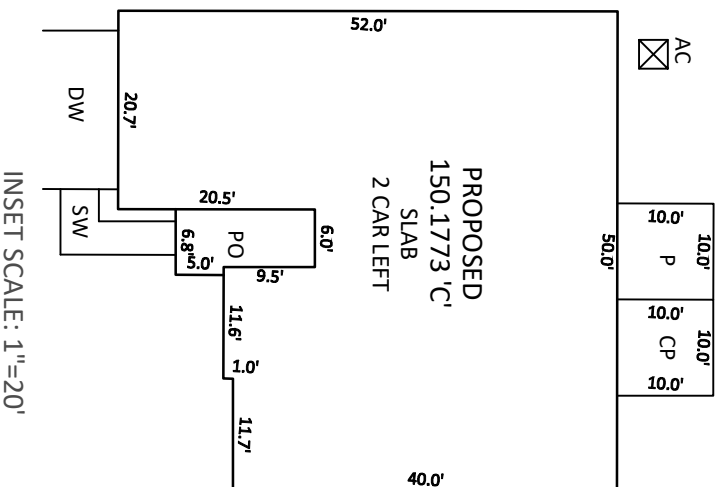


REFERENCE: BK 2023 PG 375-377

LOT INFORMATION:

PIN: 0642-96-6945-000
REFERENCE: DB: 4084 PGS. 320-324
TOTAL LOT AREA = 0.485 AC = 21,119 SF
HOUSE = 2,209 SF
FRONT PORCH = 91 SF
SIDEWALK = 55 SF
DRIVEWAY = 594 SF
PATIO = 100 SF
COVERED PATIO = 100 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 3,158 SF
PERCENT IMPERVIOUS = 14.95 %
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

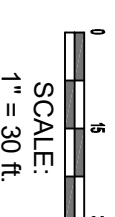
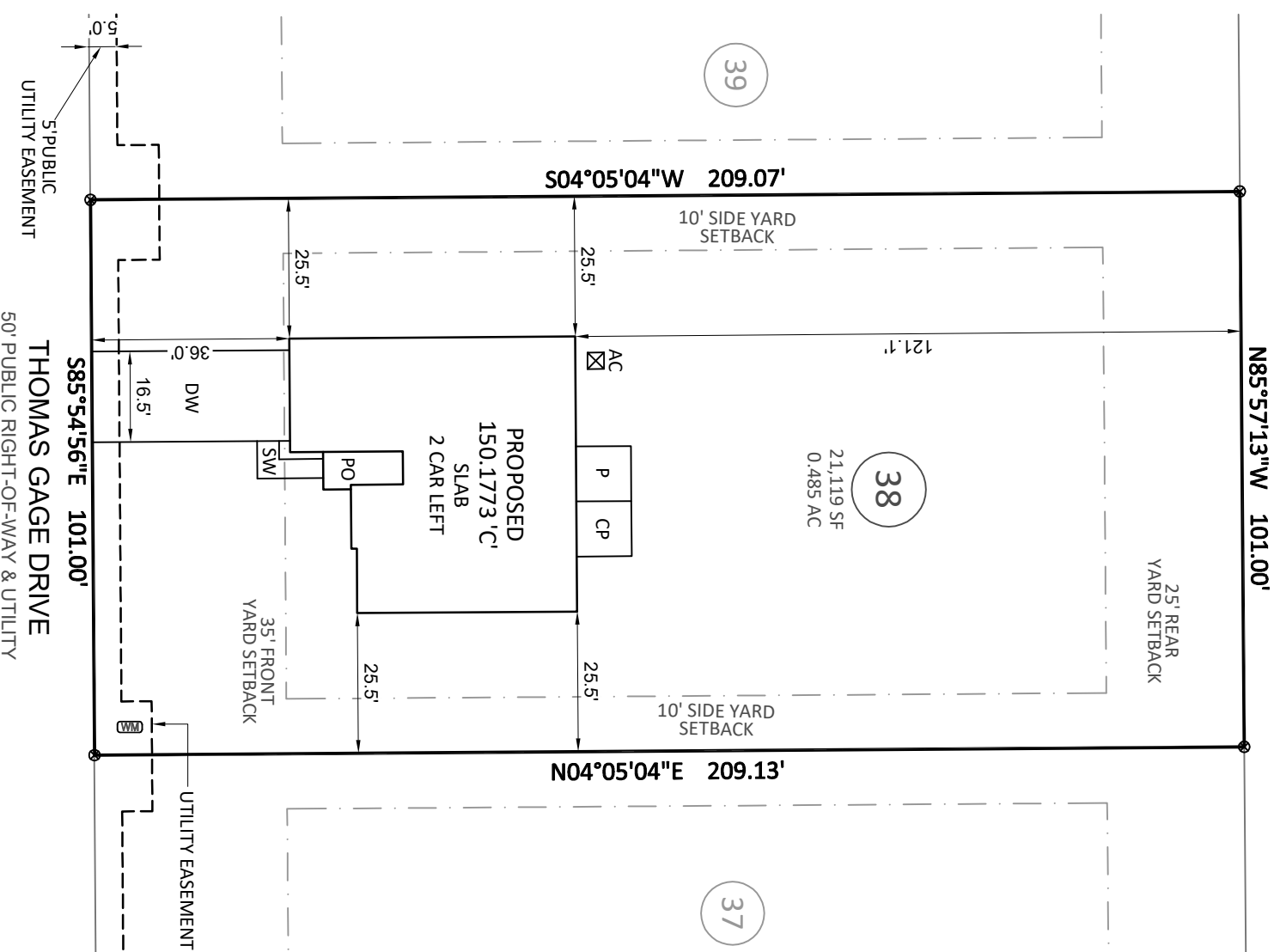
N/F
HERBERT WAYNE SENTER
REVOCABLE LIVING TRUST
PIN: 0642.97.6485
DB: 4137 PG: 218



INSET SCALE: 1"=20'

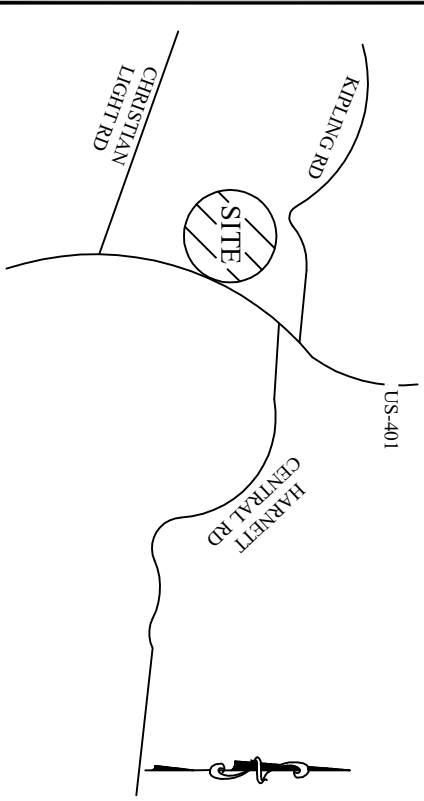
NOTES:

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 (CPF)
○ = IRON PIPE SET (IPS)
◉ = WATER METER
◌ = CLEANOUT
AC = AIR CONDITIONER
EB = ELECTRIC BOX
CB = CABLE BOX
LP = TELEPHONE PEDESTAL
L = LIGHT POLE
C = CURB INLET
YI = YARD INLET
Y = YARD INLET
FH = FIRE HYDRANT
HP = HANDICAP PORTAJOHN WITH SCREENING
SM = SEWER MANHOLE
F = 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 38
598 THOMAS GAGE DRIVE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 7/18/24 DRAWN BY: AHB CHECKED BY: SPC

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

PRELIMINARY