

- Curve # C56 40.00'
- 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.
- ADJOINERS, ETC. REFERENCED IN TITLE BLOCK. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND
- 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.

20,0

**⊠**∂

PROPOSED 150.1773 'C'

2 CAR RIGHT

SLAB

THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720062400J, DATED OCTOBER 3, 2006.

9

ZONING IS: RA-30

11. 10.

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

18

35" FRONT SETBACK

2

,3 6,



20' PUBLIC DRAINAGE EASEMENT

WW

& UTILITY EASEMENT

50' PUBLIC R/W

MID MAY COURT

### THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. 20 19 BK 2020, PGS, 381-383 25 REAR SETBACK NO SIDE SET BACK \$2.27'22"E <sup>'</sup>6€.46 SCM3 MAI 5,000 47,039 SF 1.07 AC DRAINAGE EASEMENT 20' PUBLIC DRAINAGE **EASEMENT** 5 10'SIDE SETBACK PROPOSED IMPERVIOUS = 3,243 SF PERCENT IMPERVIOUS = 6.9 % 16

### LOT INFORMATION:

Curve Table Radius 50.00'

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

N68°10'36"E Direction

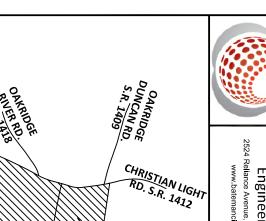
38.94' Chord

MAX. IMPERVIOUS PER LOT: 5,000 SF

SIDE CORNER - 20'

PIN: 0634-70-3995.000 TOTAL LOT AREA = 1.07 AC = 47,039 SF SIDEWALK = 63 SF DRIVEWAY = 771 SF PATIO = 100 SF HOUSE = 2,209 SF PORCH = 91 SF

AC PAD = 9 SF



SITE

# **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

### RIVER RD. S.R. TATS VICINITY MAP S S C S S C S S C S S C S S C S S C S S C S S C S S C S S C S C S S C

(Not to Scale)

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)
⑤ = IRON PIPE SET (IPS)
⑥ = IRON PIPE SET (IPS)
② = SEWER METER
⑤ = SEWER MANOLE
□ = TELEPHONE PEDE;
CB = CATCH BASIN
G = GAS METER
E = ELECTRIC METER
Y = YARD INLET
S = STOOP = SCREENED PORCH CONCRETE PATIO

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

= TELEPHONE PEDESTAL

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 STANDARD OF PRACTICE FOR LAND



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 35 MID MAY COURT, FUQUAY-VARINA, NC **HIGHLAND GROVE - PHASE 1 - LOT 17** 

DATE: 3/16/21 DRAWN BY: MJA CHECKED BY: SPC

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