



REVISIONS

PROJECT NAME
CREEKSIDE OAKS NORTH

OVERALL PRELIMINARY
 PLAT
 TAX ID# 0506-88-4099.000
 NURSERY ROAD
 ANDERSON CREEK
 TOWNSHIP
 HARNETT COUNTY
 NORTH CAROLINA

CLIENT
WOODSHIRE HUFF, LLC

2919 Breezewood Avenue - Suite 100
 Fayetteville, North Carolina 28303
 Phone: (910) 486-4864

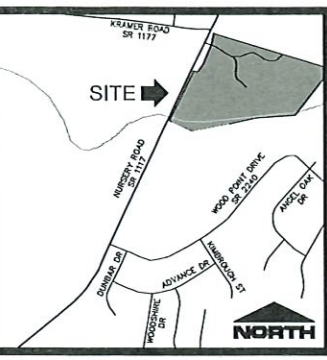
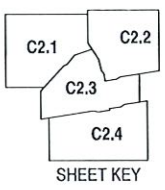
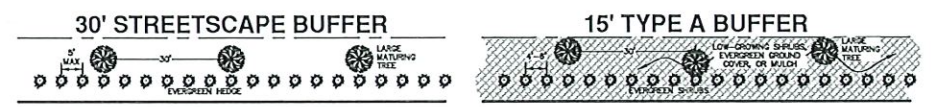
PROJECT INFORMATION

DESIGNED BY:	BRETT
DRAWN BY:	BRETT
CHECKED BY:	SCOTT
PROJECT NUMBER:	1775

DRAWING SCALE
 HORIZONTAL: 1"=100'

DATE RELEASED
 JANUARY 31, 2023

SHEET NUMBER
C-2.0



AREA: (BY COORDINATE COMPUTATION)
 TOTAL AREA 1,827,993 SF (41.96 AC)
 TOTAL BUILDABLE AREA 1,763,519 SF (40.48 AC)

OPEN SPACE:
 OPEN SPACE REQUIRED TOTAL: (20%) 362,704 SF (8.10 AC)
 OPEN SPACE PROVIDED TOTAL: (43.8%) 771,672 SF (17.72 AC)
 IMPROVED OPEN SPACE REQUIRED: (100) 1,77 AC
 IMPROVED OPEN SPACE PROVIDED: 76,756 SF (1.81 AC)

PROPOSED IMPERVIOUS AREA:
 TOTAL IMPERVIOUS AREA 268 (475,729 SF)
 IMPERVIOUS AREA PER LOT 3,500 SF

LOT COUNT:
 TOTAL 68

LOT AREAS:
 AVERAGE LOT SIZE - 11,074 SF
 MAXIMUM LOT SIZE - 10,102 SF
 MINIMUM LOT WIDTH - 40 FT

ENL. NO. 0506-88-4099.000

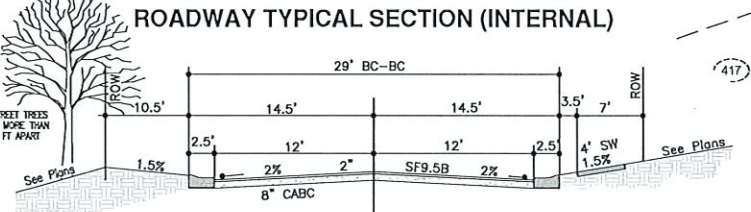
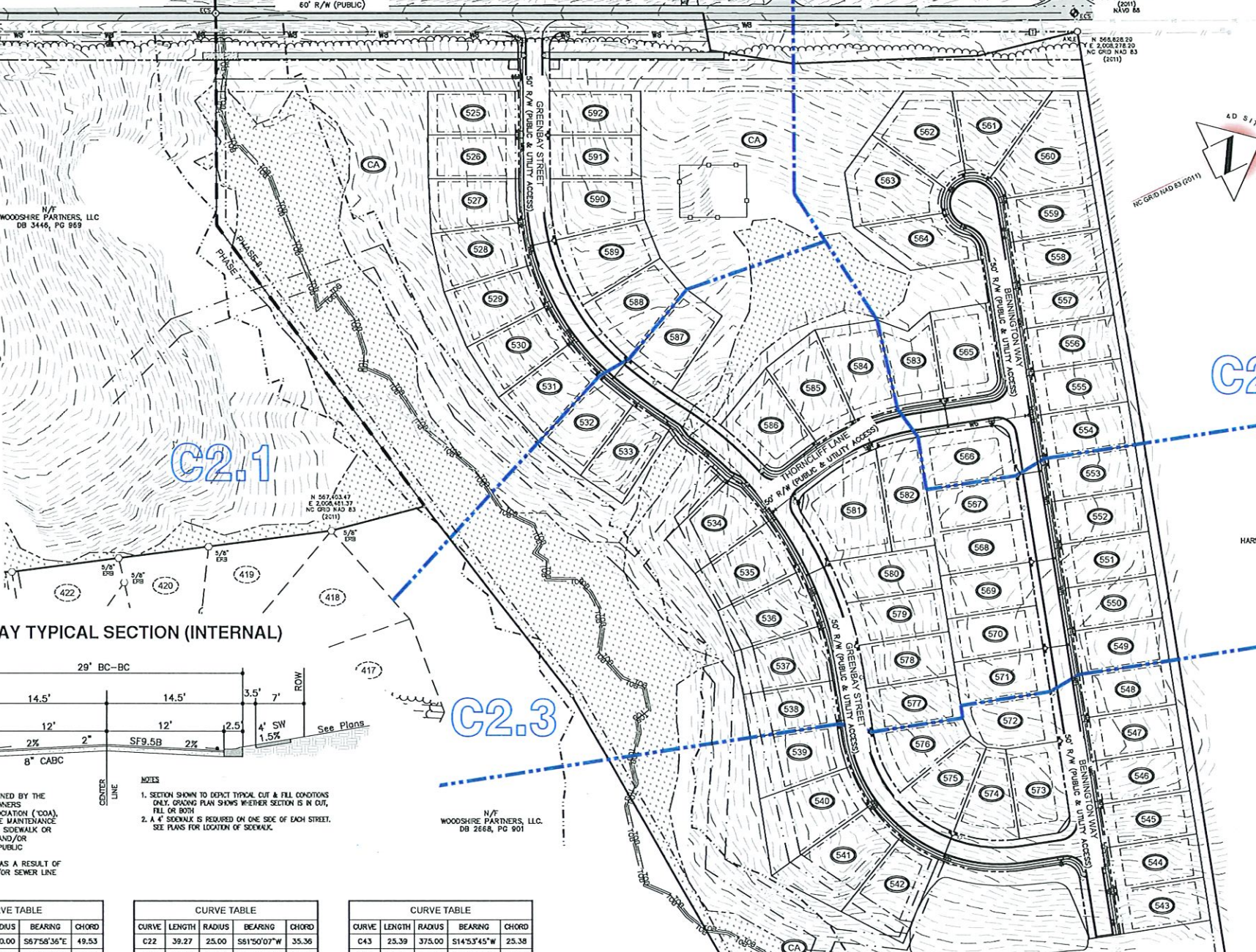
ZONING: RA-20R MEDIUM DENSITY RESIDENTIAL
 20' FRONT
 5' SIDE
 15' REAR

SOURCE OF TITLE
 DB 3446, PG 969
 HARNETT COUNTY
 REGISTER OF DEEDS

- LEGEND:
- PK - PK - PK HAIL
 - EP - EXISTING IRON PIPE
 - DS - EXISTING IRON STRAKE
 - DN - EXISTING NAL
 - ERB - EXISTING REBAR
 - N/T - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - FWC - FERTILIZER CHLORIDE
 - RCP - REINFORCED CONCRETE PIPE
 - CI - CURB INLET
 - CA - COMMON AREA
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - SANITARY SEWER LINE
 - FORCE MAIN LINE
 - STORM DRAINAGE
 - WETLANDS
 - PERMANENT EASEMENT
 - FENCE LINE
 - TREE LINE
 - SPOT ELEVATION
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - CATCH BASIN
 - TREE
 - GRAVEL
 - SOIL
 - WETLANDS
 - ACTIVE OPEN SPACE

- SITE NOTES:
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - 2) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO MAP # 3720050500 OF THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2006.
 - 3) WATER LINES ARE SHOWN USING INFORMATION PROVIDED BY HARNETT COUNTY UTILITIES.
 - 4) THIS DEVELOPMENT WAS DESIGNED IN ACCORDANCE WITH COMPATIBILITY DESIGN CONCEPT STANDARDS.
 - 5) TOTAL LOTS: 68
 - 6) TOTAL GREEN SPACE: 771,672 SF (17.72 AC)
 - 7) 1.62 LOTS PER ACRE
 - 8) LAND USE CLASSIFICATION = MEDIUM DENSITY RESIDENTIAL
 - 9) THE DIAMETER OF ALL CUL-DE-SACS IS 100 FT MEASURED TO THE RIGHT OF WAY.
 - 10) INDIVIDUAL HOME OWNERS ARE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENT THAT IS LOCATED ON THE LOT.
 - 11) THE STREET LIGHTING WILL COMPLY WITH SECTION 7.3 OF THE HARNETT COUNTY UDD. STREET LIGHT LOCATIONS SHOWN ARE FOR PERMITTING PURPOSES ONLY.
 - 12) FIRE HYDRANTS WILL BE PRESENT IN ACCORDANCE WITH SECTION 6.4 OF THE HARNETT COUNTY UDD.
 - 13) SUBDIVISION INTERIOR ROADS ARE 29' IN WIDTH (BACK OF CURB TO BACK OF CURB).
 - 14) A CERTIFIED FOUNDATION SURVEY OR SETBACK VERIFICATION SURVEY IS REQUIRED TO BE SUBMITTED AT THE COMPLETION OF FOUNDATION CONSTRUCTION.
 - 15) THERE SHALL BE NO LAND DISTURBANCE WITHIN ANY DESIGNATED WETLANDS AREAS ON-SITE.
- THE LINEAR FEET OF ROADS IS AS FOLLOWS:
 ROAD NAME TOTAL LENGTH
 GREENWAY STREET 1,809 FT
 THORNCLEFT LANE 140 FT
 BENNINGTON WAY 409 FT
 TOTAL 2,558 FT

- ADDITIONAL NOTES:
1. SITE LIES WITHIN THE MILITARY CORRIDOR OVERLAY AND MAY BE ADVERSELY IMPACTED BY OPERATIONS ON BASE.
 2. THIS PROJECT LIES WITHIN THE VOLUNTARY AGRICULTURAL DISTRICT BUFFER.
 3. NURSERY ROAD IS ON THE HARNETT COUNTY COMPREHENSIVE TRANSPORTATION PLAN.
 4. ALL REQUIRED BUFFERING WILL BE MAINTAINED BY THE HOA AND SHALL NOT BE REMOVED.



NOTE:
 SIDEWALKS AND STREET TREES ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA), PROPERTY OWNERS ASSOCIATION (POA), CONDOMINIUM OWNER'S ASSOCIATION (COA), OR ANY OTHER ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF THIS 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 HOA.

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CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C2	49.56	400.00	S87°56'36"E	49.53
C3	70.09	400.00	S76°32'45"E	70.00
C4	70.09	400.00	S86°35'07"E	70.00
C5	70.09	400.00	N83°22'30"E	70.00
C6	70.09	400.00	N73°20'07"E	70.00
C7	18.00	400.00	N87°01'35"E	18.00
C8	52.03	855.00	N63°59'38"E	52.02
C9	64.42	855.00	N60°05'31"E	64.41
C10	5.60	575.00	S57°12'44"W	5.60
C11	91.72	565.00	S65°53'39"W	91.62
C12	69.10	575.00	S75°44'25"W	69.08
C13	93.71	575.00	N84°51'07"E	93.60
C14	93.71	575.00	S85°48'38"E	93.60
C15	80.05	575.00	S77°02'12"E	79.99
C16	49.44	255.00	S78°43'11"E	49.37
C17	70.22	255.00	N87°50'11"E	70.00
C18	70.22	255.00	N72°03'30"E	70.00
C19	70.22	255.00	N56°16'49"E	70.00
C20	70.22	255.00	N40°30'08"E	70.00
C21	70.22	255.00	N24°43'27"E	70.00

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C22	39.27	25.00	S81°50'07"W	35.36
C23	41.15	50.00	S83°15'25"W	40.00
C24	41.15	50.00	S36°06'02"W	40.00
C25	41.15	50.00	S11°03'20"E	40.00
C26	41.15	50.00	S58°12'43"E	40.00
C27	54.02	50.00	N67°15'29"E	51.43
C28	30.77	25.00	S71°34'15"W	28.87
C30	39.27	25.00	N28°09'53"W	35.36
C31	39.27	25.00	S81°50'07"W	35.36
C32	39.27	25.00	N28°09'53"W	35.36
C33	107.34	205.00	S31°50'07"W	106.12
C34	107.34	205.00	S81°50'07"W	106.12
C35	107.34	205.00	N88°09'53"W	106.12
C36	39.12	625.00	N74°57'29"W	39.11
C37	70.54	625.00	N79°59'03"W	70.50
C38	71.98	625.00	N66°31'01"W	71.94
C39	88.53	625.00	S66°07'33"W	88.45
C40	37.34	25.00	S55°08'16"E	33.97
C41	94.96	325.00	N03°58'24"W	94.62
C42	70.55	325.00	N10°36'58"E	70.41

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C43	25.39	375.00	S14°53'45"W	25.38
C44	70.10	375.00	S07°36'04"W	70.00
C45	70.10	375.00	S03°06'34"E	70.00
C46	25.39	375.00	S10°24'15"E	25.38
C47	37.34	25.00	N30°27'02"E	33.97
C48	96.46	625.00	S68°49'24"W	96.36
C49	70.56	625.00	S61°10'04"W	70.53
C50	24.22	805.00	S58°47'44"W	24.22
C51	85.42	805.00	S62°41'50"W	85.38
C52	113.14	350.00	S74°59'53"W	112.65
C53	113.14	350.00	N66°28'49"W	112.65
C54	78.14	350.00	N70°49'24"W	77.98
C55	39.27	25.00	N19°25'38"W	35.36

OWNER'S CONSENT
 AS THE OWNER OF RECORD, I HEREBY FORMALLY CONSENT TO THE PROPOSED DEVELOPMENT SHOWN ON THE SITE PLAN AND ALL REGULATIONS AND REQUIREMENTS OF THE HARNETT COUNTY ORDINANCES.

4-10-2023
 DATE
 [Signature]
 OWNER'S SIGNATURE

SITE DATA

OWNER	HUFF FAMILY OFFICE
MAILING ADDRESS	2919 BREEZEWOOD AVENUE-SUITE 100
CITY, STATE	FAYETTEVILLE, NORTH CAROLINA 28303
PN NUMBER	0506-88-4099.000
TOTAL SITE AREA	1,827,993 SF (41.96 AC)
AREA TO BE DEVELOPED	1,827,993 SF (41.96 AC)
CURRENT ZONING	RA-20R, MEDIUM DENSITY RESIDENTIAL
EXISTING USE	UNDEVELOPED
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
PROPOSED BUILDING LOTS	70
DISTURBED/DENuded AREA	20.2X ACRES
OPEN SPACE REQUIRED	8.10 ACRES
OPEN SPACE PROVIDED	17.72 ACRES
SETBACKS REQUIRED:	
FRONT	RA-20R
CORNER SIDE	15 FT
SIDE	5 FT
REAR	15 FT

