

PRELIMINARY PLOT PLAN FOR
BLUESTONE BUILDERS

LOT 79, THE RESERVE AT FALLS LAKE, PH.4

7441 SUMMER Tanager TRAIL

REF: D.B. 19422, PAGE 1906

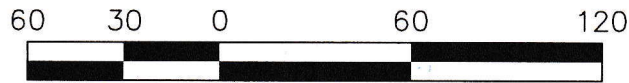
REF: B.M. 2023, PAGE 1421

BARTONS CREEK TOWNSHIP

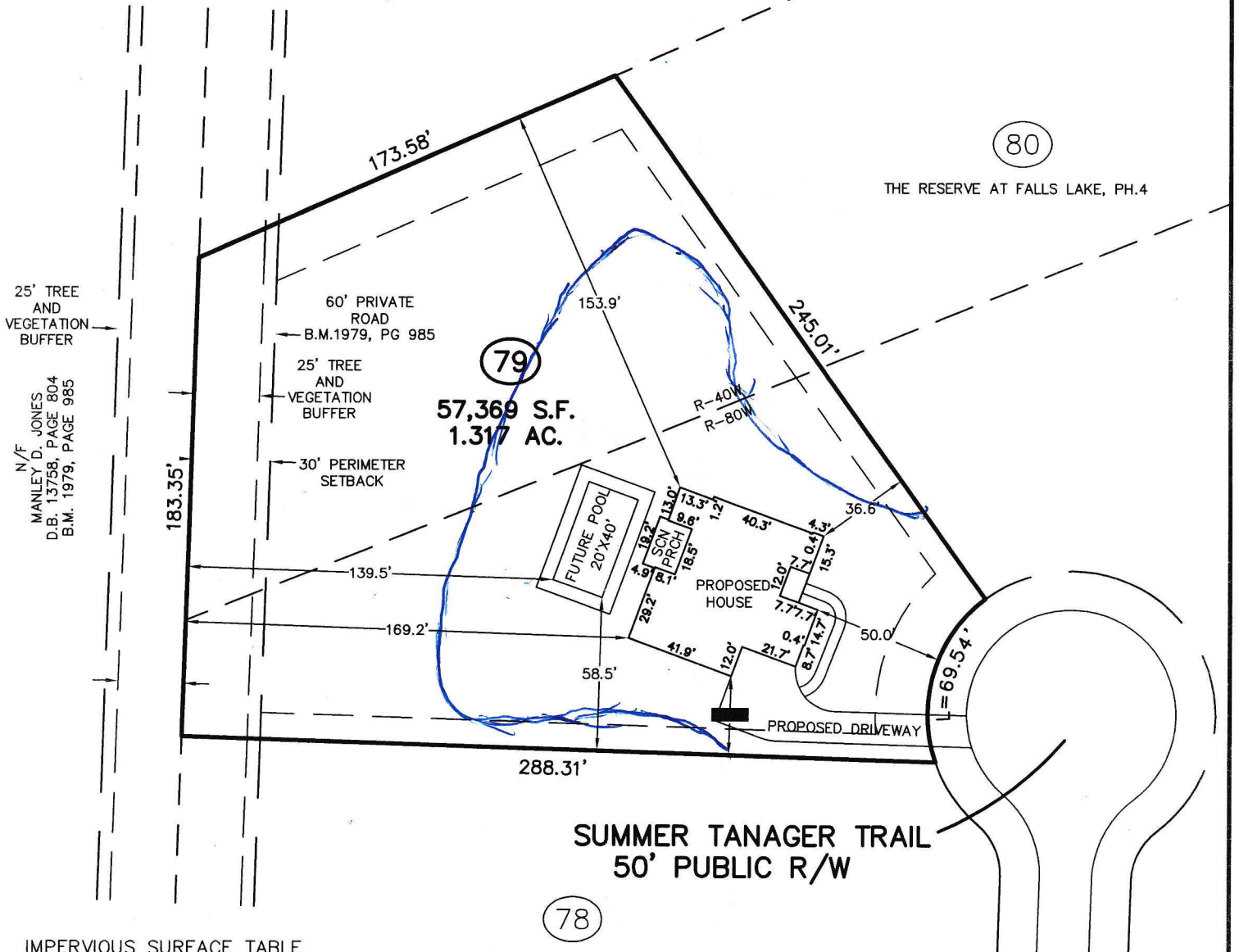
WAKE COUNTY, NORTH CAROLINA

MARCH 20, 2025

ZONED R-80W



SCALE 1"=60'



25' TREE
AND
VEGETATION
BUFFER

N/F
MANLEY D. JONES
D.B. 13758, PAGE 804
B.M. 1979, PAGE 985

60' PRIVATE
ROAD
B.M.1979, PG 985

25' TREE
AND
VEGETATION
BUFFER

30' PERIMETER
SETBACK

57,369 S.F.
1.317 AC.

FUTURE POOL
20'x40'

PROPOSED
HOUSE

PROPOSED DRIVEWAY

SUMMER Tanager TRAIL
50' PUBLIC R/W

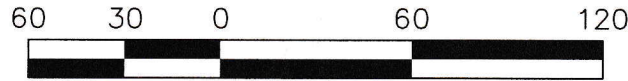
IMPERVIOUS SURFACE TABLE

HOUSE	3,371 S.F.
SCREEN PORCH	244 S.F.

THE RESERVE AT FALLS LAKE, PH.4

THIS SURVEYOR DOES NOT

ZONED R-80W



79

57,369 S.F.
1.317 AC.

60' PRIVATE ROAD
B.M. 1979, PG 985

25' TREE AND VEGETATION BUFFER

30' PERIMETER SETBACK

173.58'

153.9'

245.01'

183.35'

139.5'

169.2'

288.31'

58.5'

41.9'

12.0'

21.7'

8.7'

14.7'

50.0'

69.54'

PROPOSED HOUSE

PROPOSED DRIVEWAY

FUTURE POOL
20' X 40'

SCV
R1
PRCH
18.5'

13.3'

9.6'

1.2'

40.3'

36.6'

15.3'

7.77'

0.4'

80

THE RESERVE AT FALLS LAKE, PH.4

78

SUMMER TANAGER TRAIL
50' PUBLIC R/W

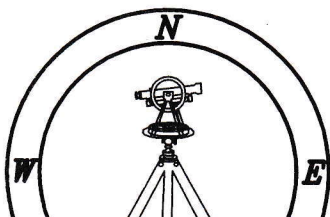
25' TREE AND VEGETATION BUFFER

N/F
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D.B. 13758, PAGE 804
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IMPERVIOUS SURFACE TABLE

HOUSE	3,371 S.F.
SCREEN PORCH	244 S.F.
DRIVEWAY	1,460 S.F.
SIDEWALKS	211 S.F.
POOL APRON	700 S.F.
MISC/UTILITIES	18 S.F.
TOTAL IMPERVIOUS AREA	6,004 S.F.
MAXIMUM IMPERVIOUS ALLOWED	9,000 S.F.

THIS SURVEYOR DOES NOT
WARRANTY THE ACCURACY
OF ARCHITECTURAL DIMENSIONS.
THEY ARE TO BE VERIFIED BY
THE CONTRACTOR.



CMP

Professional Land Surveyors
C-1525

-THIS PLAN DOES NOT REFLECT AN ACTUAL SURVEY. IT IS A PRELIMINARY PLAN AND SHOULD BE USED FOR ITS INTENDED PURPOSE ONLY.