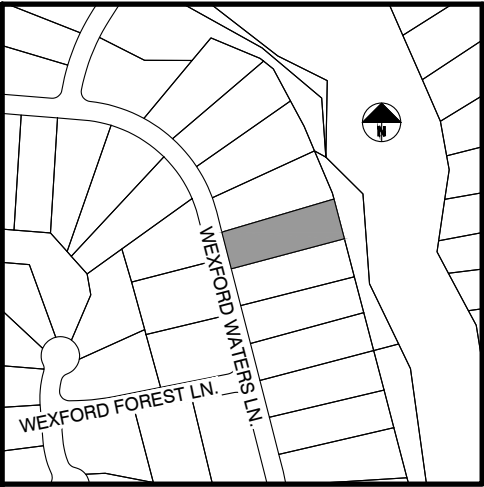




LOCATION MAP
1" = 500'

BUILDING SETBACKS

FRONT	15'
REAR	15'
SIDE	7.5'
CORNER	15'

IMPERVIOUS AREA (S.F.)

HOUSE	4334
DRIVE/WALK	1547
POOL	800
TOTAL	6681
MAX	7480
REMAINING	799

SITE DATA

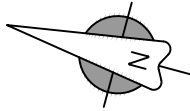
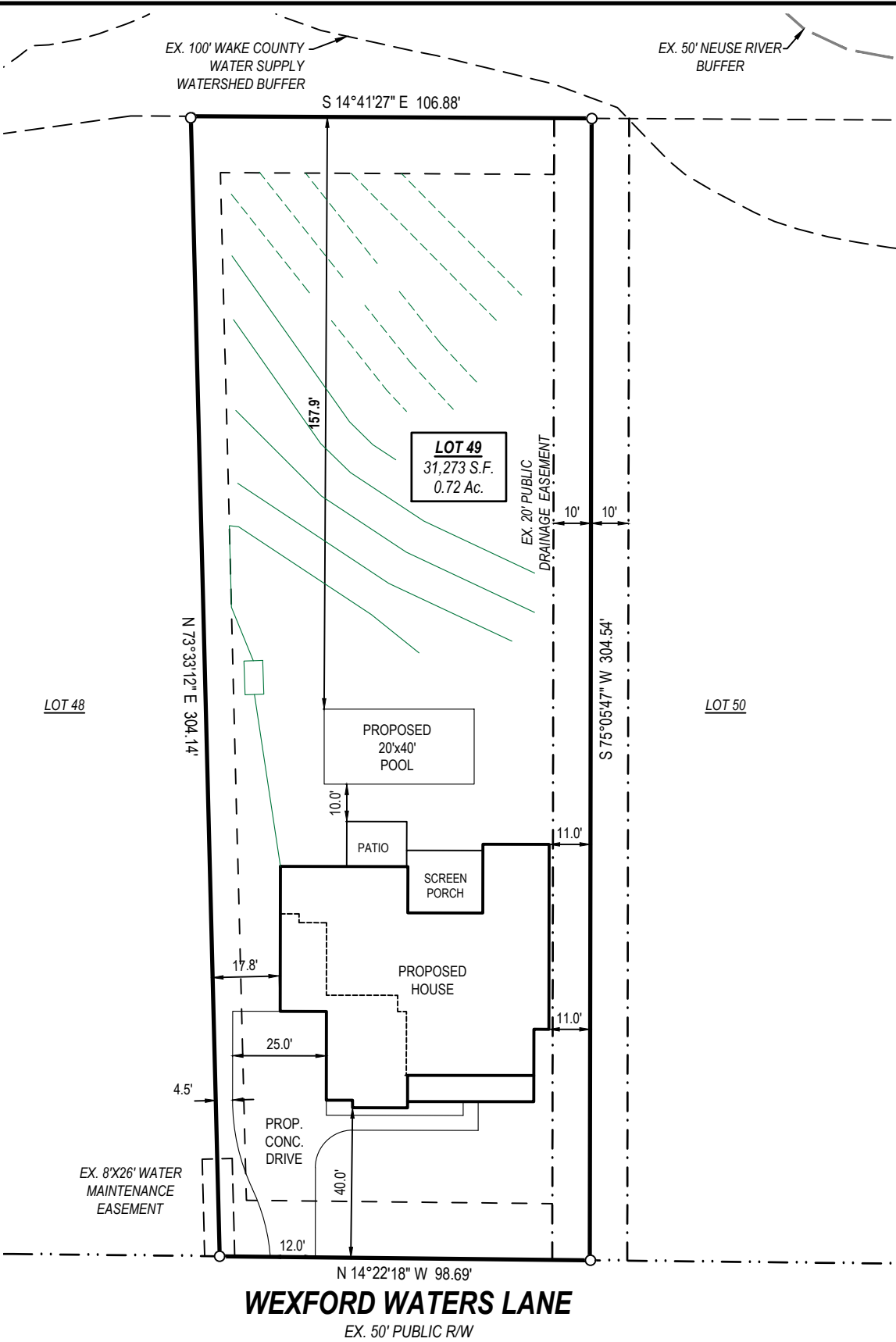
CLIENT	ICG HOMES
SITE ADDRESS	7944 WEXFORD WATERS LN.
PIN	1831-37-8046
DEED REFERENCE	D.B. 19890, PG. 2074
SUBDIVISION	WEXFORD RESERVE, PHASE 2
PLAT REFERENCE	B.M. 2022, PG. 1912-1914, LOT 49
LOT SIZE	0.74 ACRES
ZONING	R-40W

SURVEY NOTES:

- ALL EASEMENTS, RIGHT-OF-WAY'S, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED FROM BOOK OF MAPS 2023, PAGE 1767-1770 UNLESS OTHERWISE NOTED.
- 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.



Jeremy Taylor



B.M. 2023, PG. 1767-1770

0 20 40
SCALE: 1" = 40'

LEGEND:

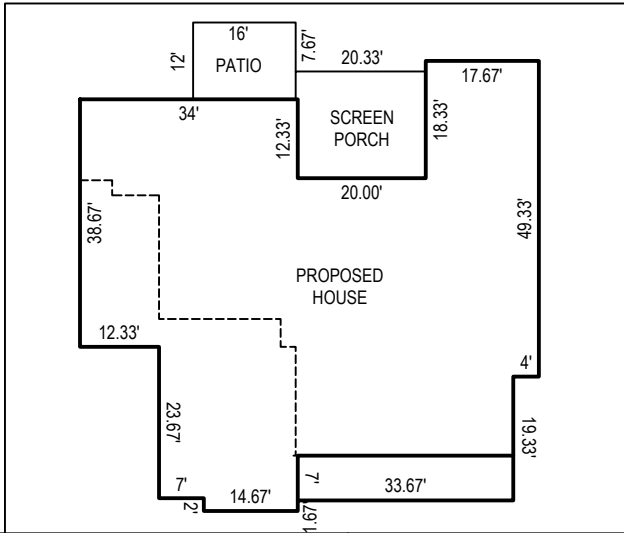
B.M.	Book of Maps	O	Ex. Property Corner
D.B.	Deed Book	●	New 3/4" Iron Pipe
PG.	Page	○	Calculated point
S.F.	Square Feet	◉	Water Meter
AC.	Acres	W	Sanitary Sewer Cleanout
X	Fence	D	Sanitary Sewer Manhole
W	Water pipe	S	Power Pedestal
SS	Sanitary sewer pipe	T	Telephone Pedestal
SD	Storm drain pipe	C	Cable Pedestal
OU	Overhead utility	G	Gas Meter
		H	AC Condenser

LEGEND

———	SEPTIC LINE
- - - - -	SEPTIC LINE (REPAIR)

HOUSE DETAIL

1" = 30'



 TAYLOR LAND CONSULTANTS, PLLC License # P-0829 1600 Olive Chapel Rd., #140 Apex, NC 27502 (919) 801-1104	THE PURPOSE OF THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHOULD NOT BE CONSIDERED AS A CERTIFIED BOUNDARY SURVEY.	SITE PLAN LOT 49 - WEXFORD RESERVE, PHASE 2 WAKE FOREST TOWNSHIP WAKE COUNTY, NORTH CAROLINA	CLIENT ICG HOMES 4020 WAKE FOREST RD. SUITE 306 RALEIGH, NC 27609	REVISIONS		DATE: 06/30/2025
						SHEET: C-01 SITE PLAN