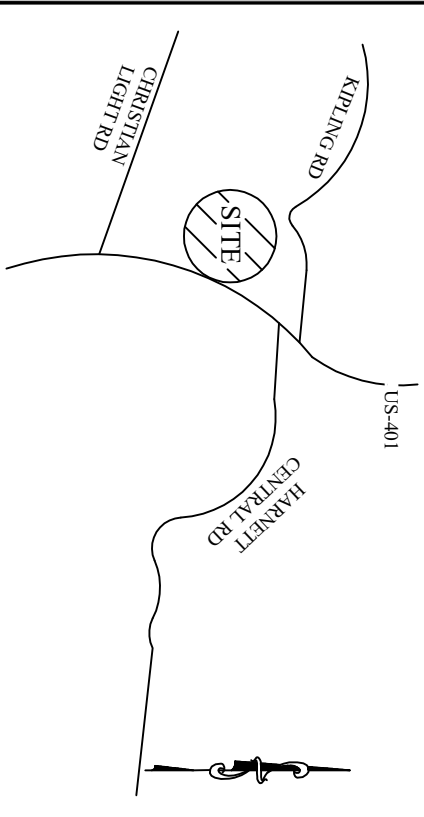




# Bateman Civil Survey Company

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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 SET (IPS)  
⊕ = WATER METER  
CO = CLEANOUT  
AC = AIR CONDITIONER  
EB = ELECTRIC BOX  
CB = CABLE BOX  
LP = TELEPHONE PEDESTAL  
L = LIGHT POLE  
C = 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.

**PROFESSIONAL SURVEYOR**  
STEVEN P. CARSON  
11/15/22

## FOUNDATION SURVEY

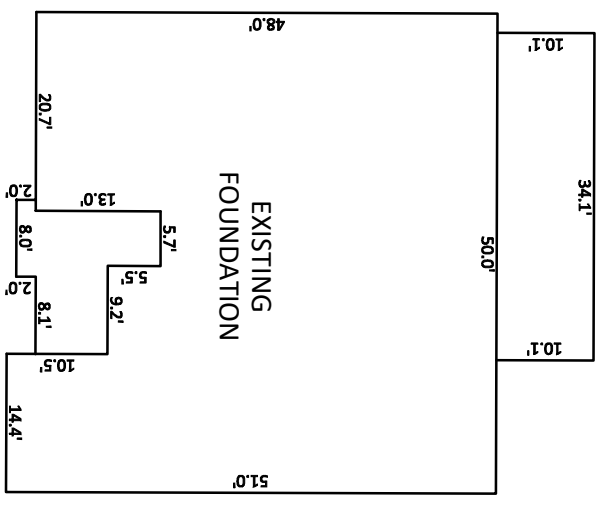
FOR  
**KB HOMES**

**BIRCHWOOD GROVE - PHASE 2 - LOT 67**  
355 SAINT CLAIR DRIVE, FUQUAY-VARINA, NC  
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 11/15/22 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: MB 2022 PGS. 313-315 PROJECT# 220207 SCALE: 1"=30'

**LOT INFORMATION:**  
PIN: 0642-94-5831  
TOTAL LOT AREA = 0.505 AC = 22,011 SF  
FOUNDATION = 2,803 SF  
EXISTING IMPERVIOUS = 2,803 SF  
PERCENT IMPERVIOUS = 12.73%  
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. 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
  - 12.

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C14	475.00'	107.83'	S28°14'31"E
			CHORD 107.60'

