CURVE

RADIUS 365.00

100.32'

S25°39'50"E

LENGTH | CHORD DIRECTION

CHORD 100.00

CURVE TABLE

A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE, EXCEPT OPEN SPACE 4.
PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.
4506 S. MIAMI BLVD. #100

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

NOTES: 40.0 10.0' P INSET SCALE: 1"=20' 2 CAR RIGHT 3 Bedroom 150.1773 'C' 11.6' PROPOSED 10.0 SLAB 5.0 50.0 ₽ РО WS 10.0 20.5 ٧V \boxtimes $^{\triangleright}$

LOT INFORMATION:

PIN: 0642-96-8194.000 TOTAL LOT AREA = 0.526 AC = 21,477 SF HOUSE = 2,209 SF SIDEWALK = 55 SF DRIVEWAY = 599 SF COVERED PATIO = 200 SF PORCH = 91 SF

PROPOSED IMPERVIOUS = 3,263 SF
PERCENT IMPERVIOUS = 15.19%
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF AC PAD = 9 SF



136 N43°50'04"W 5' PUBLIC UTILITY EASEMENT TO' SIDE YARD SETBACK 15 Id 35' FRONT YARD SETBACK 109.21 21,477 WM) 0.526 -150.1773 'C' 유 2 CAR RIGHT **PROPOSED** SLAB ъ 20 PRIVATE DRAINAGE EASEMENT DW 16.5 N48.14,25,1E **FUTURE PHASE 4**

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

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

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

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

AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR



CHRISTIAN LIGHT RD

KIPLING RD \

US-401

(SITÉ)

CH Traductural a Ilanani

VICINITY MAP

(Not to Scale)

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

purposes shown. This map not for

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

PRELIMINARY PLOT PLAN

FOR

KB HOMES

HECTORS CREEK TOWNSHIP, HARNETT COUNTY 467 JOHN START DRIVE, FUQUAY-VARINA, NC **BIRCHWOOD GROVE - PHASE 2 - LOT 137**

ATE: 1/24/24 DRAWN BY: AHB CHECKED BY: SPC

REFERENCE: BK 2022 PG 313-315 D PROJECT# 220207 SCALE: 1"= 30'

30 ft.

50' PUBLIC RIGHT-OF-WAY & UTILITY TARLETON DRIVE SCALE:



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

DEGEND

LEGEND

I, STEVEN P. C.
DRAWN UNDE
SP = SCREENED PORCH OR PATIO
SP = SCOND DECK
WD = WOOD DECK
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
SW = SIDEWALK
DW = CONC DRIVEWAY
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T 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 SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK DRAWN UNDER MY DIRECT SUPERVISION FROM A , STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS and is only intended for the parties and This map is of an existing parcel of land recordation. No title report provided.