### NOTES:

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

BUILDER/DEVELOPER: DAVIDSON HOMES ZONING: RA-30

9. 10.

28.0

PROPOSED

GAVIN 'C'

CRAWL

2 CAR - LEFT 19.9'

10.0'

ප

10.0'

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### LOT INFORMATION:

CARY, NC 27513

L903 NORTH HARRISON AVENUE

REFERENCE: DB 4262, PG. 2538 TOTAL LOT AREA = 1.469 AC = 63,991 SF PIN: 0529-98-3012.000 PORCH = 86 SF HOUSE = 1,373 SF

21.0'

EXISTING IMPERVIOUS = 2,210 SF PERCENT IMPERVIOUS = 3.45% MAXIMUM IMPERVIOUS = 7,000 SF SIDEWALK = 41 SF DRIVEWAY = 580 SF COVERED PORCH = 121 SF AC PAD = 9 SF

INSET SCALE: 1"=20'

25 REAR

20.0

WELLER DEVELOPMENTS, LLC DB. 4090, PAGE 433 NOW OR FORMERLY

\_30.0

BUFFER 30' CREEK

WETLANDS

L161

162

L164

Ø

WS

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BM 2023 PG. 59 - 62	

101	2				/														
1171	L170	L169	L168	L167	L166	L165	L164	L163	L162	L161	L160	L159	L158	L157	L156	L155	L154	L153	1
S7°50'30"W	S45°01'28"W	S38°53'18"E	S53°23'41"W	S16°07'48"E	S16°07'48"E	S0°52'16"E	S13°15'15"E	S3°10'37"E	S17°24'33"E	S17°24'33"E	S2°05'48"E	S8°20'45"E	S48°57'39"W	S53°45'53"W	S18°32'10"E	S18°32'10"E	S51°25'55"E	S45°32'11"E	
43	51	49	30	10	27	40	52	22	62	40	5(	19	35	52	19	41	35	38	

1171	L170	L169	L168	L167	L166	L165	L164	L163	L162	L161	L160	L159	L158	L157	L156	L155	L154	L153	LINE
/V\ideaU92625	S45°01'28"W	S38°53'18"E	S53°23'41"W	S16°07'48"E	S16°07'48"E	S0°52'16"E	S13°15'15"E	S3°10'37"E	S17°24'33"E	S17°24'33"E	S2°05'48"E	S8°20'45"E	S48°57'39"W	S53°45'53"W	S18°32'10"E	S18°32'10"E	S51°25'55"E	S45°32'11"E	BEARING
181 61	51.38'	49.96'	30.92'	10.33'	27.28'	40.08'	52.42'	22.32'	64.20'	40.35'	50.04'	19.87'	35.71'	52.13'	19.05'	41.65'	35.62'	38.30'	DISTANCE

≤

CINITY MAP

NC 210 S

91/5

(Not to Scale)

LEGEND

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

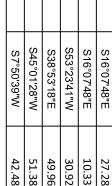
I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK

L171	L170	L169	L168	L167	L166	L165	L164	L163	
S7°50'39"W	S45°01'28"W	S38°53'18"E	S53°23'41"W	S16°07'48"E	S16°07'48"E	S0°52'16"E	S13°15'15"E	S3°10'37"E	11
42.48	51.38	49.96	30.92	10.33	27.28	40.08	52.42	22.32	0 :: 0

42.4	S7°50'39"W	L171
51.3	S45°01'28"W	L170
49.9	S38°53'18"E	L169
30.9	S53°23'41"W	L168
10.3	S16°07'48"E	L167
27.2	S16°07'48"E	L166
40.0	S0°52'16"E	L165

42.	S7°50'39"W	L171
51.	S45°01'28"W	L170
49.	S38°53'18"E	L169
30.	S53°23'41"W	L168
10.3	S16°07'48"E	L167
27.:	S16°07'48"E	L166
40.	30 32 10 E	LTOJ

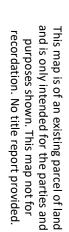
42.4	S7°50'39"W	_
51.3	S45°01'28"W	)
49.9	S38°53'18"E	)
30.9	S53°23'41"W	3
10.3	S16°07'48"E	7
27.2	S16°07'48"E	0,



PO = COVERED FRONT PORCH SP = SCREENED PORCH/PATIO CP = COVERED DECK/PATIO NUD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
P = CONC PATIO
© = IRON PIPE FOUND (IPF)
© = IRON PIPE SET (IPS)
© = IRON PIPE SET (IPS)
© = IRON PIPE SET (IPS)
© = CLEAN OUT
AC = AIR CONDITIONER
© = SEWER MANHOLE
EB = ELECTRIC BOX
© = CABLE BOX
IC = IRRIGATION CONTROLLER
CO = UTILITY POLE
CO = UTILITY POLE
TO = DRAIN INLET
W = WATER VALVE
A = STREET SIGN
YI = YAS METER
E = ELECTRIC METER

Malicy och

This map is of an existing parcel of land purposes shown. This map not for PREI MINARY



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

SS OF TO 66.99

78

63,991 SF

10' SIDE SETBACK

75

230.93'

..469

AC

'0.E81

TO BE MAINTAINED
BY HOA

S8°20'45"E 76.83'

S2°05'48"E 32.74

51.64

20' PUBLIC DRAINAGE EASEMENT

35.5

35

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-N78°56'58"E

SEE SEE

35' FRONT SETBACK (TYP.)

6.3

35.5

15.0'\_

**EASEMENT** 15' CONSTRUCTION

50' PUBLIC R/W & UTILITY EASEMENT

**OLD FASHIONED WAY** 

N11°03'02"W

## PRELIMINARY PLOT PLAN

### **DAVIDSON HOMES** FOR

UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY 283 OLD FASHIONED WAY, LILLINGTON, NC **WELLERS KNOLL - LOT 76** 

ATE: 4/15/25 REFERENCE: BM 2023 PG. 59-62 DRAWN BY: MJA CHECKED BY: SPC BCS# 230051 SCALE: 1" = 80'





US 421 N

US 421

656)

1258

# Bateman Civil Survey Company

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081 www.batemancivilsurvey.com info@batemancivilsurvey.com Engineers • Surveyors • Planners

NCBELS Firm No. C-2378