

**LOT INFORMATION:**

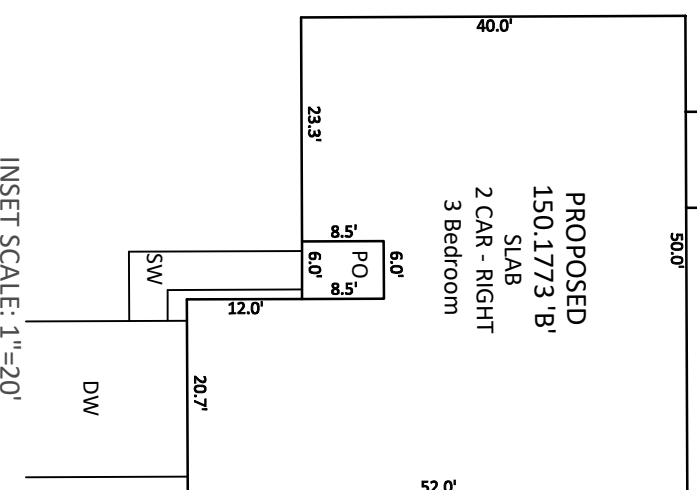
PIN: IN REVIEW  
 REFERENCE: DB, 4084 PGS, 320-324  
 TOTAL LOT AREA = 0.583 AC = 23,437 SF  
 HOUSE = 2,197 SF  
 PORCH = 51 SF  
 SIDEWALK = 85 SF  
 DRIVEWAY = 602 SF  
 SCREENED PATIO = 100 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 3,044 SF  
 PERCENT IMPERVIOUS = 12.99%  
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

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

27



IN REVIEW

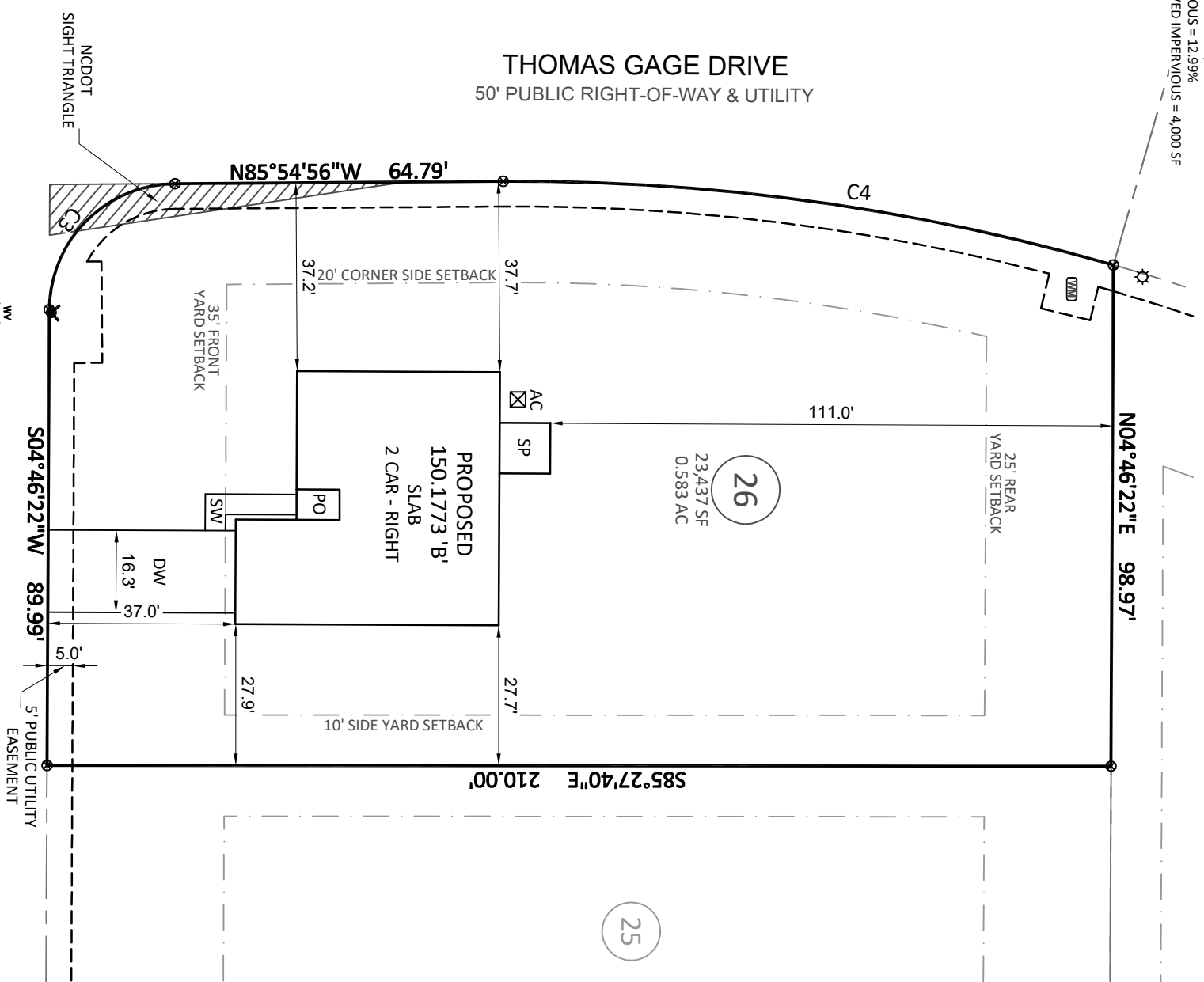


**NOTES:**

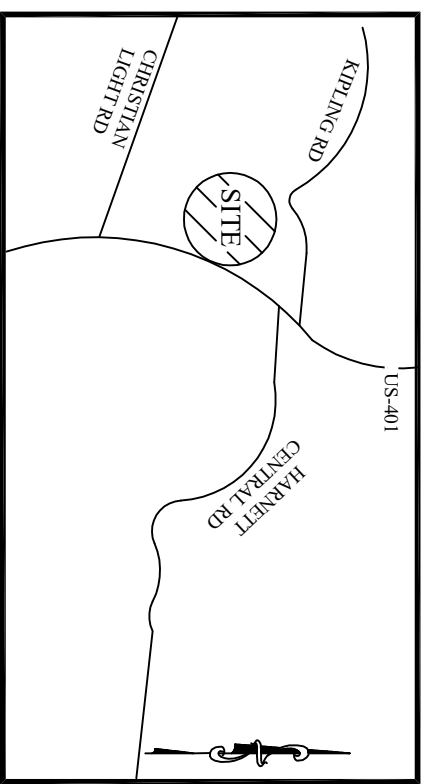
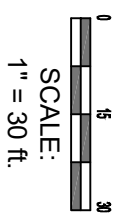
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION 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

CURVE TABLE			
CURVE	RADIUS	ARC	CHORD BEARING
C3	25.00'	38.97'	N49°25'43"E
C4	425.00'	121.99'	S77°41'34"E
			CHORD
			35.14'
			121.57'

THOMAS GAGE DRIVE  
 50' PUBLIC RIGHT-OF-WAY & UTILITY



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



**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 (IPF)
- ⊕ = IRON PIPE SET (IPS)
- ⊖ = WATER METER
- CO = CLEANOUT
- AC = AIR CONDITIONER
- ⊞ = ELECTRIC BOX
- ⊠ = CABLE BOX
- ⊡ = TELEPHONE PEDESTAL
- ⊙ = LIGHT POLE
- ⊗ = CURB INLET
- ⊖ = YARD INLET
- ⊕ = FIRE HYDRANT
- HP = HANDICAP PORTAJOHN WITH SCREENING
- ⊖ = SEWER MANHOLE
- ⊕ = FIRE HYDRANT
- TR = TRASH RECEPTACLES
- ⊖ = WATER VALVE

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**

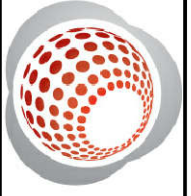
**BUILDING SETBACKS:**  
 FRONT = 35 ft  
 SIDE = 10 ft  
 REAR = 25 ft  
 CORNER SIDE = 20 ft

**PRELIMINARY PLOT PLAN**

FOR  
**KB HOME**

**BIRCHWOOD GROVE - PHASE 4 - LOT 26**  
 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'



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