

LOT INFORMATION:

PIN: PRELIMINARY

REFERENCE: DB 4184 PG 2546 (PARENT TRACT)

TOTAL LOT AREA = 0.4882 AC = 21,000 SF

HOUSE = 2,330 SF

PORCH = 127 SF

SIDEWALK = 24 SF

DRIVEWAY = 728 SF

SCREENED PATIO = 240 SF

AC PAD = 9 SF

PROPOSED IMPERVIOUS = 3,458 SF

PERCENT IMPERVIOUS = 16.47 %

BUILDING SETBACKS

FRONT - 35'

REAR - 25'

SIDE - 10'

OPEN SPACE 2

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

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

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
X = 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
⚡ = HAND HOLE/UTILITY VAULT
Ⓛ = ELECTRIC BOX/TRANSFORMER
= FIRE HYDRANT
DI = DRAIN INLET/YARD INLET
G = GAS METER
E = ELECTRIC METER

PRELIMINARY

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 TRAILS - PHASE 1 - LOT 83
ROCKHAVEN DRIVE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 6/30/25 **DRAWN BY:** AHB **CHECKED BY:** SAW

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

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