

LOT INFORMATION:
PIN: 0528-11-7747-000
REFERENCE: DB 4298 PG 439
TOTAL LOT AREA = 0.575 AC = 25,047 SF
HOUSE = 2,805 SF
PORCH = 75 SF
SIDEWALK/STEPS = 75 SF
DRIVEWAY (TO P/I) = 611 SF
COVERED PATIO = 200 SF
PROPOSED IMPERVIOUS = 3,766 SF
PERCENT IMPERVIOUS = 15.04%

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

NOW OR FORMERLY
THOMAS KENDALL SPENCE JR.
D.B. 927, PG. 512
PIN 0528-12-3348

NOTES:
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, 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. THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" MAP # 3720052800J & 2720052600I EFFECTIVE DATE 10-03-2006.
10. ZONING: RA-30
11. BUILDER/DEVELOPER: SMITH DOUGLAS HOMES
3412 APEX PEAKWAY
APEX, NC 27502

PROPOSED AVERY 'B' SLAB
2 CAR - LEFT

PROPOSED AVERY 'B' SLAB
2 CAR - LEFT

SMITH FARMS DRIVE
60' PUBLIC R/W

SCALE:
1" = 30 ft.

INSET SCALE: 1" = 20'

5

6 25,047 SF
0.575 AC

7

PROPOSED AVERY 'B' SLAB
2 CAR - LEFT

CP

DW

PO

SW

10' SIDE SETBACK

25' REAR SETBACK

35' FRONT SETBACK

15' PRIVATE UTILITY EASEMENT

S54°40'55"W 250.46'

N54°40'55"E 250.48'

S35°19'05"E 100.00'

N35°19'57"W 100.00'

143.5'

26.0'

26.0'

26.0'

26.0'

37.0'

16.5'

0 15 30

1" = 30 ft.

VICINITY MAP
(Not to Scale)

SPRING HILL CHURCH RD, SR 1238
NC-27 W
CLARK RD
MT OLIVE CHURCH RD, SR 1245
TIM CURBIN RD, SR 1230
NORRISTON RD

SITE

LEGEND

- PO = COV. FRONT PORCH/PATIO
- PC = COV. REAR PORCH/PATIO
- WD = WOOD DECK
- SW = SIDEWALK
- DW = CONCRETE DRIVEWAY
- SP = SCREENED PORCH/PATIO
- PC = CONCRETE PATIO
- CP = COMPUTED POINT
- IP = IRON PIPE FOUND (IPF)
- IP = IRON PIPE SET (IPS)
- SS = SCRIBE FOUND/SET (SS)
- WM = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER
- CD = CABLE PEDESTAL
- SH = SEWER MANHOLE
- TP = TELEPHONE PEDESTAL
- CB = CATCH BASIN/CURB INLET
- LP = LIGHT POLE
- EH = HAND HOLE/UTILITY VAULT
- EB = ELECTRIC BOX/TRANSFORMER
- FI = FIRE HYDRANT
- DI = DRAIN INLET/YARD INLET
- G = GAS METER
- E = ELECTRIC METER
- RM = RIGHT OF WAY
- PL = PROPERTY LINE

PRELIMINARY

I, SONYA A. WARD, 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-4017

DATED: _____

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

REEDY BRANCH - PHASE 1 - LOT 6

121 SMITH FARMS DRIVE, LILLINGTON, NC

UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 10/9/25 DRAWN BY: AHB CHECKED BY: SAW

REFERENCE: BK 2025 PG 445-446 BCS# 250484 SCALE: 1" = 30'