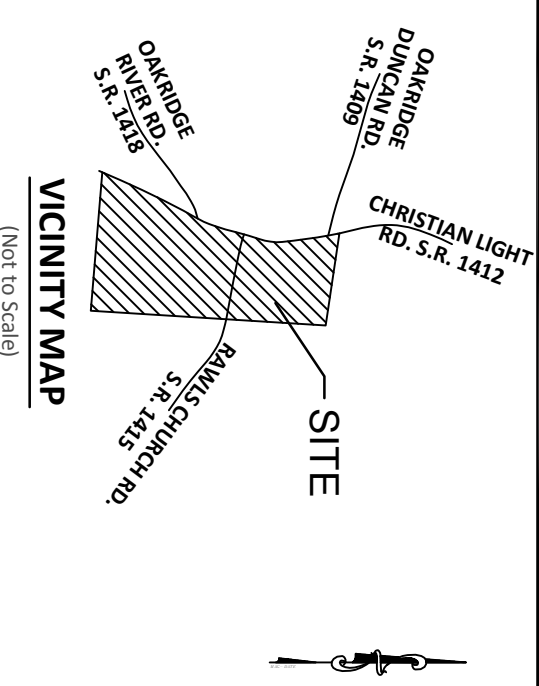


Bateman Civil Survey Company

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 NCBELS 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 = GAS METER
 G = GAS METER
 E = ELECTRIC METER
 YI = YARD INLET
 S = STOOP

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

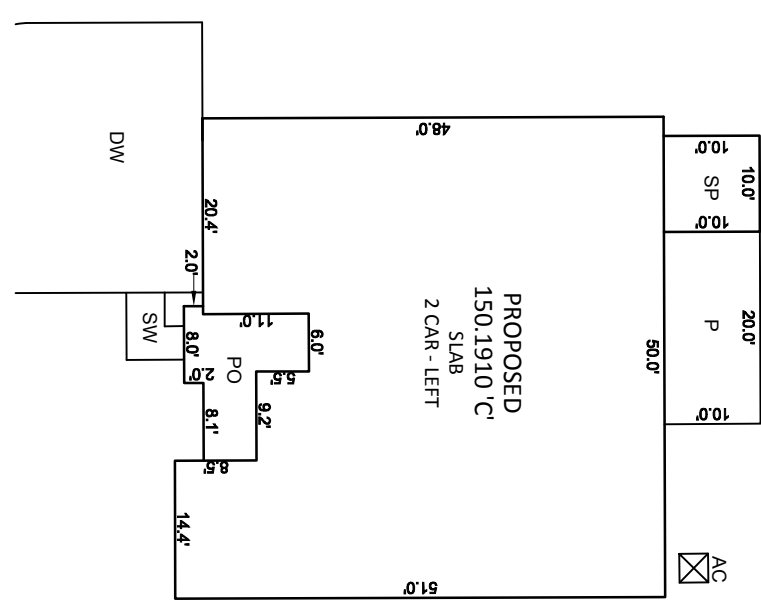
HIGHLAND GROVE - PHASE 1 - LOT 23
 33 WINDY FARM DRIVE, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY
 DATE: 3/4/21 DRAWN BY: CPV CHECKED BY: SPC
 REFERENCE: BK 2020, PGS. 381-383 BC##: 200597 SCALE: 1" = 40'

Curve Table				
Curve #	Length	Radius	Direction	Chord
C49	100.38'	335.00'	N56°44'57"W	100.00'

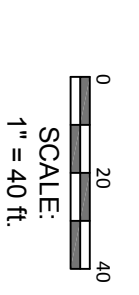
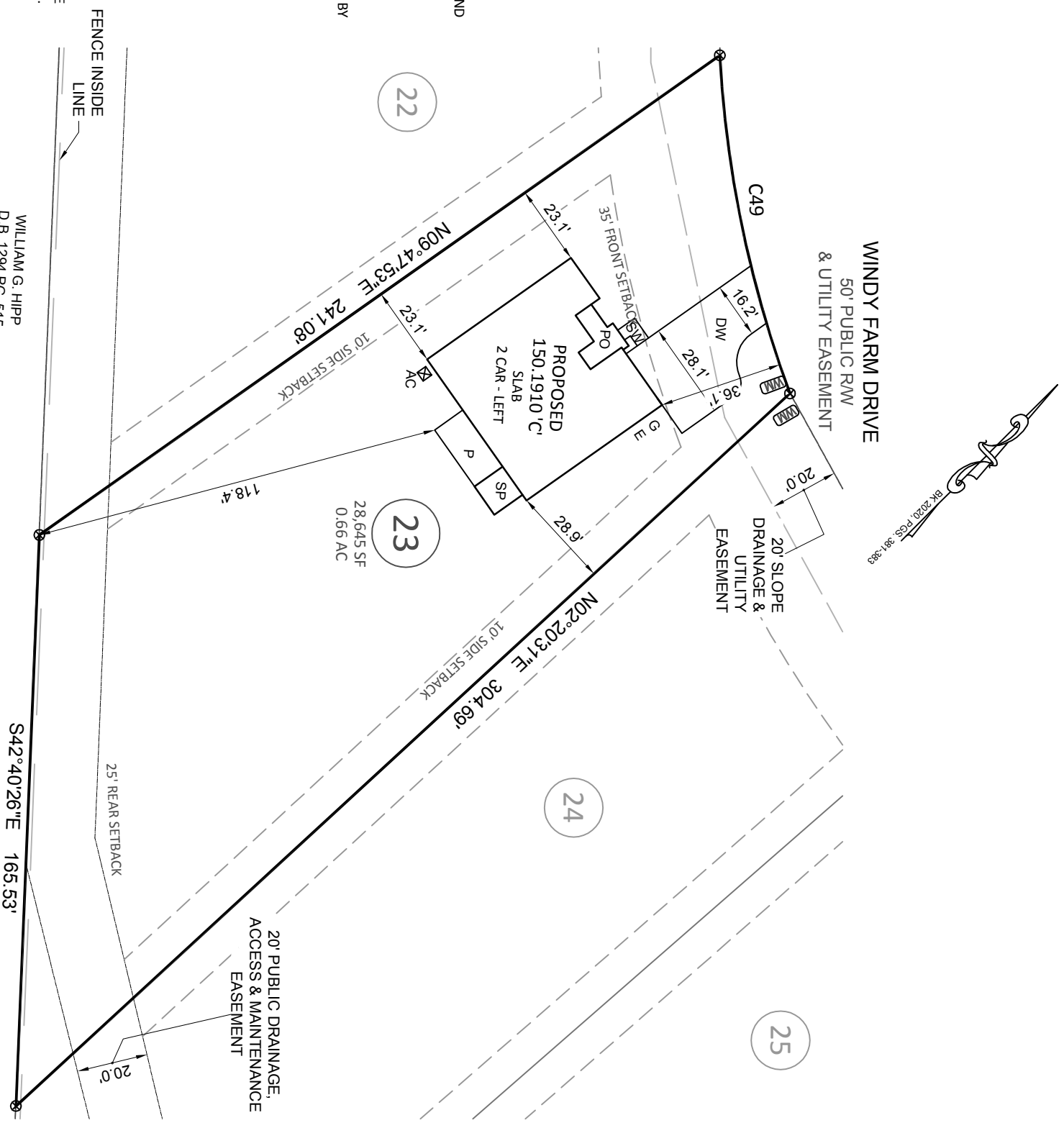
LOT INFORMATION:
 PIN: 0634-70-2458.000
 TOTAL LOT AREA = 0.59 AC = 28,645 SF
 HOUSE = 2,326 SF
 PORCH = 133 SF
 SIDEWALK = 35 SF
 DRIVEWAY = 960 SF
 PATIO = 200 SF
 SCREENED PORCH = 100 SF
 AC PAD = 9 SF
 TOTAL PROPOSED IMPERVIOUS = 3,763 SF
 PERCENT IMPERVIOUS = 13.3 %

MAX. IMPERVIOUS PER LOT: 5,000 SF

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



INSET SCALE: 1" = 20'



WILLIAM G. HIPPE
 D.B. 1294 PG. 515

- PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.
 4506 S. MIAMI BLVD. #100
 DURHAM, NC. 27703
- ZONING IS : RA-30
- 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.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
- 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.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO.,

NOTES: