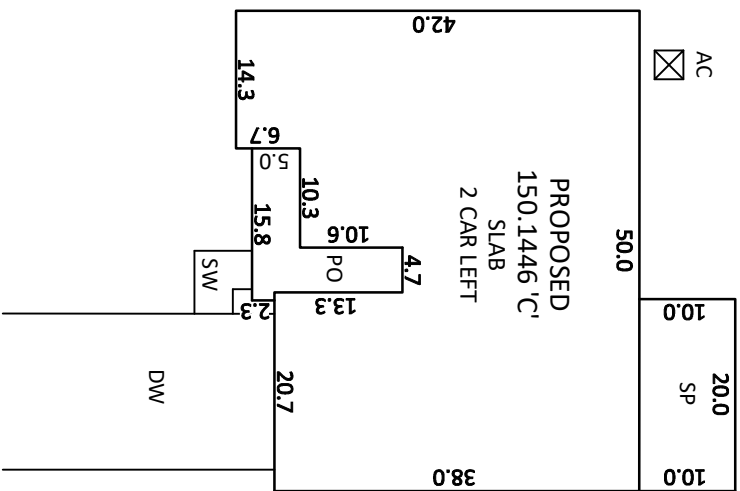


**LOT INFORMATION:**

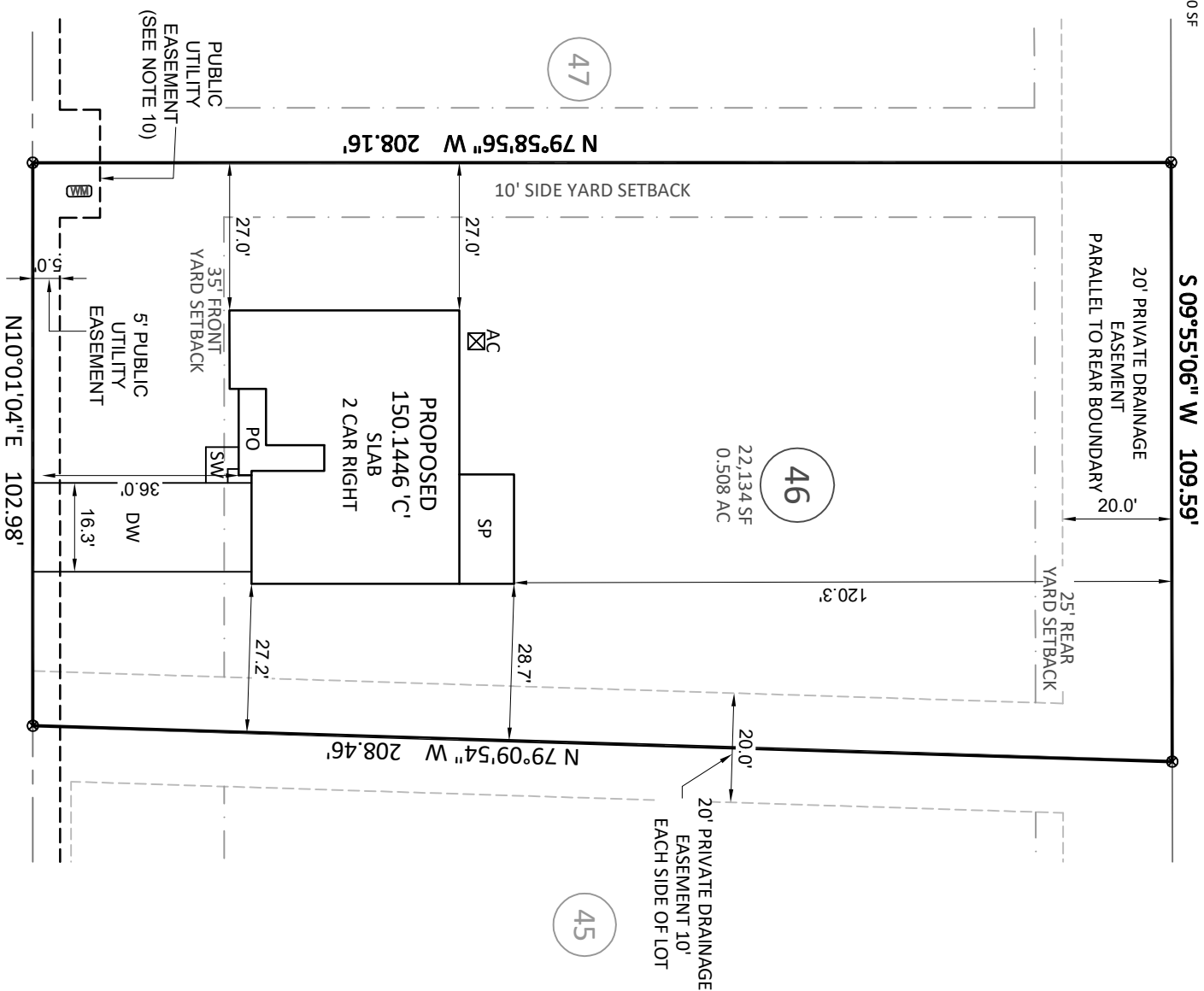
PIN: 0642-96-1506.000  
 REFERENCE: DB: 4084 PGS: 320-324  
 TOTAL LOT AREA = 0.508 AC = 22,134 SF  
 HOUSE = 1,868 SF  
 PORCH = 127 SF  
 SIDEWALK = 34 SF  
 DRIVEWAY = 650 SF  
 SCREENED PATIO = 200 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 2,888 SF  
 PERCENT IMPERVIOUS = 13.05 %  
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

**BK: 2024 PGS: 235-236**

N/F  
 KENDALL JAMES TYRE  
 DB: 98E PG: 0229



INSET SCALE: 1"=20'



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

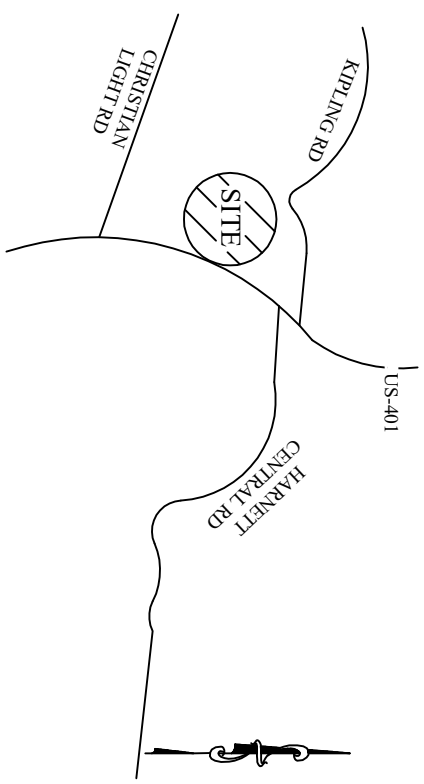


- NOTES:**
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
  2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND 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



**Bateman Civil Survey Company**

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 NCBELS Firm No. C-2378



**VICINITY MAP**

(Not to Scale)

**PRELIMINARY**

**LEGEND**

P = FRONT COVERED PORCH  
 PO = PATIO  
 SP = SCREENED PORCH OR PATIO  
 CP = COVERED PORCH OR PATIO  
 S = STOOP  
 SW = SIDEWALK  
 DW = CONC DRIVEWAY  
 ● = COMPUTED POINT (IPF)  
 ○ = IRON PIPE SET (IPS)  
 ○ = WATER METER  
 ○ = CLEANOUT  
 AC = AIR CONDITIONER  
 □ = CABLE 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

**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 46  
 62 ROBERT HOWE DRIVE, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY  
 DATE: 10/12/24 DRAWN BY: AHB CHECKED BY: SPC  
 REFERENCE: BK: 2024 PGS: 235-236 PROJECT# 220207 SCALE: 1"=30'