



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	918.75	350.90	N 62° 39' 27" E	348.77
C2	6508.48	263.69	S 11° 58' 08" E	263.67
C3	1153.77	132.52	S 14° 05' 50" E	132.44
C4	982.33	398.63	S 29° 00' 46" E	395.90
C5	1248.11	113.88	S 12° 26' 12" E	113.94
C6	7130.77	259.91	S 8° 46' 34" E	259.90
C7	55030.00	645.13	S 8° 04' 04" E	645.13
C8	1245.92	760.86	N 12° 52' 59" E	749.09
C9	718.73	979.50	N 34° 25' 45" E	905.44
C10	922.33	295.32	N 27° 15' 37" W	294.06

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 79° 35' 00" E	50.54
L2	S 76° 17' 21" E	100.07
L3	S 68° 47' 05" E	100.18
L4	S 63° 27' 33" E	100.23
L5	S 57° 00' 39" E	100.28
L6	S 50° 30' 37" E	100.33
L7	S 19° 11' 32" W	100.30
L8	S 46° 30' 08" E	100.07
L9	S 43° 04' 19" E	100.40
L10	S 38° 31' 20" E	100.16
L11	S 35° 11' 20" E	100.32
L12	S 31° 39' 39" E	100.19
L13	S 29° 08' 31" E	98.64
L14	N 81° 30' 44" E	52.74
L15	S 9° 49' 13" E	60.01

EXISTING PROPERTY AND PROJECT INFORMATION	
PROJECT NAME	SAVANNAH RIDGE
DEVELOPER NAME	GARDEN STREET COMMUNITIES SOUTHEAST, LLC
DEVELOPER ADDRESS	148 US HWY 70 GARNER, NC 27529
OWNER NAME	ESPLANADE COMMUNITIES OF FLORIDA, LLC
OWNER ADDRESS	3000 GULF BREEZE PARKWAY GULF BREEZE, FLORIDA 32563
SITE ADDRESS	1052 MONCURE SCHOOL ROAD MONCURE, NC 27559
DEED REFERENCE	DB 2141 PG 0174
PLAT REFERENCE	PB 2020 PG 0121
PARCEL ID (AKPAR)	11229
PIN #	9678-00-55-1853
PROJECT AREA	150.58 ACRES
EXISTING USE	VACANT / TIMBER
PLANNING JURISDICTION	CHATHAM COUNTY
TOWNSHIP	HAW RIVER
COUNTY	CHATHAM
EXISTING ZONING	R1
RIVER BASIN	CAPE FEAR
RECEIVING STREAM	UNNAMED TRIBUTARY (UT) TO DEEP RIVER
STREAM CLASSIFICATION	DEEP RIVER - WS-W/PK
STREAM INDEX	DEEP RIVER - 17443.5

- EXISTING CONDITIONS NOTES:**
- PROPERTY BOUNDARY AND ON-SITE FEATURES TAKEN FROM ELECTRONIC CAD FILE PROVIDED BY TIMMONS GROUP.
 - TOPOGRAPHY FOR SITE TAKEN FROM ELECTRONIC CAD FILE PROVIDED BY TIMMONS GROUP.
 - OFFSITE TOPOGRAPHIC INFORMATION TAKEN FROM CHATHAM COUNTY GIS DATA.

- ENVIRONMENTAL CONDITIONS NOTES:**
- THIS PROPERTY LIES WITHIN THE CAPE FEAR RIVER BASIN.
 - THIS PROPERTY IS LOCATED IN ZONE X, ACCORDING TO FEMA FLOOD MAP NUMBERED 3710967800, DATED 11/17/2017.
 - WETLANDS LOCATED WITHIN THE PROPERTY WERE FLAGGED AND SURVEYED BY OTHERS AND PROVIDED TO O'KANE AND ASSOCIATES BY GARDEN STREET COMMUNITIES SOUTHEAST, LLC.
 - STREAM BUFFERS SHOWN WERE TAKEN FROM STREAM DETERMINATION MAPPING PREPARED BY OTHER AND PROVIDED BY GARDEN STREET COMMUNITIES SOUTHEAST, LLC.

EXISTING CONDITIONS LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING ROAD CENTERLINE
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING MAJOR (5') CONTOUR
- EXISTING MINOR (1') CONTOUR
- STREAM CENTERLINE
- STREAM TOP OF BANK
- STREAM TOE OF BANK
- STREAM BUFFER
- WETLAND BUFFER
- TREELINE
- EX. WATER PIPE
- GIS PROPERTY LINE

STREAM CLASSIFICATION LEGEND

- EXISTING PERENNIAL STREAM
- EXISTING INTERMITTENT STREAM
- EXISTING EPHEMERAL STREAM

EXISTING HATCH LEGEND

- EXISTING WETLANDS
- CHATHAM COUNTY BUFFER
- CONVENTIONAL SOILS
- DRIP SOILS
- DRY-MESIC OAK HICKORY FOREST

REVISIONS

NO.	DATE	DESCRIPTION

O'KANE & ASSOCIATES, PLLC
 107 UNION DRIVE, SUITE 202
 WASHINGTON, NORTH CAROLINA
 PHONE: 252-792-1910
 FIRM NC LICENSE NUMBER: P-2529

CLIENT:
 GARDEN STREET COMMUNITIES SOUTHEAST
 ZACH DAUGHERTY
 149 US HWY 70 WEST
 GARNER, NC 27529

FIRST PLAT

EXISTING CONDITIONS PLAN
SAVANNAH RIDGE
 CHATHAM COUNTY, NORTH CAROLINA

SCALE: 1"=150'

PRELIMINARY SEAL
 O'KANE & ASSOCIATES, PLLC
 SEAL 037468
 11/01/2023

HORIZONTAL SCALE: 1"=150'
VERTICAL SCALE: N/A
DATE: 11/01/2023
SHEET NUMBER: C-1.0

PRELIMINARY DRAWING
 NOT RELEASED FOR CONSTRUCTION