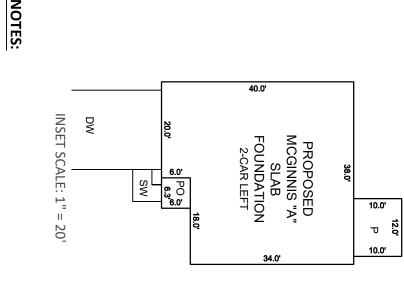
<u>.</u> 10.



- 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
- 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.
- 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
C7	285.00'	73.17'	N69°33'05"W	12.97'
C8	255.00'	12.31'	N75°31'24"W	12.31'

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

#### 10 S27°48'13"W 2 <sup>285.00</sup>′ 10' SIDE SETBACK 35' FRONT SETBACK MCGINNIS "A **PROPOSED** OUNDATION 16.5 D۷ 2-CAR LEFT SLAB 31,272 SF 0.72 AC 12 S76°54'22"E 25' REAR SETBACK REFERENCE: BM 2022, PG 293-297 64.80' N06°42'11"E 60.7 62.3 107.23' Wind State of the င္ထ > (WM) 10' SIDE SETBACK > N15°51'34"E > 180.00 **OPEN SPACE 2** WETLANDS 13

#### 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)

SITE

NC 27 W

PIN: 0539-71-6597.000 TOTAL LOT AREA = 0.72 AC = 31,272 SF MAX. IMPERVIOUS = 24% HOUSE = 1,412 SF PORCH = 38 SF

SIDEWALK = 34 SF
DRIVEWAY = 620 SF
PATIO = 120 SF
PROPOSED IMPERVIOUS = 2,224 SF
PERCENT IMPERVIOUS = 7.11 %

### est, as anogathron

LEGEND

PO = PORCH
P = PATIO
SP = SCREEN PORCH
CP = COVERED PORCH
SW = SIDEWALK
DW = SIDEWALK
DW = COMPUTED POIN
© = IRON PIPE FOUNT
© = IRON PIPE SET (IF
MED = WATER METER
CO = CLEANOUT
AC = AIR CONDITIONEF
ED = ELECTRIC BOX
© = CABLE BOX
LP = LIGHT POLE
CI = CURB INLET
TH = FIRE HYDRANT
WV = WAREN POLE
LP = LIGHT POLE
LP = LIGHT POLE
LP = LIGHT POLE W = CONC DRIVEWAY

S = COMPUTED POINT

I RON PIPE FOUND

I RON PIPE SET (IPS) SCREEN PORCH OR PATIO

CONDITIONER

BLE BOX LEPHONE PEDESTAL 3HT POLE

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

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

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

BUILDER TO VERIFY HOUSE LOCATION, **DIMENSIONS AND REVIEW TOTAL** 

recordation. No title report provided.

## IMPERVIOUS NOTED ON THIS PLOT PLAN PRELIMINARY PLOT PLAN

# SMITH DOUGLAS HOMES

Ó UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY 165 CLYDE DOG COURT, LILLINGTON, NC **DUNCANS CROSSING - LOT 12** 

SCALE: 1" = 40 ft.

ATE: 3/20/23 **EFERENCE:** BM 2022, PG 318-322 DRAWN BY: AHB PROJECT # 220482 CHECKED BY: SPC SCALE: 1'' = 40'