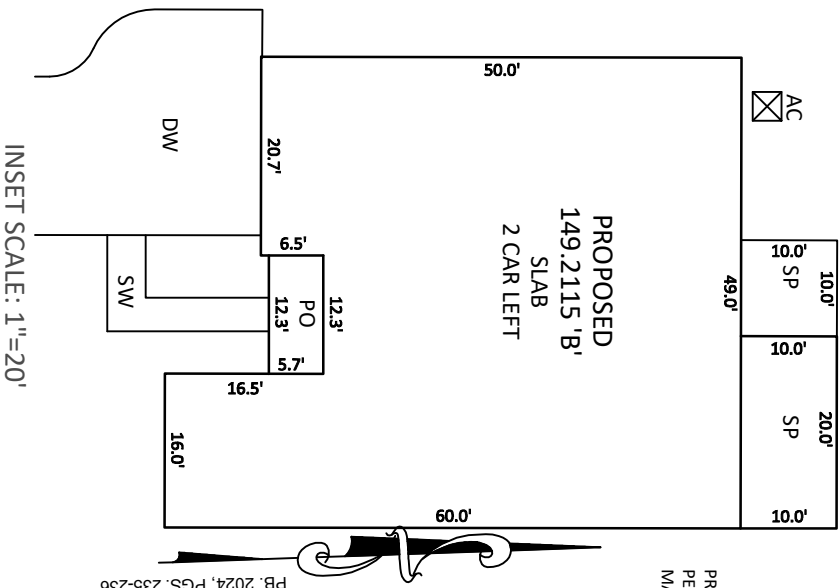


LOT INFORMATION:

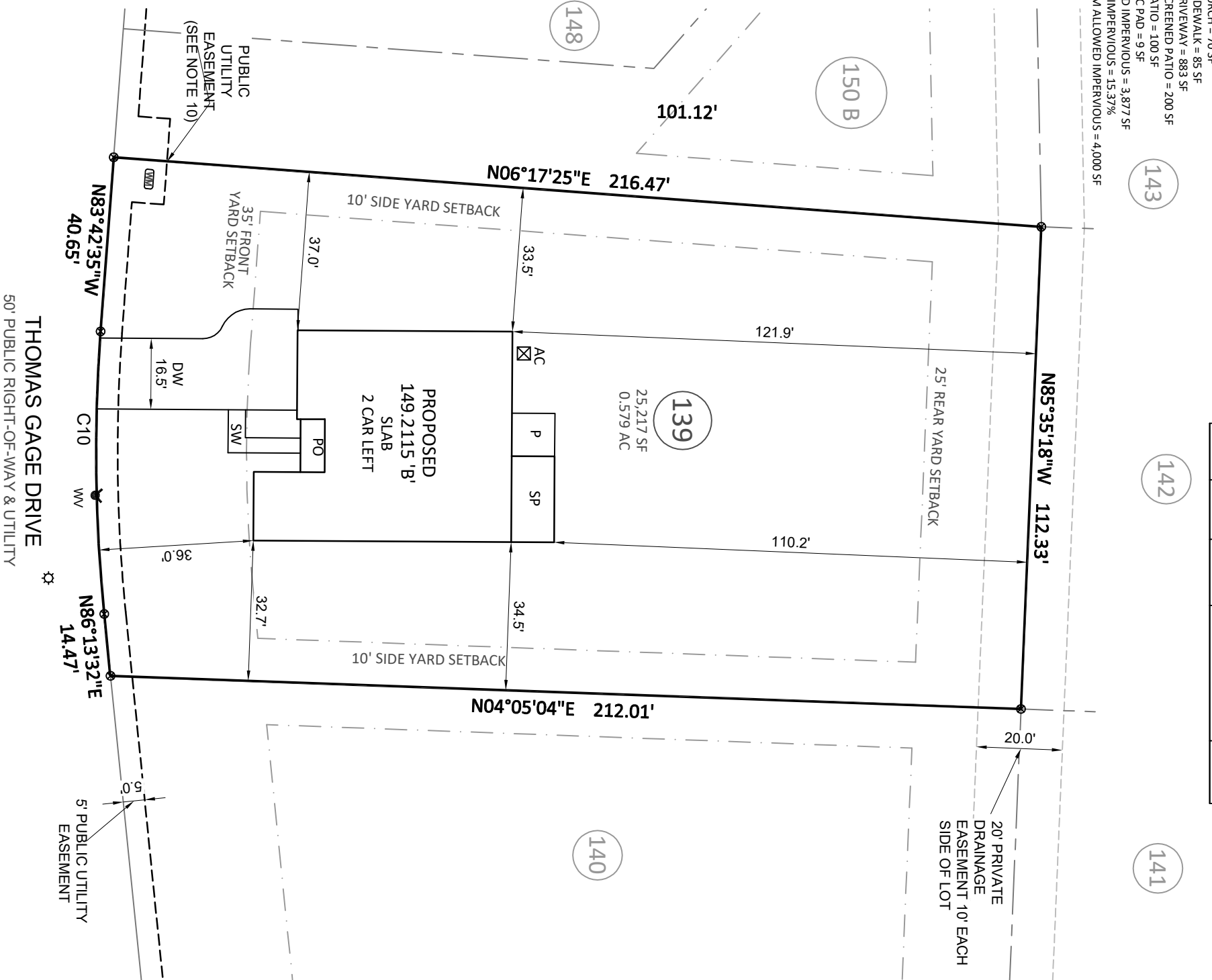
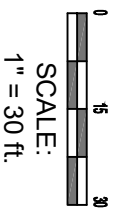
PIN: 0642-96-7467.000
 REFERENCE: DB, 4084 PGS, 320-324
 TOTAL LOT AREA = 0.579 AC = 25,217 SF
 HOUSE = 2,530 SF
 PORCH = 70 SF
 SIDEWALK = 85 SF
 DRIVEWAY = 883 SF
 SCREENED PATIO = 200 SF
 PATIO = 100 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 3,877 SF
 PERCENT IMPERVIOUS = 15.37%
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C10	375.00'	65.87'	S88°44'32"E	65.79'



PB, 2024, PGS, 235-236

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

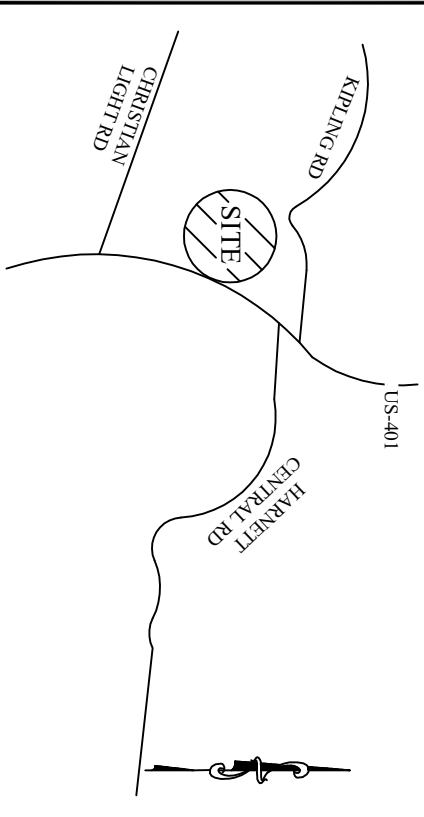


THOMAS GAGE DRIVE
 50' PUBLIC RIGHT-OF-WAY & UTILITY



Bateman Civil Survey Company

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 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 = FRONT COVERED PORCH
 P = PATIO
 SP = SCREENED PORCH OR PATIO
 CP = COVERED PORCH OR PATIO
 S = STOOP
 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
 ⊜ = WATER VALVE
 ⊝ = YARD INLET
 ⊞ = FIRE HYDRANT
 HP = HANDICAP PORTAJOHN 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 139
 40 BROADHEAD DRIVE, FUQUAY-VARINA, NC
 HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY

DATE: 1/8/24 DRAWN BY: DOM CHECKED BY: SPC

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