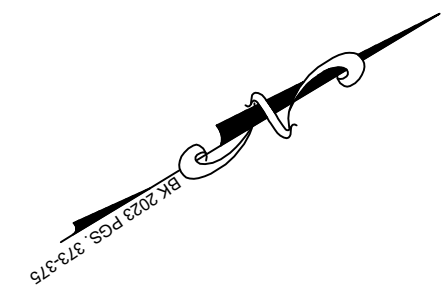
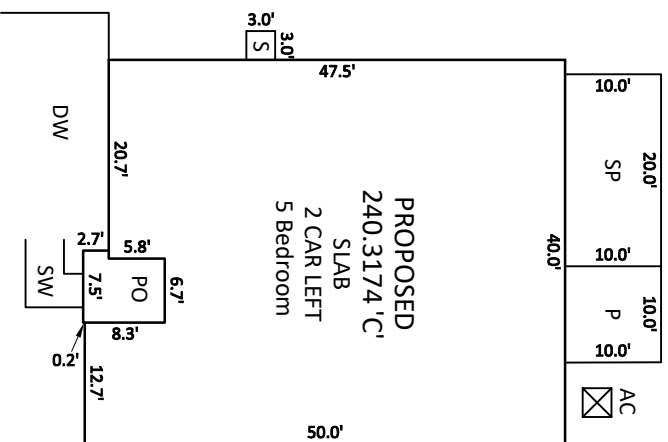


**LOT INFORMATION:**

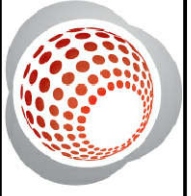
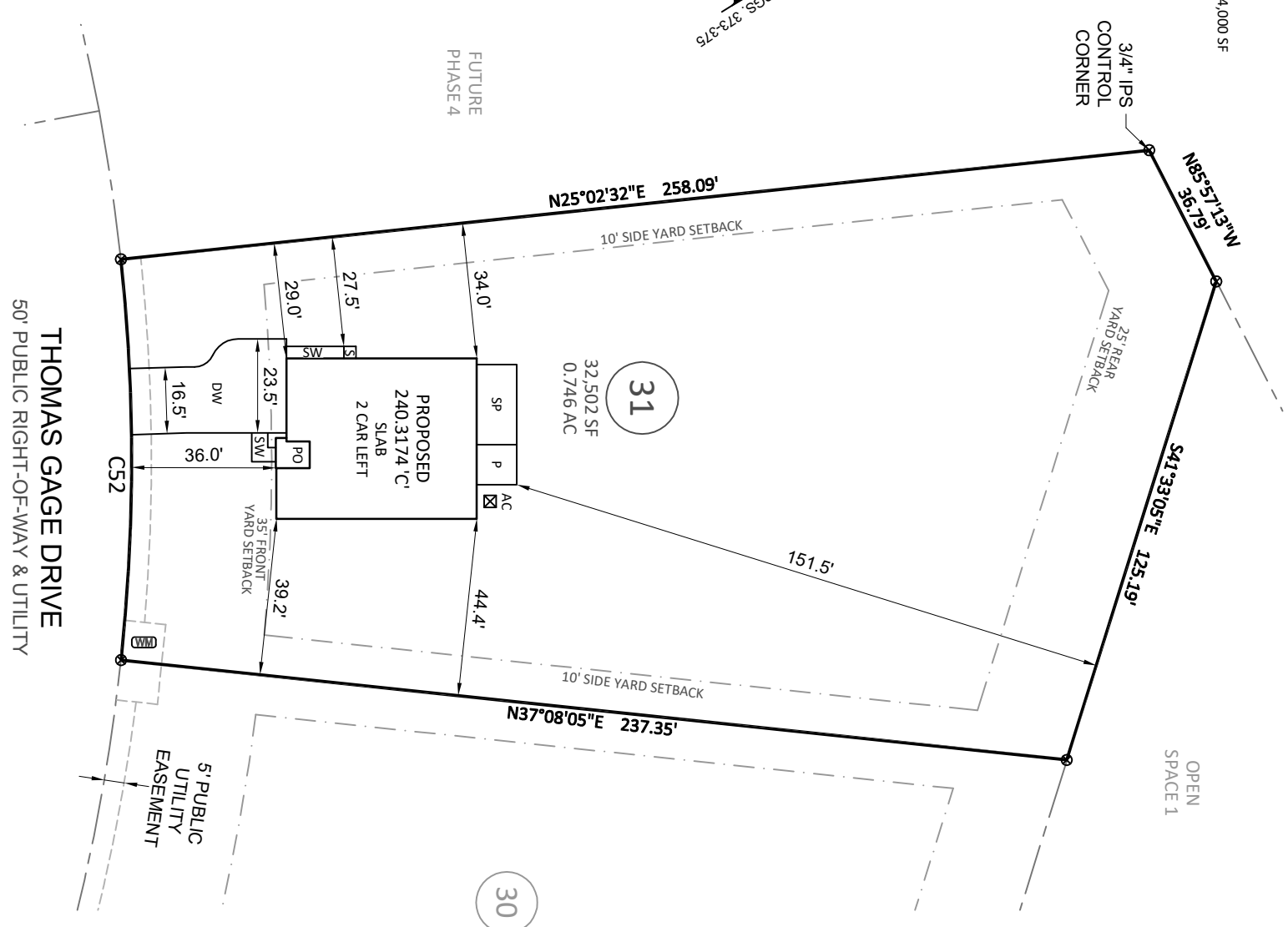
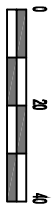
PIN: IN REVIEW  
 REFERENCE: DB, 3863 PGS, 800  
 TOTAL LOT AREA = 0.746 AC = 32,502 SF  
 HOUSE = 1,893 SF  
 PORCH = 59 SF  
 SIDEWALKS = 79 SF  
 DRIVEWAY = 767 SF  
 SCREENED PATIO = 200 SF  
 PATIO = 100 SF  
 STOOP = 9 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 3,116 SF  
 PERCENT IMPERVIOUS = 9.59 %  
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



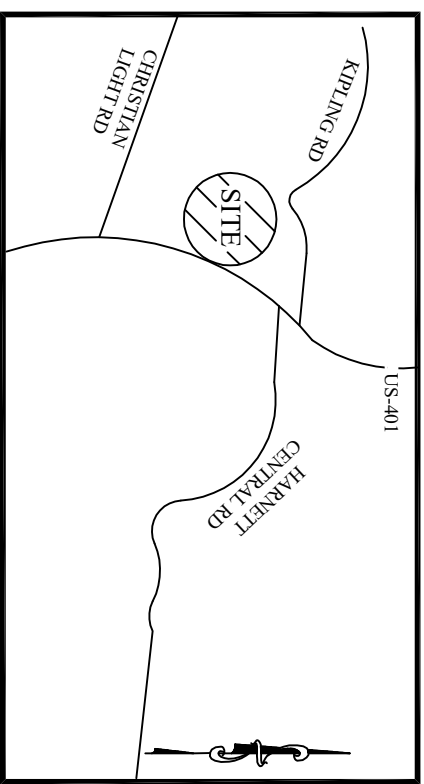
- NOTES:**
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
  - THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION 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 SHOWN.
  - 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 SEARCH MAY DISCLOSE.
  - THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #37200642001, DATED OCTOBER 03 2006.
  - ZONING IS: RA-40
  - A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.
  - PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.  
 4506 S. MIAMI BLVD. #100  
 DURHAM, NC, 27703

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C52	475.00'	100.25'	S58°54'42"E	100.06'



**Bateman Civil Survey Company**  
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 www.batemancivilsurvey.com info@batemancivilsurvey.com  
 NCBELS Firm No. C-2378



**LEGEND**

P = PORCH  
 PO = PATIO  
 SP = SCREENED PORCH OR PATIO  
 CP = COVERED PORCH OR PATIO  
 WD = WOOD DECK  
 SD = SIDEWALK  
 DW = CONC DRIVEWAY  
 ○ = COMPUTED POINT  
 ● = IRON PIPE SET (IPS)  
 ⊕ = WATER METER  
 CO = 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  
 S = CONCRETE 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 3 - LOT 31**  
 THOMAS GAGE DRIVE, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 8/4/23 DRAWN BY: CPV CHECKED BY: SPC  
 REFERENCE: BK 2023 PGS. 373-375 PROJECT# 220207 SCALE: 1"=40'