

-REFERENCE HARNETT CO. BM 2025, PG 77-82 FOR BOUNDARY INFORMATION, NORTH INDEX & TIE LINES TO

SUBDIVISION CONTROL CORNERS.
-ZONED: RA-30, RA-40, & CONSERVATION.
-SETBACKS, PER BM 2025 PG 77:

43' LOT WIDTH:

FRONT YARD-20', SIDE YARD-4' & 4' OR 0' & 8', REAR YARD-20', CORNER YARD-12'.

>43' LOT WIDTH:

FRONT YARD-20', SIDE YARD-5', 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).

SERENITY SUBDIVISION, PHASE 3A HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NC

SURVEYED FOR DAVID WEEKLEY HOMES 1901 N. HARRISON AVENUE, SUITE 200 CARY, NC 27513



MSS LAND CONSULTANTS, PC

"Committed to Total Quality Service' Firm License: C-2070 E S T. 1 9 9 8

6118 St. Giles St (Suite E) Raleigh, NC 27612

Phone (919) 510-4464 Fax (919) 510-9102 Email: hayesm⊕mssland.com

DATE: 07/18/2025 | SCALE: 1"=30' | DRAWN:CKC | CHECK: FILE: DWH-22-02

MAXIMUM BUILT-UPON AREA-2,600 SF

TOTAL ESTIMATED IMPERVIOUS-2,278 SF	
SITE	SQ. FT.
HOUSE	1,755
DRIVEWAY	366
LEAD WALK	48
COV. PORCH	100
A/C PAD	9

PERMIT PLAN LOT: 994

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