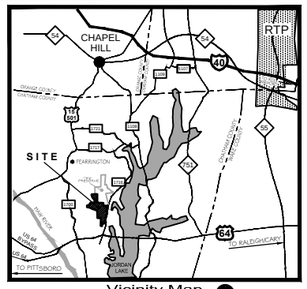
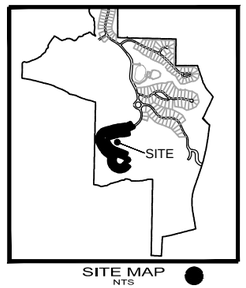


Vicinity Map
NTS



SITE MAP
NTS

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES OR SALES

WILLIAM M. DIGIACOMO, P.L.S. N.C. REG. No.: L-4968

NORTH CAROLINA PROFESSIONAL SEAL L-4968 LAND SURVEYOR WILLIAM M. DIGIACOMO

ABBREVIATIONS

AC	ACRES
AG	ABOVE GROUND
BG	BELOW GROUND
DB	DEED BOOK
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
PKS	PK NAIL SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET

SURVEY REFERENCES

DEED BOOK 1739 PAGE 368
PLAT BOOK 2012 PAGES 158

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9782 OF COMMUNITY NUMBER 370299 (CHATHAM COUNTY), BEARING MAP # 3710978200J, DATED FEBRUARY 2, 2007. THE SUBJECT PROPERTY LIES IN ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

SYMBOL & HATCH LEGEND
CP = COMPUTED POINT
IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
CONSERVATION / STREAM BUFFER

SITE DATA:

ZONING R-1

AVERAGE LOT AREA	= ± 0.28 AC.
TOTAL TRACT AREA	= ± 21.86 AC.
TOTAL ROADWAY LENGTH	= ± 3,554 LF.

OWNER:

F-L LEGACY OWNER, LLC
500 BOYLSTON ST, SUITE 1870
BOSTON, MA 02116
PHONE: 617.221.8400

N/F
DOUGLAS E. BROWN
AKPAR: 63520
PIN: 9783-01-3139

N/F
F-L LEGACY OWNER, LLC
AKPAR: 17378
PIN: 9783-12-2642

50' Perimeter Buffer

Project Boundary

Hidden Bluff Drive (50' Private R/W)

Legacy Falls Drive South (50' Private R/W)

Winding Creek Loop (50' Private R/W)

Common Area ± 2.12 Ac.

LENGTH: 503.67
RADIUS: 175.00
BEARING: 164°54'09"
CHORD: 346.97

20' DRAINAGE EASEMENT (TYP.)

100' Water Supply Watershed Buffer

100'

100'

10' UTILITY EASEMENT (TYP.)

Existing Legacy Falls Drive South (50' Private R/W Per Pb 2006 Pg 146)

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	87.16	450.00	11°05'52"	87.03
C2	95.84	450.00	12°12'55"	95.70
C3	61.72	450.00	7°51'39"	61.67
C4	26.79	850.00	1°48'22"	26.79
C5	70.43	850.00	4°44'52"	70.41
C6	43.43	850.00	2°55'49"	43.43
C7	15.27	225.00	3°53'21"	15.27
C8	63.18	225.00	16°05'16"	62.97
C9	66.34	225.00	16°53'35"	66.10
C10	26.36	225.00	6°42'49"	26.35
C11	62.70	225.00	15°58'00"	62.50
C12	56.25	225.00	14°19'26"	56.10
C13	56.25	225.00	14°19'26"	56.10
C14	62.76	225.00	15°58'56"	62.56
C15	6.48	225.00	1°39'05"	6.48
C16	64.09	575.00	6°23'12"	64.06
C17	29.90	20.00	85°39'45"	27.19
C18	29.90	20.00	85°39'45"	27.19
C19	78.03	575.00	7°46'30"	77.97
C20	63.39	575.02	6°18'59"	63.36
C21	69.63	575.00	6°56'16"	69.58
C22	13.40	575.00	1°20'05"	13.40
C23	31.42	20.00	90°00'00"	28.28
C24	24.24	225.00	6°10'20"	24.23
C25	63.69	225.00	16°13'06"	63.48
C26	64.90	225.00	16°31'33"	64.67
C27	61.26	225.00	15°35'54"	61.07
C28	60.77	225.00	15°28'31"	60.59
C29	61.62	225.00	15°41'29"	61.43
C30	71.44	225.00	18°11'30"	71.14
C31	64.62	225.51	16°25'02"	64.40
C32	55.41	225.00	14°06'40"	55.27
C33	61.89	225.00	15°45'37"	61.70
C34	57.74	225.00	14°42'12"	57.58
C35	32.71	20.00	93°41'46"	29.18
C36	29.23	20.00	83°44'52"	26.70
C37	30.90	20.00	88°32'07"	27.92
C38	73.97	625.00	6°46'51"	73.92
C39	74.75	625.00	6°51'08"	74.70
C40	32.01	20.00	91°42'08"	28.70
C41	134.43	575.00	13°23'43"	134.12
C42	31.42	20.00	90°00'00"	28.28
C43	32.29	525.00	3°31'26"	32.28
C44	86.30	525.00	9°25'06"	86.20
C45	85.51	525.00	9°19'55"	85.41
C46	87.87	525.00	9°35'22"	87.77
C47	51.40	525.00	5°36'34"	51.38
C48	22.12	175.00	7°14'28"	22.10
C49	288.50	175.00	94°27'21"	256.92
C50	12.63	175.00	4°08'11"	12.62
C51	57.32	800.00	4°06'18"	57.31
C52	75.07	800.00	5°22'35"	75.04
C53	9.09	500.00	1°02'32"	9.09
C54	68.70	500.00	7°52'19"	68.64
C55	194.23	500.00	22°15'26"	193.01

NORTH
PB 2007 PG 507

1" = 60'

N/F
F-L LEGACY OWNER, LLC
AKPAR: 17378
PIN: 9783-12-2642

N/F
F-L LEGACY OWNER, LLC
AKPAR: 17378
PIN: 9783-12-2642

N/F
F-L LEGACY OWNER, LLC
AKPAR: 17378
PIN: 9783-12-2642

REVISIONS	NO.	DATE

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

PRELIMINARY SUBDIVISION PLAT FOR

THE LEGACY AT JORDAN LAKE PHASE 5A

PROPERTY OF F-L LEGACY OWNER, LLC

NEW HOPE TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date:	March 9, 2015
Scale:	1" = 60'
Drawn:	CPM
Checked:	WMD
Project No.	330-05
Computer Dwg. Name	330-05 PHSA Subdivison Plat

Sheet No: 1 Of -