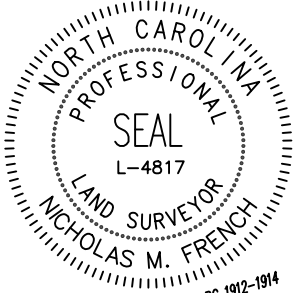


VICINITY MAP (NTS)

- LEGEND**
- AC=AIR CONDITIONING UNIT
 - AG=ABOVE GROUND
 - BOC=BACK OF CURB
 - BG=BELOW GROUND
 - CATV=CABLE TV
 - CB=CATCH BASIN
 - CVRD=COVERED
 - DW=CONC DRIVEWAY
 - EB=ELECTRIC BOX
 - EM=ELECTRIC METER
 - EOP=EDGE OF PAVEMENT
 - EP=ELECTRIC PEDESTAL
 - FH=FIREF HYDRANT
 - ICV=IRRIGATION CONTROL VALVE
 - LP=LIGHT POLE
 - MTR=METER
 - N/F=NOW OR FORMERLY
 - PO=PORCH
 - PP=POWER POLE
 - RCP=REINFORCED CONC PIPE
 - R/W=RIGHT OF WAY
 - SCC=CLEANOUT
 - SW=SIDEWALK
 - TP=TELEPHONE PEDESTAL
 - TF=TRANSFORMER
 - WM=WATER METER
 - WV=WATER VALVE
 - EIP=EXISTING IRON PIPE
 - IRON PIPE SET
 - EIR=EXISTING IRON ROD



OPEN SPACE

SETBACKS PER
B.M.2022,
PGS.1912-1914

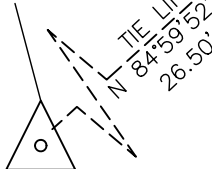
FRONT	15'
SIDE	7.5'
REAR	15'
SIDE STREET	15'

IMPERVIOUS AREA

HOUSE	3,997 SQ.FT.
DRIVE	1,348 SQ.FT.
WALK	270 SQ.FT.
TOTAL	5,615 SQ.FT.
MAX ALLOWABLE	7,480 SQ.FT.

LIMITS OF DISTURBANCE AREA
24,614 SQ.FT.
0.57 ACRE

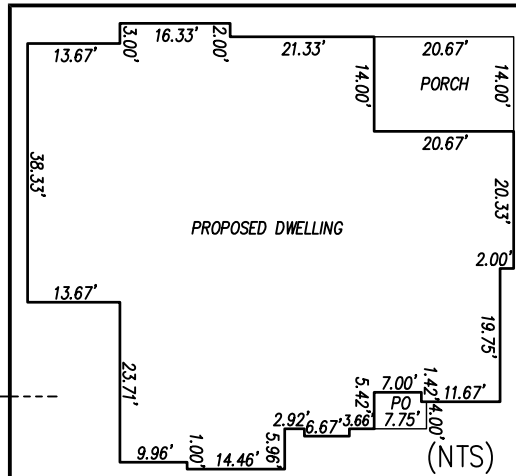
INTERSECTION OF
WEXFORD WATERS LANE &
WEXFORD FOREST LANE



WEXFORD WATERS
LANE
50' PUBLIC R/W

GENERAL NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
- LINE NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS SURVEY.
- 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.
- ALL VISIBLE ENCROACHMENTS SRE SHOWN HEREON
- THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370244 PANEL 1831, SUFFIX K TOWN OF WAKE FOREST WITH AN EFFECTIVE DATE OF 7/19/2022.
- DRIVEWAY IMPERVIOUS CALCULATIONS HEREON IS CALCULATED TO THE FRONT PROPERTYLINE/RIGHT-OF-WAY.



GRAPHIC SCALE



PROJECT: WEXFORD
DRAWN BY: LLL
SURVEYED BY: N/A
SCALE: 1"=40'
FIELD WORK: DWG DATE: N/A 02-01-2024

PLOT PLAN
FOR
WARDSON CONSTRUCTION
7912 WEXFORD WATERS LANE
LOT 58 WEXFORD RESERVE PHASE 2
WAKE FOREST TWP., WAKE CO., NC
BM 2022 PG 1912-1914

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