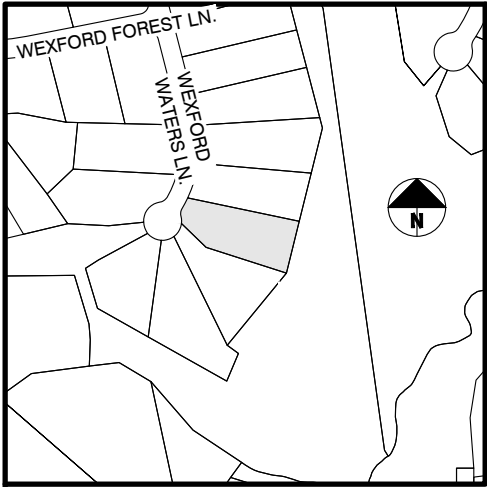




LOCATION MAP
1" = 500'

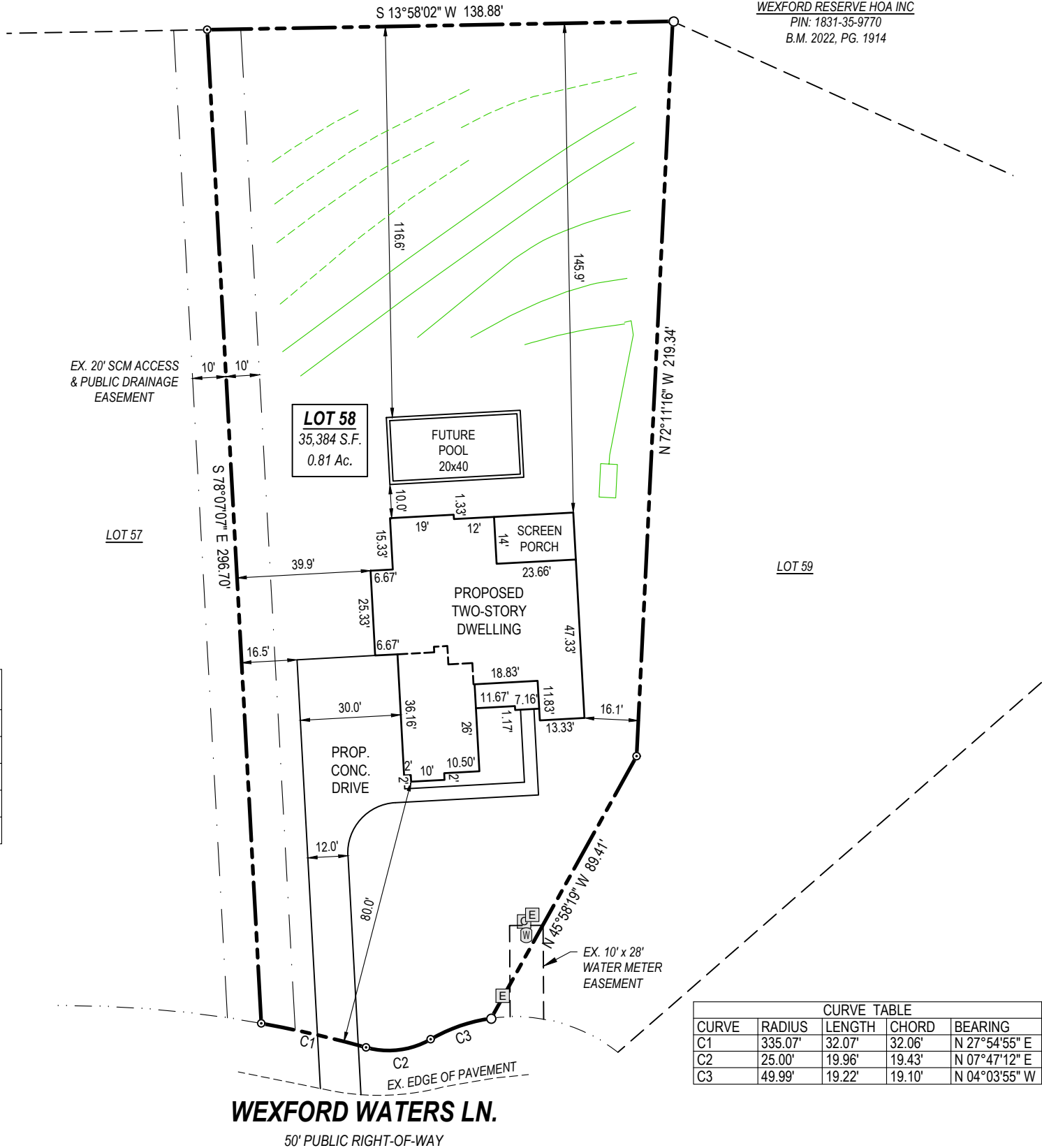
SITE DATA	
CLIENT	ICG HOMES
SITE ADDRESS	7912 WEXFORD WATERS LN.
PIN	1831-36-9162
DEED REFERENCE	D.B. 19890, PG. 2074
SUBDIVISION	WEXFORD RESERVE, PHASE 2
PLAT REFERENCE	B.M. 2022, PG. 1912-1914, LOT 58
LOT SIZE	0.81 ACRES
ZONING	R-40W

BUILDING SETBACKS	
FRONT	15'
REAR	15'
SIDE	7.5'
CORNER	15'

IMPERVIOUS AREA (S.F.)	
HOUSE	3806
DRIVE/WALK	2456
POOL COPING	116
TOTAL	6378
MAX	7480



Jeremy Taylor



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	335.07'	32.07'	32.06'	N 27°54'55" E
C2	25.00'	19.96'	19.43'	N 07°47'12" E
C3	49.99'	19.22'	19.10'	N 04°03'55" W



B.M. 2022, PGS. 1912-1914
0 20 40
SCALE: 1" = 40'

LEGEND:	
B.M.	Book of Maps
D.B.	Deed Book
PG.	Page
S.F.	Square Feet
AC.	Acres
SEPTIC LINE	SEPTIC REPAIR
Ex. Property Corner	New 3/4" Iron Pipe
Calculated point	Water Meter
Power Pedestal	Telephone Pedestal
Cable Pedestal	

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.

LOT DEVELOPMENT PLAN
LOT 58 - 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:
09/22/25
SHEET:
C-01
SITE PLAN