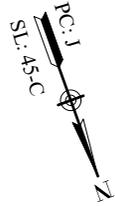


VICINITY MAP

SCALE 1" = 40'  
GRAPHIC SCALE

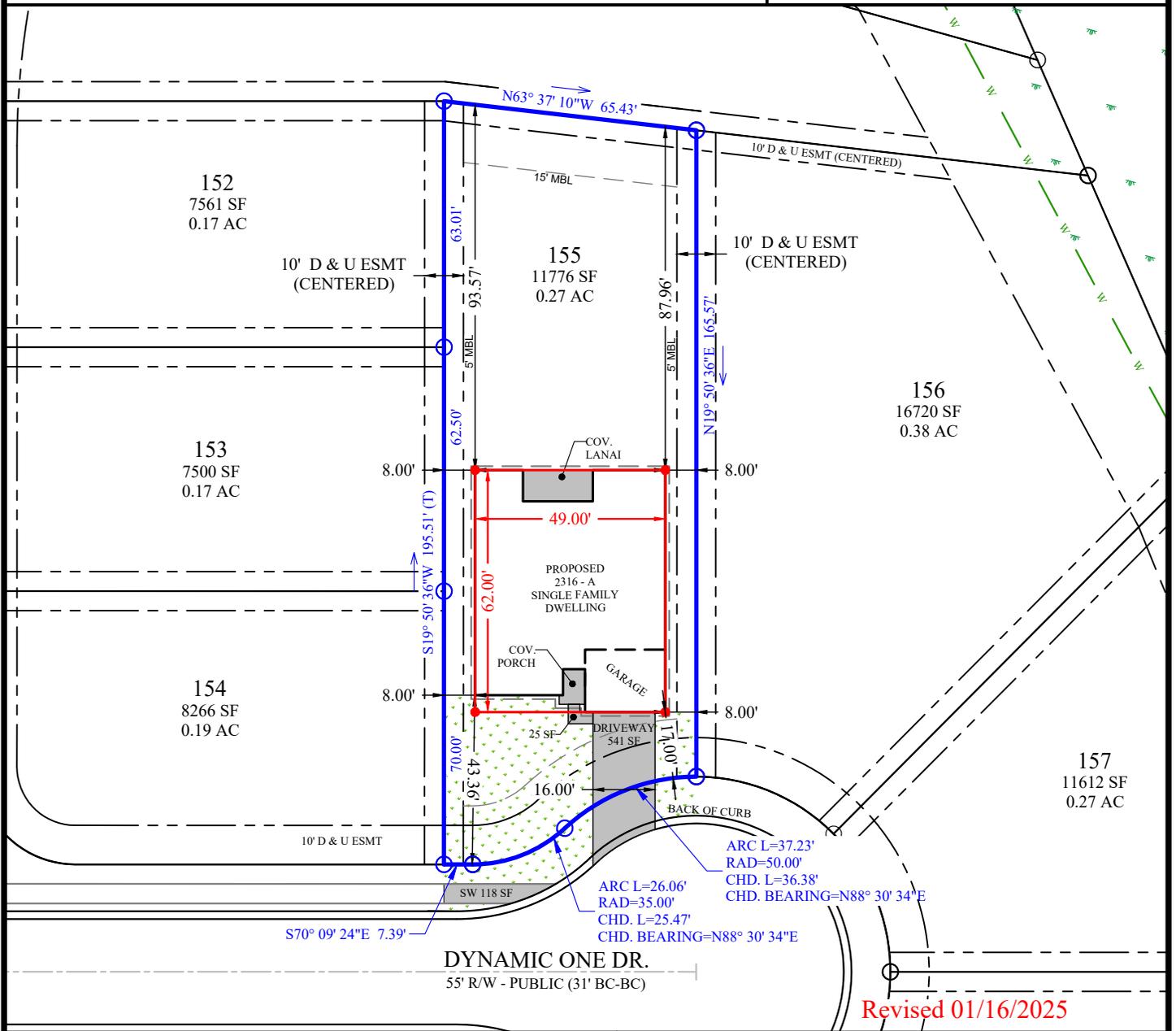


NOTE: THIS SCALE APPLIES FOR 8.5" X 14" SHEETS ONLY.



**PRELIMINARY PLAT**  
Not for Recordation, Conveyances  
or Sales

LEGEND	
•	BUA BUILT UPON AREA
•	ALLOTTED BUA 3,550 SQFT
•	PROPOSED LOT BUA 3,498 SQFT
•	SOD 2,084 SQFT
•	D & U DRAINAGE & UTILITY
•	ESMT EASEMENT
•	TF TRANSFORMER
•	ES ELECTRICAL SERVICE
•	LP LIGHT POLE
•	TP TELEPHONE PEDESTAL
•	PP POWER PEDESTAL
•	CB CATCH BASIN
•	WM WATER METER
•	SCO SEWER CLEANOUT
•	• STAKING BOX CORNER
•	• STORMWATER PIPE



Revised 01/16/2025

**SITE NOTES AND DATA**

1. PARCEL ID#: 8-240-P-155.
2. PARCEL ADDRESS: 1001 DYNAMIC ONE DR., NEW BERN, NC 28562.
3. DRAINAGE & UTILITIES EASEMENTS:
  - a) 10 FT. EASEMENTS ALONG ALL ROAD RIGHT OF WAY.
  - b) 10 FT. EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
  - c) 10 FT. EASEMENTS CENTERED ALONG ALL REAR LOT LINES.
  - d) OTHER EASEMENTS AS SHOWN.
4. MAP REFERENCE:  
MAP TITLE: FINAL PLAT - ATHENS ACRES PHASE ONE  
PLAT CABINET: J, SLIDES: 45-C
5. THE PROPERTY DEPICTED HEREON IS AN EXISTING PARCEL AS DESCRIBED IN THE REFERENCED DEED AND/OR FILED PLAT.
6. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 3720556000K DATED JUNE 19, 2020, LOT 155 IS LOCATED IN ZONE "X". THIS REPORT IN NO WAY SUPERCEDES THE ABOVE REFERENCED F.I.R.M.
7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
8. PROPERTY ZONING IS R-10A.

**SITE PLAN**

**LOT 155  
ATHENS ACRES  
PHASE ONE**

TOWNSHIP NO. 8 CITY OF NEW BERN CRAVEN COUNTY NORTH CAROLINA

OWNER & BUILDER: ADAMS HOMES AEC, LLC.  
100 W GARDEN ST STE 200  
PENSACOLA, FLORIDA 32502

ENGINEER & SURVEYOR: THOMAS ENGINEERING, PA  
1316-B COMMERCE DRIVE  
NEW BERN, NC 28562  
PHONE: 252.637.2727 FAX: 252.636.2448

SCALE: 1" = 40'

DATE : 01/08/2025

PROJECT #: 2019-013

SHEET : 1 of 1