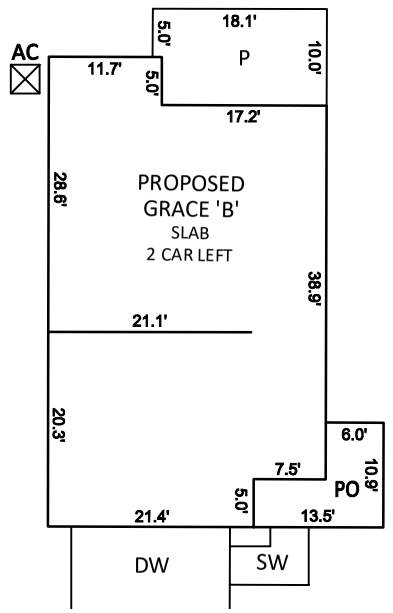
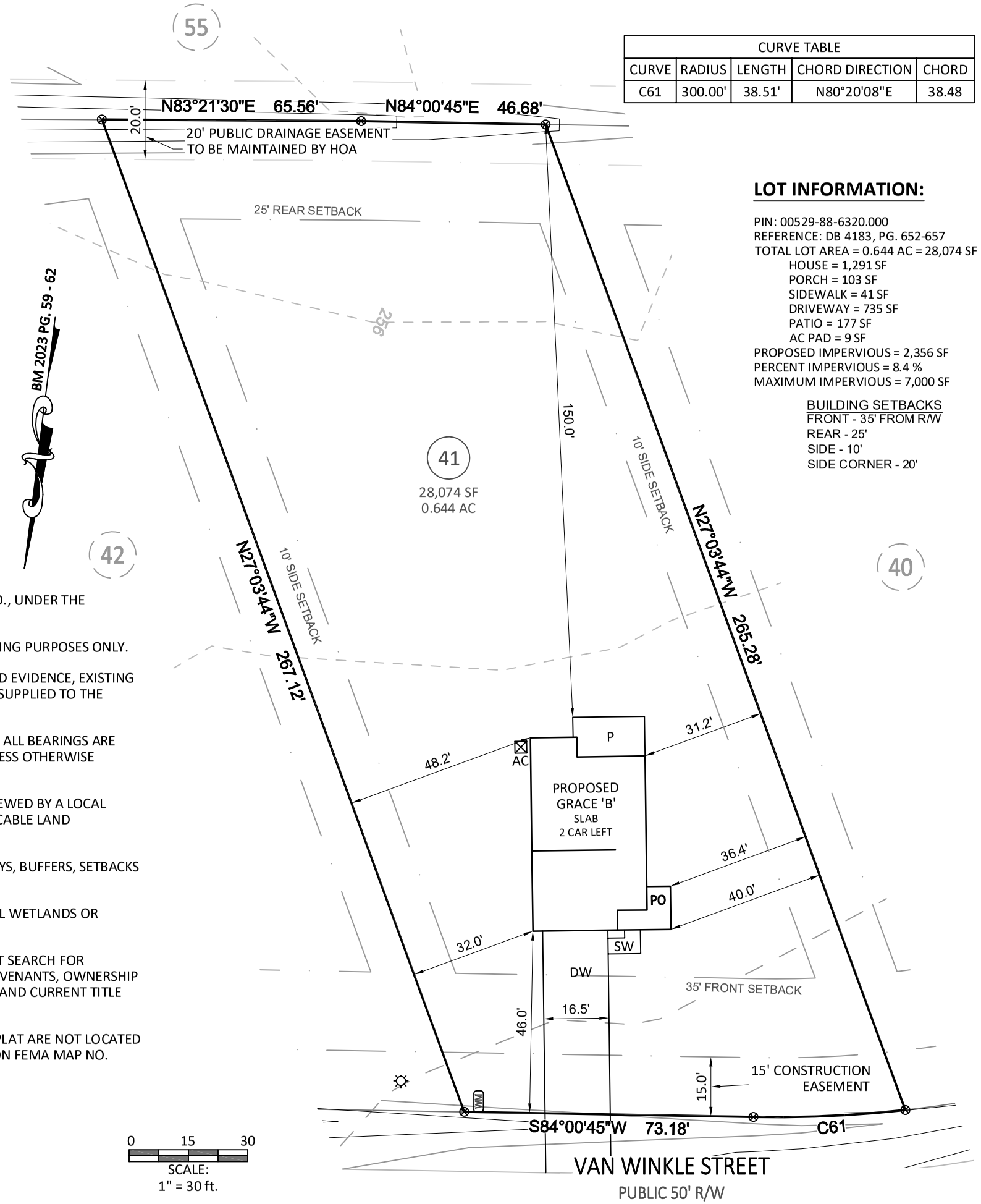



INSET SCALE: 1"=20'




| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD DIRECTION | CHORD |
| C61 | 300.00' | 38.51' | N80°20'08"E | 38.48 |

## LOT INFORMATION:

PIN: 00529-88-6320.000
REFERENCE: DB 4183, PG. 652-657
TOTAL LOT AREA = 0.644 AC = 28,074 SF
HOUSE = 1,291 SF
PORCH = 103 SF
SIDEWALK = 41 SF
DRIVEWAY = 735 SF
PATIO = 177 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 2,356 SF
PERCENT IMPERVIOUS = 8.4 %
MAXIMUM IMPERVIOUS = 7,000 SF

BUILDING SETBACKS
FRONT - 35' FROM R/W
REAR - 25'
SIDE - 10'
SIDE CORNER - 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 OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
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. FEMA FLOOD HAZARD STATEMENT: LOTS SHOWN ON THIS PLAT ARE NOT LOCATED WITHIN THE FEMA FLOOD HAZARD "ZONE AE" AS SHOWN ON FEMA MAP NO. 3720064000J & 3720054800J EFFECTIVE DATE 10/3/2006.
10. ZONING: RA-30
11. PROPERTY OWNER: DAVIDSON HOMES
1903 NORTH HARRISON AVENUE
CARY, NC 27513

0 15 30
SCALE:
1" = 30 ft.


**Bateman Civil Survey Company**
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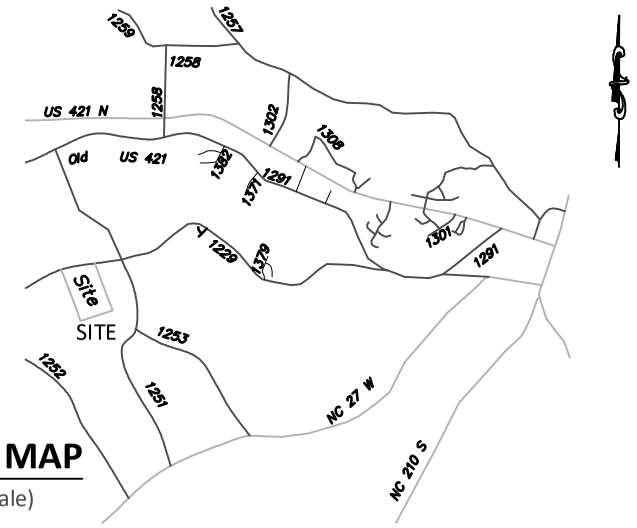
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378


## VICINITY MAP

(Not to Scale)

**LEGEND**

PO = PORCH
SP = SCREENED PORCH/PATIO
CP = COVERED PORCH/PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
P = CONC PATIO
⊗ = COMPUTED POINT
× = MAG NAIL FOUND
○ = IRON PIPE FOUND
◉ = IRON PIPE SET
● = DRILL HOLE FOUND
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
Ⓢ = SEWER MANHOLE
EB = ELECTRIC BOX
© = CABLE BOX
T = TELEPHONE PEDESTAL
CB = CATCH BASIN
IC = IRRIGATION CONTROLLER
☼ = LIGHT POLE
= UTILITY POLE
= FIRE HYDRANT
DI = DRAIN INLET
WV = WATER VALVE
= STREET SIGN
YI = YARD INLET
G = GAS METER
E = ELECTRIC METER

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK ); THAT THE BOUNDARIE 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. L-4752
DATED:

PRELIMINARY

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.

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

# PRELIMINARY PLOT PLAN

FOR

# DAVIDSON HOMES

**WELLERS KNOLL - LOT 41**
75 VAN WINKLE STREET, LILLINGTON, NC
LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 8/8/23 DRAWN BY: AJR CHECKED BY: SPC

REFERENCE: BM 2023 PG. 59-62 BCS# 230051 SCALE: 1" = 30'

P:\2023 Projects\230051 Wellers Knoll\dwg\230051 Wellers Knoll.dwg, 8/10/2023 4:34:20 PM, Foxit Reader PDF Printer