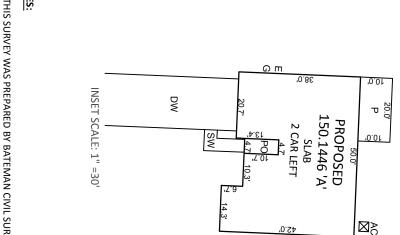
9.

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

<u>ب</u>

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.

43

165.82

10' SIDE SETBACK

10' SIDE SETBACK N12°30'49"E

42

34,604 SF 0.79 AC

409.82

N11°59'15"E

19.5

19.6'

PROPOSED 150.1446 'A' SLAB

- BUFFERS PERFORMED BY THIS FIRM. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN
- 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.
- ZONING IS: RA-30

11. 10.

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

20' SLOPE, DRAINAGE & UTILITY ____ EASEMENT

Mary .

DW

16.3

25/184Ct 35.780 19.5

2 CAR LEFT

19.2

		Curve Table	le	
urve#	Length	Radius	Direction	Chord
C5	59.88'	285.00'	N52°12'10"W	59.77

1" = 50 ft.SCALE:

WINDY FARM DRIVE

50' PUBLIC R/W

UTILITY EASEMENT

BUILDING SETBACKS FRONT - 35' REAR - 25' SIDE - 10' SIDE CORNER - 20' MAX. IMPERVIOUS PER LOT: 5,000 SF BK 2020, PGS, 381-383 N/F RANDOLPH E. SNEDEKER MARIA B. SNEDEKER D.B. 3659 PG. 879 N12°49'27"E 200.00 75°52'56"E DVL PROPERTIES LLC D.B. 3863 PG. 229 MAP # 2019-336 25' REAR SETBACK 88.78'

LOT INFORMATION:

Bateman Civil Survey Company

Engineers • Surveyors • Planners

PIN: 0634-81-5422.000 TOTAL LOT AREA = 0.79 AC = 34,604 SF

2524

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

NCBELS Firm No. C-2378

HOUSE = 1,868 SF PORCH = 50 SF SIDEWALK = 61 SF DRIVEWAY = 793 SF PATIO = 200 SF ACPAD = 9SF

PROPOSED IMPERVIOUS = 2,981 SF PERCENT IMPERVIOUS = 8.61%

CHRISTIAN LIGHT

OAKRIDGE DUNCAN RD S.R. 1409 OAKRIDGE RIVER RD. S.R. JA18

SITE

VICINITY MAP

(Not to Scale)

LEGEND

= SCREENED PORCH CONCRETE PATIO

= 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 = COMPUTED POINT
③ = IRON PIPE FOUND
③ = IRON PIPE SET (IPS)
④ = DRILL HOLE FOUND
IND = 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 = 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 199 WINDY FARM DRIVE, FUQUAY-VARINA, NC **HIGHLAND GROVE - PHASE 1 - LOT 42**

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

REFERENCE: BK 2020, PGS. 381-383 BCS# 200597 SCALE: 1" = 50'