44.0' INSET SCALE: 1"=20' ٧ 20.0' PROPOSED 237.2723 'A' ₽ 2 CAR LEFT SLAB 10.0' WS РО 0.3 \boxtimes 8 48.0

NOTES:

- DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.

42.21'	S13°32'13"W	43.58'	50.00'	C11
CHORD	CURVE RADIUS LENGTH CHORD DIRECTION CHORD	LENGTH	RADIUS	CURVE
	CURVE TABLE	CURV		

42.21'	S13°32'13"W	43.58'	50.00'	311
CHORD	RVE RADIUS LENGTH CHORD DIRECTION CHORE	LENGTH	RADIUS	RVE
	CURVE TABLE	CURV		

THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING

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

				I
42.21'	S13°32'13"W	43.58'	50.00'	_
CHORE	VE RADIUS LENGTH CHORD DIRECTION CHORD	LENGTH	RADIUS	VΕ
	CURVE TABLE	CURVI		

	CURV	CURVE TABLE	
 RADIUS	HENGTH	RADIUS LENGTH CHORD DIRECTION CHORE	CHORD
50.00'	43.58'	S13°32'13"W	42.21'

14

50' PUBLIC RIGHT-OF-WAY MCINTOSH COURT

C11

5' PUBLIC UTILITY

EASEMENT

& UTILITY

1" = 30 ft.SCALE:

Q

ATE: 3/7/22

LOT INFORMATION:

AC PAD = 9 SF PROPOSED IMPERVIOUS = 2,663 SF PERCENT IMPERVIOUS = 11.8 % MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF PIN: 0652-15-1911.000 TOTAL LOT AREA = 0.520 AC = 22,655 SF HOUSE = 1,651 SF SIDEWALK = 32 SF DRIVEWAY = 723 SF PATIO = 200 SF



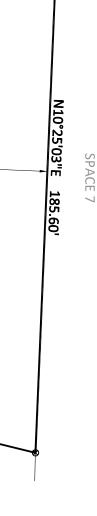
OPEN



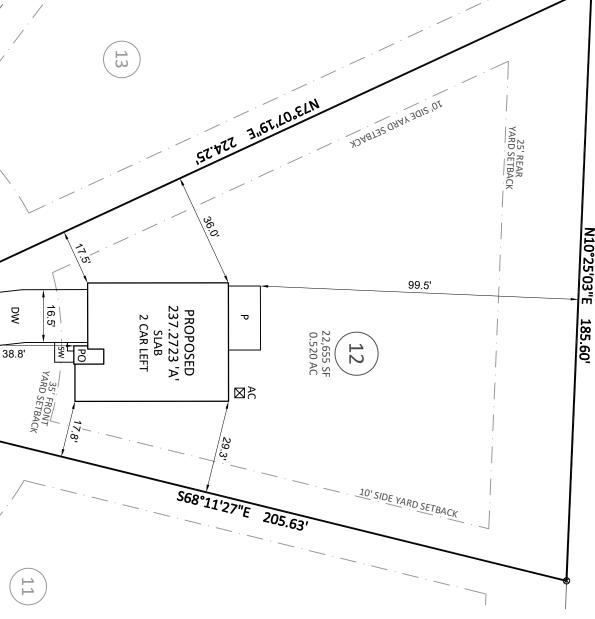
KIPLING RO

SITÉ

Callinand Callinand



CHRISTIAN LIGHT RD





Bateman Civil Survey Company

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

US-401

Engineers • Surveyors • Planners

VICINITY MAP (Not to Scale)

LEGEND

LEGEND
PO = PORCH
PO = PORCH
P = PATIO
S = STOOP
SP = SCREENED PORCH OR PATIO
CP = COVERED PORCH OR PATIO
WDD DECK
SW= SIDEWALK
DW= CONC DRIVEWAY
SW= SIDEWALK
DW= CONC DRIVEWAY
O = IRON PIPE FOUND
I = IRON PIPE FOUND
CCLEANOUT
AC = AIR CONDITIONER
EB = ELECTRIC BOX
C = CABLE BOX
C = CABLE BOX
C = CABLE BOX
C = CABLE BOX
T = TELEPHONE PEDESTAL
T = FIRE HYDRANIT
HP = HANDICAP PORTAJOHN WITH SCREENING
S = SEWER MANHOLE
FRE HYDRANIT
TR = TRASH RECEPTACLES
This ma

SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK DRAWN UNDER MY DIRECT SUPERVISION FROM A , STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS

IO 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
1:10,000+; AND THAT THIS MAP MEETS HE
REQUIREMENTS OF THE STANDARD PRACTICE FOR
LAND SURVEYING IN NORTH CAROLINA. L-4752
DATED:

H. SCREFENING

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

MCINTOSH COURT, FUQUAY-VARINA, NC HECTORS CREEK TOWNSHIP, HARNETT COUNTY **BIRCHWOOD GROVE - LOT 12**

REFERENCE: BK2022, PGS. 69-72 PROJECT# 220207 SCALE: 1"= 30'

DRAWN BY: CPV CHECKED BY: SPC