CURVE

RADIUS

LENGTH

CHORD DIRECTION

CHORD

49.53 17.39

CURVE TABLE

C15 C16

50.00' 25.00 25.00'

> 17.76' 51.82

37.49

C18

525.00'

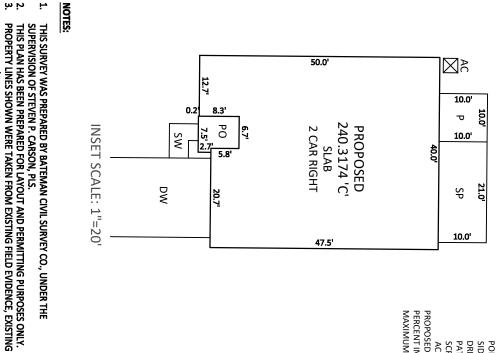
129.41'

N35°46'05"W N00°08'04"E N63°27'02"E N54°06'37"E

129.08' 34.08' A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE, EXCEPT OPEN SPACE 4.
PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.
4506 S. MIAMI BLVD. #100

DURHAM, NC. 27703

THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720064200J, DATED OCTOBER 03 2006.



PROPOSED IMPERVIOUS = 2,937 SF PERCENT IMPERVIOUS = 11.6 % MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF PIN: 0642-94-7049.000 TOTAL LOT AREA = 0.583 AC = 25,400 SF HOUSE = 1,893 SF SIDEWALK = 36 SF DRIVEWAY = 640 SF PATIO = 100 SF SCREENED PATIO = 200 SF PORCH = 59 SFAC PAD = 9 SF PHASE 2 FUTURE 10' SIDE YARD SETBACK N51°25'42"E 48.5' 209.60' 50.2'

73 M. \$7.52.59N **EASEMENT** 5' PUBLIC 50' PUBLIC RIGHT-OF-WAY & UTILITY 0.8 25,400 SF 0.583 AC DEKALB COURT 61.9 SP C16 ² CAR RIGHT PROPOSED 240.3174 'C' N43°05'54"E 20' CORNER SIDE SETBACK РО 37.18' '0.78 NCDOT / SIGHT TRIANGLE 35' FRONT YARD SETBACK DW 36.0' 16.5 1" = 30 ft.SCALE: CO SAINT CLAIR DRIVE CENTERED ON MEASURED 20' PRIVATE DRAINAGE EASEMENT **STRUCTURES** C18 50' PUBLIC RIGHT-OF-WAY & UTILITY

SHOWN.

THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

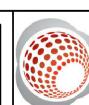
THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS

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

AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.

NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.

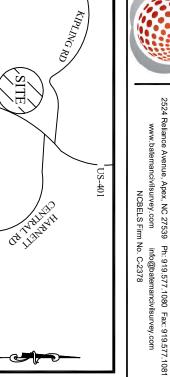
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE



LOT INFORMATION:

Bateman Civil Survey Company

Engineers • Surveyors • Planners



VICINITY MAP (Not to Scale)

DRAWN UNDER MY DIRECT SUPERVISION FROM A STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS CHRISTIAN LIGHT RD

DEBUND

PO = PORCH
PO = PATIO
SP = SCREENED PORCH OR PATIO
CP = COVERED PORCH OR PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
SO = COMPUTED POINT
O = IRON PIPE FOUND
I = IRON PIPE FOUND
CO = CLEANOUT
AC = AIR CONDITIONER
CO = CLEANOUT
AC = AIR CONDITIONER
CO = CLEANOUT
AC = AIR CONDITIONER
CO = CLEANOUT
AC = LECTRIC BOX
CO = CABLE BOX
CO = CABLE BOX
CO = CABLE BOX
CO = CLEANOUT
AC = AIR CONDITIONER
CI = CURB INLET
YI = YARD INLET
YI = YARD INLET
YI = YARD INLET
YI = FIRE HYDRANT
HP = HANDICAP PORTAJOHN WITH SCREENING
SO = SEWER MANHOLE
FIRE HYDRANT
TR = TRASH RECEPTACLES
This ma O 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
1:0,000+; AND THAT THIS MAP MEETS. HE
REQUIREMENTS OF THE STANDARD PRACTICE FOR
LAND SURVEYING IN NORTH CAROUNA. L-4752
DATED: SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK

BUILDING SETBACKS:
FRONT = 35 ft
SIDE = 10 ft
REAR = 25 ft
CORNER SIDE = 20 ft

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

HECTORS CREEK TOWNSHIP, HARNETT COUNTY SAINT CLAIR DRIVE, FUQUAY-VARINA, NC **BIRCHWOOD GROVE - LOT 72**

REFERENCE: BK2022, PGS. 69-72 DATE: 2/23/22 DRAWN BY: BMN CHECKED BY: SPC

PROJECT# 220207 SCALE: 1"= 30'