

LOT INFORMATION:

PIN: 0642-83-7905.000
REFERENCE: DB 4184 PG 2546 (PARENT TRACT)
TOTAL LOT AREA = 0.482 AC = 21,000 SF

HOUSE = 1,651 SF
PORCH = 48 SF
SIDEWALK = 23 SF
DRIVEWAY = 655 SF
PATIO = 100 SF
AC PAD = 9 SF

PROPOSED IMPERVIOUS = 2,486 SF
PERCENT IMPERVIOUS = 11.84%
MAX IMPERVIOUS = 5,000 SF

BUILDING SETBACKS

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

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

0 15 30
SCALE:
1" = 30 ft.

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

VICINITY MAP
(Not to Scale)

SITE

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)
- 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/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.

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 46
98 SPY GLASS DRIVE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 8/26/25 DRAWN BY: AHB CHECKED BY: SAW

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