

NOTES

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF F. REX COOPER, PLS.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCE AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
3. AREAS COMPUTED BY COORDINATE METHOD.
4. ALL IRONS SET ARE 3/4" IRON PIPE UNLESS SPECIFIED OTHERWISE.
5. PROPERTY LIES IN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS #3720181200K, DATED 07/19/2022 & #3720181100K, DATED 07/19/2022.
6. SITE ZONED "R-40W" PER WAKE COUNTY GIS.
7. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
8. THIS PLAN HAS BEEN PREPARED FOR PERMITTING PURPOSES.
9. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS BY THIS FIRM.
10. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS
11. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF THE PROPOSED STRUCTURES AT 7657 STONY HILL ROAD, WAKE FOREST, NC 27587.
12. PROPOSED HOUSE STRUCTURE PLACEMENT WAS COMPLETED BY CLIENT. SURVEYOR DOES NOT CERTIFY TO COMPLIANCE WITH ANY APPLICABLE CODES OR REQUIREMENTS BY THE GOVERNING BODY.
13. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
14. BUILDING SETBACKS (PER WAKE COUNTY UDO 5-11-1)
FRONT: 30', SIDE: 15', REAR: 30'
15. PROPOSED SEPTIC AREA, SEPTIC TANK AND WELL LOCATIONS ARE PER A SEPTIC SYSTEM LAYOUT PROVIDED BY CENTRAL CAROLINA SOIL CONSULTING, PLLC, DATED 1/26/26.

LEGEND

	BOUNDARY CORNER FOUND
	BOUNDARY CORNER SET
	COMPUTED POINT
	SITE BENCHMARK
	UTILITY MANHOLE
	UTILITY METER
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	A/C UNIT
	CLEAN OUT
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
DB	DEED BOOK
BM	BOOK OF MAPS
PG	PAGE
N/F	NOW OR FORMERLY
RCP	REINFORCED CONCRETE PIPE
LF	LINEAR FEET
SW	CONCRETE SIDEWALK
PO	COVERED PORCH
SP	SCREENED PORCH
DW	CONCRETE DRIVEWAY
ADU	ACCESSORY DWELLING UNIT
ELEV	ELEVATION
	PROPERTY LINE
	RIGHT OF WAY LINE
	ADJOINER LINE
	SETBACKS
	BUFFER
	EDGE OF PROPOSED GRAVEL
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FENCE
	SILT FENCE
	LIMITS OF DISTURBANCE (LOD)
	PROPOSED GRAVEL ROAD

LOT INFORMATION

OWNER: JOHN HENDRICKSON
STEVEN COSTELLO

ADDRESS:
7657 STONY HILL ROAD
WAKE FOREST, NC 27587

PIN: 01812501186
DEED: DB 19933 PG 1882

LAND USE: VACANT
ETJ: WAKE COUNTY
ZONING: R-40W

LOT AREA: 213,982 SF / 4.912 AC
MAX. IMPERVIOUS ALLOWED: 30%

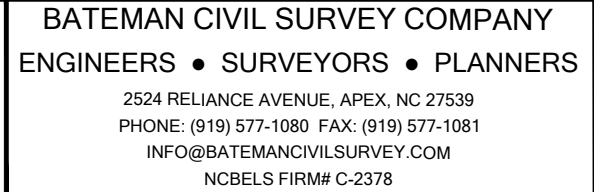
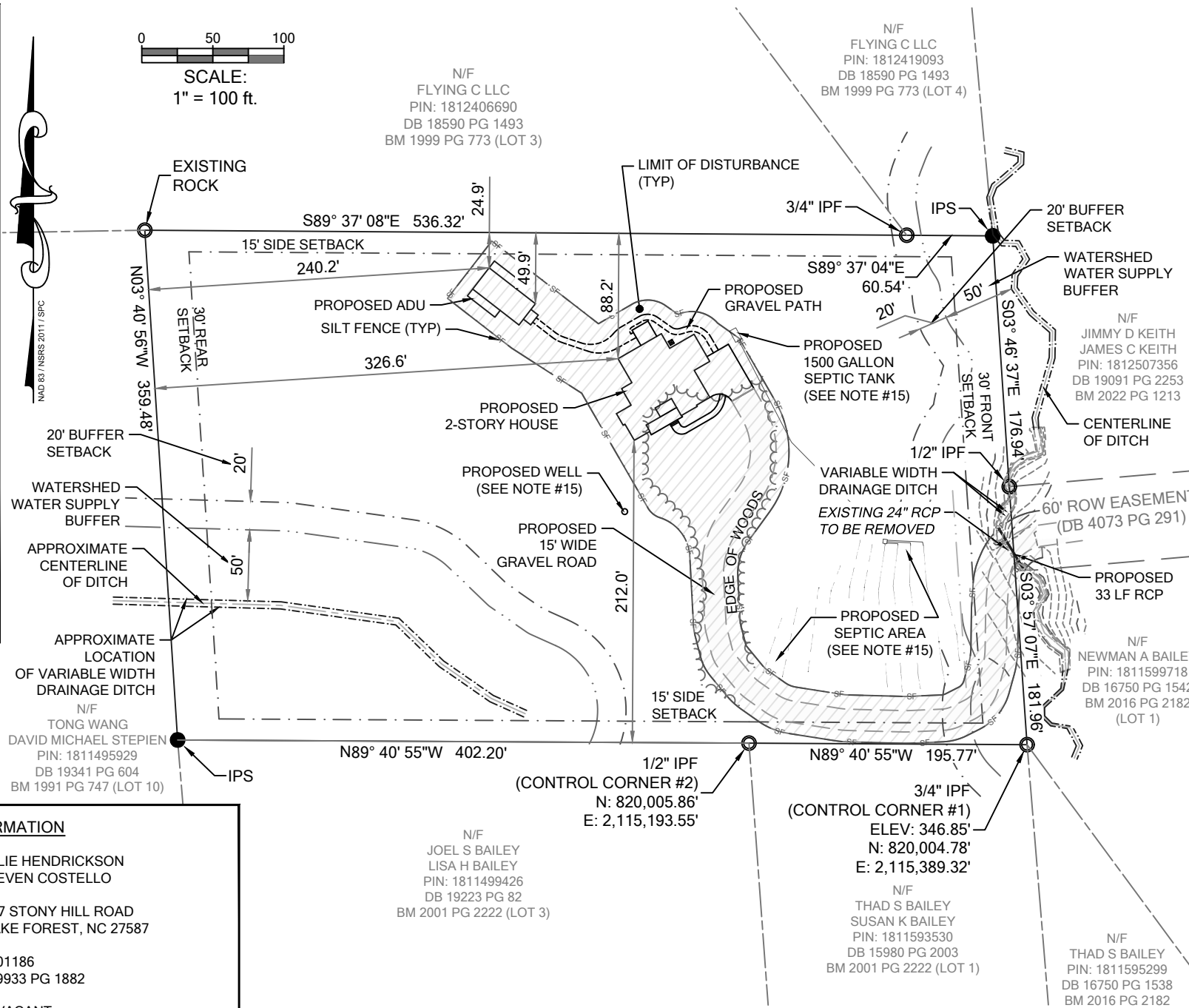
PROPOSED IMPERVIOUS:

HOUSE: 2,894 SF
DRIVEWAY: 929 SF
COVERED PORCH: 191 SF
STEPS: 12 SF
CONCRETE PATIOS: 448 SF
SIDEWALK: 205 SF
SCREENED PORCH: 160 SF
AC PAD: 9 SF
ADU: 780 SF

TOTAL IMPERVIOUS: 5,628 SF
PERCENT IMPERVIOUS: 2.63%

Diagram of the Proposed ADU showing dimensions and setbacks. The building footprint is a rectangle with a width of 24.5' and a depth of 41.3'. The setbacks are 6.0' on the top, bottom, and left sides, and 6.5' on the right side. The total width of the lot is 36.5' (24.5' + 12.0'). The total depth of the lot is 51.2' (41.3' + 9.9'). The inset shows the building footprint and setbacks.

INSET
1"=40'



VICINITY MAP - NTS

The map shows a network of streets including PERRY BLUFF DR, DELILIA LN, STONY HILL RD, STONEWYCK LN, RIVERMEAD LN, BUD MORRIS RD, and WILDHURST LN. A rectangular box labeled "SITE" is located in the center of the map, north of BUD MORRIS RD and west of STONY HILL RD. A north arrow is located in the top right corner.

F. Rex Cooper

Digitally signed by Rex Cooper
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E=f.cooper@batemancivilsurvey.com,
OU=Surveys, O=BCSC, CN=Rex
Cooper
Date: 2026.02.03 12:53:38-05'00'

NORTH CAROLINA
PROFESSIONAL
SEAL
L-4269
LAND SURVEYOR
F. REX COOPER

F. REX COOPER, PLS
NC LICENSE NO. L-4269

DATE

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE,
OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR

THIS MAP IS OF AN EXISTING PARCEL OF LAND AND IS ONLY
INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS
NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

PLOT PLAN SURVEY
EXCLUSIVELY FOR
COPPER BUILDERS, LLC

7657 STONY HILL ROAD, WAKE FOREST, NC
NEW LIGHT TOWNSHIP, WAKE COUNTY

DATE: 01/22/26 DRAWN BY: JKF CHECKED BY: FRC

BCS# 250309 REFERENCE: DB 19933 PG 1882 SCALE: 1" = 100'