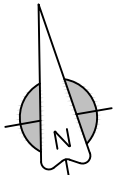


LOCATION MAP
1" = 1000'

SITE PLAN

LOT 03 - DVL PONDHURST
FUQUAY-VARINA, NC
HARNETT COUNTY, NORTH CAROLINA
JANUARY 29, 2024

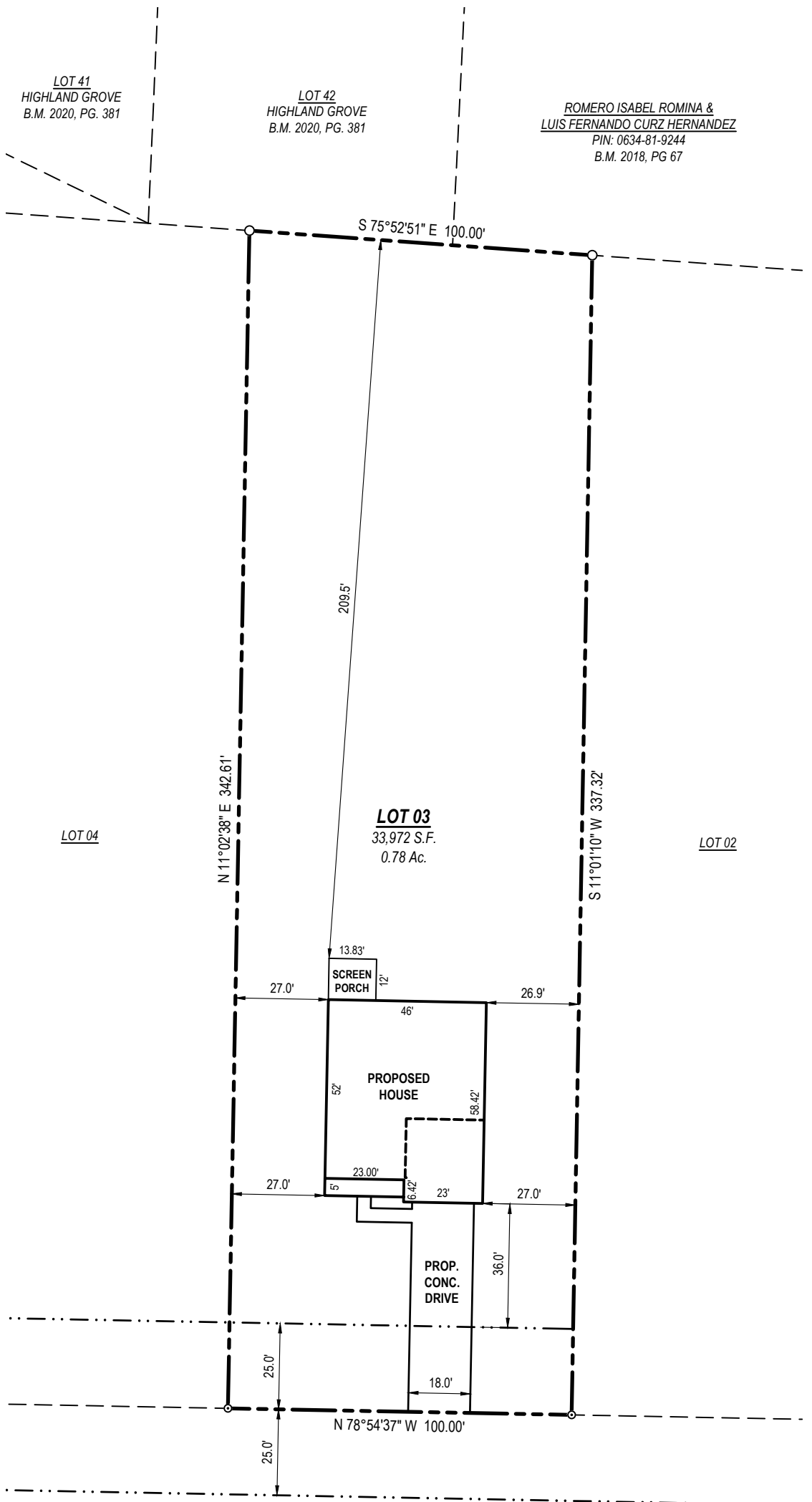


B.M. 2023, PG. 376

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.)	
HOUSE	2821
DRIVEWAY/WALK	1176
TOTAL	3997



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

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 SEARCH MAY DISCLOSE.

LEGEND

○	Ex. property corner	B.M.	Book of Maps
●	Set property corner	D.B.	Deed Book
○	Calculated point	PG.	Page
⊙	Ex. Water Meter	S.F.	Square Feet
⊕	Ex. Sewer Cleanout	AC.	Acres
—x—		—x—	Fence

**PRELIMINARY
FOR BUILDING PERMIT
PURPOSES ONLY**

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

THIS IS NOT A CERTIFIED SURVEY AND IS TO BE USED FOR BUILDING PERMIT PURPOSES ONLY.

REVISIONS	

SHEET **C-01**
SITE PLAN

SCALE: 1" = 40'