CURVE 2

335.00'

100.19'

S60°01'45"E

99.82

1" = 40 ft.SCALE:

RADIUS | LENGTH | CHORD DIRECTION | CHORD

CURVE TABLE

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.

SEARCH MAY DISCLOSE.

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.

S08°43'29"W

PO

17.9

260.41

10' SIDE YARD SETBACK

DW

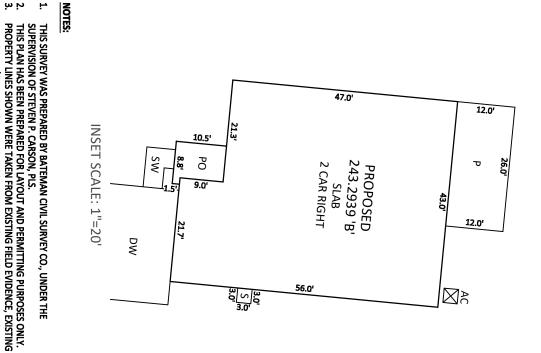
S15°03'32"W

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 EXIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE



LOT INFORMATION:

PIN:: IN REVIEW
TOTAL LOT AREA = 0.592 AC = 25,800 SF
HOUSE = 2,216 SF AC PAD = 9 SF
PROPOSED IMPERVIOUS = 4,980 SF*
PERCENT IMPERVIOUS = 19.3 %
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF PATIO = 312 SF SIDEWALK = 42 SF DRIVEWAY = 2,273 SF PORCH = 81 SF

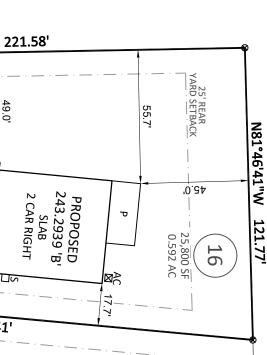
FUTURE PHASE 3

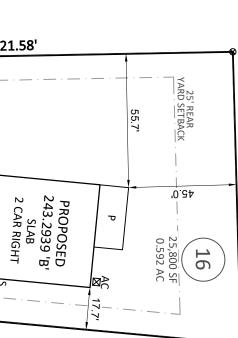
*PROPOSED IMPERVIOUS EXCEEDS MAXIMUM ALLOWED IMPERVIOUS

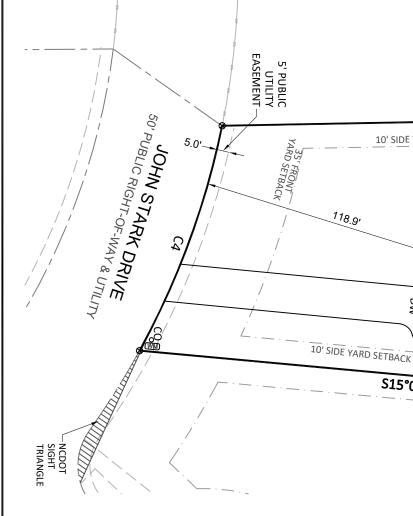


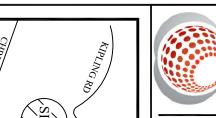












Engineers • Surveyors • Planners

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NCBELS Firm No. C-2378

Bateman Civil Survey Company

CHRISTIAN LIGHT RD SITÉ US-401 Callinand Callinand

VICINITY MAP (Not to Scale)

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

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 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 CAROUNA. L-4752
DATED:

H. SCREFENING SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK

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

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

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 JOHN STARK DRIVE, FUQUAY-VARINA, NC **BIRCHWOOD GROVE - LOT 16**

DATE: 3/3/22 DRAWN BY: ALT CHECKED BY: SPC SCALE: 1"= 40'

REFERENCE: BK2022, PGS. 69-72

PROJECT# 220207