

16

127.08

50' BUFFER

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

15

193.64

MAI 5,000

10' SIDE SETBACK

N29°27'27"W

= FIRE HYDRANT

27,507 SF 0.63 AC

246.79

13

14

N23°34'40"W

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PROPOSED 150.1910 'C' SLAB ² CAR RIGHT

- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND SHOWN.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK. DEVELOPMENT REGULATIONS.
- NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
- 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.

11. 10.

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

1" = 40 ft.

WINDY FARM DRIVE

C 62

20' SLOPE, DRAINAGE & UTILITY EASEMENT

35' FRONT

8

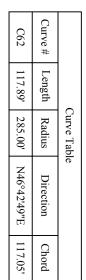
SETBACK

16.3 MO

0.98

50' PUBLIC R/W % UTILITY

SCALE:



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

MAX. IMPERVIOUS PER LOT: 5,000 SF

PIN: 0634-70-7849.000 TOTAL LOT AREA = 0.63 AC = 27,507 SF HOUSE = 2,329 SF SIDEWALK = 40 SF DRIVEWAY = 685 SF PATIO = 100 SF PORCH = 130 SF

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

CHRISTIAN LIGHT

SITE

AC PAD = 9 SF PROPOSED IMPERVIOUS = 3,393 SF PERCENT IMPERVIOUS = 12.3% SCREENED PATIO = 100 SF

7.1.1.1.085 3.05.55.085 EXISTING POND N48°48'11"E 20.43 OAKRIDGE DUNCAN RD S.R. 1409 OAKRIDGE RIVER RD. S.R. 1418

VICINITY MAP (Not to Scale)

LEGEND

EASEMENT

N23°34'40"W

= SCREENED PORCH CONCRETE PATIO

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

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 SET (IP)
Ø = DRILL HOLE FOUN
MMD = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
Ø = SEWER MANOLE

THELEPHONE 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 434 WINDY FARM DRIVE, FUQUAY-VARINA, NC **HIGHLAND GROVE - PHASE 1 - LOT 14**

DATE: 3/2/21 DRAWN BY: HTC CHECKED BY: SPC SCALE: 1" = 40'

REFERENCE: BK 2020, PGS. 381-383 BCS# 200597