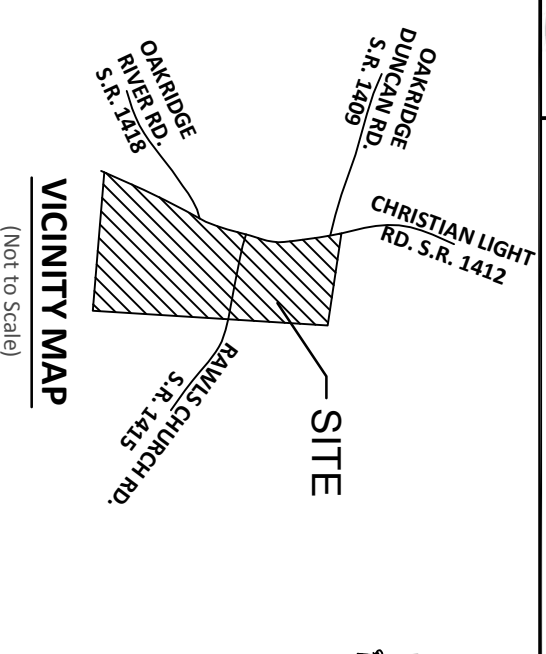




Bateman Civil Survey Company

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 www.batemancivilsurvey.com info@batemancivilsurvey.com
 NCBEIS Firm No. C-2378



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

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

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 40
 HARDLOW COURT, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

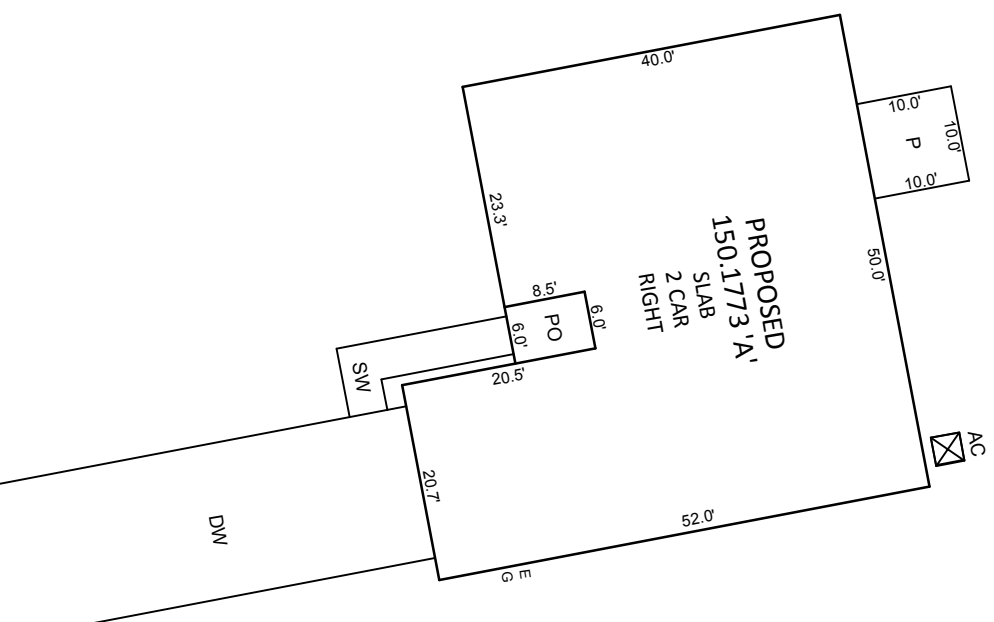
DATE: 12/8/20 DRAWN BY: HTC CHECKED BY: SPC
 REFERENCE: BK 2020, PGS. 381-383 SCALE: 1" = 40'

Curve Table				
Curve #	Length	Radius	Direction	Chord
C7	255.23'	285.00'	S75°59'57"W	246.79'
C8	41.42'	25.00'	S02°52'44"W	36.84'
C9	21.03'	25.00'	S68°40'51"E	20.41'
C10	64.74'	50.00'	S55°40'54"E	60.31'

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

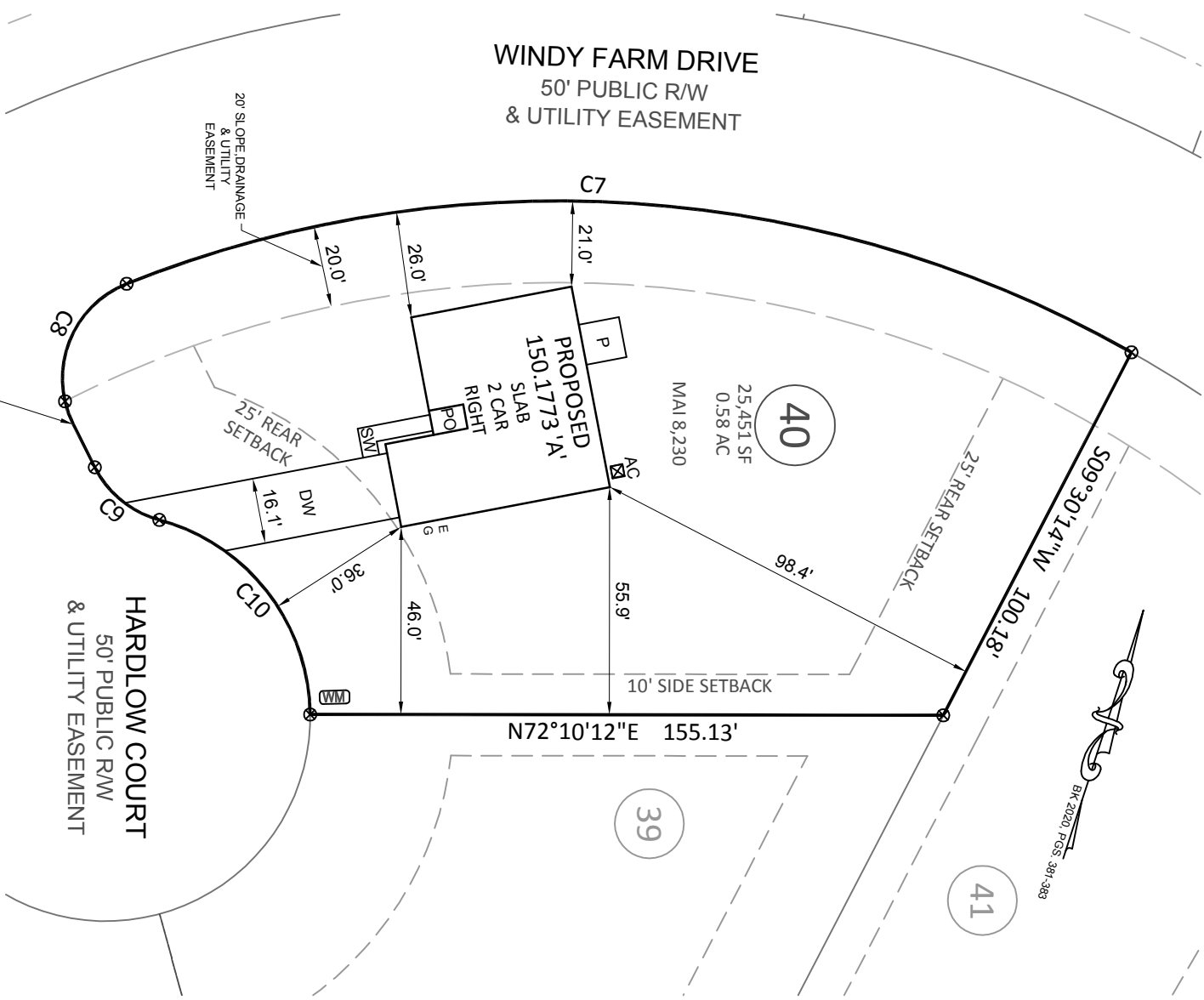
LOT INFORMATION:
 PIN: 0634-81-3611.000
 TOTAL LOT AREA = 0.58 AC = 25,451 SF
 HOUSE = 2,197 SF
 PORCH = 51 SF
 SIDEWALK = 85 SF
 DRIVEWAY = 871 SF
 PATIO = 100 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 3,303 SF
 PERCENT IMPERVIOUS = 13.0%

MAX. IMPERVIOUS PER LOT: 8,230 SF



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/OR 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. 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



REVISION - CHANGED HOUSE PLAN - HTC 2/5/21