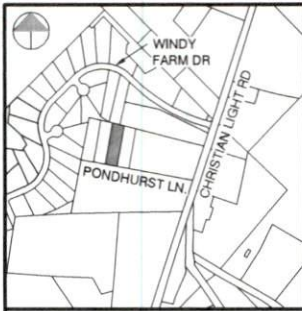




LOCATION MAP
1" = 1000'

SITE PLAN

LOT 03 - DVL PONDHURST
FUQUAY-VARINA, NC
HARNETT COUNTY, NORTH CAROLINA
AUGUST 07, 2025



B.M. 2023, PG. 376

SITE DATA

OWNER	ELM STREET BUILDERS, LLC
SITE ADDRESS	140 PONDHURST LANE
PIN	0634-81-4086
PLAT REFERENCE	B.M. 2023, PG. 376
SUBDIVISION	DVL PONDHURST
ZONING	RA-30

BUILDING SETBACKS

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

IMPERVIOUS SURFACE (S.F.)

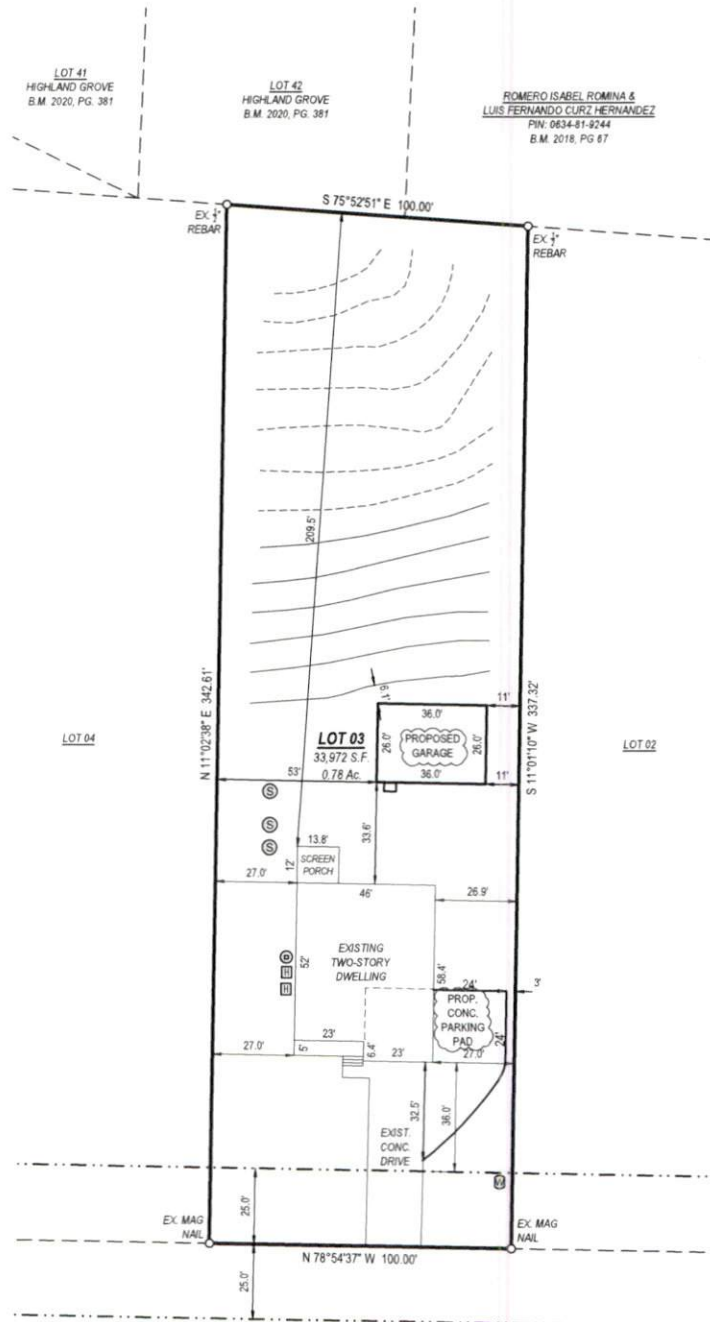
EX. HOUSE	2821
EX. DRIVEWAY/WALK	1179
PROPOSED GARAGE	936
PROPOSED CONC. PAD	1093
TOTAL	6029

SURVEY NOTES:

- ALL EASEMENTS, RIGHT-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED FROM BOOK OF MAPS 2023, PAGE 376 UNLESS OTHERWISE NOTED.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SURVEY MAY DISCLOSE.
- FIELD SURVEY PERFORMED ON SEPTEMBER 6, 2024.

LEGEND:

B.M.	Book of Maps	Ex. Property Corner
D.B.	Deed Book	New 3/4" Iron Pipe
P.G.	Page	Calculated point
S.F.	Square Feet	Water Meter
AC.	Acres	Septic Cleanout
---	Septic System	Septic Tank Access
---	Septic Repair	Power Pedestal
		Power Pole
		Telephone Pedestal
		Cable Pedestal
		AC Condenser



PONDHURST LANE

EX. 50' PRIVATE ROAD
INGRESS, EGRESS & UTILITY
EASEMENT

TAYLOR
LAND CONSULTANTS, PLLC
License # P-0829
1600 Olive Chapel Rd., #140
Apex, NC 27502
(919) 801-1104

The Site Plan is for permitting purposes only. This shall not be considered a "Boundary Survey" as all property lines may have not been surveyed and monumented. This survey is not to be used for any conveyance or sale of the property.

1. PROP GARAGE, PARKING PAD	08-21-25

SHEET
SITE PLAN

0 20 40
SCALE: 1" = 40'