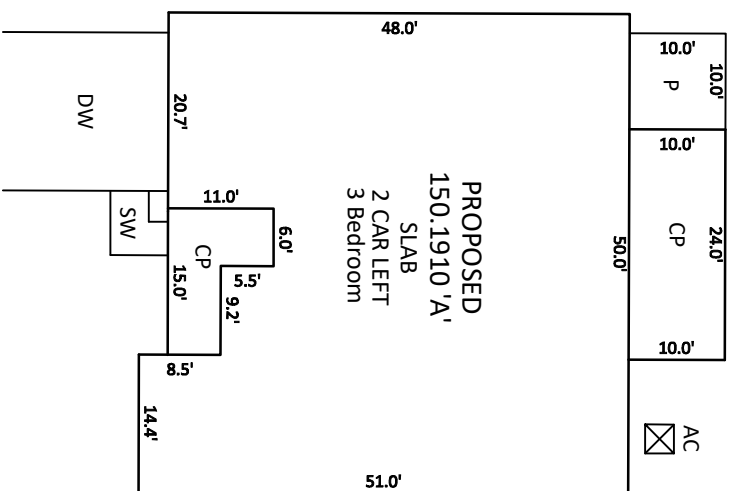


REFERENCE: BK 2023 PG 375-377

LOT INFORMATION:

PIN: IN REVIEW
 REFERENCE: DB: 4084 PGS. 320-324
 TOTAL LOT AREA = 0.520 AC = 22,660 SF
 HOUSE = 2,326 SF
 FRONT PORCH = 117 SF
 SIDEWALK = 34 SF
 DRIVEWAY = 658 SF
 PATIO = 100 SF
 COVERED PATIO (REAR) = 240 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 3,484 SF
 PERCENT IMPERVIOUS = 15.38%
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

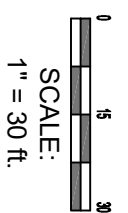
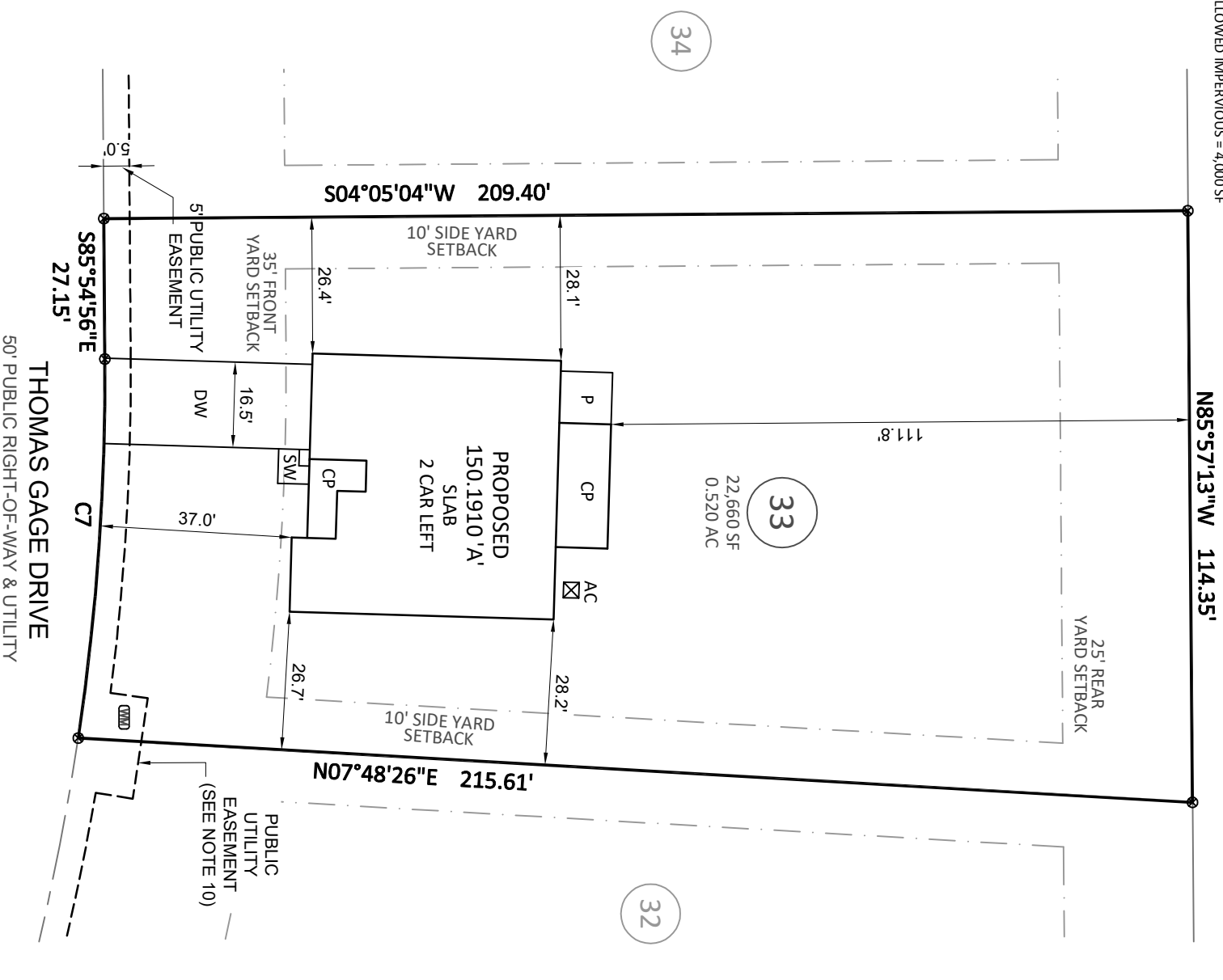
N/A
 HERBERT WAYNE SENTER
 REVOCABLE LIVING TRUST
 PIN: 0642.97.6485



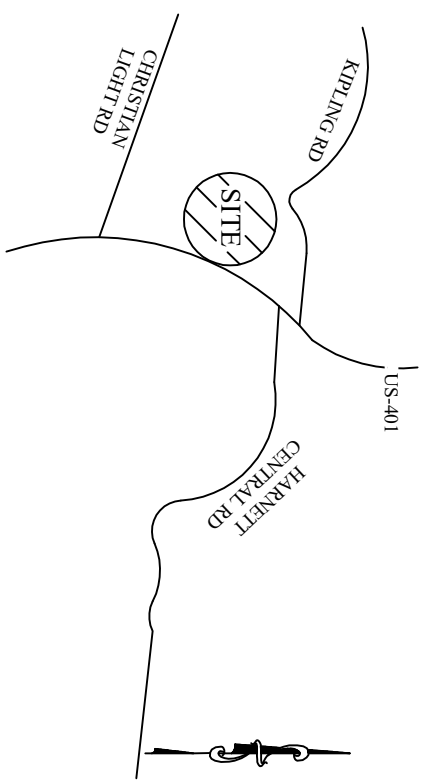
INSET SCALE: 1"=20'

- 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, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
 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	LENGTH	CHORD DIRECTION
C7	475.00'	73.49'	N81°28'58"W
			73.42'



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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 (CPF)
 ⊙ = IRON PIPE SET (IPS)
 ⊕ = WATER METER
 ○ = CLEANOUT
 AC = AIR CONDITIONER
 □ = ELECTRIC BOX
 □ = CABLE BOX
 □ = TELEPHONE PEDESTAL
 ⊙ = LIGHT POLE
 ⊙ = CURB INLET
 ⊙ = YARD INLET
 FH = FIRE HYDRANT
 HP = HANDICAP PORTAJOHN WITH SCREENING
 ⊙ = SEWER MANHOLE
 ⊕ = FIRE HYDRANT
 TR = TRASH RECEPTACLES
 S = STOOP

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 33
 THOMAS GAGE DRIVE, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY
 DATE: 6/5/24 DRAWN BY: DOM CHECKED BY: SPC
 REFERENCE: PRELIMINARY PROJECT# 220207 SCALE: 1"= 30'