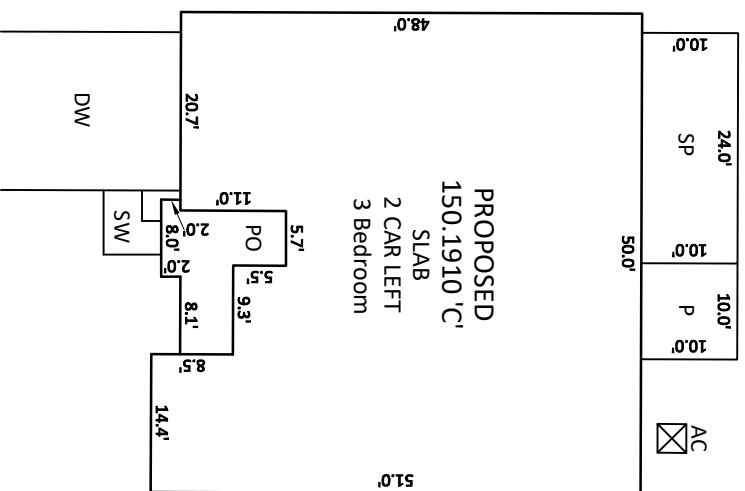


**LOT INFORMATION:**

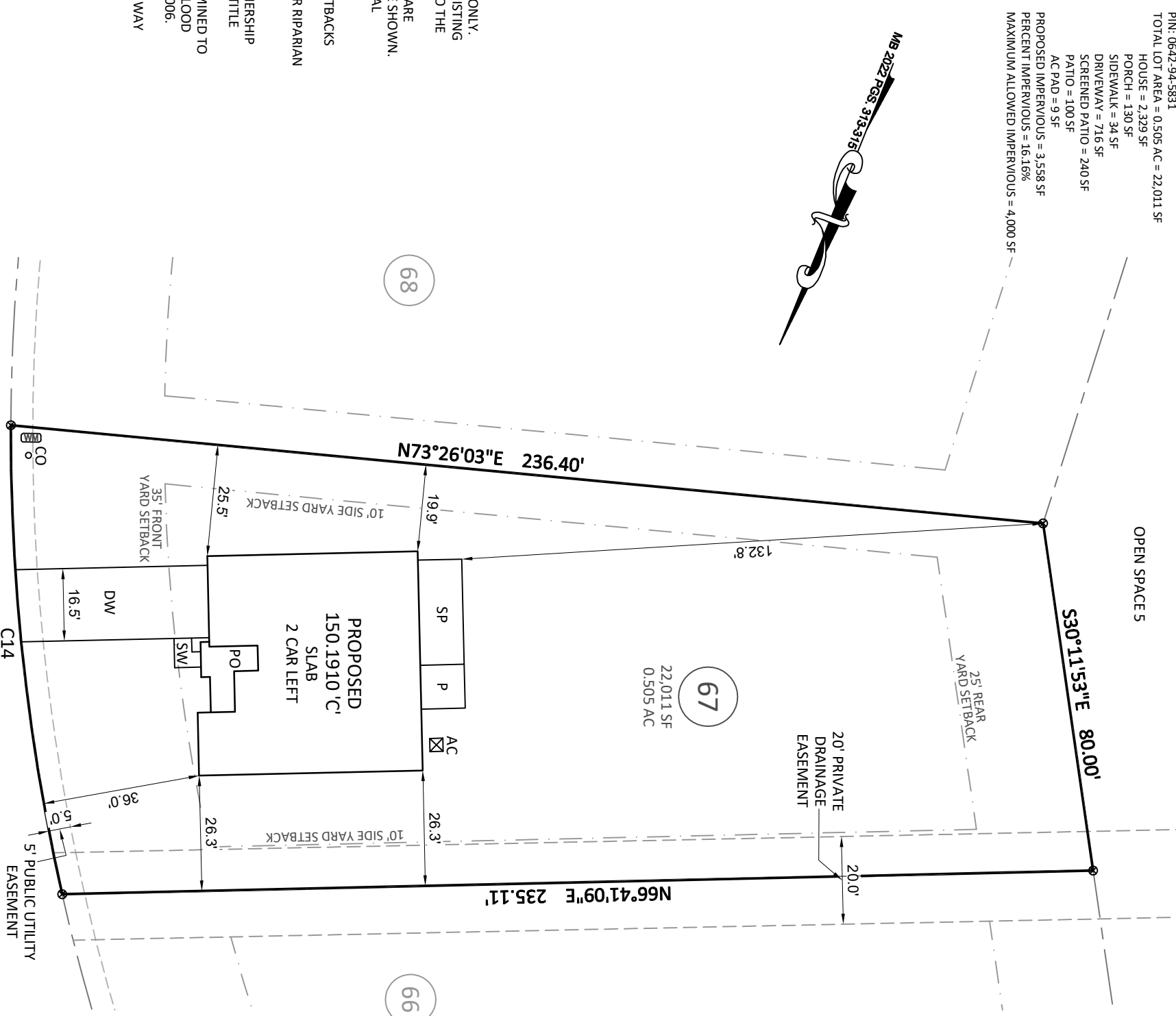
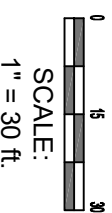
PIN: 0642-94-5831  
 TOTAL LOT AREA = 0.505 AC = 22,011 SF  
 HOUSE = 2,329 SF  
 PORCH = 130 SF  
 SIDEWALK = 34 SF  
 DRIVEWAY = 716 SF  
 SCREENED PATIO = 240 SF  
 PATIO = 100 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 3,558 SF  
 PERCENT IMPERVIOUS = 16.16%  
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



INSET SCALE: 1"=20'

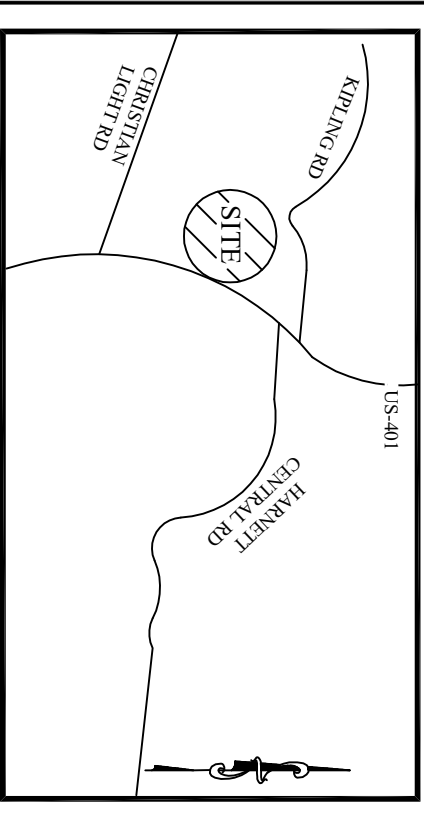
- NOTES:**
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
  2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND 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. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
  4. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
  5. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
  6. 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.
  7. SUBJECT PARCEL LIES ENTIRELY WITHIN FLOOD ZONE 'X', OR AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720064200J, DATED OCTOBER 03 2006.
  8. ZONING IS : RA-40
  9. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE, EXCEPT OPEN SPACE 4.
  10. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD. #100 DURHAM, NC. 27703

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C14	475.00'	107.83'	S28°14'31"E
			107.60'



**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



**VICINITY MAP**

(Not to Scale)

**LEGEND**

P = PORCH  
 PO = 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  
 □ = ELECTRIC BOX  
 □ = CABLE BOX  
 □ = TELEPHONE PEDESTAL  
 ○ = LIGHT POLE  
 ○ = CURB INLET  
 ○ = YARD 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 - PHASE 2 - LOT 67**  
 355 SAINT CLAIR DRIVE, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY  
 DATE: 7/11/22 DRAWN BY: WRA CHECKED BY: SPC

REFERENCE: MB 2022 PGS. 313-315 PROJECT# 220207 SCALE: 1"=30'