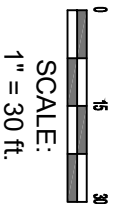


CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C11	25.00'	40.90'	36.49'

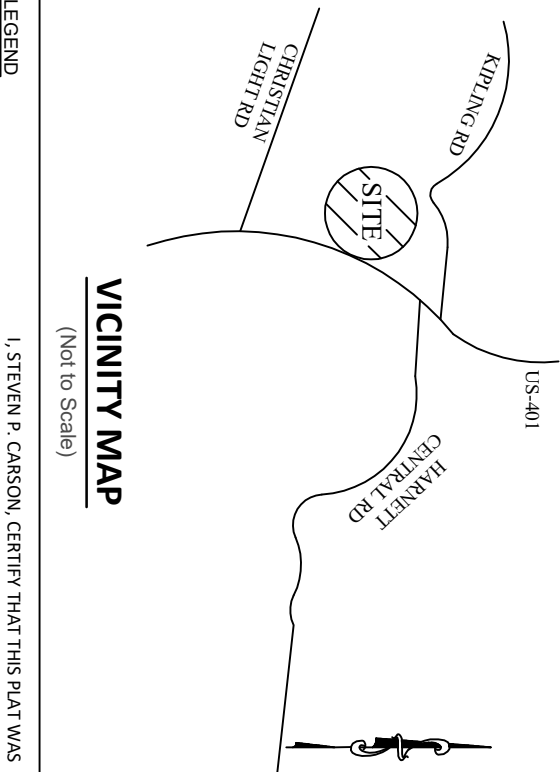
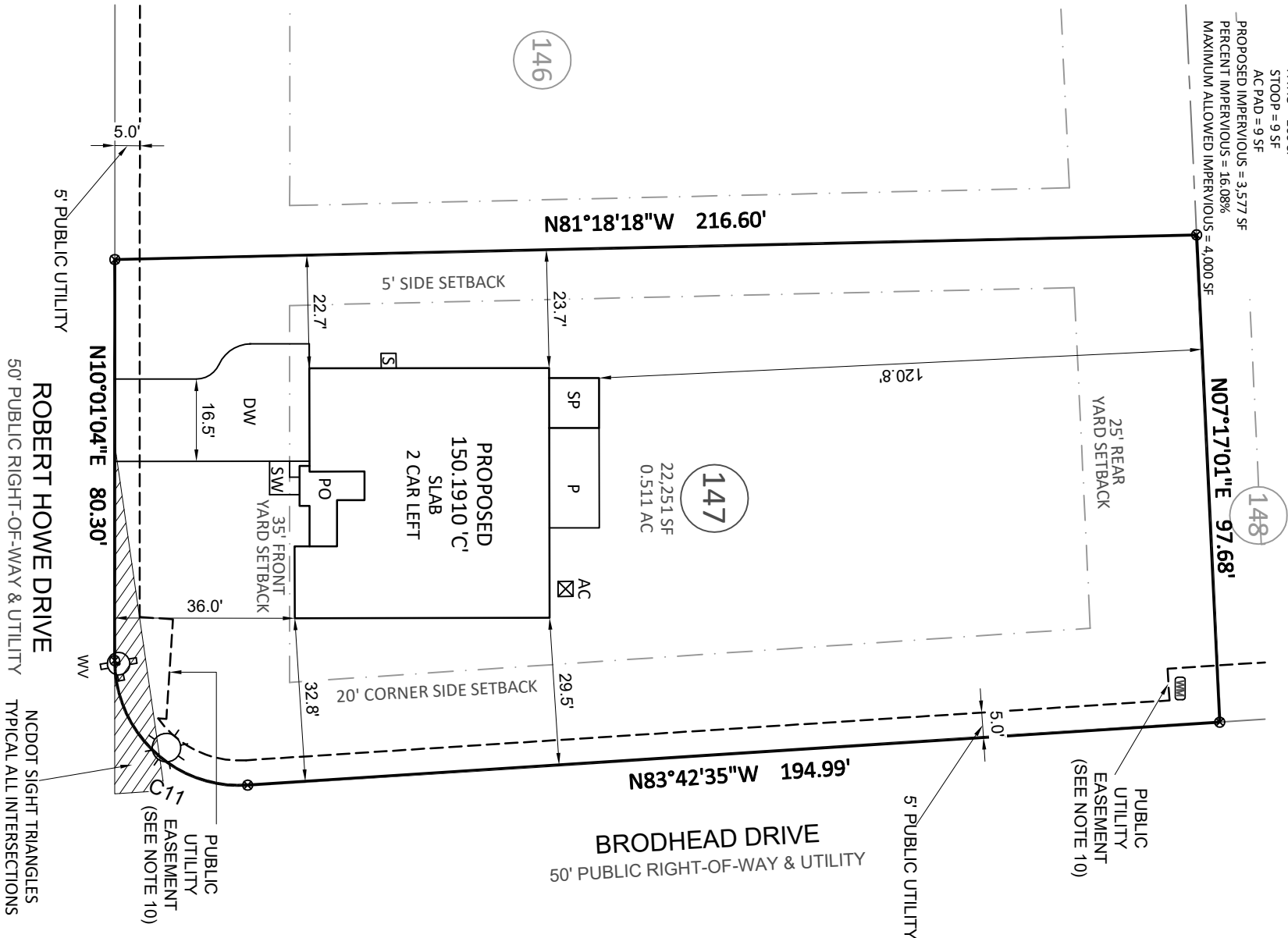
- NOTES:**
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
 - THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION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



LOT INFORMATION:

PIN: 0642-96-3456.000
REFERENCE: DB. 4084 PGS. 320-324
TOTAL LOT AREA = 0.511 AC = 22,251 SF
HOUSE = 2,239 SF
PORCH = 130 SF
SIDEWALK = 34 SF
DRIVEWAY = 766 SF
SCREENED PATIO = 100
PATIO = 200 SF
STOOP = 9 SF
AC PAD = 9 SF

PROPOSED IMPERVIOUS = 3,577 SF
PERCENT IMPERVIOUS = 16.08%
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



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 (IPF)
 - ⊙ = IRON PIPE FOUND (IPF)
 - = IRON PIPE SET (IPS)
 - ⊕ = WATER METER
 - ⊖ = CLEANOUT
 - AC = AIR CONDITIONER
 - ⊞ = ELECTRIC BOX
 - ⊟ = CABLE BOX
 - ⊠ = TELEPHONE PEDESTAL
 - ⊡ = PROPOSED LIGHT POLE
 - WV = WATER VALVE
 - VI = YARD INLET
 - FH = FIRE HYDRANT
 - HP = HANDICAP PORTAJOHN WITH SCREENING
 - ⊙ = SEWER MANHOLE
 - ⊙ = PROPOSED 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 PLOT PLAN

**FOR
KB HOME**

BIRCHWOOD GROVE - PHASE 4 - LOT 147
71 ROBERT HOWE DRIVE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY
DATE: 2/26/25 DRAWN BY: DOM CHECKED BY: SPC