INSET SCALE: 1" =20"

NOTES:

- 1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- 2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING
- 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.
- 5. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- 6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE
- 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
- THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720062400J, DATED OCTOBER 3, 2006.
- 10 ZONING IS : RA-30
- 11. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD. #100 DURHAM, NC. 27703

Curve Table Radius Direction Chord Length Curve # 335 00' N45°25'41"W 32.00 C50 32.01

WINDY FARM DRIVE

50' PUBLIC R/W

& UTILITY EASEMENT

35' FRONT SETBACK

30' X 40'

TURN

SCMA

(BIO)

STORM WATER

EASEMENT

FENCE

INSIDE

LINE

SCALE: 1" = 40 ft.

AROUND

TEMPORARY

C50

EXISTING

FOUNDATION

22

0.63 AC

MAI = 5,000 SF

N/F WILLIAM G. HIPP

D.B. 1294 PG. 515

25' BACK SETBACK

S42°40'26"E 191.35"

S42°41'25"E 65.91'

BUILDING SETBACKS

REAR - 25' SIDE - 10' SIDE CORNER - 20'

MAX, IMPERVIOUS PER LOT 5,000 SF

20' SLOPE

UTILITY

20' PUBLIC DRAINAGE

ACCESS & MAINTENANCE

EASEMENT

DRAINAGE &

EASEMENT

LOT INFORMATION:

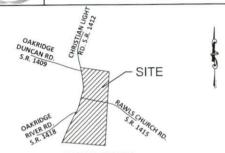
PIN: 0634-70-1558.000 TOTAL LOT AREA = 0.63 AC = 27,556 SF FOUNDATION = 2 230 SF EXISTING IMPERVIOUS = 2,230 SF PERCENT IMPERVIOUS = 8.1%





Bateman Civil Survey Company

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VICINITY MAP

(Not to Scale)

LEGEND

24

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 HOLF FOUND WMD = WATER METER
- CO = CLEAN OUT AC = AIR CONDITIONER
- = CABLE BOX = SEWER MANOLE TELEPHONE PEDESTAL
- CB = CATCH BASIN G = GAS METER E = ELECTRIC METER

YI = YARD INLET S = STOOP

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 SURVEYING IN NORTH CAROLINA. L-4752



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.

FOUNDATION SURVEY

FOR

KB HOMES

HIGHLAND GROVE - PHASE 1 - LOT 22 573 WINDY FARM DRIVE, FUQUAY-VARINA, NC HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 10/4/21 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE BK 2020, PGS. 381-383

BCS# 200597

SCALE: 1" = 40"