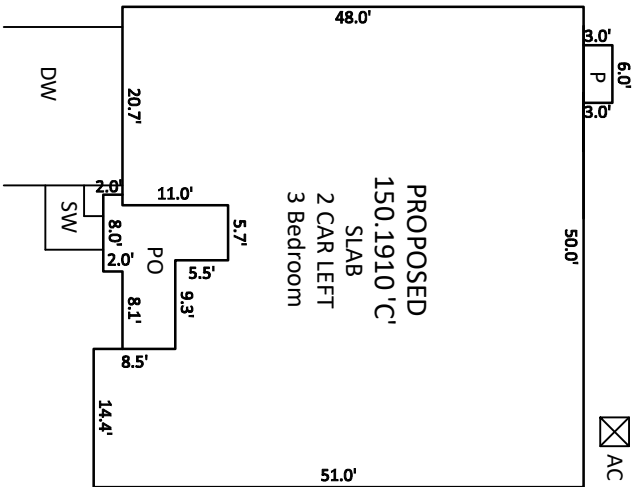


LOT INFORMATION:

PIN: 0652-05-3964,000
 TOTAL LOT AREA = 0.487 AC = 21,227 SF
 HOUSE = 2,330 SF
 PORCH = 130 SF
 SIDEWALK = 34 SF
 DRIVEWAY = 644 SF
 PATIO = 18 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 3,165 SF
 PERCENT IMPERVIOUS = 14.91 %
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

MB 2022 PGS. 313-315

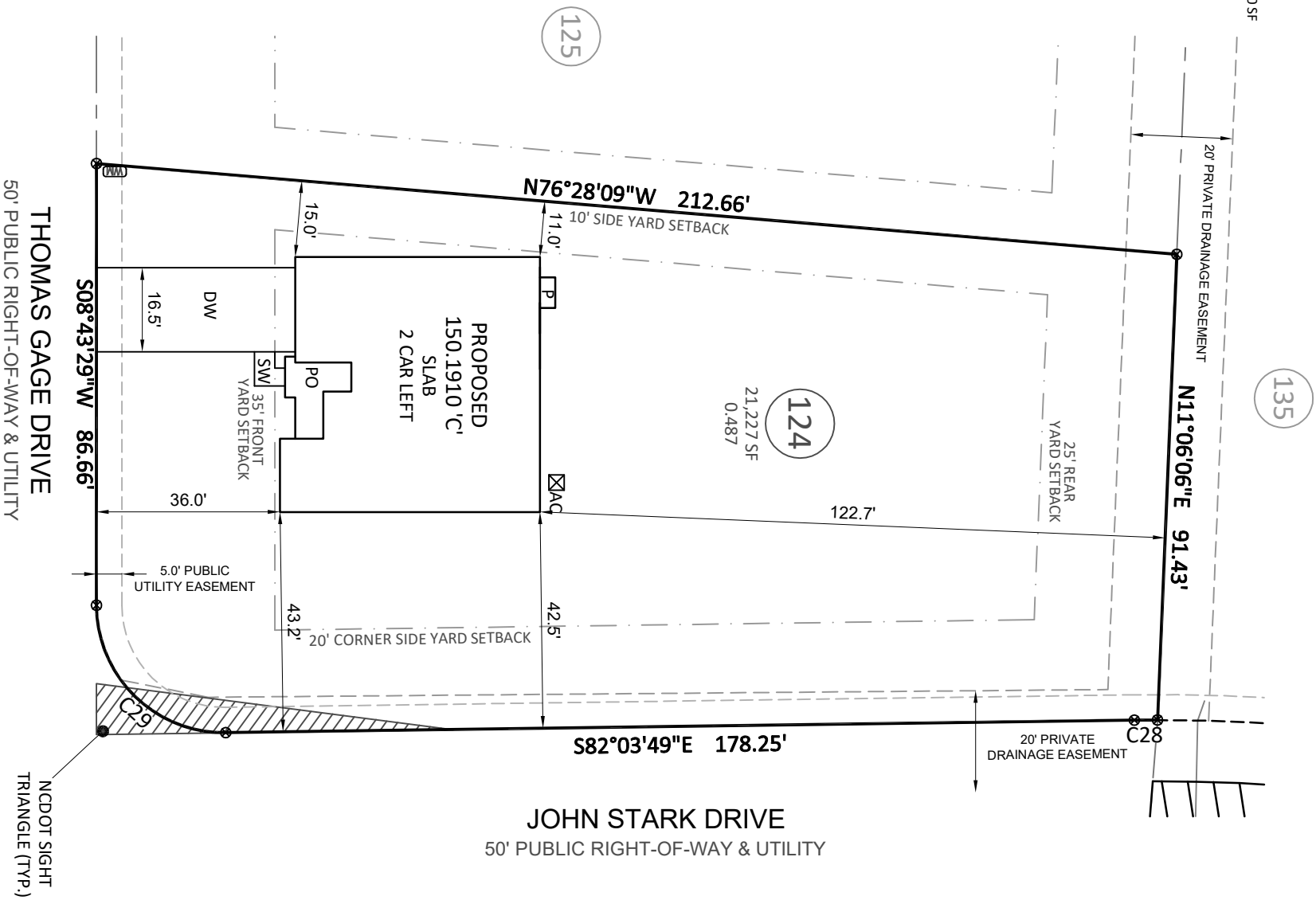
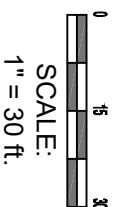


INSET SCALE: 1"=20'

NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, P.S.
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 A.
11. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.
12. 4506 S. MIAMI BLVD, #100 DURHAM, NC. 27703

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C28	365.00'	4.54'	S81°42'25"E	4.54'
C29	25.00'	39.61'	N36°40'10"W	35.60'



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

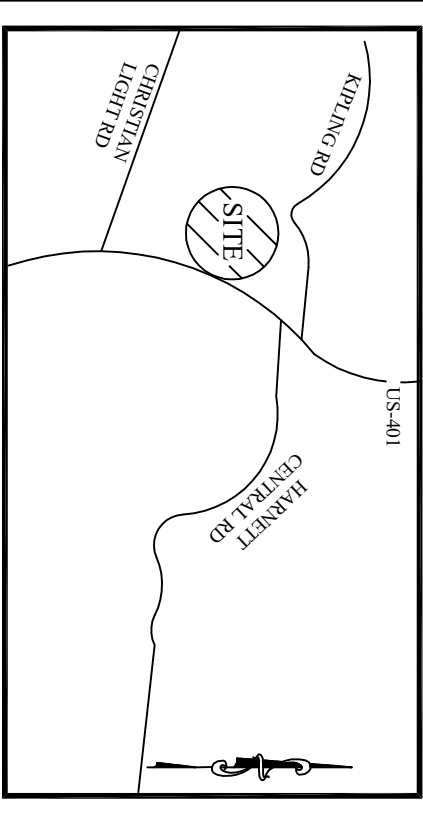
JOHN STARK DRIVE
50' PUBLIC RIGHT-OF-WAY & UTILITY

NCDOT SIGHT TRIANGLE (TYP.)



Bateman Civil Survey Company

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 NCBELS Firm No. C-2378



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
 C = COMPUTED POINT
 I = IRON PIPE FOUND
 I(PS) = IRON PIPE SET (IPS)
 M = WATER METER
 CO = CLEANOUT
 AC = AIR CONDITIONER
 E = ELECTRIC BOX
 T = TELEPHONE PEDestal
 L = LIGHT POLE
 YI = YARD INLET
 Y = YARD INLET
 FH = FIRE HYDRANT
 HP = HANDICAP PORTAJOHN WITH SCREENING
 S = SEWER MANHOLE
 F = 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 124
 THOMAS GAGE DRIVE, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY
 DATE: 2/13/23 DRAWN BY: AHB CHECKED BY: SPC