

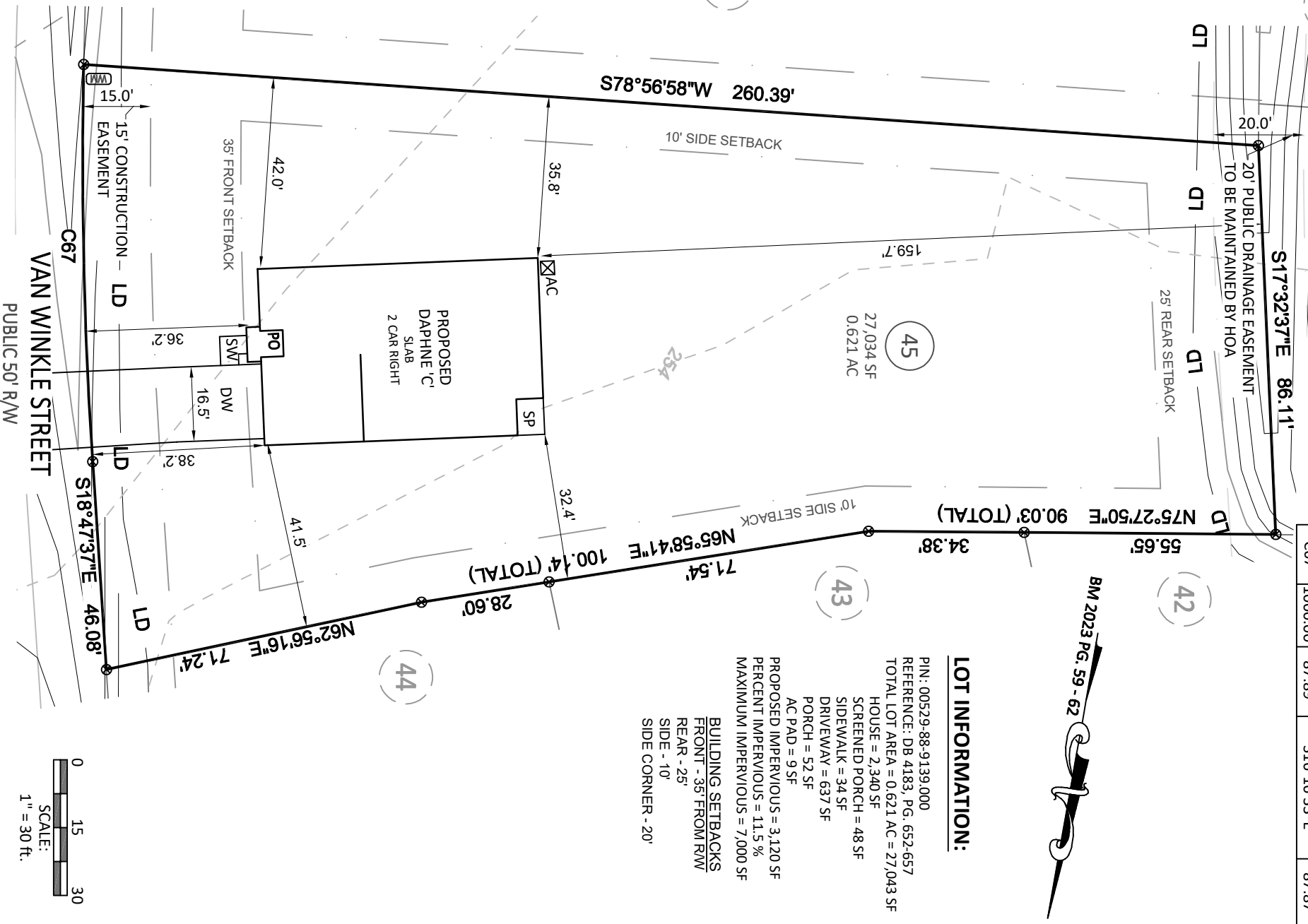


INSET SCALE: 1"=20'

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 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

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C67	1000.00'	87.89'	S16°16'33"E	87.87'



LOT INFORMATION:

PIN: 00529-88-9139.000
 REFERENCE: DB 4183, PG. 652-657
 TOTAL LOT AREA = 0.621 AC = 27,043 SF
 HOUSE = 2,340 SF
 SCREENED PORCH = 48 SF
 SIDEWALK = 34 SF
 DRIVEWAY = 637 SF
 PORCH = 52 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 3,120 SF
 PERCENT IMPERVIOUS = 11.5%
 MAXIMUM IMPERVIOUS = 7,000 SF

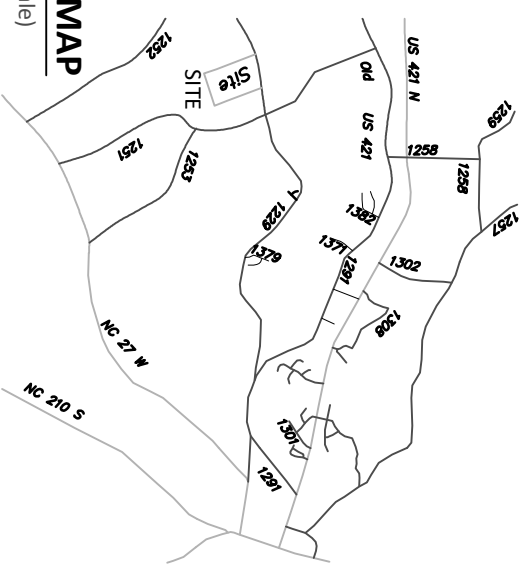
BUILDING SETBACKS
 FRONT - 35' FROM R/W
 REAR - 25'
 SIDE - 10'
 SIDE CORNER - 20'



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 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
- X = MAG NAIL FOUND
- = IRON PIPE FOUND
- = DRILL HOLE FOUND
- ⊕ = WATER METER
- ⊖ = CLEAN OUT
- AC = AIR CONDITIONER
- ⊗ = SEWER MANHOLE
- ⊕ = ELECTRIC BOX
- ⊖ = CABLE BOX
- ⊗ = TELEPHONE PEDESTAL
- ⊖ = CATCH BASIN
- ⊗ = 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

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
DAVIDSON HOMES

WELLERS KNOLL - LOT 45

238 OLD FASHIONED WAY, LILLINGTON, NC
 LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 8/9/23 DRAWN BY: AJR CHECKED BY: SPC

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