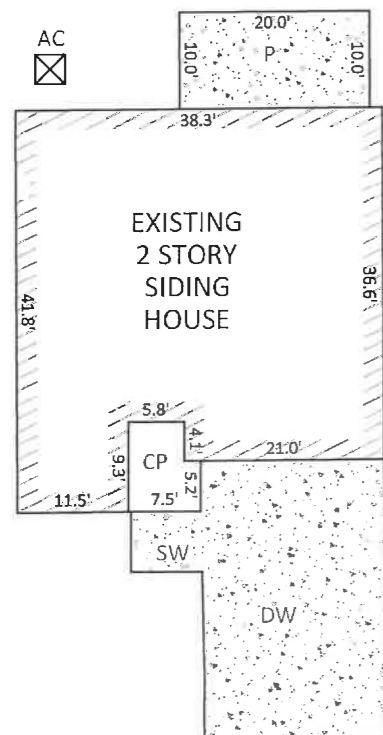


P:\2022 Project\220207 Birchwood Groves.dwg 5/29/2024 11:04:30 AM, Foxit Reader PDF Printer

### LOT INFORMATION:

PIN: 0642-94-8971.000  
REFERENCE: DB.4084, PGS. 320-324  
TOTAL LOT AREA = 0.499 AC = 21,778 SF  
HOUSE = 1,438 SF  
COVERED PORCH = 63 SF  
SIDEWALK = 46 SF  
DRIVEWAY = 2,569 SF  
PATIO = 200 SF  
AC PAD = 9 SF  
EXISTING IMPERVIOUS = 4,325 SF  
PERCENT IMPERVIOUS = 19.86%  
MAXIMUM ALLOWED IMPERVIOUS = 4,000 SF  
\* OVER MAXIMUM ALLOWED IMPERVIOUS BY 325 SF



INSET SCALE: 1"=20'

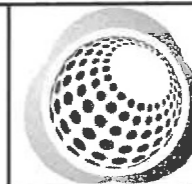
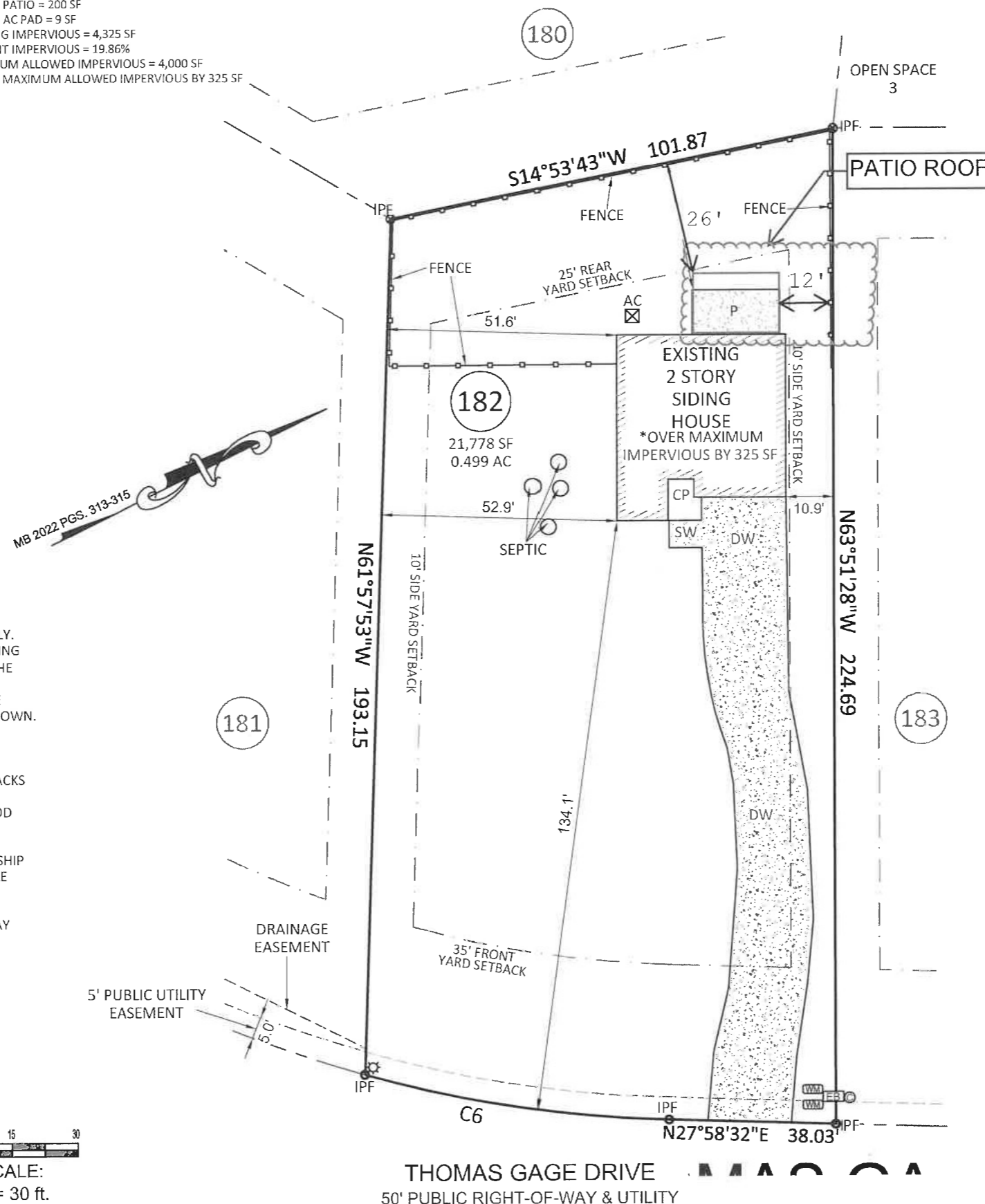
### NOTES:

- 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 GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE 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 ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
- NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
- 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 : RA-40
- 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
C6	285.00'	69.26'	S34°56'15"W	69.09'



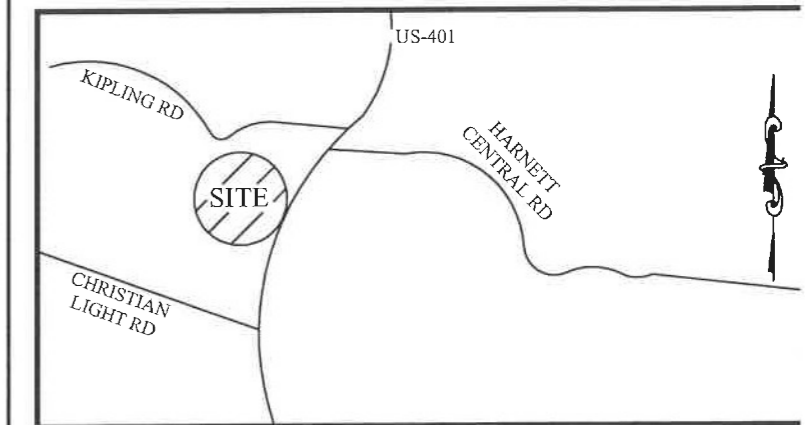
SCALE:  
1" = 30 ft.



## 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  
NCBELS Firm No. C-2378



### VICINITY MAP

(Not to Scale)

### LEGEND

PO = PORCH  
P = PATIO  
SP = SCREENED PORCH OR PATIO  
CP = COVERED PORCH OR PATIO  
WD = WOOD DECK  
SW = SIDEWALK  
DW = CONC DRIVEWAY  
● = COMPUTED POINT  
⊙ = IRON PIPE FOUND (IPF)  
⊙ = IRON PIPE SET (IPS)  
⊙ = WATER METER  
CO = CLEANOUT  
AC = AIR CONDITIONER  
⊙ = ELECTRIC BOX  
⊙ = CABLE BOX  
⊙ = TELEPHONE PEDESTAL  
⊙ = LIGHT POLE  
CI = CURB INLET  
YI = YARD INLET  
FH = FIRE HYDRANT  
HP = HANDICAP PORTAJOHN WITH SCREENING  
⊙ = SEWER MANHOLE  
⊙ = FIRE HYDRANT  
⊙ = LIGHT POLE

### BUILDING SETBACKS:

FRONT = 35 ft  
SIDE = 10 ft  
REAR = 25 ft  
CORNER SIDE = 20 ft

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:



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 JAYLON MARTIN & PAIGE SINGER

**BIRCHWOOD GROVE - PHASE 2 - LOT 182**  
63 THOMAS GAGE DRIVE, FUQUAY-VARINA, NC  
HECTORS CREEK TOWNSHIP, HARNETT COUNTY

DATE: 5/15/24 DRAWN BY: DOM CHECKED BY: SPC

REFERENCE: MB 2022 PGS. 313-315 PROJECT# 220207 SCALE: 1"= 30'

**PATIO PORCH ROOF ADDITION**

**63 THOMAS GAGE DRIVE,  
FUQUAY VARINA, NC**

**JAYLON MARTIN**

**ADDRESS**  
63 THOMAS GAGE DR,  
FUQUAY VARINA, NC

**PROJECT**  
PATIO PORCH  
ROOF ADDITION

**ISSUE**  
10-2-2025

**DRAWN BY**  
JDM



REAR ELEVATION  
Scale: 1/4" : 1'

NOTES:  
1. ALL WINDOWS AND DOORS ARE EXISTING

ADDRESS  
63 THOMAS GAGE DR,  
FUQUAY VARINA, NC

PROJECT  
PATIO PORCH  
ROOF ADDITION

ISSUE  
10-2-2025  
DRAWN BY  
JDM

2X FASCIA BOARD W/ FASCIA CAP (TYP. ALL)

8" FIBER CEMENT SIDING

4" FRIEZE BOARD

7/16 SHEATHING,  
WRAPPED IN WEATHER RESISTIVE BARRIER

VENTED VINYL SOFFIT @ EAVES  
SMOOTH VINYL SOFFIT @ RAKE

PVC TRIM

8'-8 1/4"

FOOTINGS PER ENGINEER SPEC

18'-0"

20'-0"

REAR ELEVATION (ROOF DETAILS)

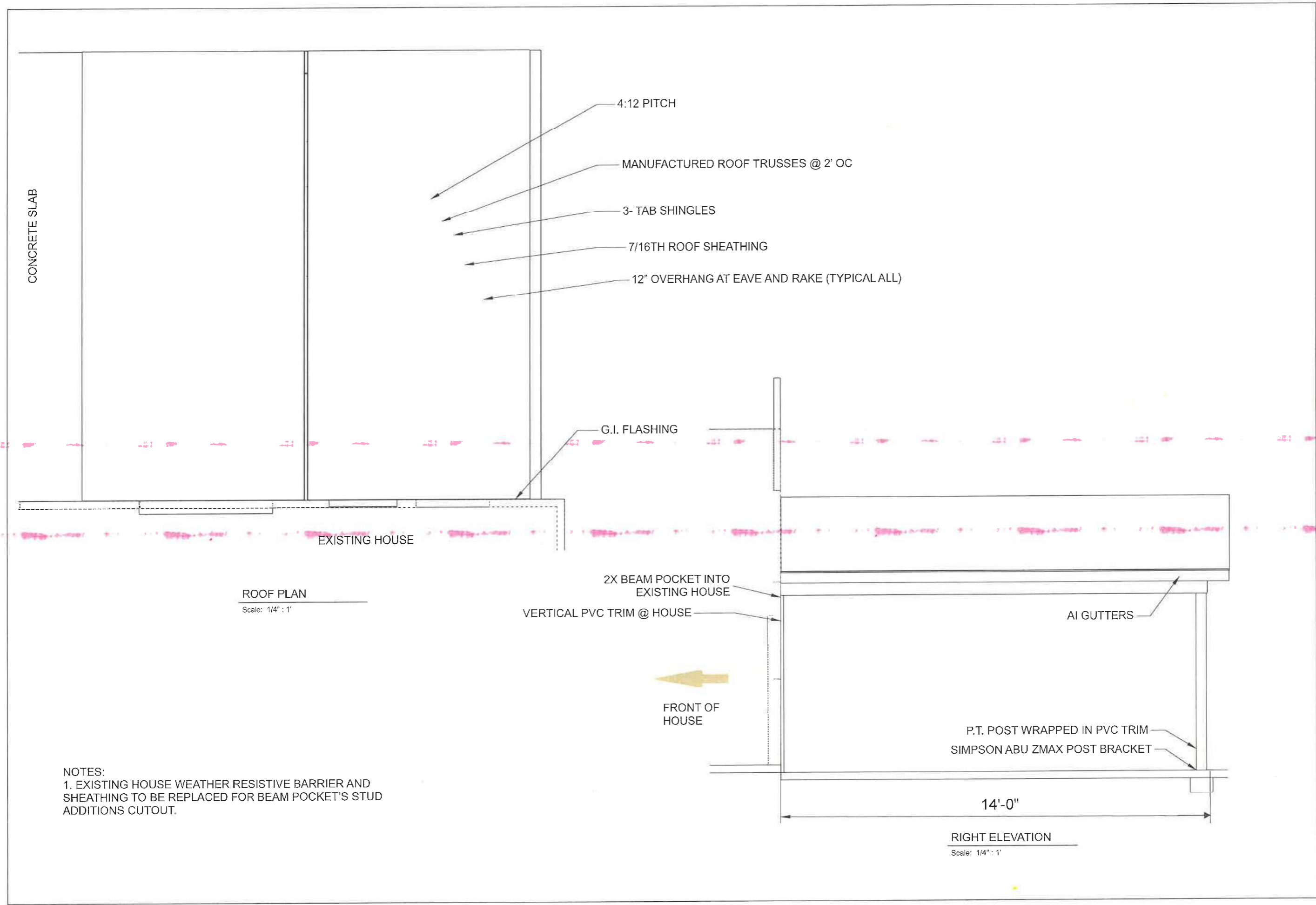
Scale: 1/2" = 1'

ADDRESS  
63 THOMAS GAGE DR.  
FUQUAY VARINA, NC

PROJECT  
PATIO PORCH  
ROOF ADDITION

ISSUE  
10-2-2025  
DRAWN BY  
JDM

A.02



ADDRESS  
63 THOMAS GAGE DR.  
FUQUAY VARINA, NC

PROJECT  
PATIO PORCH  
ROOF ADDITION

ISSUE  
10-2-2025

DRAWN BY  
JDM

Design based on plans and/or revisions dated :  
10/02/2025  
Plans and/or revisions received on :  
10/20/2025

THIS LAYOUT IS TO BE USED AS A TRUSS PLACEMENT GUIDE ONLY.  
PLEASE REFER TO BUILDING PLANS FOR BUILDING CONSTRUCTION AND DETAILS,  
SUCH AS PLUMBING OR DUCT DROPS.

CONSTRUCTION COPY-  
FOR FIELD USE

- Notes:
1. Exterior dimensions shown are assumed to be:  
☐ Out-to-out of stud  
☐ Out-to-out of sheathing  
☒ Out-to-out of Beam
  2. Adjust truss locations as needed for plumbing and mechanical clearance. Unless otherwise noted, trusses may be shifted as long as O.C. spacing shown is not exceeded.
  3. Do not cut, drill, or otherwise damage any part of any truss without prior approval from Peak Truss.
  4. Do not approve drawings if any information herein is unclear. Once ordered trusses will be fabricated as approved.
  5. Please contact Peak Truss Builders with any questions. We are available to help any way we can. We can be reached at 919-545-5555 or sales@peaktruss.com

Roof Truss Loading specified by building designer on Residential jobs

Top Chord Live Load	20.0 lb/ft²
Top Chord Dead Load	10.0 lb/ft²
Bottom Chord Live Load	0.0 lb/ft²
Bottom Chord Dead Load	10.0 lb/ft²

Trusses are designed for additional storage load wherever a 42"x24" box will fit between the webs.

Floor Truss Loading specified by building designer on Residential jobs

Top Chord Live Load	40.0 lb/ft²
Top Chord Dead Load	10.0 lb/ft²
Bottom Chord Live Load	0.0 lb/ft²
Bottom Chord Dead Load	5.0 lb/ft²

Floor Live Load deflection limit L/480  
Roof Live Load deflection limit L/240

This layout has been designed using the IRC2015 building code.

Model created using a wind speed of 120 mph specified for Harnett County.



Scan for EWP  
Installation Guide.

- △ - This symbol denotes left end of truss as shown on truss drawings  
● - Approximate location of toilet drop. Builder please confirm.

Truss connections by others:

- Ⓝ -Nailed  
Ⓛ -Ledger

### Roof Trusses

Overhang: 12"

Depth: N/A

Spacing: 2' OC

### Wall Types

— Load Bearing

— Non Load Bearing

Job #

P-11670

Martin Patio  
63 Thomas Gage Dr  
Fuquay Varina NC

Layout Creation Date:

11/5/2025

Valued Customer

Peak Truss  
Builders, LLC



EXISTING