

BR 2020, PGS 381-383

Curve # C44 Length 39.28' Curve Table Radius 25.00' S23°41'39"W Direction 35.36 Chord

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

MAX. IMPERVIOUS PER LOT: 5,000 SF

LOT INFORMATION:

PIN: 0634-70-6595.000 TOTAL LOT AREA = 0.58 AC = 25,243 SF HOUSE = 1,868 SF PORCH = 50 SF SIDEWALK = 42 SF DRIVEWAY = 647 SF CONC. PATIO = 18 SF AC PAD = 9 SF

PROPOSED IMPERVIOUS = 2,634 SF PERCENT IMPERVIOUS = 10.4 %

Bateman Civil Survey Company

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081 www.batemancivilsurvey.com info@batemancivilsurvey.com Engineers • Surveyors • Planners

NCBELS Firm No. C-2378

OAKRIDGE DUNCAN RD S.R. 1409 CHRISTIAN LIGHT SITE

OAKRIDGE RIVER RD. S.R. 1418 VICINITY MAP

(Not to Scale)

LEGEND

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 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

SURVEYING IN NORTH CAROLINA. L-4752 L
DATED:

DATED:

TAL

PACL

NORTH CAROLINA. L-4752 L

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= IRON PIPE FOUND = IRON PIPE SET (IPS) = DRILL HOLE FOUND

= TELEPHONE PEDESTAL

= SCREENED PORCH CONCRETE PATIO

purposes shown. This map not for

and is only intended for the parties and This map is of an existing parcel of land recordation. No title report provided.

IMPERVIOUS NOTED ON THIS PLOT PLAN **BUILDER TO VERIFY HOUSE LOCATION DIMENSIONS AND REVIEW TOTAL**

PRELIMINARY PLOT PLAN

FOR

11. 10.

PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD. #100 DURHAM, NC. 27703

ZONING IS: RA-30

9.

THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720062400J, DATED OCTOBER 3, 2006.

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NOTES:

KB HOMES

HECTORS CREEK TOWNSHIP, HARNETT COUNTY WINDY FARM DRIVE, FUQUAY-VARINA, NC **HIGHLAND GROVE - PHASE 1 - LOT 27**

DATE: 12/31/20 REFERENCE: BK 2020, PGS. 381-383 DRAWN BY: JKF CHECKED BY: SPC BCS# 200597 SCALE: 1" = 40'

1" = 40 ft.

THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS. 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. 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 NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK. SCALE: 200 20' SLOPE -DRAINAGE & UTILITY EASEMENT S24°26'07"E 202.22 10' SIDE SETBACK 20.0' 41.6 43.9' 12.0 WINDY FARM DRIVE & UTILITY EASEMENT 36.0 12' PUBLIC OPEN SPACE ACCESS N68°42'04"E 50' PUBLIC R/W EASEMENT 116.26' MAI 5,000 25,243 SF 0.58 AC N88°58'48"E 25' MEAR SETBACK. 2 CAR RIGHT 150.1446 A PROPOSED SLAB NS I DΨ PIN: 0634-80-0277.000 ⊠∂ GERALDINE TRUELOVE 35' FRONT SETBACK DB 901, PG 180 81.3, WM 51.6 51.6 20.0' 510° 46'43"W C44 N21°18'45"W 130.60 20' SLOPEDRAINAGE& UTILITYEASEMENT MID MAY COURT 50' PUBLIC R/W & UTILITY EASEMENT PO = PORCH CP = COVERED PATIO SW = SIDEWALK DW = CONC DRIVEWAY SP = SCREENED PORCH P = CONCRETE PATIO © = CONCRETE PATIO © = IRON PIPE FOUND © = IRON PIPE SET (IPS) CB = CALEAHOUE G = CABLE BOX © = SEWER MANOLE G = GAS METER E = ELECTRIC METER YI = YARD INLET S = STOOP