

V09°25'03"E

144.48

- 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
- DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE
- 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.

TRIANGLE (TYP.)

NCDOT SIGHT

35' FRONT YARD SETBACK

:6.35

5' PUBLIC UTILITY EASEMENT

0.8

	4506 S. I DURHAI	4506 S. MIAMI BLVD. #100 DURHAM, NC. 27703	4506 S. MIAMI BLVD. #100 DURHAM, NC. 27703	
		CURV	CURVE TABLE	
CURVE	RADIUS	HENGTH	CURVE RADIUS LENGTH CHORD DIRECTION CHORD	CHORD
C23	25.00'	38.93'	S53°19'50"W	35.11'
C24	285.00'	44.70'	N77°34'15"W	44.65'

(NOT LABELED ON PLAT) DRAINAGE EASEMENT

×

N08°43'29"E

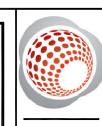
89.24'

10' x 10' PUBLIC UTILITY EASEMENT MEASURED FROM FIRE HYDRANT

50' PUBLIC RIGHT-OF-WAY & UTILITY

THOMAS GAGE DRIVE

5' PUBLIC UTILITY-EASEMENT 50' PUBLIC RIGHT-OF-WAY & UTILITY JOHN STARK DRIVE S82°03'49"E 97.91 C24 💢 င္ပ 5.0 20' CORNER SIDE YARD SETBACK 38.9 **FOUNDATION EXISTING** 62.3' 0.496 AC 21,600 SF 123 38.8 49.4 25' REAR YARD SETBACK 10' SIDE YARD SETBACK



PIN: 0652-05-5899.000
TOTAL LOT AREA = 0.496 AC = 21,600 SF
FOUNDATION = 2,718 SF
EXISTING IMPERVIOUS = 2,718 SF
PERCENT IMPERVIOUS = 12.58 %

LOT INFORMATION:

MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

Bateman Civil Survey Company

2524 Reliance Avenue, Apex, NC 27539 Ph. 919.577.1080 Fax: 919.577.1081 www.batemancivilsurvey.com info@batemancivilsurvey.com Engineers • Surveyors • Planners

NCBELS Firm No. C-2378

CHRISTIAN LIGHT RD KIPLING RD \ SITÉ. US-401 Callinand Callinand

110

SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK 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 DRAWN UNDER MY DIRECT SUPERVISION FROM A 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR , STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS

VICINITY MAP

(Not to Scale)

AND SURVEYING IN NORTH CAROLINA. L-4752

LEGEND

LEGEND

PO = PORCH
PO = PORCH
PO = PORCH
PO = PORCH
SP = SCREENED PORCH OR PATIO
SP = SCREENED PORCH OR PATIO
SP = COVERED PORCH OR PATIO
WD = WOOD DECK
WD = WOOD DECK
SW = SIDEWALK
WD = SIDEWALK
SW = SIDEWALK
WB = SIDEWALK
PO = CONC DRIVEWAY
SIDEWALK
I THAT THE RATIO OF PRE
1:0,000+; AND THAT THE
PO = RON PIPE SET (IPS)
SIDEWALK
I THAT THE RATIO OF PRE
1:0,000+; AND THAT THE
PO = CARSON, C
DRAWW DIRE
FOOM INTER
CLE
PORCH OR PATIO
FROM INFORMATION LIE
I THAT THE RATIO OF PRE
1:0,000+; AND THAT THE
PO = RON PIPE SET (IPS)
DATED:
CO = CLEANOUT
AC = RON PIPE SET (IPS)
DATED:
CO = CLEANOUT
AC = SIGHT POLE
CI = CURB INLET
YI = YARD INLET
YI = YARD INLET
YI = TRASH RECEPTACLES
This SURVEY MADE UNDER NITH
THE FIRE HYDRANT
THE TRASH RECEPTACLES

I, STEVEN P. CARSON, C
DRAWW DIR REFERENCED IN TITLE B

NOT SURVEY MADE UNDER I
I THAT THE RATIO OF PRE
1:0,000+; AND THAT THAT THE
LEAD OF THE THAT THE RATIO OF PRE
1:0,000+; AND THAT THAT THAT THE
AC = LICHT POLE
CO = CLEANOUT
AC = RON PIPE SET (IPS)
DATED:
CO = CLEANOUT
AC = FIRE HYDRANT
THE TRASH RECEPTACLES

This TRASH RECEPTACLES

THAT THE SCREENING
DATED:
CO = CLABCOUT
THAT THE RATIO OF PRE
1:0,000+; AND THAT THAT THE
1:0,000+; AND THAT THE
1:0,000+; AND THAT THAT THE
1:0,000+; AND THAT THE
1:0, SURVICE ON NO CESSION CAROLINA

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

S70°24'04"E

168.39

FOUNDATION SURVEY

KB HOMES

HECTORS CREEK TOWNSHIP, HARNETT COUNTY BIRCHWOOD GROVE - PHASE 2 - LOT 123
THOMAS GAGE DRIVE, FUQUAY-VARINA, NC

ᇛ Õ ATE: 1/18/23 DRAWN BY: CPV CHECKED BY: SPC SCALE: 1"= 30'

1" = 30 ft.SCALE:

FERENCE: MB 2022 PGS. 313-315 PROJECT# 220207