

- 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 EXHIBIT MAP 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. THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

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. 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.

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

VICINITY MAP (NTS)

IMPERVIOUS AREA

HOUSE 1,549 SQ.FT.
 DRIVE 807 SQ.FT.
 WALK 35 SQ.FT.
 DECK 231 SQ.FT.

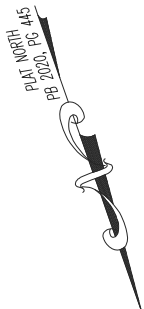
TOTAL 2,622 SQ.FT.

SETBACKS

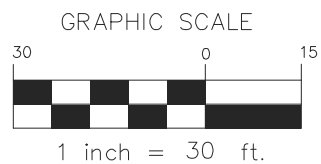
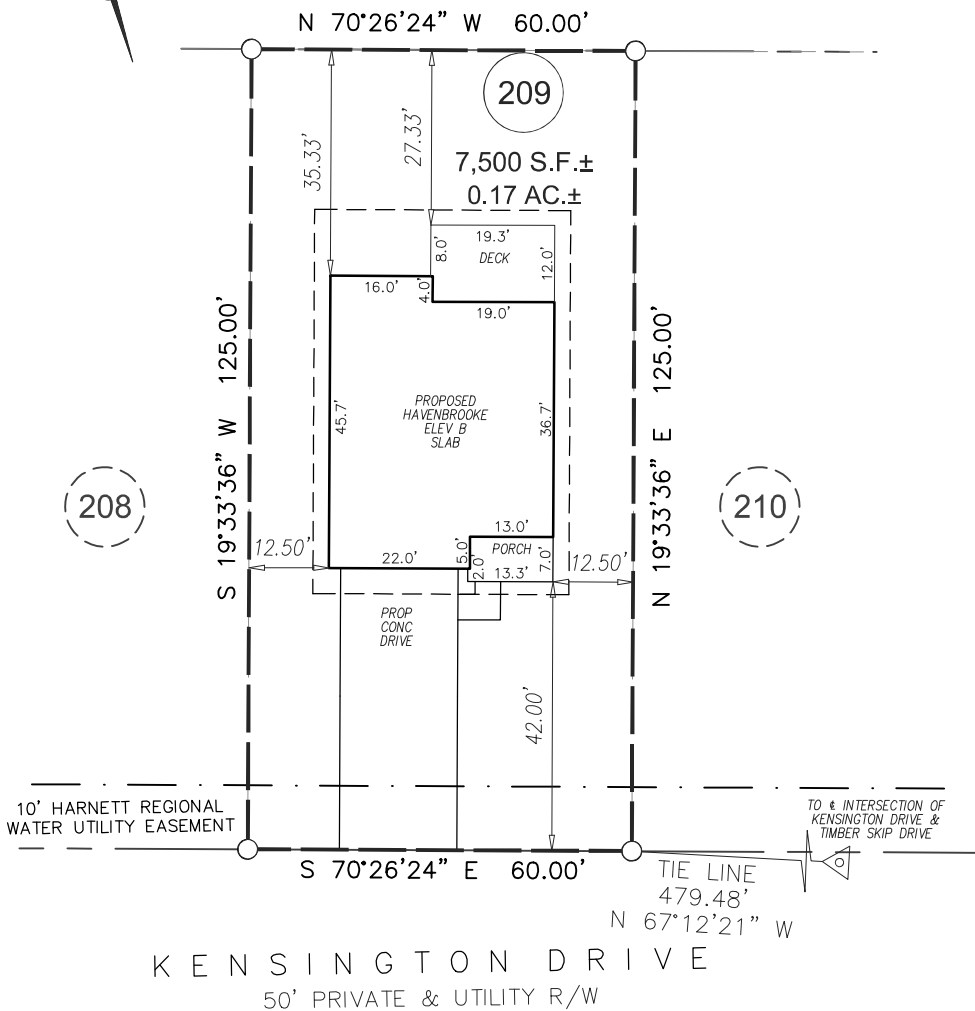
ZONE RA-20R

PER JEFF GREEN
 LAND SURVEYOR

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



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



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

STCS	PROJECT:	19-002 CAPITOL CITY
	DRAWN BY:	CKR
	SCALE:	1"=30'
	DATE:	06-15-2021

FOR
CAPITOL CITY HOMES
 112 KENSINGTON DRIVE
 LOT 209 ANDERSON CREEK CROSSING PHS 8, SEC. 3
 ANDERSON CREEK TWP., HARNETT CO., NC
 P.B. 2020, PG. 445

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