

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.

11

- 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
- SHOWN.
- 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.

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.

9.

10.

11.

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

SCALE: 1" = 40 ft.

& UTILITY EASEMENT

50' PUBLIC R/W

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

MAX. IMPERVIOUS PER LOT: 5,000 SF

LOT INFORMATION:

Bateman Civil Survey Company

2524

Reliance Avenue, Apex, NC 27539 Ph. 919.577.1080 Fax: 919.577.1081

info@batemancivilsurvey.com

Engineers • Surveyors • Planners

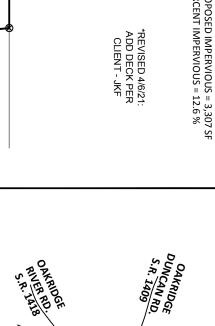
www.batemancivilsurvey.com

NCBELS Firm No. C-2378

PIN: 0634-71-8404.000 TOTAL LOT AREA = 0.60 AC = 26,310 SF HOUSE = 2,209 SF PORCH = 92 SF SIDEWALK = 61 SF DRIVEWAY = 930 SF AC PAD = 9 SF PROPOSED IMPERVIOUS = 3,307 SF PERCENT IMPERVIOUS = 12.6 %

CHRISTIAN LIGHT

SITE



Curve # C21

> Curve Table Radius

103.10'

335.00'

N30°05'50"E Direction

102.69

Chord

N45°18'30"E

136.01'

3"22'02°82 20'SLOPE DRAINAGE & UTILITY EASEMENT 242.00, 10' SIDE SETBACK 27.9 28.6 50.0 20.0 SETBACK Z PROPOSED 150.1773 'C' 150.2ANUL CRANUL 2 CAR RIGHT MAI 5,000 26,310 SF 0.60 AC 10 20' PUBLIC DRAINAGE EASEMENT WINDY FARM DRIVE 36.0' B O F 37.4 10, SIDE SELBYCK 220°13'51"E 209.20 (MM) 9

LEGEND

RIVER RD. S.R. JA18

VICINITY MAP

(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)
④ = DRILL HOLE FOUND
INCLUDE TO INT
AC = AIR CONDITIONER
CO = CLEAN OUT
AC = AIR CONDITIONER
CO = CABLE BOX
⑤ = SEWER MANOLE
□ = TELEPHONE PEDE:
CB = CATCH BASIN
G = GAS METER
E = ELECTRIC METER
YI = YARD INLET
S = STOOP

- = SCREENED PORCH CONCRETE PATIO
- = IRON PIPE FOUND = IRON PIPE SET (IPS) = DRILL HOLE FOUND
- = 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 354 WINDY FARM DRIVE, FUQUAY-VARINA, NC **HIGHLAND GROVE - PHASE 1 - LOT 10**

REFERENCE: BK 2020, PGS. 381-383 ATE: 3/17/21 DRAWN BY: MJA CHECKED BY: SPC

BCS# 200597 SCALE: 1" = 40'