

PRELIMINARY PLOT PLAN:

BRIAN TOBIN

LOT 26, WEXFORD RESERVE SUBDIVISION, PHASE 1
ADDRESS: 2957 WEXFORD POND WAY
WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
PIN: 1831-46-6639
DEED BOOK 19627, PAGE 900 (SOURCE OF TITLE)
BOOK OF MAPS 2019, PAGE 916
ZONE: R-40W



System =
Repair =
STIPT = 1200 gallon septic and pump tanks

RBPR 127825-2024

WAKE COUNTY N.C. P.D.I.
REVISED SITE PLAN

NOTE:
SYSTEM AND REPAIR AREAS PROVIDED BY
CENTRAL CAROLINA SOIL CONSULTING

LOT 26
SEPTIC DRAIN
FIELD EASEMENT
(B.M. 2019, PG. 916)

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
4. DASHED LINES REPRESENT LINES NOT SURVEYED BY THIS OFFICE.
5. NO GRID MONUMENT FOUND WITHIN 2000' OF PROPERTY.

THIS PROPERTY IS NOT LOCATED IN A
F.E.M.A. 100 YEAR FLOOD HAZARD AREA.
REFERENCE: F.E.M.A. COMMUNITY PANEL
NO. 3720183100K
EFFECTIVE DATE: 7/19/2022

NOTE:

NO DETERMINATION HAS BEEN MADE
BY THE SURVEYOR AS TO THE
EXISTENCE OF THE FOLLOWING.

- WETLANDS
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS

(B.M. 2019, PG. 916)

LEGEND

- EIP ● = EXISTING IRON PIPE
ERB ● = EXISTING REBAR
CP ○ = CALCULATED POINT
(NOT FOUND OR SET)
R/W = RIGHT-OF-WAY
N/F = NOW OR FORMERLY
MBL = MINIMUM BUILDING
SETBACK LINE

**MINIMUM BUILDING
SETBACKS**

FRONT: 15'
SIDE: 7.5'
REAR: 15'

REFERENCES

1. D.B. 19627, PG. 900
2. B.M. 2019, PG. 916
3. ALL DEEDS AND MAPS
WITH ADJOINERS.
4. WAKE COUNTY G.I.S. INFO.

PROPOSED IMPERVIOUS SURFACES:

DWELLING: 3,285 SQ. FT.
CONCRETE DRIVE & WALK: 1,574 SQ. FT.
PORCHES: 372 SQ. FT.

TOTAL: 5,231 SQ. FT.
TOTAL ALLOWABLE: 7,500 SQ. FT.

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	144.17	493.00	N23° 19' 43"E	143.66

Required Setbacks

Front 15

Side 7.5

Rear 15

Corner

PRELIMINARY PLOT,
NOT FOR RECORDATION,
SALES OR CONVEYANCES.

STEWART-PROCTOR

ENGINEERING and SURVEYING
319 CHAPANOKE ROAD, SUITE 106
RALEIGH, NC 27603 (LICENSE # P-0148)
TEL. 919 779-1855 FAX 919 779-1661

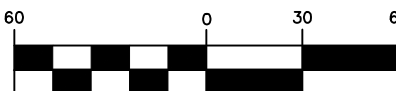
DATE 08/15/2024

DRAWING

WEXFORD POND
WAY 2957

SCALE 1"=60'

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

