

LOT INFORMATION:

PIN: 0645-30-2655.000
 TOTAL LOT AREA = 0.59 AC = 25,865 SF
 HOUSE = 2,285 SF
 PORCH = 70 SF
 SIDEWALK = 60 SF
 DRIVEWAY = 658 SF
 AC PAD = 9 SF
 PATIO = 117 SF
 SCREENED PATIO = 96 SF
 TOTAL PROPOSED IMPERVIOUS = 3,295 SF
 PERCENT IMPERVIOUS = 12.7 %

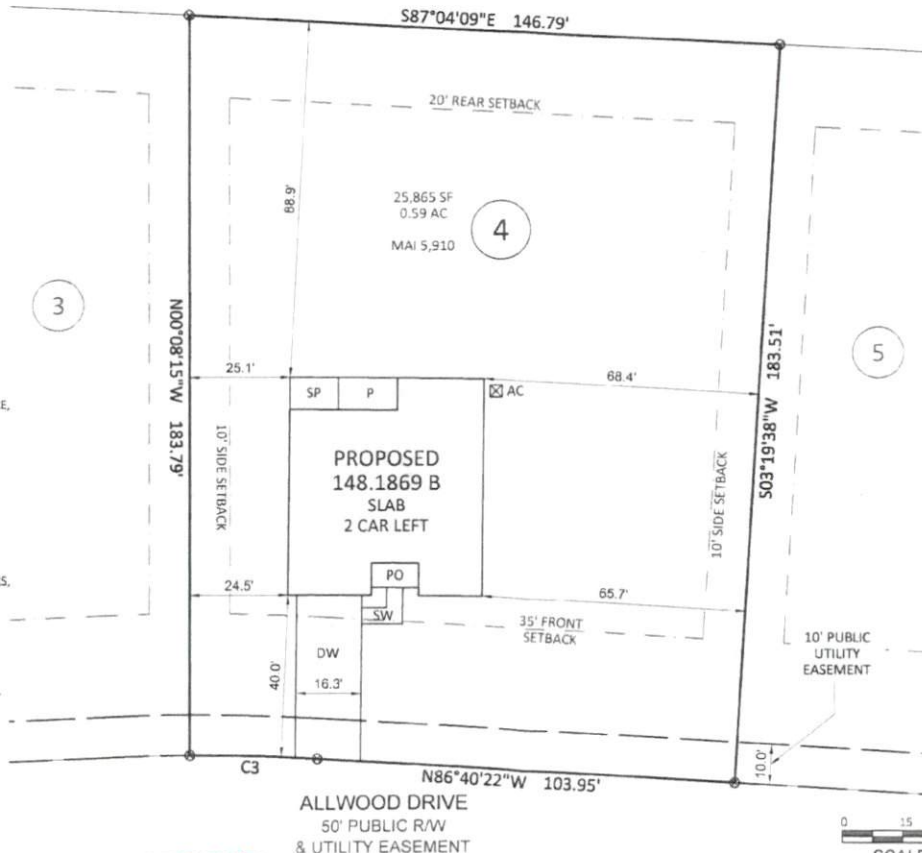
Curve Table				
Curve #	Length	Radius	Direction	Chord
C3	31.75	525.00	S88°24'19"E	31.74

N/F
 TRACY G TANT FAMILY LIMITED
 PARTNERSHIP
 PIN: 0645317168
 REID: 0053866
 DB 1458, PG 56
 PB 2000, PG 669
 ZONED RA-30

BUILDING SETBACKS

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

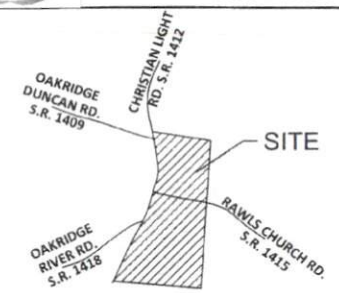
MAX. IMPERVIOUS PER LOT: 5,910 SF



- NOTES:**
- 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/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.
 - THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND 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 OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
 - 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.
 - THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720064400J, DATED OCTOBER 3, 2006.
 - ZONING IS : RA-30
 - PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD. #100 DURHAM, NC. 27703



Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
 www.batemancivilsurvey.com info@batemancivilsurvey.com
 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
- ⊙ = 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

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

MASON POINTE - PHASE 2 - LOT 4
 91 ALLWOOD DRIVE, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 09/13/19 DRAWN BY: HTC CHECKED BY: SPC

REFERENCE: BK 2019, PGS. 276-281 BCS# 180102 SCALE: 1" = 30'

SITE PLAN APPROVAL
 DISTRICT RA-30 USE SFD
 #BEDROOMS 4
9-16-19 KA-G
 ZONING ADMINISTRATOR

