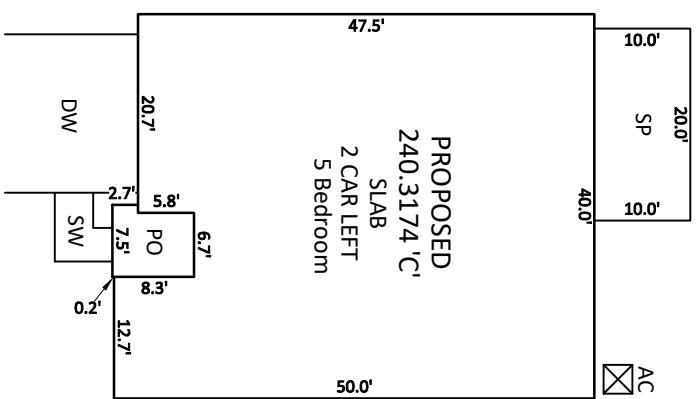
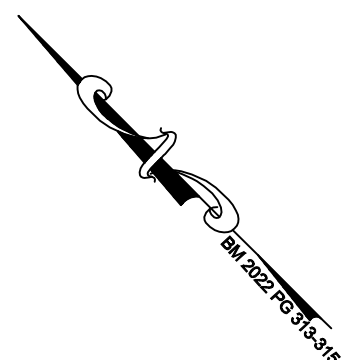


LOT INFORMATION:

PIN: 0652-04-0740.000
 TOTAL LOT AREA = 0.617 AC = 26,889 SF
 HOUSE = 1,893 SF
 PORCH = 59 SF
 SIDEWALK = 36 SF
 DRIVEWAY = 641 SF
 SCREENED PATIO = 200 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 2,838 SF
 PERCENT IMPERVIOUS = 10.55%
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

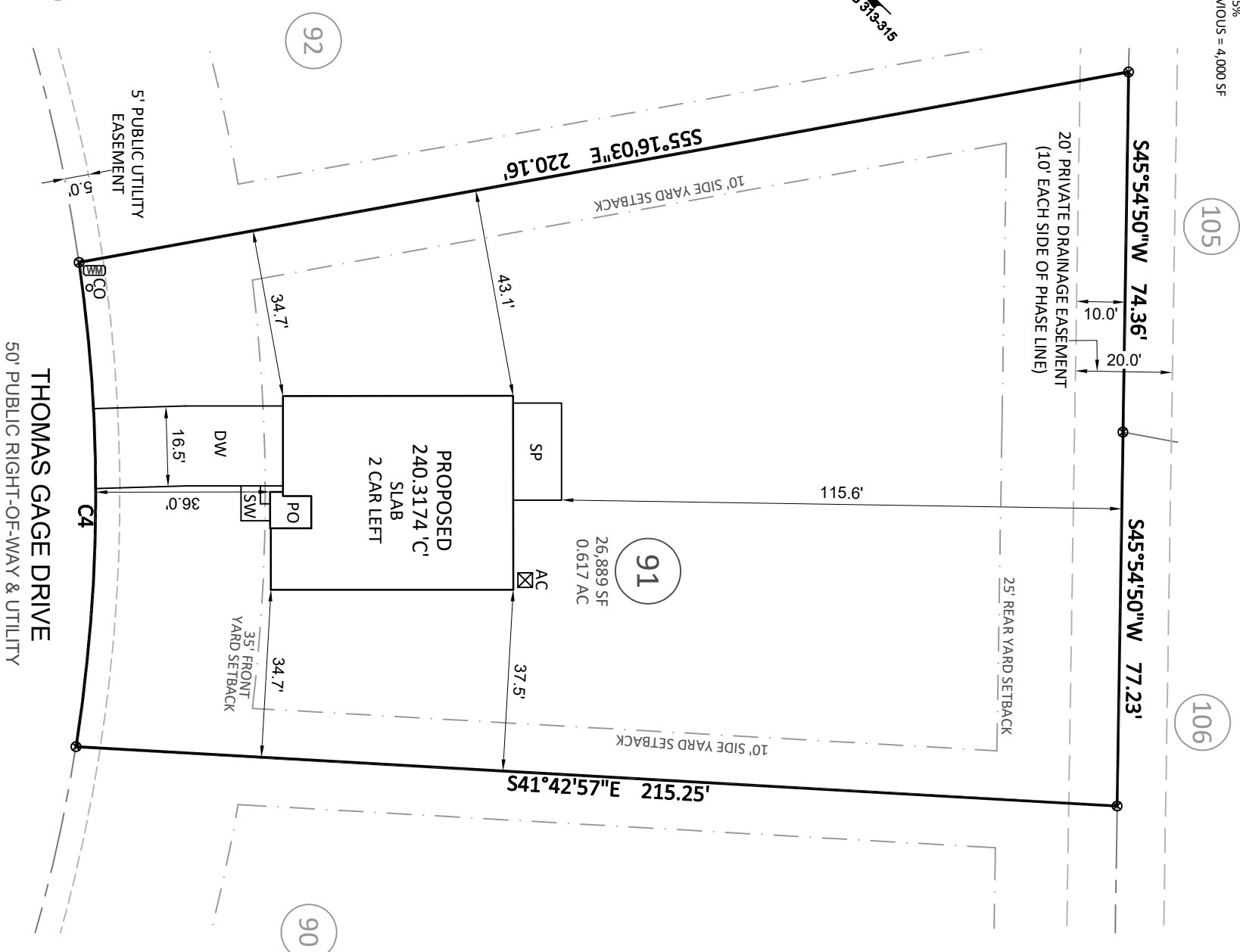
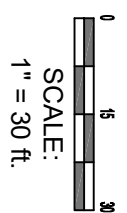


INSET SCALE: 1"=20'

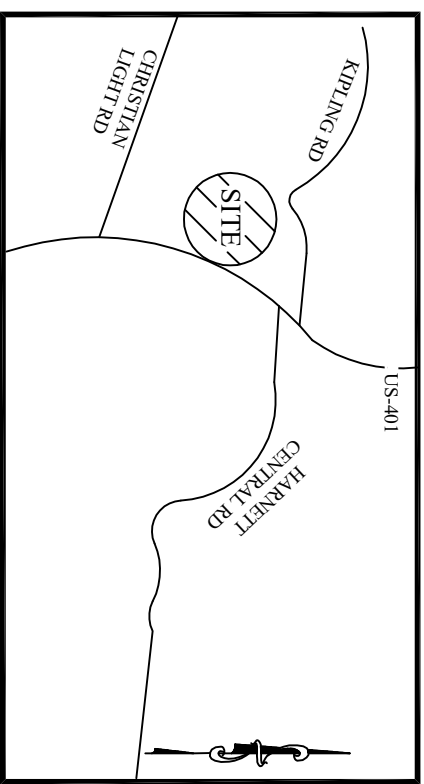


- NOTES:**
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
 2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND 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
C4	335.00'	100.38'	N45°23'16"E
			CHORD
			100.00'



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 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
 - 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 PORTAJOHN 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 91
 52 THOMAS GAGE DRIVE, FUQUAY-VARINA, NC
 HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY
 DATE: 10/19/22 DRAWN BY: CPV CHECKED BY: SPC