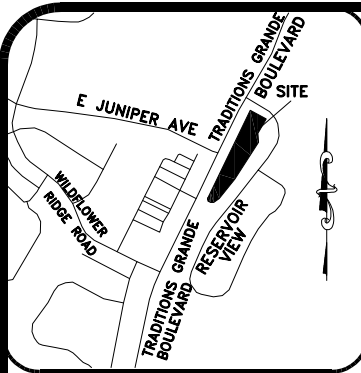




VICINITY MAP (NTS)

LOT 6 IMPERVIOUS AREA	
HOUSE	1,316 SQ.FT.
DRIVE TO R/W	189 SQ.FT.
WALK	204 SQ.FT.
TOTAL	1,709 SQ.FT.

LOT 7 IMPERVIOUS AREA	
HOUSE	1,183 SQ.FT.
DRIVE TO R/W	204 SQ.FT.
WALK	166 SQ.FT.
TOTAL	1,553 SQ.FT.

LOT 8 IMPERVIOUS AREA	
HOUSE	1,184 SQ.FT.
DRIVE TO R/W	186 SQ.FT.
WALK	172 SQ.FT.
TOTAL	1,542 SQ.FT.

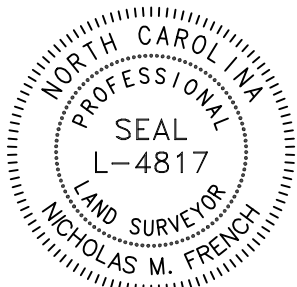
LOT 9 IMPERVIOUS AREA	
HOUSE	1,185 SQ.FT.
DRIVE TO R/W	202 SQ.FT.
WALK	166 SQ.FT.
TOTAL	1,553 SQ.FT.

LOT 10 IMPERVIOUS AREA	
HOUSE	1,318 SQ.FT.
DRIVE TO R/W	184 SQ.FT.
WALK	210 SQ.FT.
TOTAL	1,712 SQ.FT.

SETBACKS PER PLAT	
B.M. 2023, PG. 1677-1681	
NMX ZONING	
FRONT	12' (MAX)
REAR	0'
SIDE STREET	12' (MAX)

LOT	PIN
06	1851129479
07	1851129467
08	1851129455
09	1851129444
10	1851129431

THE FRONT PORCHES ON
LOTS 7 & 9 GO OVER
THE 8' PRIVATE DRAINAGE
EASEMENT.



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.

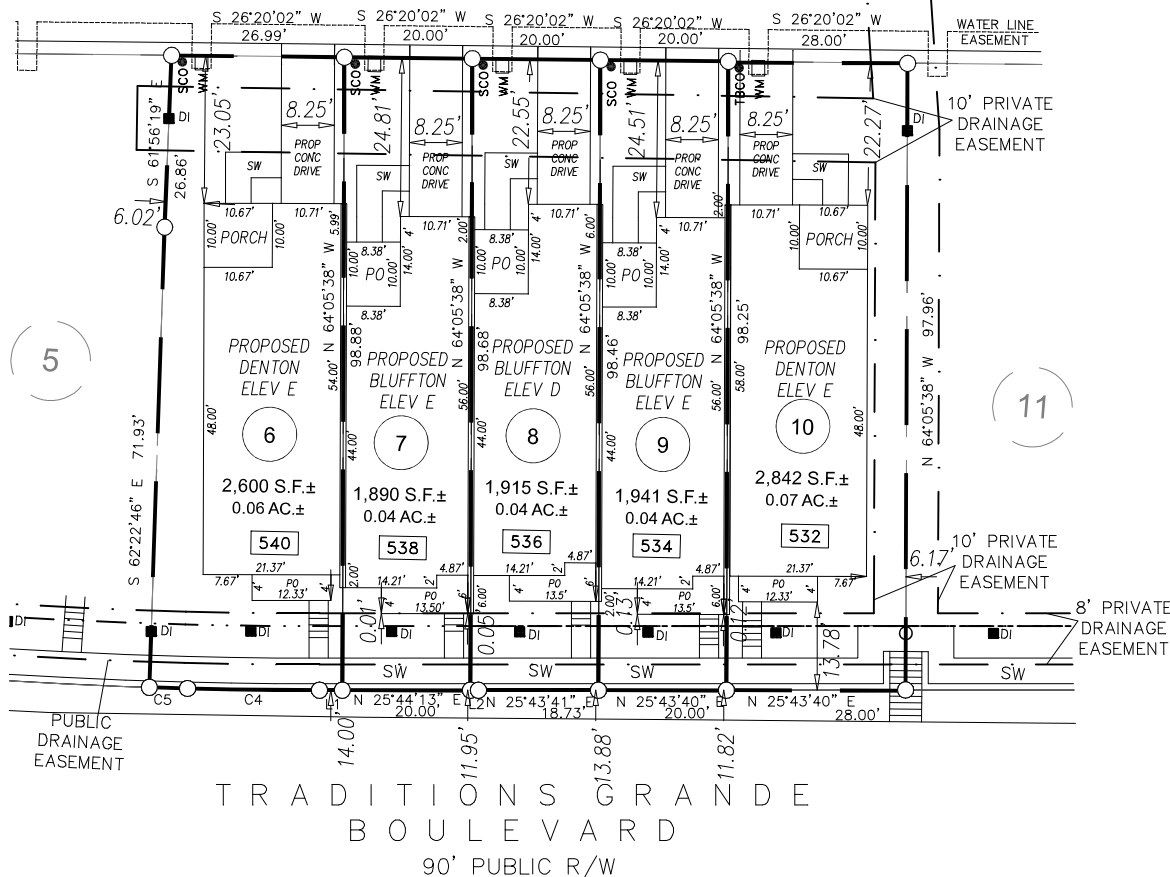
4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP,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

24' ACCESS & UTILITY EASEMENT



TRADITIONS GRANDE
BOULEVARD
90' PUBLIC R/W

GRAPHIC SCALE



1 inch = 30 ft.

				LINE	BEARING	DISTANCE
				L1	N 25°44'13" E	3.69'
				L2	N 25°44'13" E	1.27'
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C4	20.49'	805.00'	1°27'30"	N 26°27'58" E	20.49'	
C5	5.97'	805.00'	0°25'31"	N 27°24'29" E	5.97'	

PRELIMINARY PLOT PLAN

PROJECT:	RES. PROJ. TRADITIONS TOWNHOMES
DRAWN BY:	SEER
SURVEYED BY:	N/A
SCALE:	1"=30'
FIELD WORK:	N/A
DWG DATE:	12-11-2024

FOR
EASTWOOD HOMES
TRADITIONS GRANDE BLVD
LOT 6-10 TRADITIONS TOWNHOMES SUBDIVISION
WAKE FOREST TWP., WAKE CO., NC
B.M. 2023, PG. 1677-1681

