

**LOT INFORMATION:**

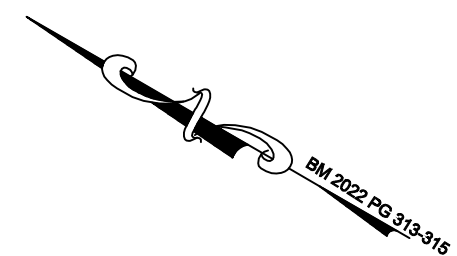
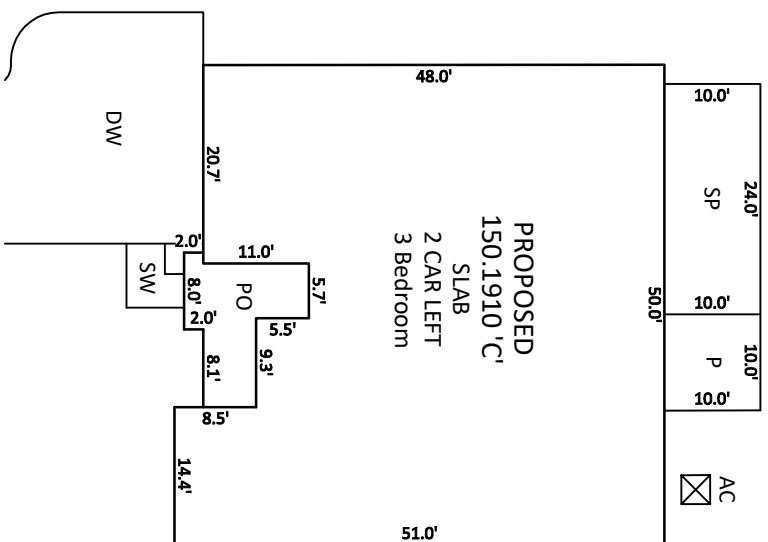
PIN: 0652-04-2908.000  
 TOTAL LOT AREA = 0.513 AC = 22,341 SF  
 HOUSE = 2,330 SF  
 PORCH = 130 SF  
 SIDEWALK = 34 SF  
 DRIVEWAY = 791 SF  
 SCREENED PATIO = 240 SF  
 PATIO = 100 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 3,634 SF  
 PERCENT IMPERVIOUS = 16.27%  
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

101

REVISION: CHANGED HOUSE MODEL PER REQUEST. 10-19-22 CPV

102

20' PRIVATE DRAINAGE EASEMENT (10' EACH SIDE OF PHASE LINE)

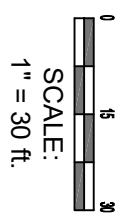


95

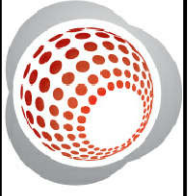
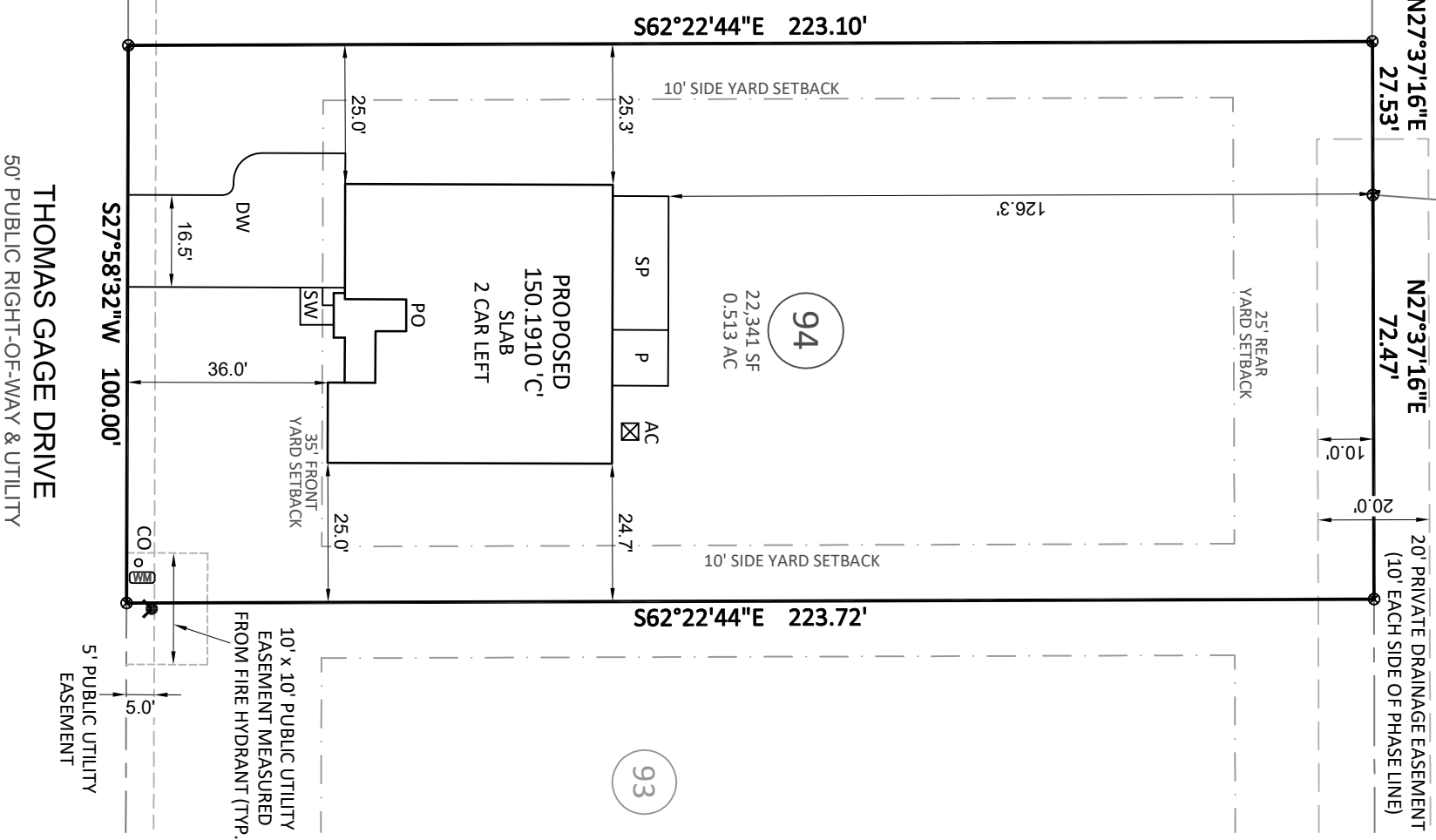
94

93

- NOTES:**
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
  2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
  3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
  4. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
  5. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
  6. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
  7. 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.
  8. SUBJECT PARCEL LIES ENTIRELY WITHIN FLOOD ZONE 'X'. OR AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720064200J, DATED OCTOBER 03 2006.
  9. ZONING IS: RA-40
  10. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE, EXCEPT OPEN SPACE 4.
  11. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC. 4506 S. MIAMI BLVD. #100 DURHAM, NC. 27703

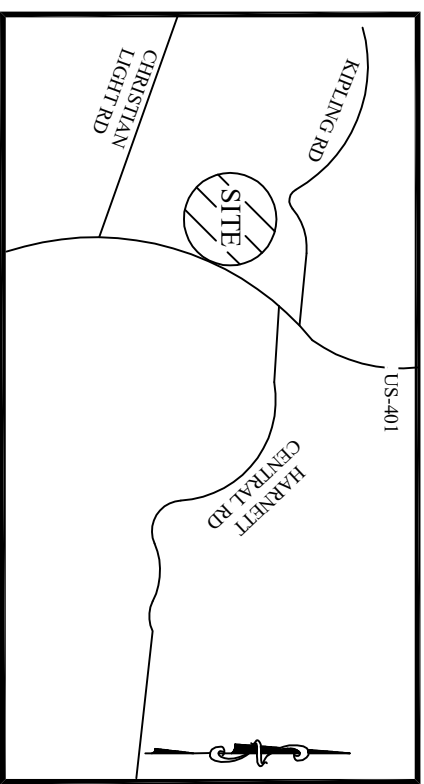


THOMAS GAGE DRIVE  
 50' PUBLIC RIGHT-OF-WAY & UTILITY



**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)

**LEGEND**

P = PORCH  
 PO = PATIO  
 SP = SCREENED PORCH OR PATIO  
 CP = COVERED PORCH OR PATIO  
 WD = WOOD DECK  
 DW = DRIVEWAY  
 SW = SIDEWALK  
 ● = COMPUTED POINT  
 ○ = IRON PIPE SET (IPS)  
 ⊙ = WATER METER  
 ☐ = CLEANOUT  
 AC = AIR CONDITIONER  
 ☐ = CABLE BOX  
 ☐ = ELECTRIC BOX  
 ☐ = TELEPHONE PEDestal  
 ⚡ = LIGHT POLE  
 ⚡ = CURB INLET  
 YI = YARD INLET  
 FH = FIRE HYDRANT  
 HP = HANDICAP PORTAJOHN WITH SCREENING  
 ⊙ = SEWER MANHOLE  
 ⚡ = FIRE HYDRANT  
 TR = TRASH RECEPTACLES

**BUILDING SETBACKS:**  
 FRONT = 35'ft  
 SIDE = 10'ft  
 REAR = 25'ft  
 CORNER SIDE = 20'ft

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 HOMES**

**BIRCHWOOD GROVE - PHASE 2 - LOT 94**  
 106 THOMAS GAGE DRIVE, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY  
 DATE: 5/27/22 DRAWN BY: CPV CHECKED BY: SPC