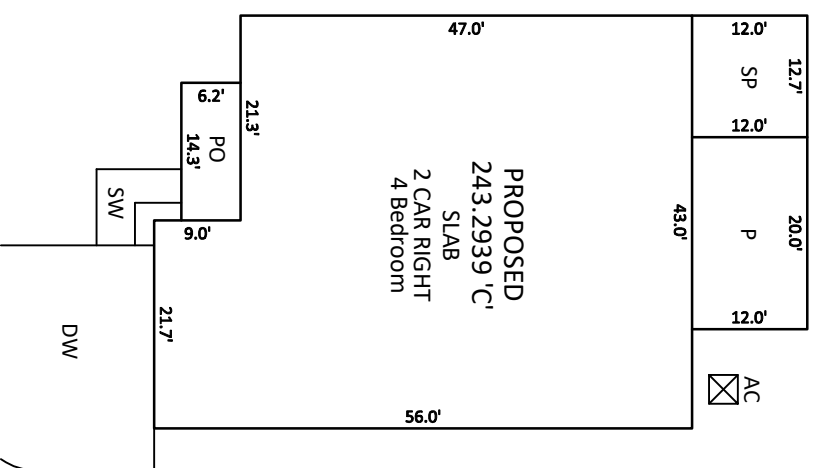


LOT INFORMATION:

PIN: 0652-06-3477.000
 REFERENCE: DB, 3863 PG, 800-803
 TOTAL LOT AREA = 0.780 AC = 34,008 SF
 HOUSE = 2,216 SF
 PORCH = 88 SF
 SIDEWALK = 49 SF
 DRIVEWAY = 72.5 SF
 SCREENED PORCH = 152 SF
 PATIO = 240 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 3,399 SF
 PERCENT IMPERVIOUS = 10.00 %
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



INSET SCALE: 1"=20'

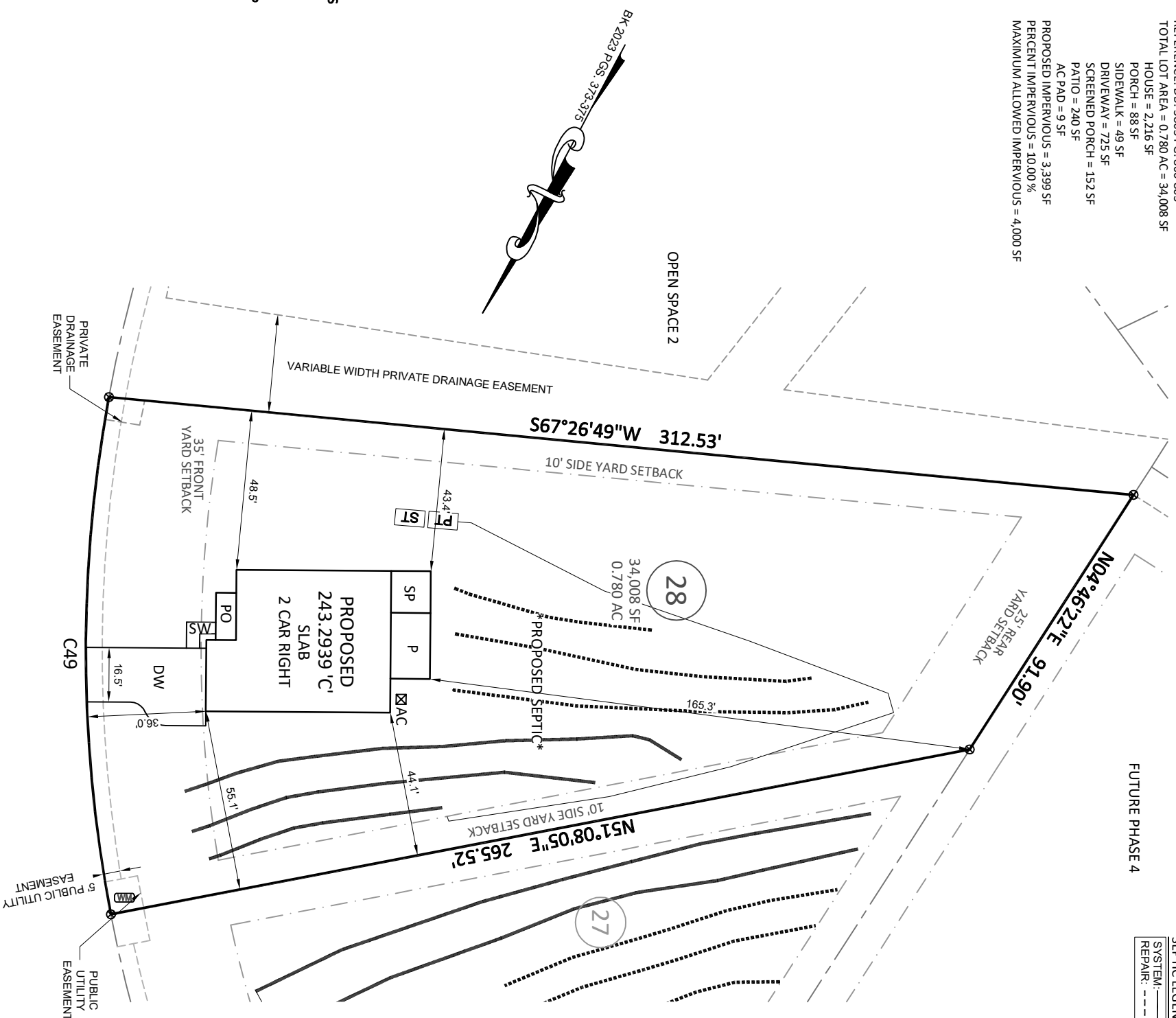
NOTES:

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. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #37200642001, 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 AND AROUND WATER METERS.
11. PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.
4506 S. MIAMI BLVD. #100
DURHAM, NC, 27703

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C49	425.00'	157.90'	N28°13'19"W	156.99'



SCALE:
1" = 40 ft.

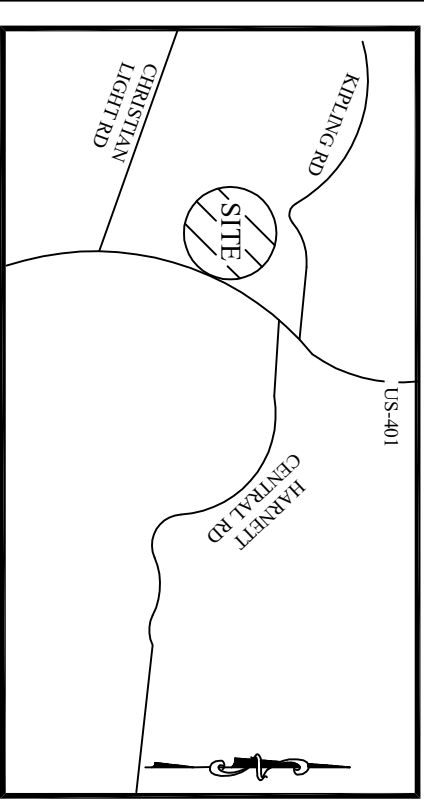


SEPTIC LEGEND
 SYSTEM: - - - -
 REPAIR: - - - -

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
 PO = PORCH
 P = PATIO
 SP = SCREENED PORCH OR PATIO
 CP = COVERED PORCH OR PATIO
 WD = WOOD DECK
 SW = SIDEWALK
 DW = CONC DRIVEWAY
 C = COMPUTED POINT
 I = IRON PIPE SET (IPS)
 M = WATER METER
 CO = CLEANOUT
 AC = AIR CONDITIONER
 E = ELECTRIC BOX
 CB = CABLE BOX
 TP = TELEPHONE PEDESTAL
 LP = LIGHT POLE
 CI = CURB INLET
 YI = YARD INLET
 FH = FIRE HYDRANT
 HP = HANDICAP PORTAJOHN WITH SCREENING
 S = SEWER MANHOLE
 FH = FIRE HYDRANT
 TR = TRASH RECEPTACLES

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.

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

PRELIMINARY PLOT PLAN

FOR
KB HOMES

BIRCHWOOD GROVE - PHASE 3 - LOT 28
 415 THOMAS GAGE DRIVE, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 1/22/24 DRAWN BY: AHB CHECKED BY: SPC

REFERENCE: BK 2023 PGS. 373-375 PROJECT# 220207 SCALE: 1"=40'