

2-12-01

REVISION
COUNTY OF HARNETT LAND USE APPLICATION

01-5-1257

Planning Department

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-7525

Fax: (910) 893-2793

LANDOWNER: Regency Homes, Inc Address: 6506 Dental Lane Ste 201
City: Fayetteville State: N.C. Zip: 28314 Phone #: 910-424-0453

APPLICANT: Regency Homes, Inc Address: 6506 Dental Lane Ste. 201
City: Fayetteville State: NC Zip: 28314 Phone #: 910-424-0453

PROPERTY LOCATION: SR #: 1115 SR Name: Buffalo Lake Rd
Parcel: 039587 03-0020-48 PIN: 9587-60-8644.000
Zoning: LA 30 Subdivision: Peachtree Crossing Phs 1 Lot #: 14 Lot Size: 22,412 / 5F
Flood Plain: X Panel: 0075 Watershed: NA Deed Book/Page: offer to pay Plat Book/Page: F/747D

DIRECTIONS TO THE PROPERTY FROM LILLINGTON:

PROPOSED USE:

- Sg. Family Dwelling (Size 3911.50 55 x 65) # of Bedrooms 3 Basement - Garage 12x24 Deck 10x12
- Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
- Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck _____
Comments: included in total size
- Number of persons per household _____
- Business Sq. Ft. Retail Space _____ Type _____
- Industry Sq. Ft. _____ Type _____
- Home Occupation (Size _____ x _____) # Rooms _____ Use _____
- Accessory Building (Size _____ x _____) Use _____
- Addition to Existing Building (Size _____ x _____) Use _____
- Other _____

Water Supply: County Well (No. dwellings _____) Other _____

Sewer: Septic Tank/ Existing: YES NO County Other _____

Erosion & Sedimentation Control Plan Required? YES NO Proposed

Structures on this tract of land: Single family dwellings Manufactured homes _____ Other (specify) _____

Property owner of this tract of land own land that contains a manufactured home w/in five hundred feet (500') of tract listed above? YES NO

Required Property Line Setbacks:	Minimum	Actual		Minimum	Actual
Front	<u>35</u>	<u>44</u>	<u>68'</u>	Rear	<u>25</u>
Side	<u>10</u>	<u>X</u>	<u>11'</u>	Corner	<u>20</u>
Nearest Building	<u>10</u>	<u>-</u>			<u>7</u>

If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

Jing Pucylowska
Signature of Applicant

2/12/01
Date

IMPROVEMENT PERMIT

01-5-1257

Be it ordained by the Harnett County Board of Health as follows: Section III, Item B. "No Person shall begin construction of any building at which a septic tank system is to be used for disposal of sewage without first obtaining a written permit from the Harnett County Health Department."

Name: (owner) Regency Homes

- New Installation
- Septic Tank
- Repairs
- Nitrification Line

Property Location: SR# 1115

Subdivision Peach Tree Crossing Lot # 14

Tax ID # _____ Quadrant # _____

Number of Bedrooms Proposed: 3 (55x65) Lot Size: 22,412 s/f

- Basement with Plumbing:
- Garage:
- Water Supply: Well Public Community

Distance From Well: 50 ft.

Following is the minimum specifications for sewage disposal system on above captioned property. Subject to final approval.

Type of system: Conventional Other Pump to Conventional

Size of tank: Septic Tank 1000 gallons Pump Tank: 1500 gallons

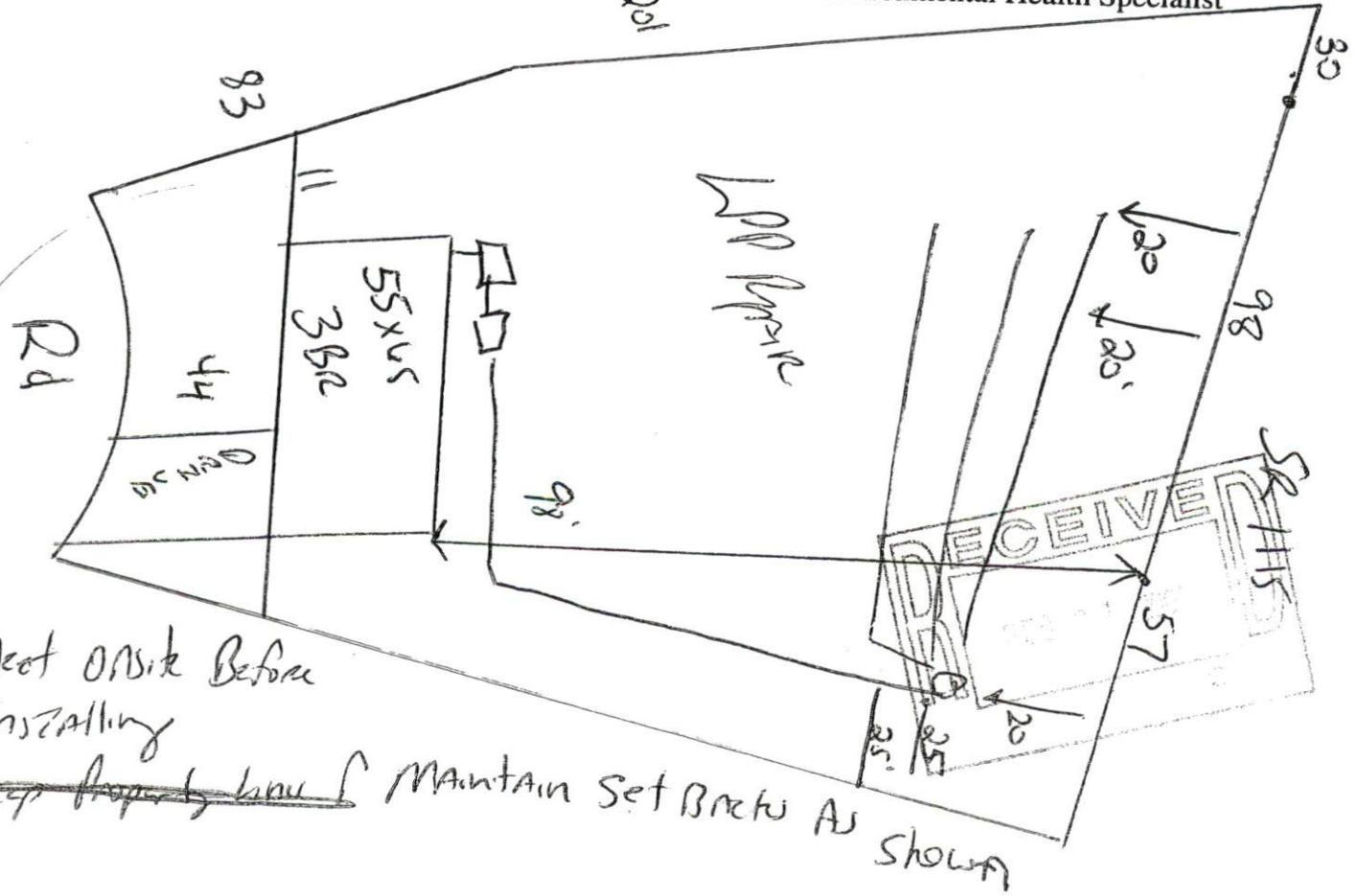
Subsurface Drainage Field No. of ditches 3 exact length of each ditch 80 ft. width of ditches 3 ft. depth of ditches 18-24 in.

French Drain Required: _____ Linear feet

Date: 02-21-01

This permit is subject to revocation if site plans or intended use change.

Signed: Joe Lester
Environmental Health Specialist



Meet onsite before installing

Keep property lines maintain set backs as shown

SITE PLAN APPROVAL

DISTRICT RA30 USE SFD

#BEDROOMS 4-02
 #BATHS 3
 #GARAGES 1
 #PARKING SPACES 1
 #DECKS 1
 #POUCHES 1
 #WALKWAYS 1
 #CONC. DRIVE 1
 #CORNER LOTS 0
 #SIDE YARDS 0
 #REAR YARDS 0
 #BUILDING SETBACK 0
 #ZONING SETBACK 0
 #ZONING RA - 20R

Zoning Administrator

(15)

Corner Lot Side Yard 20'

Side Yard 10'

Rear Yard 25'

Front Yard 35'

Building Setback

PRELIMINARY
 NOT FOR RECORDATION,
 EXCHANGES, OR SALES.

Front
Side
Corner
Rear
Nearest Building

Required Property	Minimum	Actual	Setbacks
Front	35'	35'	35'
Side	10'	10'	10'
Corner	25'	25'	25'
Rear	10'	10'	10'
Nearest Building	10'	10'	10'

Required Property

Setbacks

M⁴E.17^o92'5
 W⁴E.101.102

(14)

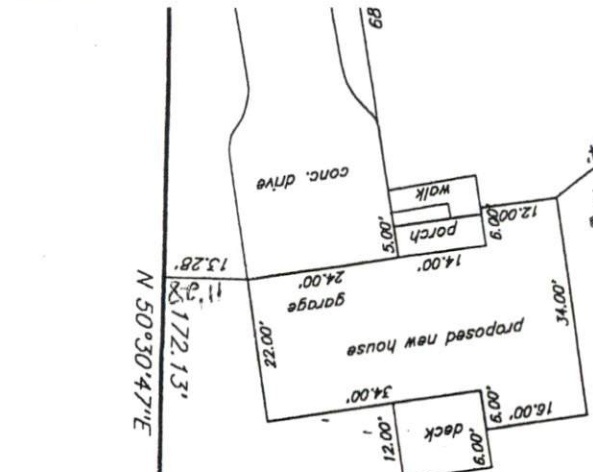
Buffalo Lake Road 60'R/W
 N 17^o37'12"W 98.63'
 N 20^o13'07"W 30.00'

N 15^o14'35"W 57.39'

N 50^o30'47"E
 11^o28'172.13'

(13)

01-5-1257

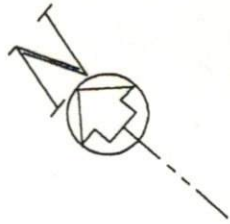


Revised

Required Property Line Setbacks

Actual	35'	10'	25'	10'
Minimum	35'	10'	25'	10'

Buffalo Lake Road 60'R/W



N 20°13'07"W
30.00'

N 17°37'12"W
98.63'

N 15°14'35"W
57.39'

14

S 26°41'34"W
201.19'

Front
Side
Corner
Rear
Nearest Building

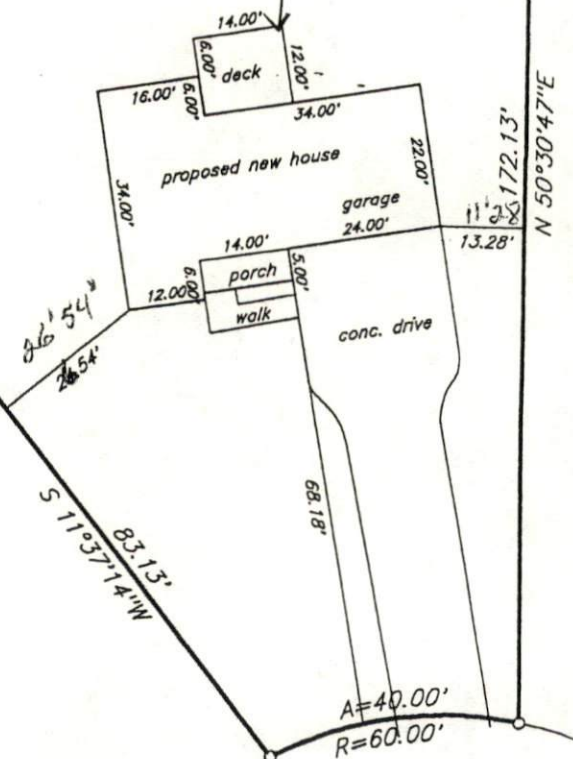
PRELIMINARY
NOT FOR RECORDATION,
EASEMENTS, OR SALES.

SITE PLAN APPROVAL
DISTRICT RA30 JSE SFD
#BEDROOMS 3
4-02
Zoning Administrator

15

Zoned RA - 20R
Building Setback
Front Yard 35'
Rear Yard 25'
Side Yard 10'
Corner Lot Side Yard 20'

BASED ON THE F.I.R.M. PANELS,
IT IS MY OPINION THAT THE
PROPERTY SHOWN HEREON IS
OUTSIDE THE FLOOD HAZARD
AREA



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plot plan

Owner: Regency Construction

Subdivision: Peachtree Crossing, Phase One