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 NCBSLS Firm No. C-2378



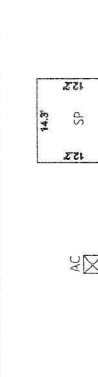
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C23	177.00'	54.12'	S55°52'04"W	53.91'

LOT INFORMATION:
 PIN: 1733840477
 REFERENCE TO 18933 PGS: 2180-2184
 TOTAL LOT AREA = 0.22 AC = 9,408 SF
 TO PARTIAL LOT AREA = 1.716 SF
 HOUSE = 113 SF
 PORCH = 113 SF
 SIDEWALK = 65 SF
 DRIVEWAY = 349 SF
 SCREENED PORCH = 174 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 2,426 SF
 PERCENT IMPERVIOUS = 25.79%
BUILDING SETBACKS
 HOUSE (MINIMUM)
 FRONT - 10'
 FRONT DRIVEWAY - 20'
 REAR - 25'



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 PURPOSES ONLY.
 3. 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.
 4. 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 BLOCK.
 7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
 8. 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.
 9. THIS PROPERTY LIES PARTIALLY IN ZONE AE, PARTIALLY IN ZONE A, AND PREDOMINANTLY IN ZONE X WHICH IS ACCORDING TO FLOOD INSURANCE RATE MAP 3720173300K PANEL 1733, WITH THE EFFECTIVE DATE OF JULY 19, 2022, AND ACCORDING TO FLOOD INSURANCE RATE MAP 3720174300K, PANEL 1743, WITH AN EFFECTIVE DATE OF JULY 19, 2022.
 10. ZONING: GR8 PRD
 11. PROPERTY OWNER: LENNAR CORPORATION
 1100 PERIMETER PARK DRIVE #112
 MORRISVILLE, NC 27560



PHASE 2 FUTURE DEVELOPMENT

HAZELNUT RIDGE LANE
 PUBLIC 54' R/W

PROPOSED 2481 MAYFLOWER III - T SLAB 2 CAR - LEFT PAD: 328.00'

LEGEND
 PG = PORCH
 CP = COVERED PORCH
 ST = STOOP
 SW = SIDEWALK
 DW = CONC DRIVEWAY
 SP = SCREENED PORCH
 P = CONCRETE PATIO
 AC = AIR CONDITIONER PAD
 CO = CLEAN OUT
 CB = CATCH BASIN
 L = LIGHT POLE
 H = HAND HOLE
 E = ELECTRIC BOX
 YI = YARD INLET
 G = GAS METER
 E = ELECTRIC METER

VICINITY MAP
 (Not to Scale)
 INTERSTATE 495
 POOLER ROAD
 HODGE ROAD
 NEUSE RIVER
 SITE

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.

PRELIMINARY PLOT PLAN
 FOR
LENNAR
 DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN

STONERIVER - PHASE 1 - LOT 35
 1436 HAZELNUT RIDGE LANE, KNIGHTDALE, NC
 ST. MATTHEW'S TOWNSHIP, WAKE COUNTY
 DATE: 4/5/24 DRAWN BY: JIM CHECKED BY: SPC
 REFERENCE: BM 2022 PGS. 708-717 BCS# 240133 SCALE: 1" = 20'

BUILD TO VERIFY HOUSE LOCATION DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN