

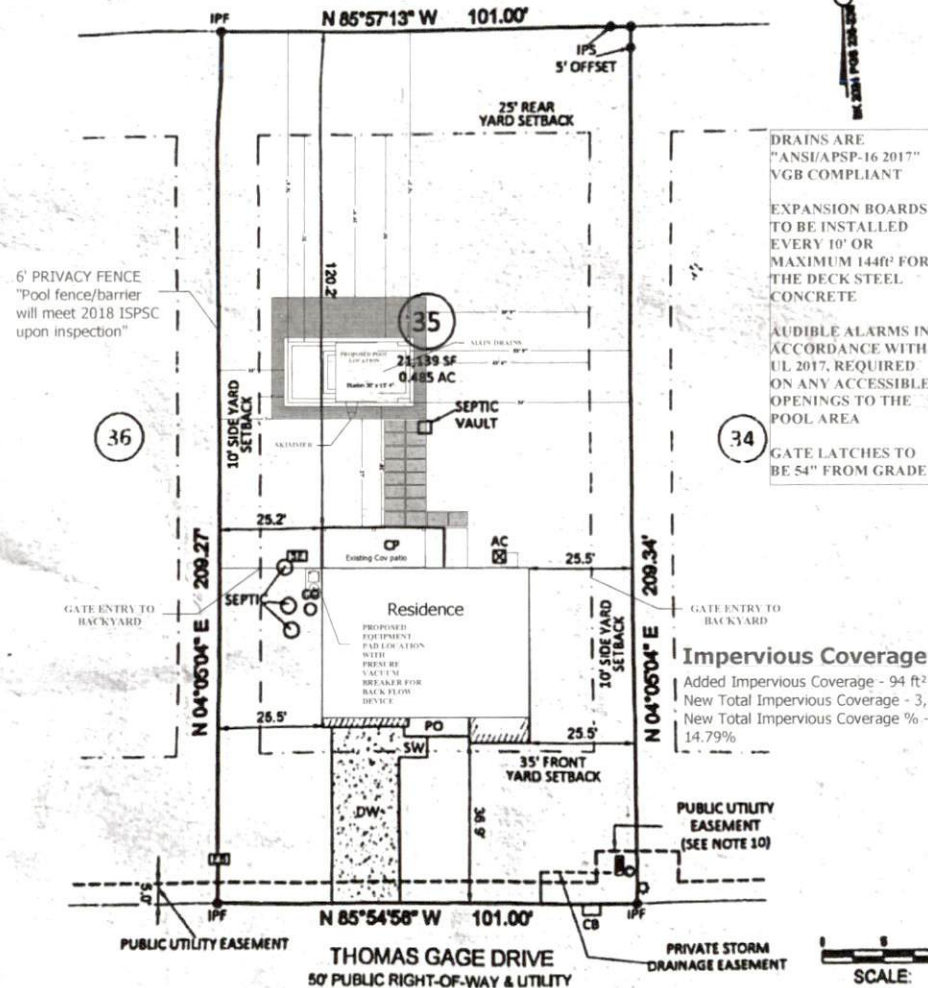
PIN: 0642-96-9948 000
REFERENCE DB: 4084 PGS 320-324
TOTAL LOT AREA = 0.845 AC = 21,399 SF
HOUSE = 1,899 SF
FRONT PORCH = 123 SF
SIDEWALK = 87 SF
DRIVEWAY = 670 SF
COVERED PATIO (PERR) = 300 SF
AC PAD = 9 SF
EXISTING IMPERVIOUS = 1,052 SF
PERCENT IMPERVIOUS = 14.94 %
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF

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



NOTES:

1. THIS SURVEY WAS PREPARED BY BATIMAN 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.
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, 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 TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
9. ZONING IS: RA-40
10. A 5' PUBLIC UTILITY EASEMENT LIES PARALLEL TO THE ROADWAY RIGHT OF WAY ALONG EACH SIDE AND AROUND WATER METERS.



**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

Impervious Coverage

Added Impervious Coverage - 94 ft²
New Total Impervious Coverage - 3,126 ft²
New Total Impervious Coverage % - 14.79%

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NCBELS Form No. C-3378



VICINITY MAP

(Not to Scale)

LEGEND

- PO = COVERED FRONT PORCH
P = PATIO
SP = SCREENED PORCH OR PATIO
CP = COVERED PORCH OR PATIO
WOP = WOOD DECK
SW = SIDEWALK
DO = CONC DRIVEWAY
C = COMPUTED POINT
R = RAILROAD
I = IRON PIPE SET (IPS)
WM = WATER METER
CO = CLEANOUT
AC = AIR CONDITIONER
EB = ELECTRIC BOX
C = CABLE BOX
TP = TELEPHONE PEDESTAL
L = LIGHT POLE
C = CURB INLET
Y = YARD INLET
FH = FIRE HYDRANT
HP = HANDICAP PORTAJOHN WITH SCREENING
S = SEWER MANHOLE
F = FIRE HYDRANT
SE = SEPTIC ELECTRIC
- BUILDING SETBACKS:
FRONT = 35 ft
SIDE = 10 ft
REAR = 25 ft
CORNER SIDE = 20 ft
- DRAWN UPON
SURVEY MADE
REFERENCED
NOT SURVEYED
FROM HERE
THAT THE SUR
1:10,000; A
ACQUIREME
LAND SURVEY
DATED:
- This
and
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reco

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAN DRAWN UNDER MY DIRECT SUPERVISION FROM SURVEY MADE UNDER MY SUPERVISION (PLAN REFERENCED IN TITLE BLOCK); THAT THE BOUNDARY NOT SURVEYED ARE CLEARLY INDICATED AS DEDUCTED FROM INFORMATION LISTED UNDER REFERENCE 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. 1-475 DATED: 10/10/2010



This map is of an existing parcel and is only intended for the purposes shown. This map not 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