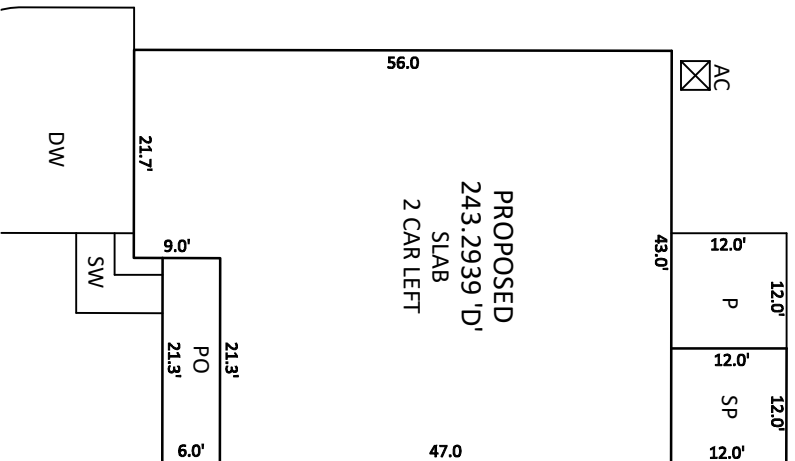


REFERENCE: BK 2023 PG 375-377  
**LOT INFORMATION:**

PIN: 0642-96-1938.000  
 REFERENCE: DB: 4084 PGS. 320-324  
 TOTAL LOT AREA = 0.529 AC = 23,058 SF  
 HOUSE = 2,216 SF  
 FRONT PORCH = 128 SF  
 SIDEWALK = 53 SF  
 DRIVEWAY = 719 SF  
 SCREENED PATIO = 144 SF  
 PATIO = 144 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 3,413 SF  
 PERCENT IMPERVIOUS = 14.80 %  
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

REVISION : REVISE REAR PATIOS AND DRIVEWAY. AHB 12/12/24

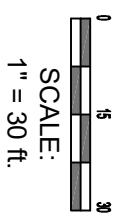
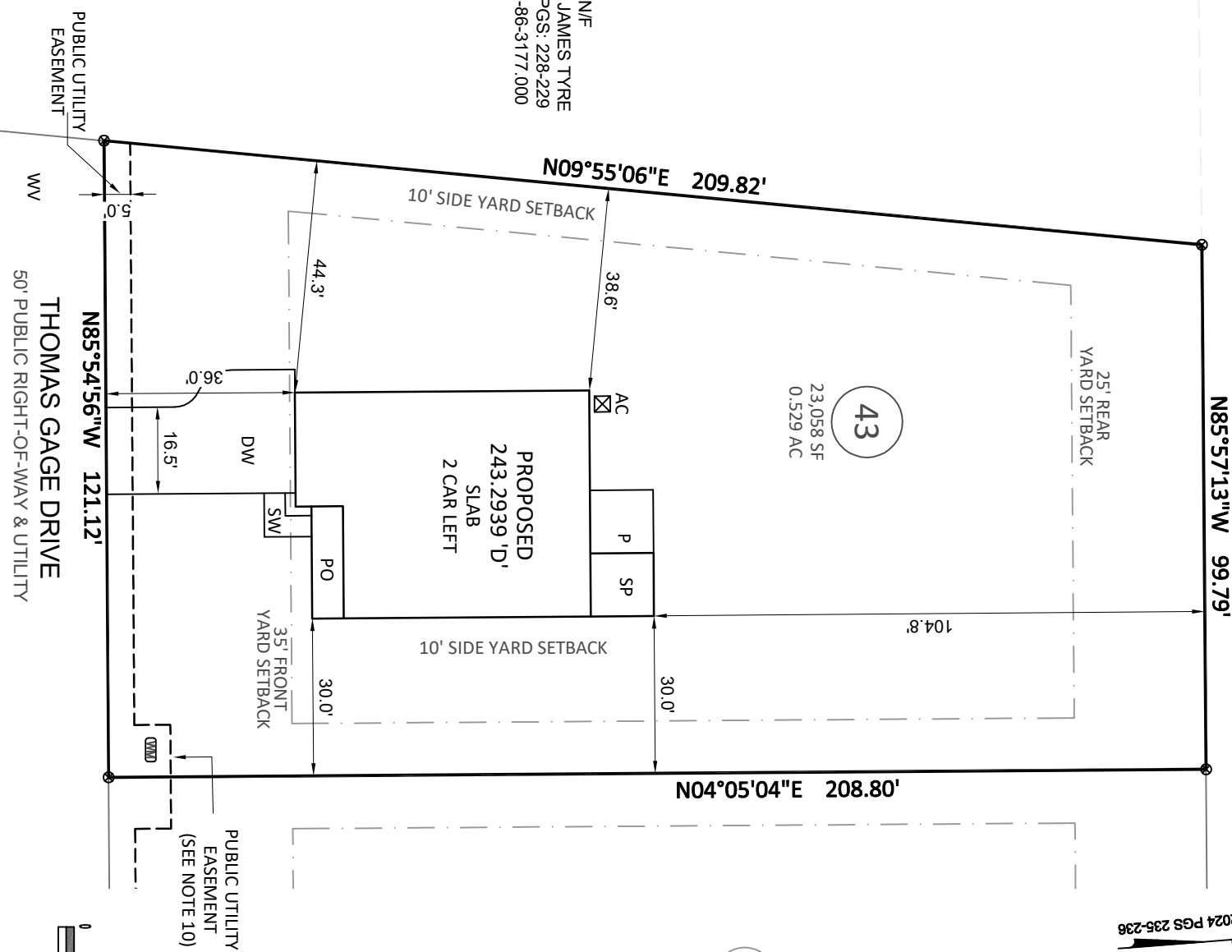
N/F  
 HERBERT WAYNE SENTER  
 REVOCABLE LIVING TRUST  
 DB: 4137 PG: 218  
 PIN: 0642-97-6485.000



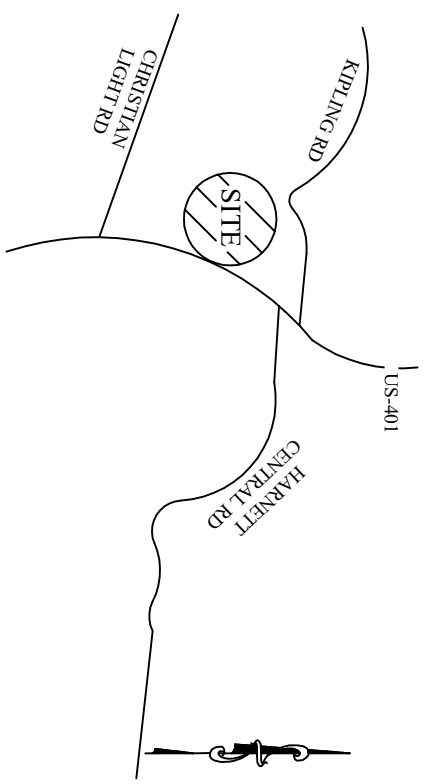
INSET SCALE: 1"=20'

- NOTES:**
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
  - 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.
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
  - THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
  - THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED IN TITLE BLOCK.
  - 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.
  - 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.
  - ZONING IS: RA-40
  - A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.
  - BUILDER/DEVELOPER: KB HOME RALEIGH- DURHAM INC.  
 4506 S. MIAMI BLVD. #100  
 DURHAM, NC. 27703

N/F  
 KENDALL JAMES TYRE  
 DB: 966 PGS: 228-229  
 PIN: 0642-86-3177.000



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



**VICINITY MAP**  
 (Not to Scale)

**LEGEND**  
 PO = COVERED FRONT PORCH  
 P = PATIO  
 SP = SCREENED PORCH OR PATIO  
 CP = COVERED PORCH OR PATIO  
 WD = WOOD DECK  
 SW = SIDEWALK  
 DW = CONG DRIVEWAY  
 ● = COMPUTED POINT (CPF)  
 ○ = IRON PIPE FOUND (IPF)  
 ⊙ = IRON PIPE SET (IPS)  
 ⊕ = WATER METER  
 ⊖ = CLEANOUT  
 ⊗ = AIR CONDITIONER  
 ⊠ = AIR CONDITIONER  
 ⊡ = ELECTRIC BOX  
 ⊢ = CABLE BOX  
 ⊣ = TELEPHONE PEDestal  
 ⊤ = LIGHT POLE  
 ⊥ = CURB INLET  
 ⊦ = YARD INLET  
 ⊧ = FIRE HYDRANT  
 ⊨ = HANDICAP PORTAJOHN WITH SCREENING  
 ⊩ = SEWER MANHOLE  
 ⊪ = PROPOSED FIRE HYDRANT  
 ⊫ = TRASH RECEPTACLES  
 ⊬ = WATER VALVE  
**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 43**  
 696 THOMAS GAGE DRIVE, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY  
 DATE: 12/4/24 DRAWN BY: DOM CHECKED BY: SPC  
 REFERENCE: BK 2024 PGS. 235-236 PROJECT# 220207 SCALE: 1"=30'