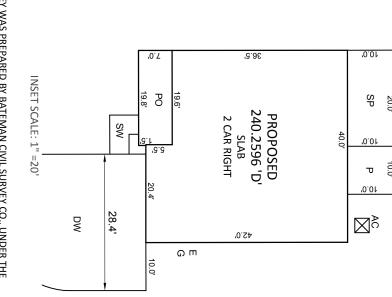
<u>,</u>



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.

00

<u> 209.31</u>

116.4

N34°23'19"W

N \_10' SIDE SETBACK

26,246 SF 0.60 AC

MAI 5,000

10'SIDE SETBACK

- DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE
- 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.

6.

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

SLOPE DRAINAGE & UTILITY EASEMENT

FIRE HYDRANT

35' FRONT SETBACK

WS

0.9

DW

34.0

РО

PROPOSED 240.2596 'D'

2 CAR RIGHT

SP

₽

⊠∂

N19°25'34"W

WATER

WM

20.0

.0.98

N45

14'43"E

80'.82'

C23

- 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 #3720062400J, DATED OCTOBER 3, 2006.

9.

**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.

WATER VALVES

WINDY FARM DRIVE

& UTILITY EASEMENT

50' PUBLIC R/W

### Curve Table BUILDING SETBACKS FRONT - 35' REAR - 25' MAX. IMPERVIOUS PER LOT: 5,000 SF SIDE CORNER - 20'

Curve # C23

Length 16.63'

Direction

SCREENED PORCH = 200 SF AC PAD = 9 SF PROPOSED IMPERVIOUS = 3,008 SF PERCENT IMPERVIOUS = 11.5%

335.00' Radius

N46°39'59"E

16.63 Chord

## LOT INFORMATION:

PIN: 0634-81-0761.000 TOTAL LOT AREA = 0.60 AC = 26,246 SF HOUSE = 1,572 SF PORCH = 138 SF SIDEWALK = 41 SF DRIVEWAY = 948 SF PATIO = 100 SF

2524

**Bateman Civil Survey Company** 

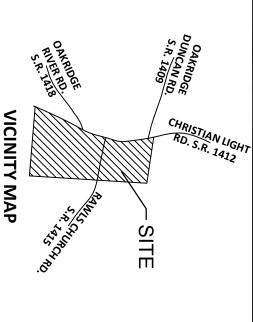
Engineers • Surveyors • Planners

Reliance Avenue, Apex, NC 27539 Ph. 919.577.1080 Fax: 919.577.1081

info@batemancivilsurvey.com

www.batemancivilsurvey.com





راحي

(Not to Scale)

N45°18'30"E

157.42

LEGEND

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

20' PUBLIC DRAINAGE EASEMENT

= SCREENED PORCH CONCRETE PATIO

0

PO = PORCH
CP = COVERED PATIO
SW = SIDEWALK
DW = CONC DRIVEWA'
SP = SCREENED POR(
P = CONCRETE PATIO
Ø = CONPUTED POINT
Ø = IRON PIPE FOUND
Ø = IRON PIPE FOUND
Ø = IRON PIPE FOUND
Ø = CLEAN OUT
AC = CLEAN OUT
AC = AIR CONDITIONER
Ø = SEWER MANOLE
TELEPHONE PEDE
CB = CATCH BASIN
G = GAS METER
E = ELECTRIC METER
YI = YARD INLET
S = STOOP = IRON PIPE FOUND = IRON PIPE SET (IPS) = DRILL HOLE FOUND

= TELEPHONE PEDESTAL

SURVEYING IN NORTH CAROLINA. L-4752 L
DATED:

DATED:

TAL

PACL

NORTH CAROLINA. L-4752 L

TAL

PACL

NORTH CAROLINA. L

T 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

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 338 WINDY FARM DRIVE, FUQUAY-VARINA, NC **HIGHLAND GROVE - PHASE 1 - LOT 7** 

DATE: 1/27/21 DRAWN BY: HTC CHECKED BY: SPC

REFERENCE: BK 2020, PGS. 381-383 BCS# 200597 SCALE: 1" = 40'