



LEGEND

- AC=AIR CONDITIONING UNIT
- BOC=BACK OF CURB
- DW=CONC DRIVEWAY
- EB=ELECTRIC BOX
- EOP=EDGE OF PAVEMENT
- P=PATIO
- PO=PORCH
- SCO=CLEANOUT
- SW=SIDEWALK
- TP=TELEPHONE PEDESTAL
- WM=WATER METER
- IRON PIPE FOUND
- IRON PIPE SET
- NAIL SET

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

SHAWN T. RUMBERGER, PLS L-4909 DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED. GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, G.S. 47-30, AND REQUIREMENTS OF LAW, BUT WITHOUT A FULL 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.

VICINITY MAP (NTS)

IMPERVIOUS AREA

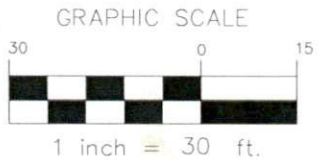
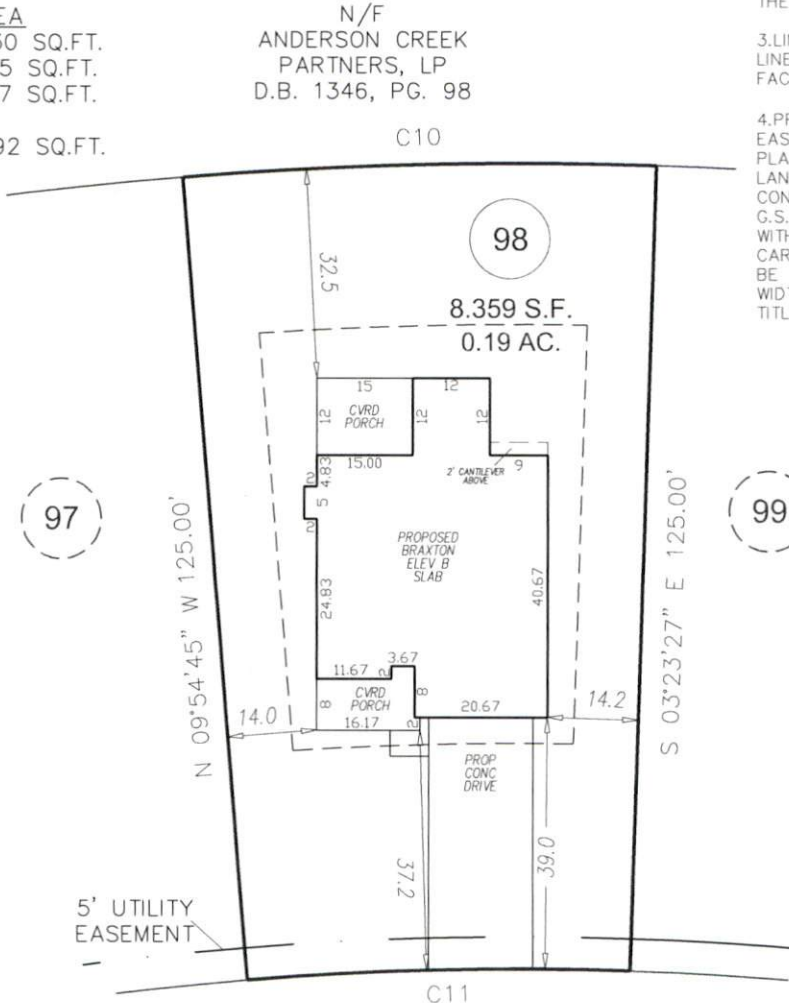
HOUSE 1,830 SQ.FT.
 DRIVE 635 SQ.FT.
 WALK 27 SQ.FT.

N/F
 ANDERSON CREEK PARTNERS, LP
 D.B. 1346, PG. 98

TOTAL 2,492 SQ.FT.

SETBACKS

FRONT 35'
 SIDE 10'
 REAR 25'
 SIDE STREET 20'



FALLS CREEK DRIVE
 50' PRIVATE & UTILITY R/W

SITE PLAN APPROVAL
 DISTRICT RA-20R USE SFD
 #BEDROOMS 4
 4/29/2020
 Zoning Administrator

PRELIMINARY PLOT PLAN

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	74.02	650.00	16°31'29"	N 83°20'54" E	73.98
C11	59.79	525.00	16°31'40"	S 83°20'54" W	59.76

REVISION: CHANGED HOUSE TO A RIGHT HAND GARAGE PER REQUEST 01-24-2020 CKR

ECLS	PROJECT:	19-002 CAPITOL CITY
	DRAWN BY:	SEER
	SCALE:	1"=30'
	DATE:	09-20-19

FOR
CAPITOL CITY HOMES
 525 FALLS CREEK DR
 LOT 98 ANDERSON CREEK CROSSING SUBDIVISION; PHS 8
 ANDERSON CREEK TWP., HARNETT CO., NC
 P.B. 2019, PG. 311

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