

TY OF HARNETT LAND USE APPLICAT

Planning Department

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-7525

Fax: (910) 893-2793

LANDOWNER: ANDERSON CREEK PARTNERS Address: 300 DELAWARE AVE STE 750  
City: WILMINGTON State: DE Zip: 19801 Phone #: 910-814-2633

APPLICANT: CONSTRUCTION SYSTEMS, INC Address: 2830 KENNY BIGGS RD  
City: LUMBERTON State: NC Zip: 28358 Phone #: 910-738-5224

PROPERTY LOCATION: SR #: 1121 SR Name: Ray Road  
Parcel: 01-0535-0100 PIN: 0505-86-8897  
Zoning: HA-20R Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_ Lot Size: 1741 ac  
Flood Plain: X Panel: 155 Watershed: N/A Deed Book/Page: 1346/98 Plat Book/Page: Tax map

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: HWY 210 TOWARD SPRING LAKE TURN RIGHT  
ON RAY ROAD, TURN RIGHT ON NURSEY <sup>than</sup> INTO ANDERSON CREEK <sup>turn right</sup> ON ANDERSON  
CREEK DRIVE on construction entrance  
stop @ const. trailer for entrance contact Burr Johnson 919-814-2613

- PROPOSED USE:
- Sg. Family Dwelling (Size \_\_\_ x \_\_\_) # of Bedrooms \_\_\_\_\_ 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 100 x 60) Use Maintenance Facility, 2 bathrooms
  - 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) Maintenance Facility  
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>200</u>	Rear	<u>25</u>
Side	<u>10</u>	<u>250</u>	Corner	<u>N/A</u>
Nearest Building	<u>10</u>	<u>N/A</u>		

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 is submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

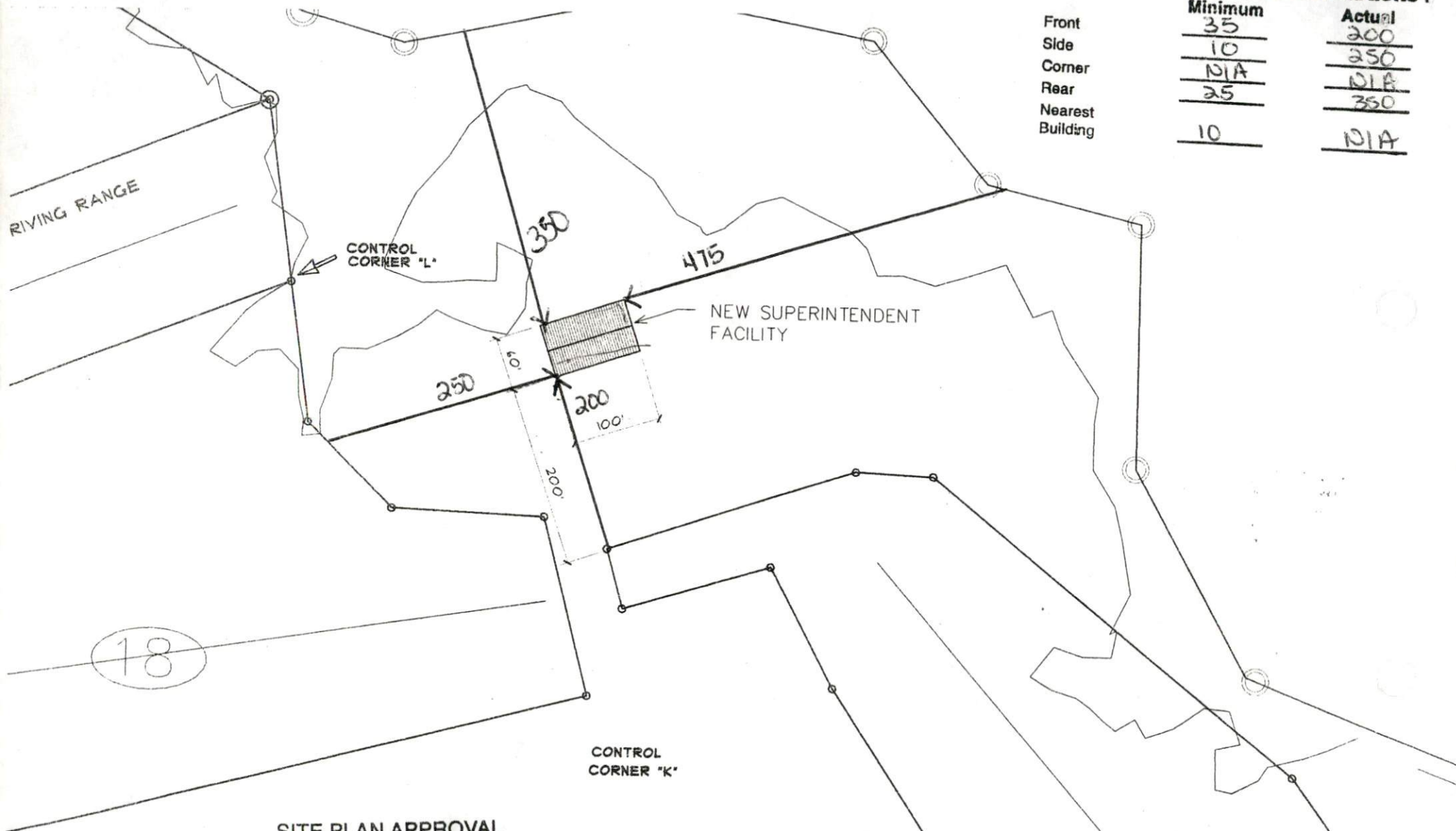
Signature of Applicant: Jim Scott

Date: 6-21-00

*10 employees (report for work)*

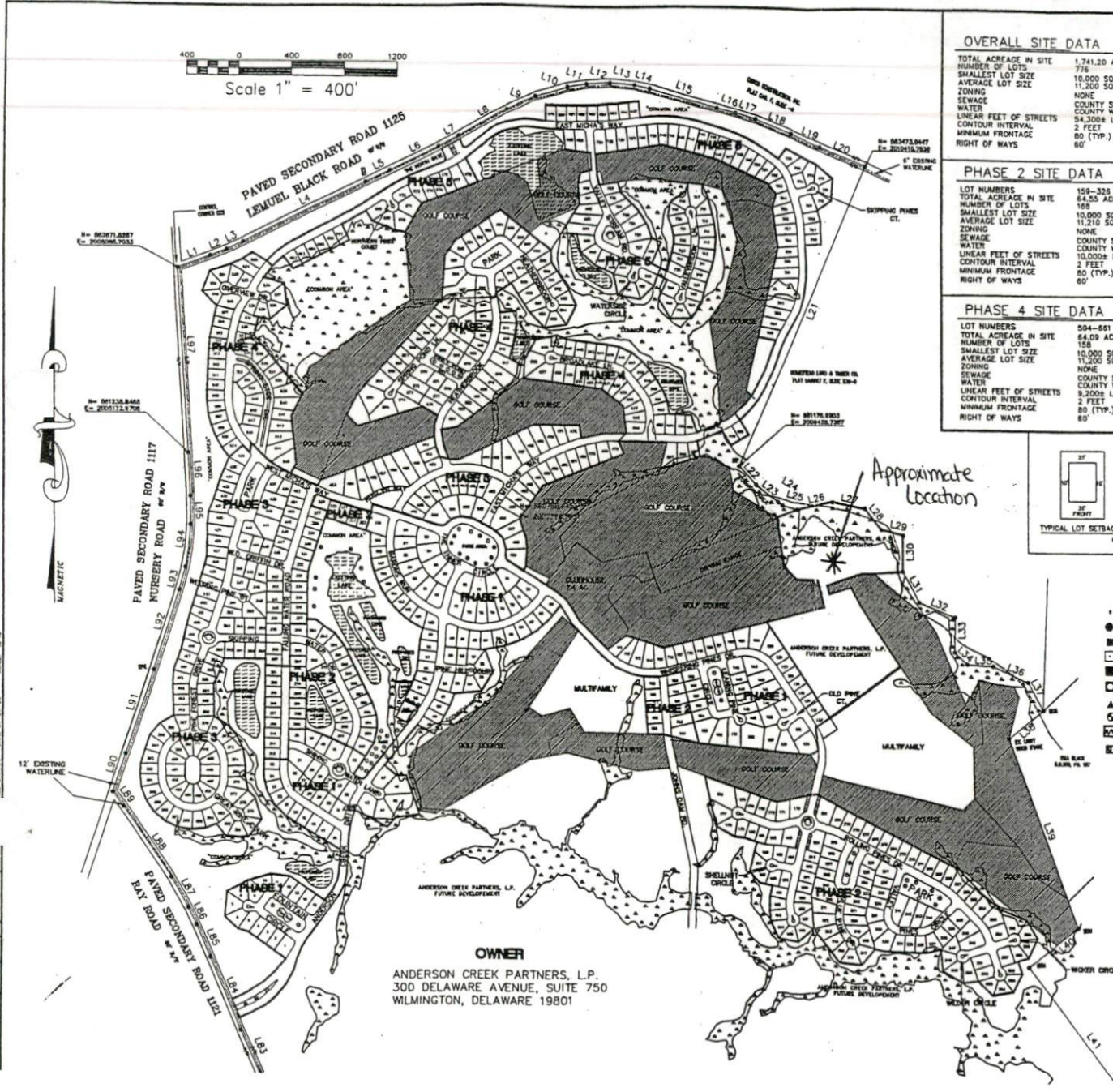
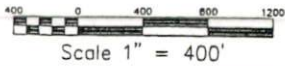
**Required Property Line Setbacks .**

	Minimum	Actual
Front	35	200
Side	10	250
Corner	N/A	N/A
Rear	25	350
Nearest Building	10	N/A

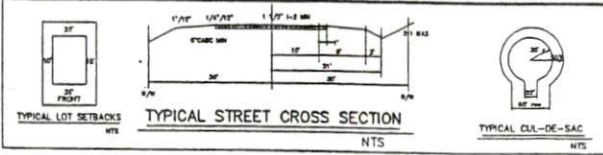


SITE PLAN APPROVAL  
 DISTRICT RA-20R USE Maintenance Facility  
 #BEDROOMS N/A  
6-21-00 M. Buelland  
 Date Zoning Administrator

PARCEL 8  
 491423.11 SQ. FT.  
 11.28 ACRES



OVERALL SITE DATA		PHASE 1 SITE DATA	
TOTAL ACREAGE IN SITE	1,741.20 ACRES	LOT NUMBERS	1-158
NUMBER OF LOTS	776	TOTAL ACREAGE IN SITE	78.53 ACRES
SMALLEST LOT SIZE	10,000 SQ. FT.	NUMBER OF LOTS	158
AVERAGE LOT SIZE	11,200 SQ. FT.	SMALLEST LOT SIZE	10,000 SQ. FT.
ZONING	NONE	AVERAGE LOT SIZE	11,225 SQ. FT.
SEWERAGE	COUNTY SEWER (SEE NOTE)	ZONING	NONE
WATER	COUNTY WATER	SEWERAGE	COUNTY SEWER (SEE NOTE)
LINEAR FEET OF STREETS	54,300± LF	WATER	COUNTY WATER
CONTOUR INTERVAL	2 FEET	LINEAR FEET OF STREETS	15,000± LF
MINIMUM FRONTAGE	80 (TYP.)	CONTOUR INTERVAL	2 FEET
RIGHT OF WAYS	80'	MINIMUM FRONTAGE	80 (TYP.)
		RIGHT OF WAYS	80'
PHASE 2 SITE DATA		PHASE 3 SITE DATA	
LOT NUMBERS	159-326	LOT NUMBERS	327-503
TOTAL ACREAGE IN SITE	64.55 ACRES	TOTAL ACREAGE IN SITE	70.59 ACRES
NUMBER OF LOTS	168	NUMBER OF LOTS	177
SMALLEST LOT SIZE	10,000 SQ. FT.	SMALLEST LOT SIZE	10,000 SQ. FT.
AVERAGE LOT SIZE	11,210 SQ. FT.	AVERAGE LOT SIZE	11,505 SQ. FT.
ZONING	NONE	ZONING	NONE
SEWERAGE	COUNTY SEWER (SEE NOTE)	SEWERAGE	COUNTY SEWER (SEE NOTE)
WATER	COUNTY WATER	WATER	COUNTY WATER
LINEAR FEET OF STREETS	10,000± LF	LINEAR FEET OF STREETS	10,500± LF
CONTOUR INTERVAL	2 FEET	CONTOUR INTERVAL	2 FEET
MINIMUM FRONTAGE	80 (TYP.)	MINIMUM FRONTAGE	80 (TYP.)
RIGHT OF WAYS	80'	RIGHT OF WAYS	80'
PHASE 4 SITE DATA		PHASE 5 SITE DATA	
LOT NUMBERS	504-561	LOT NUMBERS	662-776
TOTAL ACREAGE IN SITE	64.09 ACRES	TOTAL ACREAGE IN SITE	48.46 ACRES
NUMBER OF LOTS	168	NUMBER OF LOTS	118
SMALLEST LOT SIZE	10,000 SQ. FT.	SMALLEST LOT SIZE	10,000 SQ. FT.
AVERAGE LOT SIZE	11,200 SQ. FT.	AVERAGE LOT SIZE	11,200 SQ. FT.
ZONING	NONE	ZONING	NONE
SEWERAGE	COUNTY SEWER (SEE NOTE)	SEWERAGE	COUNTY SEWER (SEE NOTE)
WATER	COUNTY WATER	WATER	COUNTY WATER
LINEAR FEET OF STREETS	9,200± LF	LINEAR FEET OF STREETS	9,600± LF
CONTOUR INTERVAL	2 FEET	CONTOUR INTERVAL	2 FEET
MINIMUM FRONTAGE	80 (TYP.)	MINIMUM FRONTAGE	80 (TYP.)
RIGHT OF WAYS	80'	RIGHT OF WAYS	80'



**LEGEND**

- EXISTING IRON PIPE
- MONUMENT SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- ▲ R.R. SPIKE FOUND
- ▲ R.R. SPIKE SET
- CONC. R/W MARKER
- GAS METER
- POWERPOLE
- LIGHT POLE
- STREET LIGHT POLE
- ELECTRIC BOX
- O.H.P. OVERHEAD POWER
- WATER VALVE
- WATER METER
- HYDRANT
- GAS VALVE
- SEWER MANHOLE
- CLEAN OUT
- CURB INLET
- CATCH BASIN
- TELEPHONE BOX
- LAMP POST
- CABLE TV
- LANDSCAPING
- WETLANDS

**OWNER**  
 ANDERSON CREEK PARTNERS, L.P.  
 300 DELAWARE AVENUE, SUITE 750  
 WILMINGTON, DELAWARE 19801

PRELIMINARY PLAT FOR:  
**ANDERSON CREEK GOLF COURSE  
 AND COUNTRY CLUB**  
 HARNETT COUNTY, N.C.  
 SCALE: 1"=400  
 DATE: AUGUST 25, 1999  
 DEED REF. 1346/98-108

DATE	1-21-00
DRAWN BY	BRACKEN & ASSOC.
CHECKED BY	PSW
SCALE	NTS
SHEET NO.	1

**LAYOUT PLAN**

ANDERSON CREEK GOLF  
 AND COUNTRY CLUB, SUBDIVISION  
 HARNETT COUNTY, NORTH CAROLINA

**Hobbs, Upchurch & Associates, P.A.**  
 Consulting Engineers  
 SOUTHERN PINES, NC - WYTHE BEACH, NC  
 KILL DEVIL HILLS, NC - RALPH, NC

290 S.W. Broad Street, Southern Pines, North Carolina 28387  
 Phone: (910) 672-3618 - Fax: (910) 692-7242