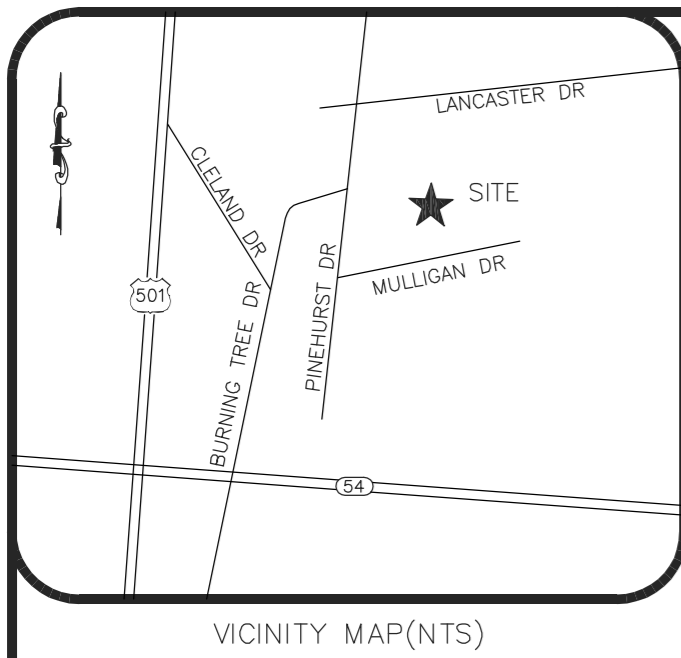


Drawing name: Y:\ecls_docs\COMMERCIAL PROJECTS\22-294(120,121,130 GRAND ALEXANDER CT,CHAPEL HILL,NC 27517)\SUB PRELIMINARY CLUSTER AND RT(REMOVE HOA) PLAN AND TOP



LOT	FRONTAGE	NOTE
A	120.40	FROM 10' SETBACK
B	151.41	FROM 10' SETBACK
C	80.34	FROM TWO FRONT CONFRERS
D	45.27	FROM TWO FRONT CONFRERS EXCEPT CUL-DE-SAC
E	58.87	CUL-DE-SAC
F	58.98	CUL-DE-SAC
G	78.82	CUL-DE-SAC
H	74.40	FROM TWO FRONT CONFRERS
I	104.79	FROM TWO FRONT CONFRERS
J	122.89	FROM 10' SETBACK

LOT	LOT WIDTH	NOTE
A	119.35	AT 53' BACK FROM FRONT
B	143.36	AT 53' BACK FROM FRONT
C	80.01	AT 53' BACK FROM FRONT
D	80.00	AT 53' BACK FROM FRONT
E	81.31	AT 64.28' BACK FROM FRONT
F	134.67	AT 53' BACK FROM FRONT
G	84.26	AT 53' BACK FROM FRONT
H	116.86	AT 53' BACK FROM FRONT
I	125.69	AT 53' BACK FROM FRONT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.06'	345.86'	9°07'18"	S 80°31'15" W	55.00'
C2	126.52'	345.86'	20°57'32"	S 65°28'50" W	125.81'
C3	12.59'	345.86'	2°05'10"	S 53°57'29" W	12.59'
C4	11.57'	11.00'	60°14'27"	N 22°48'20" E	11.04'
C5	38.34'	49.00'	44°50'13"	S 15°07'14" W	37.37'
C6	63.29'	49.00'	74°00'20"	N 74°32'30" E	58.98'
C7	18.07'	49.00'	21°07'34"	S 03°37'58" W	17.97'
C8	77.35'	49.00'	90°28'42"	N 59°25'06" E	69.56'
C9	10.07'	11.00'	52°26'24"	N 78°25'18" E	9.72'
C10	6.49'	390.86'	0°57'07"	N 52°40'56" E	6.49'
C11	88.63'	390.86'	12°59'34"	S 59°39'17" W	88.44'
C12	93.78'	390.86'	13°44'50"	N 73°01'29" E	93.56'
C13	35.35'	390.86'	5°10'57"	N 82°29'23" E	35.34'
C14	33.15'	1245.00'	1°31'32"	S 06°36'35" E	33.15'
C15	19.57'	1245.00'	0°54'02"	N 05°23'49" W	19.57'
C18	45.31'	343.86'	7°32'58"	S 58°46'33" W	45.27'
C19	11.37'	392.86'	1°39'32"	S 80°43'40" W	11.37'

LOT	NLA(SF)	GLA(SF)
A	15,583	17,142
B	14,156	15,572
C	15,776	17,353
D	14,046	15,451
E	14,370	15,807
F	14,733	16,206
G	14,897	16,387
H	15,620	17,182
I	14,801	16,281

NLA:Net Land Area
GLA:Gross Land Area

**PRELIMINARY
R-1 SETBACKS**
NOT FOR RECORDATION

LINE	BEARING	DISTANCE
L1	S 20°02'31" E	23.45'
L3	S 00°00'59" E	13.68'
L4	S 13°05'15" E	38.77'
L5	S 84°10'34" E	35.37'
L6	S 56°10'17" E	50.17'
L7	S 87°25'34" E	98.22'
L12	S 34°59'56" E	2.00'
L13	S 10°52'01" W	20.55'
L14	S 10°06'06" E	2.00'

LEGEND

BC=BACK OF CURB
CB=CATCH BASIN
CO=CLEAN OUT
C.O.S.=COMMUNITY OPEN SPACE
CPP=CORRUGATED PLASTIC PIPE
DW=DRIVEWAY
EB=ELECTRIC BOX
EP=EDGE OF PAVEMENT
FH=FIRE HYDRANT
LP=LIGHT POLE
MB=MAIL BOX
RCP=REINFORCED CONC.PIPE
PP=POWER POLE
RR=RIP RAP
RS=ROAD SIGN
SMH=SANITARY SEWER MANHOLE
SW=SIDE WALK
TP=TELECOMMUNICATION PEDESTAL
TSB=TELEPHONE SWITCH BOX
WL=WALL
WM=WATER METER

○=EXISTING IRON PIPE (EIP)
○=EXISTING IRON ROD (EIR)
○=NEW IRON PIPE (NIP)
○=EXISTING MAG NAIL (EMN)
○=MAG NAIL SET (MNS)

OWNERS:

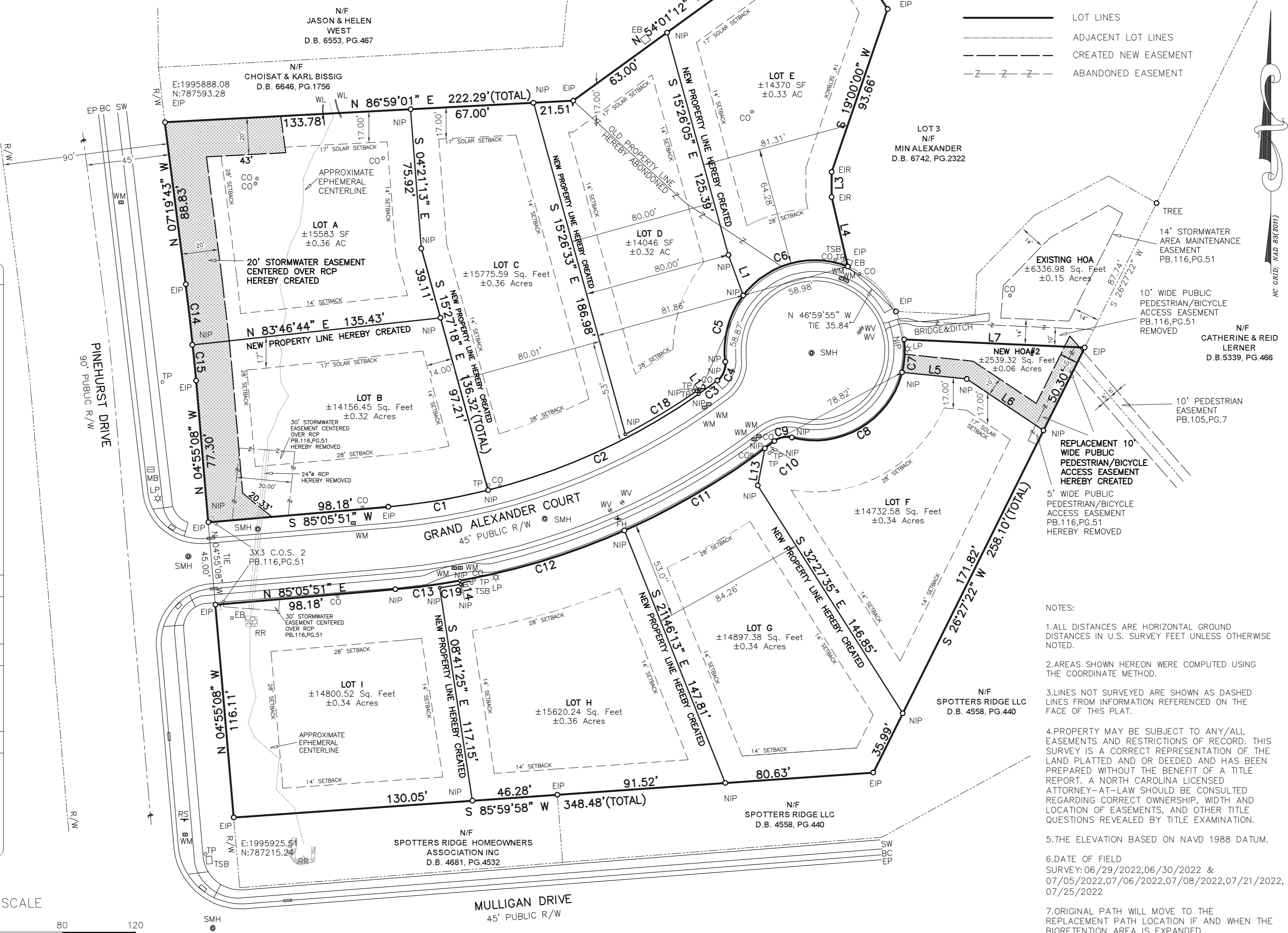
JOHN & LESLIE MACKOWIAK
186 BLUFF ROAD, DEDAR POINT
NC 28584

SETBACKS PER CHAPEL HILL:

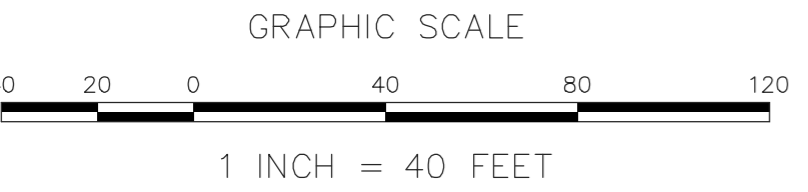
FRONT	28'
INTERIOR	14'
SOLAR(NORTH)	17'
ZONING	R-1

FLOOD NOTE:

THIS PROPERTY IS NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA. FLOOD MAP: 3710979800L TOWN OF CHAPEL HILL
CID: 370180
PANEL: 9798
SUFFIX: L
EFFECTIVE DATE 10/19/2018



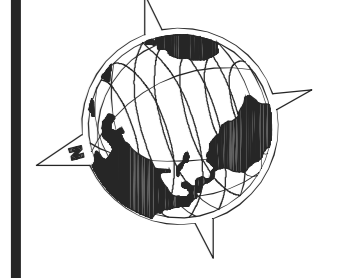
— LOT LINES
- - - ADJACENT LOT LINES
- - - CREATED NEW EASEMENT
- - - ABANDONED EASEMENT



NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
- LINE NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
- 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.
- THE ELEVATION BASED ON NAVD 1988 DATUM.
- DATE OF FIELD SURVEY: 06/29/2022, 06/30/2022 & 07/05/2022, 07/06/2022, 07/08/2022, 07/21/2022, 07/25/2022
- ORIGINAL PATH WILL MOVE TO THE REPLACEMENT PATH LOCATION IF AND WHEN THE BIORETENTION AREA IS EXPANDED.

ECLS GLOBAL, INC
U.S. VETERAN-OWNED
19 N. MCKINLEY ST.
COATS, NC 27521
910.897.3257 ECLS@GLOBALLINC.COM
910.897.2329 (FAX) CO# C-4175



REVISIONS:

REVISED PEDESTRIAN AND STORM EASEMENT
ON 07/25/2024

PRELIMINARY PLAT

AQUABELLA SUBDIVISION
JOHN & LESLIE MACKOWIAK

FOR
120,121,130 GRAND ALEXANDER COURT, CHAPEL HILL
CHAPEL HILL TWP., ORANGE CO., N. C.
P.B. 116 PG. 51 PIN: 9798-67-0429
PIN: 9798-67-1340
PIN: 9798-67-1690

PROJECT:	22-294
SURVEYED BY:	R. ANTONY
DRAWN BY:	JX WANG
CHECK BY:	D.B.
SCALE:	1"=40'
DATE:	07/25/2024

ECLS