

## LOT INFORMATION:

REFERENCE: DB.4262, PG.2538-2541 TOTAL LOT AREA = 0.887 AC = 38,660 SF HOUSE = 1,762 SF PIN: 0529-79-8090.000 SIDEWALK = 45 SF DRIVEWAY = 580 SF SCREENED PATIO = 121 SF ORCH = 81 SF

30' STREETSCAPE BUFFER

S4°06'47"

W., 12,75° 142

WETLANDS

14

**Bateman Civil Survey Company** 

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Engineers • Surveyors • Planners

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NCBELS Firm No. C-2378

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30.0

MAXIMUM IMPERVIOUS = 7,000 SF PROPOSED IMPERVIOUS = 2,598 SF PERCENT IMPERVIOUS = 6.72 % AC PAD = 9 SF

BUILDING SETBACKS FRONT - 35' FROM R/W

OPEN SP.

25' REAR SETBACK

19.55,

S4°06'47"E

25.05

°59'52"E

+ S4°06'4>

15

US 421 N

1302

US 421

1307

6Gb)

1521

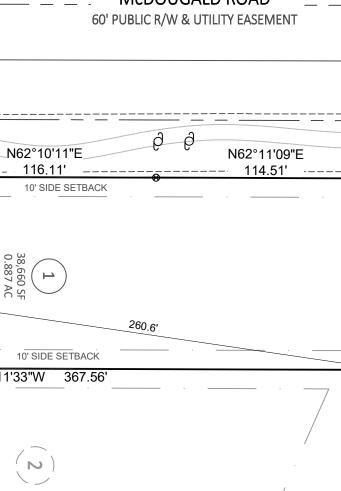
1258

N63°11'29"E

50.91

SIDE CORNER - 20'

P. 94.203.95.59.52



McDOUGALD ROAD

30' X 40' SIGN AND LANDSCAPE EASEMENT -Q N62°21'18"E 14.88' N62°20'05"E 114.56' ф 35' FRONT SETBACK 35.5' 35.5<u>1</u> 35.3 N27°48'27"W AC 🛭 PROPOSED CARTER 'B' SLAB 2 CAR LEFT 38,660 SF 0.887 AC 16.3' **8** SP 100.00' 35.5<u>1</u> 35.5 WM S62°11'33"W 15.0 15' CONSTRUCTION EASEMENT

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**CINITY MAP** (Not to Scale)

97!S

SITE

16 P. 4

NC 210 5

REFERENCED IN TITLE BLOCK ); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN

DEGEND

PO = FRONT COVERED PORCH/PATIO
SP = SCREENED PORCH/PATIO
CP = COVERED PORCH/PATIO
CP = COVERED PORCH/PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
P = CONC DRIVEWAY
P = CONC PATIO

S = COMPUTED POINT
X = MAG NAIL FOUND
P = CONC PATIO
O = IRON PIPE SET (IPS)
O = IRON PIPE SET (IPS)
CO = CLEAN OUT
AC = AIR CONDITIONER
CB = CATCH BASIN/CURB INLET
IC = IRRIGATION CONTROLLER
CD = UTILITY POLE
CD = UTILITY POLE
THE THE HYDRANT
DI = DRAIN INLET
W = WATTER
CHARLOUSE
OHD = CAS METER
OHP = OVER HEAD POWER LINES

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS
DIRECT SUPERVISION FROM A
SURVEYE MADE UNDER WIS SUPERVISION (PLAT THE BOON
FROM INFORMATION LISTED UNDER REFERENCES;
THAT THE BLOCK; THAT THE BOOK
REFERENCED IN TITLE BLOCK; THAT THE BOOK
OF PRECISION AS CALCULATED IS
PROM INFORMATION LISTED UNDER REFERENCES;
THAT THE BOOK
FROM INFORMATION LISTED UNDER REFERENCES;
THAT THE BLOCK; THAT THE BOOK
REFERENCED IN TITLE BLOCK; THAT THE BOUNDARIES
AND SURVEYING IN NORTH CAROLINA L4752

DATED:

DATE

**BUILDER TO VERIFY HOUSE LOCATION DIMENSIONS AND REVIEW TOTAL** 

# IMPERVIOUS NOTED ON THIS PLOT PLAN

### PRELIMINARY PLOT PLAN FOR

## DAVIDSON HOMES

9

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.

11. BUILDER/DEVELOPER:

DAVIDSON HOMES 1903 NORTH HARRISON AVENUE CARY, NC 27513

10. ZONING: RA-30

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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. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.

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

7.

6.

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

DEVELOPMENT REGULATIONS.

4.

SURVEYOR BY THE CLIENT.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE

ω ?

PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE

THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.

THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.

UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY 25 CHARRED OAK COURT, LILLINGTON, NC **WELLERS KNOLL - LOT 1** 

DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: BM 2023 PG. 59-62 BCS# 230051

1" = 50 ft. Ō ATE: 8/19/25

50' PUBLIC R/W & UTILITY EASEMENT CHARRED OAK COURT

SCALE: 1" = 50'