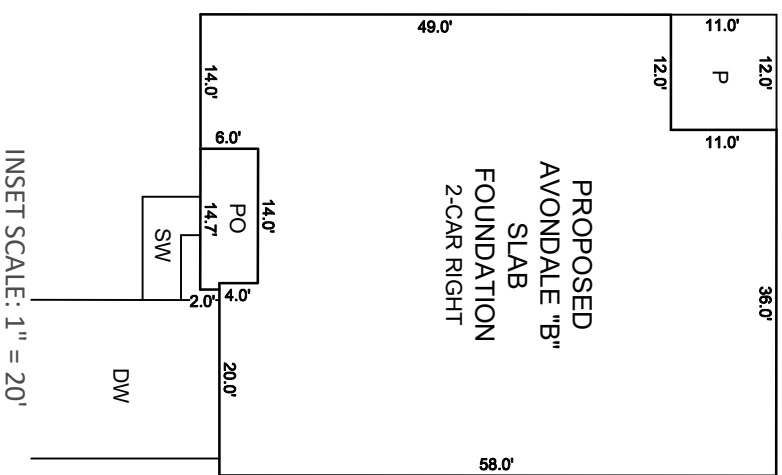


CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C54	335.00'	95.50'	N10°22'21"W	95.18'
C55	25.00'	33.30'	S40°21'51"E	30.89'
C56	335.00'	73.56'	S72°13'58"E	73.41'

LOT INFORMATION:

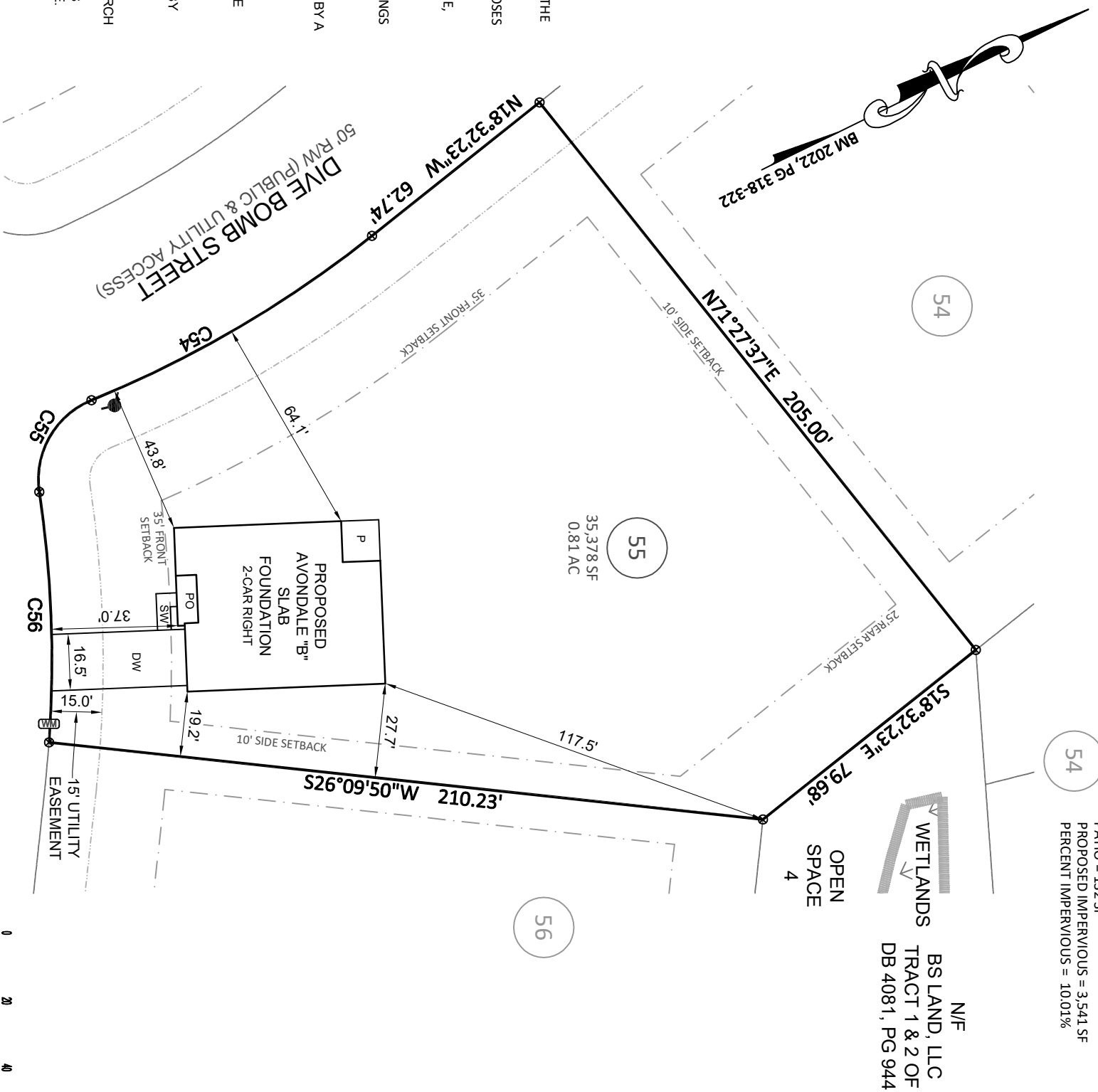
PIN: 0539-81-6245
 REFERENCE: DB, 4208 PGS, 270-272
 TOTAL LOT AREA = 0.81 AC = 35,378 SF
 MAX. IMPERVIOUS = 24 %
 HOUSE = 2,624 SF
 PORCH = 85 SF
 SIDEWALK = 51 SF
 DRIVEWAY = 649 SF
 PATIO = 132 SF
 PROPOSED IMPERVIOUS = 3,541 SF
 PERCENT IMPERVIOUS = 10.01%



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, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
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. ZONING IS RA-30, CONSERVATION.
10. BUILDER/DEVELOPER: SMITH DOUGLAS HOMES
3412 APEX PEAKWAY
APEX, NC 27502



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

DIVE BOMB STREET
50' R/W (PUBLIC & UTILITY ACCESS)

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



SCALE: 1" = 40 ft.
 REFERENCES: BM 2022, PG 293-297

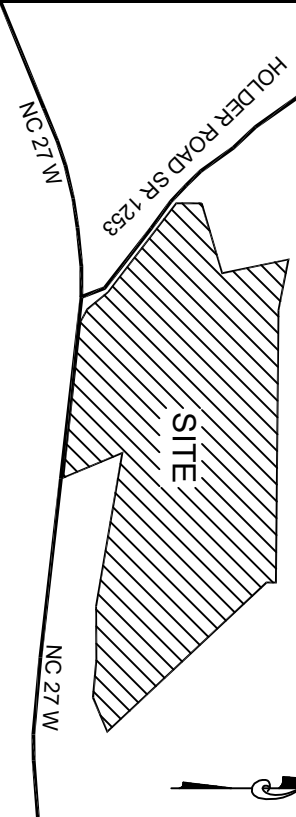


Bateman Civil Survey Company

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 www.batemancivilsurvey.com info@batemancivilsurvey.com
 NCBELS Firm No. C-2378

VICINITY MAP

(Not to Scale)



LEGEND

- PO = COVERED FRONT PORCH
- P = PATIO
- SP = SCREEN PORCH OR PATIO
- CP = COVERED PORCH OR PATIO
- WD = WOOD DECK
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- ⊗ = COMPUTED POINT (CPTS)
- ⊙ = IRON PIPE FOUND (IPFS)
- ⊙ = IRON PIPE SET (IPSS)
- ⊙ = WATER METER
- CO = CLEANOUT
- AC = AIR CONDITIONER
- ⊞ = ELECTRIC BOX
- ⊞ = CABLE BOX
- ⊞ = TELEPHONE PEDestal
- LP = LIGHT POLE
- ⊙ = CURB INLET
- ⊙ = YARD INLET
- ⊙ = FIRE HYDRANT
- ⊙ = 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 55

DOUBLE BARREL STREET, LILLINGTON, NC
 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

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