

BK. 2022, PGS. 318-322

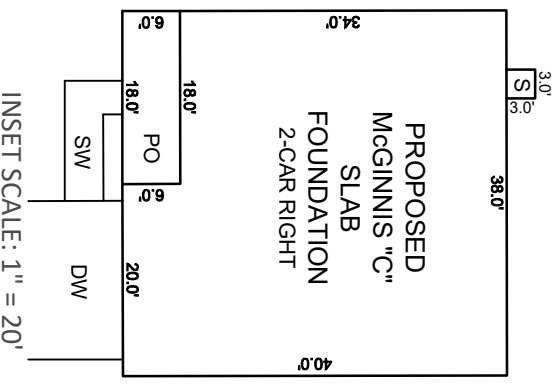


LOT INFORMATION:

PIN: 0539-80-0563.000
 TOTAL LOT AREA = 0.65 AC = 28,293 SF
 HOUSE = 1,412 SF
 PORCH = 108 SF
 SIDEWALK = 57 SF
 DRIVEWAY = 611 SF
 STOOP = 9 SF
 PROPOSED IMPERVIOUS = 2,308 SF
 PERCENT IMPERVIOUS = 8.16 %

OPEN SPACE
1

REFERENCE:
BM 2022, PG 293-297

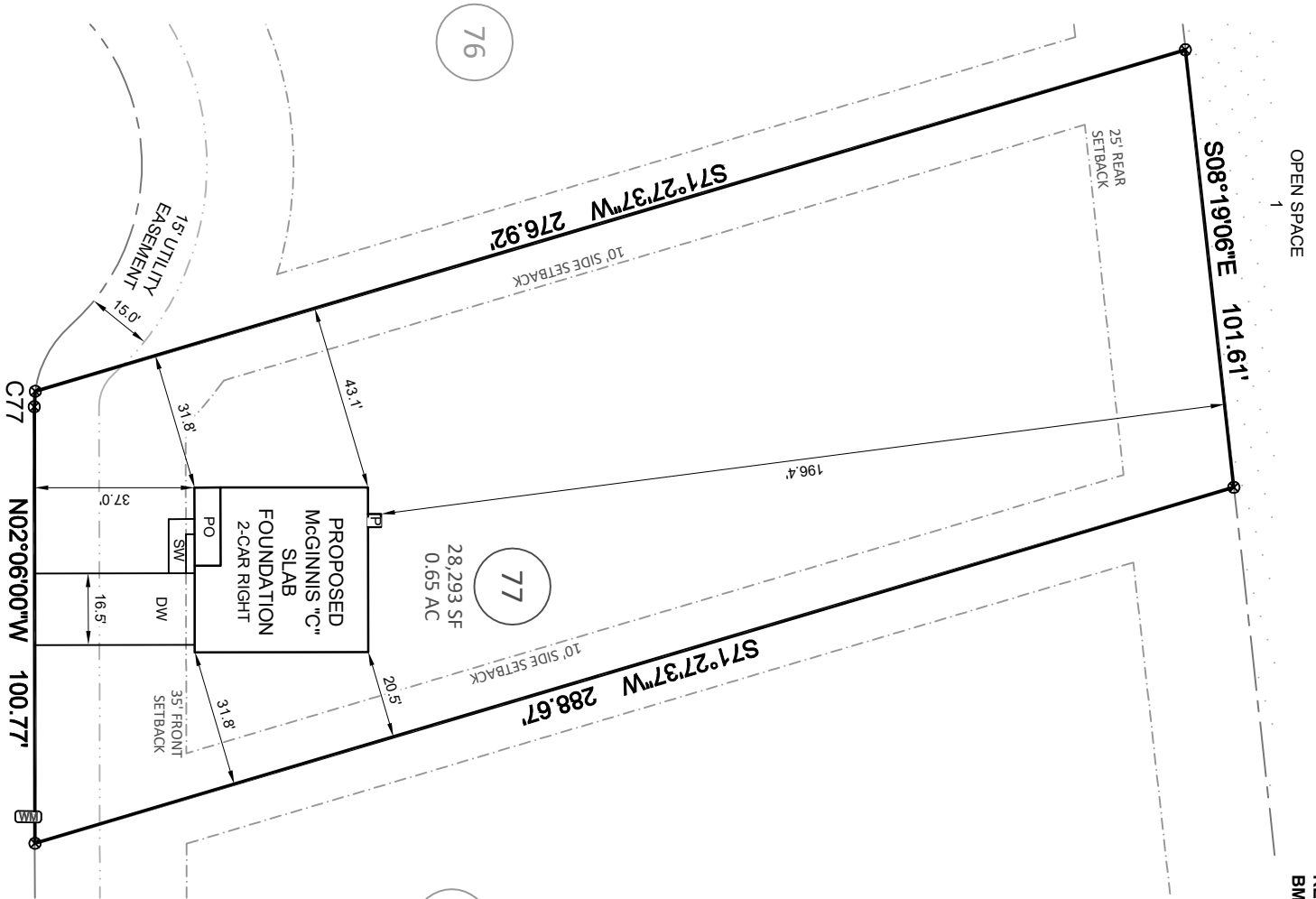


INSET SCALE: 1" = 20'

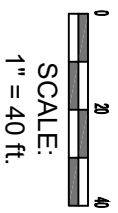
NOTES:

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 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
C77	25.00'	3.58'	N01°59'59"E
			CHORD
			3.57'



BONNIE GIRL COURT
50' RW (PUBLIC & UTILITY ACCESS)

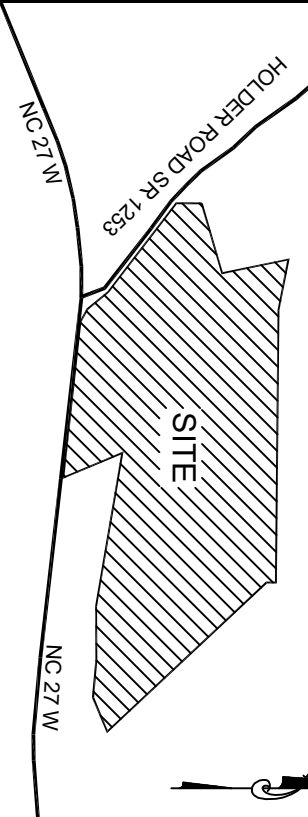


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 NCBELS Firm No. C-2378

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 SET (IPS)
- ⊕ = WATER METER
- Ⓜ = WATER METER
- ☐ = CLEANOUT
- AC = 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

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 77

86 BONNIE GIRL COURT, LILLINGTON, NC
 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 11/23/22 DRAWN BY: CPV CHECKED BY: SPC

REFERENCE: BK. 2022, PGS. 318-322 PROJECT # 220482 SCALE: 1" = 40'