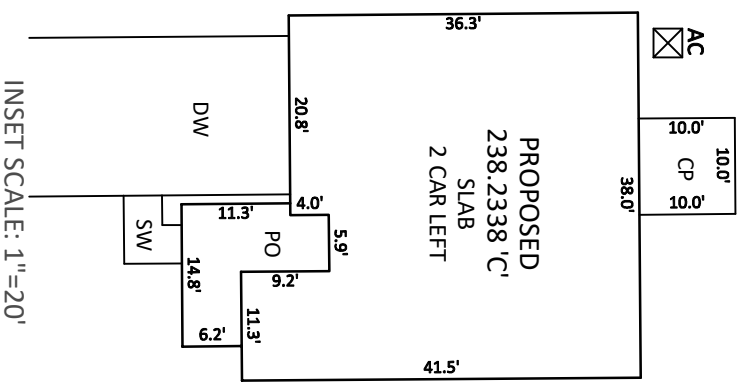
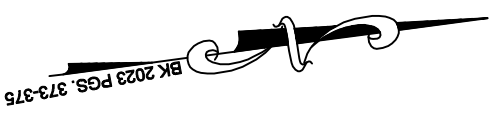


LOT INFORMATION:

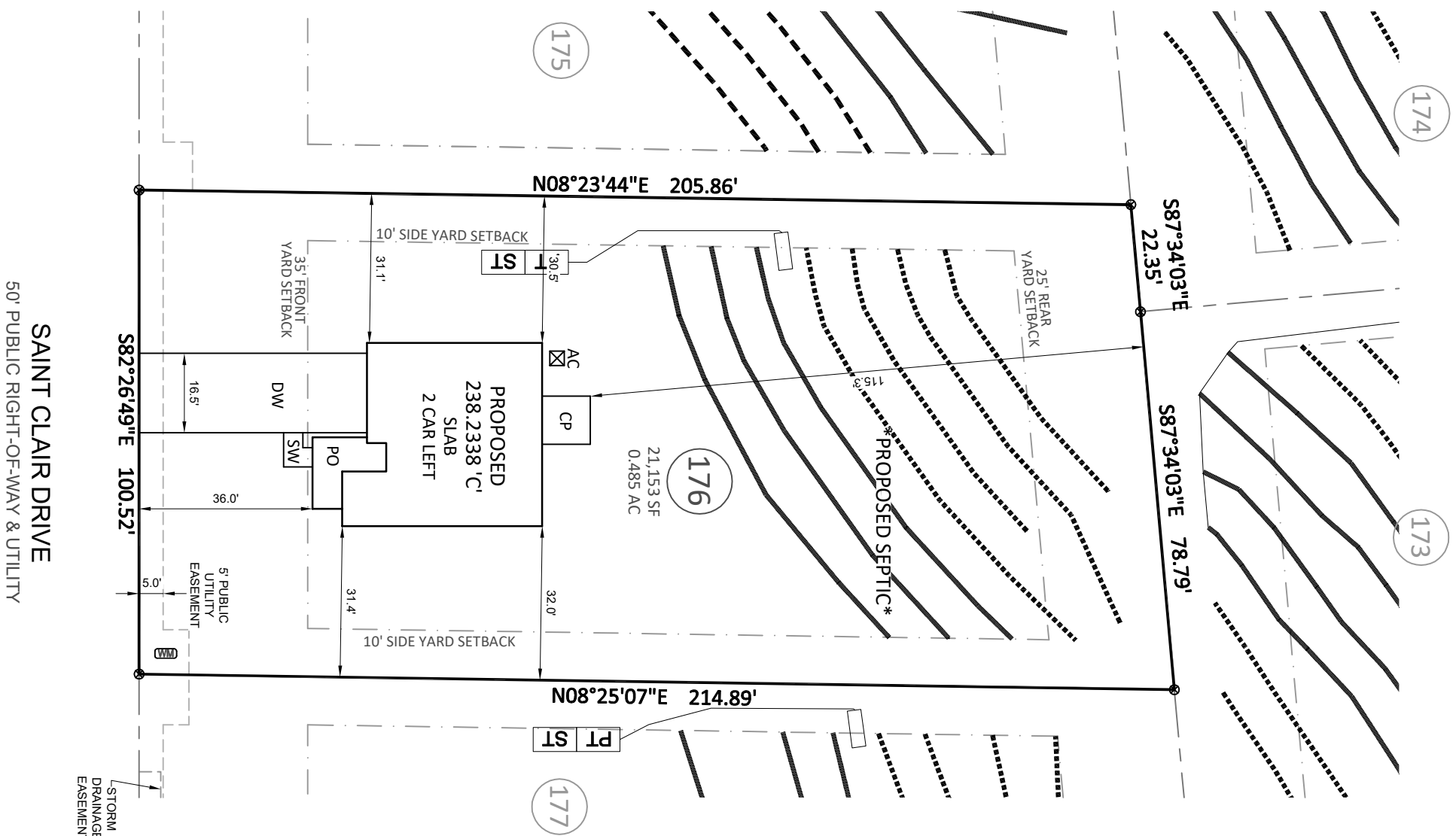
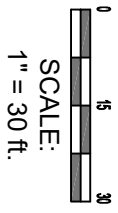
PIN: 0642-95-2206.000
 REFERENCE: DB, 4084 PGS, 320-324
 TOTAL LOT AREA = 0.485 AC = 21,153 SF
 HOUSE = 1,416 SF
 PORCH = 152 SF
 SIDEWALK = 36 SF
 DRIVEWAY = 781 SF
 COVERED PORCH = 100 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 2,494 SF
 PERCENT IMPERVIOUS = 11.79 %
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



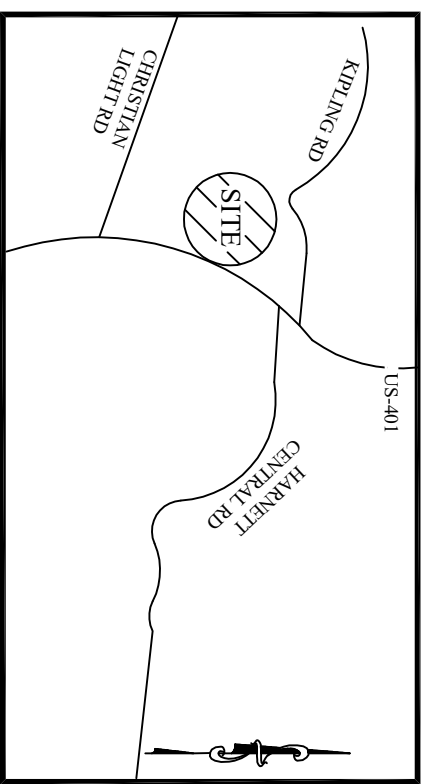
SEPTIC LEGEND
 SYSTEM: ———
 REPAIR: - - - -



- 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. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720064200J, DATED OCTOBER 03 2006.
 9. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT-OF-WAY ALONG EACH SIDE AND AROUND WATER METERS.
 10. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD, #100 DURHAM, NC, 27703



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 NCBELS Firm No. C-2378



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 (IPF)
 ○ = IRON PIPE SET (IPS)
 ⊙ = WATER METER
 CO = CLEANOUT
 AC = AIR CONDITIONER
 EB = ELECTRIC BOX
 CB = CABLE BOX
 TP = TELEPHONE PEDESTAL
 LP = LIGHT POLE
 CI = CURB INLET
 YI = YARD INLET
 FH = FIRE HYDRANT
 HP = HANDICAP PORTAJOHN WITH SCREENING
 ⊕ = SEWER MANHOLE
 TR = 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 HOME

BIRCHWOOD GROVE - PHASE 3 - LOT 176
 466 SAINT CLAIR DRIVE, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY
 DATE: 3/12/24 DRAWN BY: ALT CHECKED BY: SPC
 REFERENCE: BK 2023 PGS. 373-375 PROJECT# 220207 SCALE: 1"= 30'