

Initial Application Date: 5-24-01

Application #01- ~~14-5-2273~~

CITY OF HARNETT LAND USE APPLICATION 01-5-2282

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 OUT OF D7 PIN: 0506-15-8687 OUT OF
Zoning: RA 20R Subdivision: COLONIAL HILLS Lot #: 7 Lot Size: 0.592
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 _____ 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

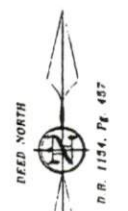
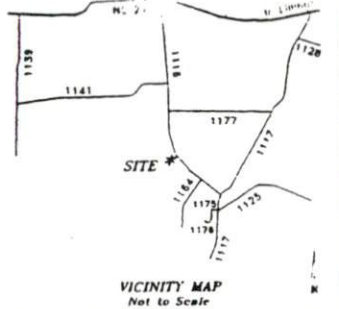
Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35</u>	<u>40</u>	Rear	<u>25</u> <u>180</u>
Side	<u>10</u>	<u>17.50</u>	Corner	<u>20</u> <u>NA</u>
Nearest Building	<u>10</u>	<u>—</u>		

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

Date

5-24-01



NDL
No N.E.C.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. Properly recorded plats and/or deeds were used to establish bearing control.

PERM map No. 3708340131 D
Structure date: April 18, 1990

Carroll J. Horner
D.B. 1326, Pg. 21
PIN 0506-27-4391

- LEGEND:**
- Lines Surveyed
 - Lines Not Surveyed
 - Right of Way Lines
 - Existing Iron Pipe or Stone
 - Existing Concrete Monument
 - Existing P.E. Nail
 - Iron Stake Set
 - Iron Stake Set
 - Cotton Stake Set
 - Railroad Spike
 - Existing Lightwood Stake
 - Power Pole
 - Light Pole
 - Overhead Electric Lines
 - Enclosed Point
 - North American Datum of 1927
 - North American Datum of 1983
 - North Carolina Geodetic Survey
- NOTES:**
- * Iron Stake set at all property corners unless noted otherwise.
 - * Areas determined by coordinate method.
 - * All distances/dimensions are horizontal ground distances unless otherwise indicated.

Ronald L. Boggers
D.B. 1311, Pg. 432
PIN 0506-17-3008

Ronald L. Boggers
D.B. 1056, Pg. 13!
PIN 0506-17-7182

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

Thomas E. Tedder
D.B. 1039, Pg. 420
PIN 0506-16-1861



BOARD OF COMMISSIONERS
THE HARNETT COUNTY BOARD OF COMMISSIONERS HEREBY APPROVES THIS PLAN AS AT
DATE: 3-14-01
Signature: [Signature]

I, Robert Edward Gentry, Jr., certify that this plat was drawn under my supervision from (a) actual survey made under my supervision, (b) land dimensions recorded in Book 1450, Page 722, etc. (other), that the ratio of precision as calculated by latitude and departure is 1:12,500, 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. Please sign original signature, registration number and seal like this 15th day of FEBRUARY, A.D. 2001.

Signature: [Signature]
Surveyor
L-3790
Registration Number



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)

HARNETT COUNTY, N.C.
FILED DATE: 3/21/2001 TIME: 1:00 pm
MAP NUMBER: 2001-277
REGISTER OF DEEDS
KENNETH S. BARROWS
By: [Signature]
(Deputy) Register of Deeds

State of North Carolina
County of Harnett
I, [Signature], Register Office of Harnett Co., certify that the map or plat to which this certificate is affixed meets all statutory requirements for recording.
[Signature]
Register Office
Date: 3-20-01

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

Revisions:

Survey For:	
PRG DEVELOPMENT, LLC - George Martin	
4108 Countrydown, Greenville, NC 27634 (252)321-6237	
TOWN:	BARBECUE
COUNTY:	HARNETT
STATE:	NORTH CAROLINA
PID:	030507 0226
ZONE:	RA-20R Parcel Number: 0506-15-8687

STREAMLINE LAND SURVEYING, Inc.		
870 N.C. Hwy. 55 West, Coats, N.C. 27521		
Phone: 910-897-7715 Fax: 910-897-7204		
DATE: 2-15-2001	SURVEYED BY: R.E.G.	FIELD BOOK 2000-02
SCALE: 1" = 100'	DRAWN BY: M.G.C.	DRAWING FILE NO. MA050008A
CHECKED & CLOSURE BY:		

Harnett County Map Number 2001-277



CERTIFICATION OF OWNERSHIP DESIGNATION AND APPROVAL
I (hereby certify) that I own the whole or part of the property shown and described herein and that I am hereby designating the portion of the property shown and described herein as the proposed subdivision and I am hereby designating the portion of the property shown and described herein as the proposed subdivision and I am hereby designating the portion of the property shown and described herein as the proposed subdivision.

DATE: 2-23-01
Signature: [Signature]

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

APPROVED: P. R. STONER
DISTRICT ENGINEER WEST
DATE: 2-23-01

NOTE:
Only NCDOT approved structures are to be constructed on public right-of-way.
NOTE:
A 15' CONSTRUCTION BASEMENT SHALL BE RESERVED ON BOTH SIDES OF ALL PROPOSED STREETS

FEB. 23 2001
PIN 0506-15-8687
Signature: [Signature]

THE LOTS IN THIS PLAN HAVE BEEN EVALUATED BY A PRIVATE CONSULTANT. BASED ON THIS REVIEW, IT APPEARS THAT LOTS IN THIS PLAN MEET APPROPRIATE REGULATIONS. NOTE THAT FINAL APPROVAL FOR EACH LOT REMAINS THE RESPONSIBILITY OF THE APPLICANT.

DATE: 2-27-01
Signature: [Signature]
ENVIRONMENTAL REALTY

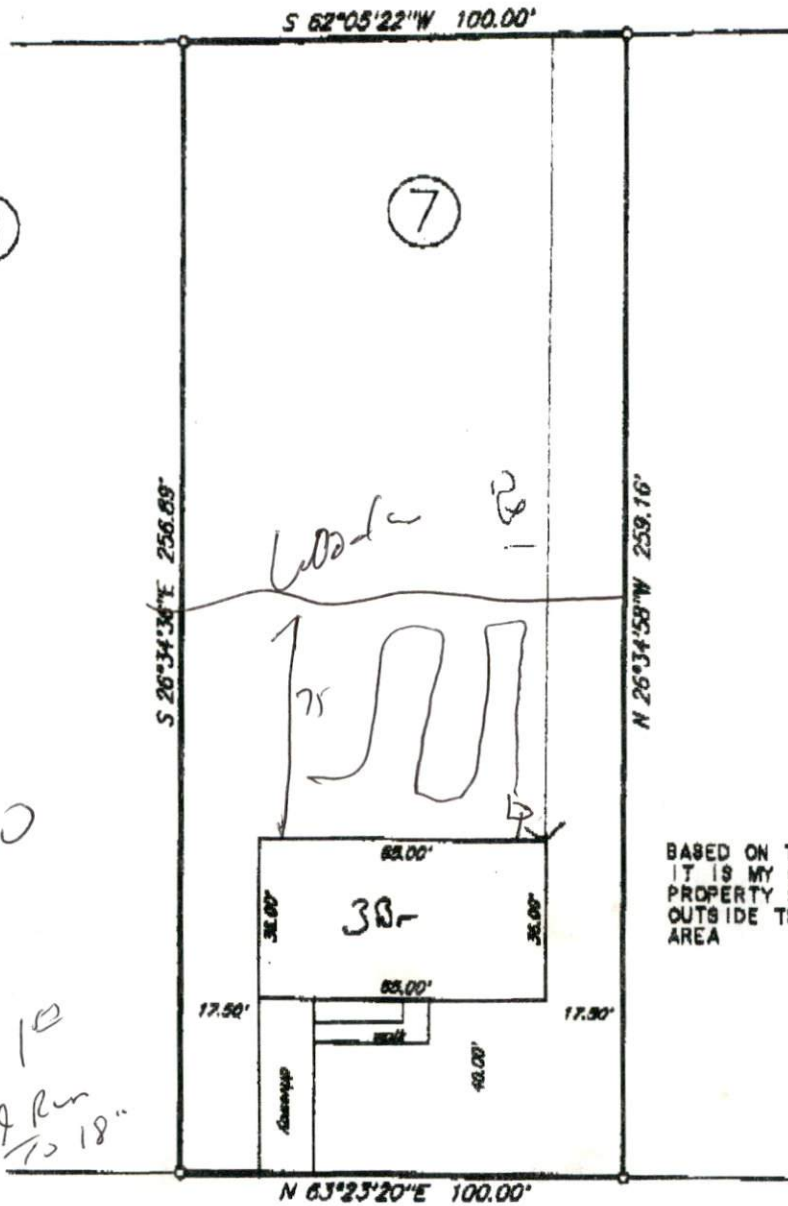
CERTIFICATE OF APPROVAL BY THE COUNTY PLANNING BOARD
The Harnett County Planning Board hereby approves this final plat for the
Colonial Hills, Ph. 1
Signature: [Signature]
Chairman, Harnett County Planning Board

Colonial Hills Subdivision
- Phase One -
17.538 Acres Total

0.385cc
38.425c

1 X 300
18.

MAD 57 Act 10
Line at 24 ft Run
to 18"



6

8

7



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

SITE PLAN APPROVAL Colonial Hills Drive 50'R/W

DISTRICT RA20B USE SPD

#BEDROOMS 3

Date 6/8/01

Johnston
Zoning Administrator

Plot Plan Form

Required Property Line Setbacks

	Minimum	Actual
Front	3.5	4.0
Side	10	19.50
Corner	20	18.0
Nearest Building	10	

PRG Holdings, LLC

Colonial Hills Subdivision Phase One

Map # 2001-277

Barbecue

Township

Harnett

County

North

Carolina

Scale 1" = 40'

June 2001

George L. Lott

126 Rowland Circle Fayetteville, NC 28404

Phone (910) 488-9888 Fax (910) 488-9879

