

INSET SCALE: 1"=20'

#### LOT INFORMATION:

PIN: 0549-07-7516  
 REFERENCE: BK 4232 PG 2770  
 TOTAL LOT AREA = 0.57 AC = 25,000 SF  
 HOUSE = 2,330 SF  
 PORCH = 114 SF  
 SIDEWALK = 34 SF  
 DRIVEWAY = 634 SF  
 PATIO = 18 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 3,169 SF  
 PERCENT IMPERVIOUS = 12.68 %  
 MAXIMUM IMPERVIOUS = 9,000 SF

#### BUILDING SETBACKS

FRONT - 35'  
 REAR - 25'  
 SIDE - 10'  
 CORNER SIDE - 20'

N/1  
 FIRST MEADOWS DEVELOPERS, LLC  
 DB 4232 PG 2770  
 PB 2020 PG 134  
 FUTURE DEVELOPMENT

CEMETERY

N89°23'56"E 125.00'

25' REAR SETBACK

110.0'

9 25,000 SF  
 0.57 AC

PROPOSED  
 150.1910 - L  
 SLAB  
 2 CAR - LEFT

37.5'

37.5'

37.5'

37.5'

37.5'

37.5'

37.5'

37.5'

37.5'

37.5'

37.5'

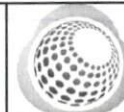
37.5'

37.5'

S89°23'56"W 125.00'

CASPIAN COURT  
 PUBLIC 50' PUBLIC & UTILITY ACCESS

0 15 30  
 SCALE:  
 1" = 30 ft.



## Bateman Civil Survey Company

Engineers • Surveyors • Planners

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#### LEGEND

PO = COV. FRONT PORCH/PATIO  
 CP = COV. REAR PORCH/PATIO  
 WD = WOOD DECK  
 SW = SIDEWALK  
 DW = CONCRETE DRIVEWAY  
 SP = SCREENED PORCH/PATIO  
 P = CONCRETE PATIO  
 X = COMPUTED POINT  
 O = IRON PIPE FOUND (IPF)  
 ● = IRON PIPE SET (IPS)  
 ● = SCRIBE FOUND/SET (SS)  
 W = WATER METER  
 CO = CLEAN OUT  
 AC = AIR CONDITIONER  
 C = CABLE PEDESTAL  
 S = SEWER MANHOLE  
 T = TELEPHONE PEDESTAL  
 CB = CATCH BASIN/CURB INLET  
 L = LIGHT POLE  
 H = HAND HOLE/UTILITY VAULT  
 E = ELECTRIC BOX/TRANSFORMER  
 F = FIRE HYDRANT  
 DI = DRAIN INLET/YARD INLET  
 G = GAS METER  
 E = ELECTRIC METER

I, SONYA A. WARD, 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-4017 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  
 NAME

ELYSE MEADOWS - PHASE 1 - LOT 9  
 42 CASPIAN COURT, LILLINGTON, NC  
 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY  
 DATE: 3/4/25 DRAWN BY: AHB CHECKED BY: SAW

REFERENCE: BM 2025 PG.133 BCS# 250242 SCALE: 1" = 30'

#### NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, 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, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
- 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.
- THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP #3720052800J & #3720054800J OF THE FLOOD INSURANCE RATE, BOTH DATED OCTOBER 3, 2006.
- ZONING: RA-30
- BUILDER/DEVELOPER: KB HOME RALEIGH DURHAM INC  
 4506 S MIAMI BLVD  
 STE 100  
 DURHAM, NC 27703