I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 20TH DAY OF NOVEMBER A.D. 2020.

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

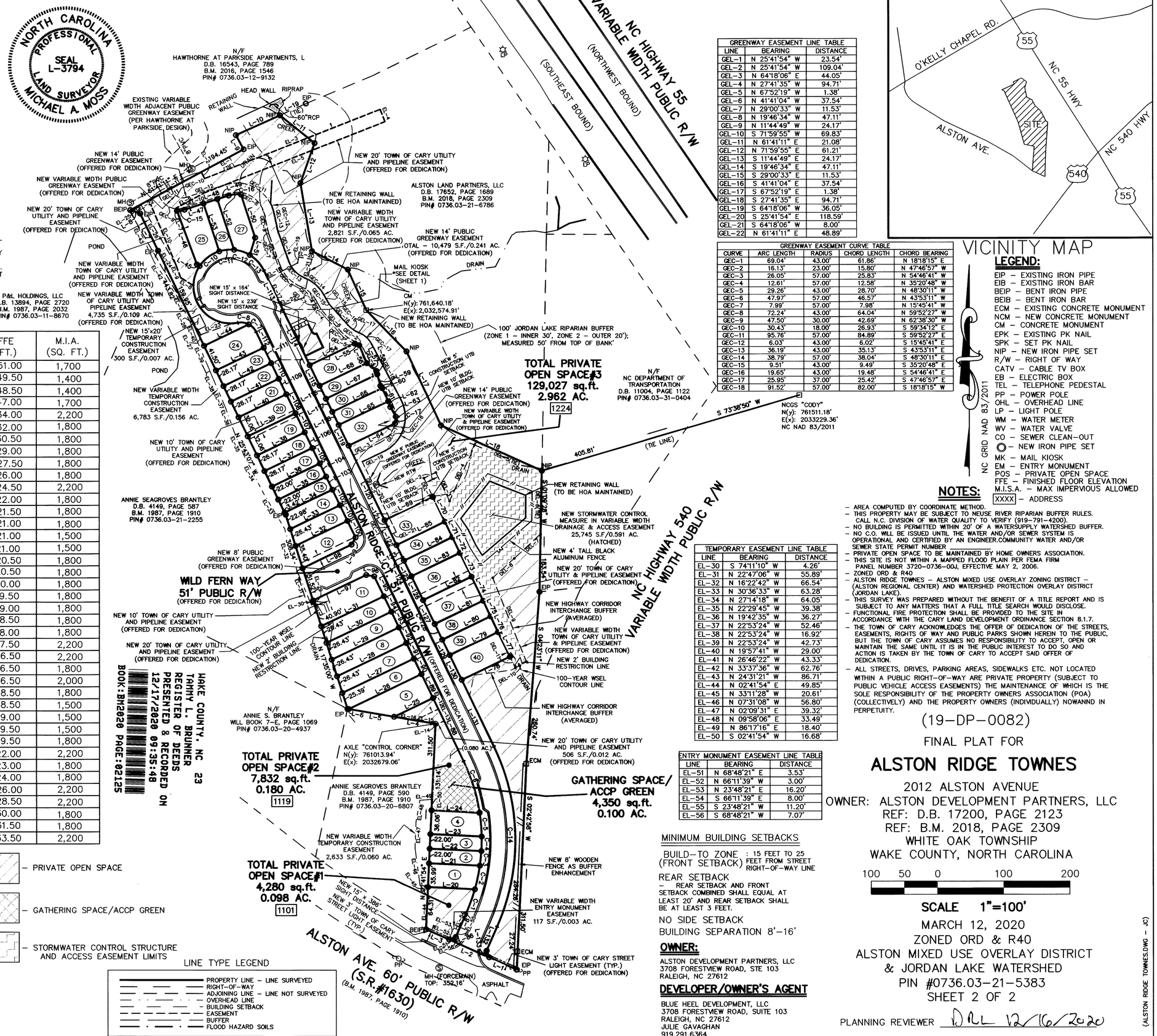
NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

SIGHT DISTANCE LINES: NOTHING CAN BE PLANTED, BUILT, INSTALLED OR CONSTRUCTED INCLUDING GRADING, LANDSCAPING, FENCING, ETC. THAT WILL OBSTRUCT OR RESTRICT VISIBILITY ACCORDING TO APPLICABLE TOWN STANDARDS ALONG THE ADJACENT ROADWAY WITHIN THE AREA DEFINED BY THE SIGHT DISTANCE LINE AND THE ROADWAY RIGHT-OF-WAY AND THE TOWN HAS THE RIGHT TO MAINTAIN THE SIGHT DISTANCE AREA AS NEEDED. THIS IS A RESTRICTION ON THE DEED WHEN CONVEYING LOTS WITH A SIGHT DISTANCE EASEMENT. DRIVEWAYS NEED TO BE INSTALLED SUCH THAT A MINIMUM OF 18' OF DRIVEWAY IS PROVIDED OUTSIDE OF THE SIGHT LINE EASEMENT TO ENSURE PARKED CARS DO NOT OBSTRUCT SIGHT LINES VIEWS.

LOT NUMBER	ALSTON RIDGE CT.	AREA (SQ. FT.)	AREA (AC.)	FFE (FT.)	M.I.A. (SQ. FT.)
1	1107	2,674	0.061	351.00	1,700
2	1109	1,705	0.039	349.50	1,400
3	1111	1,713	0.039	348.50	1,400
4	1113	2,722	0.062	347.00	1,700
5	1129	3,771	0.087	334.00	2,200
6	1131	3,186	0.073	332.00	1,800
7	1133	3,090	0.071	330.50	1,800
8	1135	2,992	0.069	329.00	1,800
9	1137	2,894	0.066	327.50	1,800
10	1139	2,797	0.064	326.00	1,800
11	1141	4,100	0.094	324.50	2,200
12	1201	3,100	0.071	322.00	1,800
13	1203	2,227	0.051	321.50	1,800
14	1205	2,130	0.049	321.00	1,800
15	1207	1,760	0.040	321.00	1,500
16	1209	1,760	0.040	321.00	1,500
17	1211	2,094	0.048	320.50	1,800
18	1213	2,094	0.048	320.50	1,800
19	1215	2,566	0.059	320.00	1,800
20	1219	2,567	0.059	319.50	1,800
21	1221	2,095	0.048	319.00	1,800
22	1223	2,095	0.048	318.50	1,800
23	1225	2,095	0.048	318.00	1,800
24	1227	3,300	0.076	317.50	2,200
25	1242	3,207	0.074	316.50	2,200
26	1240	1,708	0.039	316.50	1,800
27	1238	3,067	0.070	316.50	2,000
28	1220	2,743	0.063	318.50	1,800
29	1218	1,841	0.042	318.50	1,500
30	1216	1,847	0.042	319.00	1,500
31	1214	1,831	0.042	319.50	1,500
32	1212	2,839	0.065	319.50	1,800
33	1144	3,361	0.077	322.00	2,200
34	1142	2,120	0.049	323.00	1,800
35	1140	2,120	0.049	324.00	1,800
36	1138	3,257	0.075	326.00	2,200
37	1134	3,257	0.075	328.50	2,200
38	1132	2,120	0.049	330.00	1,800
39	1130	2,120	0.049	331.50	1,800
40	1128	3,362	0.077	333.50	2,200
POS#1 /EM	1101	4,280	0.098		
POS#2	1119	7,832	0.180		
POS#3/MK	1224	129,027	2.962		

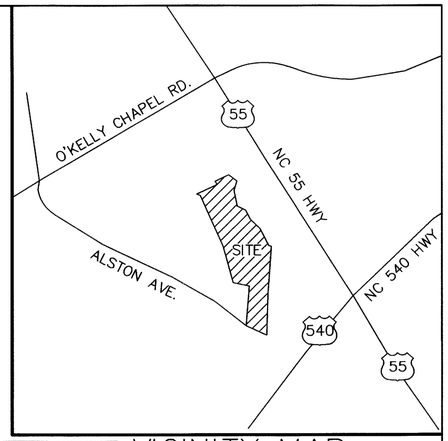


GREENWAY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
GEL-1	N 25°41'54" W	23.54'
GEL-2	N 25°41'54" W	109.04'
GEL-3	N 64°18'06" E	44.05'
GEL-4	N 27°41'35" W	94.71'
GEL-5	N 67°52'19" W	1.38'
GEL-6	N 41°41'04" W	37.54'
GEL-7	N 29°00'33" W	11.53'
GEL-8	N 19°46'34" W	47.11'
GEL-9	N 11°44'49" W	24.17'
GEL-10	S 71°59'55" W	69.83'
GEL-11	N 61°41'11" E	21.08'
GEL-12	N 71°59'55" E	61.21'
GEL-13	S 11°44'49" E	24.17'
GEL-14	S 19°46'34" E	47.11'
GEL-15	S 29°00'33" E	11.53'
GEL-16	S 41°41'04" E	37.54'
GEL-17	S 67°52'19" E	1.38'
GEL-18	S 27°41'35" E	94.71'
GEL-19	S 64°18'06" W	36.05'
GEL-20	S 25°41'54" E	118.59'
GEL-21	S 64°18'06" W	8.00'
GEL-22	N 61°41'11" E	48.89'

GREENWAY EASEMENT CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
GEC-1	69.04'	43.00'	61.86'	N 18°18'15" E
GEC-2	16.13'	23.00'	15.80'	N 47°46'57" W
GEC-3	26.05'	57.00'	25.83'	N 54°46'41" W
GEC-4	12.61'	57.00'	12.58'	N 35°20'48" W
GEC-5	29.26'	43.00'	28.70'	N 48°30'11" W
GEC-6	47.97'	57.00'	46.57'	N 43°53'11" W
GEC-7	7.99'	57.00'	7.98'	N 15°45'41" W
GEC-8	72.24'	43.00'	64.04'	N 59°52'27" E
GEC-9	47.50'	30.00'	42.69'	N 62°38'30" W
GEC-10	30.43'	18.00'	26.93'	S 59°34'12" E
GEC-11	95.76'	57.00'	84.89'	S 59°52'27" E
GEC-12	6.03'	43.00'	6.02'	S 15°45'41" E
GEC-13	36.19'	43.00'	35.13'	S 43°53'11" E
GEC-14	38.79'	57.00'	38.04'	S 48°30'11" E
GEC-15	9.51'	43.00'	9.49'	S 35°20'48" E
GEC-16	19.65'	43.00'	19.46'	S 54°46'41" E
GEC-17	25.95'	37.00'	25.42'	S 47°46'57" E
GEC-18	91.52'	57.00'	82.00'	S 18°18'15" W

TEMPORARY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL-30	S 74°11'10" W	4.26'
EL-31	N 22°47'06" W	55.89'
EL-32	N 16°22'42" W	66.54'
EL-33	N 30°36'33" W	63.28'
EL-34	N 27°14'18" W	64.05'
EL-35	N 22°29'45" W	39.38'
EL-36	N 19°42'35" W	36.27'
EL-37	N 22°53'24" W	52.46'
EL-38	N 22°53'24" W	16.92'
EL-39	N 22°53'24" W	42.73'
EL-40	N 19°57'41" W	29.00'
EL-41	N 26°46'22" W	43.33'
EL-42	N 33°37'36" W	62.76'
EL-43	N 24°31'21" W	86.71'
EL-44	N 02°41'54" E	49.85'
EL-45	N 33°11'28" W	20.61'
EL-46	N 07°31'08" W	56.80'
EL-47	N 02°09'31" E	39.32'
EL-48	N 09°58'06" E	33.49'
EL-49	N 86°17'16" E	18.40'
EL-50	S 02°41'54" W	16.68'

ENTRY MONUMENT EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL-51	N 68°48'21" E	3.53'
EL-52	N 66°11'39" W	3.00'
EL-53	N 23°48'21" E	16.20'
EL-54	S 66°11'39" E	8.00'
EL-55	S 23°48'21" W	11.20'
EL-56	S 68°48'21" W	7.07'



VICINITY MAP

LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
ECM – EXISTING CONCRETE MONUMENT
NCM – NEW CONCRETE MONUMENT
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
NIP – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
◎ – NEW IRON PIPE SET
MK – MAIL KIOSK
EM – ENTRY MONUMENT
POS – PRIVATE OPEN SPACE
FFE – FINISHED FLOOR ELEVATION
M.I.S.A. – MAX IMPERVIOUS ALLOWED
XXXX – ADDRESS

NC GRID NAD 83/2011

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- NO C.O. WILL BE ISSUED UNTIL THE WATER AND/OR SEWER SYSTEM IS OPERATIONAL AND CERTIFIED BY AN ENGINEER.COMMUNITY WATER AND/OR SEWER STATE PERMIT NUMBER _____
- PRIVATE OPEN SPACE TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- THIS SITE IS NOT WITHIN A MAPPED FLOOD PLAIN PER FEMA FIRM PANEL NUMBER 3720-0736-00J, EFFECTIVE MAY 2, 2006.
- ZONED ORD & R40
- ALSTON RIDGE TOWNES - ALSTON MIXED USE OVERLAY ZONING DISTRICT - (ALSTON REGIONAL CENTER) AND WATERSHED PROTECTION OVERLAY DISTRICT (JORDAN LAKE).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
- FUNCTIONAL FIRE PROTECTION SHALL BE PROVIDED TO THE SITE IN ACCORDANCE WITH THE CARY LAND DEVELOPMENT ORDINANCE SECTION 8.1.7.
- THE TOWN OF CARY ACKNOWLEDGES THE OFFER OF DEDICATION OF THE STREETS, EASEMENTS, RIGHTS OF WAY AND PUBLIC PARKS SHOWN HEREIN TO THE PUBLIC, BUT THE TOWN OF CARY ASSUMES NO RESPONSIBILITY TO ACCEPT, OPEN OR MAINTAIN THE SAME UNTIL IT IS IN THE PUBLIC INTEREST TO DO SO AND ACTION IS TAKEN BY THE TOWN OF CARY TO ACCEPT SAID OFFER OF DEDICATION.
- ALL STREETS, DRIVES, PARKING AREAS, SIDEWALKS ETC. NOT LOCATED WITHIN A PUBLIC RIGHT-OF-WAY ARE PRIVATE PROPERTY (SUBJECT TO PUBLIC VEHICLE ACCESS EASEMENTS) THE MAINTENANCE OF WHICH IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION (POA) (COLLECTIVELY) AND THE PROPERTY OWNERS (INDIVIDUALLY) NOWANND IN PERPETUITY.

MINIMUM BUILDING SETBACKS

BUILD-TO ZONE : 15 FEET TO 25 FEET FROM STREET RIGHT-OF-WAY LINE (FRONT SETBACK)

REAR SETBACK
- REAR SETBACK AND FRONT SETBACK COMBINED SHALL EQUAL AT LEAST 20' AND REAR SETBACK SHALL BE AT LEAST 3 FEET.

NO SIDE SETBACK

BUILDING SEPARATION 8'-16'

OWNER:

ALSTON DEVELOPMENT PARTNERS, LLC
3708 FORESTVIEW ROAD, STE 103
RALEIGH, NC 27612

DEVELOPER/OWNER'S AGENT

BLUE HEEL DEVELOPMENT, LLC
3708 FORESTVIEW ROAD, SUITE 103
RALEIGH, NC 27612
JULIE GAVAGHAN
919.291.6364

(19-DP-0082)

FINAL PLAT FOR

ALSTON RIDGE TOWNES

2012 ALSTON AVENUE
OWNER: ALSTON DEVELOPMENT PARTNERS, LLC
REF: D.B. 17200, PAGE 2123
REF: B.M. 2018, PAGE 2309
WHITE OAK TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

MARCH 12, 2020
ZONED ORD & R40
ALSTON MIXED USE OVERLAY DISTRICT
& JORDAN LAKE WATERSHED
PIN #0736.03-21-5383
SHEET 2 OF 2

PLANNING REVIEWER DAL 12/16/2020

– PRIVATE OPEN SPACE
– GATHERING SPACE/ACCP GREEN
– STORMWATER CONTROL STRUCTURE AND ACCESS EASEMENT LIMITS

LINE TYPE LEGEND
PROPERTY LINE – LINE SURVEYED
RIGHT-OF-WAY
ADJOINING LINE – LINE NOT SURVEYED
OVERHEAD LINE
BUILDING SETBACK
EASEMENT
BUFFER
FLOOD HAZARD SOILS

CMP

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

(ALSTON RIDGE TOWNES.DWG - JC)