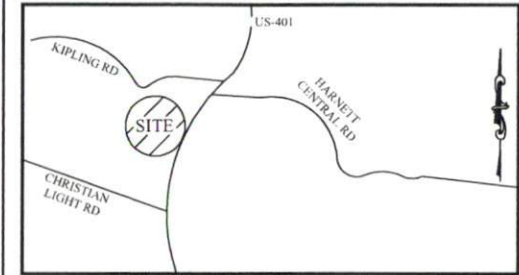


**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081  
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 NCBSLS Firm No. C-2378



**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 PORTAJOHN 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**

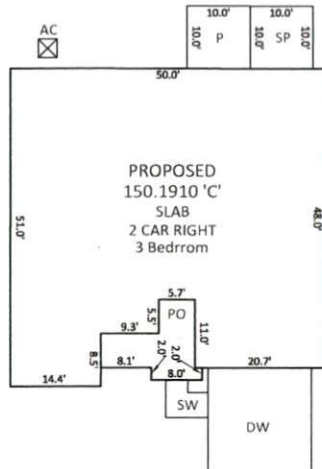
**BIRCHWOOD GROVE - PHASE 2 - LOT 69**  
 311 SAINT CLAIR DRIVE, FUQUAY-VARINA, NC  
 HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 7/8/22 DRAWN BY: WRA CHECKED BY: SPC

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

**LOT INFORMATION:**

PIN: 0642-94-5672  
 TOTAL LOT AREA = 0.547 AC = 23,807 SF  
 HOUSE = 2,329 SF  
 PORCH = 130 SF  
 SIDEWALK = 34 SF  
 DRIVEWAY = 662 SF  
 SCREENED PATIO = 100 SF  
 PATIO = 100 SF  
 AC PAD = 9 SF  
 PROPOSED IMPERVIOUS = 3,364 SF  
 PERCENT IMPERVIOUS = 14.13%  
 MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



INSET SCALE: 1" = 20'

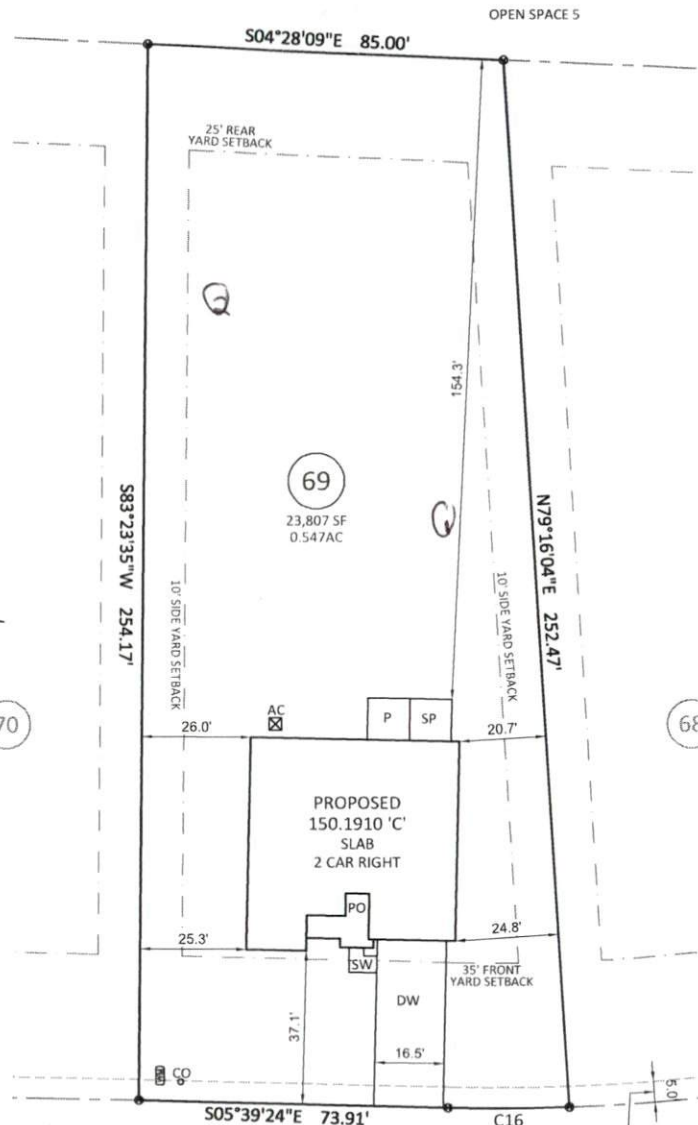
**NOTES:**

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. 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.
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 HOME RALEIGH - DURHAM INC.  
 4506 S. MIAMI BLVD. #100  
 DURHAM, NC. 27703

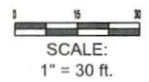


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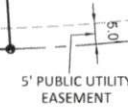
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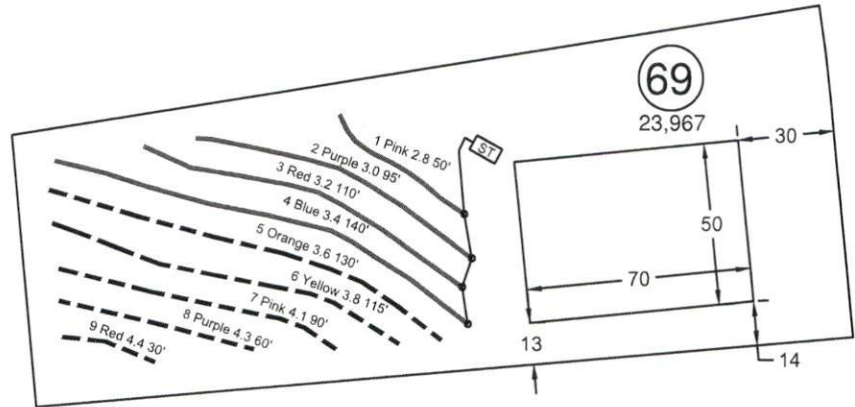
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C16	475.00'	29.21'	S07°25'07"E	29.21'



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



P:\2022\PROJECTS\220207\Inch\Bateman Civil Survey\220207 - Increased Survey.dwg (7/11/2022 12:13:34 PM) User: WRA



System: ———  
 Repair: - - - -

- \*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: Gravity to Serial Dist.  
 Lines: 1-4, (395')  
 Accepted Status System  
 18" Trench Bottom  
 0.35 Soil LTAR

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Repair: Gravity to Serial Dist.  
 Lines: 5-8, (425')  
 Accepted Status System  
 0.35 Soil LTAR

GRAPHIC SCALE  
 1" = 60'



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 69, Birchwood Subdivision  
 Harnett County, North Carolina

Job# : 3753
Drawn By : LW
Date : 8/01/2022
Revision: