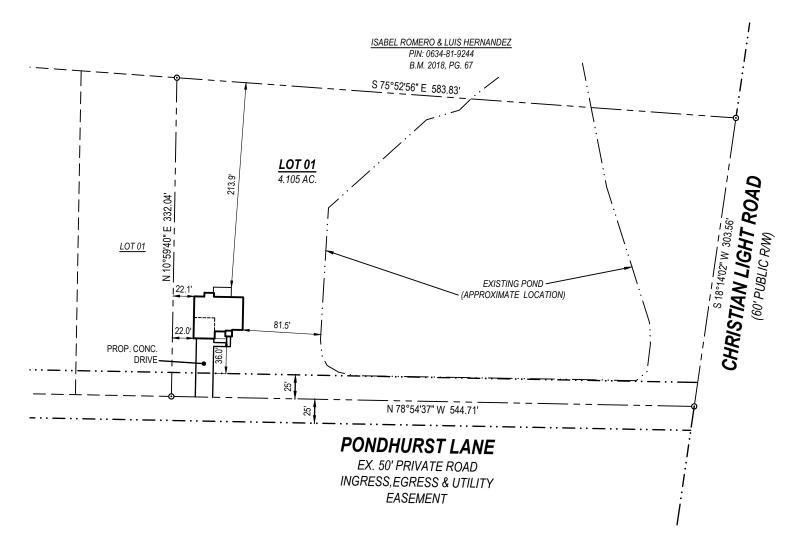


SITE DATA		
OWNER	ELM STREET BUILDERS, LLC	
SITE ADDRESS	98 PONDHURST LANE	
PIN	0634-81-6092	
PLAT REFERENCE	B.M. 2023, PG. 376	
SUBDIVISION	DVL PONDHURST	

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

IMPERVIOUS SURFACE (S.F.)		
HOUSE	2242	
DRIVEWAY/WALK	1199	
TOTAL	3441	

PRELIMINARY
FOR BUILDING PERMIT
PURPOSES ONLY



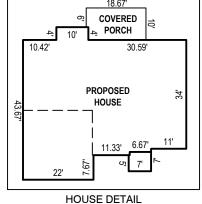
## LEGEND

0	Ex. property corner	B.M.	Book of Maps
•	Set property corner	D.B. PG.	Deed Book Page
0	Calculated point	S.F.	Square Feet
W	Ex. Water Meter	AC. —x—	Acres Fence
ⅎ	Ex. Sewer Cleanout		

B.M. 2023, PG. 376

## **SURVEY NOTES:**

- ALL EASEMENTS, RIGHT-OF-WAY'S, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED FROM BOOK OF MAPS 2023, PAGE 376 UNLESS OTHERWISE NOTED.
- 2. 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.



HOUSE DETAI 1" = 30'



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

DVL PONDHURST, LOT 1
FUQUAY-VARINA, HARNETT COUNTY, NC

SITE PLAN

REVISIONS		DATE: 04/09/2024
		DRAWN BY: BR
		0 50 100
		SCALE: 1" = 100

SITE PLAN