



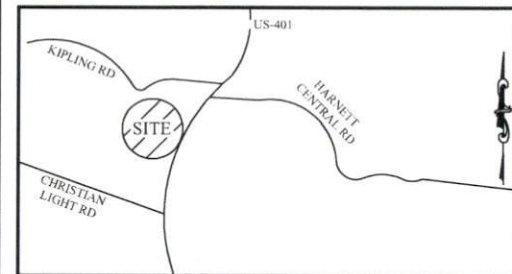




# Bateman Civil Survey Company

Engineers • Surveyors • Planners

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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
- ⊙ = COMPUTED POINT
- = IRON PIPE FOUND
- ⊙ = IRON PIPE SET (IPS)
- ⊙ = WATER METER
- CO = CLEANOUT
- AC = AIR CONDITIONER
- ⊙ = ELECTRIC BOX
- ⊙ = CABLE BOX
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = LIGHT POLE
- CI = CURB INLET
- YI = YARD INLET
- FH = FIRE HYDRANT
- HP = HANDICAP PORTAJOHNS WITH SCREENING
- ⊙ = SEWER MANHOLE
- ⊙ = FIRE HYDRANT
- TR = TRASH RECEPTACLES

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, L-4752 DATED:

**PRELIMINARY**

### 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**

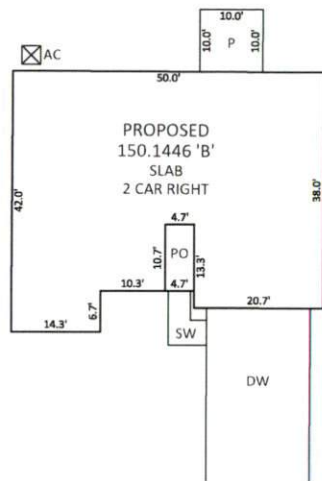
**BIRCHWOOD GROVE - LOT 71**  
SAINT CLAIR DRIVE, FUQUAY-VARINA, NC  
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 2/23/22 DRAWN BY: BMN CHECKED BY: SPC

REFERENCE: BK2022, PGS. 69-72 PROJECT# 220207 SCALE: 1" = 30'

### LOT INFORMATION:

PIN: 0642-94-6179-000  
TOTAL LOT AREA = 0.571 AC = 24,916 SF  
HOUSE = 1,868 SF  
PORCH = 50 SF  
SIDEWALK = 41 SF  
DRIVEWAY = 662 SF  
PATIO = 100 SF  
AC PAD = 9 SF  
PROPOSED IMPERVIOUS = 2,730 SF  
PERCENT IMPERVIOUS = 11.0 %  
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

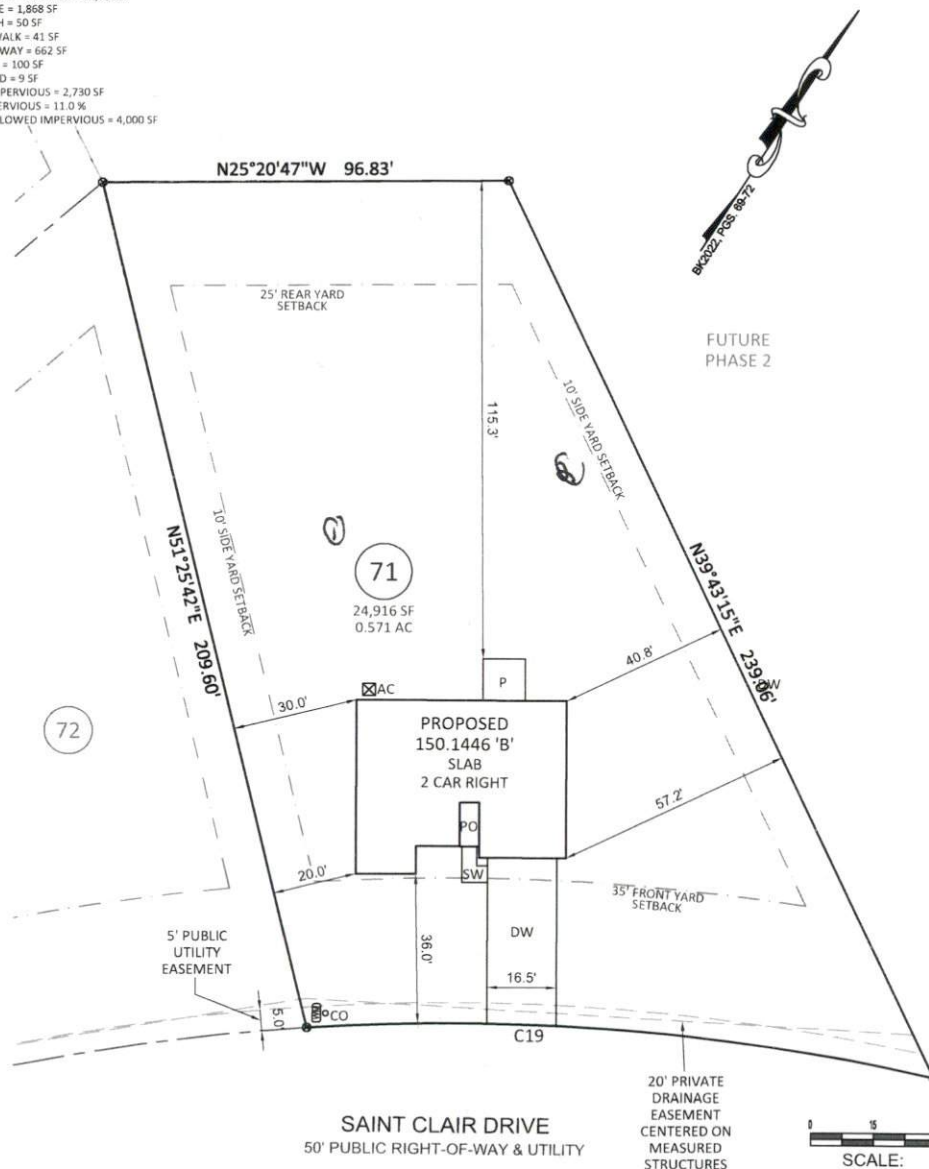


INSET SCALE: 1"=20'

### NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- 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.
- 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 OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
- 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.
- THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #3720064200J, DATED OCTOBER 03 2006.
- ZONING IS: RA-40
- A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE, EXCEPT OPEN SPACE 4.
- PROPERTY OWNER: KB HOME RALEIGH- DURHAM INC.  
4506 S. MIAMI BLVD. #100  
DURHAM, NC. 27703

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C19	525.00'	150.71'	N20°28'58"E	150.19'



FUTURE PHASE 2

SAINT CLAIR DRIVE  
50' PUBLIC RIGHT-OF-WAY & UTILITY

20' PRIVATE DRAINAGE EASEMENT CENTERED ON MEASURED STRUCTURES



SCALE:  
1" = 30 ft.