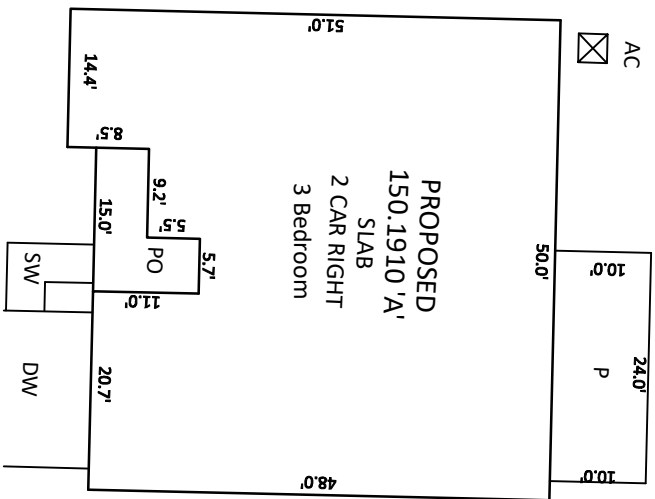


LOT INFORMATION:

PIN: 0652-06-4144,000
 TOTAL LOT AREA = 0.494 AC = 21,498 SF
 HOUSE = 2,329 SF
 PORCH = 114 SF
 SIDEWALK = 48 SF
 DRIVEWAY = 922 SF
 PATIO = 240 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 3,662 SF
 PERCENT IMPERVIOUS = 17.03 %
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

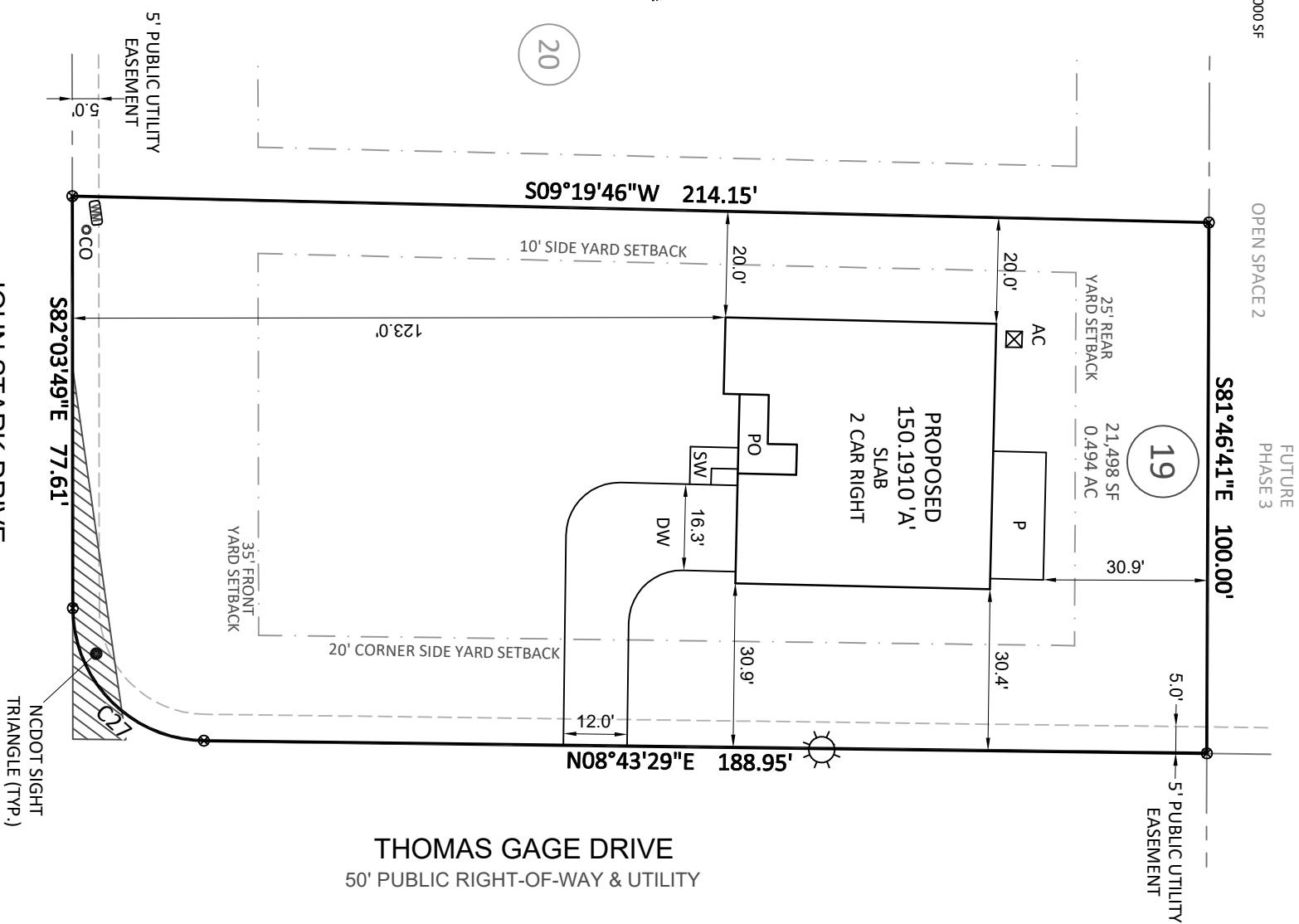
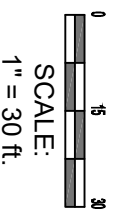


INSET SCALE: 1"=20'

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.
4. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
5. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
6. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
7. 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.
8. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720064200J, DATED OCTOBER 03 2006.
9. ZONING IS : RA-40
10. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE, EXCEPT OPEN SPACE 4.
11. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD, #100 DURHAM, NC, 27703

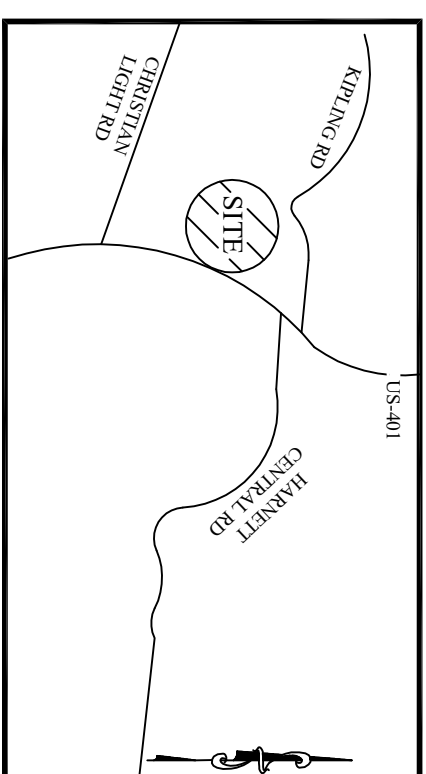
CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C27	25.00'	38.93'	N53°19'50"E
			CHORD
			35.11'



JOHN STARK DRIVE
 50' PUBLIC RIGHT-OF-WAY & UTILITY

NCDOT SIGHT TRIANGLE (TYP.)

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



VICINITY MAP

(Not to Scale)

LEGEND
 PO = PORCH
 P = PATIO
 S = STOOP
 SP = SCREENED PORCH OR PATIO
 CP = COVERED PORCH OR PATIO
 WD = WOOD DECK
 SW = SIDEWALK
 DW = CONC DRIVEWAY
 ● = COMPUTED POINT
 ○ = IRON PIPE SET (IPS)
 ⊙ = WATER METER
 ○ = CLEANOUT
 AC = AIR CONDITIONER
 □ = CABLE BOX
 □ = TELEPHONE PEDESTAL
 ○ = LIGHT POLE
 ○ = CURB INLET
 YI = YARD INLET
 FH = FIRE HYDRANT
 HP = HANDICAP PORTAJOHN WITH SCREENING
 ⊙ = SEWER MANHOLE
 ⊙ = FIRE HYDRANT
 TR = 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 19
 JOHN STARK DRIVE, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 1/5/23 DRAWN BY: AHB CHECKED BY: SPC

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



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