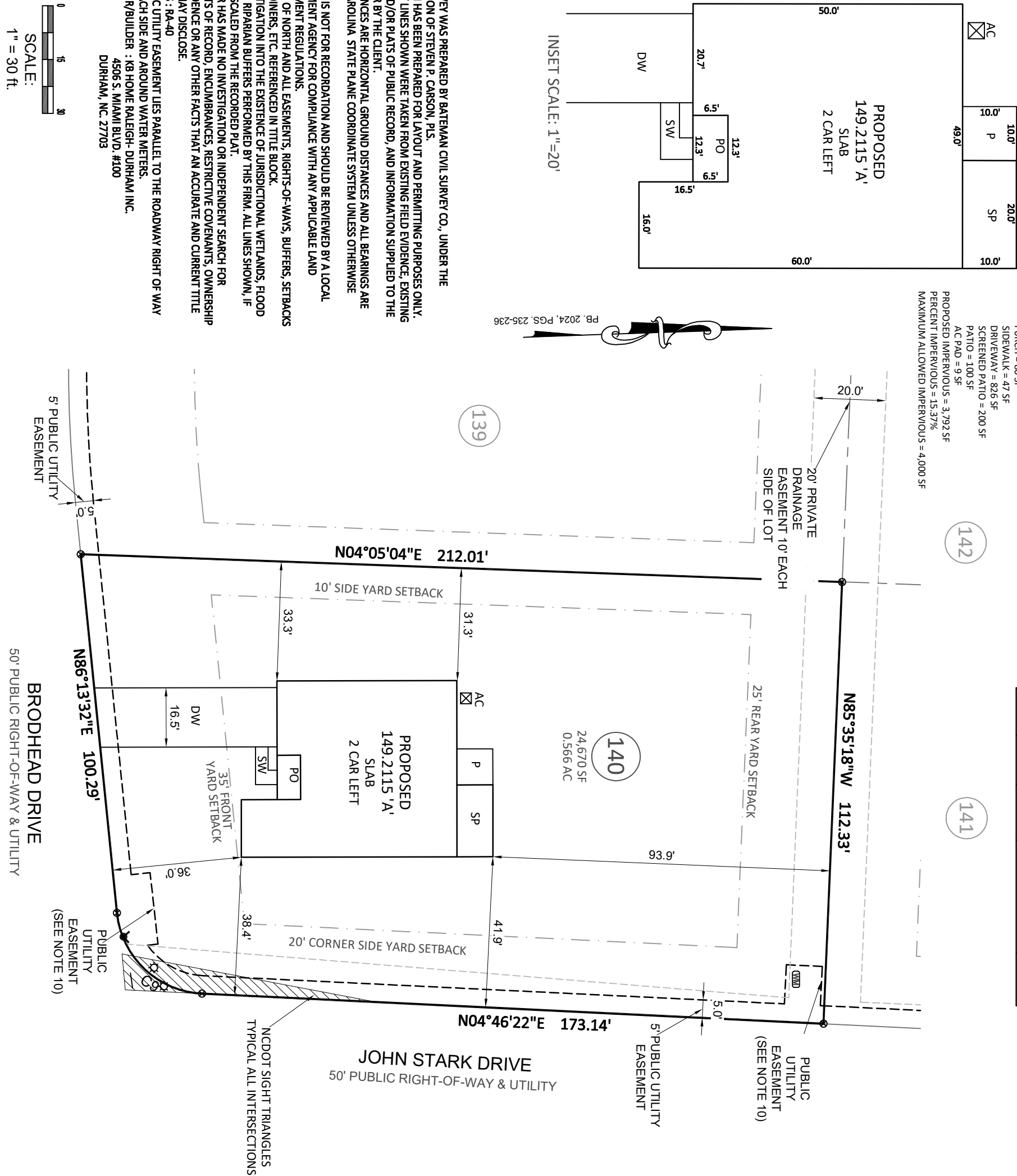


PIN: 0642-96-8487.000
REFERENCE: DB, 4084 PGS, 320-324
TOTAL LOT AREA = 0.566 AC = 24,670 SF
HOUSE = 2,530 SF
PORCH = 80 SF

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C9	25.00'	35.54'	S88°44'32"E	32.62'

SIDEWALK = 47 SF
DRIVEWAY = 826 SF
SCREENED PATIO = 200 SF
PATIO = 100 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 3,792 SF
PERCENT IMPERVIOUS = 15.37%
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



(Not to Scale)

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
 CO = CLEANOUT
 AC = AIR CONDITIONER
 Ⓛ = ELECTRIC BOX
 Ⓛ = CABLE BOX
 ☐ = TELEPHONE PEDESTAL
 ⚡ = PROPOSED LIGHT POLE
 WV = WATER VALVE
 YI = YARD INLET
 FH = PROPOSED FIRE HYDRANT
 HP = HANDICAP PORTALJOHN WITH SCREENING
 Ⓢ = SEWER MANHOLE
 Ⓢ = PROPOSED FIRE HYDRANT
 TR = TRASH RECEPTACLES
 ST = STOOP

This map is of an existing parcel of land

PRELIMINARY

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. 1-4752
 DATED:

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 140
18 BRODHEAD DRIVE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 3/20/25 DRAWN BY: DOM CHECKED BY: SPC