



Initial Application Date: _____

Application # _____

DRB # _____ CU # _____

COMMERCIAL

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting (Physical) 420 McKinney Pkwy, Lillington, NC 27546 (Mailing) PO Box 65 Lillington NC 27546 Phone: (910) 893-7525 opt # 1 Fax: (910) 893-2793 www.harnett.org/permits

LANDOWNER: FAIRWAY POINT, LLC Mailing Address: 2919 BREEZEWOOD AVE. # 100

City: FAYETTEVILLE State: NC Zip: 28303 Contact # 910-580-2425 Email: BRYAN BENOIT @ HUFFFAMILYOFFICE.COM

APPLICANT*: _____ Mailing Address: _____

City: _____ State: _____ Zip: _____ Contact # _____ Email: _____

*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: BRYAN BENOIT Phone # 910-580-2425

Address: GALLERY DR. SPRING LAKE NC 28390 PIN: 0515-08-6976-000

Zoning: RA-20R Watershed: _____ Flood: N/A Deed Book Page: 2534+0518

Setbacks - Front: _____ Back: _____ Side: _____ Corner: SEE ATTACHED PLAT

PROPOSED USE: SEE COMMENTS -

Multi-Family Dwelling No. Units: 50 No. Bedrooms/Unit: 4-3 Bed / 6-2 Bed PER BLDG X 5 BLDGS
SEE COMMENTS

Business Sq. Ft. Retail Space: _____ Type: _____ # Employees: _____ Hours of Operation: _____

Daycare # Preschoolers: _____ # Afterschoolers: _____ # Employees: _____ Hours of Operation: _____

Industry Sq. Ft. _____ Type: _____ # Employees: _____ Hours of Operation: _____

Church Seating Capacity: _____ # Bathrooms: _____ Kitchen: _____

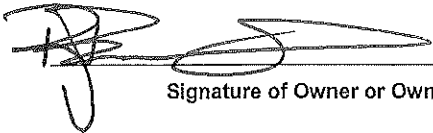
Accessory/Addition/Other (Size: 115'-4" x 22') Use: 9 BAY GARAGE

Water Supply: County _____ Existing Well _____ New Well (# of dwellings using well _____) *Must have operable water before final
(Need to Complete New Well Application at the same time as New Tank)
HARNETT CO. WATER

Sewage Supply: _____ New Septic Tank _____ Expansion _____ Relocation _____ Existing Septic Tank County Sewer
(Complete Environmental Health Checklist on other side of application if Septic)

Comments: 5-10 UNIT BUILDINGS (50 TOTAL UNITS) EACH BLDG WILL HAVE 4-3 BED / 2 BATH UNITS (20 TOTAL) @ 1,639 HEATED # - ALSO 6-2 BED / 2 BATH UNITS (30 TOTAL) @ 1,679 HEATED #. WILL HAVE 1-9 BAY GARAGE

If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

 AUTHORIZED AGENT 3/31/2023
Signature of Owner or Owner's Agent H&H CONSTRUCTORS, LLC Date

This application expires 6 months from the initial date if permits have not been issued

RECORDED DEED (OR OFFER TO PURCHASE) AND PLAT ARE REQUIRED WHEN APPLYING FOR LAND USE APPLICATION

It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.



This application expires 6 months from the initial date if permits have not been issued
APPLICATION CONTINUES ON BACK

****This application expires 6 months from the initial date if permits have not been issued****

This application to be filled out when applying for a septic system inspection.

County Health Department Application for Improvement Permit and/or Authorization to Construct

IF THE INFORMATION IN THIS APPLICATION IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENT PERMIT OR AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. The permit is valid for either 60 months or without expiration depending upon documentation submitted. (Complete site plan = 60 months; Complete plat = without expiration)

Environmental Health New Septic System

- **All property irons must be made visible.** Place "pink property flags" on each corner iron of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
- Place "orange house corner flags" at each corner of the proposed structure. Also flag driveways, garages, decks, out buildings, swimming pools, etc. Place flags per site plan developed at/for Central Permitting.
- Place orange Environmental Health card in location that is easily viewed from road to assist in locating property.
- If property is thickly wooded, Environmental Health requires that you clean out the undergrowth to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. **Do not grade property.**
- **All lots to be addressed within 10 business days after confirmation. \$25.00 return trip fee may be incurred for failure to uncover outlet lid, mark house corners and property lines, etc. once lot confirmed ready.**

Environmental Health Existing Tank Inspections

- Follow above instructions for placing flags and card on property.
- Prepare for inspection by removing soil over **outlet end** of tank as diagram indicates, and lift lid straight up (*if possible*) and then **put lid back in place**. (Unless inspection is for a septic tank in a mobile home park)
- **DO NOT LEAVE LIDS OFF OF SEPTIC TANK**

"MORE INFORMATION MAY BE REQUIRED TO COMPLETE ANY INSPECTION"

SEPTIC

If applying for authorization to construct please indicate desired system type(s): can be ranked in order of preference, must choose one.

- Accepted Innovative Conventional Any
 Alternative Other _____

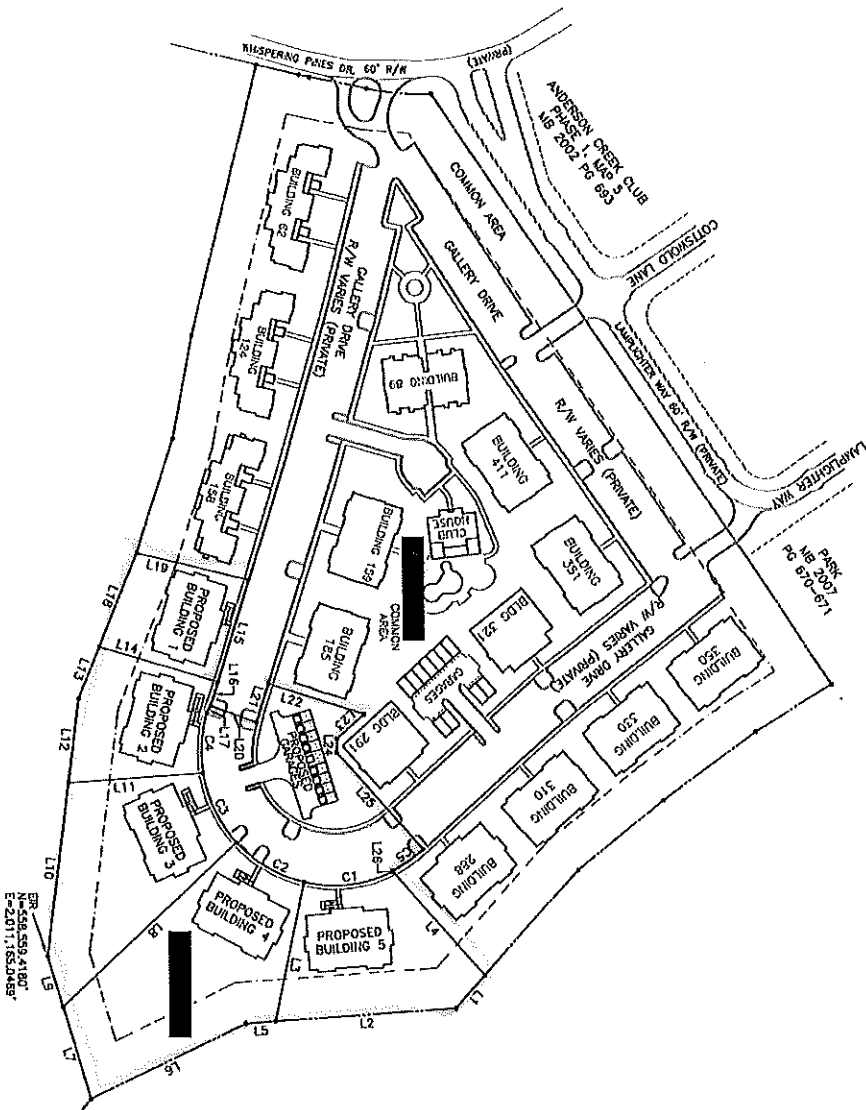
The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes", applicant **MUST ATTACH SUPPORTING DOCUMENTATION**: *** SEE ATTACHED ***

- YES NO Does the site contain any Jurisdictional Wetlands?
 YES NO Do you plan to have an irrigation system now or in the future?
 YES NO Does or will the building contain any drains? Please explain. _____
 YES NO Are there any existing wells, springs, waterlines or Wastewater Systems on this property?
 YES NO Is any wastewater going to be generated on the site other than domestic sewage?
 YES NO Is the site subject to approval by any other Public Agency?
 YES NO Are there any Easements or Right of Ways on this property?
 YES NO Does the site contain any existing water, cable, phone or underground electric lines?

If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

I Have Read This Application And Certify That The Information Provided Herein Is True, Complete And Correct. Authorized County And State Officials Are Granted Right Of Entry To Conduct Necessary Inspections To Determine Compliance With Applicable Laws And Rules. I Understand That I Am Solely Responsible For The Proper Identification And Labeling Of All Property Lines And Corners And Making The Site Accessible So That A Complete Site Evaluation Can Be Performed.

Curve #	Length	Radius	Delta
C1	112.249	162.622	039.5482
C2	97.138	162.622	034.2240
C3	95.091	162.622	033.5028
C4	73.714	162.622	025.9713
C5	48.583	160.660	016.6127



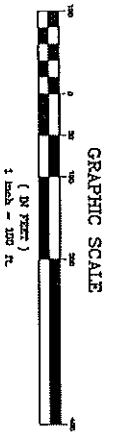
Line #	Length	Direction
L1	53.390	S48° 14' 10.29"E
L2	222.241	S04° 07' 12.77"E
L3	172.030	S78° 04' 42.23"E
L4	168.175	S48° 04' 10.93"W
L5	37.012	S04° 07' 12.77"E
L6	210.940	S25° 21' 43.84"E
L7	115.979	S73° 18' 36.79"W
L8	291.742	S42° 53' 15.37"E
L9	63.989	S73° 18' 36.79"W
L10	211.695	N62° 52' 42.19"W
L11	165.462	S04° 01' 08.32"E
L12	102.788	N62° 52' 42.19"W
L13	68.197	N67° 35' 29.71"W
L14	151.589	S15° 27' 37.14"W
L15	128.812	N72° 42' 14.36"W
L16	30.021	S72° 42' 14.36"E
L17	10.293	S80° 01' 32.84"E
L18	122.531	N67° 35' 29.71"W
L19	140.847	N13° 35' 09.05"E
L20	59.996	S20° 09' 24.35"W
L21	48.242	S72° 29' 36.11"E
L22	123.148	S17° 41' 38.52"W
L23	44.685	S42° 01' 41.10"E
L24	16.329	S88° 47' 55.73"E
L25	157.812	N47° 58' 08.18"E
L26	2.076	S48° 04' 10.93"W

AREA INFORMATION
 PHASE 1 - 11.21 AC.
 PHASE 2 - 4.55 AC.
 TOTAL AREA - 15.77 AC.
 ZONING RA-2008

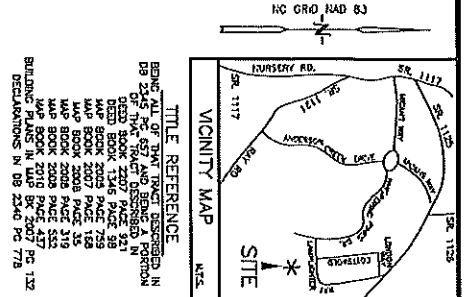
DATE: 04/26/2021
 TIME: 10:58:59 AM
 PROJECT: ANDERSON CREEK CLUB
 DRAWN BY: J. GREEN
 CHECKED BY: J. GREEN
 SCALE: 1" = 100'

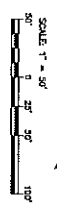
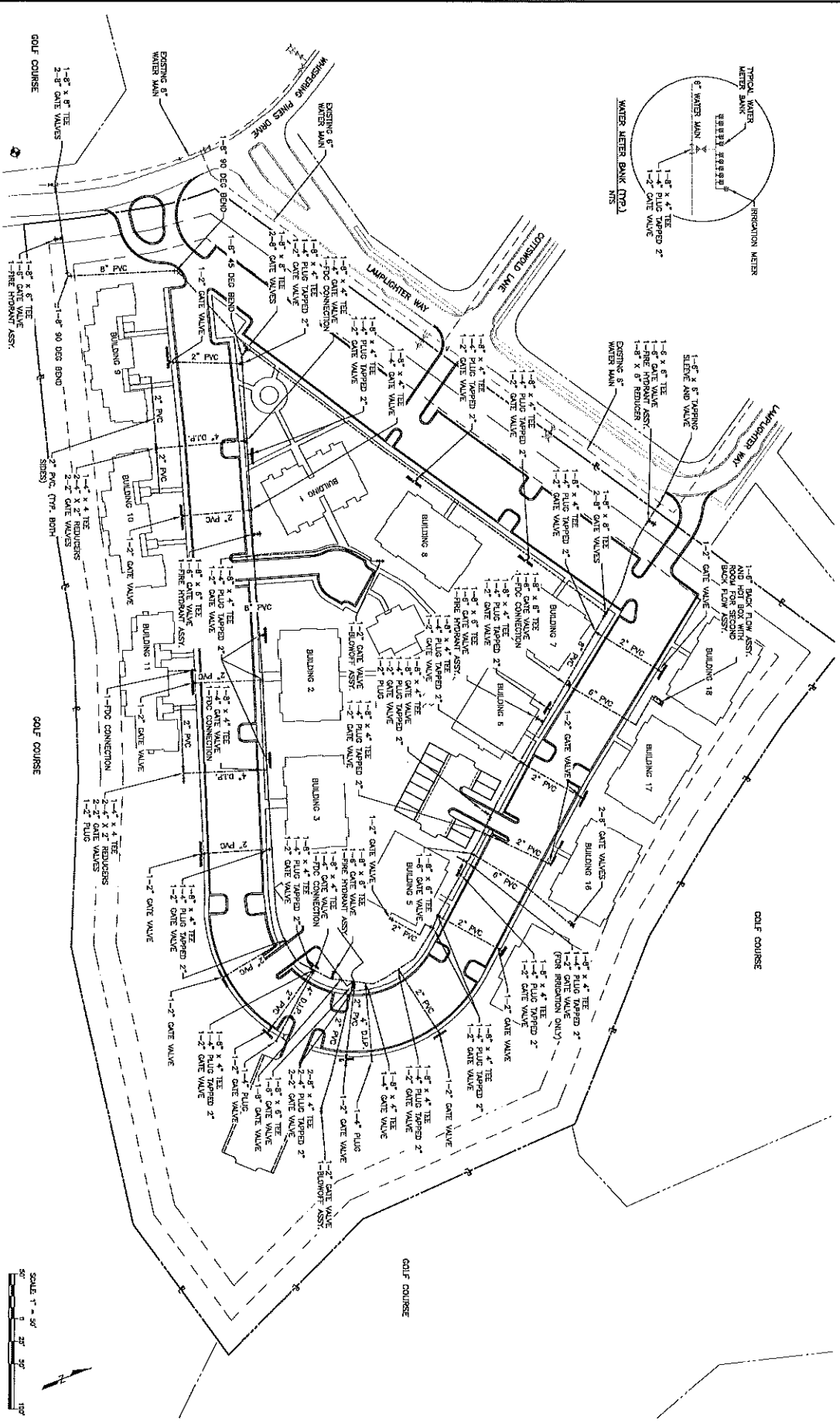
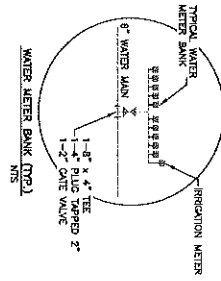
LEGEND

○	COMPUTED POINT
○	EXISTING IRON ROD
—	PROPERTY BOUNDARY
—	ROAD RIGHT-OF-WAY
—	EXISTING FENCE
—	25' NAME BUFFER
—	35' SETBACK
—	50' GOLF BUFFER
—	THE LINES



SURVEY OF
 PROPOSED BUILDINGS
 ~ FAIRWAY POINTE, LLC
 ~ at ANDERSON CREEK CLUB
 ANDERSON CREEK TOWNSHIP
 HARNETT COUNTY NORTH CAROLINA
 SCALE 1" = 100' APRIL 26, 2021





NO.	REVISIONS	DATE

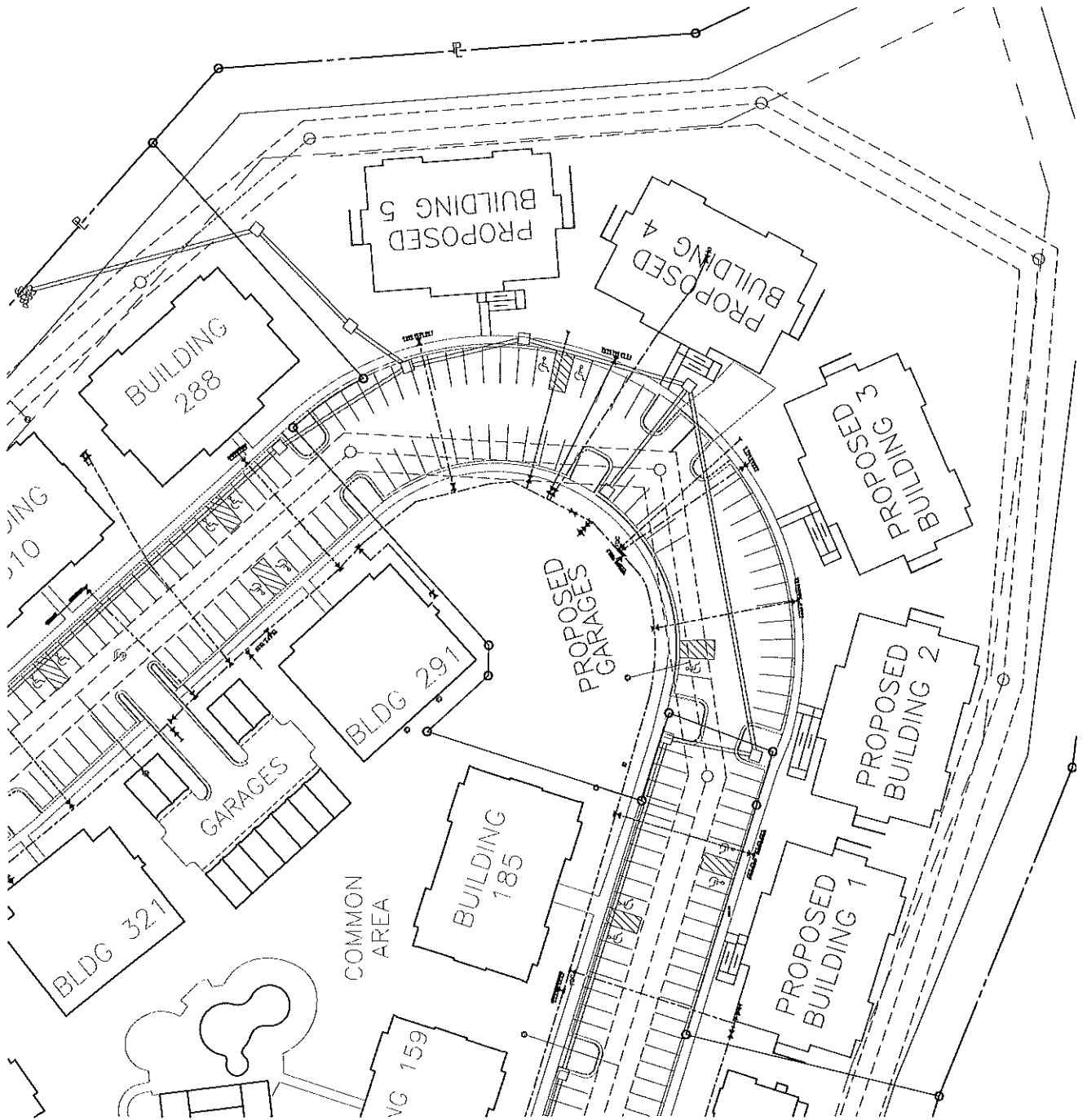
D&L Engineering, PLLC
 150 S. Pope Street • Southern Pines, NC 28387 • 910.684.9445 • Cert. No. P-2587



FAIRWAY POINTE
 AT ANDERSON CREEK
 HARNETT COUNTY, NORTH CAROLINA

FAIRWAY POINT WATER MAINS

JANUARY 2023
EC-1





Harnett County GIS

PID: 010535 0100 97
PIN: 0515-08-6976.000
Account Number: 1400023245
Owner: FAIRWAY POINT LLC
Mailing Address:
Physical Address: 288101 GALLERY DR SPRING LAKE, NC 28390 ac
Description: PH#2 FAIRWAY POINTE LLC MAP#2017-162
Surveyed/Deeded Acreage: 5.06
Calculated Acreage: 5.03
Deed Date: 1216702800000
Deed Book/Page: 2534 - 0518
Plat(Survey) Book/Page: 2017 - 162
Last Sale: 2008 - 7
Sale Price: \$1617000
Qualified Code: X
Vacant or Improved: V
Transfer of Split: T
Actual Year Built: 2020
Heated Area : 1517 SqFt
Building Count : 10

Building Value: \$1822404
Parcel Outbuilding Value: \$7060
Parcel Land Value: 163630
Market Value: \$1993094
Deferred Value: \$0
Total Assessed Value: \$1993094
Zoning: RA-20R - 5.03 acres (100.0%)
Zoning Jurisdiction: Harnett County
Wetlands: No
FEMA Flood: Minimal Flood Risk
Within 1 mi of Agriculture District: Yes
Elementary School: Overhills Elementary
Middle School: Western Harnett Middle
High School: Overhills High
Fire Department: Anderson Creek
EMS Department: Medic 3, D3 EMS
Law Enforcement: Harnett County Sheriff
Voter Precinct: Anderson Creek
County Commissioner : Bill Morris
School Board Member: Joey Powell

