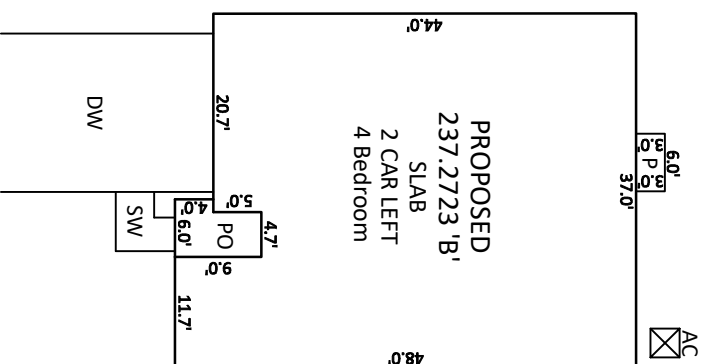


LOT INFORMATION:

PIN: 0642-95-8423
 TOTAL LOT AREA = 0.528 AC = 22,986 SF
 HOUSE = 1,651 SF
 PORCH = 47 SF
 SIDEWALK = 32 SF
 DRIVEWAY = 662 SF
 PATIO = 18 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 2,419 SF
 PERCENT IMPERVIOUS = 10.52%
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

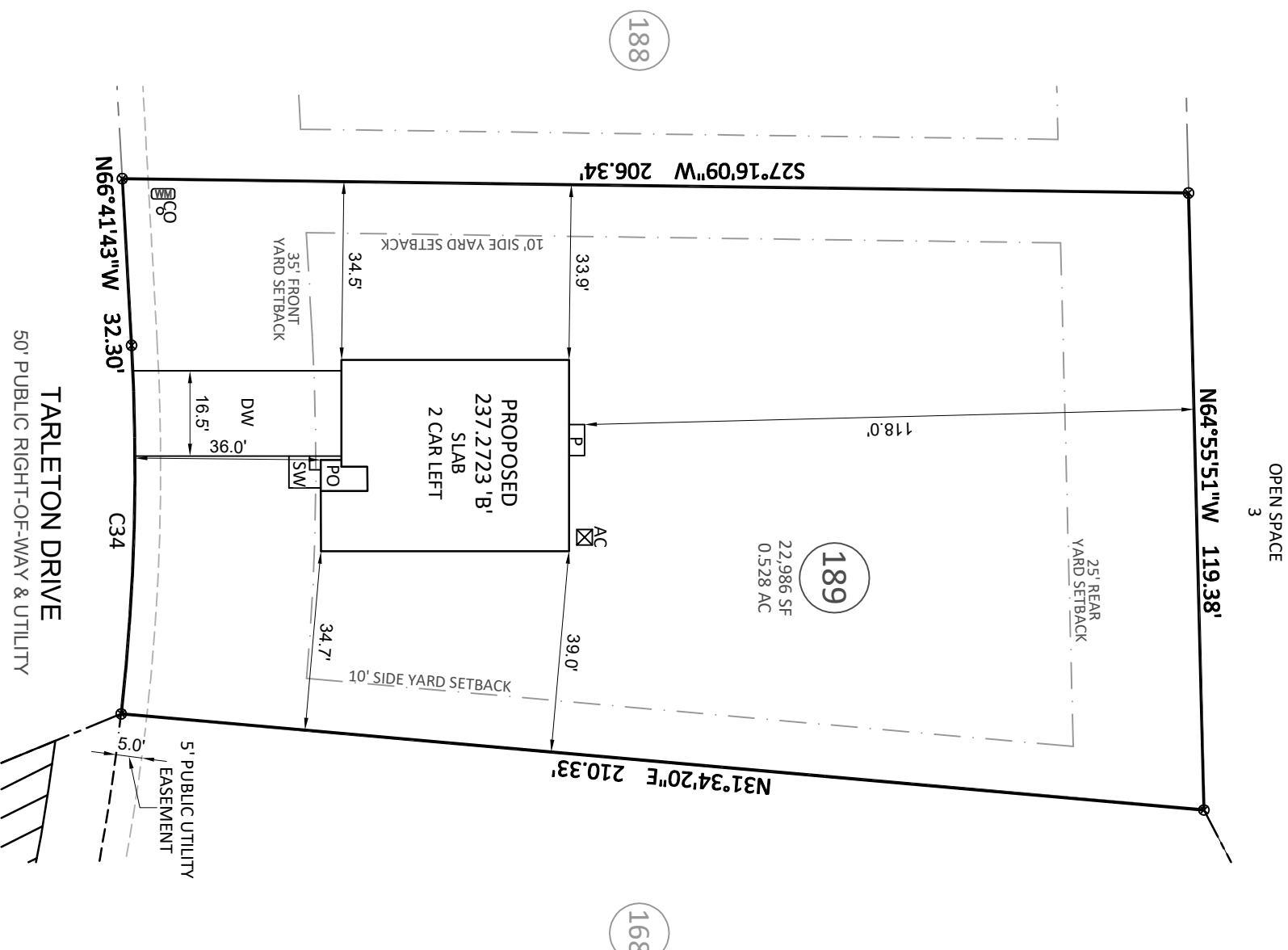
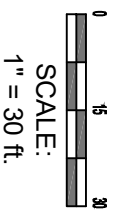
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C34	425.00'	71.38'	S61°53'01"E	71.30'



INSET SCALE: 1"=20'

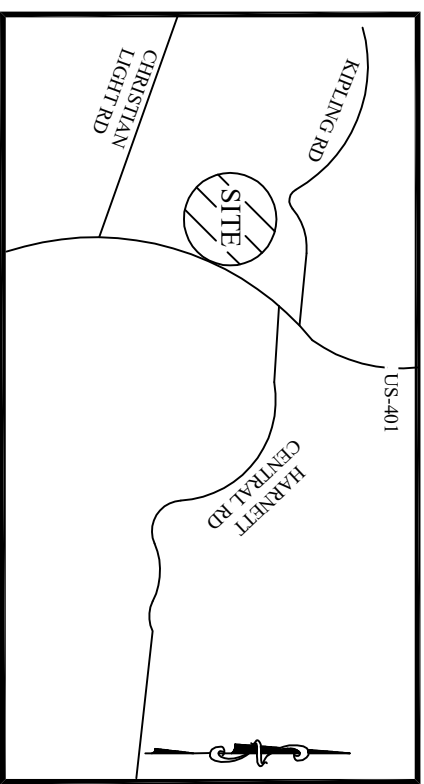
NOTES:

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



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

- 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
- CO = CLEANOUT
- AC = AIR CONDITIONER
- ⊠ = CABLE BOX
- ⊡ = TELEPHONE PEDESTAL
- ⊙ = LIGHT POLE
- ⊙ = CURB INLET
- ⊙ = YARD INLET
- FH = FIRE HYDRANT
- HP = HANDICAP PORTALOJOHN WITH SCREENING
- ⊙ = SEWER MANHOLE
- ⊙ = FIRE HYDRANT
- S = STOOP

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 189
 189 TARLETON DRIVE, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 7/22/22 DRAWN BY: WRA CHECKED BY: SPC
 REFERENCE: MB 2022 PGS. 313-315 PROJECT# 220207 SCALE: 1"= 30'