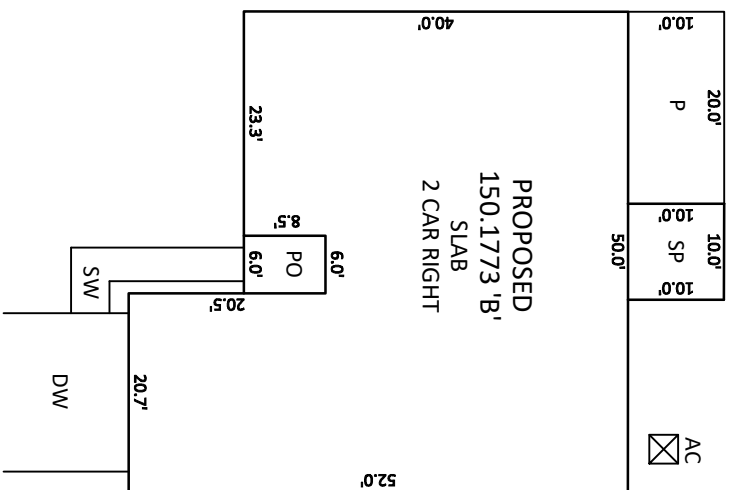


REFERENCE: BK 2023 PGS: 373-375
LOT INFORMATION:

PIN:0642-96-0496,000
 REFERENCE: DB: 4084 PGS: 320-324
 TOTAL LOT AREA = 0.497 AC = 21,640 SF
 HOUSE = 2,197 SF
 PORCH = 51 SF
 SIDEWALK = 76 SF
 DRIVEWAY = 594 SF
 SCREENED PATIO = 100 SF
 PATIO = 200 SF
 AC PAD = 9 SF

PROPOSED IMPERVIOUS = 3,227 SF
 PERCENT IMPERVIOUS = 14.91 %
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

N/F
 KENDALL JAMES TYRE
 PIN: 0642-86-3177,000
 DB: 98E PG: 0229

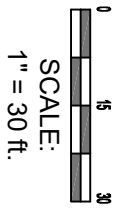
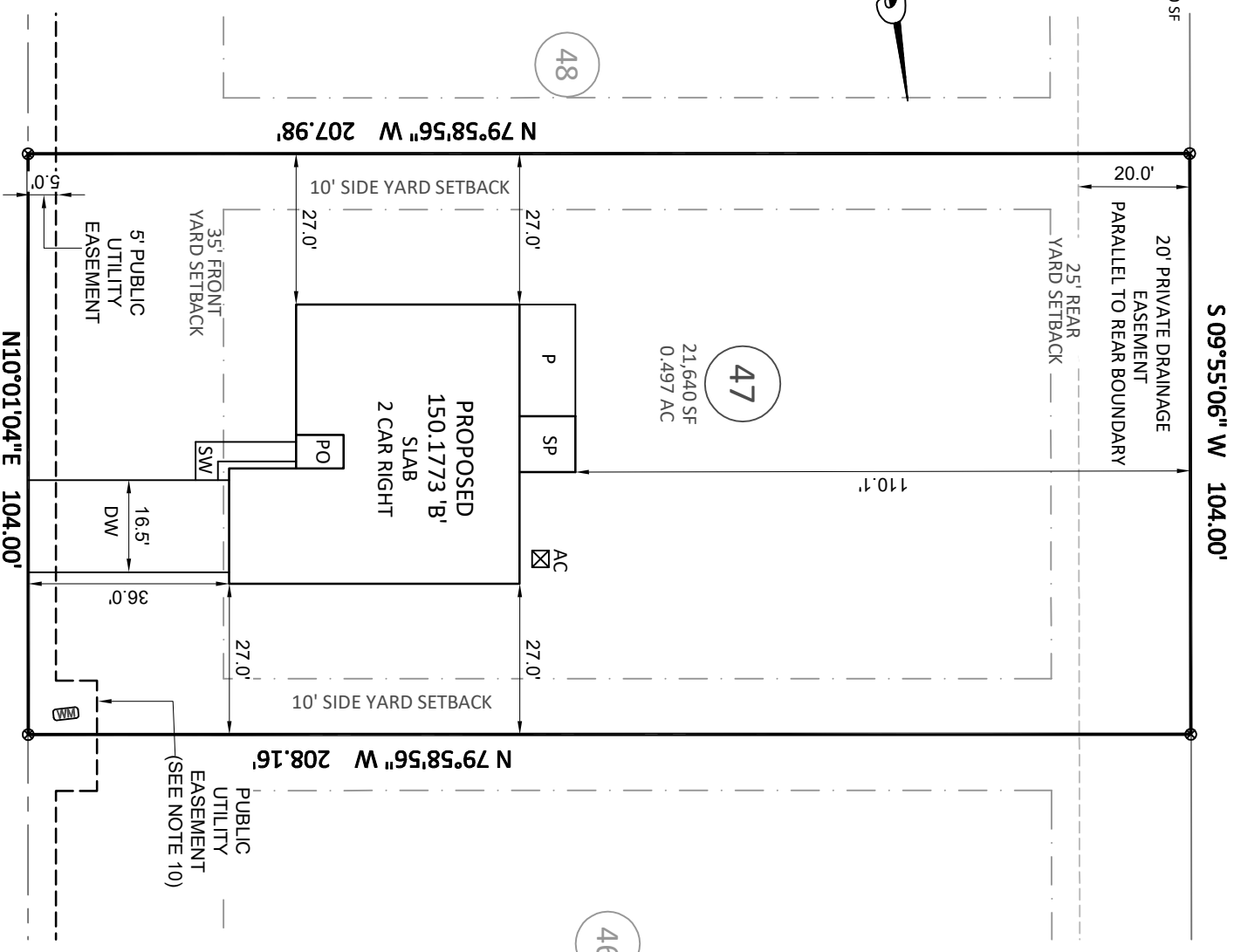


INSET SCALE: 1"=20'

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

BK: 2024 PGS: 235-236

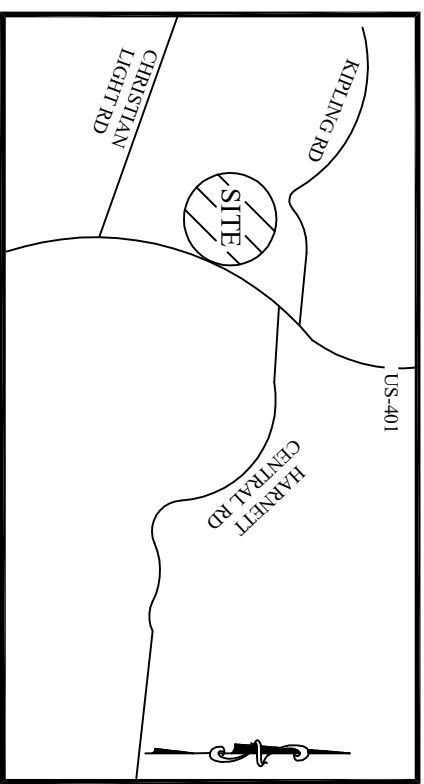


WPC RDPV
 ROBERT HOWE DRIVE
 50' PUBLIC RIGHT-OF-WAY & UTILITY



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 = FRONT COVERED PORCH
 - P = PATIO
 - SP = SCREENED PORCH OR PATIO
 - CP = COVERED PORCH OR PATIO
 - WD = WOOD DECK
 - SW = SIDEWALK
 - DW = CONG DRIVEWAY
 - = COMPUTED POINT
 - ⊙ = IRON PIPE FOUND (IPF)
 - ⊙ = IRON PIPE SET (IPS)
 - ⊙ = WATER METER
 - ⊙ = CLEANOUT
 - ⊙ = AIR CONDITIONER
 - ⊙ = 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

PRELIMINARY

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, L-4752 DATED:

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 47
 80 ROBERT HOWE DRIVE, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY
 DATE: 7/8/24 DRAWN BY: DOM CHECKED BY: SPC

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