



# Bateman Civil Survey Company

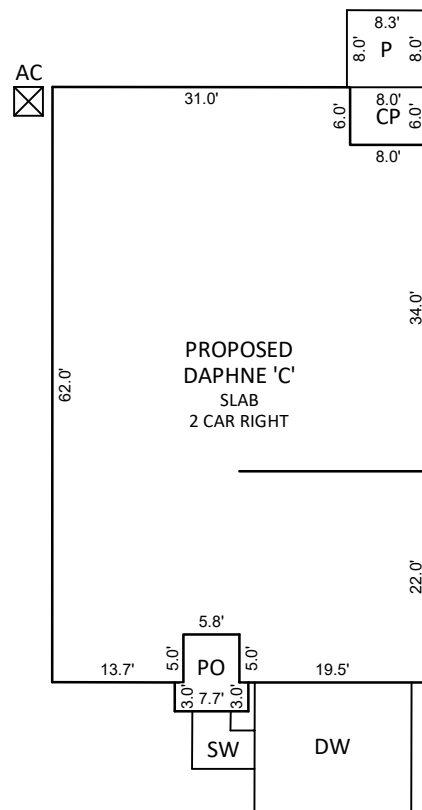
Engineers • Surveyors • Planners

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NCBELS Firm No. C-2378

## LOT INFORMATION:

PIN: 0529-78-8175.000  
REFERENCE: DB 4183, PG. 652-657  
TOTAL LOT AREA = 0.658 AC = 28,675 SF  
HOUSE = 2,341 SF  
PORCH = 52 SF  
SIDEWALK = 34 SF  
DRIVEWAY = 651 SF  
COVERED PORCH = 48 SF  
PATIO = 67 SF  
AC PAD = 9 SF  
PROPOSED IMPERVIOUS = 3,202 SF  
PERCENT IMPERVIOUS = 11.2%  
MAXIMUM IMPERVIOUS = 7,000 SF

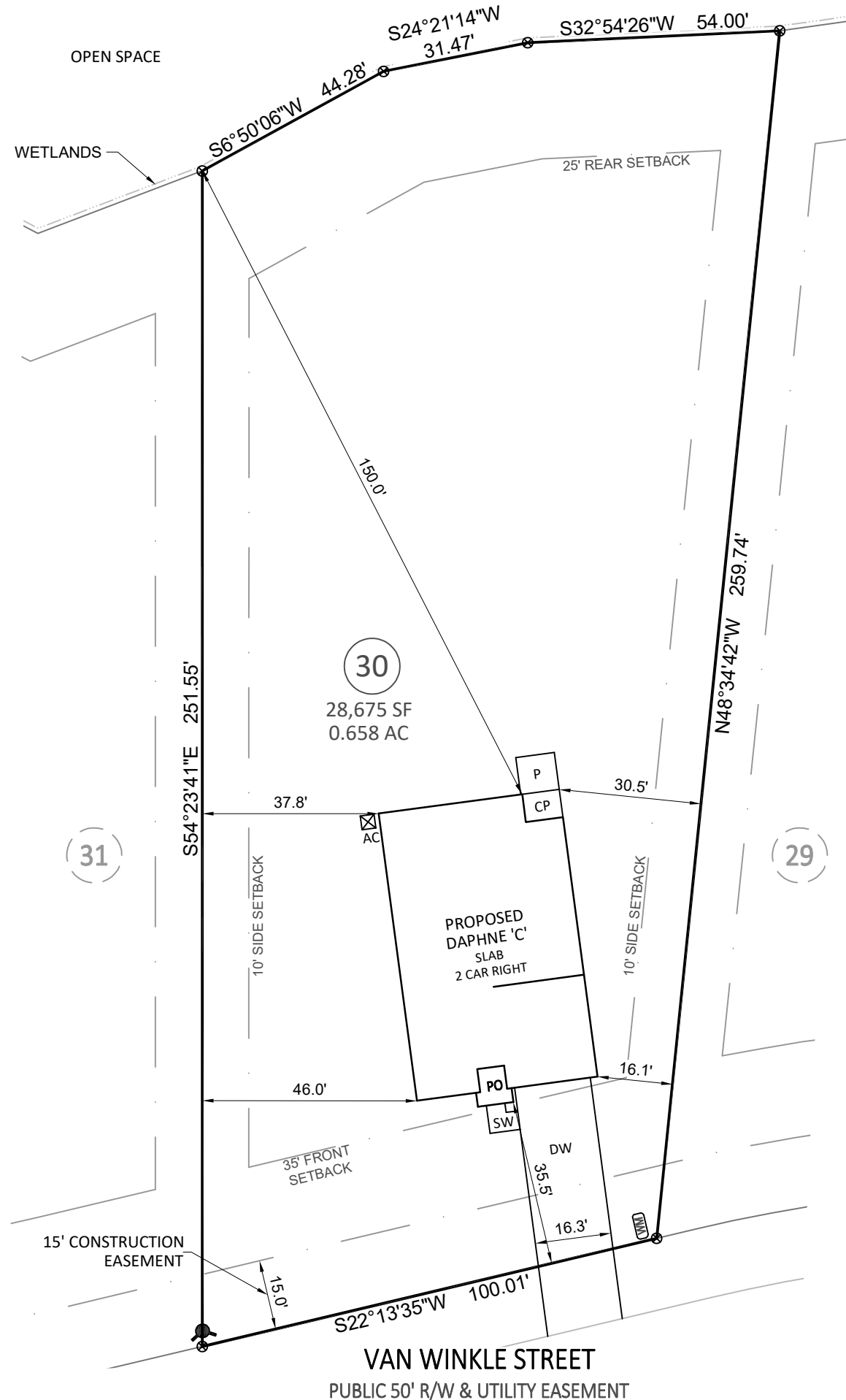
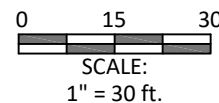
**BUILDING SETBACKS**  
FRONT - 35' FROM R/W  
REAR - 25'  
SIDE - 10'  
SIDE CORNER - 20'



INSET SCALE: 1"=20'

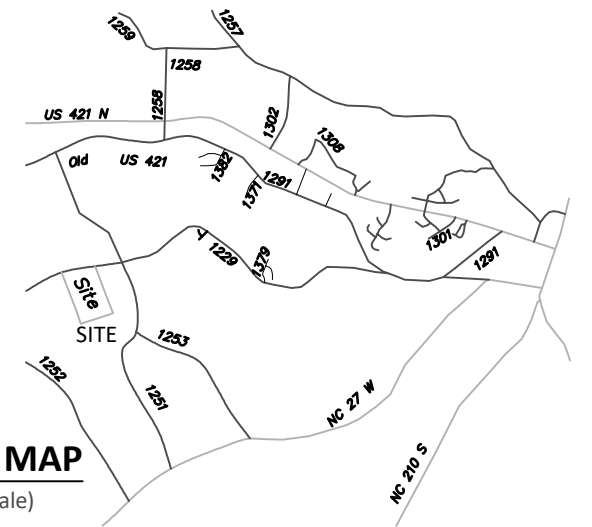
## NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- 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 OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
- 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.
- 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.
- ZONING: RA-30
- PROPERTY OWNER: DAVIDSON HOMES  
1903 NORTH HARRISON AVENUE  
CARY, NC 27513



## 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 (IPF)
- = IRON PIPE SET (IPS)
- = DRILL HOLE FOUND
- WM = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER
- ⊙ = SEWER MANHOLE
- EB = ELECTRIC BOX
- ⊙ = CABLE BOX
- = TELEPHONE PEDESTAL
- CB = CATCH BASIN
- IC = IRRIGATION CONTROLLER
- ⊙ = LIGHT POLE
- ⊙ = UTILITY POLE
- ⊙ = FIRE HYDRANT
- DI = DRAIN INLET
- WV = WATER VALVE
- PS = 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 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 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 30**  
212 VAN WINKLE STREET, LILLINGTON, NC  
LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 1/22/24 DRAWN BY: MJA CHECKED BY: SPC

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