



# Bateman Civil Survey Company

Engineers • Surveyors • Planners

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NCBELS Firm No. C-2378

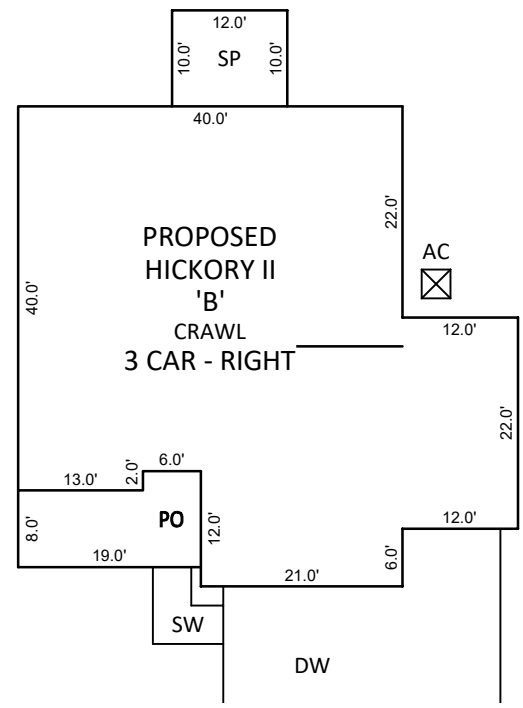
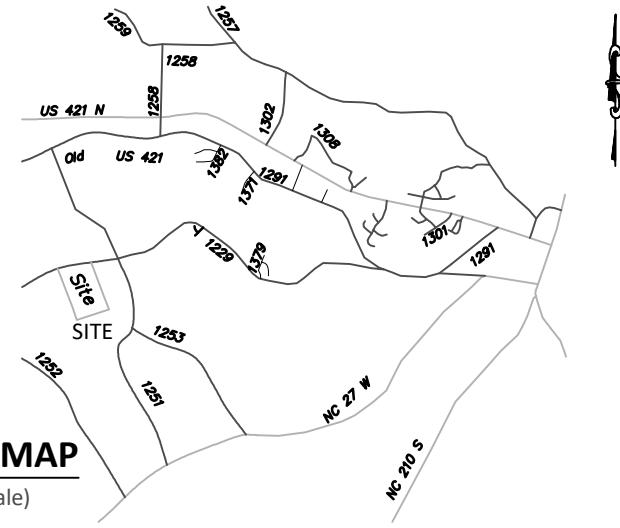
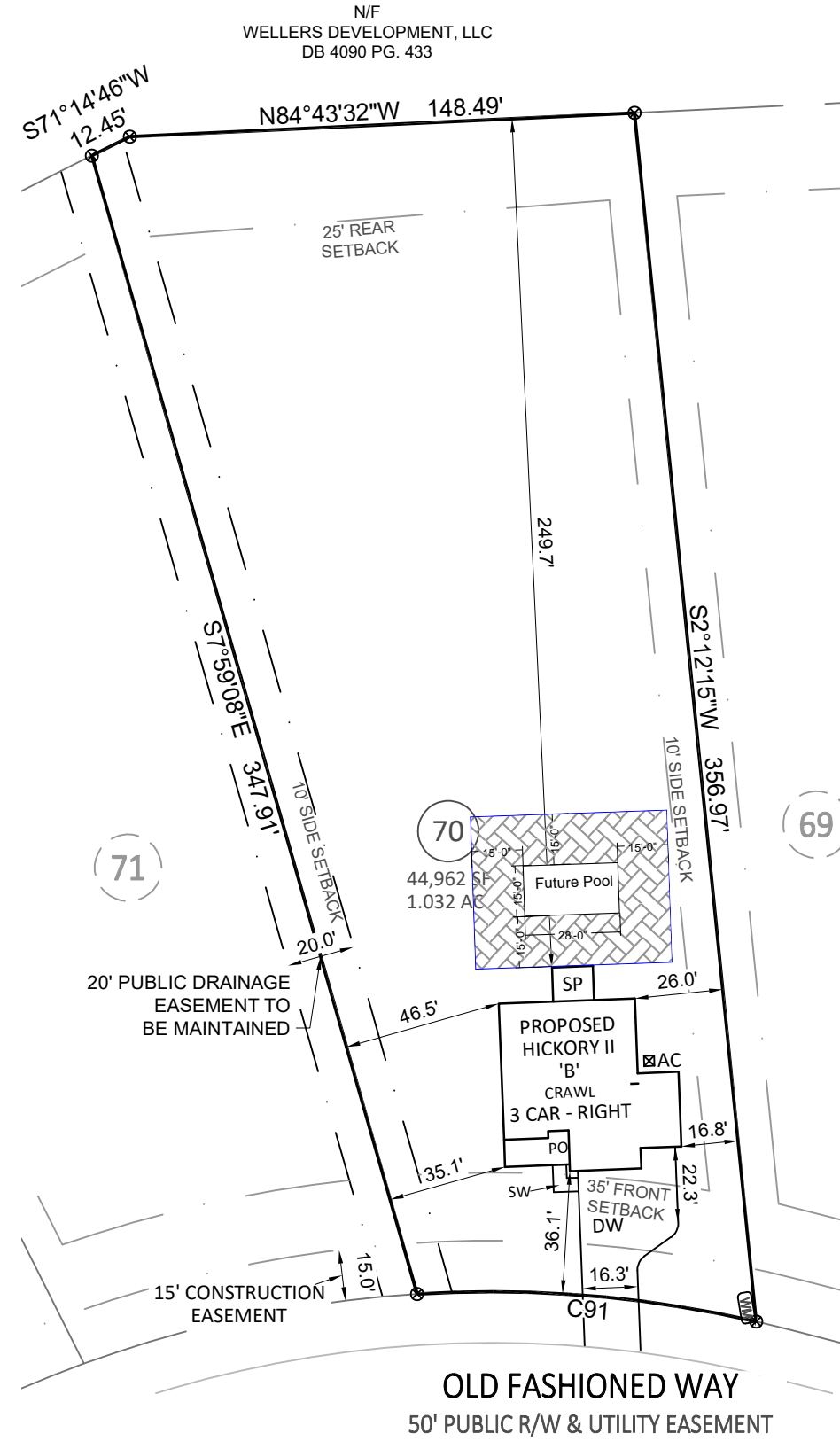
### LOT INFORMATION:

PIN: 0529-87-7354.000  
REFERENCE: DB 4183, PG. 652-657  
TOTAL LOT AREA = 1.032 AC = 44,962 SF  
HOUSE = 2,062 SF  
PORCH = 164 SF  
SIDEWALK = 45 SF  
DRIVEWAYS = 965 SF  
SCREENED PATIO = 120 SF  
AC PAD = 9 SF  
PROPOSED IMPERVIOUS = 3,365 SF  
PERCENT IMPERVIOUS = 7.48%  
MAXIMUM IMPERVIOUS = 7,000 SF

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

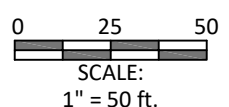
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C91	350.00'	100.34'	S77°23'55"E	100.00

N/F  
WELLERS DEVELOPMENT, LLC  
DB 4090 PG. 433



### 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, FLOOD ZONES, OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY ARE SCALED FROM THE RECORDED PLAT.
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. ZONING: RA-30
10. BUILDER/DEVELOPER: DAVIDSON HOMES  
1903 NORTH HARRISON AVENUE  
CARY, NC 27513



REVISION: HOUSE MODEL MOVED PER EMAIL REQUEST. 11-19-24 MJA

### LEGEND

- PO = FRONT COVERED PORCH
- SP = SCREENED PORCH/PATIO
- CP = COVERED PORCH/PATIO
- P = PATIO
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- DG = DETACHED GARAGE
- ⊗ = COMPUTED POINT
- X = MAG NAIL FOUND
- = IRON PIPE FOUND (IPF)
- ⊙ = IRON PIPE SET (IPS)
- = DRILL HOLE FOUND
- ⊕ = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER
- ⊙ = SEWER MANHOLE
- ⊕ = ELECTRIC BOX
- ⊙ = CABLE BOX
- ⊕ = TELEPHONE PEDESTAL
- CB = CATCH BASIN
- IC = IRRIGATION CONTROLLER
- ⊕ = LIGHT POLE
- ⊕ = UTILITY POLE
- ⊕ = FIRE HYDRANT
- DI = DRAIN INLET
- ⊕ = 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 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 70**  
415 OLD FASHIONED WAY, LILLINGTON, NC  
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DATE: 11/11/24 DRAWN BY: MJA CHECKED BY: SPC

REFERENCE: BM 2023 PG. 59-62 BCS# 230051 SCALE: 1" = 50'