11.

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

SCALE: 1" = 40 ft.

REVISION - CHANGED HOUSE PLAN - HTC 2/5/21

10.

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.

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.

THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.

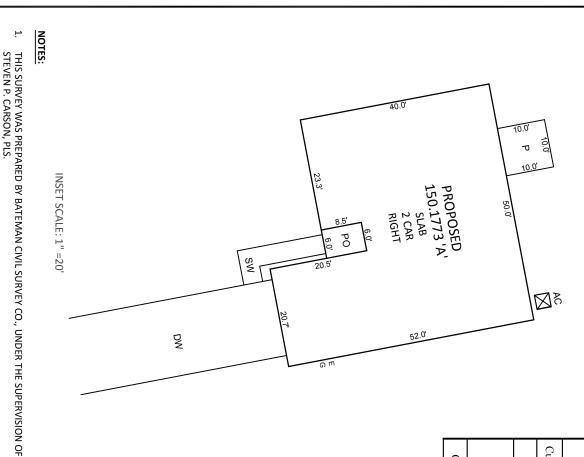
THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

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

THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.

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

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				Cu
C10	C9	C8	C7	Curve#
64.74'	21.03'	41.42'	255.23'	Length
50.00'	25.00'	25.00'	285.00'	Radius
S55°40'54"E	S68°40'51"E	S02°52'44"W	S75°59'57"W	Direction
60.31'	20.41'	36.84'	246.79'	Chord

Curve Table

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

LOT INFORMATION:

Bateman Civil Survey Company

Engineers • Surveyors • Planners

Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081 www.batemancivilsurvey.com info@batemancivilsurvey.com

NCBELS Firm No. C-2378

MAX. IMPERVIOUS PER LOT: 8,230 SF

ACPAD = 9SF

PROPOSED IMPERVIOUS = 3,303 SF PERCENT IMPERVIOUS = 13.0%

CHRISTIAN LIGHT

PIN: 0634-81-3611.000 TOTAL LOT AREA = 0.58 AC = 25,451 SF HOUSE = 2,197 SF PORCH = 51 SF SIDEWALK = 85 SF DRIVEWAY = 871 SF PATIO = 100 SF 41 OAKRIDGE DUNCAN RD S.R. 1409 OAKRIDGE RIVER RD. S.R. 1418

SITE

WINDY FARM DRIVE 50' PUBLIC R/W 20' SLOPE,DRAINAGE -& UTILITY EASEMENT & UTILITY EASEMENT C7 21.0 20.0 26.0' S44°35'10"E 11.76 જ PROPOSED 150.1773 'A' V RIGHT PORTS MAI 8,230 25,451 SF 25' REAR 0.58 AC 40 SETBACK S09°30'14"M 100.18' 25'AFAPASTIBACK MS 16.1 DW 36.0 98.4, 55.9 HARDLOW COURT 46.0' & UTILITY EASEMENT 50' PUBLIC R/W 10' SIDE SETBACK WM N72°10'12"E 155.13 39

VICINITY MAP

(Not to Scale)

LEGEND

= SCREENED PORCH CONCRETE PATIO

PO = PORCH
CP = COVERED PATIO
SW = SIDEWALK
DW = CONC DRIVEWAY
SP = SCREENED PORCH
P = CONCRETE PATIO
② = COMPUTED POINT
O = IRON PIPE FOUND
③ = IRON PIPE SET (IPS)
④ = DRILL HOLE FOUND
IMM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
© = CABLE BOX
⑤ = 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

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



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 40** HARDLOW COURT, FUQUAY-VARINA, NC

DATE: 12/8/20 DRAWN BY: HTC CHECKED BY: SPC

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