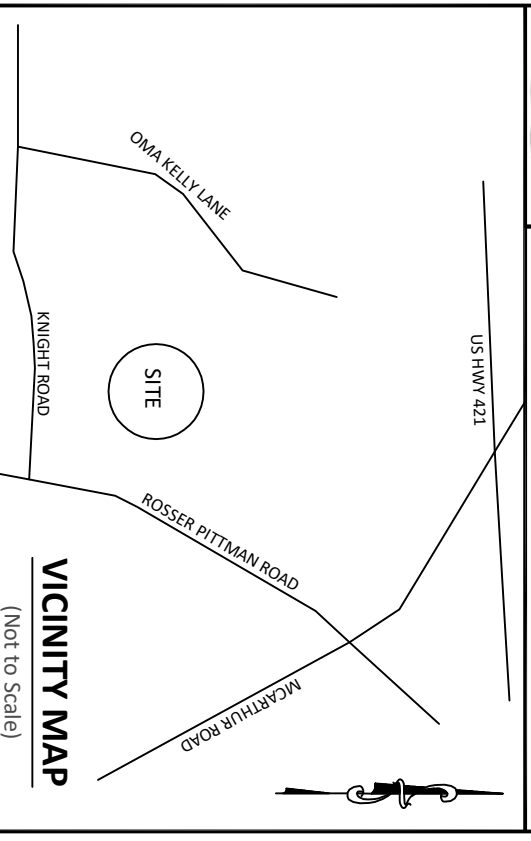
**BANBERRY PLACE**  
 60' PUBLIC R/W

**VILI DRIVE**  
 60' PUBLIC R/W



**Bateman Civil Survey Company**

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



**VICINITY MAP**

(Not to Scale)

**LEGEND**

- PO = COVERED FRONT PORCH
- S = STOOP
- CP = COVERED PORCH/PATIO
- WD = WOOD DECK
- SW = SIDEWALK
- P = CONC PATIO
- X = COMPUTED POINT
- MAG NAIL FOUND
- IPF = IRON PIPE FOUND (IPF)
- IPS = IRON PIPE SET (IPS)
- DRILL HOLE FOUND
- WM = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER
- SEW = SEWER MANHOLE
- EB = ELECTRIC BOX
- CB = CABLE BOX
- TELE = TELEPHONE PEDESTAL
- CB = CATCH BASIN
- IC = IRRIGATION CONTROLLER
- LP = LIGHT POLE
- UT = UTILITY POLE
- FH = FIRE HYDRANT
- DI = DRAIN INLET
- WV = WATER VALVE
- SS = STREET SIGN
- YI = YARD INLET
- G = GAS METER
- E = ELECTRIC METER

**PRELIMINARY**

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 2 - LOT 49**  
 98 BANBERRY PLACE, BROADWAY, NC  
 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 12/2/24 DRAWN BY: SLA CHECKED BY: SPC

REFERENCE: BK: 2024 PG: 373

BCS# 230119

SCALE: 1" = 30'