: 10.

.0.29 \mathbb{Q} 10.01 유 12.0 INSET SCALE: 1" = 20' FOUNDATION 10.01 VININGS "B" PROPOSED 14.0' 2-CAR LEFT SLAB 52.0 WS PO **19.5**' .0.3 6.0' .0.86

NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- 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.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.

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317.00

- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
- NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
- 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.
- THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP #3720052800J OF THE FLOOD INSURANCE RATE, DATED 10/03/06.

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- ZONING IS RA-30, CONSERVATION.
- PROPERTY OWNER: SMITH DOUGLAS HOMES 2520 RELIANCE AVENUE APEX, NC 27539

| | | CURVE TABLE | TABLE | |
|-------|---------|-------------|-----------------|--------|
| CURVE | RADIUS | LENGTH | CHORD DIRECTION | CHORD |
| C9 | 255.00' | 61.47' | N67°14'04"W | 61.33' |
| | | | | |

7 WETLANDS 7 7 7 7 7 7 Si AEAA SETBACA OPEN SPACE 2 THE BIE 3d' TOT WB REFERENCE: BM 2022, PG 293-297

SIDEWALK = 112 SF
DRIVEWAY = 615 SF
COVERED PATIO = 120 SF
PROPOSED IMPERVIOUS = 3,221 SF
PERCENT IMPERVIOUS = 10.30 % PIN: 0539-71-5559.000 TOTAL LOT AREA = 0.72 AC = 31,274 SF MAX. IMPERVIOUS = 24% HOUSE = 2,231 SF PORCH = 143 SF

est, as anogathron

SITE

NC 27 W

LOT INFORMATION:

Bateman Civil Survey Company

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

info@batemancivilsurvey.com

Engineers • Surveyors • Planners

www.batemancivilsurvey.com

NCBELS Firm No. C-2378

VICINITY MAP

(Not to Scale)

>

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK

LEGEND

PO = PORCH
PO = PORCH
CP = SCREEN PORCH
CP = COVERED PORCH
SW = SIDEWALK
DW = CONC DRIVEWAY
Ø = CONC DRIVEWAY
Ø = RON PIPE FOUNT
I RON PIPE FOUNT
O = IRON PIPE SET (IF
MID = WATER METER
CO = CLEANOUT
AC = AIR CONDITIONER
CO = CABLE BOX
CO = CABLE BOX
T = TELEPHONE PEDI
CI = CURB INLET
YI = YARD INLET
FH = FIRE HYDRANIT
WV = WATER VALVE
PP = POWER POLE
LP = LIGHT POLE SCREEN PORCH OR PATIO

REFERENCED IN TITLE BLOCK); THAT THE

O 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.

W = CONC DRIVEWAY

S = COMPUTED POINT

I RON PIPE FOUND

I RON PIPE SET (IPS) CONDITIONER

NS9°40'19"E

BLE BOX LEPHONE PEDESTAL 3HT POLE

BUILDING SETBACKS:

and is only intended for the parties and This map is of an existing parcel of land purposes shown. This map not for

recordation. No title report provided.

FRONT = 35 ft REAR = 25 ft SIDE = 10 ft CORNER = 20 ft

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

PRELIMINARY PLOT PLAN



DUNCANS CROSSING - LOT 13

DATE: 2/22/23 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY 185 CLYDE DOG COURT, LILLINGTON, NC

EFERENCE: BM 2022, PG 318-322 DRAWN BY: CPV PROJECT # 220482 CHECKED BY: SPC SCALE: 1" = 40'

