NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE

THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE

(SSECTATATION BONDER INDO

\$3.6¢

SETBACK

37.0'

DW

19.2

16.5

15.0'

6A:7.

PROPOSED AVONDALE "B"

FOUNDATION 2-CAR RIGHT SLAB

10' SIDE SETBACK

ס

27.7

210.23

S26°09'50"W

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.

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.

œ

RECORDED PLAT.

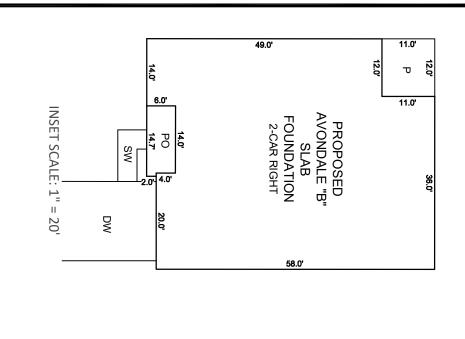
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

10. 9

BUILDER/DEVELOPER:

SMITH DOUGLAS HOMES 3412 APEX PEAKWAY APEX, NC 27502

ZONING IS RA-30, CONSERVATION.



54

CURVE C54 C55 C56RADIUS 335.00' 335.00' 25.00' LENGTH 95.50 33.30 73.56' **CURVE TABLE** CHORD DIRECTION N10°22'21"W S72°13'58"E S40°21'51"E CHORD 73.41' 30.89 95.18'

SIDEWALK = 51 SF
DRIVEWAY = 649 SF
PATIO = 132 SF
PROPOSED IMPERVIOUS = 3,541 SF
PERCENT IMPERVIOUS = 10.01% PIN: 0539-81-6245

REFERENCE: DB. 4208 PGS. 270-272

TOTAL LOT AREA = 0.81 AC = 35,378 SF

MAX. IMPERVIOUS = 24 %

HOUSE = 2,624 SF

PORCH = 85 SF

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)

54

est, as anogathron

SITE

NC 27 W

DB 4081, PG 944 BS LAND, LLC TRACT 1 & 2 OF

WETLANDS

OPEN

J.E. LE. STS SPACE

8W 2022, PG 318-322

AT DE THE

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

35,378 SF 0.81 AC

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

Miellesth

56

LEGEND

PO = COVERED FRONT PORCH
P = PATIO
SP = SCREEN PORCH OR PATIO
REP = COVERED PORCH OR PATIO
W/D = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
S = COMPUTED POINT
O = IRON PIPE FOUND (IPS)
I = IRON PIPE SET (IPS)
W/ATER METER
CO = CLEANOUT
AC = AIR CONDITIONER
ED = ELECTRIC BOX
I = TELEPHONE PEDESTAL
LP = LIGHT POLE
CI = CURB INLET
YI = YARD INLET
YI = YARD INLET
YI = FARE HYDRANT
W/W = WATER YALVE
PP= POWER POLE

BUILDING SETBACKS:

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

and is only intended for the parties and This map is of an existing parcel of land recordation. No title report provided. purposes shown. This map not for

BUILDER TO VERIFY HOUSE LOCATION DIMENSIONS AND REVIEW TOTAL

IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN



SMITH DOUGLAS HOMES

UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY DOUBLE BARREL STREET, LILLINGTON, NC **DUNCANS CROSSING - LOT 55**

REFERENCE: BM 2022, PG 318-322 ATE: 7/9/24 DRAWN BY: ALT PROJECT # 220482 CHECKED BY: SPC SCALE: 1" = 40'

DOUBLE BARREL STREET 50' R/W (PUBLIC & UTILITY ACCESS) C56 œM) -15' UTILITY EASEMENT REFERENCES: BM 2022, PG 293-297 1" = 40 ft.SCALE: Õ