

PRELIMINARY

THIS IS A PRELIMINARY DRAWING
AND IS NOT TO BE USED AS A
SURVEY OR TO TRANSFER ANY
PROPERTY SHOWN HEREON.

Required Setbacks

Front	30
Side	10
Rear	30
Corner	

KML PROPERTIES, LLC
D.B. 11259, PG. 2640
B.M. 2005, PGS. 348
PIN 1607-19-2293



Site Plan Reviewed
Wake County Inspections & Permits

This review does not constitute an approval.
This site plan has been reviewed by Wake County Inspections & Permits
Department for compliance with minimum permitting requirements.
Additional site plan requirements, reviews and revisions may be required
by other departments as part of the permitting process.

Torcia Burton
05/20/2025 9:10:17 AM

IMPERVIOUS SURFACE SUMMARY	
PROPOSED DWELLING & PORCHES	3,714 SQ. FT.
PROPOSED DRIVEWAY & SIDEWALK	1,978 SQ. FT.
TOTAL PROPOSED IMPERVIOUS AREA = 5,692 SQ. FT.	
5,692 SQ. FT. DIVIDED BY 30,131 SQ. FT.	
18.9% PROPOSED IMPERVIOUS SURFACE	

CARRIAGE FARM SUBDIVISION
B.M. 2025, PGS. 472-475
PIN 1607-19-5754

12

0.692 ACRE
(30,131 SQ. FT.)

13

CARRIAGE FARM SUBDIVISION
B.M. 2025, PGS. 472-475
PIN 1607-19-5521

THIS SURVEY WAS BALANCED USING THE COMPASS RULE ADJUSTMENT.
ALL DISTANCES ARE U.S. SURVEY FEET HORIZONTAL GROUND
MEASUREMENTS.

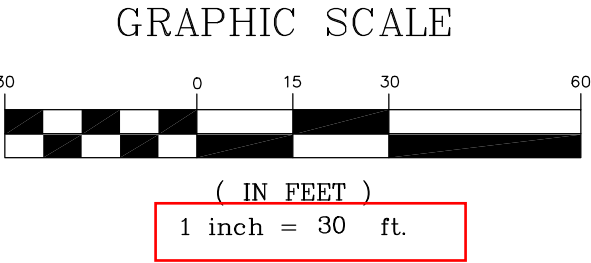
AREA DETERMINED USING COORDINATE METHOD.

REFERENCES: DEED BOOK 18814, PAGE 1865 (PARENT TRACT)
BOOK OF MAPS 2025, PAGES 472 THRU 475

PROPERTY IS ZONED: R-30 (WAKE COUNTY)

PROPERTY ADDRESS: 5856 CARRIAGE GATE DRIVE
RALEIGH, N.C. 27603

MAXIMUM IMPERVIOUS SURFACE AREA = 7,000 SQ.FT.



- LEGEND:
- SURVEYED LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - UNSURVEYED LINE
 - BUFFER LINE
- EIP = EXISTING IRON PIPE FOUND
SIP = NEW IRON PIPE SET
REBF = REBAR FOUND
R/W = RIGHT OF WAY
- IRON SET UNLESS OTHERWISE NOTED
○ IRON FOUND UNLESS OTHERWISE NOTED
— OVER-HEAD UTILITY LINE
TL = TOTAL LENGTH OF LINE

SITE PLAN FOR
PORTER BUILT HOMES, INC.

BOBBY FUQUAY and ASSOCIATES
6525 MAL WEATHERS RD., RALEIGH N.C., 27603
(919) 880-3309

TOWNSHIP: PANTHER BRANCH	COUNTY: WAKE	DATE OF SURVEY N/A	
STATE : NORTH CAROLINA	PIN 1607-19-5653	DATE OF MAP 05-15-2025	DRAWING
SCALE: 1" = 30'	ZONE: R-30	CHECK AND CLOSURE BY: BOF	202519