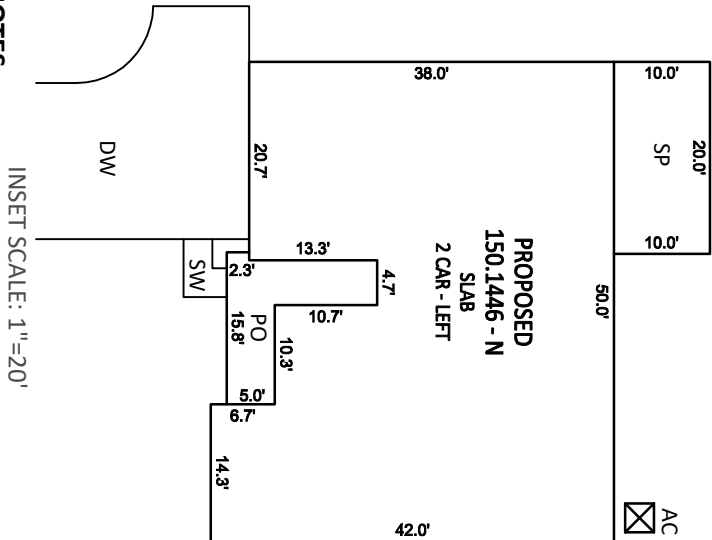


LOT INFORMATION:

PIN: PRELIMINARY
REFERENCE: DB 4184 PG 2546 (PARENT TRACT)
TOTAL LOT AREA = 0.859 AC = 37,436 SF
HOUSE = 1,868 SF
PORCH = 127 SF
SIDEWALK = 23 SF
DRIVEWAY = 744 SF
SCREENED PATIO = 200 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 2,971 SF
PERCENT IMPERVIOUS = 7.94 %

BUILDING SETBACKS

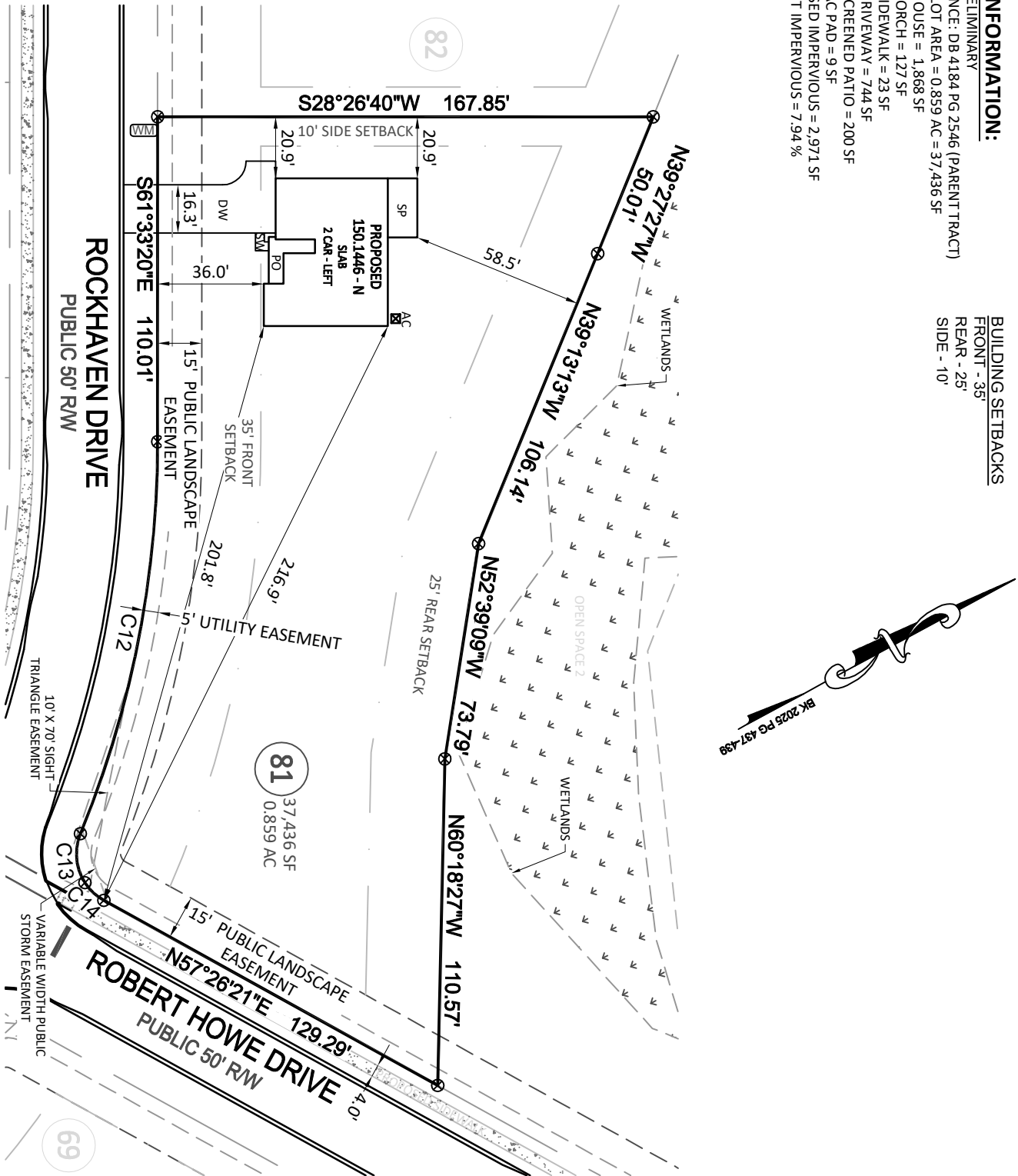
FRONT - 35'
REAR - 25'
SIDE - 10'



NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. 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.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
5. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
7. 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.
8. 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.

9. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.
10. ZONING: RA-40 (HARNETT COUNTY GIS)
11. BUILDER/DEVELOPER: KB HOME RALEIGH-DURHAM
1800 PERIMETER PARK DRIVE SUITE 140
MORRISVILLE, NC 27560



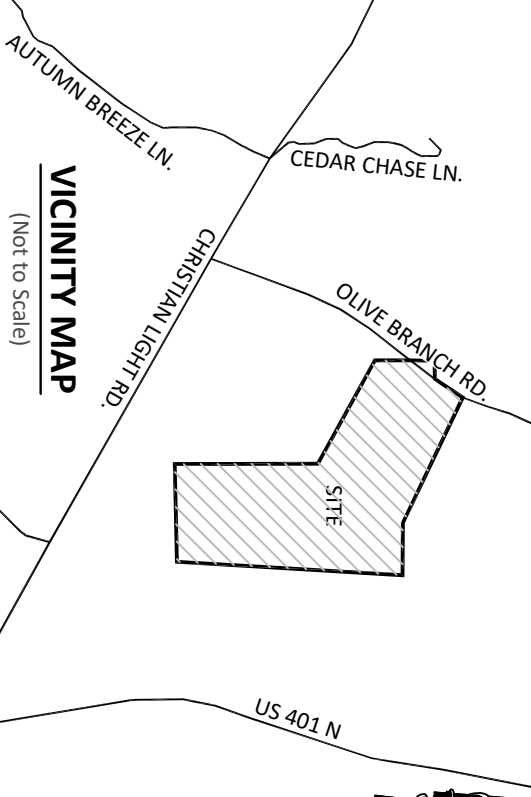
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHD BEARING	CHORD
C12	350.00'	136.13'	S50°24'48"E	135.27'
C13	18.00'	17.31'	S66°49'08"E	16.65'
C14	18.00'	8.86'	N71°32'10"E	8.77'



Bateman Civil Survey Company

Engineers • Surveyors • Planners

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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
- AC = AIR CONDITIONER
- ⊙ = CABLE PEDESTAL
- ⊙ = SEWER MANHOLE
- ⊙ = TELEPHONE PEDESTAL
- CB = CATCH BASIN/CURB INLET
- ☼ = LIGHT POLE
- ⊙ = HAND HOLE/UTILITY VAULT
- ⊙ = ELECTRIC BOX/TRANSFORMER
- DI = 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.

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

PRELIMINARY PLOT PLAN



BIRCHWOOD TRAILS - PHASE 1 - LOT 81
ROCKHAVEN DRIVE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

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

REFERENCE: BK 2025 PG 437-439 BCSG# 250642 SCALE: 1" = 50'