ZONING IS: RA-30

11. 10.

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

SCALE: 1" = 40 ft.

9

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

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.

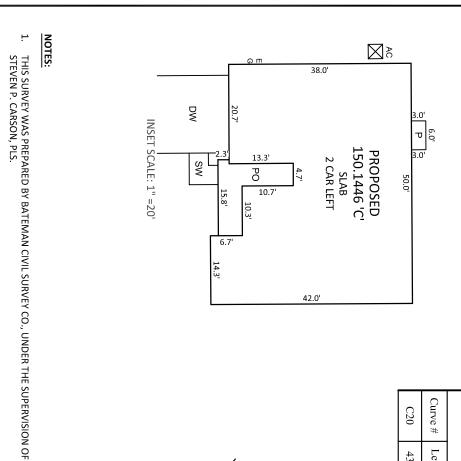
NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.

THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND

ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.



Length 43.75' Curve Table Radius Direction Chord 42.37'

Curve # C20

50.00'

S51°13'57"E

BUILDING SETBACKS FRONT - 35' REAR - 25' SIDE - 10' SIDE CORNER - 20'

MAX. IMPERVIOUS PER LOT: 5,000 SF

PIN: 0634-81-1330.000 TOTAL LOT AREA = 0.57 AC = 25,024 SF HOUSE = 1,868 SF PORCH = 127 SF

LOT INFORMATION:

SIDEWALK = 34 SF DRIVEWAY = 972 SF PATIO = 18 SF AC PAD = 9 SF

PROPOSED IMPERVIOUS = 3,028 SF PERCENT IMPERVIOUS = 12.1%

36 N36°18'19"E DT. 68T 10' SIDE SETBACK W 3,167,87.9EN 176.28 17.8 MAI 5,000 25,024 SF 0.57 AC 35 Castle State of 35' FRON SETBACK 16.2' $\mathsf{D}\mathsf{W}$ 150.1446 'C' **PROPOSED** 2 CAR LEFT SLAB 55.0' WM ∞ 15.3, 10'SIDE SETBACK 160.99

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

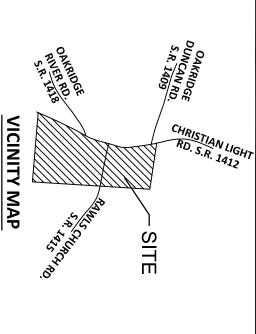


Bateman Civil Survey Company

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NCBELS Firm No. C-2378



(Not to Scale)

= SCREENED PORCH CONCRETE PATIO

37

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

PO = PORCH
CP = COVERED PATIO
SW = SIDEWALK
DW = CONC DRIVEWAY
SP = SCREENED PORCH
P = CONCRETE PATIO
② = CONCRETE PATIO
③ = IRON PIPE FOUND
⑥ = IRON PIPE SET (IPS)
⑥ = CABLE BOX
CO = CLEAN OUT
AC = AIR CONDITIONER
⑥ = CABLE BOX
⑤ = SEWER MANOLE
□ = TELEPHONE PEDE;
CB = CATCH BASIN
G = GAS METER
E = ELECTRIC METER
YI = YARD INLET
S = STOOP

= TELEPHONE PEDESTAL

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 STANDARD OF PRACTICE FOR LAND

SURVEYING IN NORTH CAROLINA, L-4752 L
DATED:

TAL

and is only intended for the parties and This map is of an existing parcel of land recordation. No title report provided. purposes shown. This map not for

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

PRELIMINARY PLOT PLAN

FOR

KB HOMES

HECTORS CREEK TOWNSHIP, HARNETT COUNTY **HIGHLAND GROVE - PHASE 1 - LOT 35** 31 OHARA COURT, FUQUAY-VARINA, NC

DATE: 12/15/20 DRAWN BY: MJA CHECKED BY: SPC SCALE: 1" = 40'

& UTILITY EASEMENT

50' PUBLIC R/W

OHARA COURT

REFERENCE: BK 2020, PGS. 381-383

BCS# 200597