

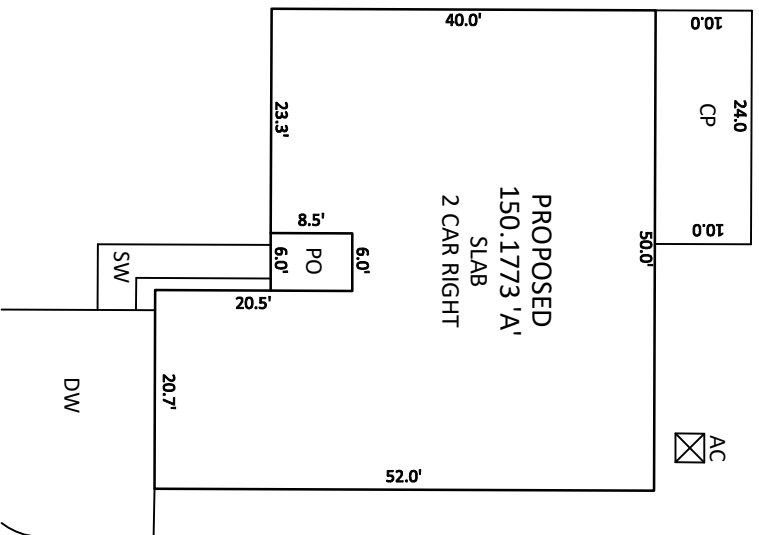
REFERENCE: BK 2023 PGS. 373-375

**LOT INFORMATION:**

PIN: 0642,96-8244,000  
 REFERENCE: DB, 4084 PGS. 320-324  
 TOTAL LOT AREA = 0.631 AC = 27,492 SF  
 HOUSE = 2,197 SF  
 PORCH = 51 SF  
 SIDEWALK = 76 SF  
 DRIVEWAY = 720 SF  
 PATIO = 240 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 3,293 SF  
 PERCENT IMPERVIOUS = 11.98 %  
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C16	425.00'	51.21'	N89°40'37"E	51.17'
C17	25.00'	36.35'	S52°07'16"E	33.23'
C18	365.00'	46.65'	S14°07'44"E	46.62'

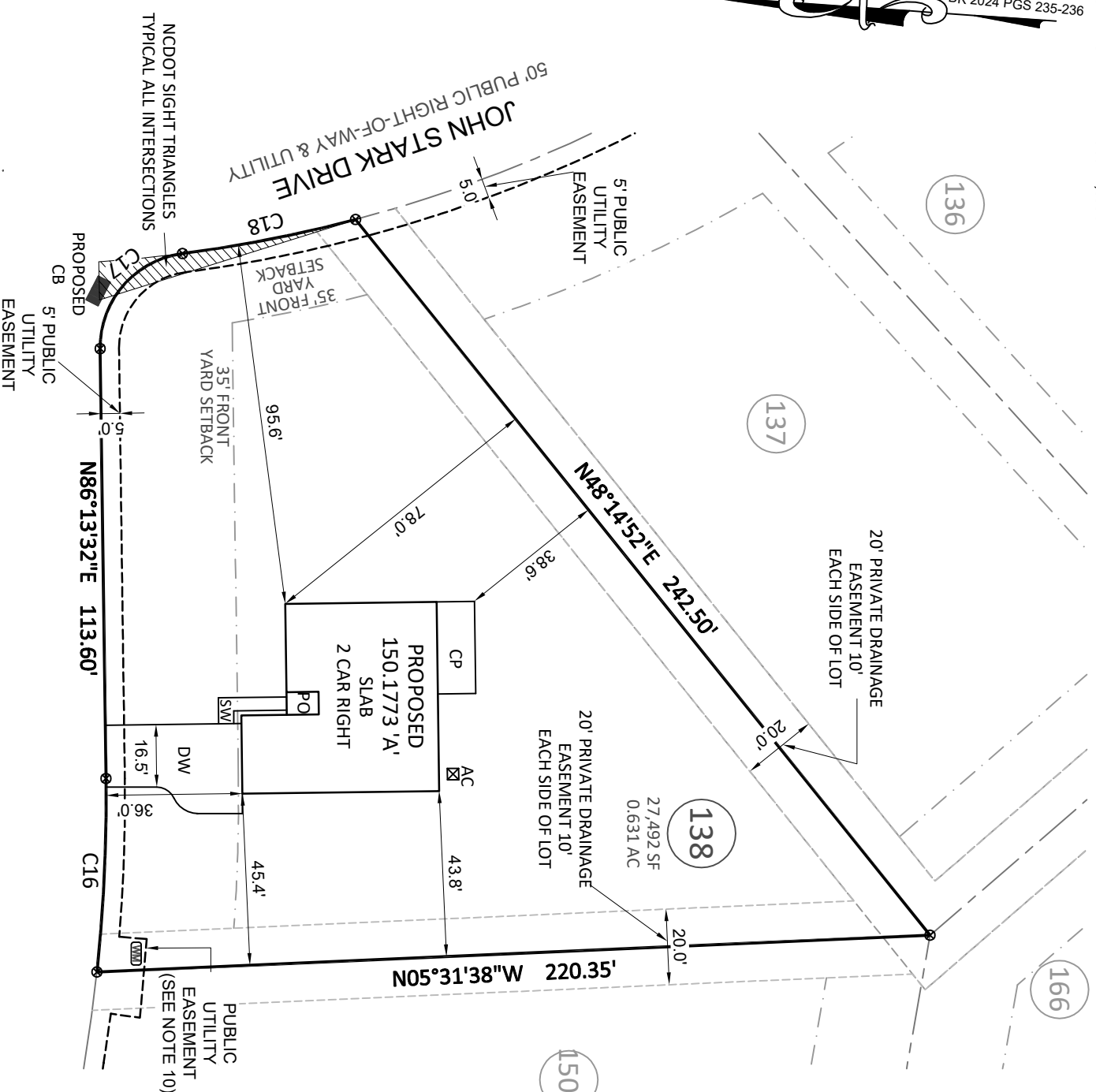
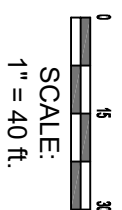
REVISION : MOVE HOUSE 25' RIGHT. AHB 10/2/24



INSET SCALE: 1"=20'

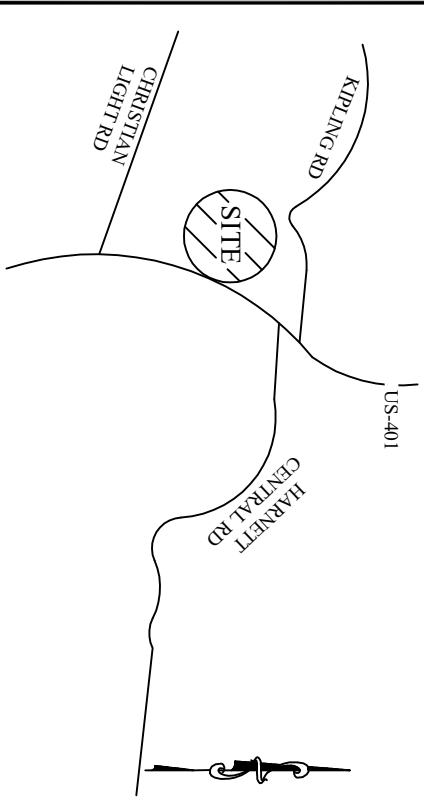
**NOTES:**

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. PROPERTY 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  
 SD = SIDEWALK  
 DW = CONC DRIVEWAY  
 ● = COMPUTED POINT (CPF)  
 ○ = IRON PIPE FOUND (IPF)  
 ○ = IRON PIPE SET (IPS)  
 ○ = WATER METER  
 ○ = CLEANOUT  
 AC = AIR CONDITIONER  
 □ = ELECTRIC BOX  
 □ = TELEPHONE PEDestal  
 ○ = LIGHT POLE  
 ○ = CURB INLET  
 ○ = YARD INLET  
 YI = YARD INLET  
 FH = FIRE HYDRANT  
 HP = HANDICAP PORTAJOHN WITH SCREENING  
 SC = SEPTIC CONTROL  
 ⚡ = FIRE HYDRANT  
 TR = TRASH RECEPTACLES

**PRELIMINARY**

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

**PRELIMINARY PLOT PLAN**

FOR **KB HOME**

BIRCHWOOD GROVE - PHASE 4 - LOT 138  
 BRODHEAD DR, FUQUAY-VARINA, NC  
 HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY

DATE: 9/9/24 DRAWN BY: DOM CHECKED BY: SPC  
 REFERENCE: BK 2024 PG 235-236 PROJECT# 220207 SCALE: 1"=40'