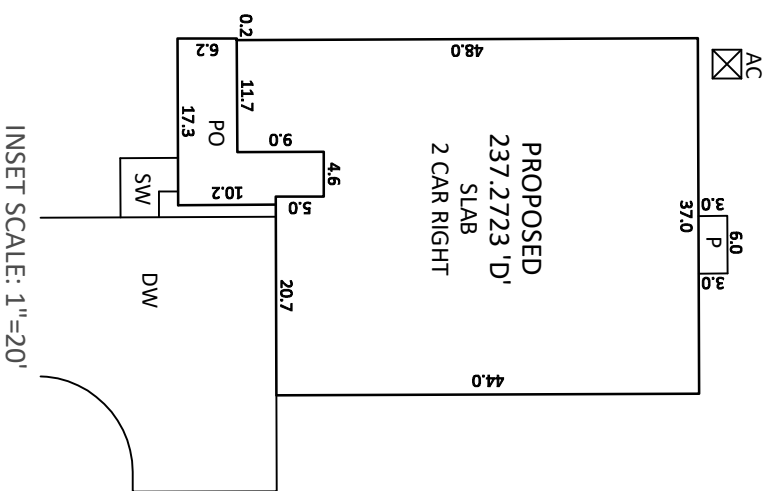


REFERENCE: BK 2023 PGS. 373-375

LOT INFORMATION:

PLN: 0642-96-3275.000
 REFERENCE: DB, 4084 PGS. 320-324
 TOTAL LOT AREA = 0.505 AC = 22,004 SF

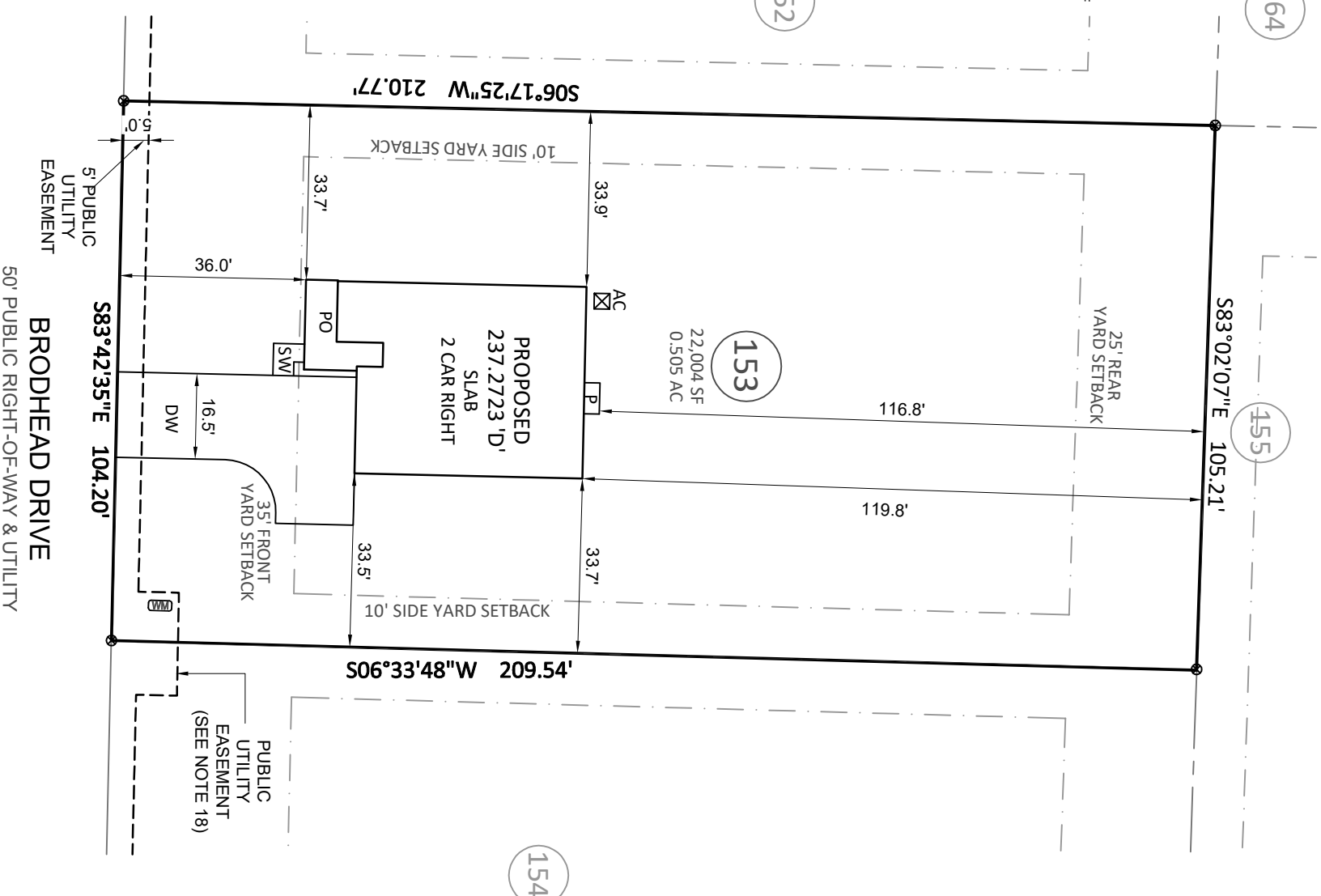
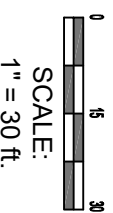
HOUSE = 1,551 SF
 PORCH = 152 SF
 SIDEWALK = 32 SF
 DRIVEWAY = 964 SF
 PATIO = 18 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 2,826 SF
 PERCENT IMPERVIOUS = 12.84 %
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



INSET SCALE: 1" = 20'

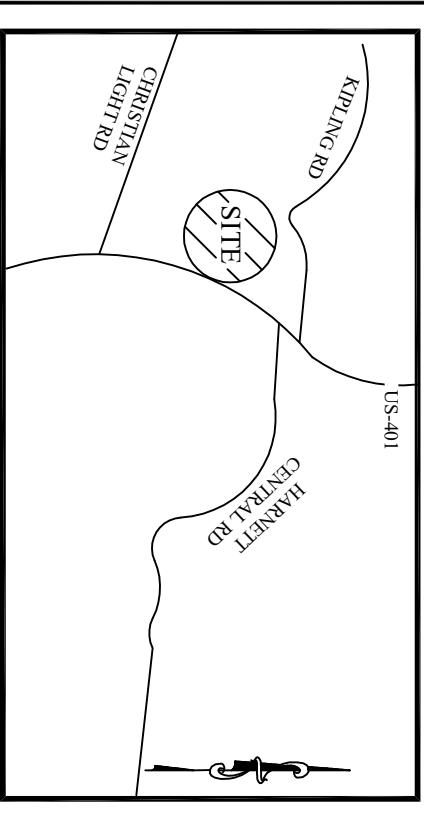


- NOTES:**
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
 2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND 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.
 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
 - 11.



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



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
 ○ = IRON PIPE SET (IPS)
 ○ = WATER METER
 ○ = CLEANOUT
 AC = AIR CONDITIONER
 □ = ELECTRIC BOX
 □ = CABLE BOX
 □ = TELEPHONE PEDestal
 ○ = LIGHT POLE
 ○ = CURB INLET
 ○ = YARD INLET
 ○ = FIRE HYDRANT
 HP = HANDICAP PORTAJOHN WITH SCREENING
 SC = SEPTIC CONTROL
 ○ = FIRE HYDRANT
 TR = TRASH RECEPTACLES

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

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

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 153
 111 BRODHEAD DR, FUQUAY-VARINA, NC
 HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY
 DATE: 6/18/24 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: BK 2024 PG 235-236 PROJECT# 220207 SCALE: 1" = 30'