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

EASEMENT

50' PUBLIC RIGHT-OF-WAY & UTILITY

SAINT CLAIR DRIVE

THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720064200J, DATED OCTOBER 03 2006.

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

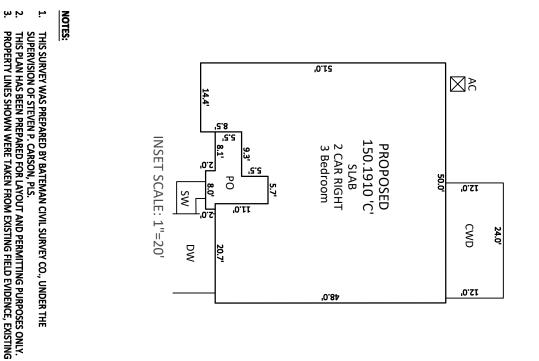
THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

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

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE

DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE

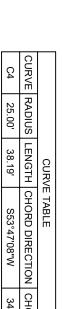


BK 5053 bGS: 313-319

PIN: 0642-95-0063.000 REFERENCE: DB. 3863 PG. 800 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF PROPOSED IMPERVIOUS = 3,435 SF PERCENT IMPERVIOUS = 16.22 % TOTAL LOT AREA = 0.486 AC = 21,172 SF HOUSE = 2,330 SF PORCH = 130 SF SIDEWALK = 34 SF DRIVEWAY = 644 SF COVERED WOOD DECK = 288 SF KB HOMES RALEIGH DURHAM INC

PIN: 0642-83-7814.000

LOT INFORMATION:



Engineers • Surveyors • Planners

NCBELS Firm No. C-2378

REVISION: CHANGE PATIO TO COVERED WOOD DECK. AHB 10/24/23

34.59'	S53°47'08"W	38.19'	25.00'	4
CHORD	RVE RADIUS LENGTH CHORD DIRECTION CHORD	LENGTH	RADIUS	RVE

EPTIC LEGEND

SYSTEM:---REPAIR: ---ST: SEPTIC TANK

5' PUBLIC EASEMENT DRAINAGE TS 76.08£ M"72'14°802 10' SIDE YARD SETBACK 26.3 ST V82°26'49"W 10.98 35' FRONT YARD SETBACK MA N88°32'43"W 116.99' PROPOSED 150.1910 'C' 2 CAR RIGHT РО SLAB WS 87.68 0.486 AC CWD 16.5 Š 38.3 20' CORNER SIDE YARD SETBACK 109.69T - NCDOT SIGHT TRIANGLES TYPICAL ALL INTERSECTIONS N10.01.04.1E EASEMENT 5' PUBLIC UTILITY ROBERT HOWE DRIVE 50' PUBLIC RIGHT-OF-WAY & UTILITY

DEGEND

LEGEND

PO = PORCH
PO = PATIO
SP = SCREENED PORCH OR PATIO
PO = PATIO
SP = SCREENED PORCH OR PATIO
PO = ROND DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
SO = COMPUTED POINT
PO = IRON PIPE FOUND
PIPE FOUND
PIPE SET (IPS)
CO = CLEANOUT
AC = AIR CONDITIONER
CO = CLEANOUT
AC = AIR CONDITIONER
CO = CLEANOUT
AC = AIR CONDITIONER
CI = CUBB INLET
YI = YARD INLET
YI = YARD INLET
YI = YARD INLET
YI = FIRE HYDRANT
HP = HANDICAP PORTAJOHN WITH SCREENING
SO = SEWER MANHOLE
FIRE HYDRANT
TR = TRASH RECEPTACLES

This ma

IO REFERENCED IN TITLE BLOCK), THAT THE BOUNDARIES

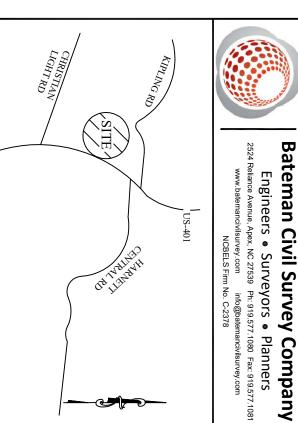
NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN
FROM INFORMATION LISTED UNDER REFERENCES;
THAT THE RATIO OF PRECISION AS CALCULATED IS
1:10,000+; AND THAT THIS MAP MEETS HE
REQUIREMENTS OF THE STANDARD PRACTICE FOR
LAND SURVEYING IN NORTH CAROLINA. L-4752
DATED:

H. SCREFENING

VICINITY MAP

(Not to Scale)

SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK DRAWN UNDER MY DIRECT SUPERVISION FROM A , STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS



CH Franklin a Warran US-401

IMPERVIOUS NOTED ON THIS PLOT PLAN BUILDER TO VERIFY HOUSE LOCATION, **DIMENSIONS AND REVIEW TOTAL**

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

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

PRELIMINARY PLOT PLAN

FOR

KB HOMES

HECTORS CREEK TOWNSHIP, HARNETT COUNTY 483 SAINT CLAIR DRIVE, FUQUAY-VARINA, NC **BIRCHWOOD GROVE - PHASE 3 - LOT 62**

Õ ATE: 10/16/23 DRAWN BY: CPV CHECKED BY: SPC

SCALE: 1" = 30 ft.

굒 FERENCE: BK 2023 PGS. 373-375 PROJECT# 220207

SCALE: 1"= 30'