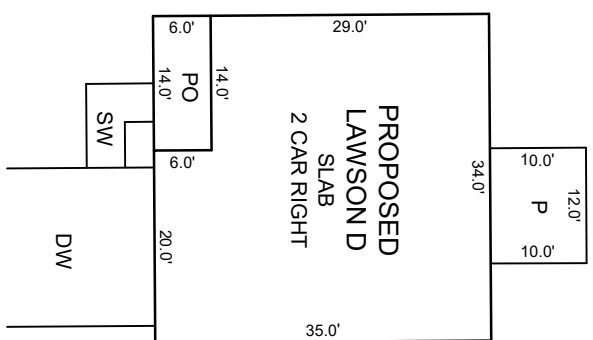


LOT INFORMATION:

PIN: 9574-11-8423.000
 REFERENCE: DB: 4252, PG. 796-799
 TOTAL LOT AREA = 0.459 AC = 20,000 SF
 HOUSE = 1,106 SF
 PORCH = 84 SF
 SIDEWALK = 47 SF
 DRIVEWAY = 611 SF
 PROPOSED IMPERVIOUS = 1,968 SF
 PERCENT IMPERVIOUS = 9.84%
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

BUILDING SETBACKS

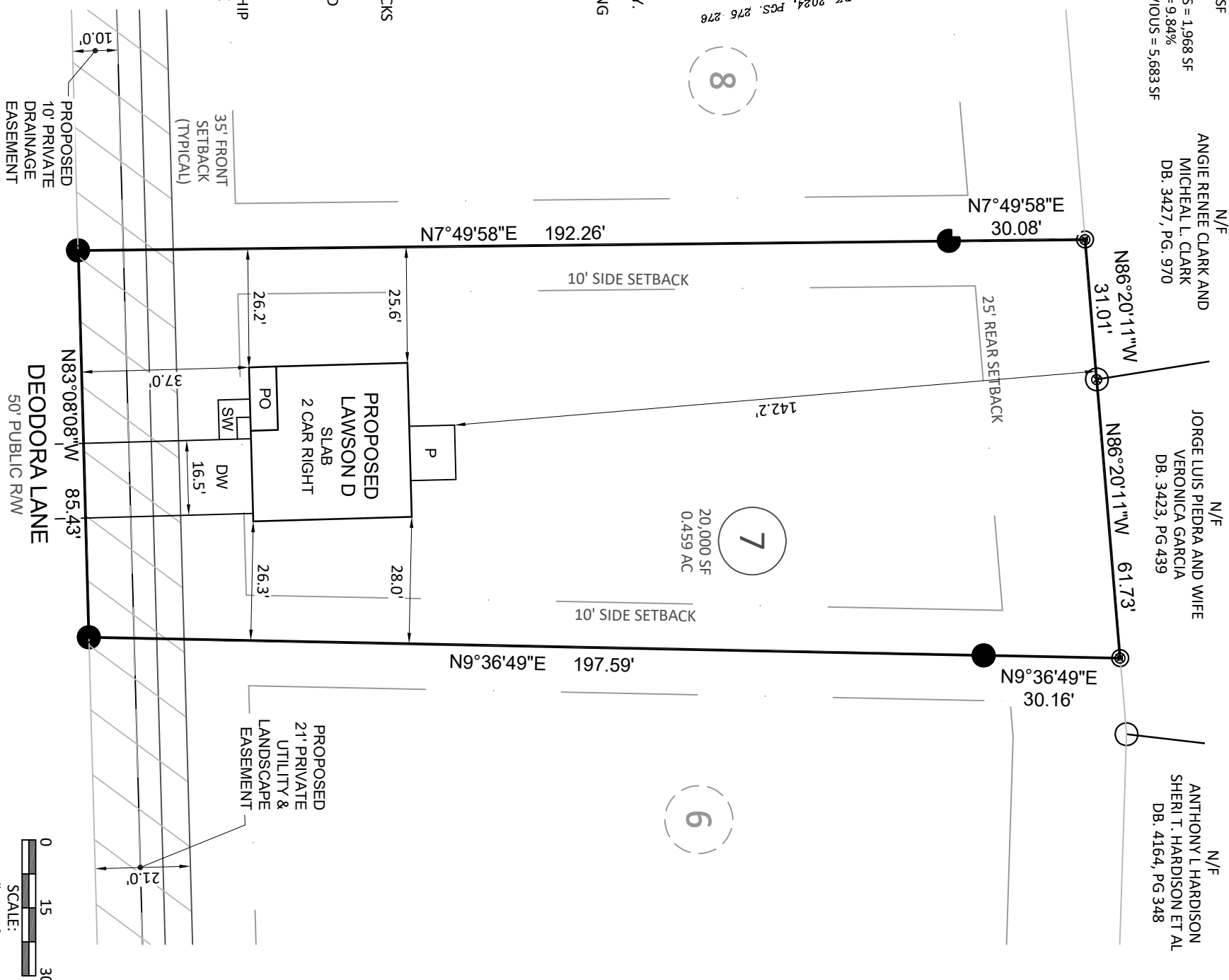
FRONT - 35'
 SIDE - 10'
 REAR - 25'
 STREET SIDE - 20'



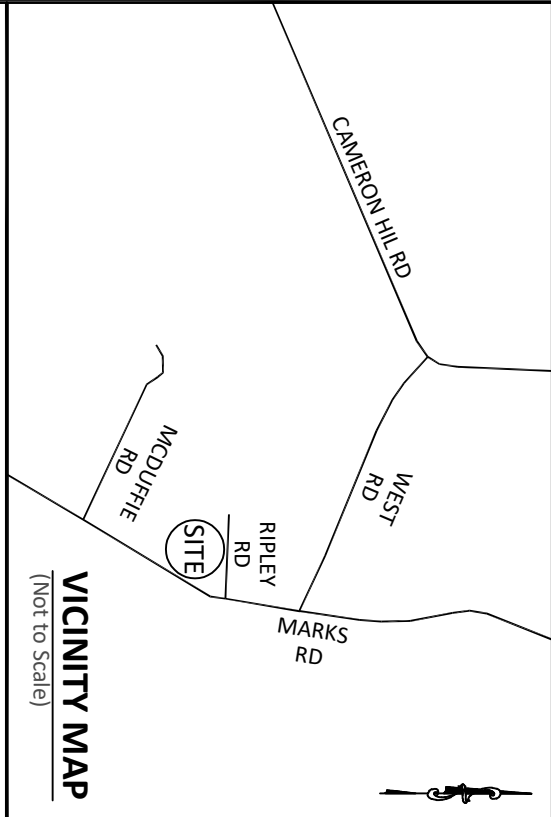
INSET SCALE: 1" = 20'

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. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
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
10. BUILDER/DEVELOPER: SMITH DOUGLAS HOMES
3412 APEX PEAKWAY
APEX, NC 27502



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 = FRONT COVERED PORCH
 SP = SCREENED PORCH/PATIO
 CP = COVERED PORCH/PATIO
 WD = WOOD DECK
 SW = SIDEWALK
 DW = CONC DRIVEWAY
 P = CONC PATIO
 X = COMPUTED POINT
 X = MAG NAIL FOUND (IPF)
 O = IRON PIPE SET (IPS)
 O = DRILL HOLE FOUND
 W = WATER METER
 W = CLEAN OUT
 AC = AIR CONDITIONER PAD
 S = SEWER MANHOLE
 E = ELECTRIC BOX
 E = CABLE BOX
 T = TELEPHONE PEDESTAL
 CB = CATCH BASIN
 IC = IRRIGATION CONTROLLER
 L = LIGHT POLE
 U = UTILITY POLE
 H = FIRE HYDRANT
 DI = DRAIN INLET
 W = WATER VALVE
 S = STREET SIGN
 YI = YARD INLET
 G = GAS METER
 E = ELECTRIC METER

PRELIMINARY

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:

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

PRELIMINARY PLOT PLAN
 FOR
SMITH DOUGLAS HOMES

CEDAR POINTE - LOT 7
 1622 DEODORA LANE, CAMERON, NC
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 10/22/24 DRAWN BY: SLA CHECKED BY: SPC
 REFERENCE: BK: 2024, PGS: 275-276 BCS# 240381 SCALE: 1" = 30'