

LOT INFORMATION:

PIN: PRELIMINARY
REFERENCE: DB 4184 PG 2546 (PARENT TRACT)
TOTAL LOT AREA = 0.627 AC = 27,324 SF
HOUSE = 2,216 SF
PORCH = 128 SF
SIDEWALK = 36 SF
DRIVEWAY = 591 SF
SCREENED PATIO = 200 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 3,180 SF
PERCENT IMPERVIOUS = 11.64 %

BUILDING SETBACKS

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

REVISION : REMOVE PATIO.AHB 6/18/25

OPEN SPACE 2

The inset map shows a larger area with dimensions 20.0' by 43.0'. A smaller rectangle labeled 'PROPOSED 243.2939 - N SLAB 2 CAR - RIGHT' is shown within this area. The slab is 21.3' wide and 21.7' deep. It is surrounded by setbacks: 10.0' on the left, 9.0' on the right, and 21.3' on the top. A north arrow points towards the top right.

INSET SCALE: 1"=20'

NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND 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.
- A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.
- ZONING: RA-40 (HARNETT COUNTY GIS)
- BUILDER/DEVELOPER: KB HOME RALEIGH-DURHAM
1800 PERIMETER PARK DRIVE SUITE 140
MORRISVILLE, NC 27560

CURVE TABLE

CURVE	RADIUS	LENGTH	CHD BEARING	CHORD
C22	237.23'	32.73'	N02°16'30"E	32.70'
C23	18.00'	13.83'	N15°47'18"W	13.49'
C24	49.00'	11.74'	N30°56'17"W	11.72'
C25	255.79'	177.81'	S10°05'05"E	174.25'
C26	350.00'	58.75'	N04°52'17"W	58.68'

The main site plan shows a large rectangular lot labeled 'PROPOSED 243.2939 - N SLAB 2 CAR - RIGHT'. The lot is oriented with its long side facing North. The front boundary is defined by a curve C26 with a radius of 350.00' and a length of 58.75'. The rear boundary is defined by a curve C25 with a radius of 255.79' and a length of 177.81'. The side boundaries are defined by curves C22, C23, and C24. The lot is surrounded by setbacks: 10' on the front, 25' on the rear, and 10' on the sides. A 5' utility easement runs along the front boundary. A 15' public landscape easement runs along the side boundary. The lot is adjacent to Thunderbird Lane, which has a 50' right-of-way. The lot is also adjacent to a 25' rear setback area. The lot is located within a larger tract of land, with adjacent lots 72, 73, and 74. Lot 73 has an area of 27,324 SF (0.627 AC) and a bearing of N80°19'11"E. Lot 74 has a bearing of N81°13'27"W. The lot is also adjacent to a 10' side setback area. The lot is located within a larger tract of land, with adjacent lots 72, 73, and 74. Lot 73 has an area of 27,324 SF (0.627 AC) and a bearing of N80°19'11"E. Lot 74 has a bearing of N81°13'27"W. The lot is also adjacent to a 10' side setback area.

0 15 30
SCALE:
1" = 30 ft.

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VICINITY MAP
(Not to Scale)

AUTUMN BREEZE LN.
CEDAR CHASE LN.
OLIVE BRANCH RD.
CHRISTIAN LIGHT RD.
US 401 N.

SITE

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

PRELIMINARY

BUILDER TO VERIFY HOUSE LOCATION DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN
FOR
kb HOME

BIRCHWOOD TRAILS - PHASE 1 - LOT 73
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'

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.