VICINITY MAP
(NTS)

SITE

STANDARD LEGEND

- WV — WATER VALVE
- WM — WATER METER
- FH — FIRE HYDRANT
- CP — CABLE PEDESTAL
- TB — TELEPHONE PEDESTAL
- EB — ELECTRIC BOX
- FO — FIBER OPTIC
- OHPL — OVERHEAD POWER LINE
- R/W — RIGHT-OF-WAY
- ℄ — CENTERLINE
- UP — UTILITY POLE
- PL — PROPERTY LINE
- EIPD — EXISTING IRON PIPE DISTURBED
- EIP — EXISTING IRON PIPE
- ECSD — EXISTING COTTON SPINDLE DISTURBED
- EPK — EXISTING PK NAIL
- EIS — EXISTING IRON STAKE
- ⊗ — AREA LIGHT

SURVEY NOTATION

- CP — COMPUTED POINT
- EPK — EXISTING PK NAIL
- EIP — EXISTING IRON PIPE
- EIPD — EXISTING IRON PIPE DISTURBED
- EIS — EXISTING IRON STAKE
- ECMD — EXISTING CONCRETE MONUMENT DISTURBED
- ECSD — EXISTING COTTON SPINDLE DISTURBED
- ISS — IRON STAKE SET
- R/W — RIGHT-OF-WAY

APPROVAL OF THIS PLAT/PLAN DOES NOT GUARANTEE WATER CAPACITY OR WASTEWATER CAPACITY. CURRENT/FUTURE CAPACITY MAY NOT BE AVAILABLE. THIS DEVELOPMENT MAY REQUIRE ADDITIONAL IMPROVEMENTS TO THE EXISTING WATER AND WASTEWATER SYSTEM TO MEET FUTURE WATER AND WASTEWATER DEMANDS PRIOR TO A PRELIMINARY PLAT, CONSTRUCTION PLAN AND/OR FINAL PLAT APPROVAL.

SIDEWALKS AND STREET TREES ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION ("HOA"), PROPERTY OWNERS ASSOCIATION ("POA"), CONDOMINIUM ASSOCIATION ("COA"), OR ANY OTHER ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF THE RESIDENTIAL COMMUNITY. SIDEWALK OR STREET TREE INSTALLATIONS THAT ARE DAMAGED AND/OR REMOVED BY HARNETT COUNTY/DEPARTMENT OF PUBLIC UTILITIES/HARNETT REGIONAL WATER OR ITS REPRESENTATIVES, AGENTS, OR CONTRACTORS AS A RESULT OF REPAIR/MAINTENANCE OF THE PUBLIC WATER AND/OR SEWER LINE WILL BE REPLACED OR REPAIRED BY THE HOME OWNERS ASSOCIATION ("HOA"), PROPERTY OWNERS ASSOCIATION ("POA"), CONDOMINIUM OWNERS ASSOCIATION ("COA"), OR ANY OTHER ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF THE RESIDENTIAL COMMUNITY.

DEVELOPER INFORMATION

RP WELLONS LAND & DEVELOPMENT, LLC
2004 W. CUMBERLAND STREET
DUNN, NC 28334-4448

PIN#9691-91-1036.000
DEED BOOK 3565, PG 743

ZONED: RA-30
MIN. LOT SIZE: 25,000 SF
LAND USE: AGRICULTURAL
LAND USE CLASSIFICATION: AGRICULTURAL & RURAL RESIDENTIAL
TOTAL LOTS: 75 Lots
OPEN SPACE (1 LOT): 20.77 Acres (904,809 SF)
TOTAL AREA: 94.14 Acres (4,100,801 SF)

SETBACKS:
FRONT - 35'
SIDE - 10'
REAR - 25'
CORNER - 20'

FLOOD INFORMATION - ZONE X:
FIRM PANEL#3710968000J, DATED 10/03/2006

STREET DATA:
STREET A - 308 LF
STREET B - 2143 LF
STREET C - 448 LF
STREET D - 497 LF
STREET E - 598 LF
STREET F - 312 LF
STREET G - 615 LF

PUBLIC WATER IS AVAILABLE

LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS

PROPERTY IS NOT LOCATED IN WS-IV WATERSHED DISTRICT

PROPERTY LIES WITHIN ONE MILE OF A VOLUNTARY AGRICULTURAL DISTRICT

STREETSCAPE BUFFERS AND DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY HOA

MAIL KIOSK TO BE MAINTAINED BY HOA

ALL INSTALLED LANDSCAPING SHALL NOT BE REMOVED

SIGN MUST BE PLACED AT LEAST 20' FROM ANY INTERSECTION R/W AND A SEPARATE PERMIT WILL BE NEEDED BEFORE CONSTRUCTION
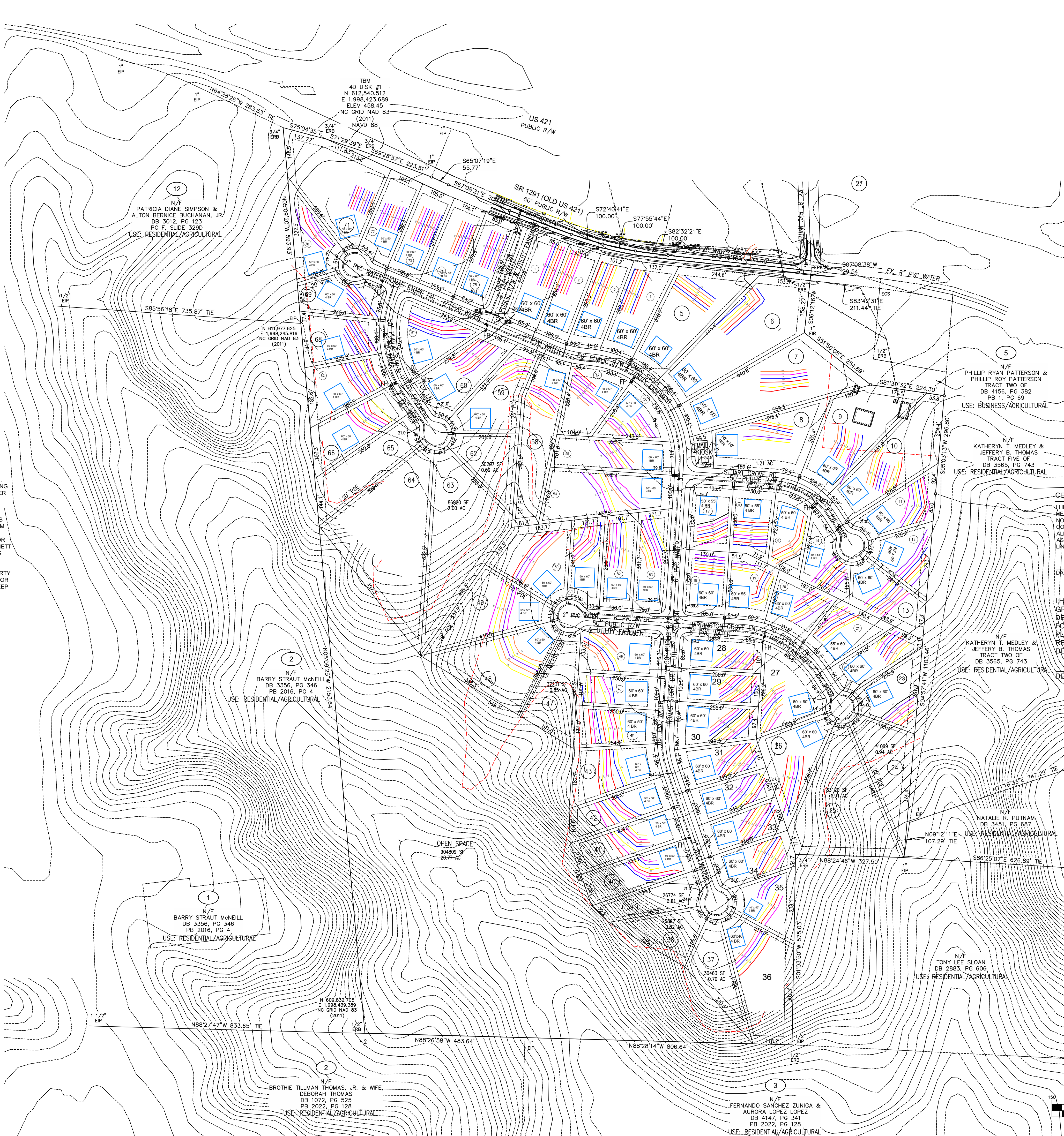
IMPERVIOUS AREA CALCULATIONS:
TRACT AREA: 4,100,801 SF
IMPERVIOUS AREA ALLOWED: 24% MAX (LOW DENSITY)
4,100,801 SF X 0.24=984,192 SF MAXIMUM ALLOWABLE IMPERVIOUS

IMPERVIOUS AREA BY DESIGN
120,174 SF ASPHALT
825,000 SF(11,000 SF/LOT MAX IMPERVIOUS X 75 LOTS)
945,174 SF TOTAL IMPERVIOUS BY DESIGN (23.1%)

NOTE: NO WETLANDS EXIST ON SITE PER:
WETLAND SOLUTIONS, LLC
P.O. BOX 244 BUNNLEVEL, NC 28323
(910) 890-2779
LETTER DATED APRIL 12, 2023

NCDOT NOTES:

1. ALL INTERNAL INTERSECTIONS REQUIRE A MINIMUM RADIUS OF 25'.
2. A MINIMUM CENTERLINE RADIUS OF 310' IS REQUIRED.
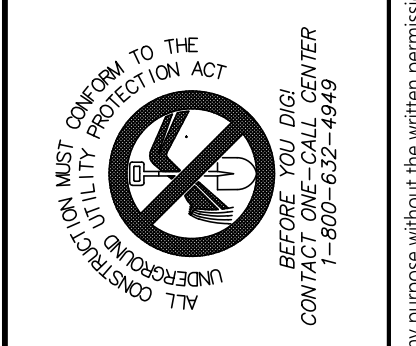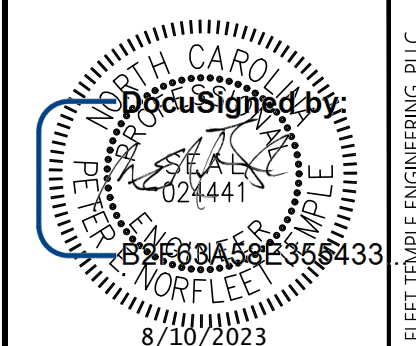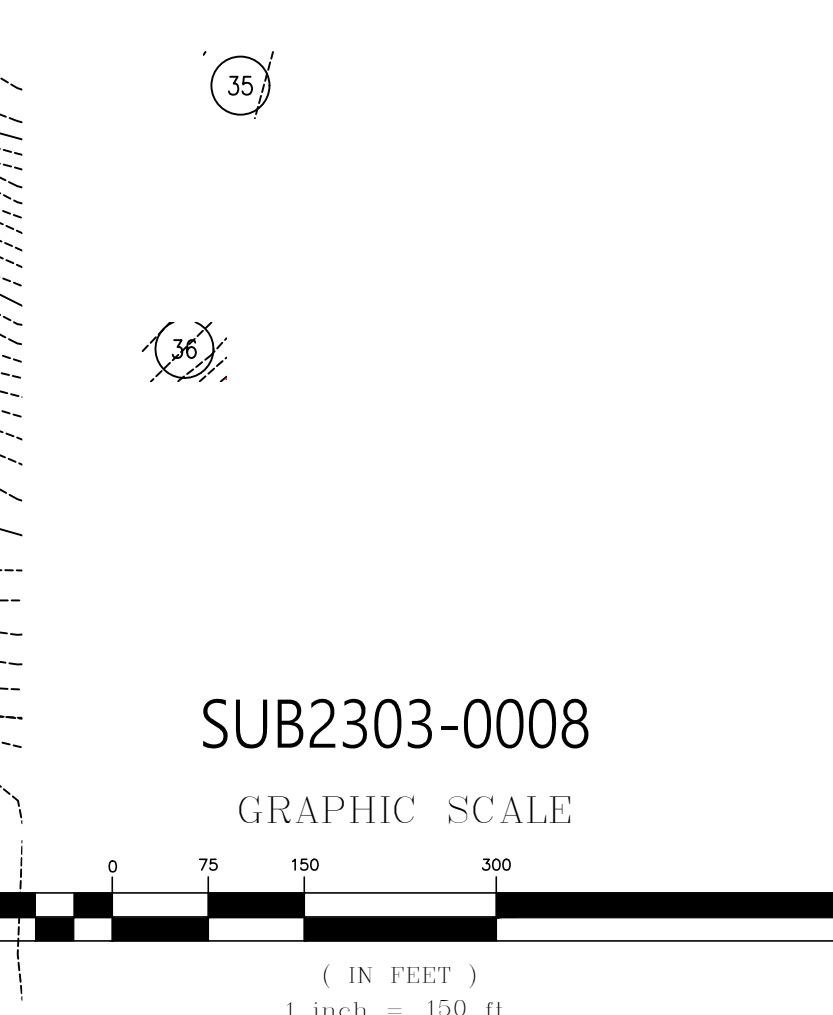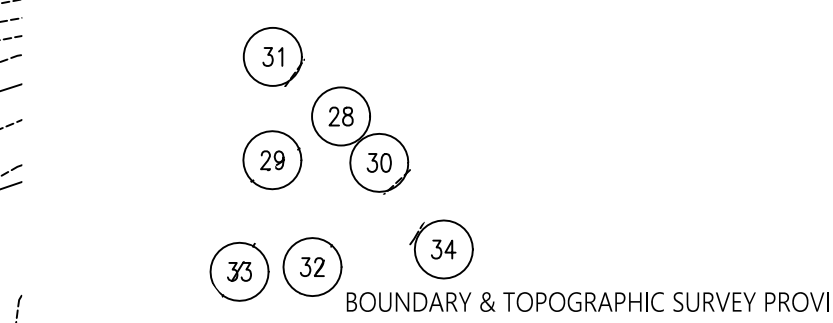3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH HARNETT COUNTY AND NCDOT STANDARDS.

NOTE

1. HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE.
2. 20' PAVEMENT IS THE MINIMUM LANE WIDTH NOT INCLUDING CURBING
3. STREET LIGHTS SHALL BE SPACED NO MORE THAN 300' APART PER HARNETT COUNTY UDO.
4. FIRE HYDRANTS SHALL BE LOCATED IN SUCH A MANNER THAT NO PRIMARY STRUCTURE IS FURTHER THAN 500 FEET FROM A HYDRANT. THE DISTANCE BETWEEN HYDRANTS SHALL BE MEASURED ALONG STREET CENTERLINES. THERE SHALL BE AT LEAST ONE FIRE HYDRANT AT EACH INTERSECTION. WHEN RESIDENTIAL INTERSECTIONS ARE LESS THAN 700 FEET APART A HYDRANT IS NOT REQUIRED BETWEEN THE INTERSECTIONS.
5. ALL DRAINAGE EASEMENTS ARE TO BE PERMANENT AND PRIVATE. THE MAINTENANCE OF ALL SAID DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
6. OLD US 421 (SR 1291) IS ON THE NCDOT THOROUGHFARE PLAN AS A LOCAL ROAD.
7. APPROVAL OF THIS PLAT/PLAN DOES NOT GUARANTEE WATER CAPACITY OR WASTEWATER CAPACITY. CURRENT/FUTURE CAPACITY MAY NOT BE AVAILABLE. THIS DEVELOPMENT MAY REQUIRE ADDITIONAL IMPROVEMENTS TO THE EXISTING WATER AND WASTEWATER SYSTEM TO MEET FUTURE WATER AND WASTEWATER DEMANDS PRIOR TO A PRELIMINARY PLAT, CONSTRUCTION PLAN AND/OR FINAL PLAT APPROVAL.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF HARNETT COUNTY, NORTH CAROLINA AND THAT I HERE ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER AND WATER LINES TO THE COUNTY OF HARNETT.

DATE   OWNER

I HEREBY CERTIFY THAT THE DEVELOPMENT HEREON HAS BEEN GRANTED PRELIMINARY APPROVAL BY THE HARNETT COUNTY DEVELOPMENT REVIEW BOARD PURSUANT TO THE REGULATIONS SET FORTH BY E-911 ADDRESSING, ENVIRONMENTAL HEALTH, FIRE MARSHAL, PLANNING, AND PUBLIC UTILITIES OF HARNETT COUNTY, NC, SUBJECT TO RECORDATION IN THE HARNETT COUNTY OFFICE OF REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

DEVELOPMENT REVIEW BOARD CHAIRMAN   DATE

REVISIONS

06.07.2023 DRB COMMENTS
06.20.2023 NCDEQ STORMWATER COMMENTS
08.10.2023 DRB/HRW COMMENTS

LOCATION:
SR 1291 - OLD US 421
UPPER LITTLE RIVER TOWNSHIP
HARNETT COUNTY

PROPERTY OWNER/DEVELOPER:
RP WELLONS LAND & DEVELOPMENT, LLC
2004 W. CUMBERLAND STREET
DUNN, NC 28334-4448

FLEET TEMPLE ENGINEERING PLLC

5245 Red Hill Church Road • Coats, NC 27521
910.658.2446 • fleet@templeengineering.com • P-2357

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

4Dsite solutions
civil engineering | land surveying

5245 Red Hill Church Road, Suite 112, Fayetteville, NC 28306
409 Chicago Drive, Suite 112, Fayetteville, NC 28306
office | 910-426-6777 fax | 910-426-6777 license number | C-2354
www.4Dsitesolutions.com

PRELIMINARY SITE PLAN
FOR
FOX FIELD FARMS

SUB2303-0008

GRAPHIC SCALE
(IN FEET)
1 inch = 150 ft.

DATE: 03.08.2023
FTE JOB# 0042

HORIZONTAL SCALE 1" = 150'
VERTICAL SCALE: N/A

C1.0

US 421
PUBLIC R/W

SR 1291 (OLD US 421)
60' PUBLIC R/W