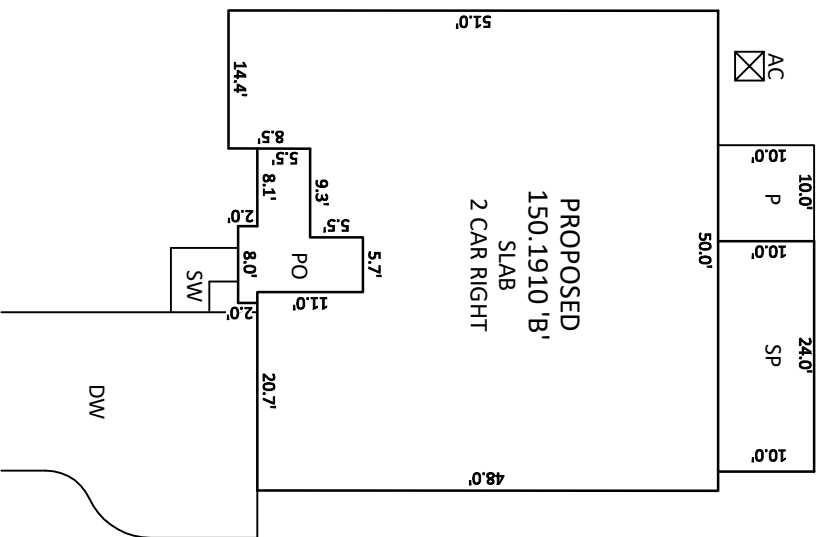


REFERENCE: BK 2023 PG 375-377
LOT INFORMATION:

PIN: 0642-96-1627.000
 REFERENCE: DB: 4084 PGS. 320-324
 TOTAL LOT AREA = 0.520 AC = 22,520 SF
 HOUSE = 2,329 SF
 FRONT PORCH = 130 SF
 SIDEWALK = 40 SF
 DRIVEWAY = 762 SF
 SCREENED PATIO = 240 SF
 PATIO = 100 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 3,616 SF
 PERCENT IMPERVIOUS = 16.06 %
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



N/E
 WENDELL JAMES TYRE
 DB: 966 PGS: 228-229
 PIN: 0642-86-3177.000

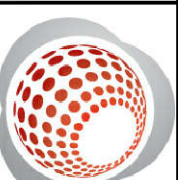
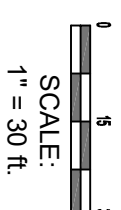
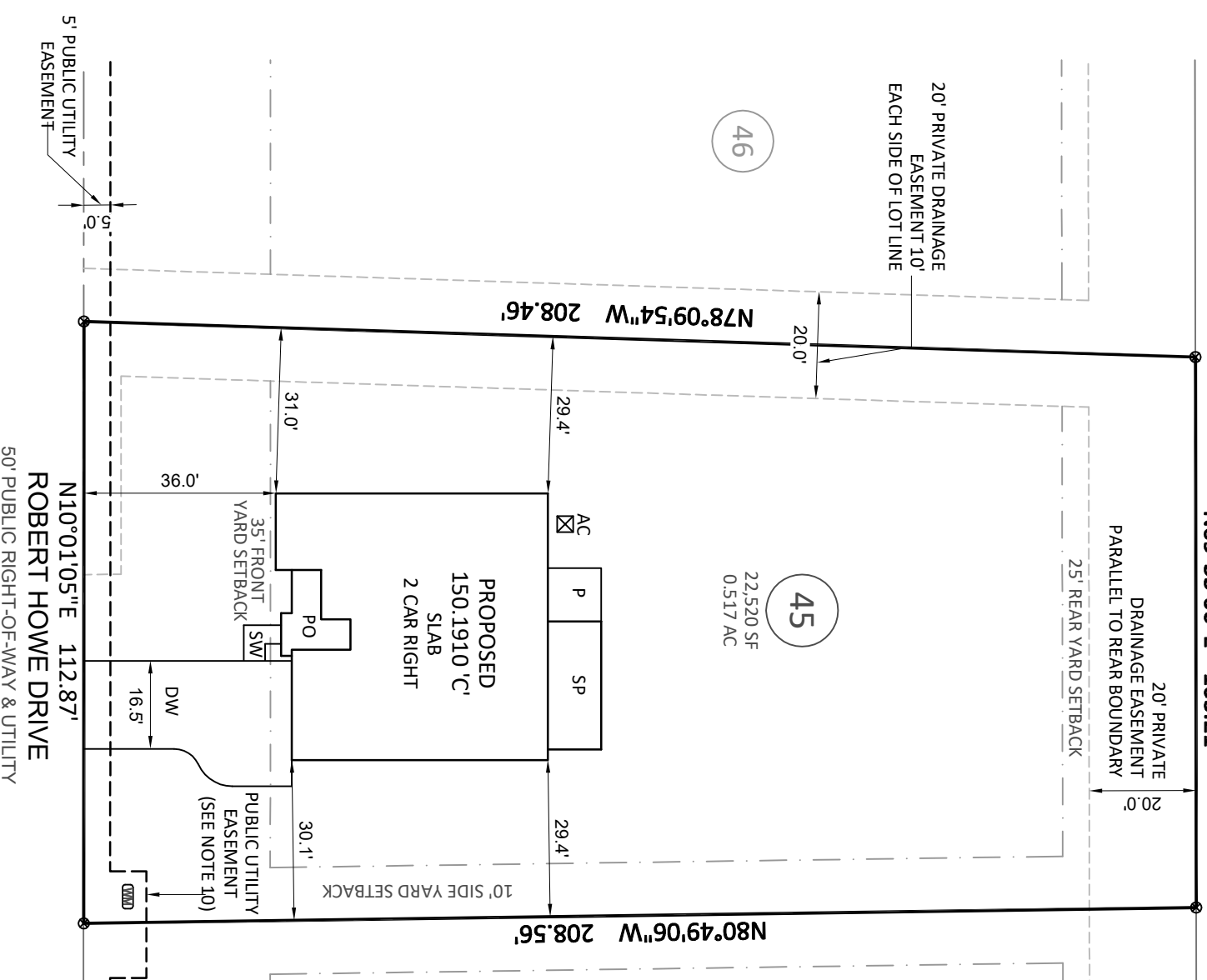


INSET SCALE: 1"=20'

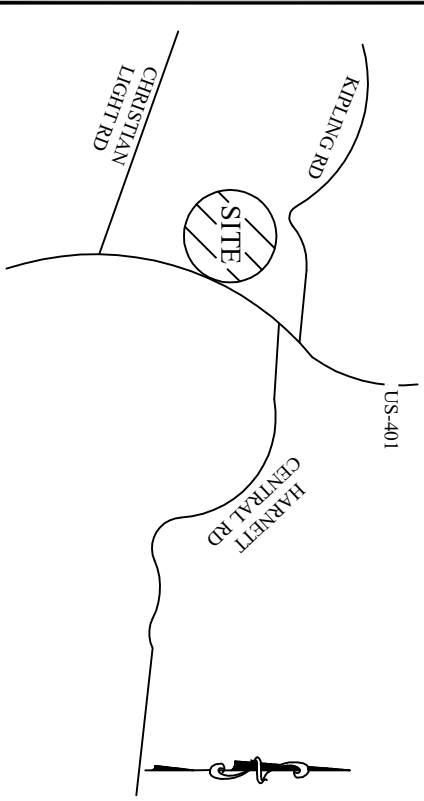
- NOTES:**
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
 - THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION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

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C13	25.00'	41.86'	S37°56'56"E	37.14'

BUILDING SETBACKS:
 FRONT = 35 ft
 SIDE = 10 ft
 REAR = 25 ft
 CORNER SIDE = 20 ft



Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
 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 = CONC DRIVEWAY
 ● = COMPUTED POINT
 ○ = IRON PIPE FOUND (IPF)
 ○ = IRON PIPE SET (IPS)
 ○ = WATER METER
 ○ = CLEANOUT
 AC = AIR CONDITIONER
 □ = ELECTRIC BOX
 □ = CABLE BOX
 □ = TELEPHONE PEDESTAL
 ☆ = LIGHT POLE
 FH = FIRE HYDRANT
 HP = HANDICAP PORTAJOHN WITH SCREENING
 Ⓢ = SEWER MANHOLE
 ⚡ = PROPOSED FIRE HYDRANT
 TR = TRASH RECEPTACLES
 WV = WATER VALVE
 NCDOT = NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

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, 14752 DATED:

PRELIMINARY

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 45
 42 ROBERT HOWE DRIVE, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY
 DATE: 1/8/24 DRAWN BY: DOM CHECKED BY: SPC
 REFERENCE: BK 2024 PGS. 235-236 PROJECT# 220207 SCALE: 1"=30'