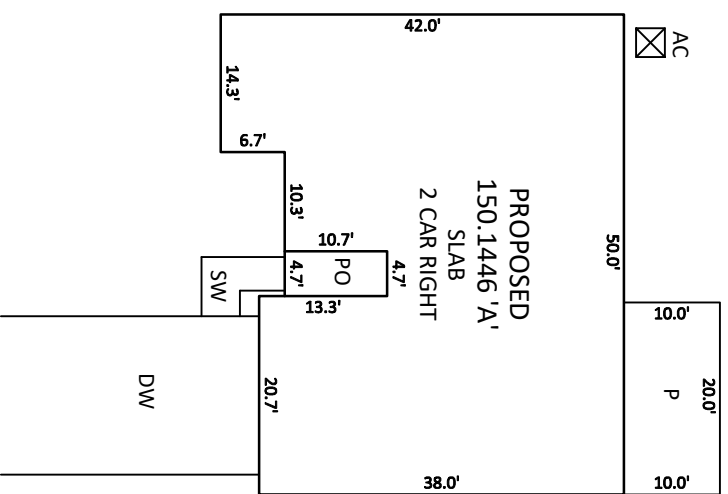


LOT INFORMATION:

PIN: 0642-94-3968.000
TOTAL LOT AREA = 0.980 AC = 42,692 SF
HOUSE = 1,868 SF
PORCH = 50 SF
SIDEWALK = 41 SF
DRIVEWAY = 667 SF
PATIO = 200 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 2,835 SF
PERCENT IMPERVIOUS = 6.64%
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

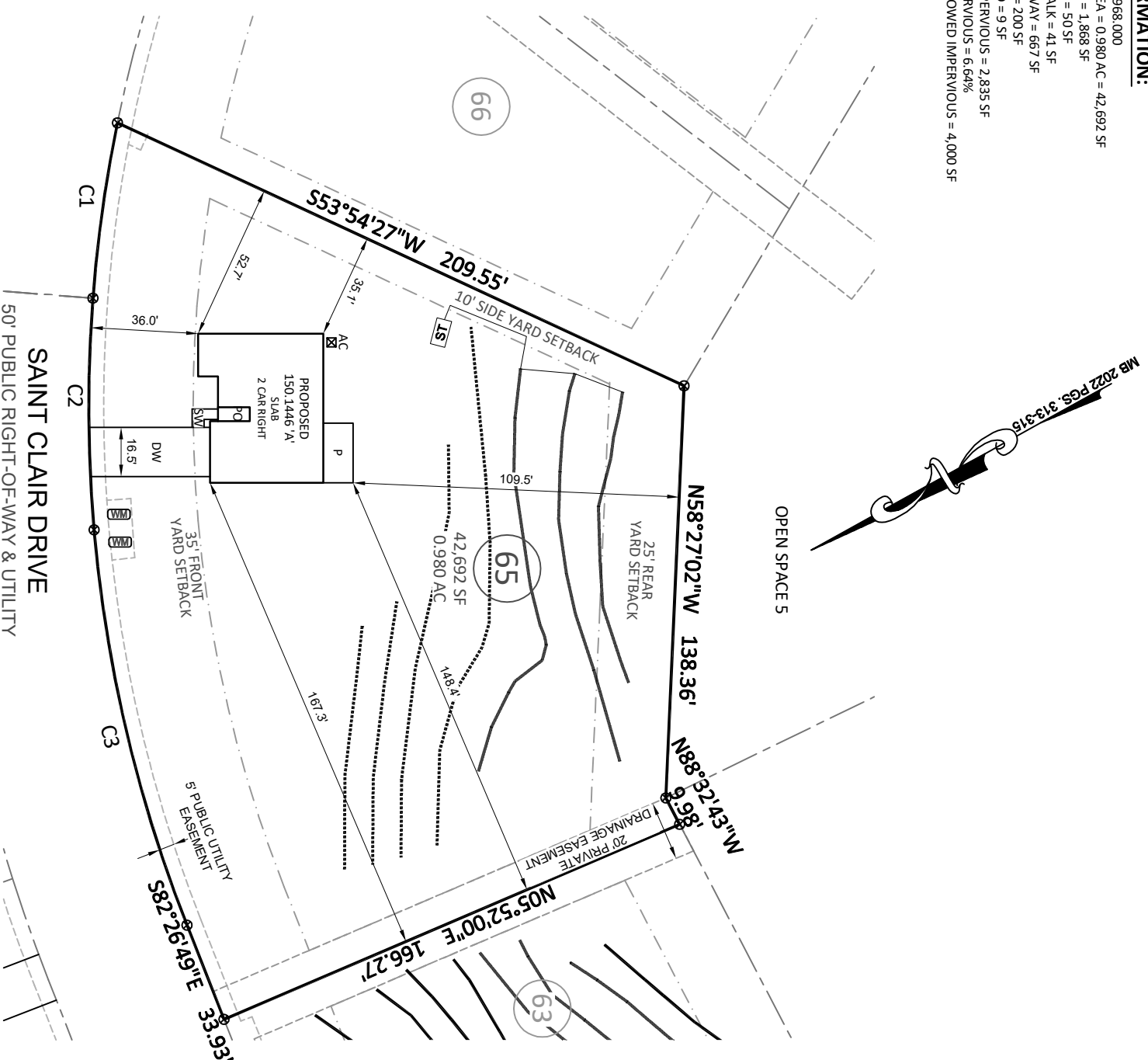


INSET SCALE: 1"=20'

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. SUBJECT PARCEL LIES ENTIRELY WITHIN FLOOD ZONE 'X', OR AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #37200642001, DATED OCTOBER 03 2006.
10. ZONING IS : RA-40
11. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE, EXCEPT OPEN SPACE 4.
12. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.
4506 S. MIAMI BLVD. #100
DURHAM, NC. 27703

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	475.00'	59.40'	N52°59'52"W	59.36'
C2	475.00'	77.79'	N61°16'19"W	77.70'
C3	475.00'	136.65'	N74°12'19"W	136.18'

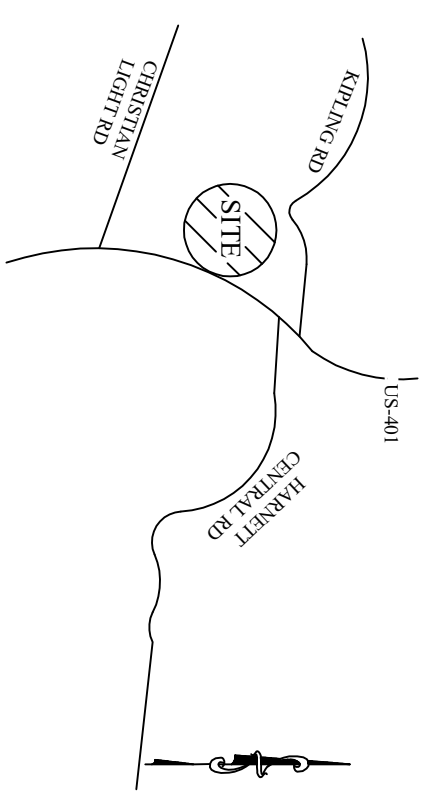


SCALE:
1" = 50 ft.



Bateman Civil Survey Company

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NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

LEGEND
PO = PORCH
P = PATIO
SP = SCREENED PORCH OR PATIO
CP = COVERED PORCH OR PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
● = COMPUTED POINT
● = IRON PIPE FOUND
● = IRON PIPE SET (IPS)
● = WATER METER
● = CLEANOUT
AC = AIR CONDITIONER
☑ = ELECTRIC BOX
☑ = CABLE BOX
☑ = TELEPHONE PEDESTAL
☑ = LIGHT POLE
☑ = CURB INLET
☑ = YARD 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.

PRELIMINARY

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 65
SAINT CLAIR DRIVE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY
DATE: 12/30/23 DRAWN BY: AHB CHECKED BY: SPC

REFERENCE: MB 2022 PGS. 313-315 PROJECT# 220207 SCALE: 1"=50'