

Initial Application Date: 1-21-01

Conf 759
5/15/01

Application #01- ~~20018~~
01 ~~155~~ 5-1852

NTY OF HARNETT LAND USE APPLIC N

Planning Department 102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-7525

Fax: (910) 893-2793

LANDOWNER: PRG HOLDINGS LLC Address: 4108 COUNTRYDOWN
City: Greenville State: NC Zip: 27834 Phone #: 252-321-6237

APPLICANT: PRG HOLDINGS LLC Address: 4108 COUNTRYDOWN
City: Greenville State: NC Zip: 27834 Phone #: 252-321-6237

PROPERTY LOCATION: SR #: 1116 SR Name: DOC'S ROAD
Parcel: 03-0507-0226 PIN: 0506-15-8687 OUT OF
Zoning: RA 20R Subdivision: COLONIAL HILLS Lot #: 5 Lot Size: 0.603 AC
Flood Plain: X Panel: _____ Watershed: NA Deed Book/Page: 1450-729 Plat Book/Page: PLAT CABINET E PG 76 B.

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: TAKE HWY 27 TO DOC'S ROAD,
LEFT ON DOC'S ROAD TO COLONIAL HILLS, 1 mile BEFORE
LANDFILL ON right.

PROPOSED USE:

- Sg. Family Dwelling (Size 65 x 36) # of Bedrooms 3 Basement _____ Garage _____ Deck _____
- Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
- Manufactured Home (Size x) # of Bedrooms _____ Garage _____ Deck _____

Comments: _____

- 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

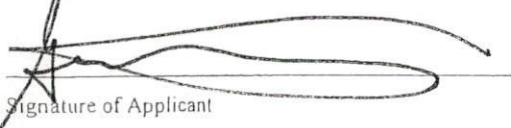
Erosion & Sedimentation Control Plan Required? YES NO

Structures on this tract of land: Single family dwellings 1 prep Manufactured homes _____ Other (specify) _____

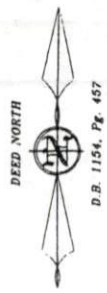
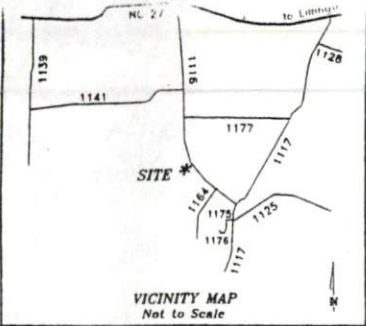
Property owner of this tract of land own land that contains a manufactured home w/in five hundred feet (500') of tract listed above? YES NO

Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35</u>	<u>40</u>	Rear	<u>25</u> <u>190'</u>
Side	<u>10</u>	<u>17.5</u>	Corner	<u>20</u>
Nearest Building	<u>10</u>	<u>—</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.


Signature of Applicant

4-24-01
Date



NO. 1 N.C.G.S. monuments or other such United States or State Agency Survey Control Monuments were found to exist within 2000 feet of the property shown herein. In lieu of such control monuments, corners of adjoining properties, and/or other appropriate natural monuments were used as references. Previously recorded plats and/or deeds were used to establish bearing control.

R-20, A-20 & H-20
 FROM: 20' from R/W
 REAR: 10'
 CORNER LOT SIDE: 20'

FEMA map No. 3705C0150 D
 Effective date: April 16, 1990

Carroll J. Horner
 D.B. 1326, Pg. 21
 PIN 0506-27-4591

Daniel M. Keouch
 D.B. 693, Pg. 412
 PIN 0506-27-0477

Ronald L. Boggers
 D.B. 1056, Pg. 131
 PIN 0506-17-7382

Ronald L. Boggers
 D.B. 1311, Pg. 432
 PIN 0506-17-3006

Thomas E. Tedder
 D.B. 1039, Pg. 420
 PIN 0506-16-1983

Richard Foley
 D.B. 735, Pg. 620
 PIN 0506-26-5555

Reserved by Owner
 PRG Holdings, LLC
 George Martin
 D.B. 1450, Pg. 729
 PIN 0506-15-8687

74.41 Acres Residual
 (Plat Cab. E. Sl. 76-B)

Colonial Hills Subdivision
 - Phase One -
 17.538 Acres Total

- LEGEND:**
- Lines Surveyed
 - - - Lines Not Surveyed
 - Right of Way Lines
 - EP/ES Existing Iron Pipe or Stake
 - ECM Existing Concrete Monument
 - EPK Existing P.E. Nail
 - PKS P.E. Nail Set
 - Iron Stake Set
 - C/S Cuffin Salsate Set
 - R/S Railroad Spike
 - Existing Lightwood Stake
 - Power Pole
 - Light Pole
 - Overhead Electric Lines
 - Calculated Point
 - TP Telephone Pedestal
 - MH Manhole
 - Trans. Electric Transformer
 - WM Water Meter
 - E/W Electric Water
 - ES/ES Right-of-Way Centerline
 - D/S Dial Cabinet
 - D/S Dial Book
 - M.B. Map Book
 - B.M. Book of Maps
 - PIN Parcel Identifier Number
 - Acres
 - Sq. Ft. square feet
- CP Calculated Point
- NAD 27 North American Datum of 1927
 NAD 83 North American Datum of 1983
 N.C.G.S. North Carolina Geodetic Survey
- NOTES:**
- * Iron Stakes set at all property corners unless noted otherwise.
 - * Areas determined by coordinate method.
 - * All distances/dimensions are horizontal ground distances unless otherwise indicated.



BOARD OF COMMISSIONERS
 THE HARNETT COUNTY BOARD OF
 COMMISSIONERS HEREBY
 APPROVES THIS FINAL PLAT
 DATE 3-20-01
 CHAIRMAN

North Carolina
 Harnett County

I, Robert Edward Godwin, Jr., certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed monuments recorded in Book 1450, Page 729, etc.) (others), that the ratio of precision as calculated by latitudes and departures is 1:10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in references as shown herein; that this plat was prepared in accordance with G. S. 47-30 as amended; witness my original signature, registration number and seal this 19th day of February, A.D. 2001.



Robert E. Godwin, Jr.
 Surveyor
 L-3790
 Registration Number

I hereby certify that this survey creates a subdivision of land within the area of Harnett Co. that has as reference that regarding parcels of land registered in the name of Robert E. Godwin, Jr., P.L.S.

HARNETT COUNTY, N.C.
 FILED DATE 3/20/01 TIME 1:00 pm
 MAP NUMBER 2001-277

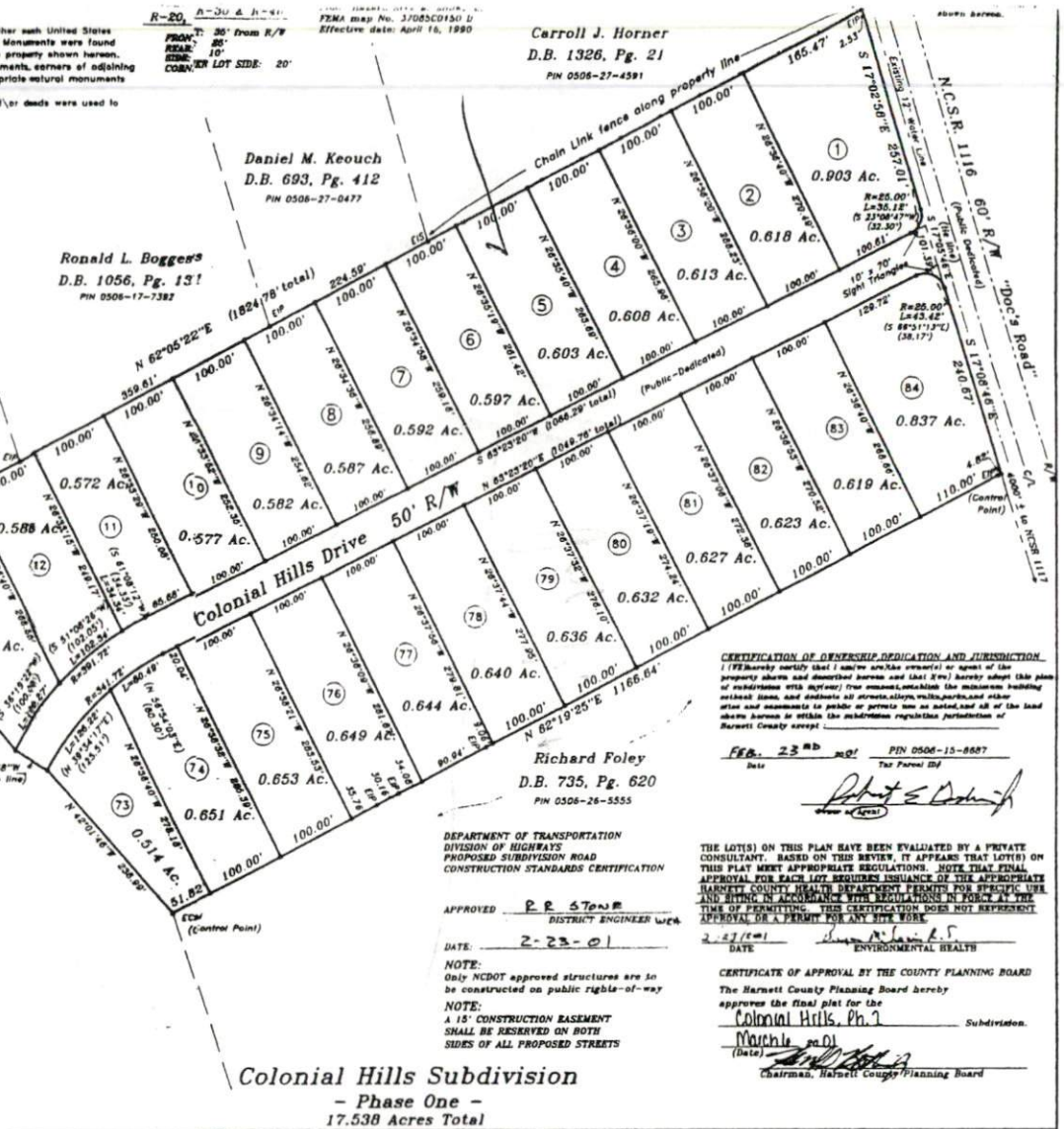
REGISTER OF DEEDS
 KIMBERLY S. BARGHENE
 By: [Signature]
 (Deputy) Register of Deeds

State of North Carolina
 County of Harnett

I, Meta R. Wood, Review Officer of Harnett Co., certify that the map or plat in which this certification is affixed meets all statutory requirements for recording.

Meta R. Wood 3-20-01
 Review Officer Date

REFERENCE:
 Deed Book 1450, Page 729;
 Plat Cab. E. Slide 76-B;



CERTIFICATION OF OWNERSHIP, OBLIGATION AND JURISDICTION
 I (I/We) hereby certify that I (we) are the owner(s) or agent(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with approval of the commission, including the minimum building setback lines, and dedicate all streets, alleys, walks, paths, and other sites and easements to public or private use as indicated on all of the land shown herein or within the jurisdiction of Harnett County except:

FEB. 23RD 2001
 PIN 0506-15-8687

[Signature]
 Chairman, Harnett County Planning Board

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED SUBDIVISION ROAD
 CONSTRUCTION STANDARDS CERTIFICATION

APPROVED P. P. STONE
 DISTRICT ENGINEER W-6

DATE: 2-23-01

NOTE:
 Only NCDOT approved structures are to be constructed on public rights-of-way.

NOTE:
 A 15' CONSTRUCTION EASEMENT SHALL BE RESERVED ON BOTH SIDES OF ALL PROPOSED STREETS

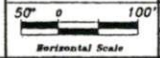
THE LOT(S) ON THIS PLAN HAVE BEEN EVALUATED BY A PRIVATE CONSULTANT. BASED ON THIS REVIEW, IT APPEARS THAT LOT(S) ON THIS PLAN MEET APPROPRIATE REGULATIONS. NOTE THAT FINAL APPROVAL FOR EACH LOT REQUIRES ISSUANCE OF THE APPROPRIATE HARNETT COUNTY HEALTH DEPARTMENT PERMITS FOR SPECIFIC USE AND SITING IN ACCORDANCE WITH REGULATIONS IN FORCE AT THE TIME OF PERMITTING. THIS CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK.

2-27-01
 DATE ENVIRONMENTAL HEALTH

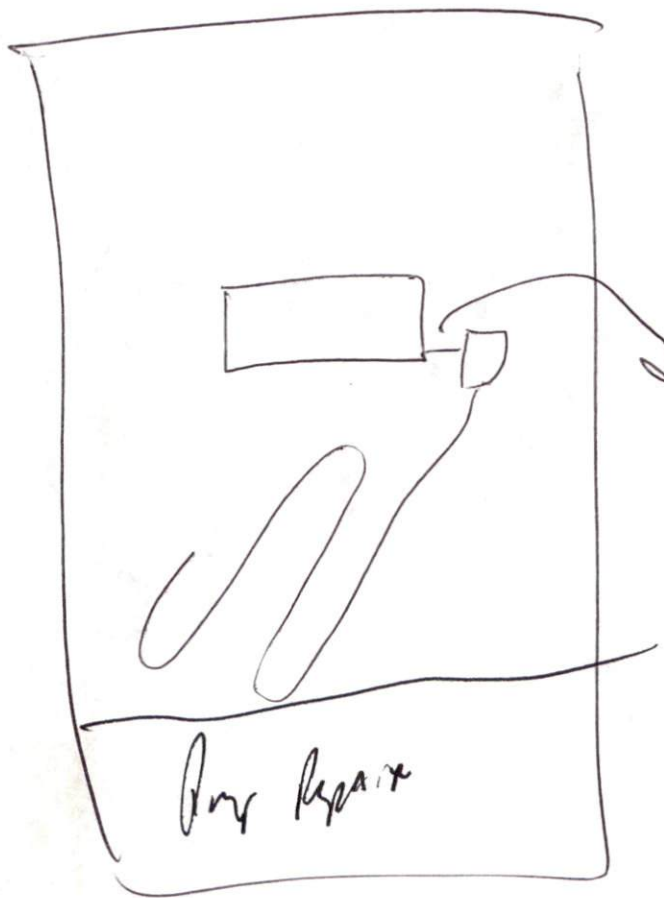
CERTIFICATE OF APPROVAL BY THE COUNTY PLANNING BOARD
 The Harnett County Planning Board hereby approves the final plat for the

Colonial Hills, Ph. 1 Subdivision.
 [Signature]
 (Date) Chairman, Harnett County Planning Board

Revisions:	Survey For: PRG DEVELOPMENT, LLC - George Martin 4106 Countrydown, Greenville, NC 27834 (252)321-6237	STREAMLINE LAND SURVEYING, Inc. 870 N.C. Hwy. 55 West, Coats, N.C. 27521 Phone: 910-897-7715 Fax: 910-897-7284
TOWNSHIP: BARBECUE	COUNTY: HARNETT	DATE: 2-15-2001
STATE: NORTH CAROLINA	PID 030507 0226	SURVEYED BY: R.E.G.
ZONE: RA-20R Parcel Number: 0506-15-8687	CHECKED & CLOSURE BY:	FIELD BOOK 2000-02
		DRAWN BY: M.G.G.
		DRAWING FILE NO. MA03LO01A



pl



1x240
18.24
STUB PHAS
her & shalla
or Pump
may be
Required

