S:۲4 INSET SCALE: 1" =20' <u>'S.11</u> PROPOSED 238.2338 'D' 2 CAR - RIGHT CRAWL 38.0 12.0' \mathbb{Q} 21.0 SP 'E.3E 12.0' ⊠ð

NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- PURPOSES ONLY.

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- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY

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THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE

6.

30' X 40' TEMPORARY TURN AROUND

- 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.

9.

11. 10.



WINDY FARM DRIVE

50' PUBLIC R/W

& UTILITY EASEMENT

S42°41'25"E

146.84

36.0'

16.2 $\stackrel{\mathsf{D}}{\mathsf{W}}$

20.0

35' FRONT SETBACK

20' SLOPE DRAINAGE & UTILITY

EASEMENT

20' PUBLIC DRAINAGE, ACCESS & MAINTENANCE EASEMENT

STORM WATER EASEMENT

94.1

SCM 4 (BIO)

- 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.
- SYSTEM UNLESS OTHERWISE SHOWN.

22

,00° L6T

85.0'

PROPOSED 238.2338 'D'

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TZ:68T

CRAWL 2 CAR - RIGHT

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10, SIDE SETBACK

32,270 SF 0.74 AC

SP

M,,08,30,,M

N/F ELLIS L. JOHNSON D.B. 1021 PG. 606

M..8T.9E. TES

- APPLICABLE LAND DEVELOPMENT REGULATIONS.
- NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM
- ZONING IS: RA-30
- PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD. #100 DURHAM, NC. 27703

1" = 40 ft.

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

MAX. IMPERVIOUS PER LOT: 5,000 SF

HOUSE = 1,415 SF PORCH = 174 SF

PIN: 0634-70-0730.000 TOTAL LOT AREA = 0.74 AC = 32,270 SF SIDEWALK = 37 SF DRIVEWAY = 763 SF SCREENED PORCH = 252 SF

LOT INFORMATION:

AC PAD = 9 SF

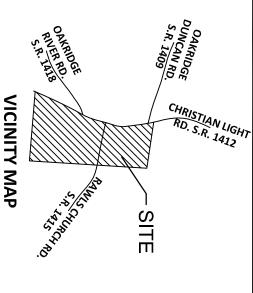
TOTAL PROPOSED IMPERVIOUS = 2,650 SF PERCENT IMPERVIOUS = 8.2 %

Bateman Civil Survey Company

Engineers • Surveyors • Planners

4 Reliance Avenue, Apex, NC 27539 Ph. 919.577.1080 Fax: 919.577.1081 www.batemancivilsurvey.com info@batemancivilsurvey.com

NCBELS Firm No. C-2378



(Not to Scale)

N/F WILLIAM G. HIPP D.B. 1294 PG. 515

S42°40'26"E

193.54

= SCREENED PORCH CONCRETE PATIO

20.0'

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

20' PUBLIC DRAINAGE, ACCESS & MAINTENANCE EASEMENT

PO = PORCH
CP = COVERED PATIO
SW = SIDEWALK
DW = CONC DRIVEWAY
SP = SCREENED PORCH
P = CONCRETE PATIO
② = CONCRETE PATIO
③ = IRON PIPE FOUND
⑥ = IRON PIPE SET (IPS)
⑥ = CABLE BOX
⑤ = CABLE BOX
⑤ = SEWER MANOLE
□ = TELEPHONE PEDE;
CB = CATCH BASIN
G = GAS METER
E = ELECTRIC METER
YI = YARD INLET
S = STOOP = 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

599 WINDY FARM DRIVE, FUQUAY-VARINA, NC **HIGHLAND GROVE - PHASE 1 - LOT 21**

HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 4/6/21 REFERENCE: BK 2020, PGS. 381-383 DRAWN BY: MJA CHECKED BY: SPC BCS# 200597 SCALE: 1" = 40'