

LOT INFORMATION:

PIN: IN REVIEW
 TOTAL LOT AREA = 0.494 AC = 21,076 SF
 HOUSE = 1,415 SF
 PORCH = 76 SF
 SIDEWALK = 34 SF
 DRIVEWAY = 703 SF
 PATIO = 100 SF
 AC PAD = 9 SF
 PROPOSED IMPERVIOUS = 2,337 SF
 PERCENT IMPERVIOUS = 11.1 %
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

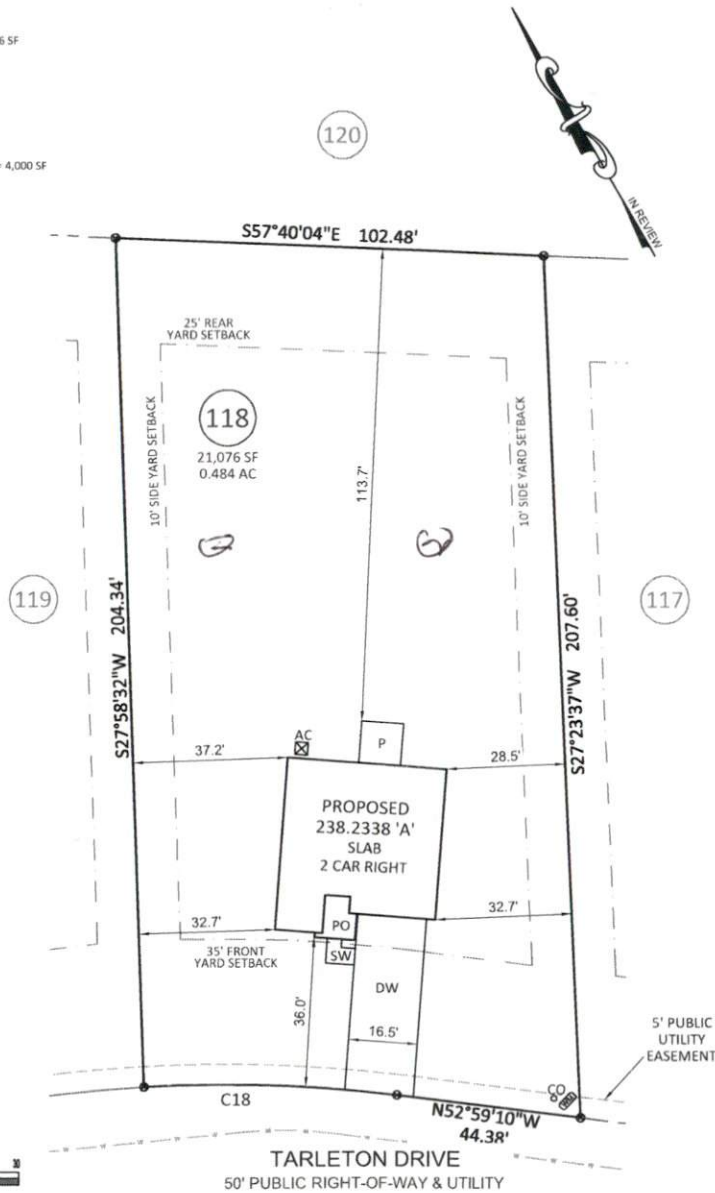
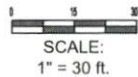


INSET SCALE: 1"=20'

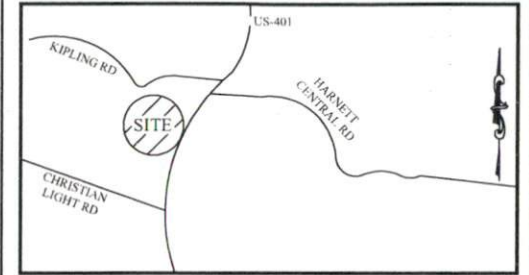
NOTES:

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.
3. 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.
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 OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
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. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP #37200642001, DATED OCTOBER 03 2006.
10. ZONING IS : RA-40
11. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE, EXCEPT OPEN SPACE 4.
12. PROPERTY OWNER: KB HOMES RALEIGH- DURHAM INC.
 4506 S. MIAMI BLVD. #100
 DURHAM, NC. 27703

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C18	335.00'	60.68'	N58°10'33"W	60.60'



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 Engineers • Surveyors • Planners
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 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
- = 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
- PH = 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:

BUILDING SETBACKS:
 FRONT = 35 ft
 SIDE = 10 ft
 REAR = 25 ft
 CORNER SET = 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

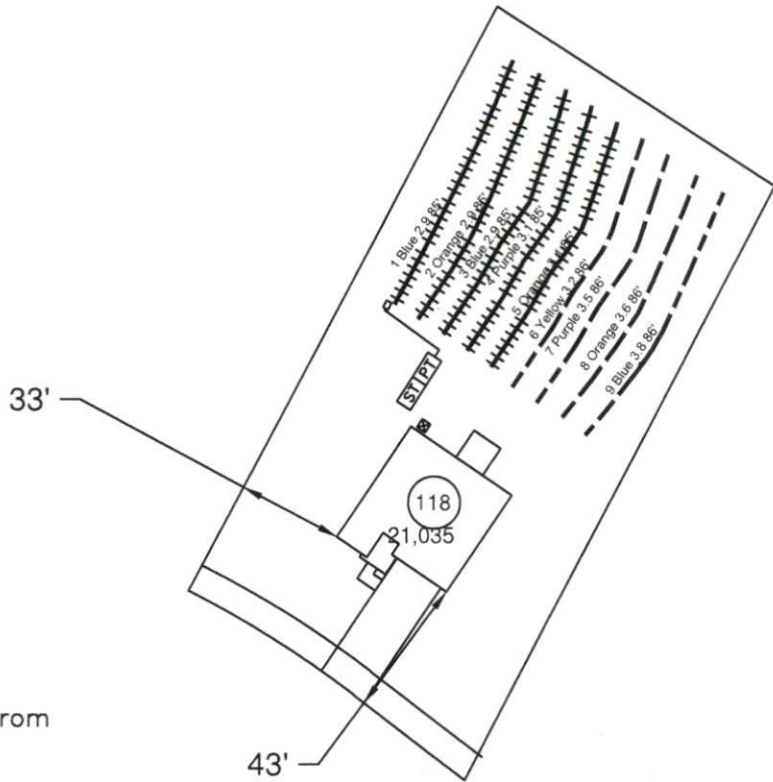
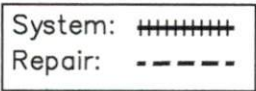
BIRCHWOOD GROVE - PHASE 2 - LOT 118
 TARLETON DRIVE, FUQUAY-VARINA, NC
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 6/8/22 DRAWN BY: TIN CHECKED BY: SPC

REFERENCE: IN REVIEW PROJECT# 220207 SCALE: 1"= 30'

PRELIMINARY

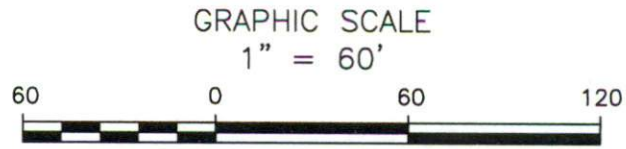
Public Project: C:\Users\bateman\OneDrive\Documents\Surveying\2022\220207 - 118 - 11 Preliminary Plot Plan.dwg



- *Keep tanks and drain lines 10' from property lines.
- *Not a survey.
- *Not a guarantee of a septic permit.
- *Keep supply lines >5' from property lines.
- *Some lines are flagged longer in the field than lengths indicate.
- *No grading septic area.

System: Pump to D-Box
 Lines: 1-5, (5x85'x3')
 Accepted Status System
 0.35 Soil LTAR

Repair: Pump to D-Box
 Lines: 6-9, (4x86'x3')
 T&J Panel 50% Reduction
 0.35 Soil LTAR



Central Carolina Soil Consulting, PLLC
 1900 South Main Street, Suite 110
 Wake Forest, North Carolina 27587
 Phone (919)569-6704 Fax (919)569-6703

4-Bedroom Septic Layout
 Lot 118, Birchwood Subdivision
 Harnett County, North Carolina

Job# : 3753
Drawn By : LW
Date : 7/20/2022
Revision: