NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- 4. ω 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.
- 'n ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
- 6 THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- 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 BLOCK.
- ∞
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COHANTS OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY
- 9 ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF LILLINGTON AND NCDOT STANDARDS AND SPECIFICATIONS.
- 10. ZONING IS CD-RMX.
- 11. BUILDER/DEVELOPER: MATTAMY HOMES LLC.

LOT INFORMATION:

LOT #198
PIN: 0662-24-8588
PIN: 0662-24-8588
REFERENCE: DB 4288, PGS 159-162
ADDRESS: 41 DORADO DRIVE
LOT AREA = 0.044 AC = 1,900 SF
PARKING AREA = 1,598 SF
PROPOSED IMPERVIOUS = 1,598 SF
PERCENT IMPERVIOUS = 84.11%
MAXIMUM IMPERVIOUS = 1,750 SF

LOT INFORMATION:

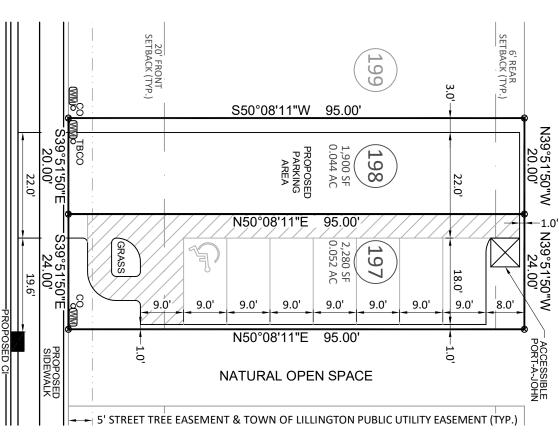
LOT #197
PIN: 0662-24-8569
REFERENCE: DB 4288, PGS 159-162
ADDRESS: 45 DORADO DRIVE
LOT AREA = 0.052 AC = 2,280 SF
PARKING AREA = 1,897 SF
PROPOSED IMPERVIOUS = 1,897 SF
PERCENT IMPERVIOUS = 83.20%
MAXIMUM IMPERVIOUS = 2,000 SF

NOTE: WATER METERS NOT ALLOWED IN DRIVEWAY.

NATURAL OPEN SPACE

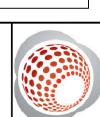
SCM 2





DORADO DRIVE

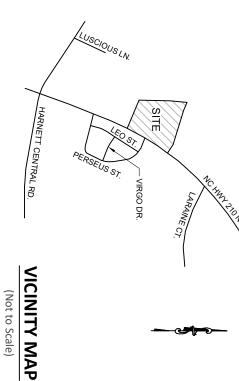
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY AND UTILITY



Bateman Civil Survey Company

Engineers • Surveyors • Planners

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I, SONYA A. WARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK

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

REFERENCED IN TITLE BLOCK); THAT THE

CAROLINA. L-4017

PRACTICE FOR LAND SURVEYING IN NORTH

PO = COVERED FRONT/SIDE PORCH S
P = PATIO
SP = SCREENED PORCH OR PATIO R
CP = COVERED PORCH OR PATIO R
WD = WOOD DECK
SW = SIDEWALK
DW = CONCO DRIVEWAY
SO = COMPUTED POINT
O = IRON PIPE FOUND (IPF)
IT = TRAFFIC BEARING
AC = AIR CONDITIONER
ST = CLEANOUT
TB = TRAFFIC BEARING
AC = AIR CONDITIONER
ST = LICHTRIC BOX
C = CABLE BOX
C = CABLE BOX
T = TELEPHONE PEDESTAL
T = TELEPHONE PEDESTAL
T = TRAFFIC BEARING
AC = AIR CONDITIONER
ST = LICHT POLE
CI = CURB INLET
FH = FIRE HYDRANT
WV = WATER WALVE
SEWER MANHOLE
SEWER MANHOLE
SEWER MANHOLE
GEN = ELECTRIC METER
GEN = GAS METER
GEN = HANDHOLE
FIRE HYDRANT
WV = WATER MANHOLE
GEN = SEWER MANHOLE
GEN = LECTRIC METER
GEN = AIR CONDITIONER
FIRE HYDRANT
WV = WATER WALVE
GEN = SEWER MANHOLE
FIRE HYDRANT
WV = WATER WALVE
GEN = SEWER MANHOLE
FIRE HYDRANT
WV = WATER WALVE
GEN = SEWER MANHOLE
FIRE HYDRANT
WV = WATER WALVE
GEN = SEWER MANHOLE
FIRE HYDRANT
WV = RIGHT-OF-WAY

FRONT YARD = 20' MIN.
REAR YARD = 6' MIN.
SIDE STREET (END UNITS) = 6' MIN.
MAX. BLDG HEIGHT = 4 STORIES BUILDING SETBACKS:

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

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

MATTAMY HOMES FOR

POWELL - PHASE 3 - LOTS 197-198 PARKING AREA BLACK RIVER TOWNSHIP, HARNETT COUNTY DORADO DRIVE, ANGIER, NC

DATE: 8/5/25 DRAWN BY: ASF CHECKED BY: SAW

FERENCE: PB 2025, PGS 308-311