

REVISION : CHANGE TO LEFT HAND GARAGE, AHB 2/2/2023

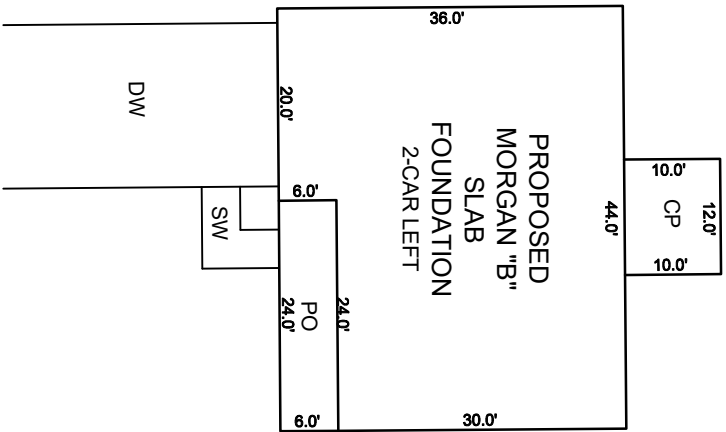
LOT INFORMATION:

PIN: 0539-81-2123.000
 TOTAL LOT AREA = 0.67 AC = 29,006 SF
 MAX. IMPERVIOUS = 24%
 HOUSE = 1,440 SF
 DRIVEWAY = 629 SF
 SIDEWALK = 50 SF
 PORCH = 144 SF
 COVERED PORCH = 120 SF
 EXISTING IMPERVIOUS = 2,383 SF
 PERCENT IMPERVIOUS = 08.22%
REFERENCE:
 BM 2022, PG 293-297

28

S18°32'23"E 145.70'

BM 2022, PG 318-322

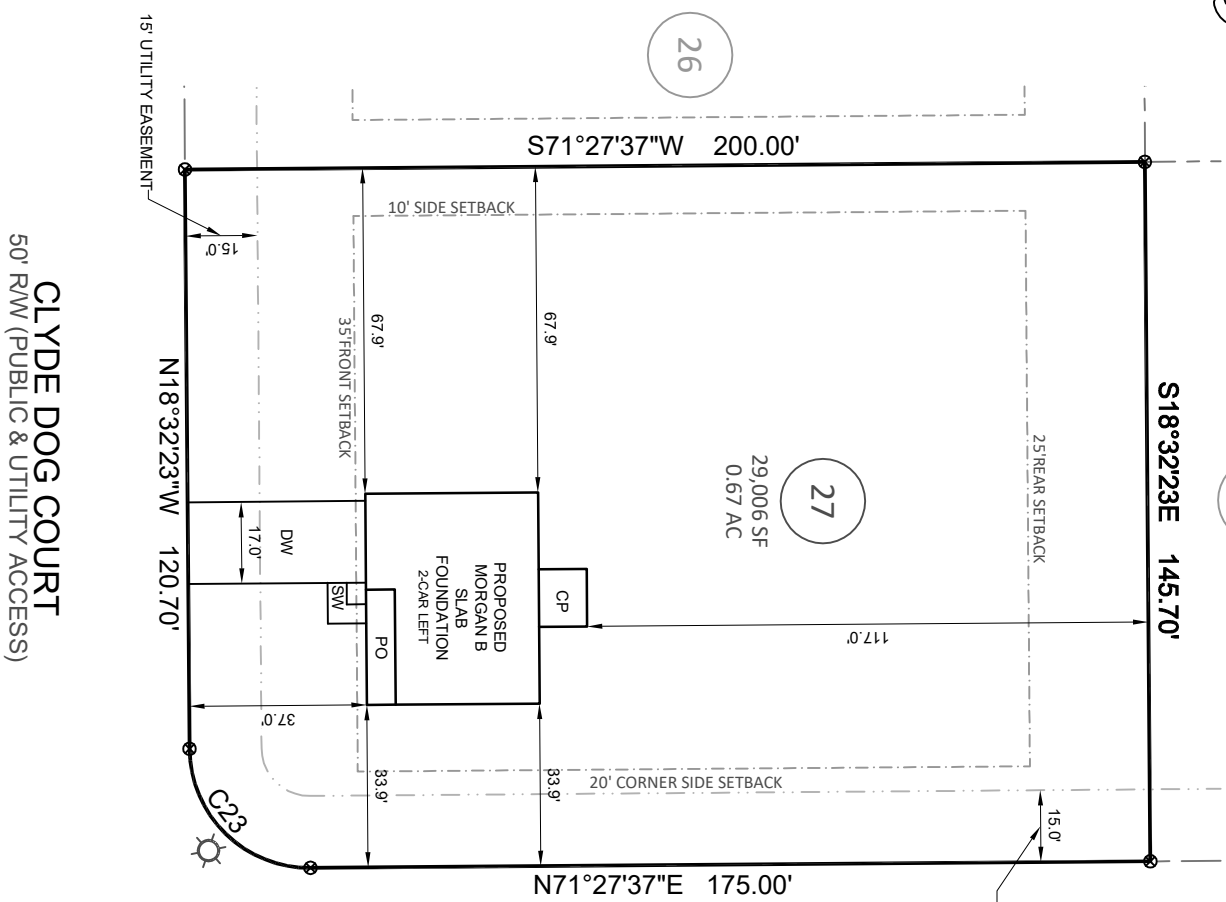


INSET SCALE: 1" = 20'

NOTES:

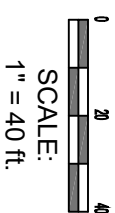
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION 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
2620 RELIANCE AVENUE
APEX, NC 27539

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C23	25.00'	39.27'	S63°32'23"E	35.36'



DOUBLE BARREL STREET
50' R/W (PUBLIC & UTILITY ACCESS)

CLYDE DOG COURT
50' R/W (PUBLIC & UTILITY ACCESS)



Bateman Civil Survey Company

Engineers • Surveyors • Planners

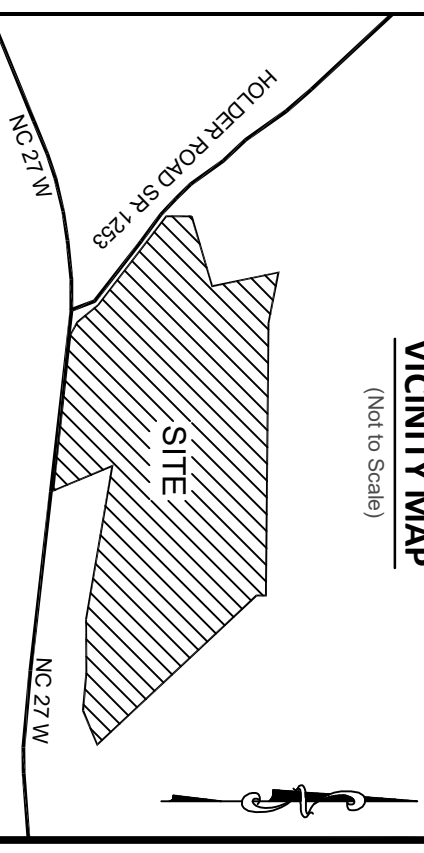
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081

www.batemancivilsurvey.com Info@batemancivilsurvey.com

NOBELS Firm No. C-2378

VICINITY MAP

(Not to Scale)



LEGEND

- PO = PORCH
- P = PATIO
- SP = SCREEN PORCH OR PATIO
- CP = COVERED PORCH OR PATIO
- WD = WOOD DECK
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- ⊗ = COMPUTED POINT
- ⊙ = IRON PIPE FOUND
- ⊚ = IRON PIPE SET (IPS)
- ⊛ = WATER METER
- CO = CLEANOUT
- AC = AIR CONDITIONER
- ⊠ = CABLE BOX
- ⊡ = ELECTRIC 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.

STEVEN P. CARSON
 1/25/23

PRELIMINARY PLOT PLAN

FOR



DUNCANS CROSSING - LOT 27

CLYDE DOG COURT, LILLINGTON, NC

UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 1/25/23 DRAWN BY: HTC CHECKED BY: SPC

REFERENCE: BM 2022, PG 318-322 PROJECT # 220482 SCALE: 1" = 40'