

PRELIMINARY PLOT PLAN FOR

70X7 HOMES

LOT 2 ROGER ALLEN PROPERTY

7636 MATHERLY DRIVE

REF: D.B. 19975, PG. 2408

REF: B.M. 2025, PG. 1606

WAKE FOREST TOWNSHIP

WAKE COUNTY, NORTH CAROLINA

AUGUST 25, 2025

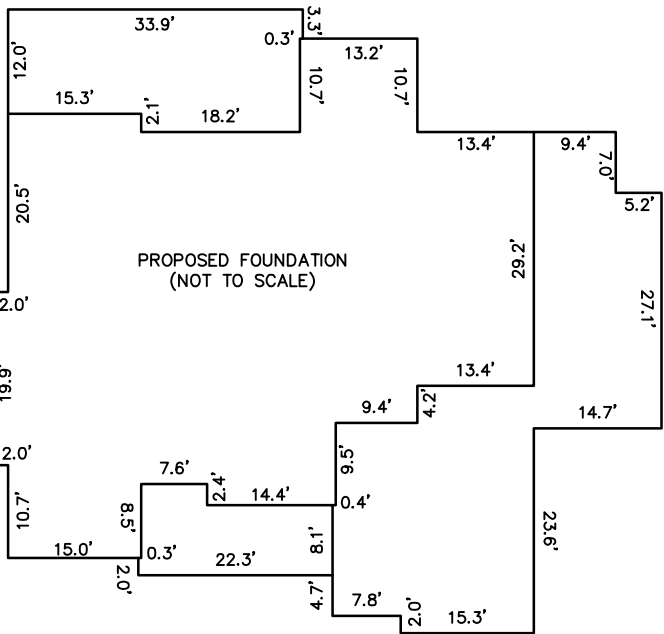
REVISED AUGUST 25, 2025

REVISED SEPTEMBER 8, 2025

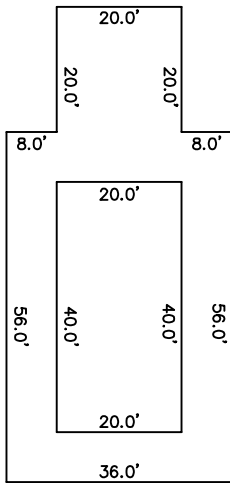
ZONED R-40W



SCALE 1"=60'

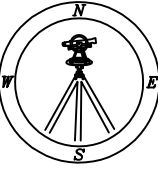


PROPOSED POOL
(NOT TO SCALE)



IMPERVIOUS SURFACE TABLE

HOUSE	3,874 S.F.
SCREEN PORCH	442 S.F.
CONCRETE POOL DECKING/PATIO	1,616 S.F.
CONCRETE DRIVEWAY	3,761 S.F.
CONCRETE SIDEWALK	244 S.F.
TOTAL IMPERVIOUS AREA	9,937 S.F.
MAX. IMPERVIOUS ALLOWED	14,000 S.F.



CMP

Professional Land Surveyors
C-1525

333 S. White Street
Post Office Box 1253
Wake Forest, N.C. 27588
(919)556-3148

NOTES:

-THIS PLAN DOES NOT REFLECT AN
ACTUAL SURVEY. IT IS A PRELIMINARY
PLAN AND SHOULD BE USED FOR ITS
INTENDED PURPOSE ONLY.
-NOT FOR RECORDATION, CONVEYANCES,
OR SALES.

THIS SURVEYOR DOES NOT
WARRANTY THE ACCURACY
OF ARCHITECTURAL DIMENSIONS.
THEY ARE TO BE VERIFIED BY
THE CONTRACTOR.

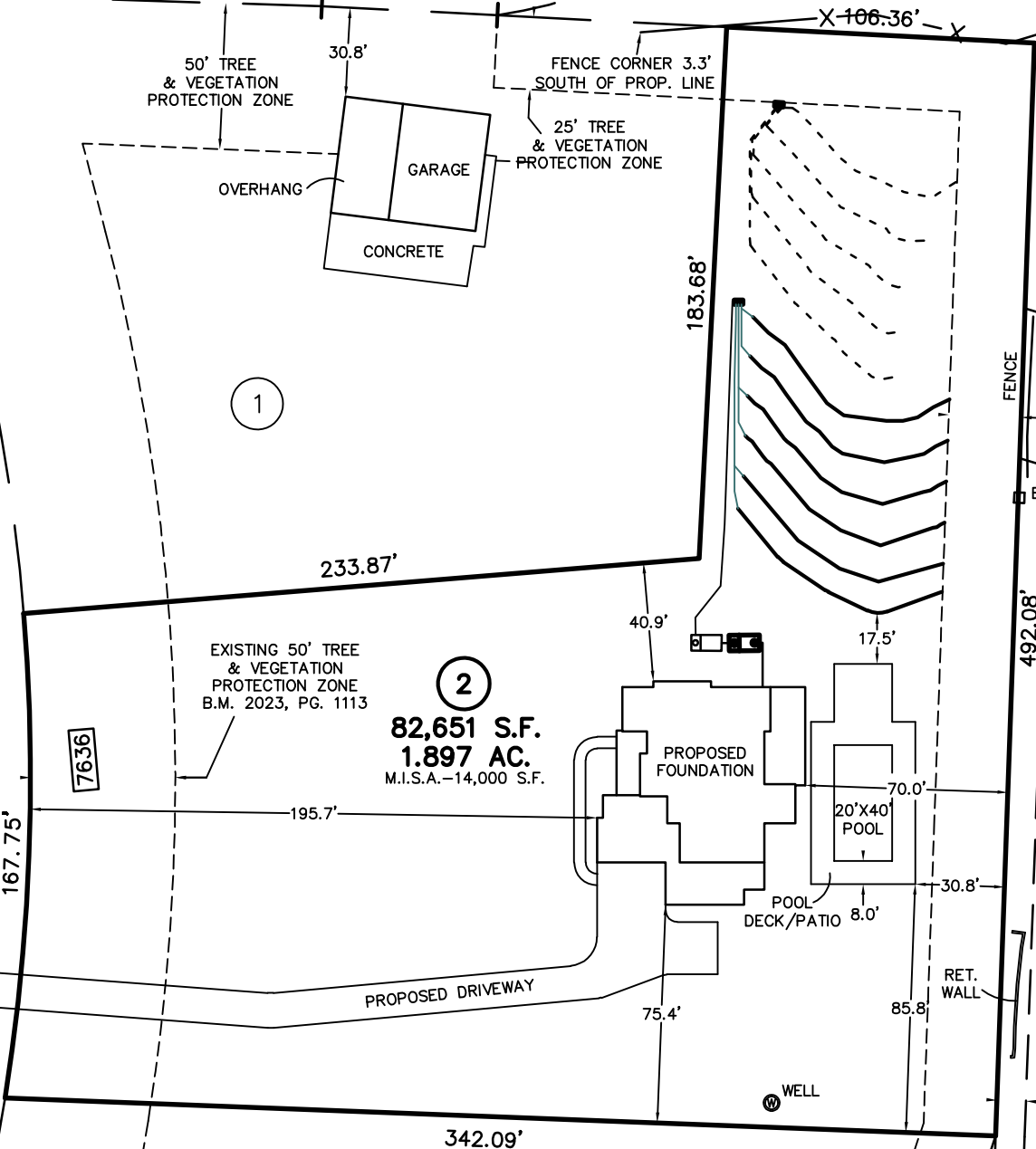
N/F
DENNIS C. BATALLAS
PIN# 1831.07-59-7807
D.B. 12-E, PAGE 1763
B.M. 1999, PAGE 1292

N/F
SCOTT G. SANNER &
KATHRYN L. SANNER
PIN# 1831.07-59-8786
D.B. 11042, PAGE 1058
B.M. 1985, PAGE 2092

LORING LAKE DRIVE 60' PUBLIC R/W

MATHERLY DRIVE 50' PUBLIC R/W

CANONBIE LANE
50' PUBLIC R/W



25' TREE
& VEGETATION
PROTECTION ZONE

21
CANONBIE SUBDIVISION

10' DRAINAGE
EASEMENT PER
B.M. 1985, PG. 2092

PROPERTY LINE
HEREBY REMOVED