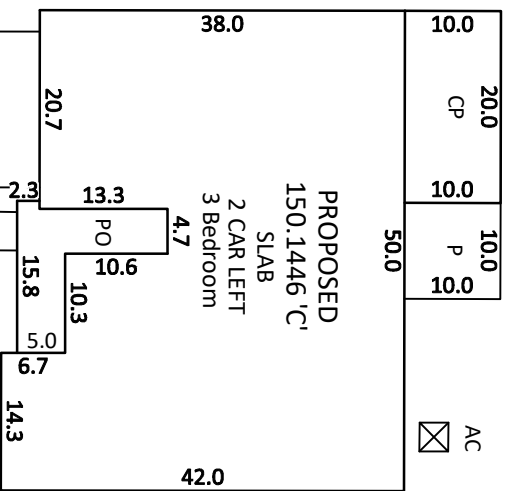


REFERENCE: BK 2023 PG 375-377

**LOT INFORMATION:**

PIN: 0642-96-9943-000  
 REFERENCE: DB: 4084 PGS. 320-324  
 TOTAL LOT AREA = 0.485 AC = 21,139 SF  
 HOUSE = 1,868 SF  
 FRONT PORCH = 127 SF  
 SIDEWALK = 34 SF  
 DRIVEWAY = 666 SF  
 PATIO = 100 SF  
 COVERED PATIO (REAR) = 200 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 3,004 SF  
 PERCENT IMPERVIOUS = 14.21 %  
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

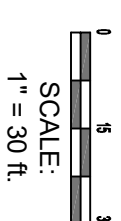
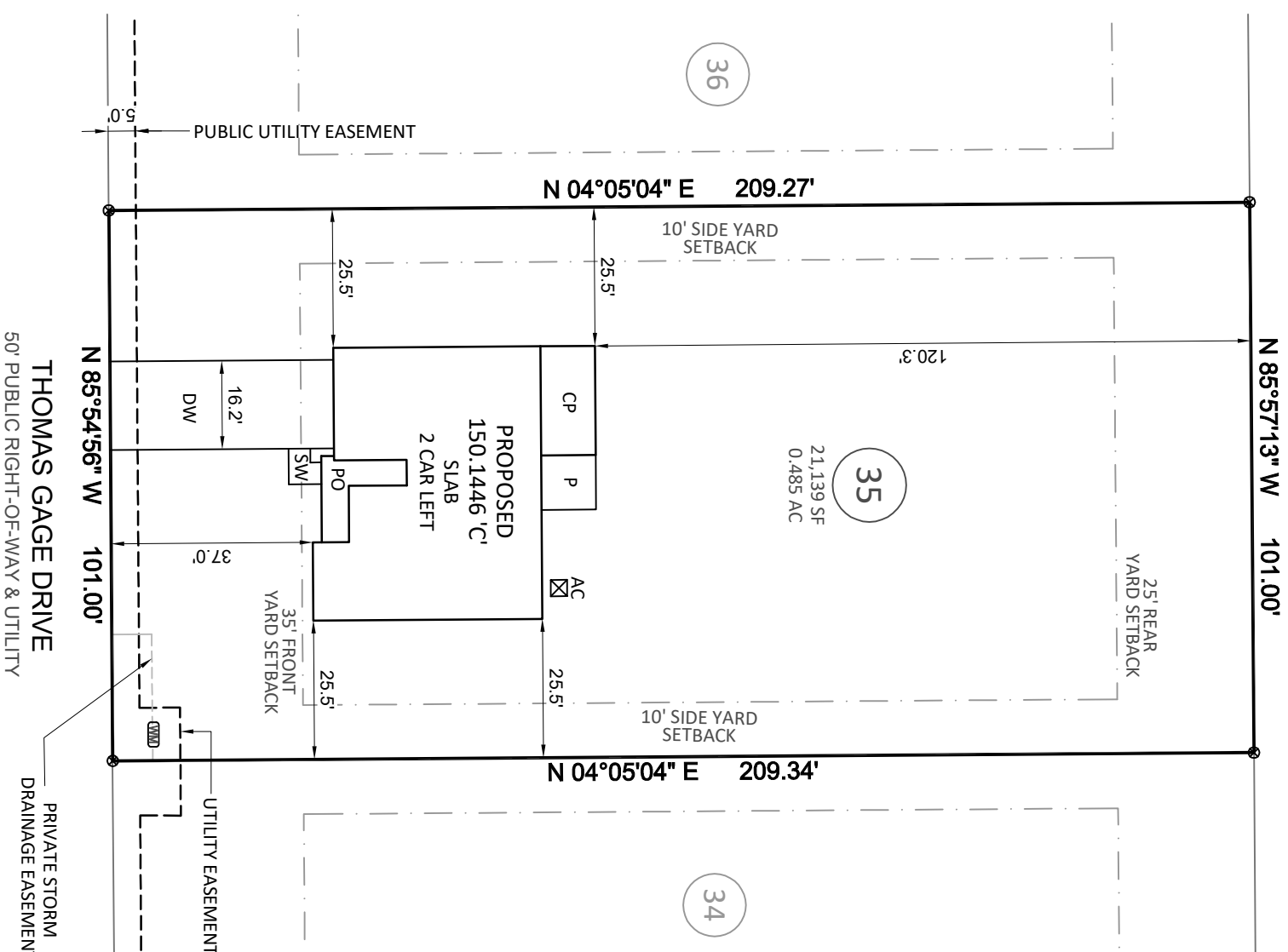
N/F  
 HERBERT WAYNE SENTER  
 REVOCABLE LIVING TRUST  
 PIN: 0642.97.6485



INSET SCALE: 1"=20'

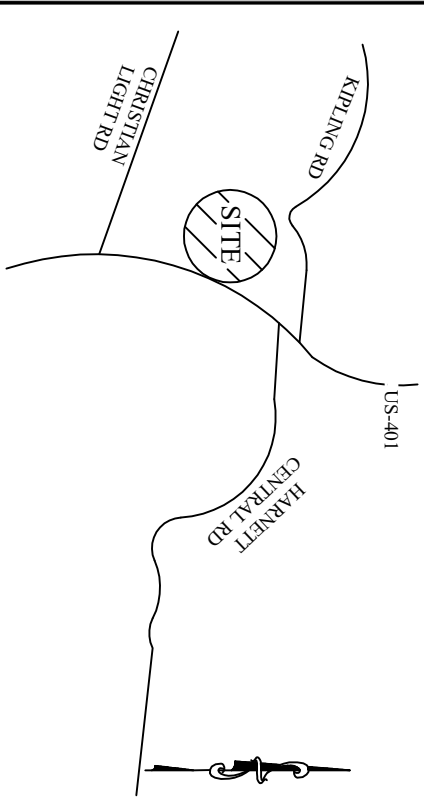
**NOTES:**

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. BUILDER/DEVELOPER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD. #100 DURHAM, NC. 27703
- 11.



**Bateman Civil Survey Company**

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 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 = COVERED FRONT 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  
 ⊖ = 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  
 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 4 - LOT 35**  
 540 THOMAS GAGE DRIVE, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY  
 DATE: 6/28/24 DRAWN BY: AJR CHECKED BY: SPC

REFERENCE: BM 2024 PGS. 235-236 PROJECT# 220207 SCALE: 1"= 30'