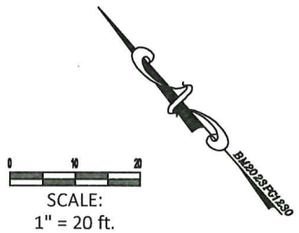
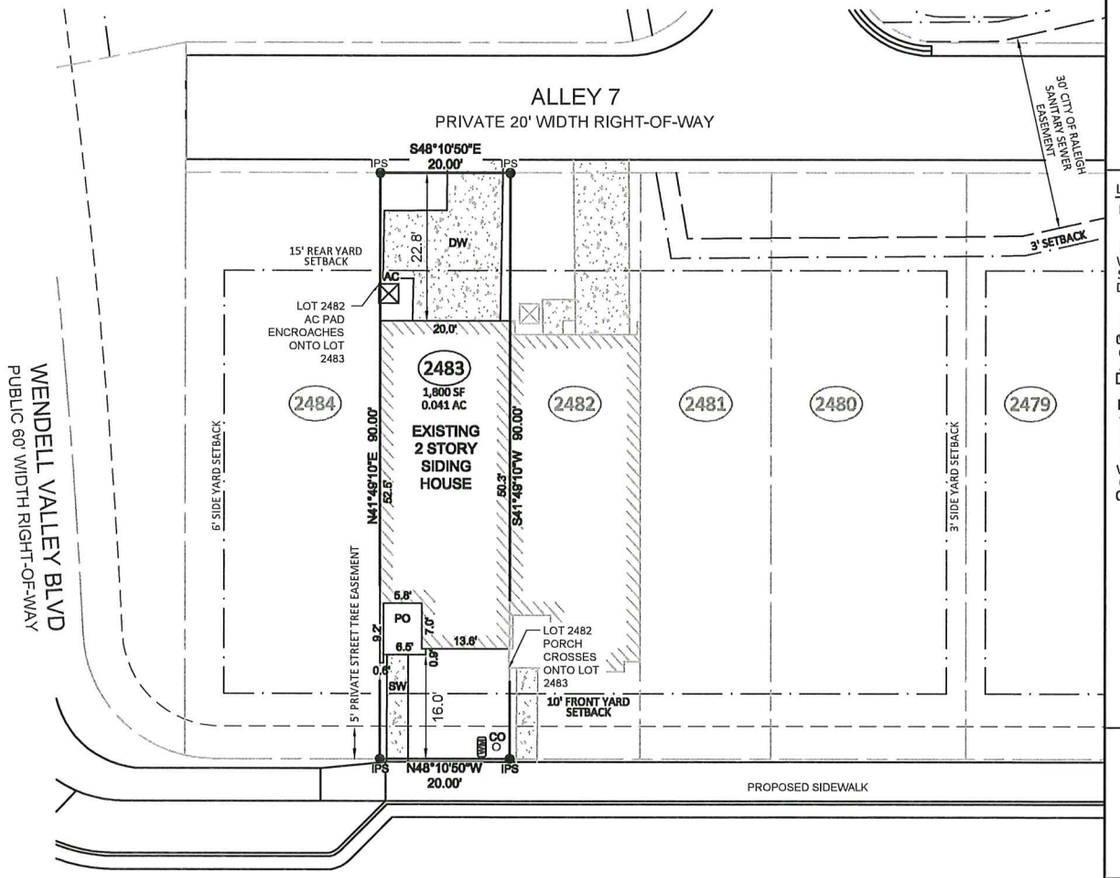
NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. 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.
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 OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
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. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBERS 3720176400K AND 3720177400K, DATED JULY 19, 2022.
10. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF WENDELL AND NCDOT STANDARDS AND SPECIFICATIONS.
11. ZONING IS PUD-15-1.
12. PROPERTY OWNER: BROOKFIELD RESIDENTIAL

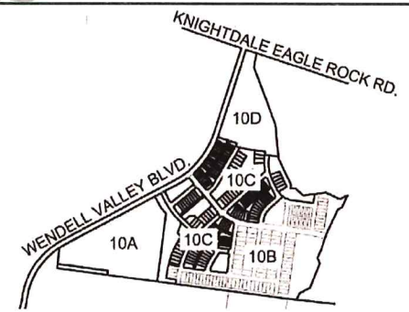


LOT INFORMATION:
LOT #2483
PIN: 1764927076
REFERENCE: DB 15478, PGS 1623-1629
ADDRESS: 1842 PINEY FALLS DRIVE
LOT AREA = 0.041 AC = 1,800 SF
MAXIMUM IMPERVIOUS = 2,200 SF
EXISTING IMPERVIOUS = 1,402 SF
BUILDING = 967 SF
PORCH = 47 SF
SIDEWALK = 52 SF
DRIVEWAY = 328 SF
AC PAD = 8 SF
PERCENT IMPERVIOUS = 77.89%



PINEY FALLS DRIVE
PUBLIC 66' WIDTH RIGHT-OF-WAY

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)
WM = WATER METER
CO = CLEANOUT
AC = AIR CONDITIONER
EB = ELECTRIC BOX
CB = CABLE BOX
TP = TELEPHONE PEDESTAL
LP = LIGHT POLE
CI = CURB INLET
YI = YARD INLET
FH = FIRE HYDRANT
WV = WATER VALVE
S = SEWER MANHOLE
HH = HANDHOLE

BUILDING SETBACKS:
FRONT (FRONT LOAD) = 20 FEET
FRONT (REAR LOAD) = 10 FEET
SIDE (FRONT LOAD) = 8 FEET
SIDE (REAR LOAD) = 6 FEET
SIDE (ADJACENT) = 3 FEET
REAR = 20 FEET
REAR (PRIVATE R/W) = 15 FEET

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
BROOKFIELD RESIDENTIAL

WENDELL FALLS - PHASE 10C - LOT 2483
1842 PINEY FALLS DRIVE, WENDELL, NC
MARKS CREEK TOWNSHIP, WAKE COUNTY

DATE: 2/2/24 DRAWN BY: CPV CHECKED BY: SPC

REFERENCE: BM2023, PGS 1228-1231 PROJECT# 220583 SCALE: 1"=20'

P:\2022 Projects\220583 Wendell Falls - Brookfield\dwg\220583 Wendell Falls - Brookfield.dwg, 2/5/2024 7:13:29 AM, Foxit Reader PDF Printer