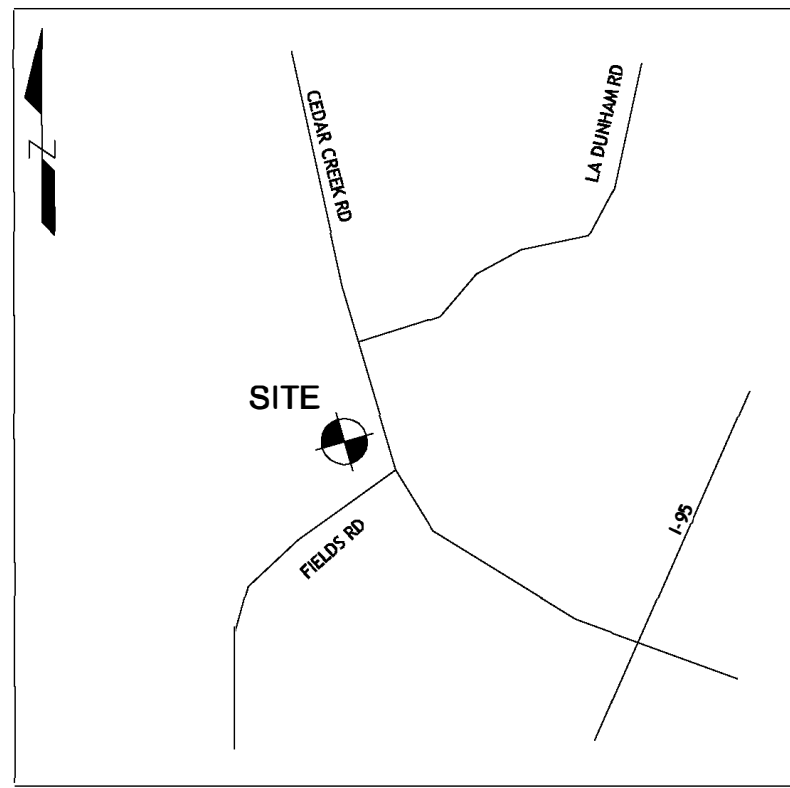




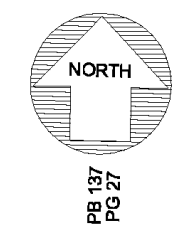
VICINITY MAP (NOT TO SCALE)

LEGEND
SIR-SET 1/2" IRON REBAR
EIR-EXISTING IRON PIPE
ECM-EXISTING CONCRETE MONUMENT
PB-PLAT BOOK
PG-PAGE
RW-RIGHT OF WAY
DB-DEED BOOK
SF-SQUARE FEET
AC-ACRES
AG-ABOVE GROUND
BG-BELOW GROUND
EIRPT-EXISTING IRON PIPE (PINCH TOP)

SYMBOLS
O - EIR/SIR/EIP
□ - ECM
- SURVEYED LINE
- TIE LINE
- LINE NOT SURVEYED (ADJACENT)
- EASEMENT LINE

BOUNDARY CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH DISTANCE
C1	600.45'	82.17'	S88°51'42"W	82.14'
C2	1512.30'	173.29'	S70°49'57"W	173.20'
C3	1089.88'	71.44'	S84°43'23"W	71.43'

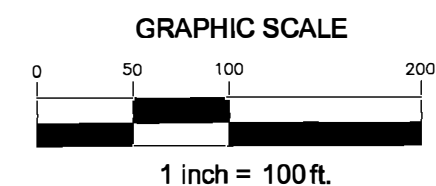
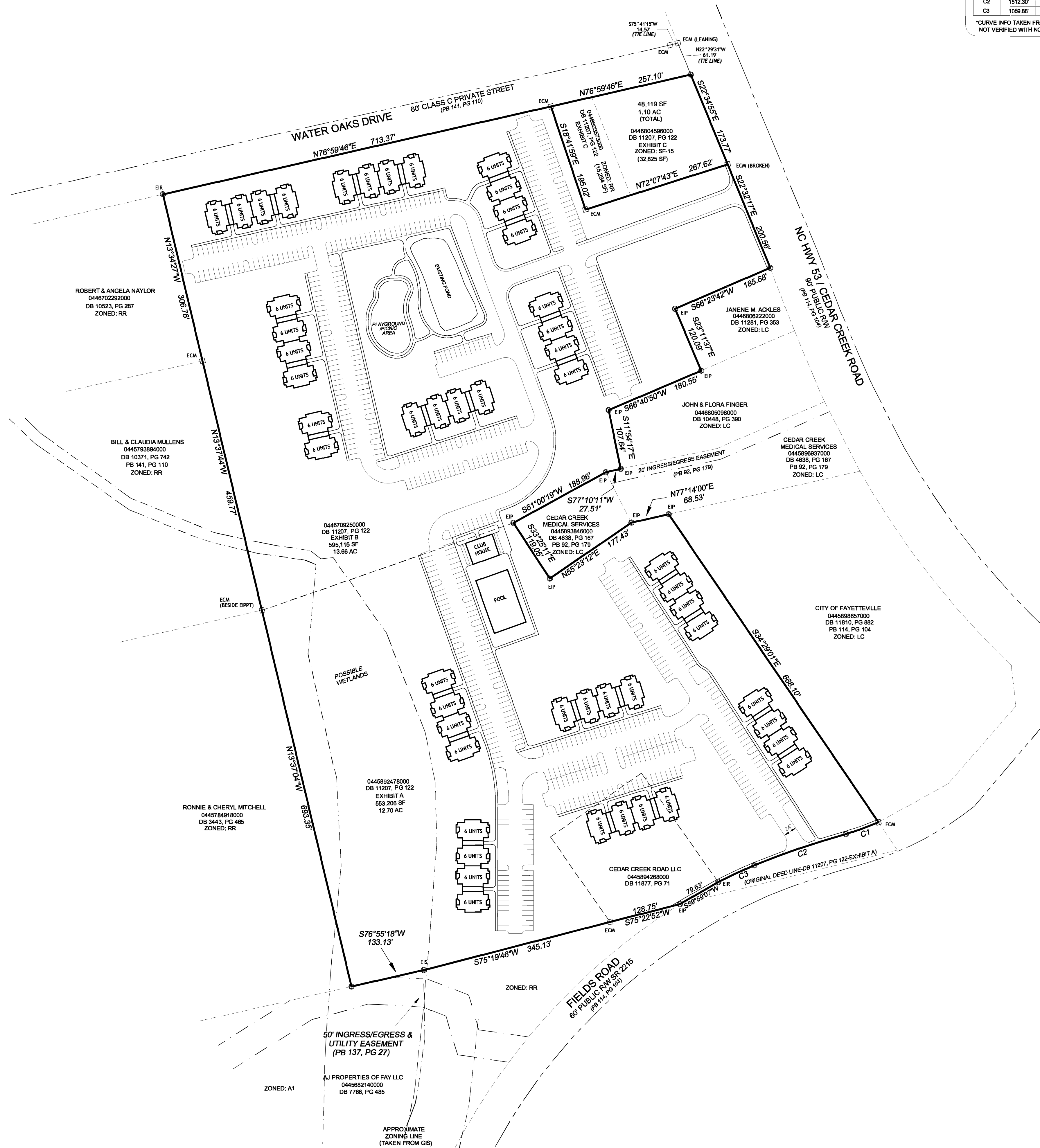
*CURVE INFO TAKEN FROM FIELD DATUM
NOT VERIFIED WITH NC DOT AT THIS TIME



- NOTES**
1. AREA COMPUTED BY COORDINATES.
 2. ALL DISTANCES ARE HORIZONTAL GROUND.
 3. NO NCDS MONUMENT FOUND WITHIN 200' OF SUBJECT PROPERTY.
 4. SUBJECT PROPERTIES ARE NOT LOCATED IN A 100 YEAR SPECIAL FLOOD HAZARD AREA PER FEMA FIRM 372044600J AND 372004400J, DATED JANUARY 5, 2007.
 5. SETBACKS (PER RR ZONING)
FRONT: 30'
SIDE: 15'
REAR: 35'
 6. SET IRON PIPES ON ALL CORNERS NOT MONUMENTED
 7. THERE ARE NO ENCROACHMENTS ACROSS PROPERTY LINES EXCEPT AS SHOWN ON MAP.

CURRENT ZONING: RR (CUMBERLAND COUNTY)
LAYOUT SHOWN BASED ON MR-5-CZ ZONING (CITY OF FAYETTEVILLE) PROPERTIES REQUESTED TO BE VOLUNTARILY ANNEXED INTO CITY OF FAYETTEVILLE LIMITS

TOTAL UNITS PROPOSED: 300
PARKING PROPOSED: 1.8 SPACES PER EACH UNIT
MINIMUM PARKING REQUIRED: 540 SPACES



PRELIMINARY LAYOUT
FOR
CEDAR CREEK ROAD LLC
DB 11877, PG 71

TOWNSHIP: CEDAR CREEK
CITY: FAYETTEVILLE, NC
COUNTY: CUMBERLAND
TAX PINS: SEE MAP

SCALE: 1" = 100'
DATE: APRIL 29, 2024
ZONING: RR/SF-15