

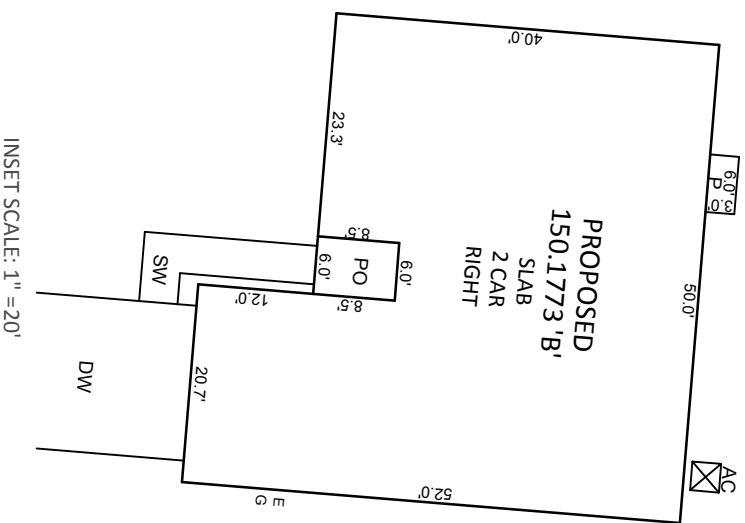
Curve Table				
Curve #	Length	Radius	Direction	Chord
C25	100.38'	335.00'	N73°50'28"E	100.00'

**LOT INFORMATION:**

PIN: 0634-81-2877.000  
 TOTAL LOT AREA = 0.77 AC = 33,703 SF  
 HOUSE = 2,197 SF  
 PORCH = 51 SF  
 SIDEWALK = 85 SF  
 DRIVEWAY = 613 SF  
 PATIO = 18 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 2,973 SF  
 PERCENT IMPERVIOUS = 8.82%

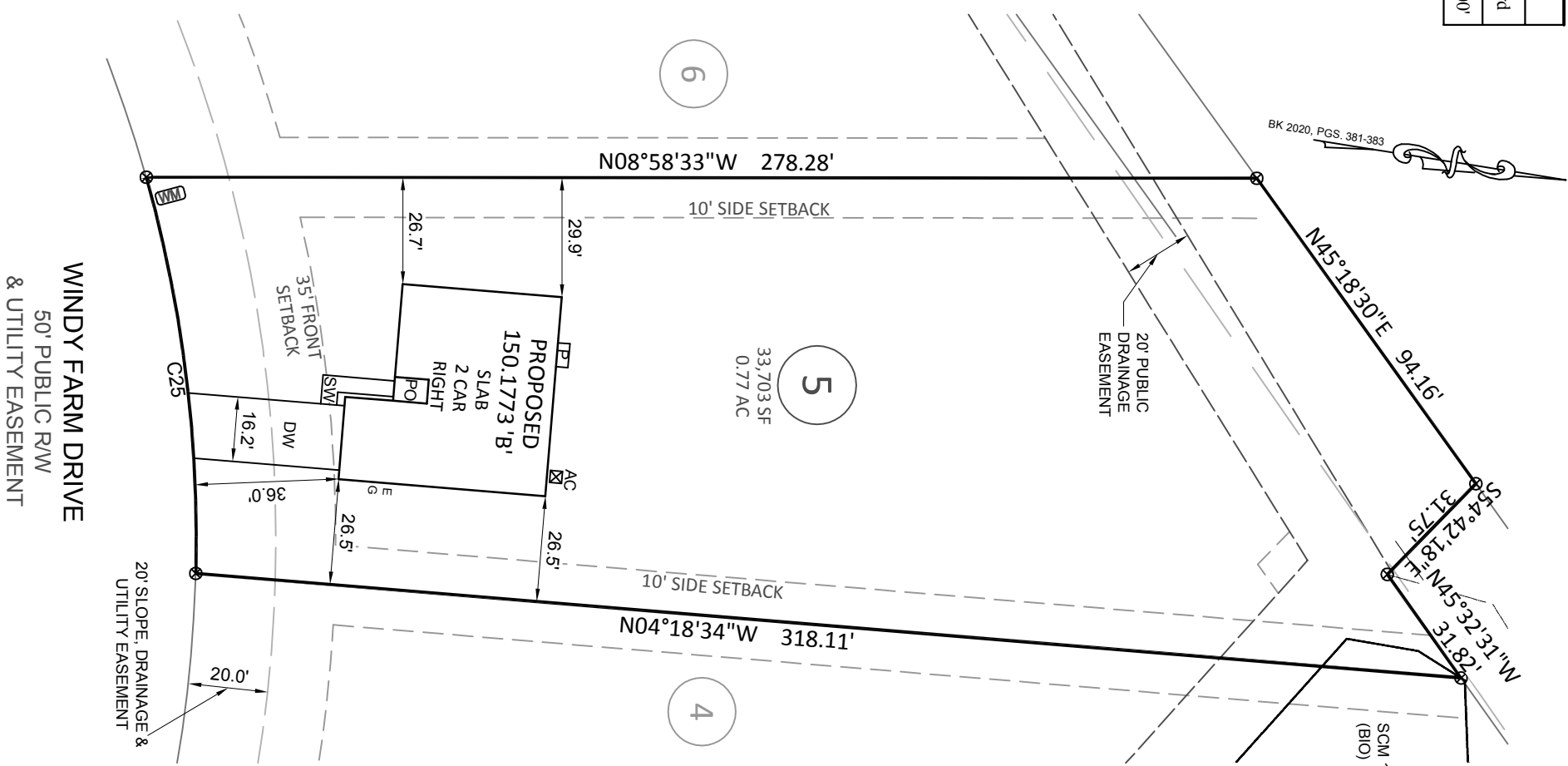
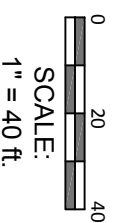
**BUILDING SETBACKS**

FRONT - 35'  
 REAR - 25'  
 SIDE - 10'  
 SIDE CORNER - 20'  
 MAX. IMPERVIOUS PER LOT: 5,000 SF



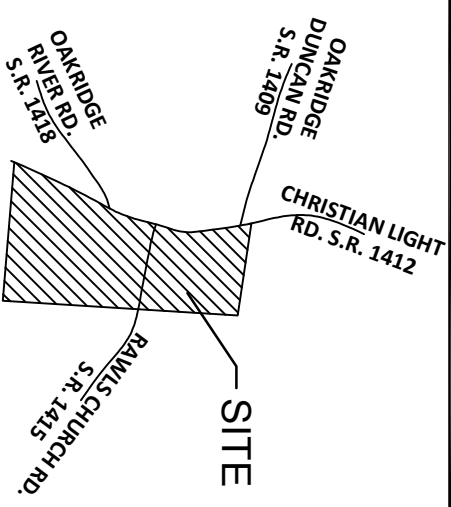
**NOTES:**

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. 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.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
5. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
8. 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.
9. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720062400J, DATED OCTOBER 3, 2006.
10. ZONING IS : RA-30
11. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.  
4506 S. MIAMI BLVD. #100  
DURHAM, NC. 27703



**Bateman Civil Survey Company**

**Engineers • Surveyors • Planners**  
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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  
 CB = CATCH BASIN  
 G = GAS METER  
 E = ELECTRIC METER  
 YI = YARD INLET  
 S = STOOP

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 SURVEYING IN NORTH CAROLINA. L-4752 DATED:

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.

**PRELIMINARY**

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 5**  
 288 WINDY FARM DRIVE, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

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

REFERENCE: BK 2020, PGS. 381-383

BCS# 200597

SCALE: 1" = 40'