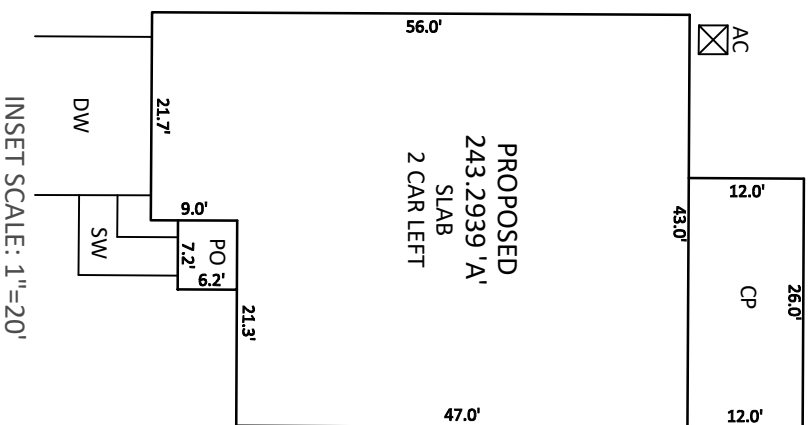


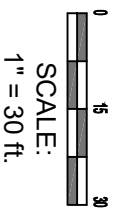
LOT INFORMATION:

PIN: 0642-96-5468.000
 REFERENCE: DB, 4084 PGS. 320-324
 TOTAL LOT AREA = 0.853 AC = 37,163 SF
 HOUSE = 2,216 SF
 PORCH = 44 SF
 SIDEWALK = 59 SF
 DRIVEWAY = 594 SF
 COVERED PATIO = 312 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 3,234 SF
 PERCENT IMPERVIOUS = 8.70%
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



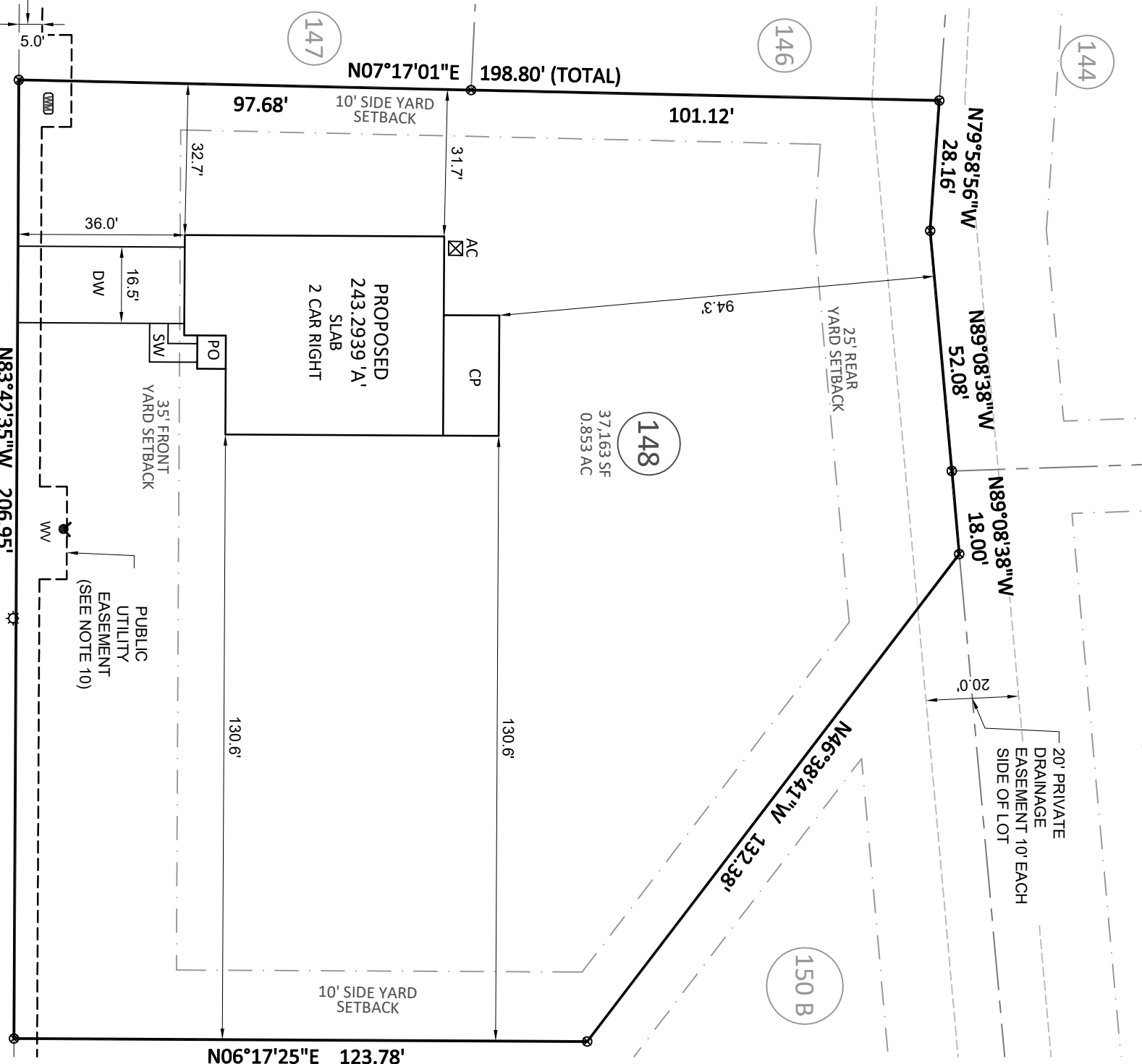
NOTES:

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



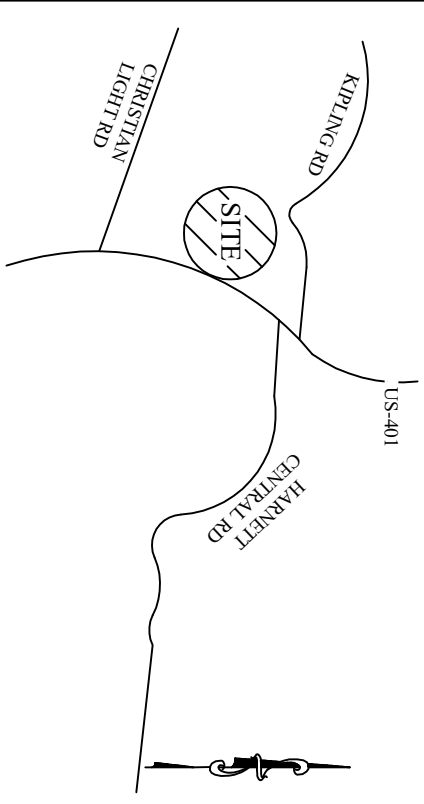
5' PUBLIC UTILITY EASEMENT

50' PUBLIC RIGHT-OF-WAY & UTILITY
 BRODHEAD DRIVE



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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
 S = STOOP
 SW = SIDEWALK
 DW = CONC DRIVEWAY
 ○ = COMPUTED POINT (CPF)
 ● = IRON PIPE SET (IPS)
 ○ = WATER METER
 CO = CLEANOUT
 AC = AIR CONDITIONER
 □ = CABLE BOX
 □ = TELEPHONE PEDESTAL
 ○ = LIGHT POLE
 W = WATER VALVE
 YI = YARD INLET
 FH = FIRE HYDRANT
 HP = HANDICAP PORTAJOHNN WITH SCREENING
 ⊙ = SEWER MANHOLE
 ⚡ = FIRE HYDRANT
 TR = TRASH RECEPTACLES
 S = STOOP

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

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 148
 BRODHEAD DRIVE, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 11/14/24 DRAWN BY: DOM CHECKED BY: SPC

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