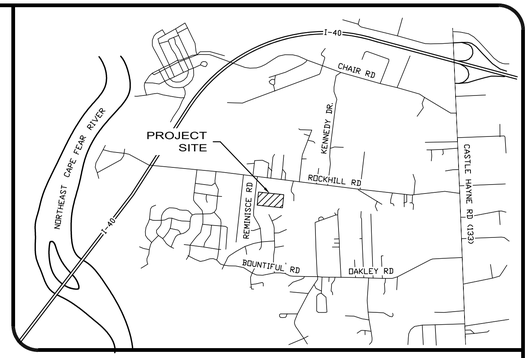
CURVE TABLE

C1	?=18°50'41"	R=175.00'	T=29.04'	L=57.56'	CB=S87°21'11"W	CH=57.30'
C2	?=28°03'32"	R=175.00'	T=43.73'	L=85.70'	CB=S87°46'32"E	CH=84.85'
C3	?=05°54'07"	R=225.00'	T=11.60'	L=23.18'	CB=S76°41'50"E	CH=23.17'
C4	?=12°36'13"	R=225.00'	T=24.85'	L=49.49'	CB=S85°57'00"E	CH=49.39'
C5	?=32°51'38"	R=17.00'	T=5.01'	L=9.75'	CB=N75°49'18"W	CH=9.62'
C6	?=20°16'11"	R=17.00'	T=3.04'	L=6.01'	CB=N49°15'24"W	CH=5.98'
C7	?=52°45'34"	R=53.00'	T=26.29'	L=48.80'	CB=N65°30'05"W	CH=47.10'
C7a	?=09°19'26"	R=53.00'	T=4.32'	L=8.62'	CB=N83°27'24"W	CH=8.62'
C8	?=63°04'35"	R=53.00'	T=32.50'	L=58.29'	CB=N47°17'24"E	CH=55.39'
C9	?=72°01'02"	R=53.00'	T=38.52'	L=66.62'	CB=N29°13'24"W	CH=62.32'
C10	?=48°51'09"	R=25.00'	T=11.35'	L=21.32'	CB=S30°02'59"W	CH=20.68'
C11	?=33°16'19"	R=25.00'	T=7.47'	L=14.52'	CB=N71°06'44"E	CH=14.31'
C12	?=18°30'21"	R=175.00'	T=28.51'	L=56.52'	CB=N82°59'56"W	CH=56.28'
C13	?=18°30'21"	R=175.00'	T=28.51'	L=56.52'	CB=S82°59'56"E	CH=56.28'
C14	?=23°20'30"	R=225.00'	T=46.48'	L=91.66'	CB=S85°25'01"E	CH=91.03'
C15	?=04°58'54"	R=225.00'	T=9.79'	L=19.56'	CB=S80°25'17"W	CH=19.56'
C16	?=18°50'41"	R=125.00'	T=20.74'	L=41.11'	CB=S87°21'11"W	CH=40.93'

LINE TABLE

L1	N83°13'28"W	8.55'
L2	N83°13'28"W	0.24'
L3	S77°56'01"W	35.13'
L4	S73°44'46"E	5.50'
L5	N73°44'46"W	57.90'
L6	S87°44'53"W	31.52'
L7	S05°37'25"W	8.55'
L8	S05°37'25"W	12.43'
L9	S87°44'53"W	39.95'
L10	S73°44'46"E	73.16'
L11	N73°44'46"W	0.24'
L12	S77°55'50"W	34.32'
L13	N83°13'28"W	0.21'
L14	S83°13'28"E	8.57'



VICINITY MAP
NTS

ERNEST HILL HRS
DEED BOOK 348 PAGE 673
TAX ID R02500-002-000

PARCEL 1A
MAP BOOK 59 PAGE 352
MINOR SUBDIVISION FOR
HARRY DORSEY
A PORTION OF PARCEL 1
MB 53 PG 196
H.D.M.S.
DEED BOOK 6036
PAGE 2890

PARCEL 1B
MAP BOOK 59 PAGE 352
MINOR SUBDIVISION
FOR HARRY DORSEY
A PORTION OF PARCEL 1
MB 53 PG 196
PILAR LEON
DEED BOOK 5941
PAGE 1770

PARCEL 2
MAP BOOK 53 PAGE 196
MAP OF COURT ORDERED DIVISION
FOR ELIJAH BONEY JR., PRESTON BONEY,
EUGENE BONEY
ANGELA & RAYE BONEY
DEED BOOK 5444
PAGES 20-22

WILLARD M. GARRETT
MB 29 PG 623
DEED BOOK 6046
PAGES 2714-2717

LOT 3
MAP OF MINOR SUBDIVISION
FOR HARRY DORSEY
MB 60 PG 257
A PORTION OF PARCEL 1
MB 53 PG 196
HOLLYANN E & VICTOR MONTALBAN
DEED BOOK 6061 PAGE 1309
(R-20)

LOT 2
MAP OF REVISION
HARRY DORSEY
OF LOT 2 AND RMAINDER
PARCEL 1 MB 59 PG 352
MB 60 PG 257
LELIN OMAR GIRON CRUZ
DEED BOOK 5953 PAGE 1115
(R-20)

410
APPLE VALLEY
SECTION 3 REV
MB 38 PG 286

GALA ACRES
SECTION 5 (REVISION)
MB. 46 PG. 106

50' PUBLIC R/W
SR 2754
N11°42'45"E (MB.64 PG.240)
REMINISCE
10' UTILITY EASEMENT
20' DRAINAGE EASEMENT
30' UTILITY EASEMENT
20' UTILITY EASEMENT
DRIVEWAY CULVERT
SWALE 'A'
SWALE 'B'
DORSEY LANE (PRIVATE)
MAILBOX KIOSK
PUMP STATION
OPEN SPACE 5891.4 sq.f.t.
OPEN SPACE 15538.36 sq.f.t.
PARCEL 1 4.9 acres ±
MEMORY LANE
SILO CT.
N81°06'00"W (MB.64 PG.240)
S83°33'37"E 381.76'
S86°00'45"E 622.74'
N81°06'00"W 742.66'

1"=40'

SITE DATA

OWNER/DEVELOPER:
CAPE FEAR HABITAT FOR HUMANITY, INC.
3310 FREDRICKSON ROAD
WILMINGTON, NC 28401

SUBDIVISION NAME: LEGACY LANDING

TOTAL SITE AREA ..... 4.9 ACRES
100 YEAR FLOOD PLAIN ..... N/A

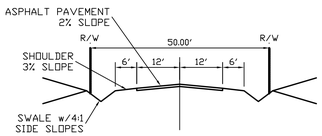
PROPOSED ZONING:
R10 (RESIDENTIAL DISTRICT)
- MIN LOT AREA ..... 10,000 SF
- MIN LOT WIDTH ..... 70 FT
- MIN FRONT YARD SETBACK ..... 25 FT
- MIN SIDE YARD SETBACK ..... 5 FT
- MIN REAR YARD SETBACK ..... 20 FT

TOTAL NUMBER OF LOTS 11
AVG. LOT SIZE ..... 14,392 SF

UTILITIES:
WATER AND SEWER BY CFPUA

OPEN SPACE:
REQUIRED = 10% (R10) = 10% x 4.9 AC = 0.49 ACRES
PROVIDED = 0.49 ACRES
- OPEN SPACE AS SHOWN SHALL BE USED AS A WALKING TRAIL

SOILS:
NORFORK FINE SANDY LOAM (No)
LYNCHBURG FINE SANDY LOAM (Ls)
ONSLOW LOAMY FINE SAND (On)



TYPICAL ROAD SECTION
NTS

NO SURFACE WATERS, WETLANDS, REGULATORY FLOOD ZONES, PROTECTED VEGETATED SETBACKS, OR PROTECTED RIPARIAN BUFFERS EXIST WITHIN THE PROPERTY BOUNDRY

REVISIONS

RSC Engineering, PLLC

DESIGN & MAINTENANCE
OF ALTERNATIVE LAND USES

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15226 US HWY 17
HAMPSTEAD, NORTH CAROLINA 28443
PHONE: 910.270.9599 ~ FAX: 910.270.9592
E-Mail: sonya@rscengineering.com

LEGACY LANDING

DEVELOPED BY
CAPE FEAR HABITAT FOR HUMANITY
REMAINDER OF PARCEL 1 M.B. 53 PG. 196
PARCEL ID #R02500-003-004-00 D.B. 5819 PG. 2264 M.B. 59 PG. 352
CAPE FEAR TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

SUBDIVISION LAYOUT

DATE:	10/26/2020
SCALE:	1" = 40'
JOB #	18022408
DRAWN BY:	JAR
SHEET	C1