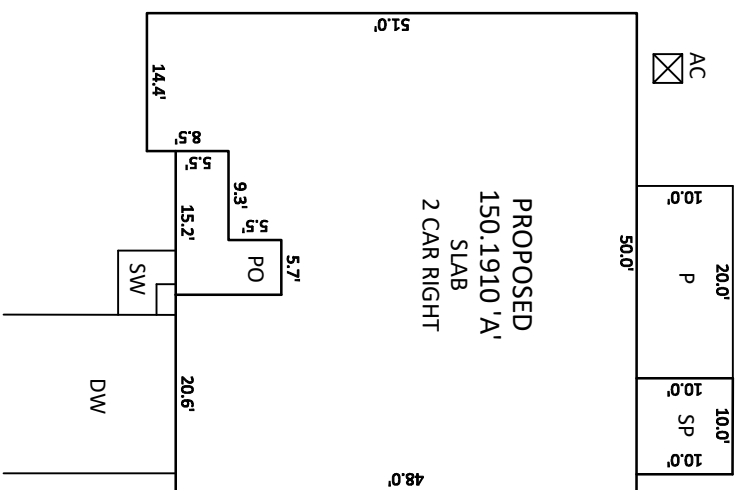


REFERENCE: BK 2023 PGS: 373-375
LOT INFORMATION:

PIN: 0642-96-0376.000
 REFERENCE: DB: 4084 PGS: 320-324
 TOTAL LOT AREA = 0.497 AC = 21,621 SF
 HOUSE = 2,329 SF
 PORCH = 114 SF
 SIDEWALK = 34 SF
 DRIVEWAY = 644 SF
 COVERED PATIO = 100 SF
 PATIO = 200 SF
 AC PAD = 9 SF

N/F
 KENDALL JAMES TYRE
 PIN: 0642-86-3177.000
 DB: 98E PG: 0229

PROPOSED IMPERVIOUS = 3,430 SF
 PERCENT IMPERVIOUS = 15.86 %
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



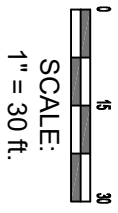
INSET SCALE: 1" = 20'

BK: 2024 PGS: 235-238

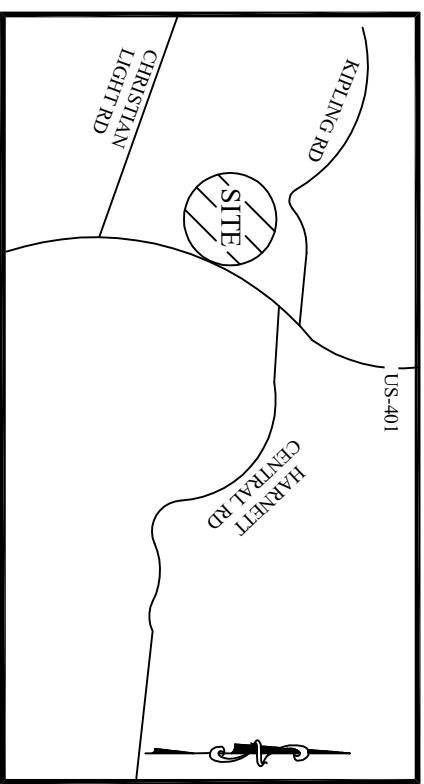


NOTES:

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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 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
 CO = CLEANOUT
 AC = AIR CONDITIONER
 EB = ELECTRIC BOX
 CB = CABLE BOX
 TP = TELEPHONE PEDESTAL
 LP = LIGHT POLE
 CI = CURB INLET
 VI = YARD INLET
 FH = FIRE HYDRANT
 HP = HANDICAP PORTAJOHN WITH SCREENING
 SC = SEPTIC CONTROL
 FH = FIRE HYDRANT
 TR = TRASH RECEPTACLES

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:

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 48
 102 ROBERT HOWE DRIVE, FUQUAY-VARINA, NC
 HECTOR'S 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'