

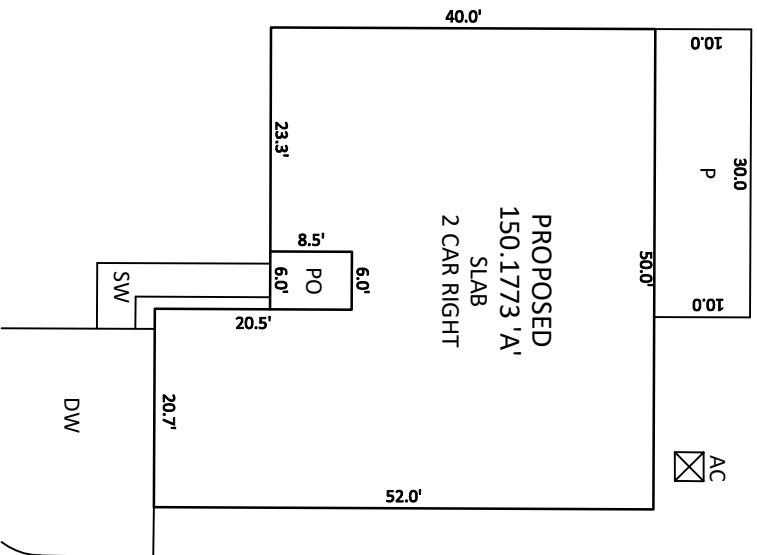
REFERENCE: BK 2023 PGS. 373-375

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 = 594 SF
 PATIO = 300 SF
 AC PAD = 9 SF

PROPOSED IMPERVIOUS = 3,227 SF
 PERCENT IMPERVIOUS = 11.74%
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

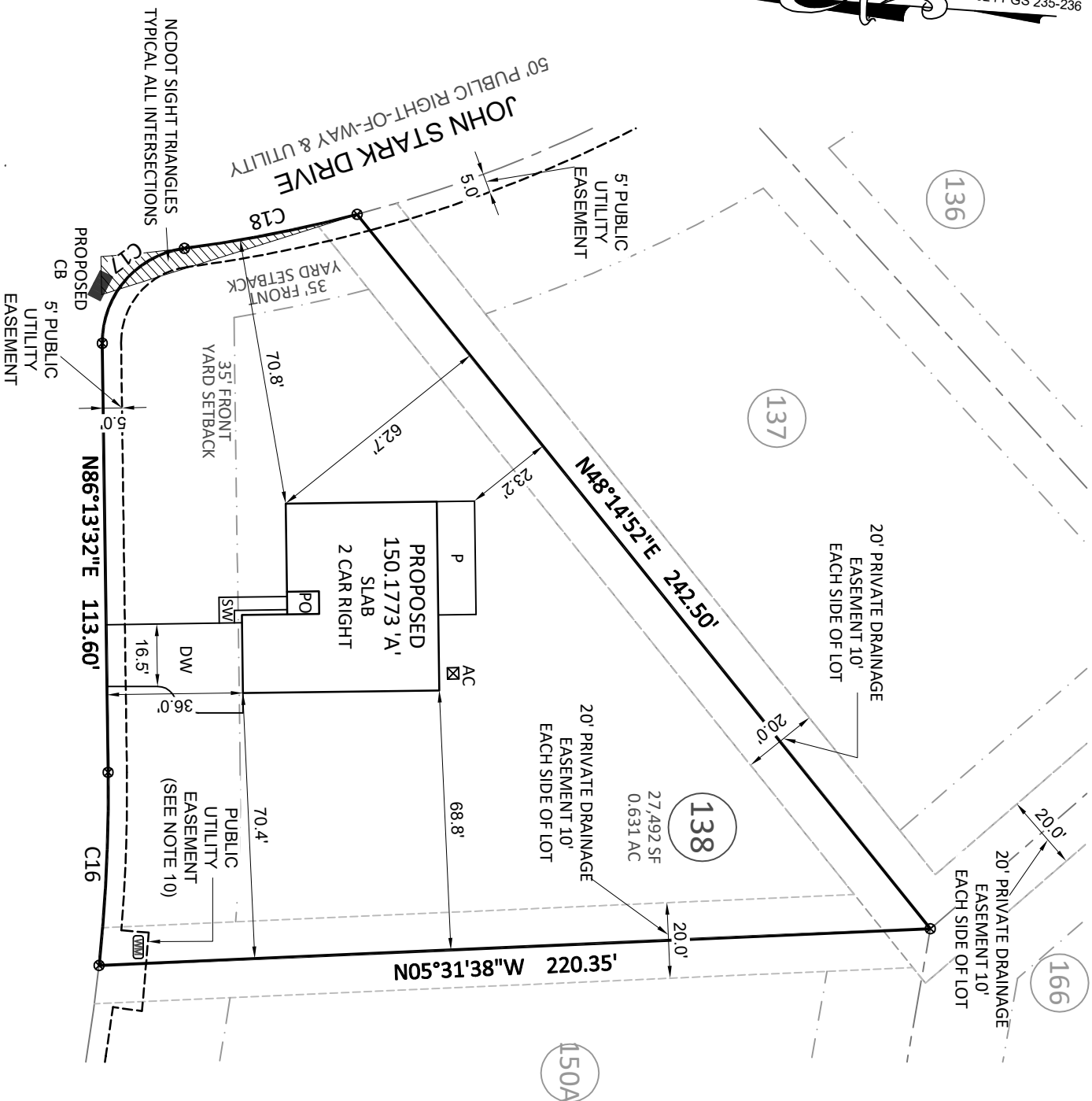
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C16	425.00'	51.21'	N89°40'37"E	51.17'
C17	25.00'	36.35'	S52°07'16"E	33.23'
C18	365.00'	46.65'	S14°07'44"E	46.62'



INSET SCALE: 1" = 20'

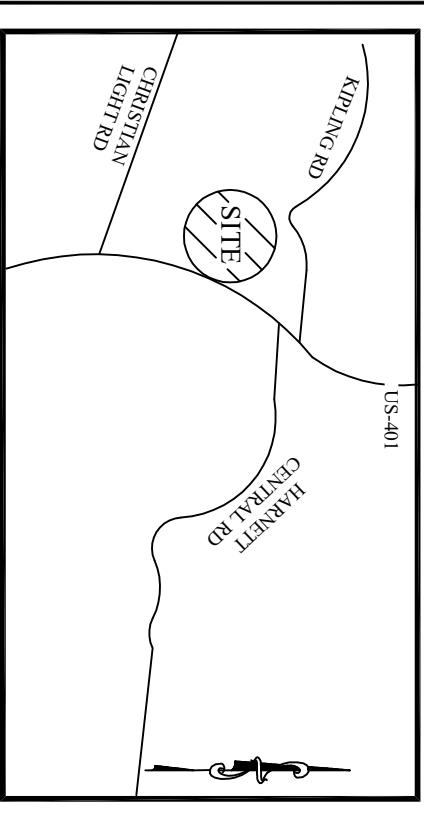
NOTES:

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.



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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 = CONC DRIVEWAY
 ● = COMPUTED POINT
 ○ = IRON PIPE FOUND (IPF)
 ⊙ = IRON PIPE SET (IPS)
 ⊕ = WATER METER
 ⊖ = CLEANOUT
 ⊞ = AIR CONDITIONER
 ⊠ = AIR CONDITIONER
 ⊡ = ELECTRIC BOX
 ⊢ = TELEPHONE PEDestal
 ⊣ = LIGHT POLE
 ⊤ = CURB INLET
 ⊥ = YARD INLET
 ⊦ = FIRE HYDRANT
 ⊧ = HANDICAP PORTAJOHN WITH SCREENING
 ⊨ = SEPTIC CONTROL
 ⊩ = FIRE HYDRANT
 ⊪ = TRASH RECEPTACLES

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.

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" = 30'