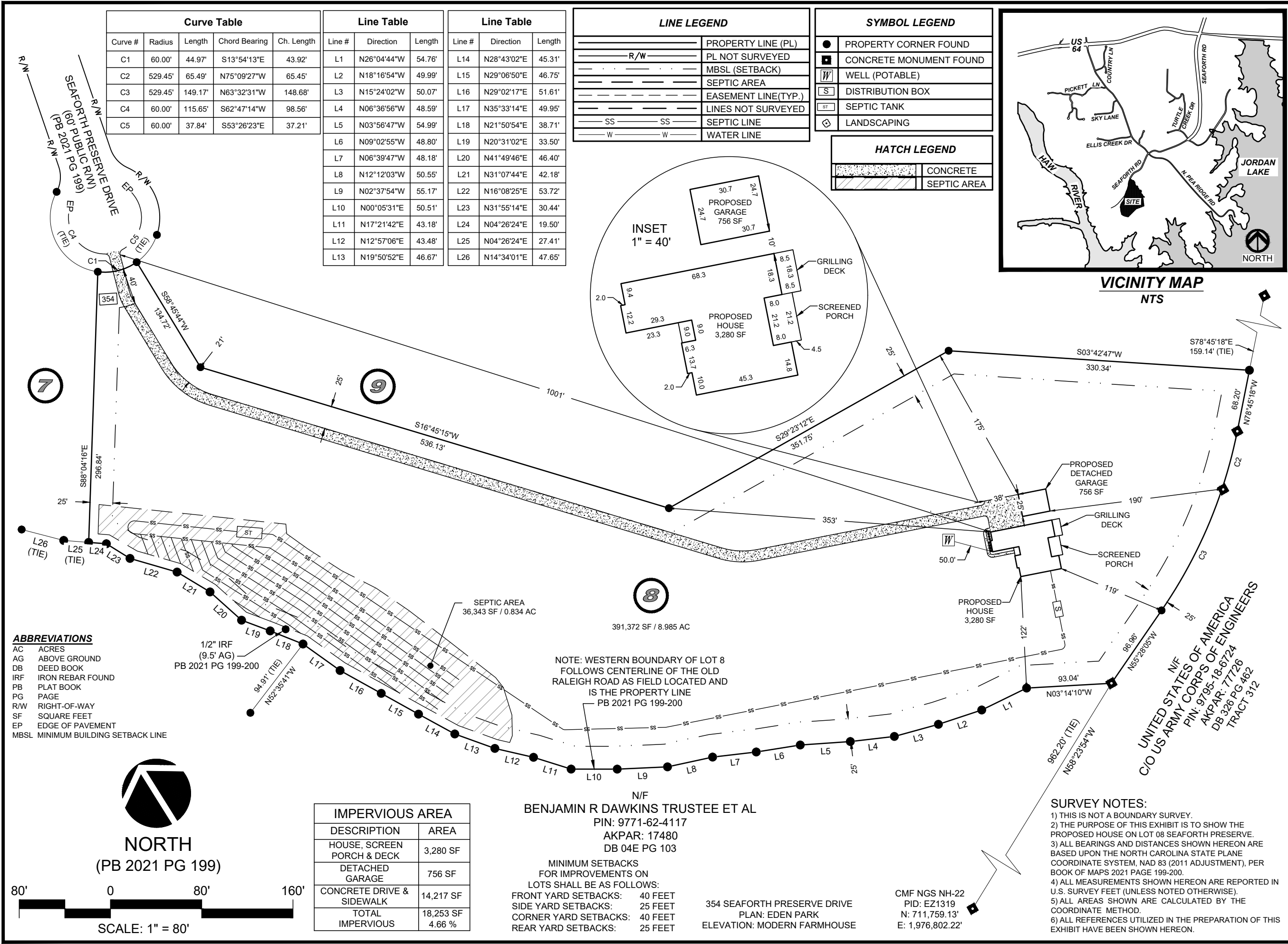




Curve Table				
Curve #	Radius	Length	Chord Bearing	Ch. Length
C1	60.00'	44.97'	S13°54'13"E	43.92'
C2	529.45'	65.49'	N75°09'27"W	65.45'
C3	529.45'	149.17'	N63°32'31"W	148.68'
C4	60.00'	115.65'	S62°47'14"W	98.56'
C5	60.00'	37.84'	S53°26'23"E	37.21'

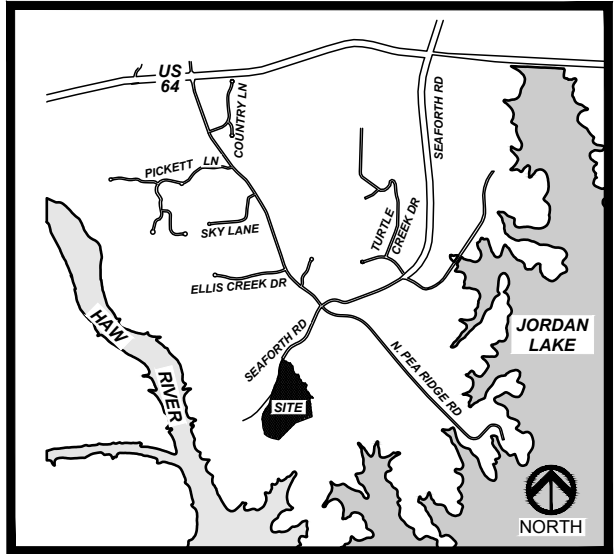
Line Table		
Line #	Direction	Length
L1	N26°04'44"W	54.76'
L2	N18°16'54"W	49.99'
L3	N15°24'02"W	50.07'
L4	N06°36'56"W	48.59'
L5	N03°56'47"W	54.99'
L6	N09°02'55"W	48.80'
L7	N06°39'47"W	48.18'
L8	N12°12'03"W	50.55'
L9	N02°37'54"W	55.17'
L10	N00°05'31"E	50.51'
L11	N17°21'42"E	43.18'
L12	N12°57'06"E	43.48'
L13	N19°50'52"E	46.67'

Line Table		
Line #	Direction	Length
L14	N28°43'02"E	45.31'
L15	N29°06'50"E	46.75'
L16	N29°02'17"E	51.61'
L17	N35°33'14"E	49.95'
L18	N21°50'54"E	38.71'
L19	N20°31'02"E	33.50'
L20	N41°49'46"E	46.40'
L21	N31°07'44"E	42.18'
L22	N16°08'25"E	53.72'
L23	N31°55'14"E	30.44'
L24	N04°26'24"E	19.50'
L25	N04°26'24"E	27.41'
L26	N14°34'01"E	47.65'

LINE LEGEND	
	PROPERTY LINE (PL)
	PL NOT SURVEYED
	MBSL (SETBACK)
	SEPTIC AREA
	EASEMENT LINE(TYP.)
	LINES NOT SURVEYED
	SS
	SS
	W
	W
	WATER LINE

SYMBOL LEGEND	
	PROPERTY CORNER FOUND
	CONCRETE MONUMENT FOUND
	WELL (POTABLE)
	DISTRIBUTION BOX
	SEPTIC TANK
	LANDSCAPING

HATCH LEGEND	
	CONCRETE
	SEPTIC AREA



VICINITY MAP
NTS

CE GROUP

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-233-0032

www.cegroupinc.com

License # C-1739

REV	DATE
1	03/28/22
2	04/4/22
3	04/13/22

SEAFORTH PRESERVE

LOT 08

PROPOSED SITE PLAN

ROBUCK HOMES TRIANGLE, LLC

NEW HOPE TOWNSHIP - CHATHAM COUNTY - NC

Date:	03/14/22
Scale:	1" = 100'
Drawn:	HKS
Checked:	JSS
Project No.	124-02
Computer Dwg. Name	124-02_Lot08_SitePlan.dwg

Sheet No:

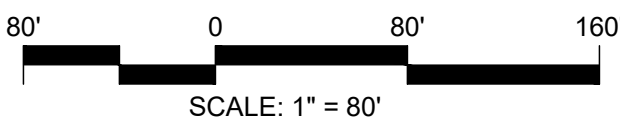
1

Of 1

ABBREVIATIONS	
AC	ACRES
AG	ABOVE GROUND
DB	DEED BOOK
IRF	IRON REBAR FOUND
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
EP	EDGE OF PAVEMENT
MBSL	MINIMUM BUILDING SETBACK LINE



NORTH
(PB 2021 PG 199)



IMPERVIOUS AREA	
DESCRIPTION	AREA
HOUSE, SCREEN PORCH & DECK	3,280 SF
DETACHED GARAGE	756 SF
CONCRETE DRIVE & SIDEWALK	14,217 SF
TOTAL	18,253 SF
IMPERVIOUS	4.66 %

NOTE: WESTERN BOUNDARY OF LOT 8
FOLLOWS CENTERLINE OF THE OLD
RALEIGH ROAD AS FIELD LOCATED AND
IS THE PROPERTY LINE
PB 2021 PG 199-200

N/F
BENJAMIN R DAWKINS TRUSTEE ET AL
PIN: 9771-62-4117
AKPAR: 17480
DB 04E PG 103

MINIMUM SETBACKS
FOR IMPROVEMENTS ON
LOTS SHALL BE AS FOLLOWS:
FRONT YARD SETBACKS: 40 FEET
SIDE YARD SETBACKS: 25 FEET
CORNER YARD SETBACKS: 40 FEET
REAR YARD SETBACKS: 25 FEET

354 SEAFORTH PRESERVE DRIVE
PLAN: EDEN PARK
ELEVATION: MODERN FARMHOUSE

SURVEY NOTES:
1) THIS IS NOT A BOUNDARY SURVEY.
2) THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE
PROPOSED HOUSE ON LOT 08 SEAFORTH PRESERVE.
3) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE
BASED UPON THE NORTH CAROLINA STATE PLANE
COORDINATE SYSTEM, NAD 83 (2011 ADJUSTMENT), PER
BOOK OF MAPS 2021 PAGE 199-200.
4) ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN
U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).
5) ALL AREAS SHOWN ARE CALCULATED BY THE
COORDINATE METHOD.
6) ALL REFERENCES UTILIZED IN THE PREPARATION OF THIS
EXHIBIT HAVE BEEN SHOWN HEREON.

CMF NGS NH-22
PID: EZ1319
N: 711,759.13'
E: 1,976,802.22'