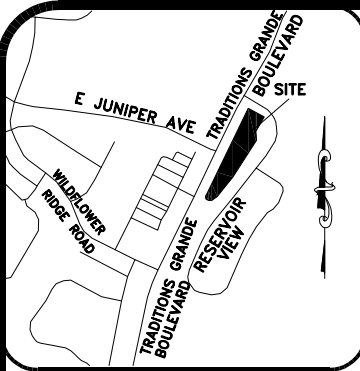




- LEGEND**
- AC=AIR CONDITIONING UNIT
BOC=BACK OF CURB
CATV=CABLE TV
CB=CATCH BASIN
DW=CONC DRIVEWAY
EM=ELECTRIC METER
EOP=EDGE OF PAVEMENT
FH=FIREF HYDRANT
LP=LIGHT POLE
MTR=METER
N/F=NOW OR FORMERLY
PO=PORCH
R/W=RIGHT OF WAY
SCO=CLEANOUT
SW=SIDEWALK
TP=TELEPHONE PEDESTAL
WM=WATER METER
- EIP=EXISTING IRON PIPE
● IRON PIPE SET
○ EIR=EXISTING IRON ROD



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

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.

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.

GENERAL 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 SURVEY.

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

6. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370244 PANEL 1851, SUFFIX K TOWN OF WAKE FOREST WITH AN EFFECTIVE DATE OF 07/19/2022.

7. WM, SCO, MANHOLE, BOC, EOP, SIDEWALK & OTHER UTILITIES LOCATIONS PROVIDED BY BUILDER AND HAVE NOT BEEN FIELD LOCATED BY ECLS GLOBAL, INC.

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.

LOT 20 IMPERVIOUS AREA		LOT 21 IMPERVIOUS AREA	
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	
NMZ 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

REVISIONS:
REVISED: SHIFTS THE UNITS BACK PER EMAIL REQUEST 12-12-23, 3M
REVISED: SHIFTS THE UNITS BACK PER EMAIL REQUEST 01-11-2024, 1YR
REVISED: SHIFTS THE UNITS BACK PER EMAIL REQUEST 01-19-2024, 1YR
REVISED: SHIFTS THE UNITS BACK PER EMAIL REQUEST 08-26-2024, 1YR
REVISED: HOUSE PLANS UPDATED PER REQUEST 08-26-2024, 1YR
REVISED: HOUSE PLANS UPDATED PER REQUEST 08-26-2024, 1YR
REVISED: BUILDINGS IN LOTS 19 & 20 PUSHED BACK 6' PER REQUEST 09-09-2024, 1YR
REVISED: BUILDINGS IN LOTS 19 & 20 PUSHED BACK 6' PER REQUEST 12-02-2024, 1YR
REVISED: CHANGED HOUSE PLACEMENT FOR LOTS 19 & 20 PER REQUEST 02-12-2025
REVISED: HIGHLIGHTED & BELT RETAINING WALL PER REQUEST 06-29-2025, SEER
REVISED: APPROVAL NOTE ADDED PER BUILDERS REQUEST 3-28-2025, MTH
REVISED: APPROVAL NOTE ADDED PER BUILDERS REQUEST 05-07-2026, SEER
REVISED: MOVED WM & CO PER BUILDERS REQUEST 05-07-2026, SEER

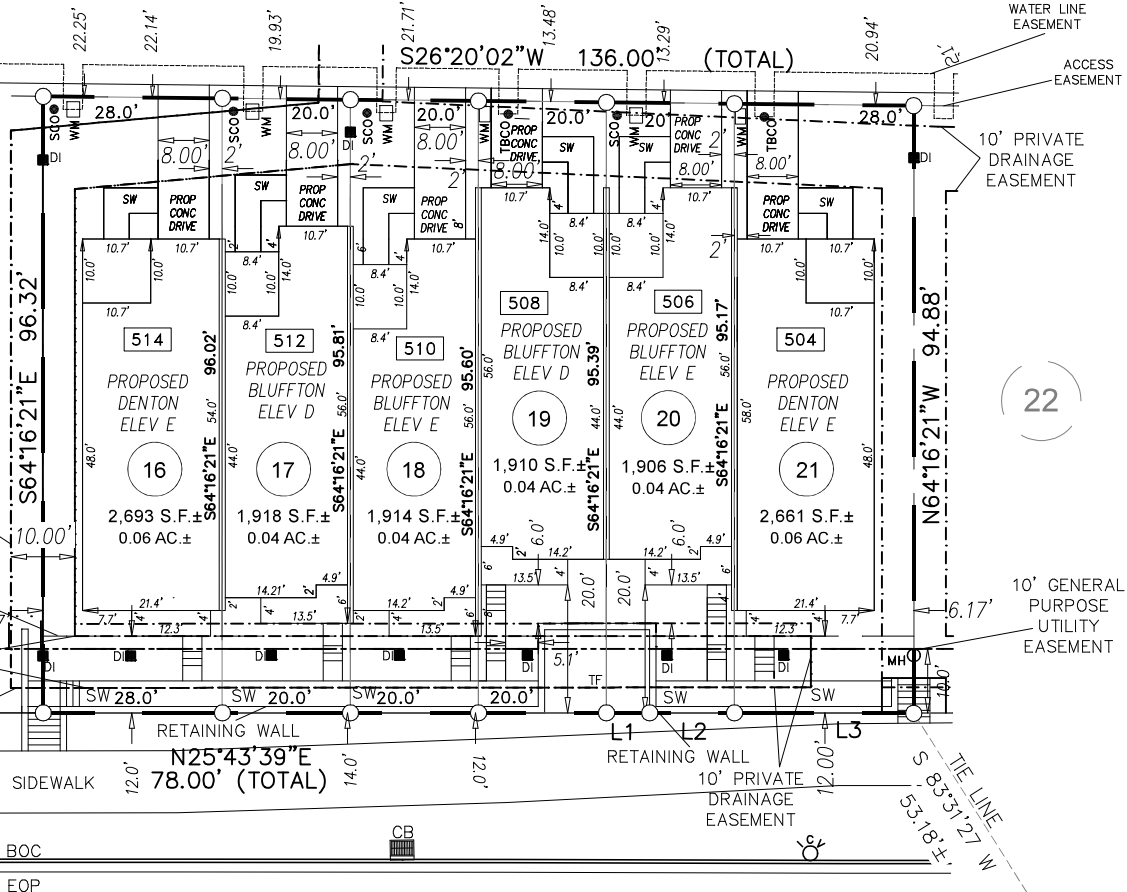
OPEN SPACE

10' PRIVATE DRAINAGE EASEMENT

SETBACKS (TYP)

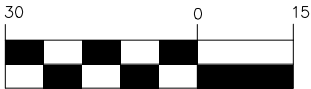
8' PRIVATE DRAINAGE EASEMENT

10' PRIVATE ACCESS EASEMENT



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

GRAPHIC SCALE



1 inch = 30 ft.

TRADITIONS GRANDE BOULEVARD
90' PUBLIC R/W

INTERSECTION
TRADITIONS GRANDE BLVD. &
EAST JUNIPER AVE.

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'

STOPS	PROJECT:	RES. PROJ. TRADITIONS TOWNHOMES
	DRAWN BY:	MTH
	SURVEYED BY:	N/A
	SCALE:	1"=30'
	FIELD WORK:	N/A
	DWG DATE:	11-16-2023

FOR
EASTWOOD HOMES
TRADITIONS GRANDE BLVD
LOT 16-21 TRADITIONS TOWNHOMES SUBDIVISION
WAKE FOREST TWP., WAKE CO., NC
B.M. 2025, PG. 1890-1894

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