

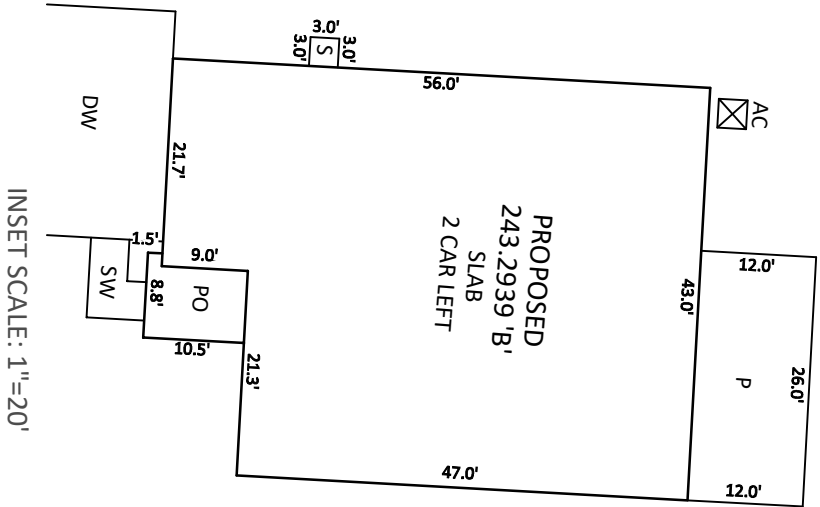
**LOT INFORMATION:**

PIN: IN REVIEW  
 TOTAL LOT AREA = 0.592 AC = 25,800 SF  
 HOUSE = 2,215 SF  
 PORCH = 81 SF  
 SIDEWALK = 42 SF  
 DRIVEWAY = 2,398 SF  
 PATIO = 312 SF  
 STOOP = 9 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 5,067 SF\*  
 PERCENT IMPERVIOUS = 19.64%  
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

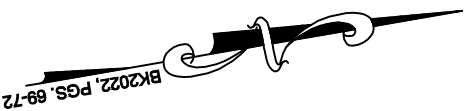
\*PROPOSED IMPERVIOUS EXCEEDS  
 MAXIMUM ALLOWED IMPERVIOUS

REVISION : FLIP TO LEFT HAND AND MOVE TO BACK OF LOT. AHB 6/8/22

FUTURE  
PHASE 3

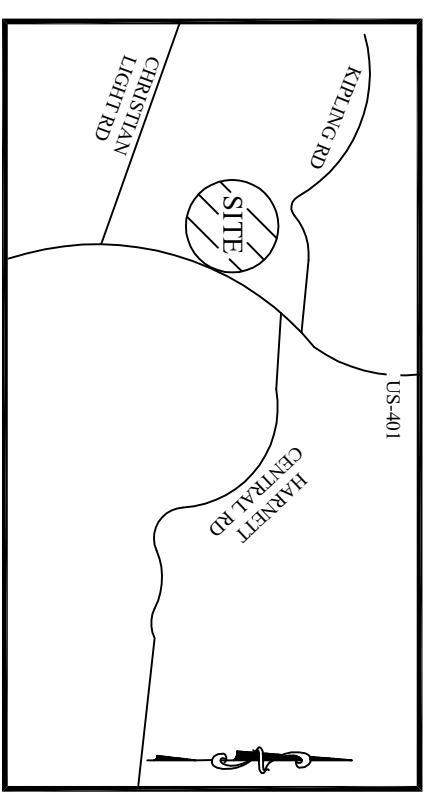
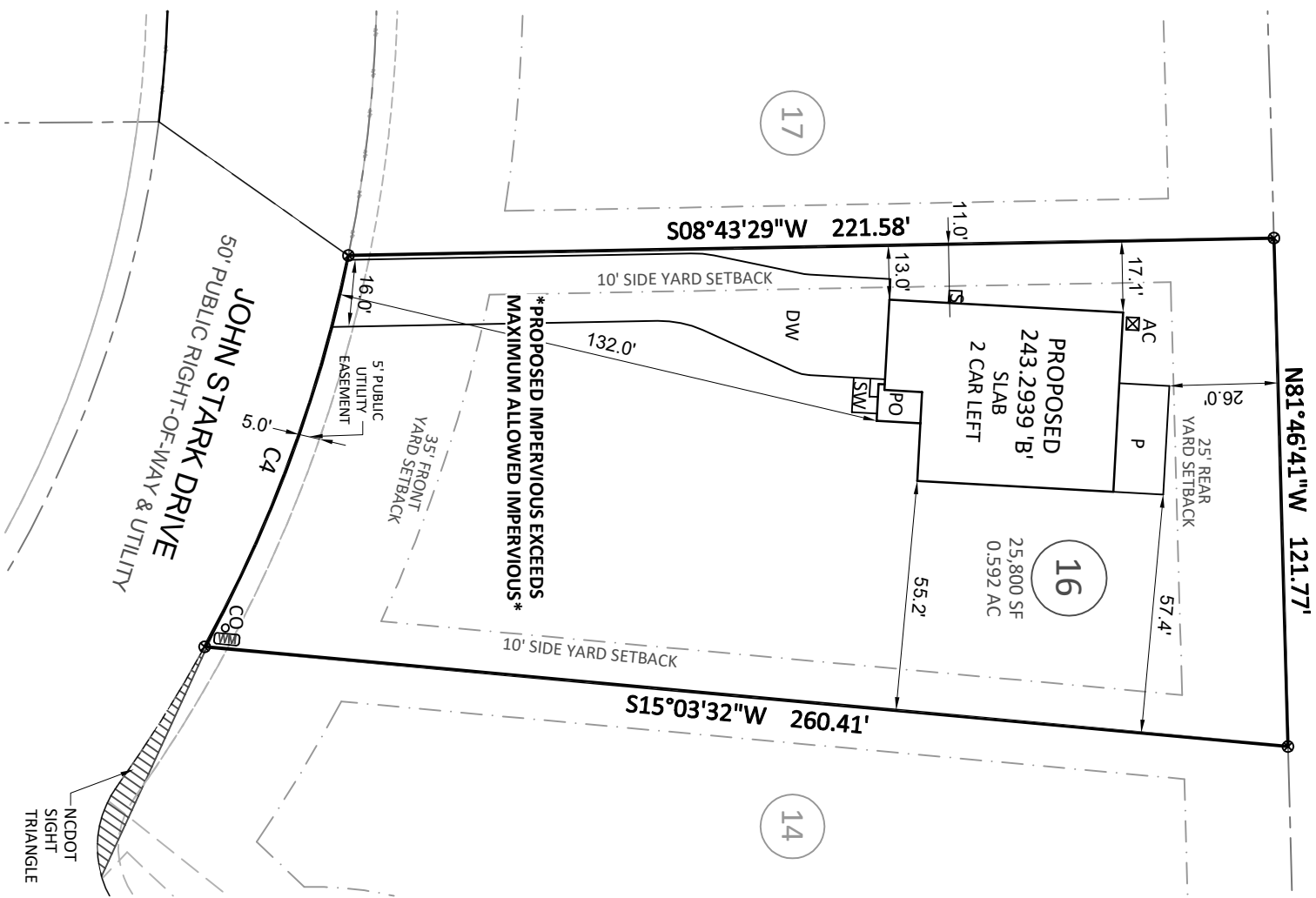
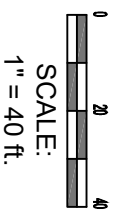


INSET SCALE: 1"=20'



- 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

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C4	335.00'	100.19'	S80°01'45"E	99.82'



**VICINITY MAP**

(Not to Scale)

**LEGEND**

PO = PORCH  
 P = PATIO  
 S = STOOP  
 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  
 ⊗ = AIR CONDITIONER  
 ⊠ = AIR CONDITIONER  
 ⊡ = ELECTRIC BOX  
 ⊢ = 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 16**  
 JOHN STARK DRIVE, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY  
 DATE: 6/8/22 DRAWN BY: AHB CHECKED BY: SPC

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



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