

LOT 26 INFORMATION:

PIN: 0743801023
REFERENCE: DB, 19632, PG. 100
TOTAL LOT AREA = 0.05 AC = 2,331 SF
TOWNHOUSE = 940 SF
FRONT PORCH = 27 SF
SIDEWALK/STEPS = 22 SF
DRIVEWAY (TO P/L) = 247 SF
PATIO = 32 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 1,277 SF
PERCENT IMPERVIOUS = 54.78%



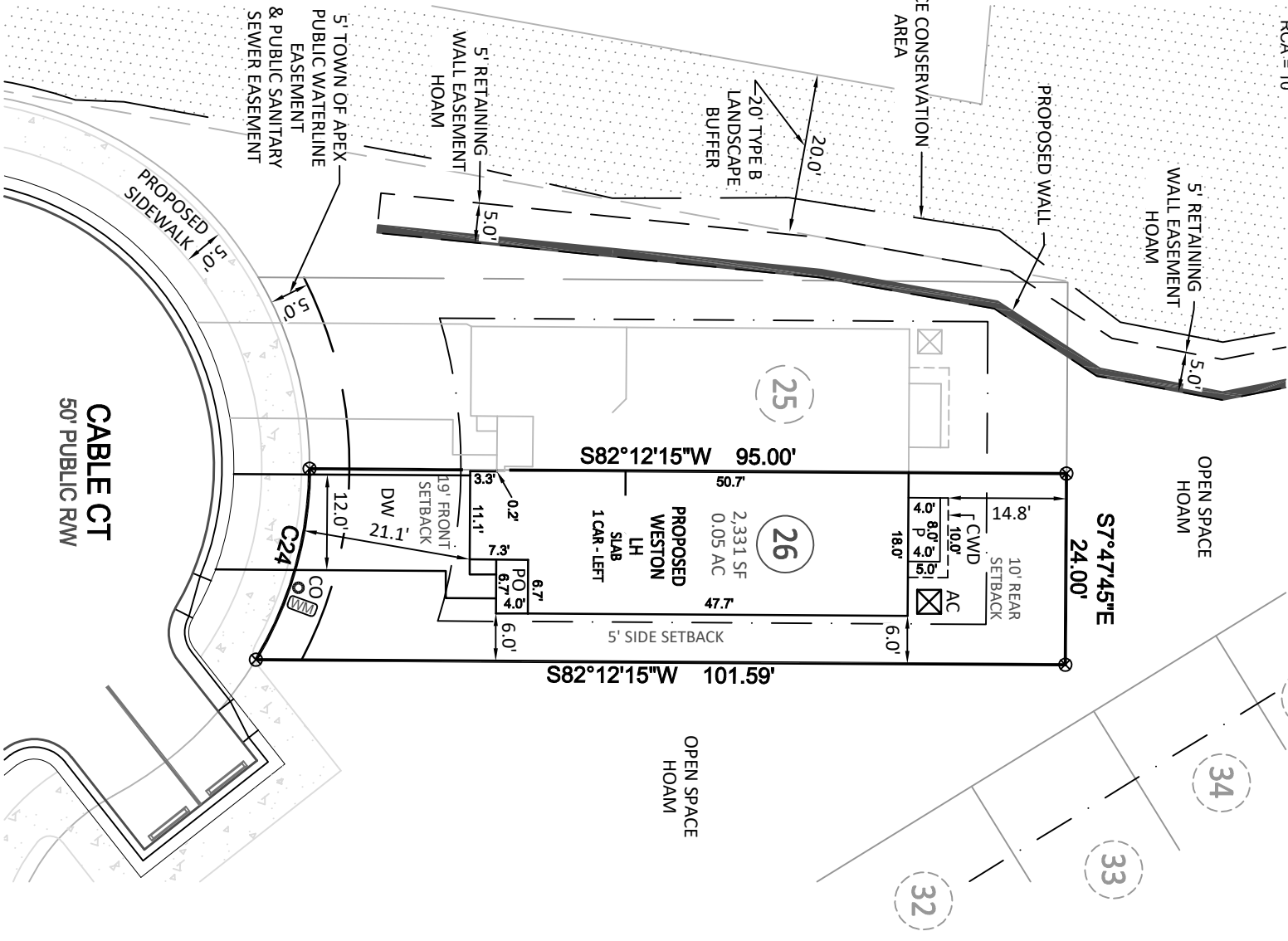
NOW OR FORMERLY
WILLIAM M COMPITELLO &
MARTHA P COMPITELLO
PIN: 0743709391
DB, 12459 PG. 2138

NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. 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.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
5. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. AS REFERENCED HEREON.
7. 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.
8. 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.
9. SETBACKS PER BM 2026 PGS 16-21
10. ZONING: PUD-CZ / #22CZ13
11. SHARED/PARTY WALL EXTENSIONS AND PORCHES MAY CROSS PROPERTY LINES BETWEEN UNITS BASED ON CONSTRUCTION DESIGN.
12. BUILDER/DEVELOPER: BAKER RESIDENTIAL OF THE CAROLINAS
3800 PARAMOUNT PARKWAY, SUITE 100
MORRISVILLE, NC 27560

BUILDING SETBACKS TOWNHOMES

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

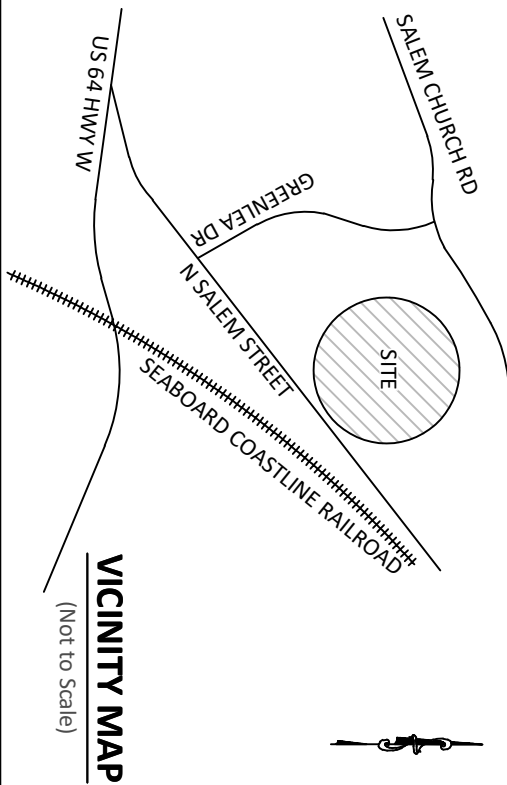


CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C24	47.00'	25.19'	S07°33'27"W
			CHORD 24.89'



Bateman Civil Survey Company

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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
- ⊗ = COMPUTED POINT
- = IRON PIPE FOUND (IPF)
- = IRON PIPE SET (IPS)
- X = SCRIBE SET (SS)
- ⓧ = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER
- ⊙ = CABLE PEDESTAL
- ⊕ = SEWER MANHOLE
- ⊞ = TELEPHONE PEDESTAL
- CB = CATCH BASIN/CURB INLET
- ⊛ = LIGHT POLE
- ⊞⊞ = HAND HOLE/UTILITY VAULT
- ⊞⊞ = ELECTRIC BOX/TRANSFORMER
- ⊞⊞ = FIRE HYDRANT (FH)
- DI = DRAIN INLET/YARD INLET
- G = GAS METER
- E = ELECTRIC METER
- R/W = RIGHT OF WAY
- P/L = PROPERTY LINE
- HOAM = HOME OWNERS ASSOCIATION MAINTAINED

PRELIMINARY

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.

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 26
615 CABLE CT, APEX, NC
WHITE OAK TOWNSHIP, WAKE COUNTY

DATE: 3/18/26 DRAWN BY: LCJ CHECKED BY: SAW

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