

LOT INFORMATION:

PIN: NOT RECORDED
 TOTAL LOT AREA = 0.459 AC = 20,002 SF
 HOUSE = 1,901 SF
 PORCH = 75 SF
 SIDEWALK = 55 SF
 DRIVEWAY = 601 SF
 PATIO = 120 SF
 PROPOSED IMPERVIOUS = 2,752 SF
 PERCENT IMPERVIOUS = 13.76 %
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

BUILDING SETBACKS

FRONT - 35'
 SIDE - 10'
 REAR - 25'
 STREET SIDE - 20'

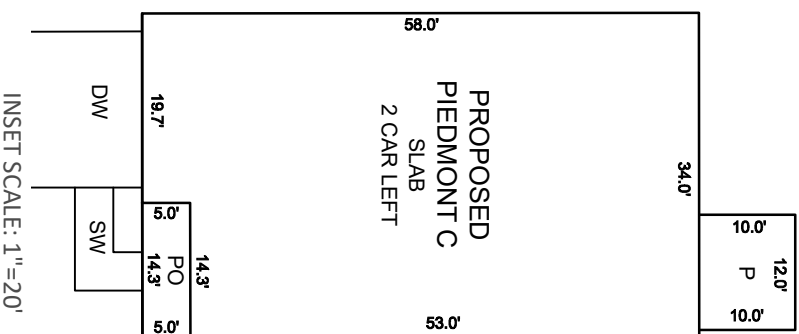
N/F
 EQUITY CAPITAL UNITED, LLC
 DB 2871, PG 709

N76°32'39"W 61.94'

PROPOSED 25'
 PRIVATE DRAINAGE
 EASEMENT
 25'
 25' REAR SETBACK

N/F
 DERRICK WINT AND
 MICHELLE A. DIAZ-WINT
 DB 4189, PG 203

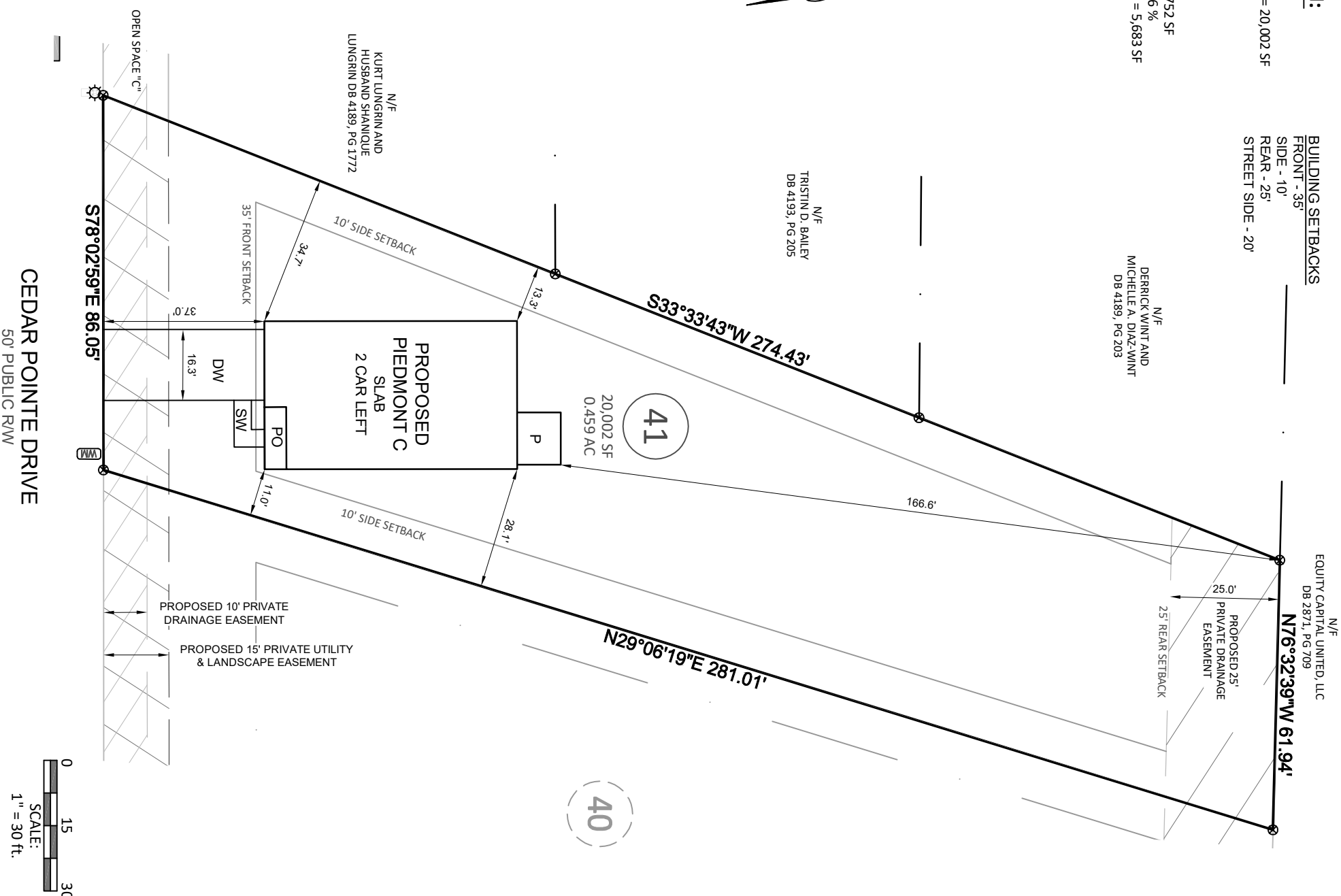
N/F
 TRISTIN D. BAILEY
 DB 4193, PG 205



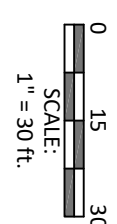
INSET SCALE: 1" = 20'

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, FLOOD ZONES 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. ZONING: RA-20R
11. PROPERTY OWNER: SMITH DOUGLAS HOMES
 2520 RELIANCE AVENUE
 APEX, NC 27539



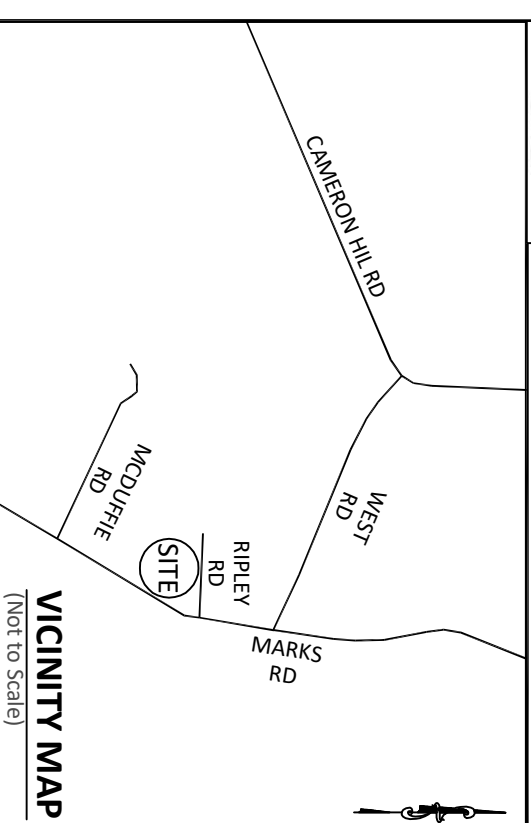
CEAR POINTE DRIVE
 50' PUBLIC RW



Bateman Civil Survey Company

Engineers • Surveyors • Planners

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 NCBELS Firm No. C-2378



VICINITY MAP
 (Not to Scale)

LEGEND

- PO = PORCH
- SP = SCREENED PORCH/PATIO
- CP = COVERED PORCH/PATIO
- WD = WOOD DECK
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- P = CONC PATIO
- ⊗ = COMPUTED POINT
- ⊗ = MAG NAIL FOUND (IPF)
- ⊗ = IRON PIPE SET (IPS)
- ⊗ = DRILL HOLE FOUND
- ⊗ = WATER METER
- ⊗ = CLEAN OUT
- ⊗ = AIR CONDITIONER
- ⊗ = SEWER MANHOLE
- ⊗ = ELECTRIC BOX
- ⊗ = CABLE BOX
- ⊗ = TELEPHONE PEDESTAL
- ⊗ = CATCH BASIN
- ⊗ = IRRIGATION CONTROLLER
- ⊗ = LIGHT POLE
- ⊗ = UTILITY POLE
- ⊗ = FIRE HYDRANT
- DI = DRAIN INLET
- WV = WATER VALVE
- ⊗ = STREET SIGN
- YI = YARD INLET
- G = GAS METER
- E = ELECTRIC METER

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
SMITH DOUGLAS HOMES

CEAR POINTE - LOT 41
 CEDAR POINT DRIVE, CAMERON, NC
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 5/28/24 DRAWN BY: AHB CHECKED BY: SPC

REFERENCE: PRELIMINARY

BCS# 240381

SCALE: 1" = 30'