

- LEGEND**
- AC=AIR CONDITIONING UNIT
 - AG=ABOVE GROUND
 - BOC=BACK OF CURB
 - BG=BELOW GROUND
 - CATV=CABLE TV
 - CB=CATCH BASIN
 - CVRD=COVERED
 - DW=CONC DRIVEWAY
 - EB=ELECTRIC BOX
 - EM=ELECTRIC METER
 - EOP=EDGE OF PAVEMENT
 - EP=ELECTRIC PEDESTAL
 - FH=FIREF HYDRANT
 - ICV=IRRIGATION CONTROL VALVE
 - LP=LIGHT POLE
 - MTR=METER
 - N/F=NOW OR FORMERLY
 - PO=PORCH
 - PP=POWER POLE
 - RCP=REINFORCED CONC PIPE
 - R/W=RIGHT OF WAY
 - SC=CLEANOUT
 - SW=SIDEWALK
 - TP=TELEPHONE PEDESTAL
 - TF=TRANSFORMER
 - WM=WATER METER
 - WV=WATER VALVE
 - EIP=EXISTING IRON PIPE
 - ⊙ IRON PIPE SET
 - ⊙ EIR=EXISTING IRON ROD



THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PRELIMINARY

NICHOLAS M. FRENCH, PLS L-4817 DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

GENERAL NOTES:

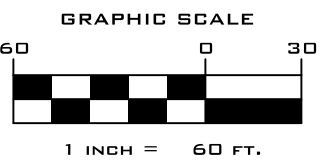
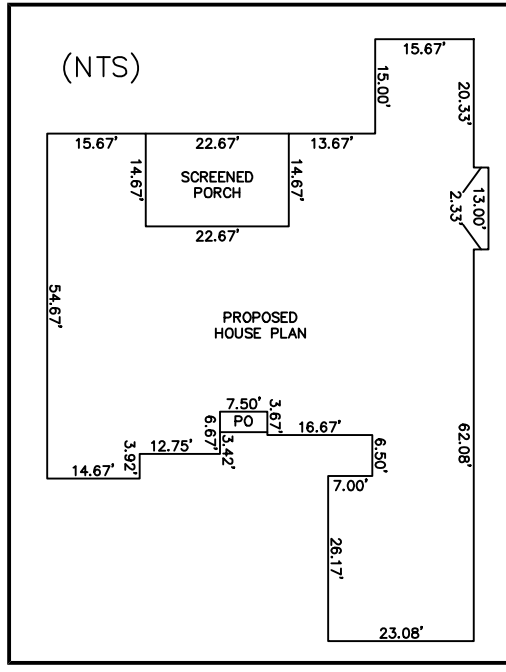
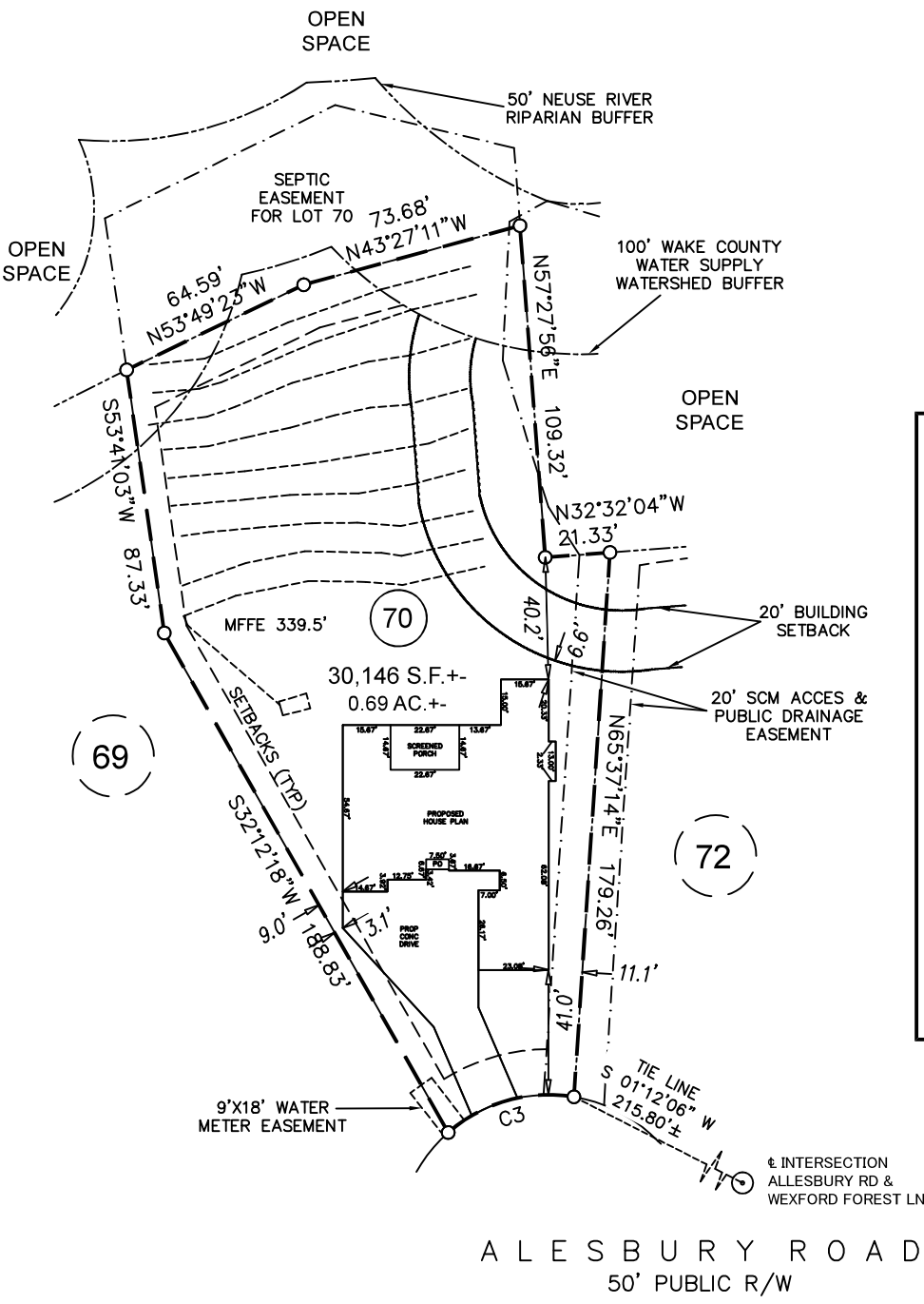
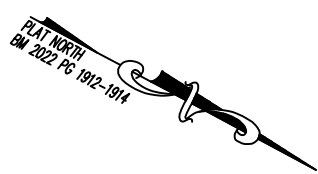
- 1.ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- 2.AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
- 3.LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS SURVEY.
- 4.PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
- 5.THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370368 PANEL 1831, SUFFIX K WAKE COUNTY WITH AN EFFECTIVE DATE OF 07-19-2022.
- 6.DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.
- 7.SEPTIC LINES SACLCD IN FROM PDF PROVIDED BY BUILDER.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C3	50.00'	44.39'	42.95'	S44°00'47"E

PER PLAT
SETBACKS
FRONT 15'
SIDE 7.5'
REAR 15'

IMPERVIOUS AREA
HOUSE 4,342 SQ.FT.
DRIVE TO R/W 2,173 SQ.FT.

TOTAL 6,515 SQ.FT.
ALLOWABLE 8,260 SQ.FT.



ALESBURY ROAD
50' PUBLIC R/W

ECLSGLOBAL

PROJECT:	WEXFORD
DRAWN BY:	MTH
SURVEYED BY:	N/A
SCALE:	1"=60'
FIELD WORK:	DWG DATE:
N/A	09-13-2023

PLOT PLAN
FOR
UPRIGHT BUILDERS
7805 ALESBURY ROAD
LOT 70 WEXFORD RESERVE PHASE 2
WAKE FOREST TWP., WAKE CO., NC
BM 2022 PG 1912-1914

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