

LOT INFORMATION:

PIN: PRELIMINARY

REFERENCE: DB 4184 PG 2546 (PARENT TRACT)

TOTAL LOT AREA = 0.541 AC = 23,555 SF

HOUSE = 2,330 SF

PORCH = 127 SF

SIDEWALK = 24 SF

DRIVEWAY = 640 SF

SCREENED PATIO = 100 SF

PATIO = 100 SF

STOOP = 9 SF

AC PAD = 9 SF

PROPOSED IMPERVIOUS = 3,339 SF

PERCENT IMPERVIOUS = 14.18 %

BUILDING SETBACKS

FRONT - 35'

REAR - 25'

SIDE - 10'

OPEN SPACE 2

An inset site plan at a scale of 1 inch equals 20 feet. It shows a rectangular lot measuring 50.0 feet by 48.0 feet. The lot contains a proposed building labeled "PROPOSED 150.1910 - N SLAB 2 CAR - RIGHT". The building has a main rectangular section measuring 20.7 feet by 11.0 feet, with several smaller extensions. Setbacks are indicated: 10.0 feet from the top boundary, 10.0 feet from the right boundary, and 10.0 feet from the bottom boundary. A north arrow points towards the upper left.

INSET SCALE: 1"=20'

NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND 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, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
- 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.

- A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.

- ZONING: RA-40 (HARNETT COUNTY GIS)

- BUILDER/DEVELOPER: KB HOME RALEIGH-DURHAM
1800 PERIMETER PARK DRIVE SUITE 140
MORRISVILLE, NC 27560

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHD BEARING
C10	90.00'	22.33'	N54°26'49"W
C11	300.00'	74.44'	S54°26'49"E

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHD BEARING
C10	90.00'	22.33'	N54°26'49"W
C11	300.00'	74.44'	S54°26'49"E

A graphic scale bar indicating distances in feet. It is divided into three segments: 0 to 15 feet, 15 to 30 feet, and 30 to 45 feet. Below the bar, it says "SCALE:".

A detailed site plan for a residential lot. The lot is bounded by a curved line representing Rockhaven Drive, which has a 50-foot Right-of-Way (RW). The lot area is 0.541 acres, totaling 23,555 square feet. The proposed building is a two-car garage slab, measuring 20.7 feet by 11.0 feet. The plan shows various setbacks: 10 feet side setbacks, 25 feet rear setback, and 35 feet front setback. There are also utility easements (5 feet wide) and public storm drain easements (20 feet wide) shown along the boundaries. The plan includes bearings and distances for all boundaries, such as S42°39'42"W 210.00' and N28°26'40"E 210.00'. A north arrow points towards the upper left.

ROCKHAVEN DRIVE

PUBLIC 50' RW



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