## INSET SCALE: 1"=20'

NOTES:

- 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.

20

- 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 FOR THE PROPERTY OF THE PROPERTY OF THE PACTS THAT AN ACCURATE AND CURRENT TITLE TO THE PACTS THAT AN ACCURATE AND CURRENT TITLE

126.6

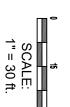
20' CORNER SIDE YARD SETBACK

- SEARCH MAY DISCLOSE.
  THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720064200K, DATED JULY 19 2022.
- 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.
  4506 S. MIAMI BLVD. #100
  DURHAM, NC. 27703

12.

<u>‡</u>5

## CURVE RADIUS 25.00' LENGTH 38.93' CURVE TABLE CHORD DIRECTION N53°19'50"E CHORD 35.11'







5' PUBLIC UTILITY

EASEMENT

0.6

000 000

S82°03'49"E

77.61

NCDOT SIGHT TRIANGLE (TYP.)

50' PUBLIC RIGHT-OF-WAY & UTILITY

JOHN STARK DRIVE

## LOT INFORMATION:

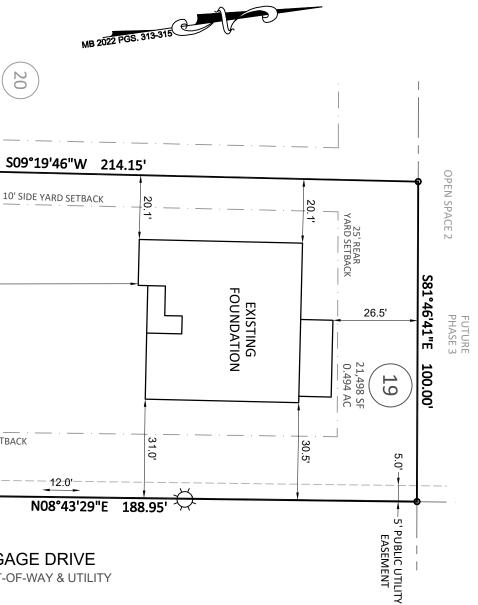
PIN: 0652-06-4144

DB: 3863 PGS: 800-803

TOTAL LOT AREA = 0.494 AC = 21,498 SF
FOUNDATION = 2,678

EXISTING IMPERVIOUS = 2,678 SF
PERCENT IMPERVIOUS = 12.46 %

MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



### THOMAS GAGE DRIVE 50' PUBLIC RIGHT-OF-WAY & UTILITY

12.0'

## CHRISTIAN LIGHT RD VICINITY MAP

(Not to Scale)

KIPLING RD \

US-401

**Bateman Civil Survey Company** 

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

Engineers • Surveyors • Planners

SITÉ.

Callinand Callinand

LEGEND
PO = PORCH
PO = PORCH
P = PATIO
S = STOOP
S = STOOP
SP = SCREENED PORCH OR PATIO
CP = COVERED PORCH OR PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
© = COMPUTED POINT
O = IRON PIPE FOUND
© = IRON PIPE SET (IPS)
CC = CLEANOUT
AC = AIR CONDITIONER
ED = ELECTRIC BOX
C = CABLE BOX
C = CABLE BOX
C = CABLE BOX
C = CABLE BOX
TH = FIRE HYDRANT
HP = HANDICAP PORTAJOHN WITH SCREENING
© = SEWER MANHOLE
FIRE HYDRANT
TR = TRASH RECEPTACLES
This maj

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 DATED: CAROLINA. L-4752 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

0155370°

BUILDING SETBACKS:
FRONT = 35 ft
SIDE = 10 ft
REAR = 25 ft
CORNER SIDE = 20 ft SURVEY ON A

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

# **FOUNDATION SURVEY**

35' FRONT YARD SETBACK

## **KB HOMES**

HECTORS CREEK TOWNSHIP, HARNETT COUNTY 378 JOHN STARK DRIVE, FUQUAY-VARINA, NC **BIRCHWOOD GROVE - PHASE 2 - LOT 19** 

DATE: 4/5/23 REFERENCE: MB 2022 PGS. 313-315 PROJECT# 220207 DRAWN BY: DOM CHECKED BY: SPC SCALE: 1"= 30'