CURVE C76 RADIUS 500.00' 62.0' 125.33' LENGTH CHORD DIRECTION INSET SCALE: 1"=30" CURVE TABLE DAPHNE 'C' PROPOSED 2 CAR RIGHT 유 WS SLAB S35°19'34"W Ž 19.5 6.0 8.3 ₽ 125.00' CHORD 22.0 \boxtimes \gtrsim PROPOSED IMPERVIOUS = 3,314 SF PERCENT IMPERVIOUS = 9,88% MAXIMUM IMPERVIOUS = 5,383 SF PIN: 0529-87-2158.000 REFERENCE: DB 4183, PG. 652 TOTAL LOT AREA = 0.770 AC = 33,555 SF BUILDING SETBACKS FRONT - 35' FROM R/W LOT INFORMATION: SIDE CORNER - 20' REAR - 25' COVERED FRONT PORCH = 52 SF SIDEWALK = 34 SF DRIVEWAYS = 763 SF HOUSE = 2,341 SF AC PAD = 9 SF34 61 22.07' 13.92' N44°24'28"E 35.99' (TOTAL)

25' REAR SETBACK

US 421 N

US 421

656)

1258

91/5 SITE

N37°27'46"E

35

1'' = 40 ft.

BM ADDIPESS - 63 62.74E 347.29 33,555 SF 0.770 AC 10, SIDE SETBACK 60 47.9 W 53.0 . \ Q PROPOSED DAPHNE'C' 2 CAR RIGHT. SLAB 3.77.11.57IS C76 61.6ge NO SIDE SETBACK 15' CONSTRUCTION SETBACK 35' FRONT EASEMENT DN (6.3 15.0'

'n

SHOWN.

THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND

DEVELOPMENT REGULATIONS

4.

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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

9.

ZONING: RA-30

SEARCH MAY DISCLOSE.

10. BUILDER/DEVELOPER:

DAVIDSON HOMES 1903 NORTH HARRISON AVENUE CARY, NC 27513

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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

NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS, FLOOD ZONES, OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.

THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK

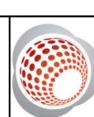
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NOTES:

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.



Bateman Civil Survey Company

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081

Engineers • Surveyors • Planners

www.batemancivilsurvey.com info@batemancivilsurvey.com

NCBELS Firm No. C-2378

(Not to Scale)

VICINITY MAP

NC 210 S

5.622

DEGEND
PO = PORCH
SP = SCREENED PORCH/PATIO
CP = COVERED PORCH/PATIO
CP = COVERED PORCH/PATIO
CP = COVERED PORCH/PATIO
NO
SW = SIDEWALK
DW = CONC DRIVEWAY
DG = DETACHED GARAGE
SE = COMPUTED POINT
X = MAG NAIL FOUND
O = IRON PIPE SET (IPS)
O = IRON PIPE SET (IPS)
O = ORILL HOLE FOUND
M = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
O = SEWER MANHOLE
EB = ELECTRIC BOX
O = CABLE BOX
CB = CATCH BASIN
IC = IRRIGATION CONTROLLER
CO = UTILITY POLE
CO = UTILITY POLE
CO = STREET SIGN
YI = YARD INLET
W = WATER VALVE
A = STREET SIGN
YI = YARD INLET
E = ELECTRIC METER
E = ELECTRIC METER

(59)

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 I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK PREI MINARY

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

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

PRELIMINARY PLOT PLAN FOR

DAVIDSON HOMES

UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY 172 WILD TURKEY WAY, LILLINGTON, NC **WELLERS KNOLL - LOT 60**

ATE: 7/1/24 DRAWN BY: MJA CHECKED BY: SPC

REFERENCE: BM 2023 PG. 59-62 BCS# 230051 SCALE: 1" = 40'

PUBLIC 50' R/W & UTILITY EASEMENT WILD TURKEY WAY

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