

NOTES:

-REFERENCE HARNETT CO. BM 2024, PG 417-424 & 425-432 FOR BOUNDARY INFORMATION, NORTH INDEX & TIE LINES TO SUBDIVISION CONTROL CORNERS.

ZONED: RA-30, RA-40, & CO4NSERVATION. SETBACKS, PER BM 2024 PG 417 & 425: >43' LOT WIDTH:

FRONT YARD-20', SIDE YARD-5', REAR YARD-20', CORNER YARD-12'.

<=43' LOT WIDTH:

FRONT YARD-20', SIDE YARD- 4' & 4' OR 0' & 8', REAR

YARD-20', CORNER YARD 12'.
-PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD
HAZARD AREA AS SCALED FROM THE NFIP FIRM No. 3720065500L (EFFECTIVE DATE: JULY 19, 2022) AND/OR 3720064500J (EFFECTIVE DATE: 10/3/2006), AND/OR

3720064400J (EFFECTIVE DATE: 10/3/2006).

SERENITY SUBDIVISION, PHASE 6A, B, & C HECTORS CREEK TOWNSHIP, HARNETT COUNTY, NC

SURVEYED FOR TRI POINTE HOMES HOLDINGS, INC. 5440 WADE PARK BLVD #400 RALEIGH, NC 27607



MSS LAND CONSULTANTS, PC

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DATE: 09/05/2025 SCALE: 1"=30' DRAWN:CKC CHECK: FILE: TPH-24-03 MAXIMUM ALLOWABLE IMPERVIOUS-3,650 SF

TOTAL ESTIMATED IMPERVIOUS-2,944 SF	
SITE	SQ. FT.
HOUSE	2,368
DRIVEWAY	368
LEAD WALK	45
COV. PORCH	154
PATIO	0
A/C PAD	9
COV. PORCH PATIO	

PERMIT PLAN LOT: 369

I HEREBY CERTIFY THAT THE BUILDING WILL LIE WHOLLY ON THE LOT. THIS PLAT IS OF AN EXISTING PARCEL OF LAND. THIS IS NOT A SURVEY AND NOT FOR RECORDATION PURPOSES.

PRELIMINARY PLAN

MATTHEW A. HAYES, PLS L-4516