

INSET SCALE: 1" = 20'

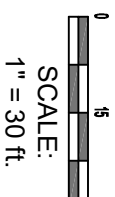
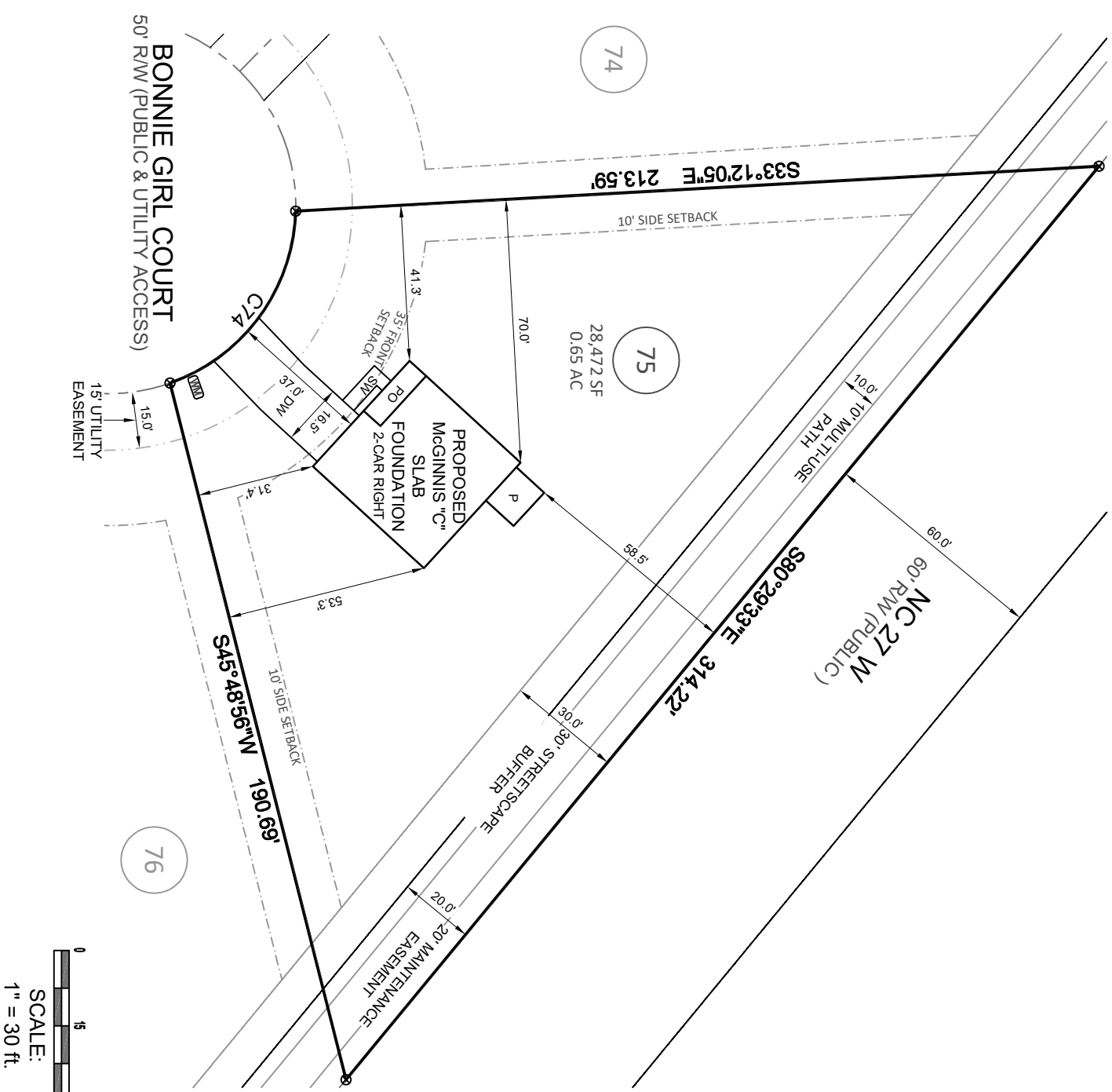
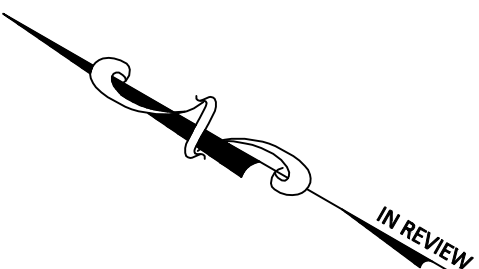
NOTES:

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 RECORPATION 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. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP #3720052800J OF THE FLOOD INSURANCE RATE, DATED 10/03/06.
10. ZONING IS RA-30, CONSERVATION.
11. PROPERTY OWNER: SMITH DOUGLAS HOMES
2520 RELIANCE AVENUE
APEX, NC 27539

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C74	50.00'	60.08'	N83°48'58"W
			CHORD
			56.53'

LOT INFORMATION:

PIN: IN REVIEW
 TOTAL LOT AREA = 0.65 AC = 28,472 SF
 MAX. IMPERVIOUS = 24%
 HOUSE = 1,412 SF
 PORCH = 108 SF
 SIDEWALK = 57 SF
 DRIVEWAY = 617 SF
 PATIO = 120 SF
 PROPOSED IMPERVIOUS = 2,314 SF
 PERCENT IMPERVIOUS = 8.13 %

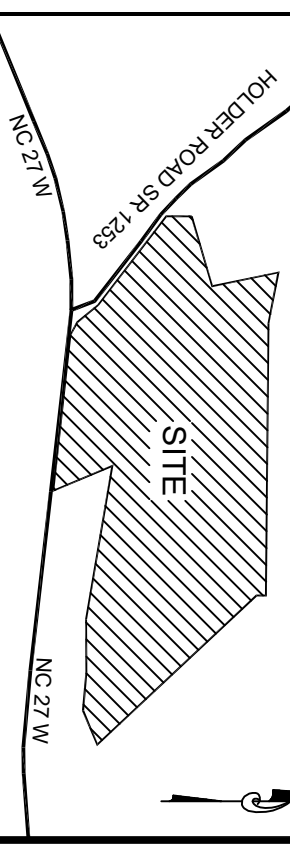


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 NCBELS Firm No. C-2378

VICINITY MAP

(Not to Scale)



LEGEND

PO = PORCH
 P = PATIO
 SP = COVERED PORCH OR PATIO
 CP = COVERED PORCH OR PATIO
 WD = WOOD DECK
 SW = SIDEWALK
 DW = CONC DRIVEWAY
 ⊗ = COMPUTED POINT
 ● = IRON PIPE FOUND (IPFS)
 ○ = IRON PIPE SET (IPS)
 ◯ = WATER METER
 ◻ = CLEANOUT
 ◻ = AIR CONDITIONER
 ◻ = ELECTRIC BOX
 ◻ = CABLE BOX
 ◻ = TELEPHONE PEDestal
 LP = LIGHT POLE
 CI = CURB INLET
 YI = YARD INLET
 FH = FIRE HYDRANT
 WV = WATER VALVE
 PP = POWER POLE

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:

BUILDING SETBACKS:
 FRONT = 35 ft
 REAR = 25 ft
 SIDE = 10 ft
 CORNER = 20 ft

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



DUNCANS CROSSING - LOT 75
 DOUBLE BARREL STREET, DUNN, NC
 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY
 DATE: 7/15/22 DRAWN BY: CPV CHECKED BY: SPC
 REFERENCE: IN REVIEW PROJECT # 220482 SCALE: 1" = 30'