

THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

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.

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

VICINITY MAP (NTS)

LOT 16 IMPERVIOUS AREA		LOT 17 IMPERVIOUS AREA	
HOUSE	1,316 SQ.FT.	HOUSE	1,182 SQ.FT.
DRIVE TO R/W	177 SQ.FT.	DRIVE TO R/W	159 SQ.FT.
WALK	183 SQ.FT.	WALK	171 SQ.FT.
TOTAL	1,676 SQ.FT.	TOTAL	1,512 SQ.FT.

LOT 18 IMPERVIOUS AREA			LOT 19 IMPERVIOUS AREA		
HOUSE		1,187 SQ.FT.	HOUSE		1,184 SQ.FT.
DRIVE	TO R/W	173 SQ.FT.	DRIVE	TO R/W	108 SQ.FT.
WALK		165 SQ.FT.	WALK		146 SQ.FT.
TOTAL		1,525 SQ.FT.	TOTAL		1,438 SQ.FT.

<u>LOT 20 IMPERVIOUS AREA</u>		<u>LOT 21 IMPERVIOUS AREA</u>	
HOUSE	1,182 SQ.FT.	HOUSE	1,319 SQ.FT.
DRIVE TO R/W	106 SQ.FT.	DRIVE TO R/W	169 SQ.FT.
WALK	158 SQ.FT.	WALK	220 SQ.FT.
TOTAL	1,446 SQ.FT.	TOTAL	1,708 SQ.FT.

SETBACKS PER PLAT

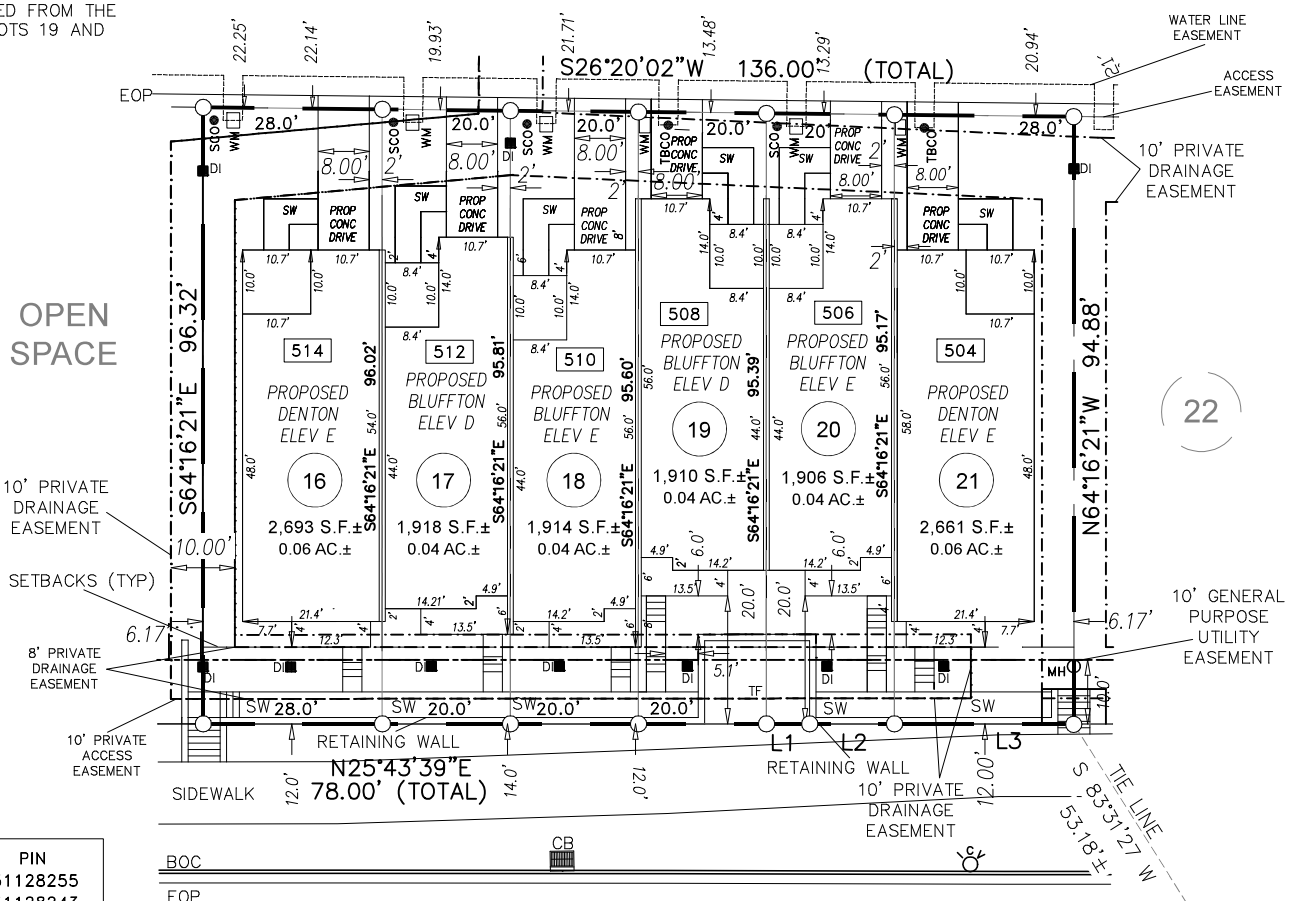
B.M. 2025, PG. 1890-1894
NMX ZONING

FRONT	12' (MAX)
REAR	0'
SIDE STREET	12' (MAX)

NOTE: A VARIANCE (BOA-24-03) WAS GRANTED BY THE WAKE FOREST BOARD OF ADJUSTMENTS ON MARCH 20, 2025. THE VARIANCE FROM SECTION 2.2.3.D.1 ALLOWS LOTS 19 AND 20 TO EXCEED THE MAXIMUM FRONT SETBACK OF 12 FEET TO A SETBACK OF 20 FEET.

NOTE: A VARIANCE OF 6'
FROM THE RETAINING WALL
WAS REQUESTED FROM THE
BUILDER ON LOTS 19 AND
LOT 20

24' ACCESS & UTILITY EASEMENT



LOT	PIN
16	1851128255
17	1851128243
18	1851128231
19	1851128139
20	1851128127
21	1851128115

GRAPHIC SCALE


$$1 \text{ inch} = 30 \text{ ft}$$

TRADITIONS GRANDE
BOULEVARD

90' PUBLIC R/W

PRELIMINARY
PLOT PLAN

LINE	BEARING	DISTANCE
L1	S 25°43'53" W	4.04'
L2	S 25°43'35" W	15.96'
L3	S 25°43'39" W	28.00'

4 INTERSECTION
TRADITIONS GRANDE BLVD. &
EAST JUNIPER AVE.

PROJECT: DEC DDOL TRADITIONS TOWNHOMES

DRAWN BY: MTH

SURVEYED BY: N/A

SCALE: 1"=30'

FIELD WORK:

DWG DATE:

FOR

EASTWOOD HOMES

TRADITIONS GRANDE BLVD

LOT 16-21 TRADITIONS TOWNHOMES SUBDIVISION

WAKE FOREST TWP., WAKE CO., NC

B.M. 2025, PG. 1890-1894



ECLS
GLOBAL, INC.
U.S. VETERAN-OWNED
19 N MCKINLEY ST
COATS, NC 27521
3257ECLSGLOBALINC.COM
2329 (FAX) CO#C-4175