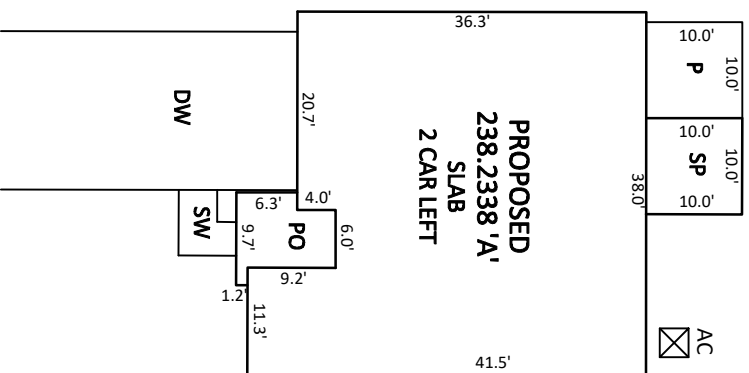


LOT INFORMATION:

PIN: 0642-96-3751000
 REFERENCE: DB, 4084 PGS. 320-324
 TOTAL LOT AREA = 0.569 AC = 24,768 SF
 HOUSE = 1,415 SF
 PORCH = 76 SF
 SIDEWALK = 34 SF
 DRIVEWAY = 715 SF
 SCREEN PATIO = 100 SF
 PATIO = 100 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 2,449 SF
 PERCENT IMPERVIOUS = 9.89%
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

BUILDING SETBACKS:

FRONT = 35 ft
 SIDE = 10 ft
 REAR = 25 ft
 CORNER SIDE = 20 ft

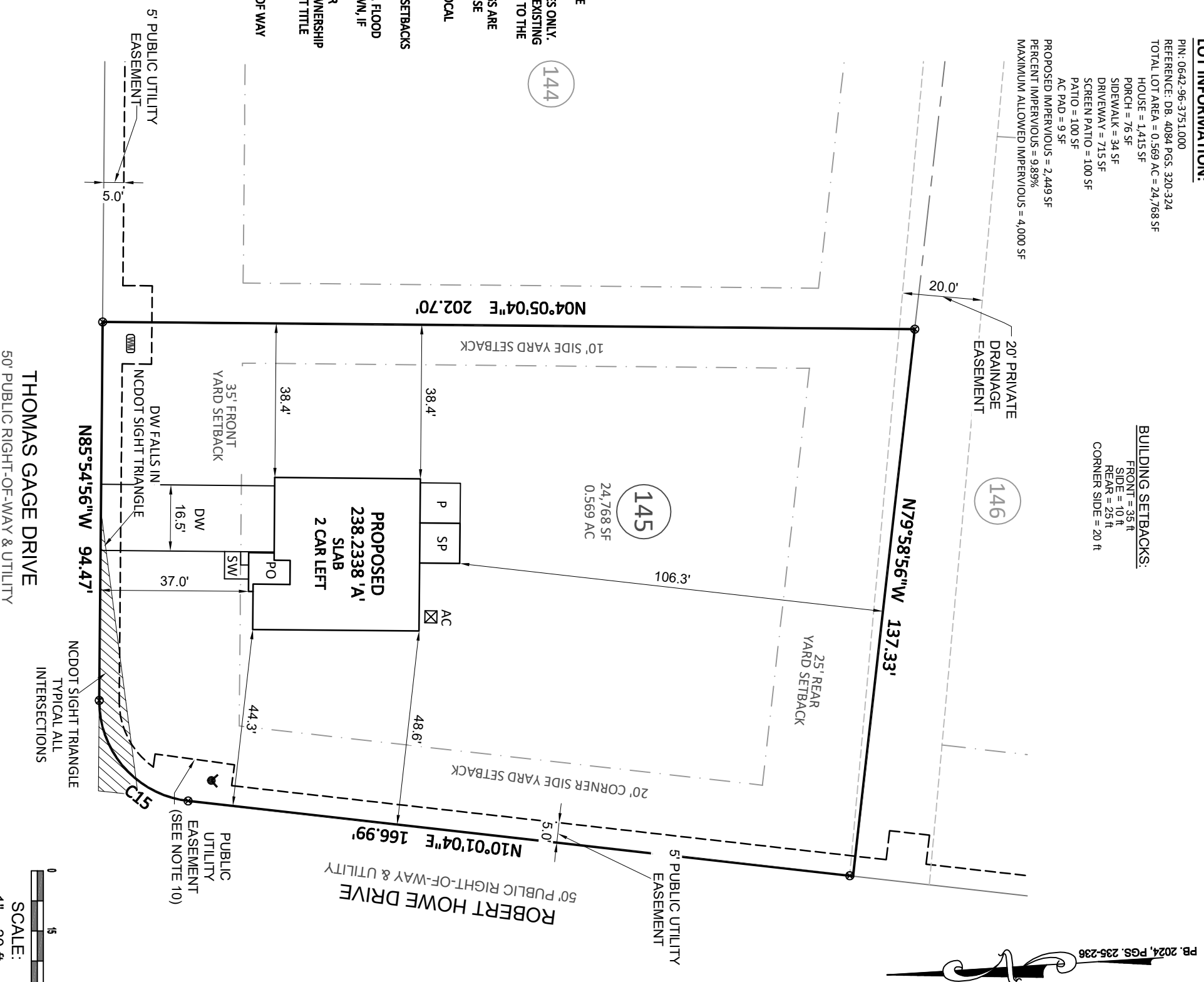


INSET SCALE: 1"=20'

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. DEVELOPER/BUILDER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD. #100 DURHAM, NC. 27703
- 11.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C12	25.00'	36.68'	N52°03'04"E	33.48'

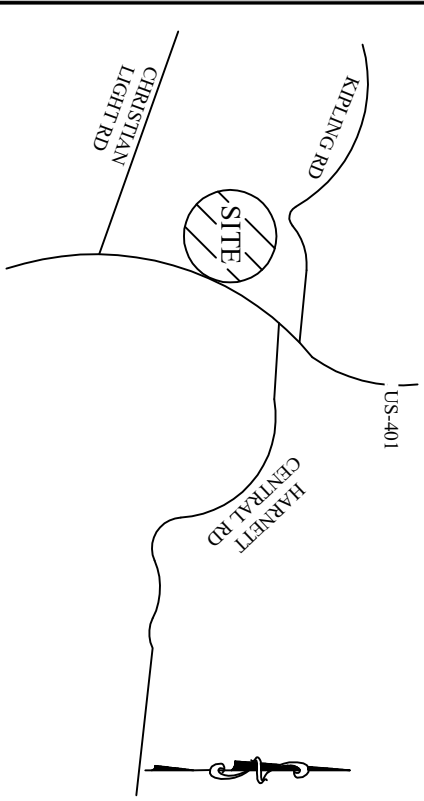


PB, 2024, PGS. 235-236



Bateman Civil Survey Company

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 www.batemancivilsurvey.com info@batemancivilsurvey.com
 NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

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:

- LEGEND**
- PO = FRONT COVERED PORCH
 - PO = PATIO
 - SP = SCREENED PORCH OR PATIO
 - CP = COVERED PORCH OR PATIO
 - WD = WOOD DECK
 - WD = WOOD DECK
 - SW = SIDEWALK
 - DW = CONC DRIVEWAY
 - = COMPUTED POINT (IPF)
 - = IRON PIPE SET (IPS)
 - = WATER METER
 - CO = CLEANOUT
 - AC = AIR CONDITIONER
 - = ELECTRIC BOX
 - = CABLE BOX
 - = TELEPHONE PEDESTAL
 - ⊙ = LIGHT POLE
 - ⊙ = CURB INLET
 - ⊙ = YARD INLET
 - ⊙ = FIRE HYDRANT
 - HP = HANDICAP PORTAJOHN WITH SCREENING
 - ⊙ = SEWER MANHOLE
 - ⊙ = FIRE HYDRANT
 - TR = TRASH RECEPTACLES
 - S = STOOP
 - NCDOT = NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

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 145
 645 THOMAS GAGE DRIVE, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 10/9/24 DRAWN BY: DOM CHECKED BY: SPC

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