LOT 4 INFORMATION:
ADDRESS: 147 BROADWAY STREET
PIN: 1753591746
REFERENCE: DB19681 PG. 2392
TOTAL LOT AREA = 0.04 AC = 1,661 SF
TOWNHOUSE = 895 SF
PORCH = 51 SF
SIDEWALK = 38 SF
DRIVEWAY = 358 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 1,351 SF
PERCENT IMPERVIOUS = 81.34%

LOT 3 INFORMATION:
ADDRESS: 149 BROADWAY STREET
PIN: 1753591725
REFERENCE: DB19681 PG. 2392
TOTAL LOT AREA = 0.04 AC = 1,661 SF
TOWNHOUSE = 900 SF
PORCH = 47 SF
SIDEWALK = 38 SF
DRIVEWAY = 358 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 1,352 SF
PERCENT IMPERVIOUS = 81.40%

LOT 2 INFORMATION:
ADDRESS: 151 BROADWAY STREET
PIN: 1753591714
REFERENCE: DB19681 PG. 2392
TOTAL LOT AREA = 0.04 AC = 1,661 SF
TOWNHOUSE = 895 SF
PORCH = 51 SF
SIDEWALK = 38 SF
DRIVEWAY = 358 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS =1,351 SF
PERCENT IMPERVIOUS = 81.34%

LOT 1 INFORMATION:
ADDRESS: 153 BROADWAY STREET
PIN: 1753590783
REFERENCE: DB19681 PG. 2392
TOTAL LOT AREA = 0.05 AC = 2,209 SF
TOWNHOUSE = 888 SF
PORCH = 51 SF
SIDEWALK = 38 SF
DRIVEWAY = 358 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 1,344 SF
PERCENT IMPERVIOUS = 60.84%

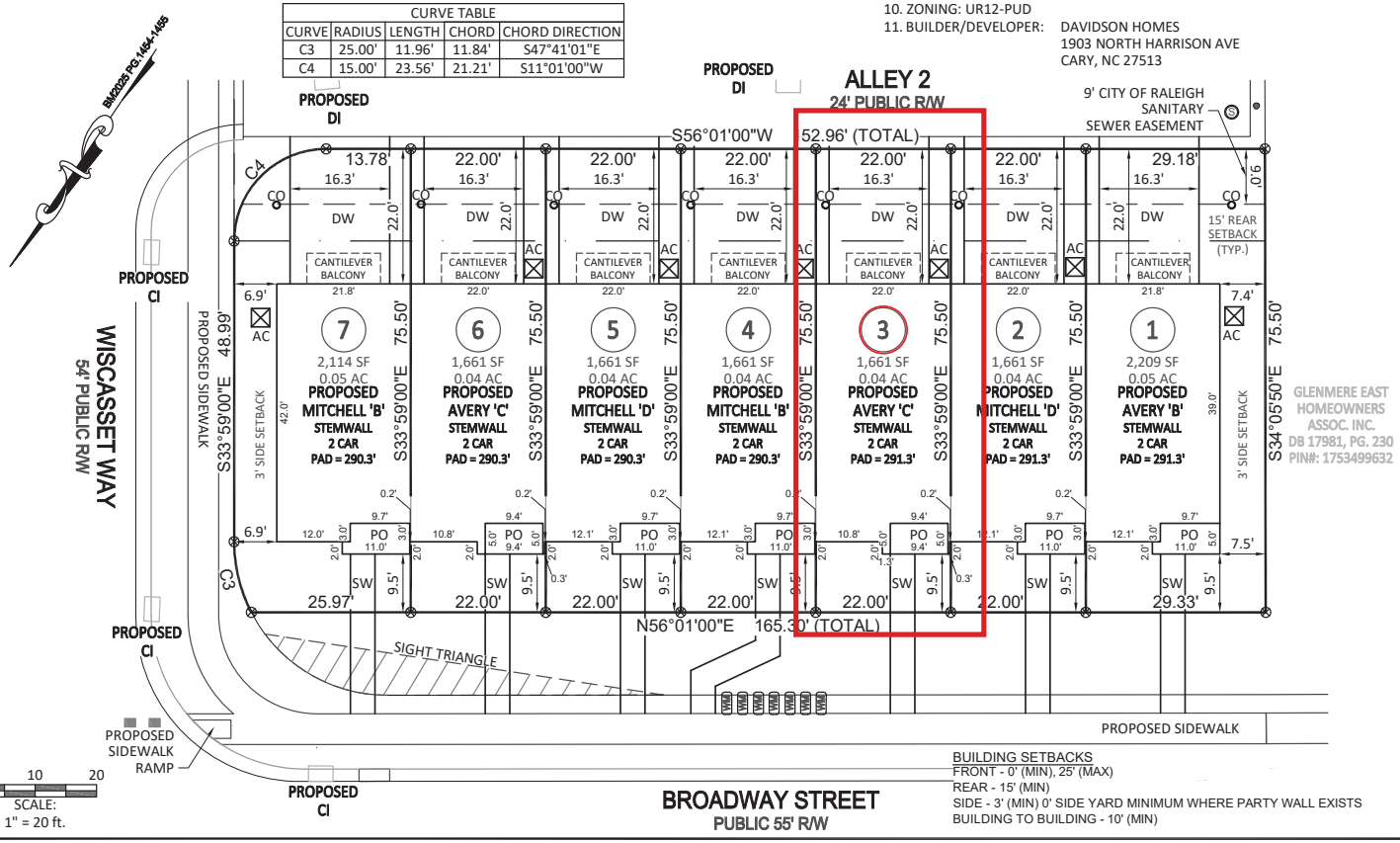
LOT 7 INFORMATION:
ADDRESS: 141 BROADWAY STREET
PIN: 1753592800
REFERENCE: DB19681 PG. 2392
TOTAL LOT AREA = 0.05 AC = 2,114 SF
TOWNHOUSE = 888 SF
PORCH = 51 SF
SIDEWALK = 38 SF
DRIVEWAY = 355 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 1,341 SF
PERCENT IMPERVIOUS = 63.43%

LOT 6 INFORMATION:
ADDRESS: 143 BROADWAY STREET
PIN: 1753591789
REFERENCE: DB19681 PG. 2392
TOTAL LOT AREA = 0.04 AC = 1,661 SF
TOWNHOUSE = 898 SF
PORCH = 47 SF
SIDEWALK = 38 SF
DRIVEWAY = 358 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 1,350 SF
PERCENT IMPERVIOUS = 81.28%

LOT 5 INFORMATION:
ADDRESS: 145 BROADWAY STREET
PIN: 1753591768
REFERENCE: DB19681 PG. 2392
TOTAL LOT AREA = 0.04 AC = 1,661 SF
TOWNHOUSE = 895 SF
PORCH = 51 SF
SIDEWALK = 38 SF
DRIVEWAY = 358 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 1,351 SF
PERCENT IMPERVIOUS = 81.34%

NOTES:
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, 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. SHARED/PARTY WALL EXTENSIONS & PORCHES MAY CROSS P/L BETWEEN UNITS BASED ON CONSTRUCTION DESIGN.
10. ZONING: UR12-PUD
11. BUILDER/DEVELOPER: DAVIDSON HOMES
1903 NORTH HARRISON AVE
CARY, NC 27513

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	CHORD DIRECTION
C3	25.00'	11.96'	11.84'	S47°41'01"E
C4	15.00'	23.56'	21.21'	S11°01'00"W



BUILDING SETBACKS
FRONT - 0' (MIN), 25' (MAX)
REAR - 15' (MIN)
SIDE - 3' (MIN) 0' SIDE YARD MINIMUM WHERE PARTY WALL EXISTS
BUILDING TO BUILDING - 10' (MIN)

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

Per the Camden Park UAA
- 18" raised foundations.
- All front facades must contain a min. of 2 of the listed wall materials.
- Vinyl siding is not permitted
- Front facade on all building units will have roofline offset.
- All townhomes shall be 3 stories.
- All side elevations shall have a window at least every 30' on all levels.

-Per UDO Section 7.4.K.4- Evergreen shrubs are required along the perimeter of the home's foundation. Plant installation shall be a minimum of 2 feet in height planted at 4 foot intervals.
-Sewer clean out and water meter located outside of sidewalks and driveways.
-Water meter must be located outside of sidewalks and driveways. Sewer clean out, if located in sidewalk needs to be a mini manhole cover. If sewer clean out is located in a driveway it needs to be TRCO/ TBCO.

Install Street Trees per the approved CDs

Site Plan Approved
08/25/2025 Heidi.Salminen

LEGEND
PO = COV. FRONT PORCH/PATIO
CP = COVERED PORCH/PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONCRETE DRIVEWAY
SP = SCREENED PORCH/PATIO
P = CONCRETE PATIO
⊗ = COMPUTED POINT
○ = IRON PIPE FOUND (IPF)
◉ = IRON PIPE SET (IPS)
● = DRILL HOLE FOUND
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER PAD
© = CABLE BOX
Ⓢ = SEWER MANHOLE
▭ = TELEPHONE PEDESTAL
CB = CATCH BASIN/CURB INLET
☼ = LIGHT POLE
HH = HAND HOLE
EB = ELECTRIC BOX
= FIRE HYDRANT
DI = DRAIN/YARD INLET
G = GAS METER
E = ELECTRIC METER

I, 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
DAVIDSON HOMES

CAMDEN PARK - LOTS 1-7
BROADWAY STREET, KNIGHTDALE, NC
ST. MATTHEWS TOWNSHIP, WAKE COUNTY

DATE: 8/13/25 DRAWN BY: MJA CHECKED BY: SAW

REFERENCE: BM2025 PG. 1454-1455 BCS# 250946 SCALE: 1" = 20'