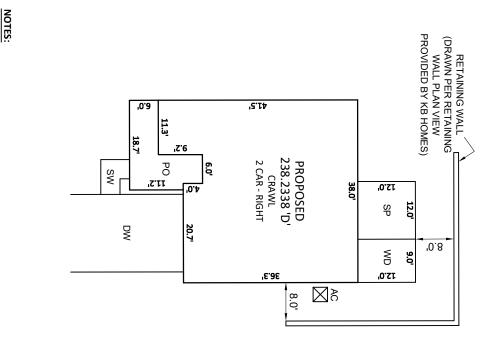
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THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.

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

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PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR 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

22

,00°.L6T

85.0'

PROPOSED 238.2338 'D' CRAWL 2 CAR - RIGHT

T7.681

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TO, SIDE SELBYCK

32,270 SF 0.74 AC

RETAINING WALL (DRAWN PER RETAINING WALL PLAN VIEW PROVIDED BY KB HOMES)

SP

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X45°18'30"W

N/F ELLIS L. JOHNSON D.B. 1021 PG. 606

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

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

6.

- NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
- SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT
- THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720062400J, DATED OCTOBER 3, 2006.

20' SLOPE DRAINAGE & UTILITY EASEMENT

30' X 40' TEMPORARY

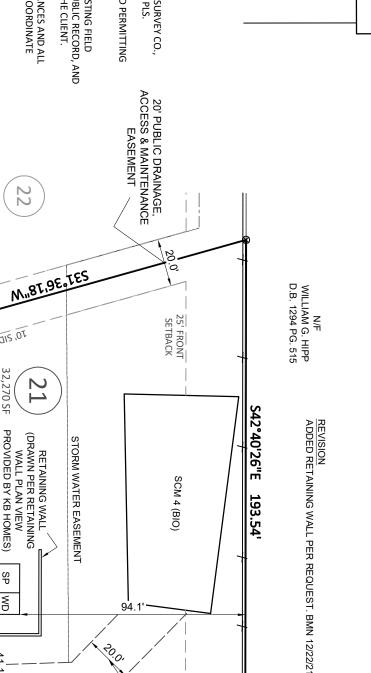
9.

ZONING IS: RA-30

11. 10.

PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD. #100 DURHAM, NC. 27703

1" = 40 ft.SCALE:



LOT INFORMATION:

Bateman Civil Survey Company

2524

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

info@batemancivilsurvey.com

Engineers • Surveyors • Planners

www.batemancivilsurvey.com

NCBELS Firm No. C-2378

MAX. IMPERVIOUS PER LOT: 5,000 SF PIN: 0634-70-0730.000 TOTAL LOT AREA = 0.74 AC = 32,270 SF SIDEWALK = 37 SF HOUSE = 1,415 SF PORCH = 174 SF

REAR - 25' SIDE - 10'

SIDE CORNER - 20'

BUILDING SETBACKS FRONT - 35'

DRIVEWAY = 763 SF SCREENED PORCH = 144 SF ACPAD = 9SF

RETAINING WALL = 71 SF
TOTAL PROPOSED IMPERVIOUS = 2,613 SF
PERCENT IMPERVIOUS = 8.1 %

OAKRIDGE DUNCAN RD S.R. 1409 OAKRIDGE RIVER RD. S.R. JA18 CHRISTIAN LIGHT VICINITY MAP SITE

(Not to Scale)

LEGEND = SCREENED PORCH CONCRETE PATIO

= IRON PIPE FOUND = IRON PIPE SET (IPS) = DRILL HOLE FOUND

20' PUBLIC DRAINAGE,
ACCESS &
MAINTENANCE

EASEMENT

PO = PORCH
CP = COVERED PATIO
SW = SIDEWALK
DW = CONC DRIVEWAY
SP = SCREENED PORC
P = CONCRETE PATIO
② = COMPUTED POINT
③ = IRON PIPE FOUND
③ = IRON PIPE FOUND
③ = IRON PIPE FOUND
⑤ = RON PIPE FOUND
⑤ = RON PIPE FOUND
⑥ = CAER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
⑥ = CABLE BOX
⑤ = SEWER MANOLE
□ = TELEPHONE PEDE
CB = CATCH BASIN
G = GAS METER
E = ELECTRIC METER
YI = YARD INLET
S = STOOP = TELEPHONE PEDESTAL

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 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

SURVEYING IN NORTH CAROLINA. L-4752 L
DATED:

DATED:

TAL

PART MARY

TAL

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

KB HOMES

HECTORS CREEK TOWNSHIP, HARNETT COUNTY 599 WINDY FARM DRIVE, FUQUAY-VARINA, NC **HIGHLAND GROVE - PHASE 1 - LOT 21**

WINDY FARM DRIVE

50' PUBLIC R/W

& UTILITY EASEMENT

S42°41'25"E

146.84

16.2

20.0

36.0'

 $\stackrel{\mathsf{D}}{\mathsf{W}}$

35' FRONT SETBACK

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PROPERTY FENCE INSIDE

ATE: 4/6/21 DRAWN BY: MJA CHECKED BY: SPC

 \Box

REFERENCE: BK 2020, PGS. 381-383 BCS# 200597 SCALE: 1" = 40'