

Initial Application Date: 5-1-2000

Application #00- 40000424

FARNETT LAND USE APPLICATION

Planning Department 102 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 Fax: (910) 893-2793

conf # 117
5/4/00

LANDOWNER: GORDON C. KLUMPP Address: 101 CARPENTER AVE.
City: GROTON State: N.Y. Zip: 13073 Phone #: 607-898-3996

APPLICANT: RST BUILDING CO. INC Address: 6465 BARBOUR LAKE ROAD
City: FAYETTEVILLE State: N.C. Zip: 28306 Phone #: 910-423-0318

910 988-1130 mobile
call this #

PROPERTY LOCATION: SR #: 1201 SR Name: Ponderosa Road
Parcel: 09-2564-01-0006-49 PIN: 9564-00-1086
Zoning: N/A Subdivision: CAROLINE SEAWINDS SEC 4 Lot #: H-8 Lot Size: .60
Flood Plain: N Panel: 45 Watershed: N/A Deed Book/Page: 1220-510 Plat Book/Page: F-360D

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: TAKE HIGHWAY 210 TO SPRING LAKE T/RIGHT ON TO HWY 87
TOWARD SANFORD NC, TURN LEFT ON TO HWY 211 TO JOHNSTONVILLE, TURN RIGHT ON TO HWY 27
GO TWO BLOCKS TURN LEFT ON TO SR#1201 TO PONDEROSA ROAD GO TO FERN RIDGE T/RIGHT
GO TO GREEN LINKS T/RIGHT GO TO SUNRISE CT, TURN RIGHT LOT ON RIGHT

PROPOSED USE:

- Sg. Family Dwelling (Size 56x62) # of Bedrooms 3 Basement Garage 484sq. ft Deck 13x16
- Multi-Family Dwelling No. Units No. Bedrooms/Unit
- Manufactured Home (Size x) # of Bedrooms Garage Deck

Comments:

- Number of persons per household 3
- 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 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>	Rear	<u>24'</u>
Side	<u>10'</u>	<u>28'</u>	Corner	<u> </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.

William R. Fandell
Signature of Applicant

5-1-2000
Date

PLOT PLAN FOR ;

GORDON C. KLUMPP and wife, SANDRA J. KLUMPP

TOWNSHIP: JOHNSONVILLE-HARNETT CO.; N.C.

SCALE: 1" = 40'

DATE: APRIL 26, 2000



Required Property Line Setbacks

	Minimum	Actual
Front	35	44'
Side	10	28
Corner	—	—
Rear	25	27
Nearest Building	10	—

SITE PLAN APPROVAL

DISTRICT N/A USE 3ED

#BEDROOMS 3

5-1-2000 Johnson

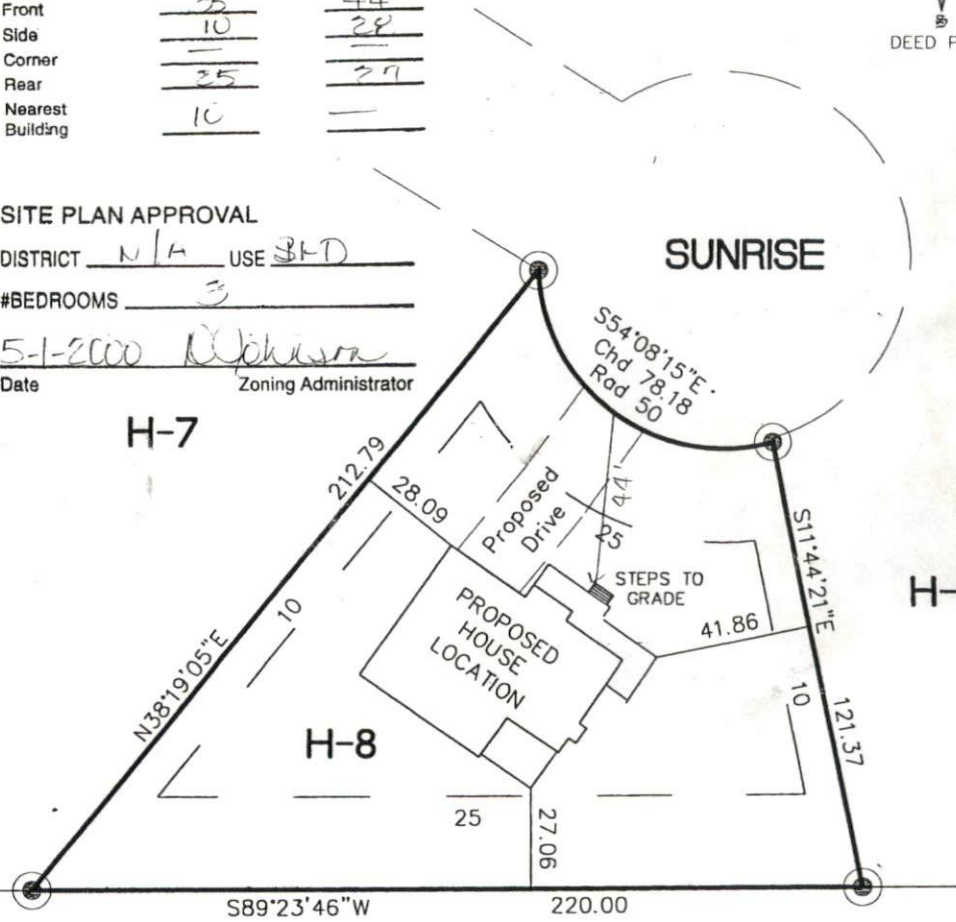
Date Zoning Administrator

H-7

SUNRISE

H-9

H-8



GOLF COURSE

NOTE:

I FURTHER CERTIFY THAT THIS PROPERTY
(DOES) (DOES NOT)
LIE WITHIN A SPECIAL FLOOD HAZARD AREA
AS DESIGNATED BY FIRM FLOOD INSURANCE

BEING A PLOT PLAN OF LOT H-8, CAROLINA
SEASONS, SECTION 6

LEGEND:

- FIP FOUND IRON PIPE
- SIP SET IRON PIPE
- R/W RIGHT OF WAY
- ELEVATIONS
- PP POWER POLE

I, **ROBERT J. BRACKEN** CERTIFY THAT UNDER
MY DIRECTION AND SUPERVISION THIS MAP WAS
DRAWN FROM AN ACTUAL FIELD AND SURVEYED
THAT THE ERROR OF CLOSURE WAS CALCULATED
BY LATITUDE AND DEPARTURE AS 1:10,000

Robert J. Bracken
L-1373

REGISTERED LAND SURVEYOR

BRACKEN & ASSOCIATES

ENGINEERING • SURVEYING

P. O. BOX 532 • SANFORD NC 27330

Off (919) 776-5622 Fax (919) 774-6717

Carole Davis

Restrictive Covenants

See item 5 of

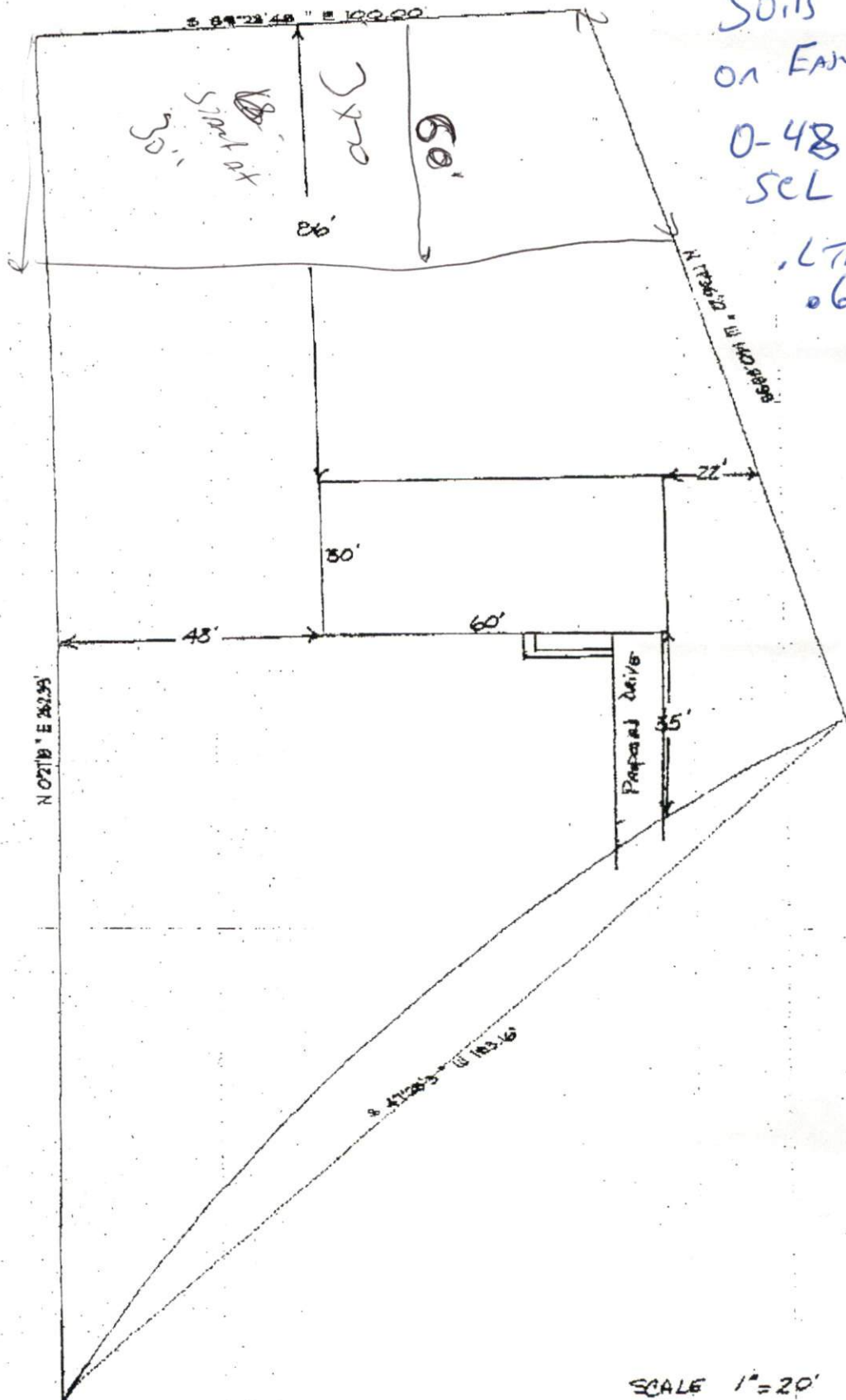
~~810-893-3574~~

498-3328

Wtn. Vol

59c GREEN LINKS DR.
Lot 1 H-6
(CAROLINA SEASONS)

PP
On District
Map



Soils
on Farm
0-48
SCL
LTM
06

SCALE 1"=20'

underground telephone lines to provide service at any point where it is requested on the above described land.

(5) A ten foot utility, or drainage easement is reserved by the declarant or assign along each property line.

(6) Golf user easement: An easement is hereby granted to users of the golf course to enter upon lots adjoining the golf course for purpose of retrieving golf balls.

(7) Sight Distance at Intersections: No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadway shall be placed or permitted to remain on any corner lot within the triangle area formed by the street property line and a line connecting them as shown on recorded map or as required by the N.C. Department of Transportation. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

(8) The Declarant hereby reserves the right to establish easements or right-of-ways in all Common Areas as described in Article 1, Section 4, for any use deemed necessary by the Developer.

Section 6: General Requirements.

(a) Before any house may be occupied, it must be completely finished on the exterior; all of the yard which is visible from any street or golf course must be planted with grass or have other ground cover approved by the Architectural Committee.

(b) Containers for garbage or other refuse shall be underground or kept in sanitary enclosures so as not to be accessible to animals or visible when any such enclosure is shut and shall be maintained under sanitary conditions. Incinerators for garbage, trash, or other refuse shall not be used.

(c) No buildings, fence, mail box, outside lighting, newspaper box, screen planting or other improvements shall be erected, placed or altered on any lot until specifications and plot plans showing the location of such improvements on the building site have been approved in writing as to conformity and harmony of external design, and external materials with existing structures in the area and as to locations with respect to topography, finished ground elevations and neighboring structures by the Architectural Committee.

(d) Clothes lines shall not be used outside.

(e) Appurtenant private structures will be permitted only upon written approval of the Architectural Committee. Appurtenant private structures will be permitted only upon written approval of the Architectural Committee.

(f) No animals or poultry of any kind, other than domestic house pets, shall be kept or maintained in any part of said property, kennel operations which is defined as housing for three or more animals, will not be permitted.

(g) Fences, walls, hedge or mass planting shall be permitted to extend beyond the minimum building set-back line only with the written approval by the Architectural Committee.

(h) All lots subject to these requirements shall be used as residential sites only.