

LOT 35 INFORMATION:

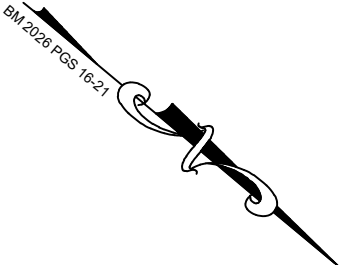
PIN: 0743802020
REFERENCE: DB, 19632, PG. 100
TOTAL LOT AREA = 0.04 AC = 1,728 SF
TOWNHOUSE = 938 SF
FRONT PORCH = 29 SF
SIDEWALK/STEPS = 29 SF
DRIVEWAY (TO P/L) = 251 SF
PATIO = 32 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 1,288 SF
PERCENT IMPERVIOUS = 74.54%

AREA NOT INCLUDED IN IMPERVIOUS CALCULATIONS:
CANTILEVER WOOD DECK = 50 SF

BUILDING SETBACKS TOWNHOMES
FRONT - 19'
GARAGE TO BACK OF SIDEWALK = 20'
REAR - 10'
SIDE - 5'
SIDE STREET - 10'
RCA = 10'

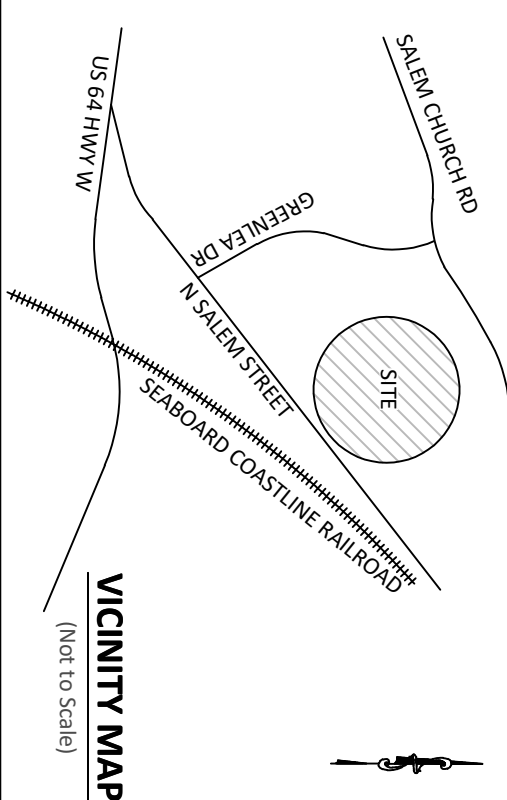
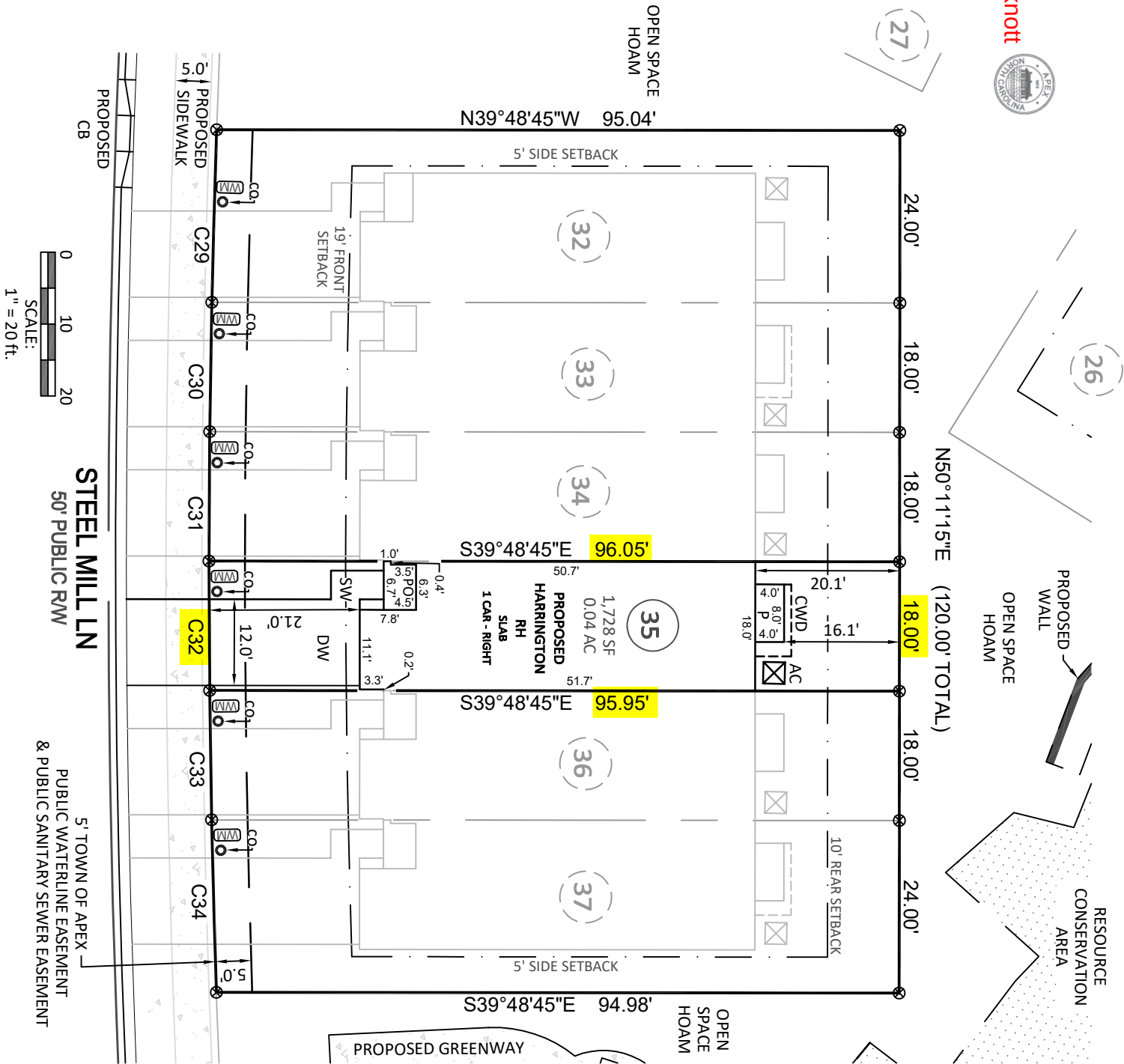
CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C29	1735.00'	24.01'	N51°44'42"E
C30	1735.00'	18.00'	N51°03'04"E
C31	1735.00'	18.00'	N50°27'24"E
C32	1735.00'	18.00'	N49°51'44"E
C33	1735.00'	18.00'	N49°16'04"E
C34	1735.00'	24.01'	N48°34'27"E

APPROVED
02/13/2026 cknot



NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND 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. AS REFERENCED HEREON.
- 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.
- SETBACKS PER BM 2026 PGS 16-21
- ZONING: PUD-CZ / #22CZ13
- SHARED/PARTY WALL EXTENSIONS AND PORCHES MAY CROSS PROPERTY LINES BETWEEN UNITS BASED ON CONSTRUCTION DESIGN.
- BUILDER/DEVELOPER: BAKER RESIDENTIAL OF THE CAROLINAS
3800 PARAMOUNT PARKWAY, SUITE 100
MORRISVILLE, NC 27560





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LEGEND

- PO = COV. FRONT PORCH/PATIO
CP = COV. REAR PORCH/PATIO
CWD = CANTILEVER WOOD DECK
SW = SIDEWALK
DW = SCREENED DRIVEWAY
SP = SCREENED PORCH/PATIO
P = CONCRETE PATIO
● = COMPUTED POINT
○ = IRON PIPE FOUND (IPF)
● = IRON PIPE SET (IPS)
X = SCRIBE SET (SS)
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
⊙ = CABLE PEDESTAL
⊙ = SEWER MANHOLE
⊙ = TELEPHONE PEDESTAL
CB = CATCH BASIN/CURB INLET
⊙ = LIGHT POLE
⊙ = HAND HOLE/UTILITY VAULT
⊙ = ELECTRIC BOX/TRANSFORMER
⊙ = FIRE HYDRANT (FH)
DI = DRAIN INLET/YARD INLET
G = GAS METER
E = ELECTRIC METER
RW = RIGHT OF WAY
P/L = PROPERTY LINE
HOAM = HOME OWNERS ASSOCIATION MAINTAINED
1. SONYA A. WARD, 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-4017
DATED:

PRELIMINARY

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.

BUILDER TO VERIFY HOUSE LOCATION
DIMENSIONS AND REVIEW TOTAL
IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN
FOR
BAKER RESIDENTIAL
OF THE CAROLINAS

PARC AT BRADLEY FARM - LOT 35
942 STEEL MILL LN, APEX, NC
WHITE OAK TOWNSHIP, WAKE COUNTY

DATE: 11/10/25 DRAWN BY: LCJ CHECKED BY: SAW

REFERENCE: BM 2026 PGS 16-21 BCS# 250930 SCALE: 1" = 20'