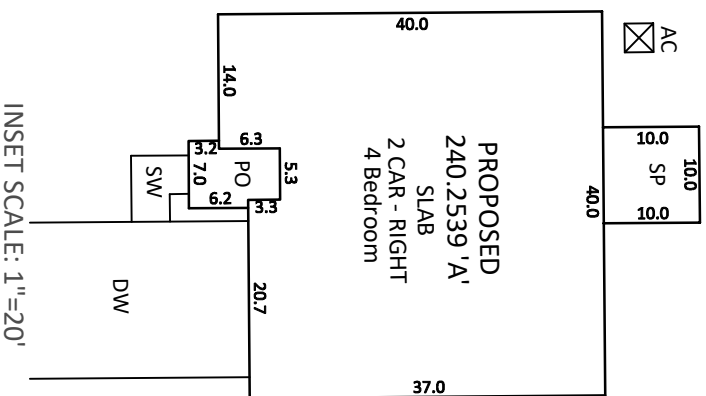


**LOT INFORMATION:**

PIN: IN REVIEW  
 REFERENCE: DB, 4084 PGS. 320-324  
 TOTAL LOT AREA = 0.482 AC = 21,000 SF  
 HOUSE = 1,540 SF  
 PORCH = 58 SF  
 SIDEWALK = 36 SF  
 DRIVEWAY = 701 SF  
 SCREENED PORCH = 100 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 2,408 SF  
 PERCENT IMPERVIOUS = 11.47%  
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

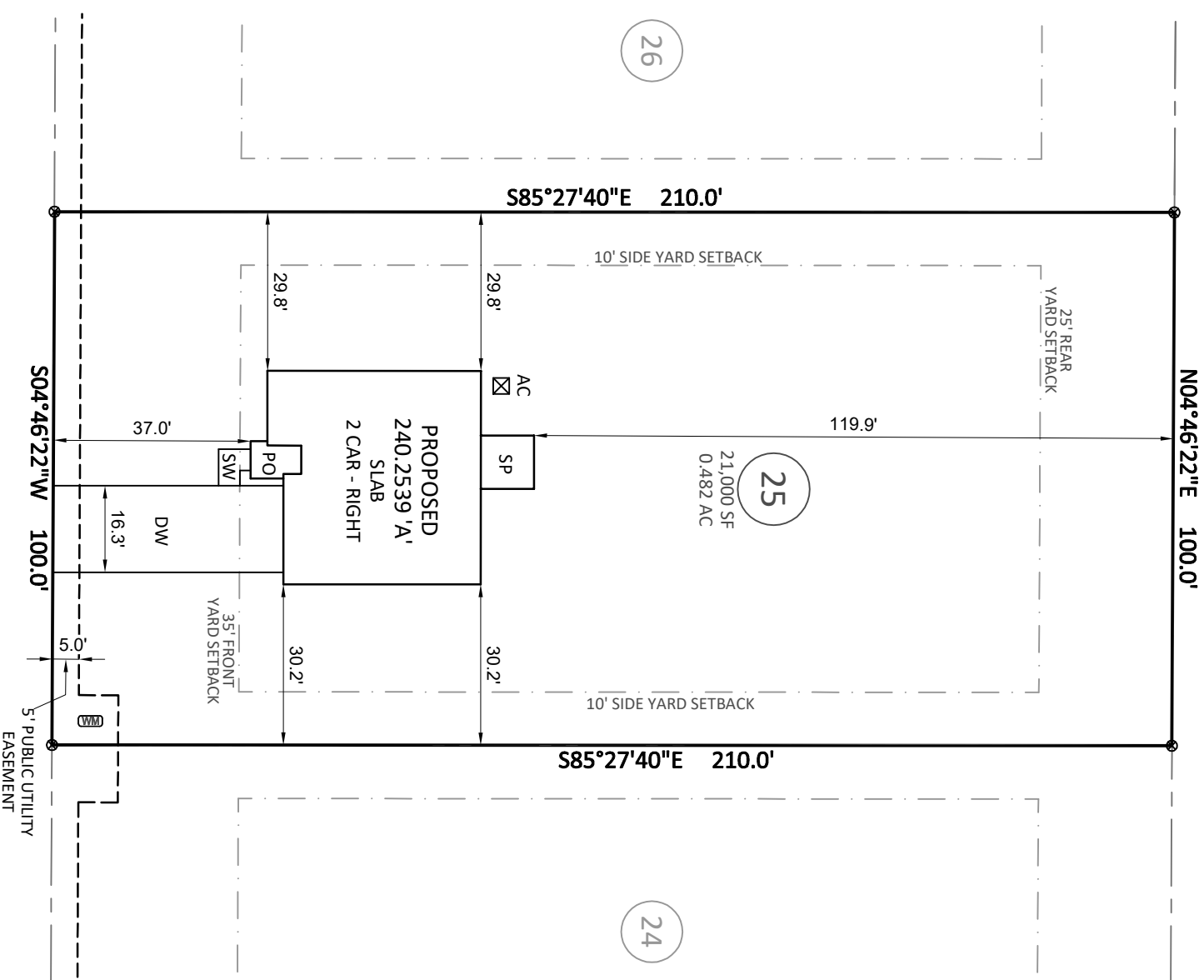
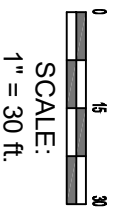
REVISION : FLIP TO RIGHT HAND, AHB 5/24/24



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, FLOODZONES 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. ZONING IS : RA-40
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

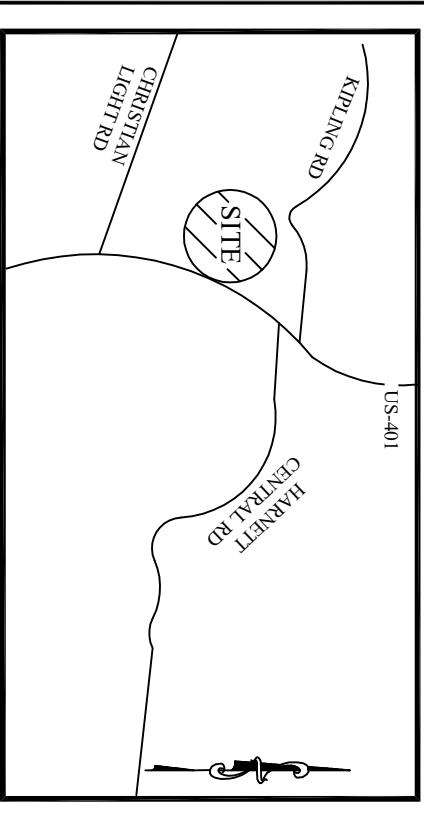


JOHN STARK DRIVE  
 50' PUBLIC RIGHT-OF-WAY & UTILITY



**Bateman Civil Survey Company**

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 www.batemancivilsurvey.com info@batemancivilsurvey.com  
 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 (CPF)  
 ⊙ = IRON PIPE SET (IPS)  
 ⊕ = WATER METER  
 ⊖ = WATER METER  
 ⊗ = AIR CONDITIONER  
 ⊖ = CLEANOUT  
 ⊕ = ELECTRIC BOX  
 ⊖ = CABLE BOX  
 ⊕ = TELEPHONE PEDESTAL  
 ⊖ = LIGHT POLE  
 ⊕ = CURB INLET  
 ⊖ = YARD INLET  
 ⊕ = FIRE HYDRANT  
 ⊖ = HANDICAP PORTAJOHN WITH SCREENING  
 ⊕ = SEWER MANHOLE  
 ⊖ = FIRE HYDRANT  
 ⊕ = 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**

**PRELIMINARY PLOT PLAN**

FOR  
**KB HOME**

**BIRCHWOOD GROVE - PHASE 4 - LOT 25**  
 JOHN STARK DRIVE, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY  
 DATE: 5/14/24 DRAWN BY: AJR CHECKED BY: SPC  
 REFERENCE: IN REVIEW PROJECT# 220207 SCALE: 1"=30'