

Bateman Civil Survey Company

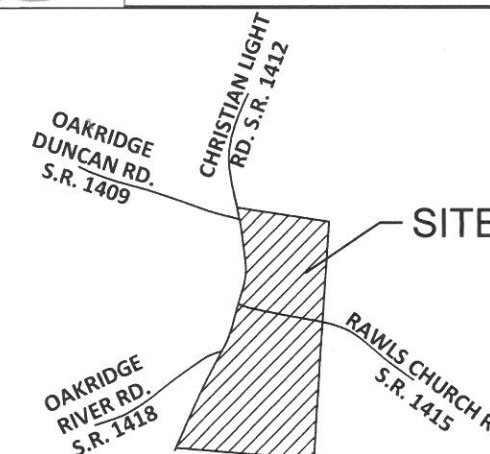
Engineers • Surveyors • Planners

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NCBELS Firm No. C-2378

Curve Table				
Curve #	Length	Radius	Direction	Chord
C16	88.16	275.00	N67°69'54"W	87.78
C17	39.53	25.00	S57°31'30"W	35.54
C18	52.44	50.00	S42°16'41"W	50.05

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

MAX. IMPERVIOUS PER LOT: 5,910 SF



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 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 15
85 RAWLS FARM LANE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 9/9/19 DRAWN BY: BMN CHECKED BY: SPC

REFERENCE: BK 2019, PGS. 276-281 BCS# 180102 SCALE: 1" = 40'

RAWLS CHURCH ROAD SR-1415
60' PUBLIC R/W

N78°15'09"W 107.42'

15' STREETSCAPE BUFFER

DUKE ENERGY EASEMENT

15

28,718 SF
0.66 AC

MAI 5,910
PIN: 0645-30-0082

16

10' SIDE SETBACK

N12°16'27"E 147.72'

10' SIDE SETBACK

S19°09'34"W 244.79'

14

18.7'

18.7'

18.9'

35' FRONT SETBACK

PROPOSED HOUSE

18.9'

35.9'

10' PUBLIC UTILITY EASEMENT

C16

RAWLS FARM LANE
50' PUBLIC R/W
& UTILITY EASEMENT

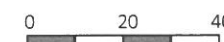
SIGHT TRIANGLE EASEMENT

C18

N12°13'56"E 42.75'

C17

BARN LOFT COURT
50' PUBLIC R/W
& UTILITY EASEMENT



SCALE:
1" = 40 ft.

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