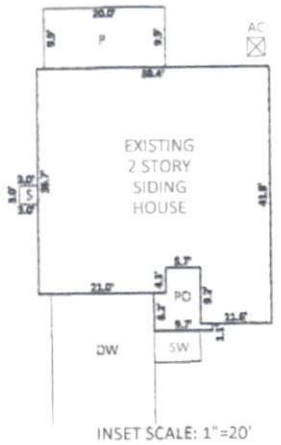
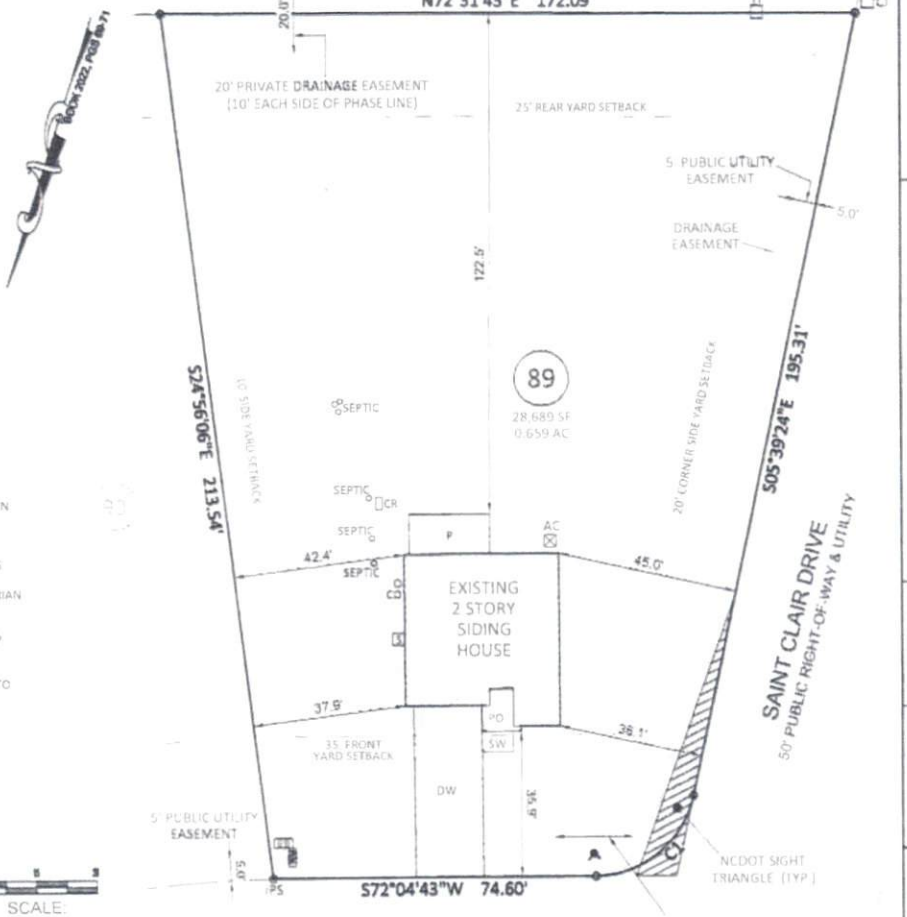
LOT INFORMATION:

PIN: 0642-94-8516.000
TOTAL LOT AREA = 0.659 AC = 28,689 SF
HOUSE = 1,445 SF
PORCH = 74 SF
SIDEWALK = 39 SF
DRIVEWAY = 713 SF
PATIO = 198 SF
AC PAD = 9 SF
STOOP = 9 SF
EXISTING IMPERVIOUS = 2,487 SF
PERCENT IMPERVIOUS = 8.67 %
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF



INSET SCALE: 1"=20'



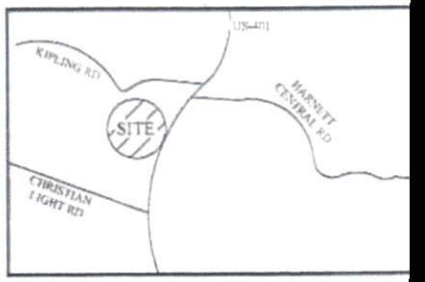
SCALE:
1" = 30 ft.

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.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	25.00'	33.92'	N33°12'39"E	31.38'

Bateman Civil Survey Co
Engineers • Surveyors • Pla
2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080
www.batemancivilsurvey.com
NCBELS Firm No. C-0378



VICINITY MAP

(Not to Scale)

LEGEND
PO = PORCH
P = PATIO
SPX = SCREENED PORCH OR PATIO
CPX = COVERED PORCH OR PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
⊗ = COMPUTED POINT
○ = IRON PIPE FOUND
● = IRON PIPE SET (IPS)
WM = WATER METER
CO = CLEANOUT
AC = AIR CONDITIONER
EB = ELECTRIC BOX
CB = CABLE BOX
TP = TELEPHONE PEDESTAL
LP = LIGHT POLE
CI = CURB INLET
YI = YARD INLET
FH = FIRE HYDRANT
CP = CONTROL PANEL
MH = SEWER MANHOLE
FH = FIRE HYDRANT
S = STOOP

BUILDING SETBACKS
FRONT = 35'
SIDE = 10'
REAR = 25'
CORNER SIDE = 20'

I, STEVEN P. CARSON, CERTIFY THAT
DRAWN UNDER MY DIRECT SUPERVI
SURVEY MADE UNDER MY SUPERVIS
REFERENCED IN TITLE BLOCK; THAT
NOT SURVEYED ARE CLEARLY INDICA
FROM INFORMATION LISTED UNDER
THAT THE RATIO OF PRECISION AS C
1:10,000+; AND THAT THIS MAP MEE
REQUIREMENTS OF THE STANDARD
LAND SURVEYING IN NORTH CAROLI
(G.S. 47-30).

NORTH CAROLINA PROFESSIONAL SEAL 047702 STEVEN P. CARSON

This map is of an existing
and is only intended for t
purposes shown. This
recordation. No title rep

X SE X SE

FINAL SURVEY

FOR

SEAN SCHWALBE & SHONDA ELLERBE

BIRCHWOOD GROVE - PHASE 2 - LOT
THOMAS GAGE DRIVE, FUQUAY-VARINA
HECTORS CREEK TOWNSHIP, HARNETT C

DATE: 1/10/23 DRAWN BY: CPV CHECKE

REFERENCE: BK 2022, PGS 69-71 PROJECT# 220207