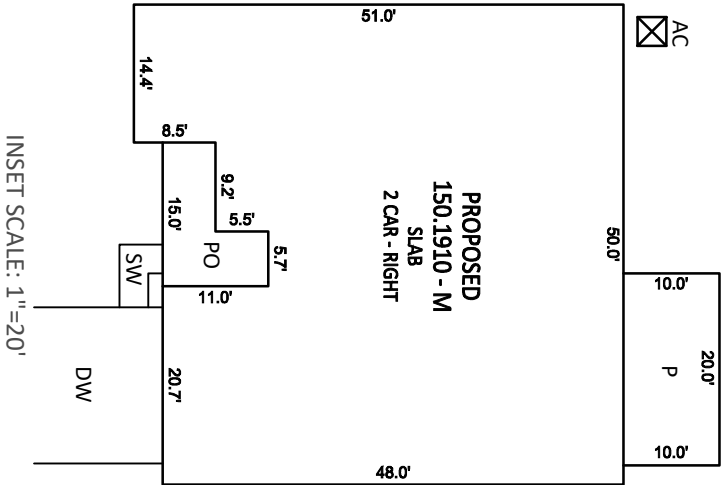


LOT INFORMATION:

PIN: PRELIMINARY
REFERENCE: DB 4184 PG 2546 (PARENT TRACT)
TOTAL LOT AREA = 0.581 AC = 25,319 SF
HOUSE = 2,330 SF
PORCH = 114 SF
SIDEWALK = 24 SF
DRIVEWAY = 741 SF
PATIO = 200 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 3,418 SF
PERCENT IMPERVIOUS = 13.50 %

BUILDING SETBACKS

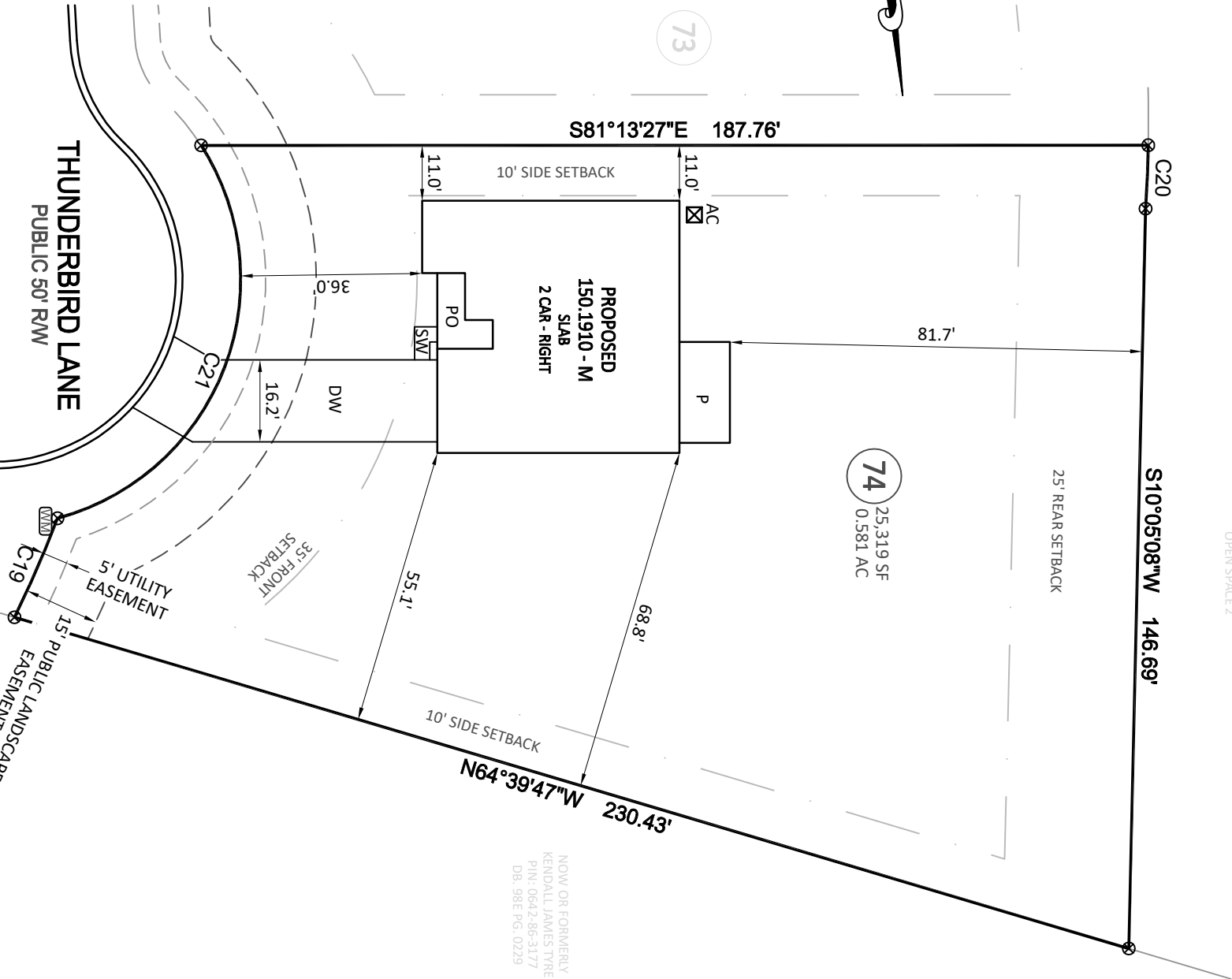
FRONT - 35'
REAR - 25'
SIDE - 10'



INSET SCALE: 1"=20'



BK 2025 PG 437-439



NOW OR FORMERLY
KENDALL JAMIES TYRE
PIN: 0642.96-3177
DB: 98E PG: 0229

CURVE TABLE

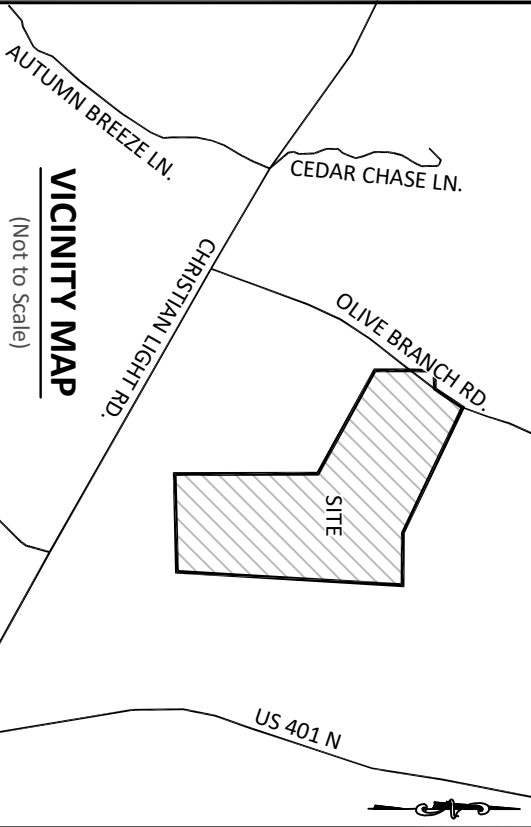
CURVE	RADIUS	LENGTH	CHD BEARING	CHORD
C19	237.23'	21.42'	N32°15'55"E	21.41'
C20	255.79'	12.58'	S11°14'18"W	12.58'
C21	49.00'	92.22'	N29°50'47"E	79.20'



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



LEGEND

- PO = COV. FRONT PORCH/PATIO
- CP = COV. REAR PORCH/PATIO
- WD = WOOD DECK
- SW = SIDEWALK
- DW = CONCRETE DRIVEWAY
- SP = SCREENED PORCH/PATIO
- P = CONCRETE PATIO
- ⊗ = COMPUTED POINT
- = IRON PIPE FOUND (IPF)
- = IRON PIPE SET (IPS)
- = SCRIBE FOUND/SET (SS)
- ◯ = WATER METER
- ◯ = CLEAN OUT
- CO = AIR CONDITIONER
- AC = CABLE PEDESTAL
- ⊙ = SEWER MANHOLE
- ☒ = TELEPHONE PEDESTAL
- CB = CATCH BASIN/CURB INLET
- ☼ = LIGHT POLE
- ☒ = HAND HOLE/UTILITY VAULT
- ☒ = ELECTRIC BOX/TRNSFRMR
- ☒ = FIRE HYDRANT
- DI = DRAIN INLET/YARD INLET
- G = GAS METER
- E = ELECTRIC METER

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



BIRCHWOOD TRAILS - PHASE 1 - LOT 74
THUNDERBIRD LANE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 6/14/25 DRAWN BY: AHB CHECKED BY: SAW

REFERENCE: BK 2025 PG 437-439 BCSC# 250642 SCALE: 1" = 30'