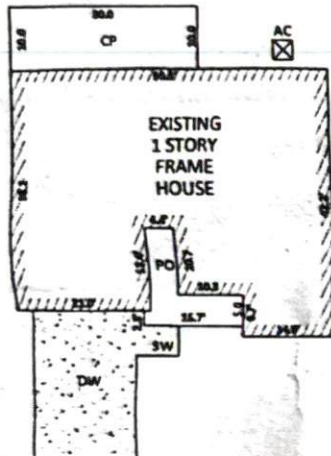


PIN: 0642-96-9948 000
REFERENCE DB: 4084 PGS 320-324
TOTAL LOT AREA = 0.485 AC = 21,139 SF
HOUSE = 3,889 SF
FRONT PORCH = 123 SF
SIDEWALK = 87 SF
DRIVEWAY = 670 SF
COVERED PATIO (PENN) = 300 SF
AC PAD = 9 SF
EXISTING IMPERVIOUS = 3,032 SF
PERCENT IMPERVIOUS = 14.34 %
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

NF
HERBERT WAYNE SENTER
REVOCABLE LIVING TRUST
DB: 4137 PG: 218
PIN: 0642.97.6485

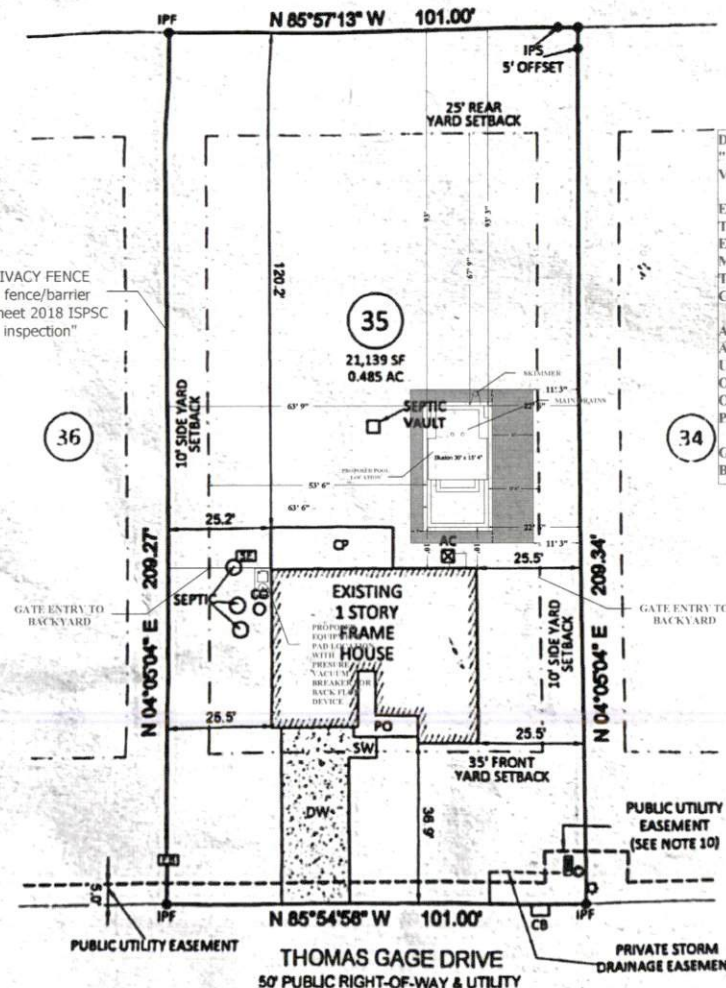


INSET SCALE: 1"=20'

NOTES:

1. THIS SURVEY WAS PREPARED BY BATHMAN 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 ADJUNCTIONS, ETC. REFERENCED IN TITLE BLOCK.
6. 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.
7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MIGHT DISCLOSE.
8. JOBNO IS: BA-40
9. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER MEYERS.

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



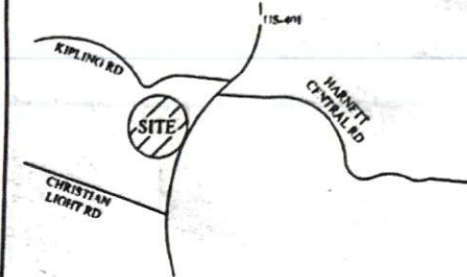
**DRAINS ARE
"ANSI/APSP-16 2017"
VGB COMPLIANT**

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

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBES Firm No. C-2378



VICINITY MAP

(Not to Scale)

LEGEND

- PO = COVERED FRONT PORCH
- P = PATIO
- SP = SCREENED PORCH OR PATIO
- W = WOOD PORCH OR PATIO
- WD = WOOD DECK
- SWF = SIDEWALK
- DWC = CONCRETE DRIVEWAY
- CP = COMPLETED POINT
- IP = IRON PIPE FOUND (IPF)
- IP = IRON PIPE SET (IPS)
- WM = WATER METER
- CO = CLEANOUT
- AC = AIR CONDITIONER
- EB = ELECTRIC BOX
- CB = CABLE BOX
- TE = TELEPHONE PEDESTAL
- LP = LIGHT POLE
- CI = CURB INLET
- YI = YARD INLET
- FH = FIRE HYDRANT
- HP = HORIZONTAL JOINT WITH
- SE = SEWER MAN-HOLE
- FH = FIRE HYDRANT

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT DRAWN UNDER MY DIRECT SUPERVISION FOR SURVEY MADE UNDER MY SUPERVISION (PLAT REFERENCED IN TITLE BLOCK); THAT THE BOU NOT SURVEYED ARE CLEARLY INDICATED AS D FROM INFORMATION LISTED UNDER REFER THAT THE RATIO OF PRECISION AS CALCULATED 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE SURVEYING IN NORTH CAROLINA. 1-475 DATED: 06/09/2010



This map is of an existing parcel of land and is only intended for the 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:

REFERENCE: BM 2024 PGS. 235-236 PROJECT# 220207 SCALE: 1