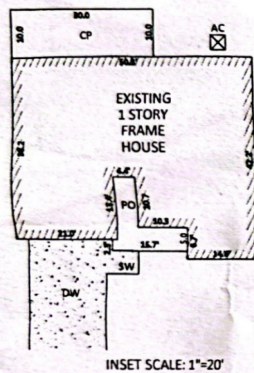


LOT INFORMATION:

PIN: 0642-96-1943-000
REFERENCE: DB: 4084 PGS: 320-324
TOTAL LOT AREA = 0.485 AC = 21,139 SF
HOUSE = 1,898 SF
FRONT PORCH = 123 SF
SIDEWALK = 37 SF
DRIVEWAY = 600 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

NF
HERBERT WAYNE SENTER
REVOCABLE LIVING TRUST
DB: 4137 PG: 218
PIN: 0642-97-8485

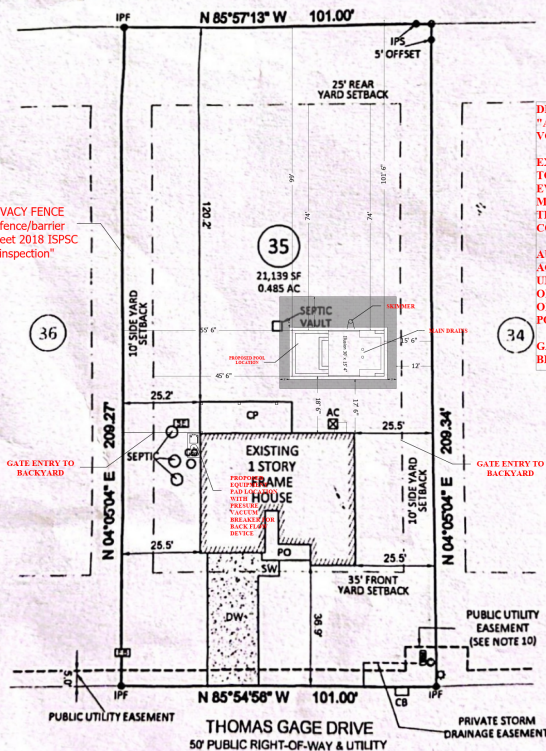


NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
- 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.
- ALL DISTANCES ARE HORIZONTAL COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJUNCTIONS, ETC. REFERENCED IN THIS BLOCK.
- 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.
- 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.
- ZONING IS: BA-40
- 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



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

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

AUDIBLE ALARMS IN ACCORDANCE WITH UL 1017, REQUIRED ON ANY ACCESSIBLE OPENINGS TO THE POOL AREA

GATE LATCHES TO BE 54" FROM GRADE



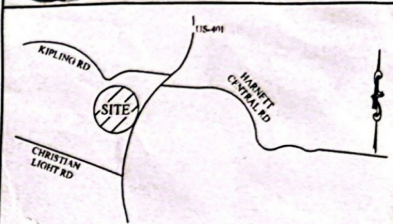
Bateman Civil Survey Company

Engineers • Surveyors • Planners

2524 Redwood Avenue, NC 27539 PIN: 919.577.1080 Fax: 919.571.1080

www.batemancivilsurvey.com info@batemancivilsurvey.com

NCBLS Form No. C-2378

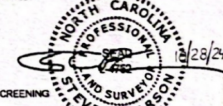


LEGEND

- PO = COVERED FRONT PORCH
- P = PATIO
- SP = SCREENED PORCH OR PATIO
- CP = COVERED PORCH OR PATIO
- WD = WOOD DECK
- SWF = SIDEWALK
- DW = CONC DRIVEWAY
- CB = COMPLETED POINT
- IPF = IRON PIPE FOUND (IPF)
- IP = IRON PIPE SET (IPS)
- WM = WATER METER
- CO = CLEANOUT
- AC = AIR CONDITIONER
- EB = ELECTRIC BOX
- CB = CABLE BOX
- TP = TELEPHONE PEDESTAL
- CL = LIGHT POLE
- CI = CURB INLET
- YI = YARD INLET
- FI = FIRE HYDRANT
- HP = HANDICAP PORTAJOHN WITH SCREENING
- SM = SEWER MANHOLE
- WH = FIRE HYDRANT
- SE = SEPTIC ELECTRIC

BUILDING SETBACKS:
FRONT = 35' ±
SIDE = 10' ±
REAR = 25' ±
CORNER SIDE = 25' ±

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK 1) 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:



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'