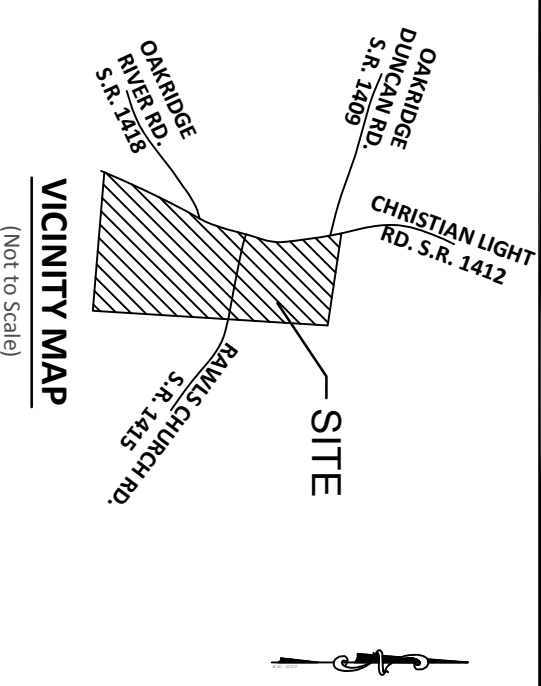




# Bateman Civil Survey Company

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 NCBEIS 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 (IPS)  
 ◉ = DRILL HOLE FOUND  
 ◌ = WATER METER  
 ◐ = CLEAN OUT  
 AC = AIR CONDITIONER  
 ⊕ = CABLE BOX  
 ⊖ = SEWER MANHOLE  
 ⊞ = TELEPHONE PEDESTAL  
 ⊠ = CATCH BASIN  
 G = GAS METER  
 E = ELECTRIC METER  
 YI = YARD INLET  
 S = STOOP

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 38**  
 WINDY FARM DRIVE, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

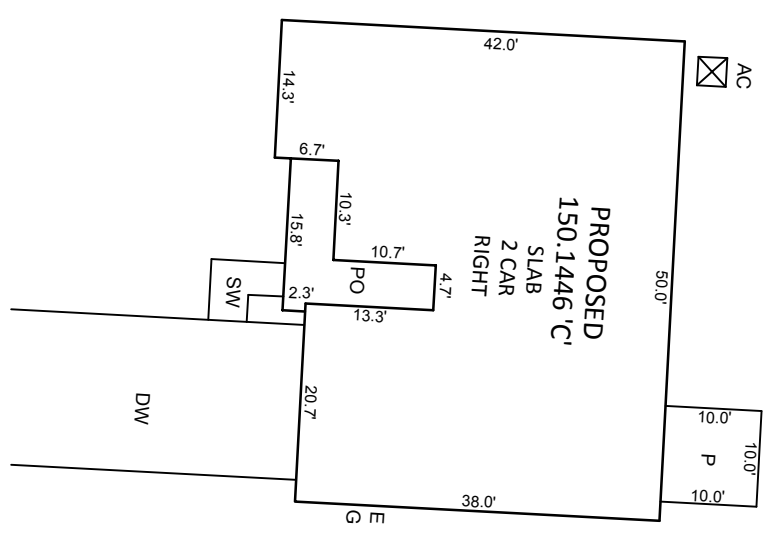
DATE: 12/8/20 DRAWN BY: HTC CHECKED BY: SPC  
 REFERENCE: BK 2020, PGS. 381-383 BC# 200597 SCALE: 1" = 40'

**BUILDING SETBACKS**  
 FRONT - 35'  
 REAR - 25'  
 SIDE - 10'  
 SIDE CORNER - 20'  
 MAX. IMPERVIOUS PER LOT: 8,230 SF

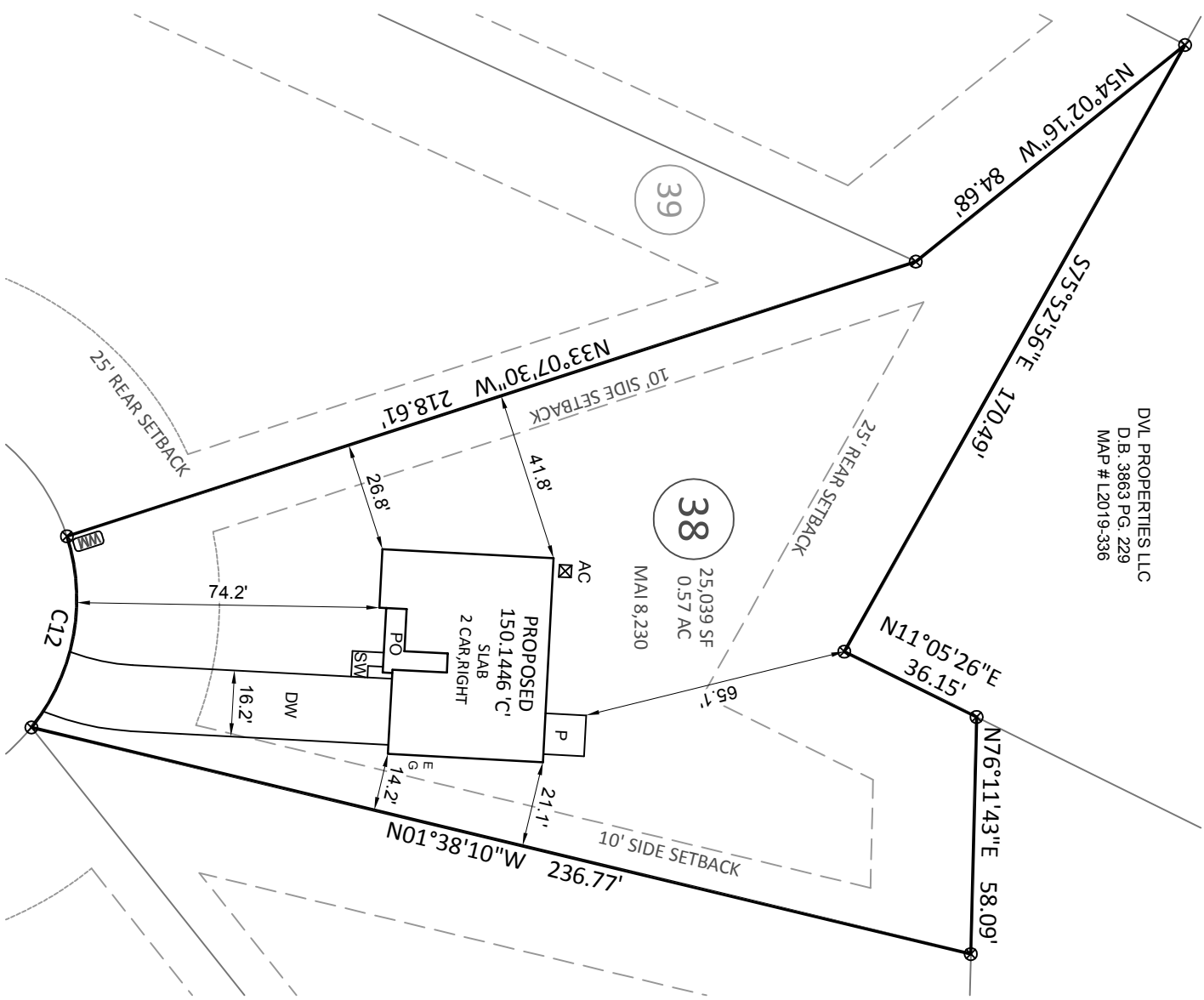
**LOT INFORMATION:**  
 PIN: 0634-81-2364.000  
 TOTAL LOT AREA = 0.57 AC = 25,039 SF  
 HOUSE = 1,868 SF  
 PORCH = 127 SF  
 SIDEWALK = 38 SF  
 DRIVEWAY = 1,278 SF  
 PATIO = 100 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 3,420 SF  
 PERCENT IMPERVIOUS = 13.7%

Curve Table				
Curve #	Length	Radius	Direction	Chord
C12	60.96'	50.00'	N31°19'21"W	57.25'

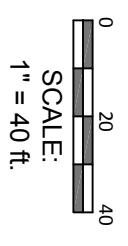
DVL PROPERTIES LLC  
 D.B. 3863 PG. 229  
 MAP # L2019-336



INSET SCALE: 1" = 20'



- 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 #37200624001, DATED OCTOBER 3, 2006.
  - ZONING IS : RA-30
  - PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.  
 4506 S. MIAMI BLVD. #100  
 DURHAM, NC. 27703



SCALE:  
 1" = 40 ft.