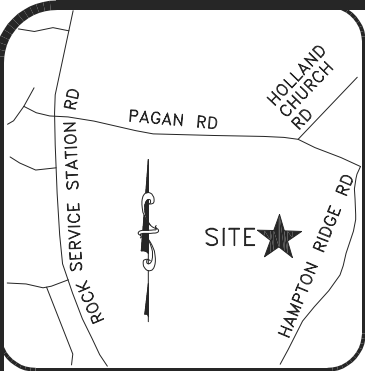




VICINITY MAP (NTS)

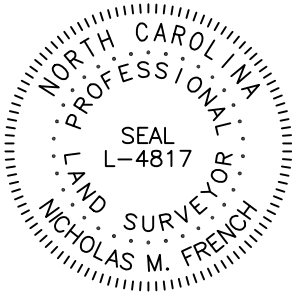
SETBACKS:

P.B. 2025, PG. 472-475

FRONT 30'
SIDE 10'
REAR 30'

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- NIP - NEW IRON PIPE SET
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- SW - SIDEWALK
- PO - PORCH
- N/F - NOW OR FORMERLY
- CVRD - COVERED
- CB - CATCH BASIN
- EOP - EDGE OF PAVEMENT
- BOC - BACK OF CURB



RBPR-151083-2025

CERTIFICATE OF ACCURACY & MAPPING

I **NICHOLAS M. FRENCH** PLS CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY DONE UNDER MY SUPERVISION, AND THAT THE ERROR OF CLOSURE AS COMPUTED BY CO-ORDINATES IS LESS THAN 1:10,000.

PRELIMINARY

NICHOLAS M. FRENCH, PLS L-4817

DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.

3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.

4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.

5. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370368 PANEL 1607, SUFFIX K, WAKE COUNTY WITH AN EFFECTIVE DATE OF 07/19/2022.

6. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.

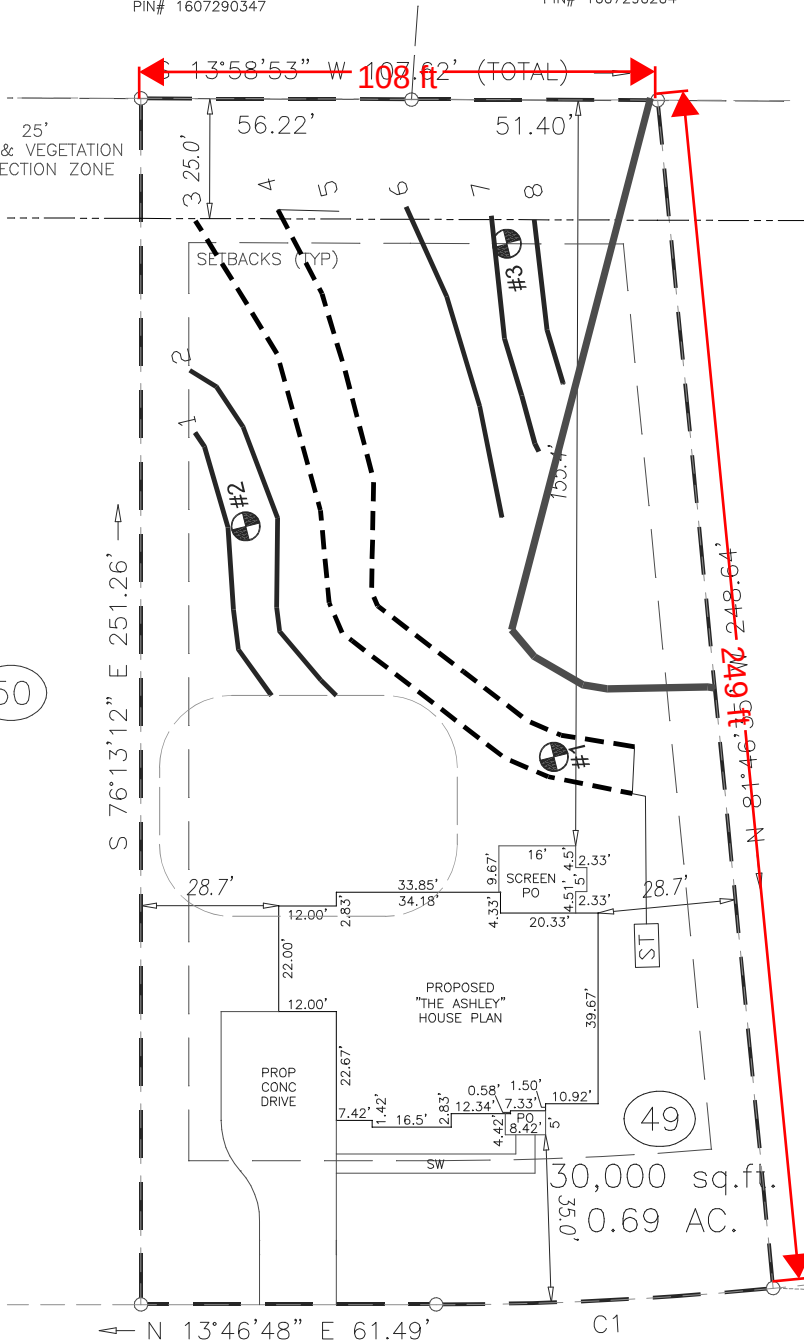
IMPERVIOUS SURFACE TABLE

HOUSE	2,994 S.F.
DRIVEWAY	1,242 S.F.
SIDEWALKS	182 S.F.
TOTAL IMPERVIOUS AREA	4,418 S.F.
MAX. ALLOWED IMPERVIOUS	7,000 S.F.
TOTAL LOT AREA	30,000 S.F.
PERCENTAGE OF IMPERVIOUS AREA	14.73%

Required Setbacks

Front	30
Side	10
Rear	30
Corner	

REVISION: SEPTIC ADDED PER REQUEST 07-10-2025 VH



5865 CARRIAGE GATE DRIVE
50' PUBLIC R/W

GRAPHIC SCALE



1 INCH = 40 FT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	725.00'	70.31'	70.28'	N 11°00'07" E

PRELIMINARY

PROJECT:	CARRIAGE FARM
DRAWN BY:	MTH
SURVEYED BY:	N/A
FIELD WORK:	N/A
DWG DATE:	05/05/2025

PLOT PLAN
FOR
WARDSON CONSTRUCTION INC.
5865 CARRIAGE GATE DR
LOT 49 CARRIAGE FARM SUBDIVISION
PANTHER BRANCH TWP., WAKE CO., NC
P.B. 2025, PG. 472-475 PIN: 1607197396

ECLS
GLOBAL, INC.
U.S. VETERAN-OWNED
19 N MCKINLEY ST
COATS, NC 27521
910.897.3257 ECLS@GLOBALINC.COM
910.897.2329 (FAX) CO#C-4175