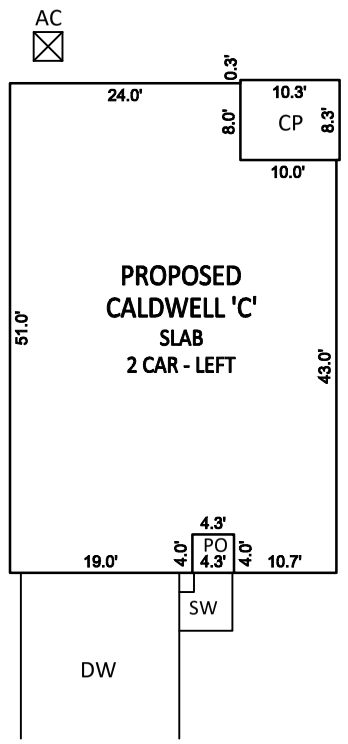


INSET SCALE: 1"=20'

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, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
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. ZONING IS RA-20.
10. BUILDER/DEVELOPER: SMITH DOUGLAS HOMES
    3412 APEX PEAKWAY
    APEX, NC 27502

0 20 40
SCALE:
1" = 40 ft.

BK. 2025, PG. 115

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHD BEARING	CHORD
C4	60.00'	44.18'	N08°11'06"W	43.19'

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

NOW OR FORMERLY
GEORGE WOMACK
&
THELDORA WOMACK
DB. 386, PG. 46
PIN: 9680-49-9852.000

WETLANDS

S11°05'44"E 247.70'

OPEN SPACE

25' REAR SETBACK

20.0'

20' PUBLIC DRAINAGE EASEMENT

N57°14'56"E 260.04'

58
35,196 SF
0.808 AC

57

143.8'

202.0'

11.0'

AC

CP

PROPOSED
CALDWELL 'C'
SLAB
2 CAR - LEFT

10' SIDE SETBACK

65.1'

10' SIDE SETBACK

N77°05'24"W 266.97'

PO

11.0'

SW

34.6'

37.0'

DW

16.5'

35' FRONT SETBACK

C4

15.0'

15' PRIVATE UTILITY EASEMENT

59

60

MILDRED PLACE
60' PUBLIC R/W

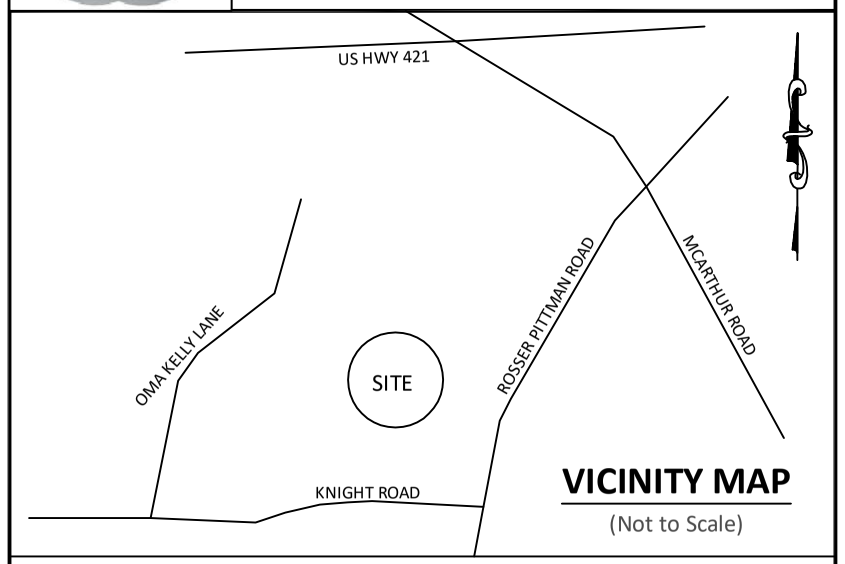
WETLANDS

REFERENCE: BK. 2025, PG. 73

LOT INFORMATION:

PIN: 9681-40-9096.000
REFERENCE: DB.4093, PG. 784-789
TOTAL LOT AREA = 0.808 AC = 35,196 SF
HOUSE = 1,637 SF
FRONT PORCH = 17 SF
SIDEWALK = 30 SF
DRIVEWAY = 679 SF
COVERED PATIO = 86 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 2,449 SF
PERCENT IMPERVIOUS = 6.96 %

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



VICINITY MAP
(Not to Scale)

LEGEND

PO = COVERED FRONT 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
O = IRON PIPE FOUND (IPF)
◉ = IRON PIPE SET (IPS)
● = DRILL HOLE FOUND
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
Ⓢ = SEWER MANHOLE
EB = ELECTRIC BOX
© = CABLE BOX
T = TELEPHONE PEDESTAL
CB = CATCH BASIN/CURB INLET
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

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 BOUNDARII 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

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 3 - LOT 58
157 MILDRED PLACE, BROADWAY, NC
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 4/1/25 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: BK. 2025, PG. 115 BCS# 230119 SCALE: 1" = 40'