

BUILDING SETBACKS TOWNHOMES
FRONT - 19'
GARAGE TO BACK OF SIDEWALK = 20'
REAR - 10'
SIDE - 5'
SIDE STREET - 10'
RCA = 10'

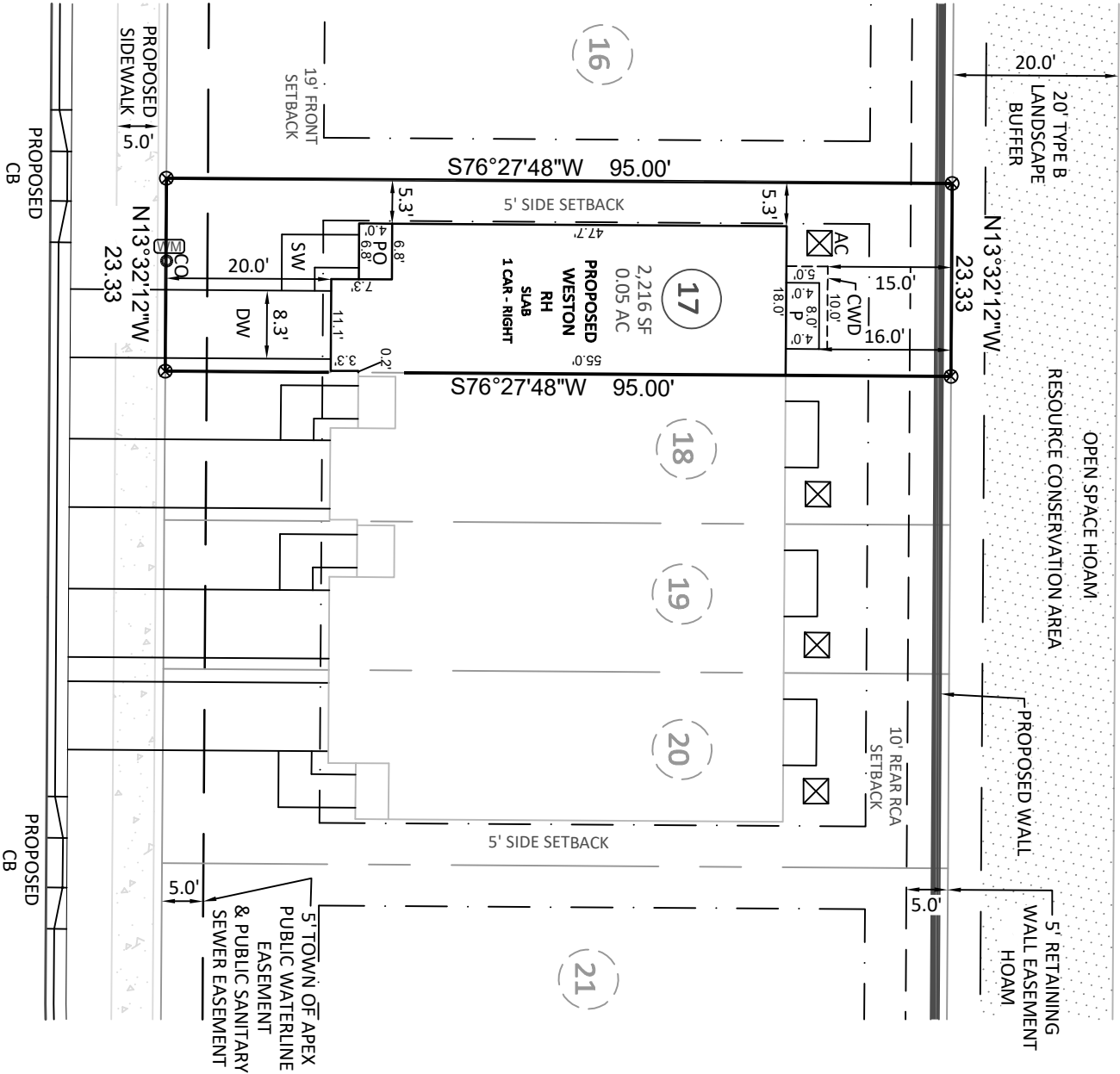


LOT 17 INFORMATION:

PIN: 0742799951
REFERENCE: DB, 19632, PGS. 100
TOTAL LOT AREA = 0.05 AC = 2,216 SF
TOWNHOUSE = 940 SF
FRONT PORCH = 27 SF
SIDEWALK/STEPS = 49 SF
DRIVEWAY (TO P/L) = 165 SF
PATIO = 32 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 1,222 SF
PERCENT IMPERVIOUS = 55.14%
AREA NOT INCLUDED IN IMPERVIOUS CALCULATIONS:
PROPOSED WALL = 23 SF

NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. AS REFERENCED HEREON, NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
- 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.
- SETBACKS PER BM 2026 PGS 16-21
- ZONING: PUD-CZ / #22CZ13
- SHARED/PARTY WALL EXTENSIONS AND PORCHES MAY CROSS PROPERTY LINES BETWEEN UNITS BASED ON CONSTRUCTION DESIGN.
- BUILDER/DEVELOPER: BAKER RESIDENTIAL OF THE CAROLINAS
3800 PARAMOUNT PARKWAY, SUITE 100
MORRISVILLE, NC 27560



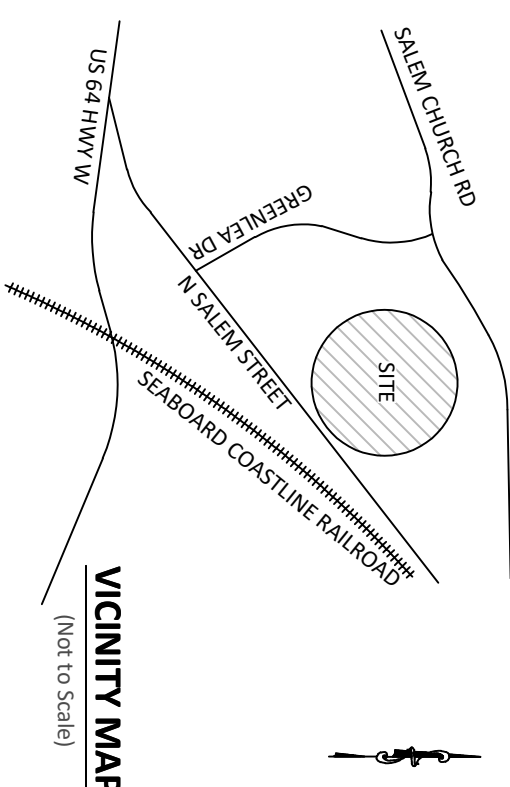
CABLE CT
50' PUBLIC RW



Bateman Civil Survey Company

Engineers • Surveyors • Planners

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NCBELS Firm No. C-2378



LEGEND

- PO = COV. FRONT PORCH/PATIO
CP = COV. REAR PORCH/PATIO
CWD = CANTILEVER WOOD DECK
SW = SIDEWALK
DW = CONCRETE DRIVEWAY
SP = SCREENED PORCH/PATIO
P = CONCRETE PATIO
X = COMPUTED POINT
O = IRON PIPE FOUND (IPF)
● = IRON PIPE SET (IPS)
X = SCRIBE SET (SS)
W = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
C = CABLE PEDESTAL
M = SEWER MANHOLE
T = TELEPHONE PEDESTAL
CB = CATCH BASIN/CURB INLET
L = LIGHT POLE
H = HAND HOLE/UTILITY VAULT
E = ELECTRIC BOX/TRANSFORMER
F = FIRE HYDRANT (FH)
DI = DRAIN INLET/YARD INLET
G = GAS METER
E = ELECTRIC METER
RW = RIGHT OF WAY
P/L = PROPERTY LINE
HOAM = HOME OWNERS ASSOCIATION MAINTAINED
- This map is of an existing parcel of land and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.

PRELIMINARY

BUILDER TO VERIFY HOUSE LOCATION
DIMENSIONS AND REVIEW TOTAL
IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN
FOR
BAKER RESIDENTIAL
OF THE CAROLINAS

PARC AT BRADLEY FARM - LOT 17
626 CABLE CT, APEX, NC
WHITE OAK TOWNSHIP, WAKE COUNTY

DATE: 4/7/25 DRAWN BY: AMG CHECKED BY: SAW

REFERENCE: BM 2026 PGS 16-21 BCS# 250930 SCALE: 1" = 20'