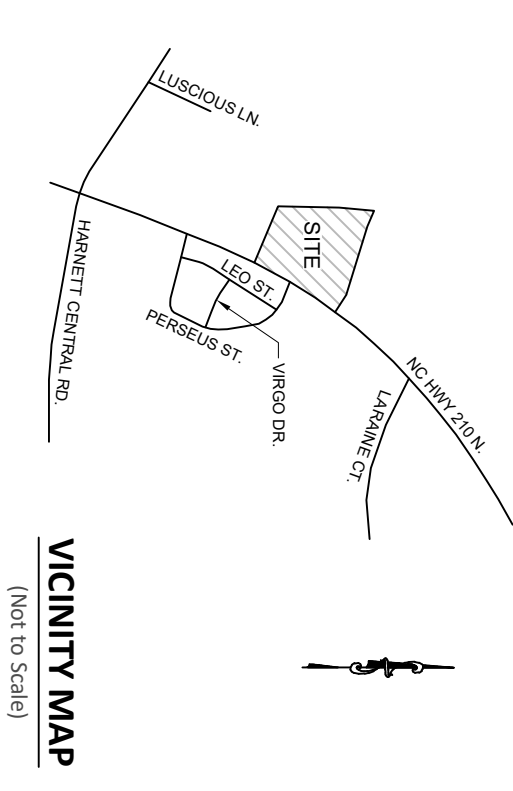




Bateman Civil Survey Company

Engineers • Surveyors • Planners

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NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

- LEGEND**
- PO = COVERED FRONT/SIDE PORCH
  - P = PATIO
  - SP = SCREENED PORCH OR PATIO
  - CP = COVERED PORCH OR PATIO
  - WD = WOOD DECK
  - SW = SIDEWALK
  - DW = CONC DRIVEWAY
  - = COMPUTED POINT (IPF)
  - ⊙ = IRON PIPE SET (IPS)
  - ⊙ = WATER METER
  - CO = CLEANOUT
  - TB = TRAFFIC BEARING
  - AC = AIR CONDITIONER
  - ⊞ = ELECTRIC BOX
  - ⊞ = CABLE BOX
  - ⊞ = TELEPHONE PEDESTAL
  - ⊞ = LIGHT POLE
  - CI = CURB INLET
  - ROG = ROLLOVER GRATE
  - YI = YARD INLET
  - DI = DROP INLET
  - FH = FIRE HYDRANT
  - WV = WATER VALVE
  - ⊙ = SEWER MANHOLE
  - ⊙ = ELECTRIC METER
  - ⊙ = GAS METER
  - ⊙ = HANDHOLE
  - R/W = RIGHT-OF-WAY
- BUILDING SETBACKS:**
- FRONT YARD = 20' MIN.
  - REAR YARD = 6' MIN.
  - SIDE STREET (END UNITS) = 6' MIN.
  - MAX. BLDG HEIGHT = 4 STORIES
- This map is of an existing parcel of land and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.

PRELIMINARY

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

PRELIMINARY PLOT PLAN  
FOR  
MATTAMY HOMES

POWELL - PHASE 3 - LOTS 202-207  
ARA COURT, ANGIER, NC  
BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 7/31/25 DRAWN BY: ASF CHECKED BY: SAW

REFERENCE: PB 2025, PGS 308-311

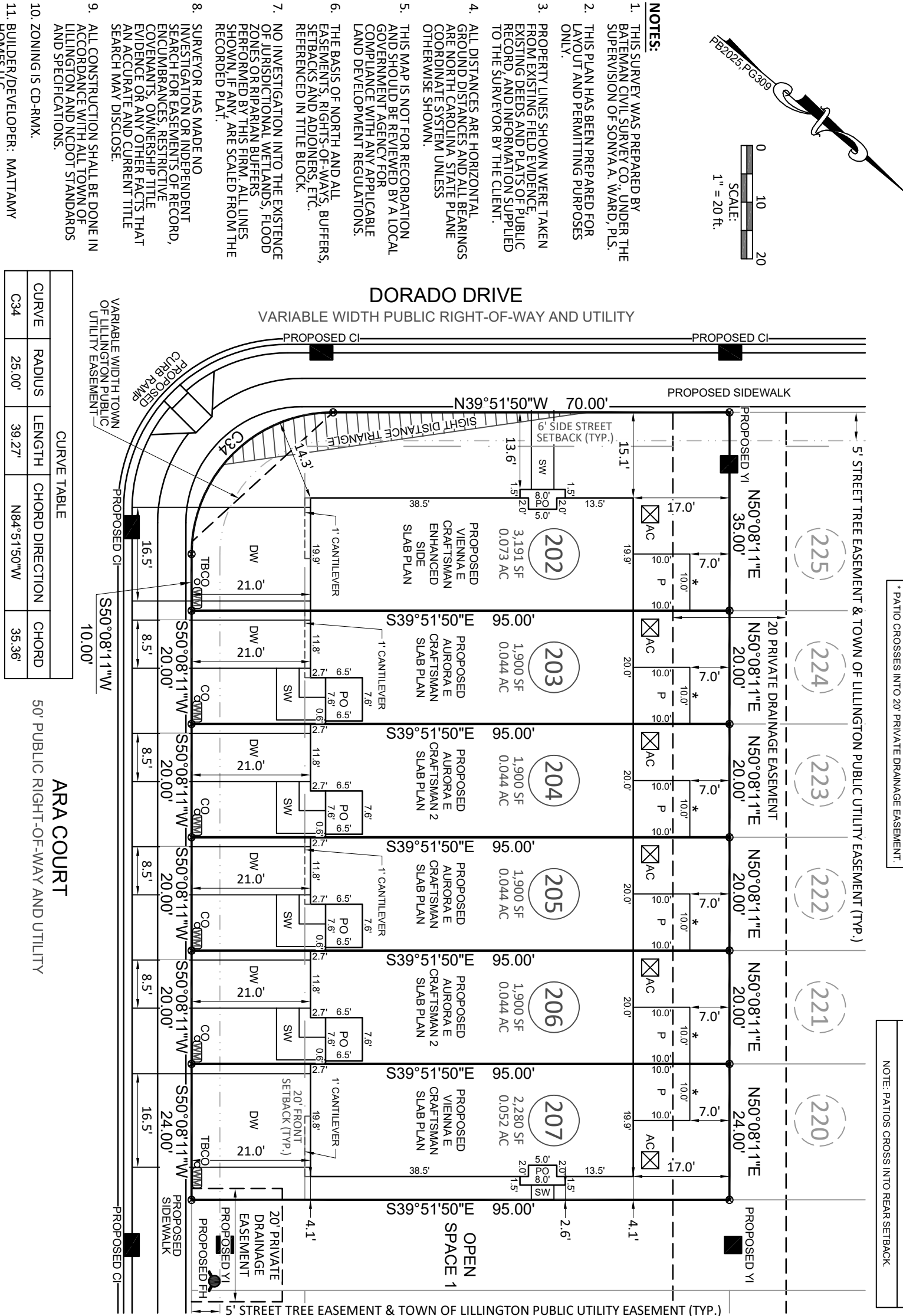
BCSH# 250859

SCALE: 1" = 20'

LOT INFORMATION:	LOT INFORMATION:	LOT INFORMATION:	LOT INFORMATION:
LOT #202 PIN: 0662-24-9720 REFERENCE: DB 4288, PGS 159-162 ADDRESS: 11 ARA COURT LOT AREA = 0.073 AC = 3,191 SF TOWNHOUSE = 1,123 SF P = 100 SF PO = 22 SF SW = 55 SF DW (TTO R/W) = 343 SF AC PAD = 9 SF PROPOSED IMPERVIOUS = 1,652 SF PERCENT IMPERVIOUS = 51.77% MAXIMUM IMPERVIOUS = 2,000 SF	LOT #203 PIN: 0662-24-9751 REFERENCE: DB 4288, PGS 159-162 ADDRESS: 15 ARA COURT LOT AREA = 0.044 AC = 1,900 SF TOWNHOUSE = 1,069 SF P = 100 SF PO = 50 SF SW = 55 SF DW (TTO R/W) = 179 SF AC PAD = 9 SF PROPOSED IMPERVIOUS = 1,462 SF PERCENT IMPERVIOUS = 76.95% MAXIMUM IMPERVIOUS = 1,750 SF	LOT #204 PIN: 0662-24-9763 REFERENCE: DB 4288, PGS 159-162 ADDRESS: 19 ARA COURT LOT AREA = 0.044 AC = 1,900 SF TOWNHOUSE = 1,069 SF P = 100 SF PO = 50 SF SW = 55 SF DW (TTO R/W) = 179 SF AC PAD = 9 SF PROPOSED IMPERVIOUS = 1,462 SF PERCENT IMPERVIOUS = 76.95% MAXIMUM IMPERVIOUS = 1,750 SF	LOT #205 PIN: 0662-24-9784 REFERENCE: DB 4288, PGS 159-162 ADDRESS: 23 ARA COURT LOT AREA = 0.044 AC = 1,900 SF TOWNHOUSE = 1,069 SF P = 100 SF PO = 50 SF SW = 55 SF DW (TTO R/W) = 179 SF AC PAD = 9 SF PROPOSED IMPERVIOUS = 1,462 SF PERCENT IMPERVIOUS = 76.95% MAXIMUM IMPERVIOUS = 1,750 SF
LOT #206 PIN: 0662-24-9795 REFERENCE: DB 4288, PGS 159-162 ADDRESS: 27 ARA COURT LOT AREA = 0.044 AC = 1,900 SF TOWNHOUSE = 1,069 SF P = 100 SF PO = 50 SF SW = 55 SF DW (TTO R/W) = 179 SF AC PAD = 9 SF PROPOSED IMPERVIOUS = 1,462 SF PERCENT IMPERVIOUS = 76.95% MAXIMUM IMPERVIOUS = 1,750 SF	LOT #207 PIN: 0662-34-0717 REFERENCE: DB 4288, PGS 159-162 ADDRESS: 31 ARA COURT LOT AREA = 0.052 AC = 2,280 SF TOWNHOUSE = 1,123 SF P = 100 SF PO = 22 SF SW = 11 SF DW (TTO R/W) = 347 SF AC PAD = 9 SF PROPOSED IMPERVIOUS = 1,612 SF PERCENT IMPERVIOUS = 70.70% MAXIMUM IMPERVIOUS = 2,000 SF		

\* PATIO CROSSES INTO 20' PRIVATE DRAINAGE EASEMENT.

NOTE: PARTY WALLS MAY CROSS OVER PROPERTY LINES.  
NOTE: PATIOS CROSS INTO REAR SETBACK.



NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, P.L.S.
- 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, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE 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.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF LILLINGTON AND NCDOT STANDARDS AND SPECIFICATIONS.
- ZONING IS CD-RMX.
- BUILDER/DEVELOPER: MATTAMY HOMES LLC.

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C34	25.00'	39.27'	N84°51'50"W

ARA COURT  
50' PUBLIC RIGHT-OF-WAY AND UTILITY