

VICINITY MAP (NTS)

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

SETBACKS

ZONE RA-20R

PER JEFF GREEN
LAND SURVEYOR

FRONT	40'
SIDE	10'
REAR	25'
SIDE STREET	20'

IMPERVIOUS AREA

HOUSE	1,830 SQ.FT.
DRIVE	719 SQ.FT.
WALK	32 SQ.FT.
TOTAL	2,581 SQ.FT.

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 SURVEY.
4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE REPORT PROVIDED. 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.
5. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.

SETBACK NOTE: PER PB 2020, PG 445:

FRONT=30' IF THE STREET R/W & UTILITY EASEMENT IS 60' OR MORE, 35' IF THE STREET R/W & UTILITY EASEMENT IS LESS THAN 60'. ALL AS MEASURED FROM THE FRONT PROPERTY LINE TO THE BODY OF THE STRUCTURE IS APPLICABLE TO A 50' R/W + 5' UTILITY EASEMENT, ON EACH SIDE TOTALING 60'.

REAR=25' AS MEASURED FROM THE REAR PROPERTY LINE TO THE BODY OF THE STRUCTURE.

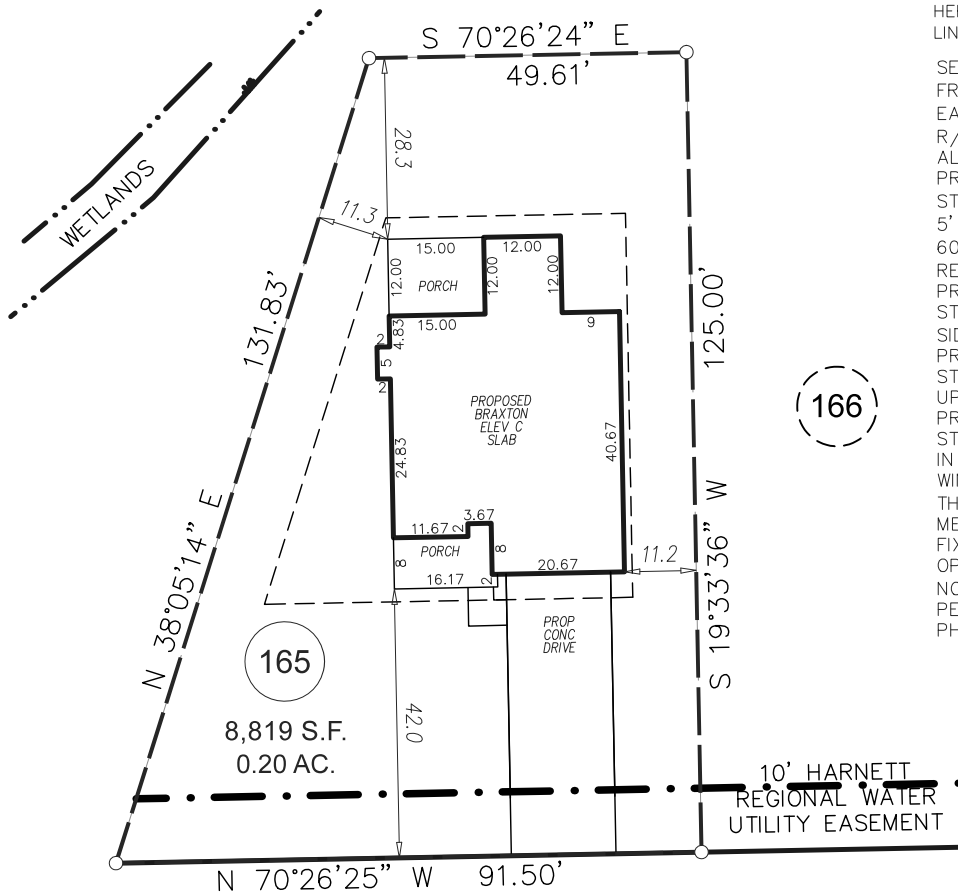
SIDE=10' AS MEASURED FROM THE SIDE PROPERTY LINE TO THE BODY OF THE STRUCTURE ON ONE SIDE OF THE STRUCTURE. UP TO 5; AS MEASURED FROM THE SIDE PROPERTY LINE TO THE BODY OF THE STRUCTURE ON THE OTHER SIDE.

IN NO CASE SHALL A FIXED OR OPERATING WINDOW, DOOR, OR OTHER OPENING BE LESS THAN 10' FROM A SIDE PROPERTY LINE AS MEASURED FROM THE PROPERTY LINE TO THE FIXED OR OPERATING WINDOW, DOOR OR OTHER OPENING.

NOTE: 40' FRONT SETBACK SHOWN HEREON PER JEFFREY GREEN LAND SURVEYOR PER PHONE CALL 1-26-21

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

REVISION: HOUSE PLAN CHANGED TO BRAXTON 2-3-21



166

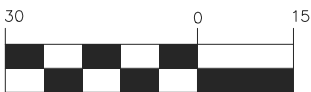
165

8,819 S.F.
0.20 AC.

10' HARNETT
REGIONAL WATER
UTILITY EASEMENT

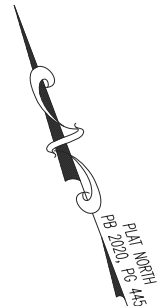
LAKE CREST DRIVE
50' PRIVATE & UTILITY R/W

GRAPHIC SCALE



1 inch = 30 ft.

P R E L I M I N A R Y
P L O T P L A N



PROJECT:	19-002 CAPITOL CITY
DRAWN BY:	APS
SCALE:	1"=30'
DATE:	1-20-21

FOR
CAPITOL CITY HOMES
111 LAKE CREST DRIVE
LOT 165 ANDERSON CREEK CROSSING PHS 8, SEC. 3
ANDERSON CREEK TWP., HARNETT CO., NC
P.B. 2020, PG. 445

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