

LOT INFORMATION:

PIN: 0539-80-0810.000
 TOTAL LOT AREA = 0.57 AC = 25,000 SF
 MAX. IMPERVIOUS = 24%
 HOUSE = 2,231 SF
 PORCH = 33 SF
 SIDEWALK = 132 SF
 DRIVEWAY = 611 SF
 PATIO = 120 SF
 PROPOSED IMPERVIOUS = 3,127 SF
 PERCENT IMPERVIOUS = 12.51 %

REFERENCE:
 BM 2022, PG 293-297

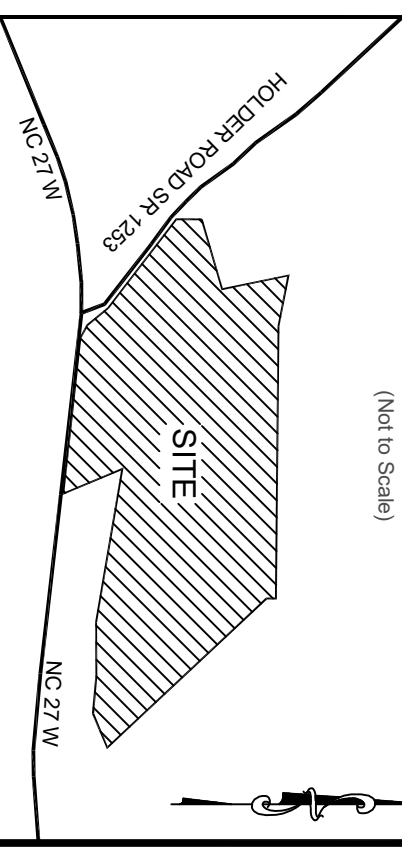


Bateman Civil Survey Company

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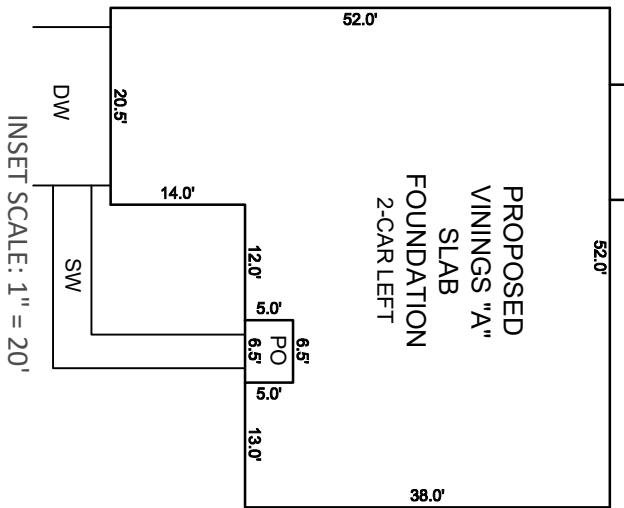
VICINITY MAP

(Not to Scale)

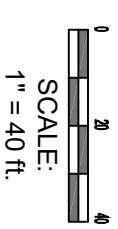
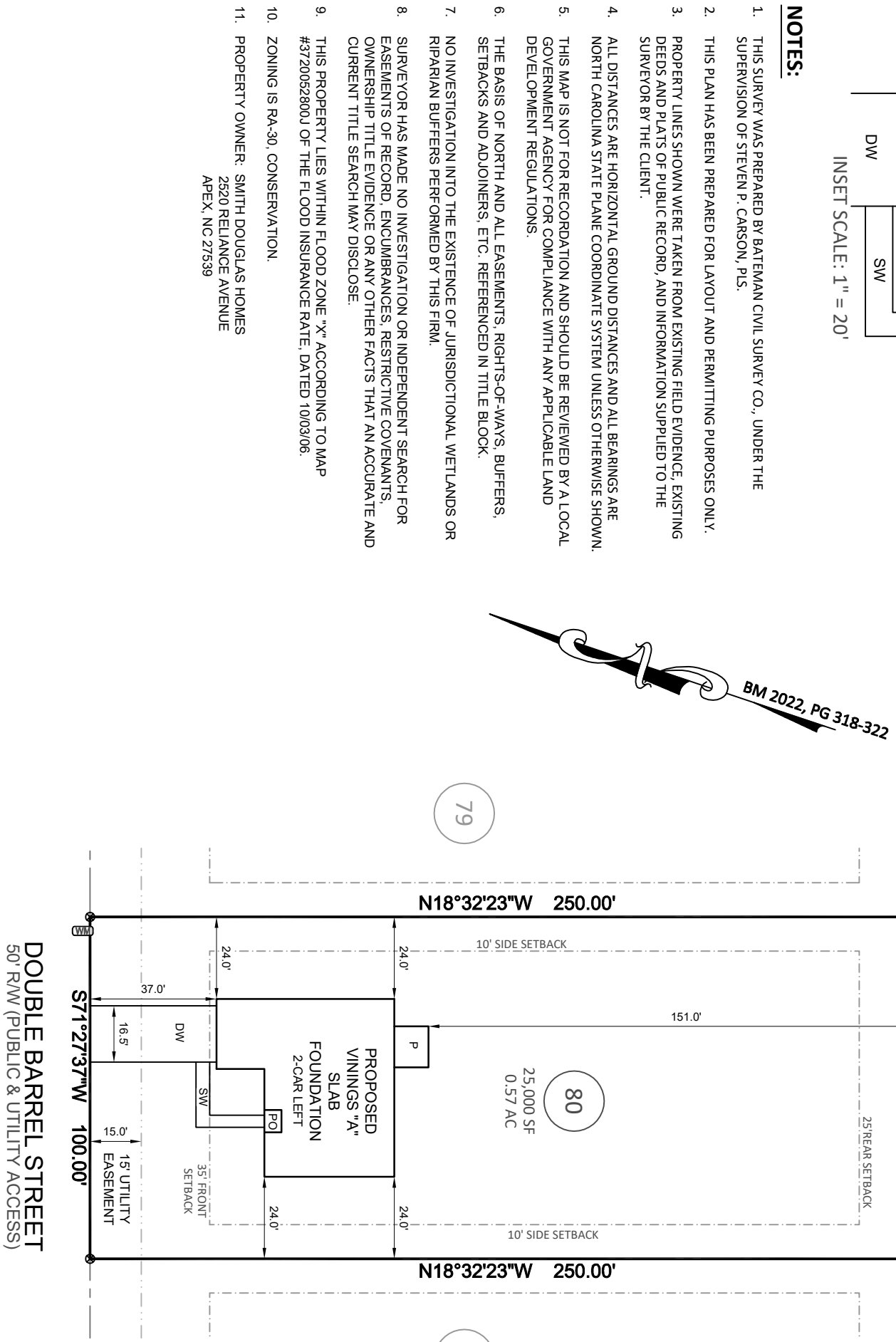
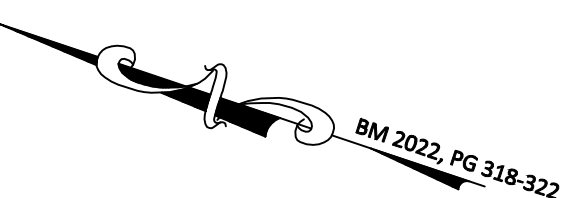


NOTES:

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



INSET SCALE: 1" = 20'



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
 AC = AIR CONDITIONER
 □ = ELECTRIC BOX
 □ = CABLE BOX
 □ = TELEPHONE PEDESTAL
 LP = LIGHT POLE
 CI = CURB INLET
 Y = YARD INLET
 ⚡ = FIRE HYDRANT
 WV = WATER VALVE
 PP = POWER POLE

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

BUILDER TO VERIFY HOUSE LOCATION, DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN



PRELIMINARY PLOT PLAN

FOR

DUNCANS CROSSING - LOT 80

134 DOUBLE BARREL STREET, LILLINGTON, NC
 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY
 DATE: 2/2/23 DRAWN BY: CPV CHECKED BY: SPC
 REFERENCE: BM 2022, PG 318-322 PROJECT # 220482 SCALE: 1" = 40'

PRELIMINARY