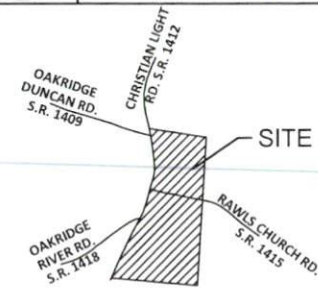


Bateman Civil Survey Company

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
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
- CO = CLEAN OUT
- AC = AIR CONDITIONER
- ⊞ = CABLE BOX
- ⊞ = SEWER MANHOLE
- ⊞ = TELEPHONE PEDESTAL
- CB = CATCH BASIN
- G = GAS METER
- E = ELECTRIC METER
- YI = YARD INLET
- S = STOOP
- ⦿ = FIRE HYDRANT

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAN 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 1:110,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, L-4752, DATED:

PRELIMINARY

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.

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 43
WINDY FARM DRIVE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 5/5/21 DRAWN BY: CPV CHECKED BY: SPC

REFERENCE: BK 2020, PGS. 381-383 BCS# 200597 SCALE: 1" = 80'

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.
- 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 #3720062400I, DATED OCTOBER 3, 2006.
- ZONING IS : RA-30
- PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.
4506 S. MIAMI BLVD. #100
DURHAM, NC. 27703

Curve Table				
Curve #	Length	Radius	Direction	Chord
C4	647.43'	1,450.00'	N58°58'29"W	642.07'
C31	39.32'	25.00'	S26°42'26"E	35.92'



INSET SCALE: 1" = 20'

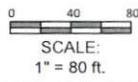
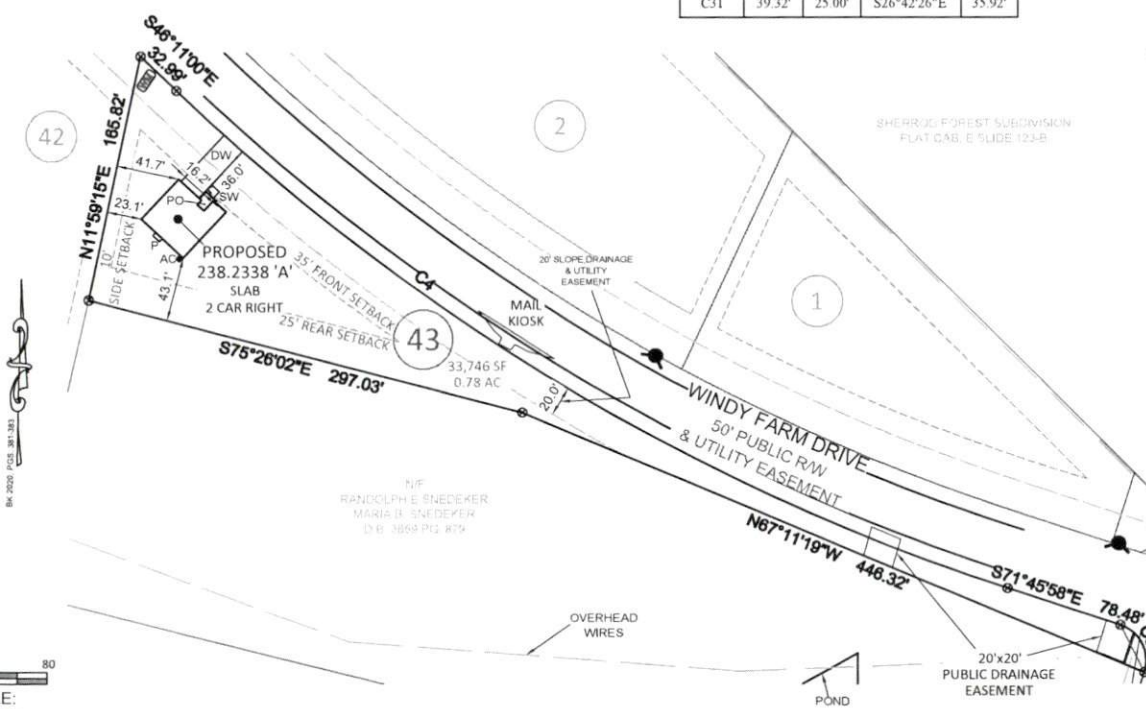
LOT INFORMATION:

PIN: 0634-81-7442.000
 TOTAL LOT AREA = 0.78 AC = 33,746 SF
 HOUSE = 1,415 SF
 PORCH = 73 SF
 SIDEWALK = 35 SF
 DRIVEWAY = 679 SF
 PATIO = 18 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 2,229 SF
 PERCENT IMPERVIOUS = 6.61 %

BUILDING SETBACKS

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

MAX. IMPERVIOUS PER LOT: 5,000 SF



SCALE:
1" = 80 ft.

P:\2021 Projects\20210505\1 - HIGHLAND GROVE - 43.dwg 5/5/2021 1:17:32 PM, User: steven.p.carson