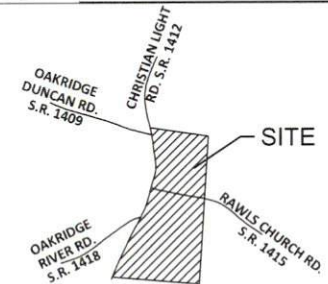




Bateman Civil Survey Company

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NCBELS Firm No. C-2378



VICINITY MAP
(Not to Scale)

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
- ⊙ = DRILL HOLE FOUND
- WM = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER
- ⊙ = CABLE BOX
- ⊙ = SEWER MANHOLE
- ⊙ = TELEPHONE PEDESTAL
- CB = CATCH BASIN
- ⊗ = LIGHT POLE
- G = GAS METER
- E = ELECTRIC METER
- ⊙ = FIRE HYDRANT
- YI = YARD INLET
- ⊗ = WATER VALVE

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 1), 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

MASON POINTE - LOTS 33
148 PINEY FIELD ROAD, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY
DATE: 12/18/18 DRAWN BY: AG CHECKED BY: SPC

REFERENCE BK 2018, PGS. 367-372 BCS# 180102 SCALE: 1" = 30'

CHRISTIAN LIGHT ROAD 60' PUBLIC R/W

BUILDING SETBACKS
FRONT - 35'
REAR - 20'
SIDE - 10'
SIDE CORNER - 20'
MAX HEIGHT 35'

15' STREETSCAPE BUFFER

N26°48'51"E 100.07'

20' REAR SETBACK

33
24,019 SF
0.55 AC
MAI 5,910

S61°05'08"E 242.02'

32

34

N61°05'08"W 238.35'

10' SIDE SETBACK

10' SIDE SETBACK

AC P CP 30.3'

PROPOSED 140.1582 D SLAB 2 CAR RIGHT

29.7' 30.3'

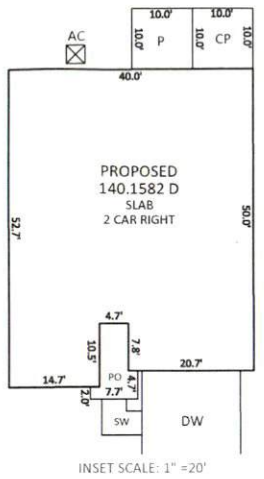
35' FRONT SETBACK

PO SW DW 36.0'

S28°54'52"W 100.00'

PINEY FIELD ROAD 50' PUBLIC R/W

0 15 30
SCALE:
1" = 30 ft.



LOT INFORMATION:

PIN: 0644-29-6248.000
TOTAL LOT AREA = 0.55 AC = 24,019 SF
HOUSE = 2,003 SF
PORCH = 68 SF
SIDEWALK = 34 SF
DRIVEWAY = 661 SF
COVERED PORCH = 100 SF
PATIO = 100 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 2,975 SF
PERCENT IMPERVIOUS = 12.4%

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. PORTIONS OF THIS SUBDIVISION GRAPHICALLY APPEAR TO LIE WITHIN A FEMA FLOOD HAZARD AREA AS PER COMMUNITY PANEL # 3720052600 J DATED 10/3/2006.
10. ZONING IS : RA-30
11. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.
4506 S. MIAMI BLVD. #100
DURHAM, NC. 27703

148 Piney ~~Blvd~~ Field Rd
SFD 1901-0005