

LEGEND
 AC=AIR CONDITIONING UNIT
 BOC=BACK OF CURB
 CATV=CABLE TV
 CB=CATCH BASIN
 DW=CONC DRIVEWAY
 EB=ELECTRIC BOX
 EM=ELECTRIC METER
 EOP=EDGE OF PAVEMENT
 EP=ELECTRIC PEDESTAL
 FH=FIRE HYDRANT
 LP=LIGHT POLE
 MTR=METER
 PCH=PORCH
 RCP=REINFORCED CONC PIPE
 R/W=RIGHT OF WAY
 SCO=CLEANOUT
 SW=SIDEWALK
 PP=POWER POLE
 TP=TELEPHONE PEDESTAL

○ EIP=EXISTING IRON PIPE
 ● IRON PIPE SET
 ○ EIR=EXISTING IRON ROD
 TF=TRANSFORMER
 WM=WATER METER

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.

PLAT NORTH
 PG 2019, PGS 417-419

VICINITY MAP (NTS)

S 10°51'16" W 80.50'



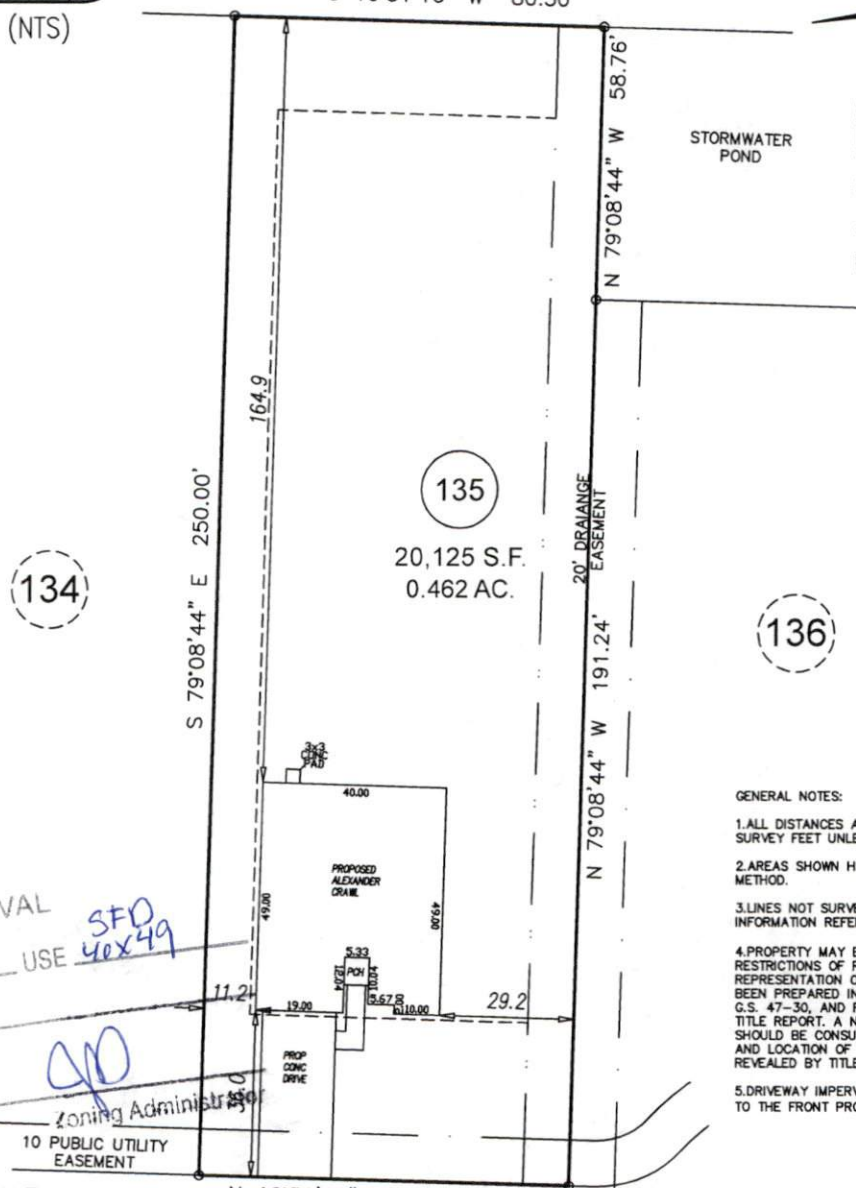
IMPERVIOUS AREA

HOUSE	1,917 SQ.FT.
DRIVE TO R/W	576 SQ.FT.
WALK	65 SQ.FT.
CONC PAD	9 SQ.FT.
TOTAL	2,567 SQ.FT.
MAX. ALLOW	2,850 SQ.FT.

SETBACKS

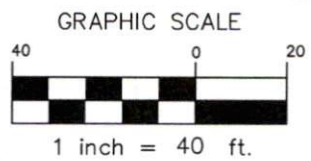
FRONT	35'
SIDE	10'
REAR	20'
SIDE STREET	20'

REVISION: MOVED HOUSE 9' TO THE LEFT PER REQUEST 2-19-20



- 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 IN CONFORMITY WITH NORTH CAROLINA STANDARDS, C.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.
 5. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.

SITE PLAN APPROVAL
 DISTRICT BA30 USE SFO 4ex49
 # BEDROOMS 3
 3/16/2020
 Zoning Administrator



N 10°51'16" E 80.50'
 AVERY POND DRIVE
 50' PUBLIC R/W
PRELIMINARY PLOT PLAN

PROJECT:	18-003 AVERY POND
DRAWN BY:	AMW
SCALE:	1"=40'
DATE:	2-13-20

FOR
LGI HOMES
 851 AVERY POND DRIVE FUQUAY-VARINA, NC 27526
 LOT 135 AVERY POND SUBDIVISION; PHASE IIIA
 HECTOR'S CREEK TWP., HARNETT CO., NC
 P.B. 2019, PGS. 417-419

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