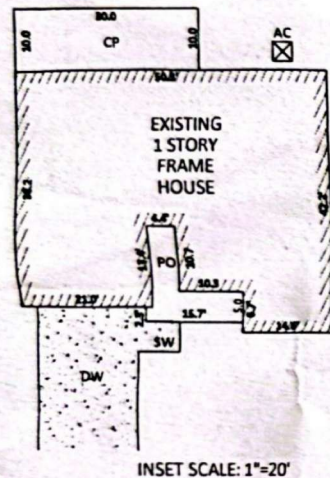
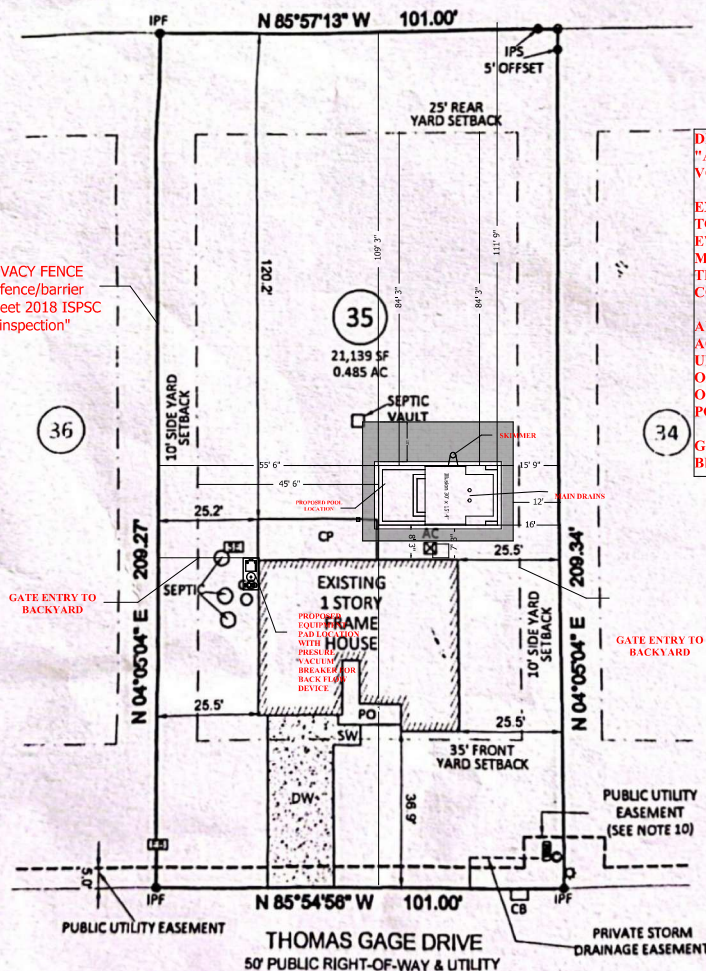


PIN 0642-96-9948 000
REFERENCE: DB: 4084 PGS 320-324
TOTAL LOT AREA = 0.485 AC = 21,139 SF
HOUSE = 1,893 SF
FRONT PORCH = 123 SF
SIDEWALK = 37 SF
DRIVEWAY = 670 SF
COVERED PATIO (REAR) = 800 SF
AC PAD = 9 SF
EXISTING IMPERVIOUS = 3,032 SF
PERCENT IMPERVIOUS = 14.34 %
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

N/F
HERBERT WAYNE SENTER
REVOCABLE LIVING TRUST
DB: 4137 PG: 218
PIN: 0642.97.6485



6' PRIVACY FENCE
"Pool fence/barrier
will meet 2018 ISPSC
upon inspection"



**DRAINS ARE
"ANSI/APSP-16 2017"
VGB COMPLIANT**

**EXPANSION BOARDS
TO BE INSTALLED
EVERY 10' OR
MAXIMUM 144ft² FOR
THE DECK STEEL
CONCRETE**

AUDIBLE ALARMS IN ACCORDANCE WITH UL 2017, REQUIRED ON ANY ACCESSIBLE OPENINGS TO THE POOL AREA

GATE LATCHES TO BE 54" FROM GRADE.

NOTES:

1. THIS SURVEY WAS PREPARED BY BATHAM 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 BASES 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, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP DISCREPANCY OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
9. ZONING IS: BA-40
10. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.

Impervious Coverage

Total Property SF - 21,139 SF

Existing Impervious Coverage - 3,032 (14.34%) SF

Added Impervious Coverage - 690 (3.26%) SF

Total New Impervious Coverage - 3,722 (17.6%) SF

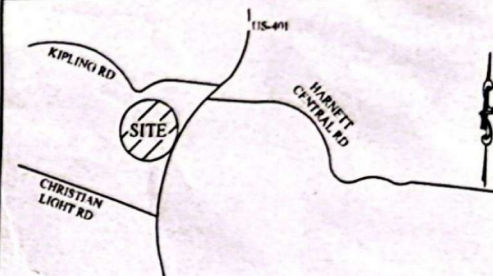


Bateman Civil Survey Company

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.betamanchsurvey.com info@betamanchsurvey.com

NORELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

LEGEND

PO = COVERED FRONT PORCH
 P = PATIO
 SP = SCREENED PORCH OR PATIO
 CP = COVERED PORCH OR PATIO
 WD = WOOD DECK
 SWP = SIDE WALK
 DWV = CONC DRIVEWAY
 ● = COMPUTED POINT
 ● = IRON PIPE FOUND (IPF)
 ● = IRON PIPE SET (IPS)
 WM = WATER METER
 CO = CLEANOUP
 AC = AIR CONDITIONER
 [] = ELECTRIC BOX
 [] = CABLE BOX
 [] = TELEPHONE PEDESTAL
 C = LIGHT POLE
 C = CURB INLET
 Y = YARD INLET
 FH = FIRE HYDRANT
 HP = HANDICAP PORTAJOHN WITH
 ● = SEWER MANHOLE
 ● = FIRE HYDRANT
 [] = SEPTIC ELECTRIC

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 OF PRACTICE FOR
LAND SURVEYING IN NORTH CAROLINA. L-4752
DATED: 05-09-2012

DATED:



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.

FINAL SURVEY

FOR

LYNNE & THOMAS DELLARocca

BIRCHWOOD GROVE - PHASE 4 - LOT 35
540 THOMAS GAGE DRIVE, FUQUAY-VARINA, NC
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 10/28/24 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: BM 2024 PGS. 235-236 PROJECT# 220207 SCALE: 1"= 30'