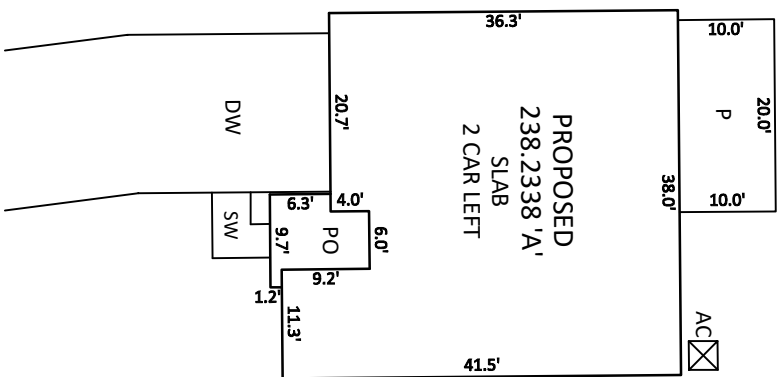


**LOT INFORMATION:**

PIN: 0652-04-2529.000  
 TOTAL LOT AREA = 0.671 AC = 29,234 SF  
 HOUSE = 1,415 SF  
 PORCH = 76 SF  
 SIDEWALK = 34 SF  
 DRIVEWAY = 708 SF  
 PATIO = 200 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 2,442 SF  
 PERCENT IMPERVIOUS = 8.4%  
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

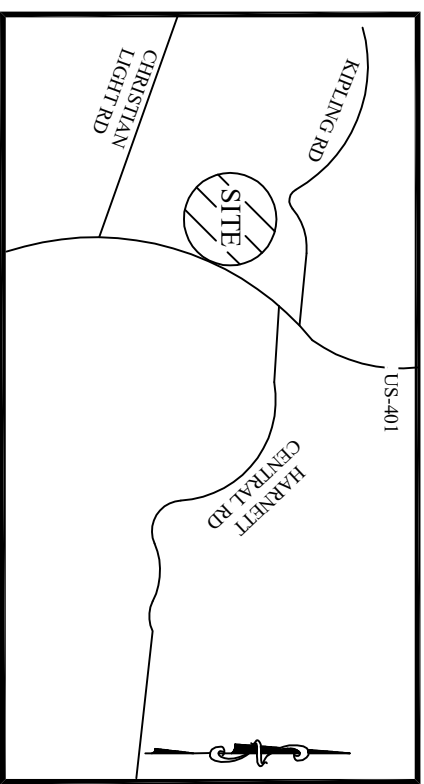
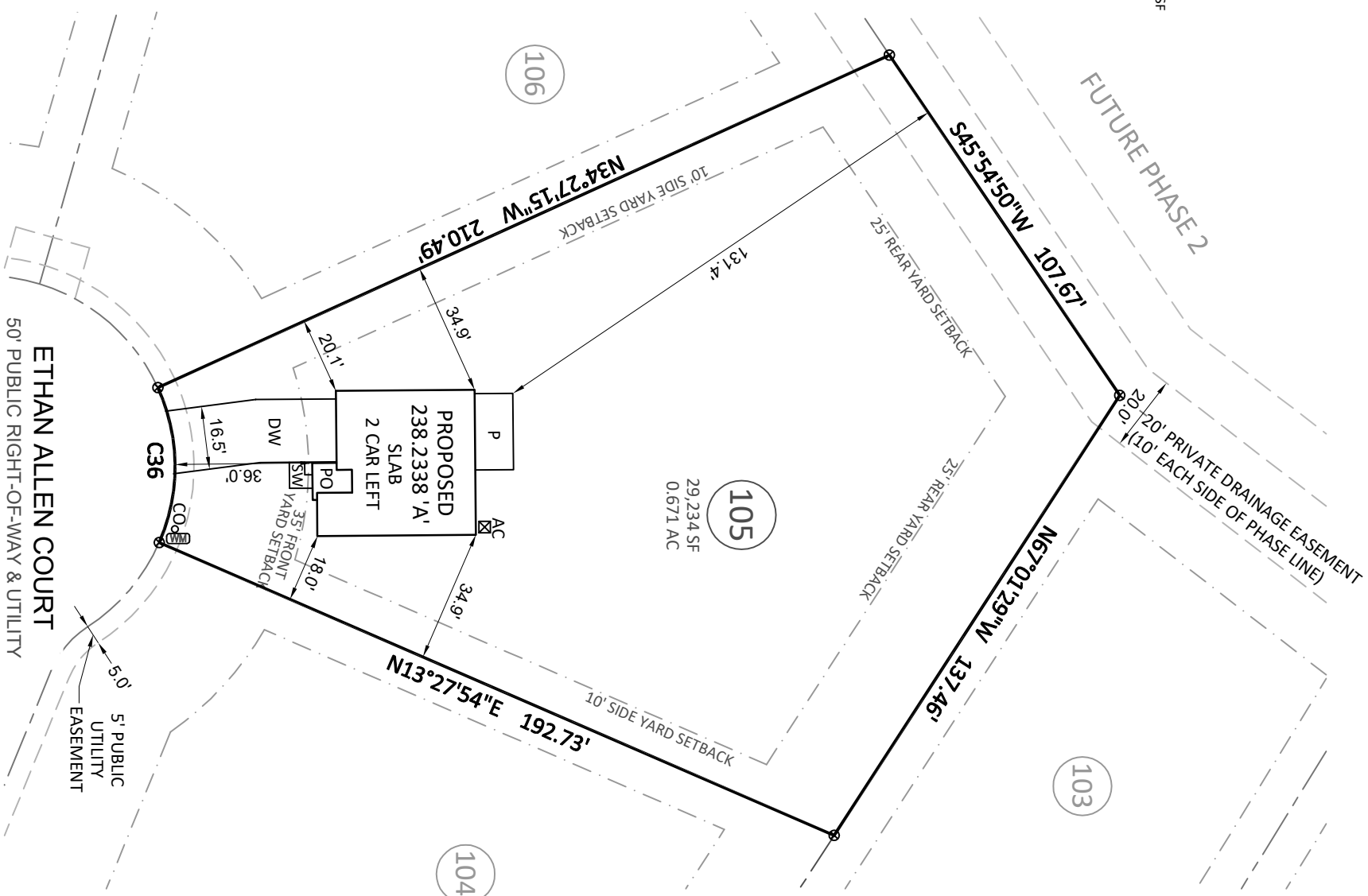


INSET SCALE: 1"=20'



- 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. 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.
  3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
  4. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
  5. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED IN TITLE BLOCK.
  6. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
  7. 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.
  8. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #37200642001, DATED OCTOBER 03 2006.
  9. ZONING IS: RA-40
  10. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE, EXCEPT OPEN SPACE 4'.
  11. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.  
4506 S. MIAMI BLVD. #100  
DURHAM, NC, 27703
  - 12.

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C36	50.00'	41.82'	N79°30'19"E
			CHORD
			40.61'



**VICINITY MAP**  
(Not to Scale)

**LEGEND**

PO = PORCH  
 P = PATIO  
 SP = SCREENED PORCH OR PATIO  
 CP = COVERED PORCH OR PATIO  
 WD = WOOD DECK  
 SW = SIDEWALK  
 DW = CONC DRIVEWAY  
 ● = COMPUTED POINT  
 ○ = IRON PIPE FOUND  
 ⊙ = IRON PIPE SET (IPS)  
 ⊕ = WATER METER  
 ⊖ = CLEANOUT  
 AC = AIR CONDITIONER  
 ⊞ = AIR CONDITIONER  
 ⊟ = CABLE BOX  
 ⊠ = TELEPHONE PEDestal  
 ⊡ = LIGHT POLE  
 ⊢ = CURB INLET  
 ⊣ = YARD INLET  
 ⊤ = FIRE HYDRANT  
 ⊥ = HANDICAP PORTAJOHN WITH SCREENING  
 ⊦ = SEWER MANHOLE  
 ⊧ = FIRE HYDRANT  
 ⊨ = TRASH RECEPTACLES

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

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**

**BIRCHWOOD GROVE - LOT 105**  
 ETHAN ALLEN COURT, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 3/1/22 DRAWN BY: BMN CHECKED BY: SPC

REFERENCE: BK2022, PGS. 69-72 PROJECT# 220207 SCALE: 1"=40'

**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