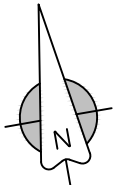


LOCATION MAP
1" = 1000'

SITE PLAN

LOT 05 - DVL PONDHURST
FUQUAY-VARINA, NC
HARNETT COUNTY, NORTH CAROLINA
JANUARY 26, 2024



B.M. 2023, PG. 376

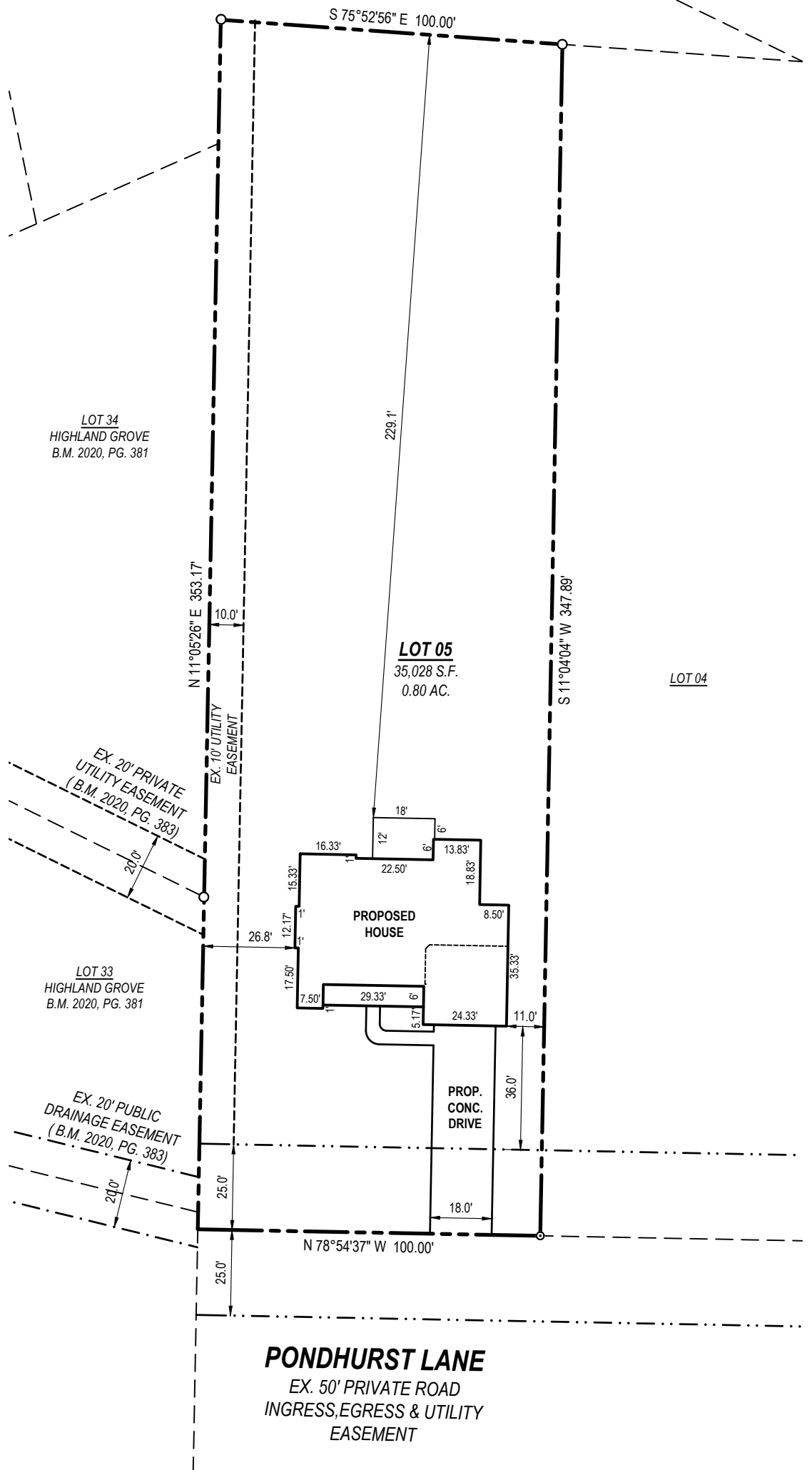
LOT 38
HIGHLAND GROVE
B.M. 2020, PG. 381

LOT 41
HIGHLAND GROVE
B.M. 2020, PG. 381

SITE DATA	
OWNER	ELM STREET BUILDERS, LLC
SITE ADDRESS	180 PONDHURST LANE
PIN	0634-81-2180
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	2980
DRIVEWAY/WALK	1203
TOTAL	4183



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—			Fence

**PRELIMINARY
FOR BUILDING PERMIT
PURPOSES ONLY**

1600 Olive Chapel Rd., #140
Apex, NC 27502
License # P-0829
(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'