

INSET SCALE: 1" = 20'

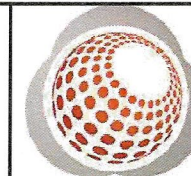
Curve Table				
Curve #	Length	Radius	Direction	Chord
C29	251.51'	1400.00'	S66°37'10"E	251.17'
C30	41.46'	25.00'	S65°39'11"W	36.87'

**BUILDING SETBACKS**  
 FRONT - 35'  
 REAR - 25'  
 SIDE - 10'  
 SIDE CORNER - 20'

MAX. IMPERVIOUS PER LOT: 5,000 SF

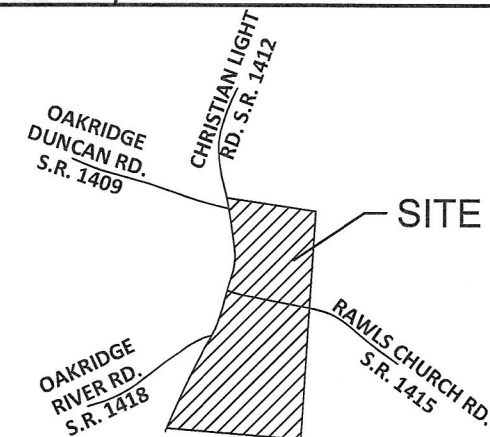
**LOT INFORMATION:**

PIN: 0634-91-1308.000  
 TOTAL LOT AREA = AC = 35,557 SF  
 HOUSE = 2,530 SF  
 PORCH = 74 SF  
 SIDEWALK = 62 SF  
 DRIVEWAY = 1,100 SF  
 SCREENED PORCH = 100 SF  
 PATIO = 100 SF  
 AC PAD = 9 SF  
 STOOPS = 18 SF  
 PROPOSED IMPERVIOUS = 3,993 SF  
 PERCENT IMPERVIOUS = %



**Bateman Civil Survey Company**

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 NCBELS Firm No. C-2378

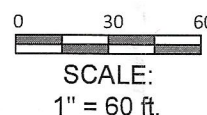
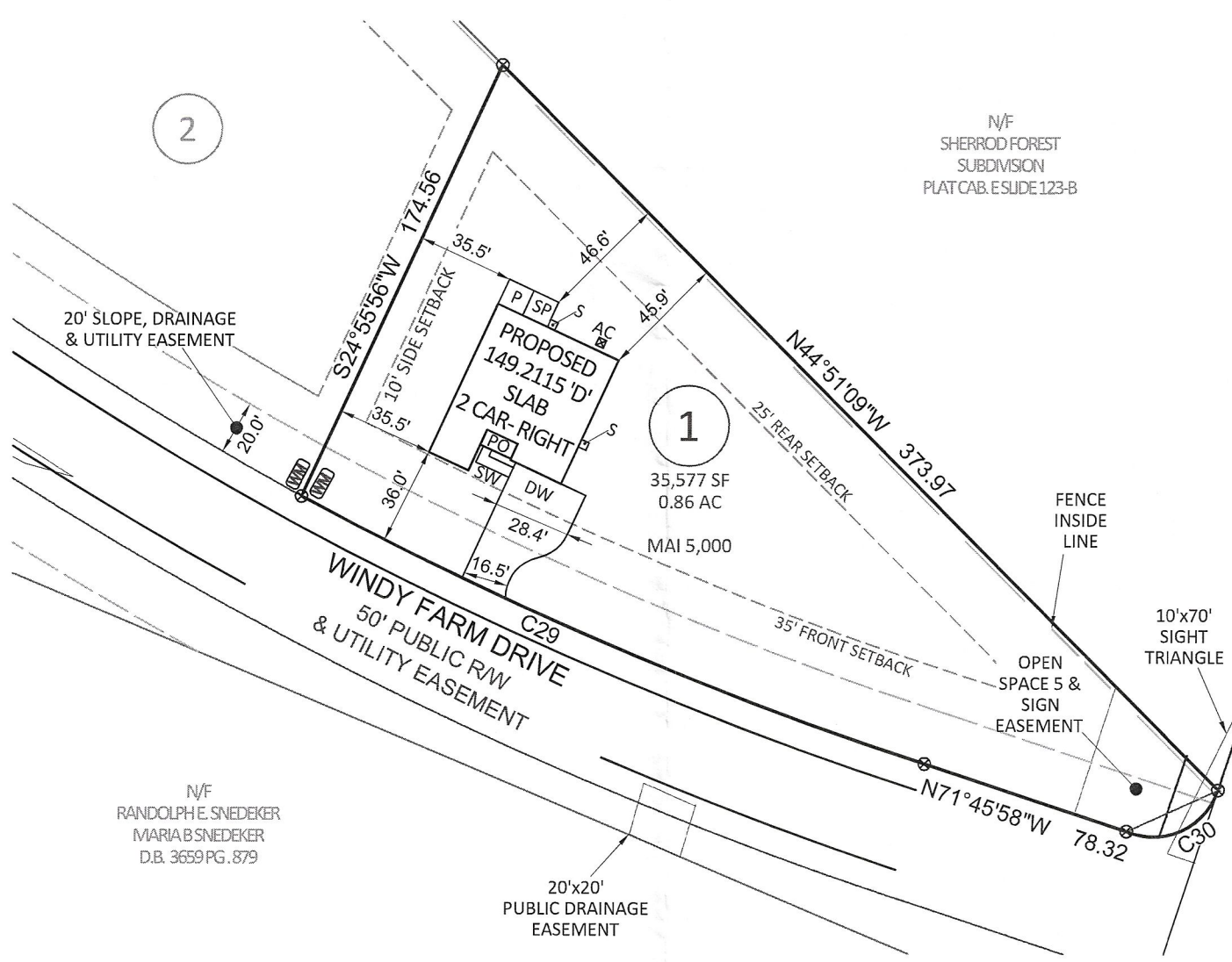


**VICINITY MAP**

(Not to Scale)

**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/OR 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 OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
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. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720062400J, DATED OCTOBER 3, 2006.
10. ZONING IS : RA-30
11. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.  
 4506 S. MIAMI BLVD. #100  
 DURHAM, NC. 27703



**LEGEND**

- PO = PORCH
- CP = COVERED PATIO
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- SP = SCREENED PORCH
- P = CONCRETE PATIO
- ⊗ = COMPUTED POINT
- = IRON PIPE FOUND
- = IRON PIPE SET (IPS)
- = DRILL HOLE FOUND
- WM = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER
- ⊙ = CABLE BOX
- ⊕ = SEWER MANOLE
- ☐ = TELEPHONE PEDESTAL
- CB = CATCH BASIN
- G = GAS METER
- E = ELECTRIC METER
- YI = YARD INLET
- S = STOOP

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 KB HOMES**

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

DATE: 5/4/21 DRAWN BY: CPV CHECKED BY: SPC

REFERENCE: BK 2020, PGS. 381-383 BCS# 200597 SCALE: 1" = 60'