

Appendix C

Engineering Exhibits and Impacts

SITE DATA

OWNERS/ SUBDIVIDERS/ DEVELOPER:
GREENFIELD SERENITY LLC
MATT BRUBAKER
8601 SIX FORKS RD, SUITE 270
RALEIGH, NC 27615
PHONE: 919-815-6469

ENGINEER:
NICK A. JONES, P.E.
WITHERSRAVENEL, INC.
137 S WILMINGTON STREET,
RALEIGH, NC 27601
TELEPHONE: (540) 760-2320
njones@withersevenel.com

PIN #s = 0665-23-9685, 0655-13-8762,
0655-03-4488, 0645-95-9146, 0645-82-8633,
0645-72-7454

FIRM MAP# = 3720064400J,
3720065400J, 3720065500J

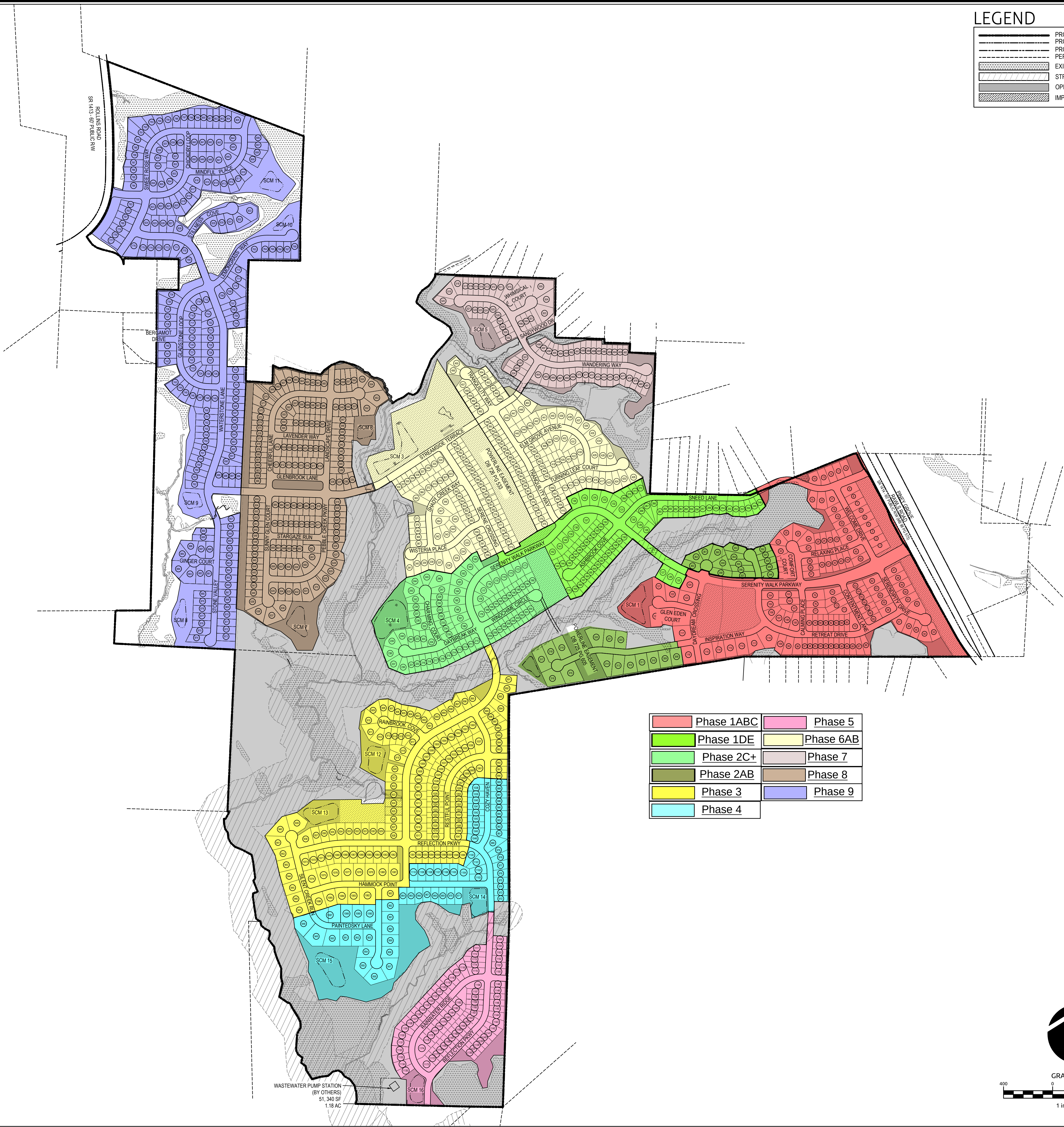
TOTAL EXISTING TRACT ACREAGE = 579.43 AC
EXISTING LAND USE = VACANT
EXISTING ZONING = R40, RA-30, CONSERVATION
LAND USE CLASSIFICATION = AGRICULTURAL & RURAL RESIDENTIAL
RESIDENTIAL/ ENVIRONMENTALLY SENSITIVE
TOTAL LOTS PROPOSED = 1,181
MAXIMUM ALLOWED DENSITY = 2.39 du/a
PROPOSED DENSITY = 2.04 du/a
MINIMUM LOT SIZE REQUIRED = 6, 020 sq.ft.
4 PROVIDED LOT SIZES -
43' X 145' LOTS
50' X 140' LOTS
65' X 140' LOTS (60' X 140' LOTS IN ACTIVE ADULT AREA)
95' X 140' LOTS

REQUIRED OPEN SPACE = (546.28 ac)(35%) = 191.20 acres
PROVIDED OPEN SPACE = 194.55 ac (35.6%)
REQUIRED IMPROVED OPEN SPACE = (191.20 ac)(10%) = 19.12 acres
PROVIDED IMPROVED OPEN SPACE = 24.70 acres (12.9%)

- NOTES:
- THIS DEVELOPMENT IS WITHIN ONE MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.
 - DEVELOPMENT WILL BE SERVED BY A 1,000 GPM SANITARY SEWER LIFT STATION (BY OTHERS).

LEGEND

	PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	PERIMETER BUFFER
	EXISTING WETLANDS
	STREAM CONSERVATION BUFFER
	OPEN SPACE
	IMPROVED OPEN SPACE



	Phase 1ABC		Phase 5
	Phase 1DE		Phase 6AB
	Phase 2C+		Phase 7
	Phase 2AB		Phase 8
	Phase 3		Phase 9
	Phase 4		

Job No.	02190647	Drawn By	WR
Date	03/04/2022	Designer	WR



Revisions

SITE DATA

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PIN #s = 0665-23-9685, 0655-13-8762,
0655-03-4488, 0645-95-9146, 0645-82-8633,
0645-72-7454

FIRM MAP# = 3720064400J,
3720065400J, 3720065500J

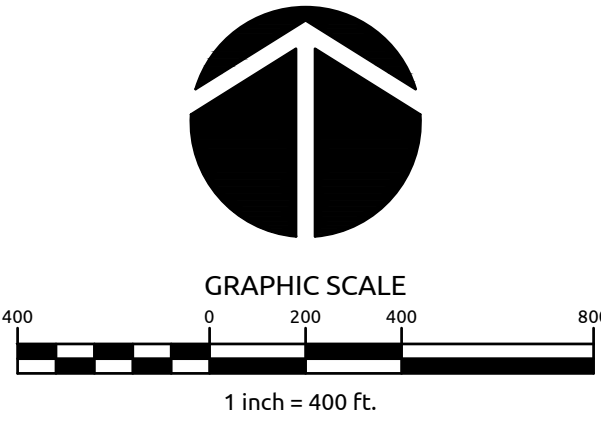
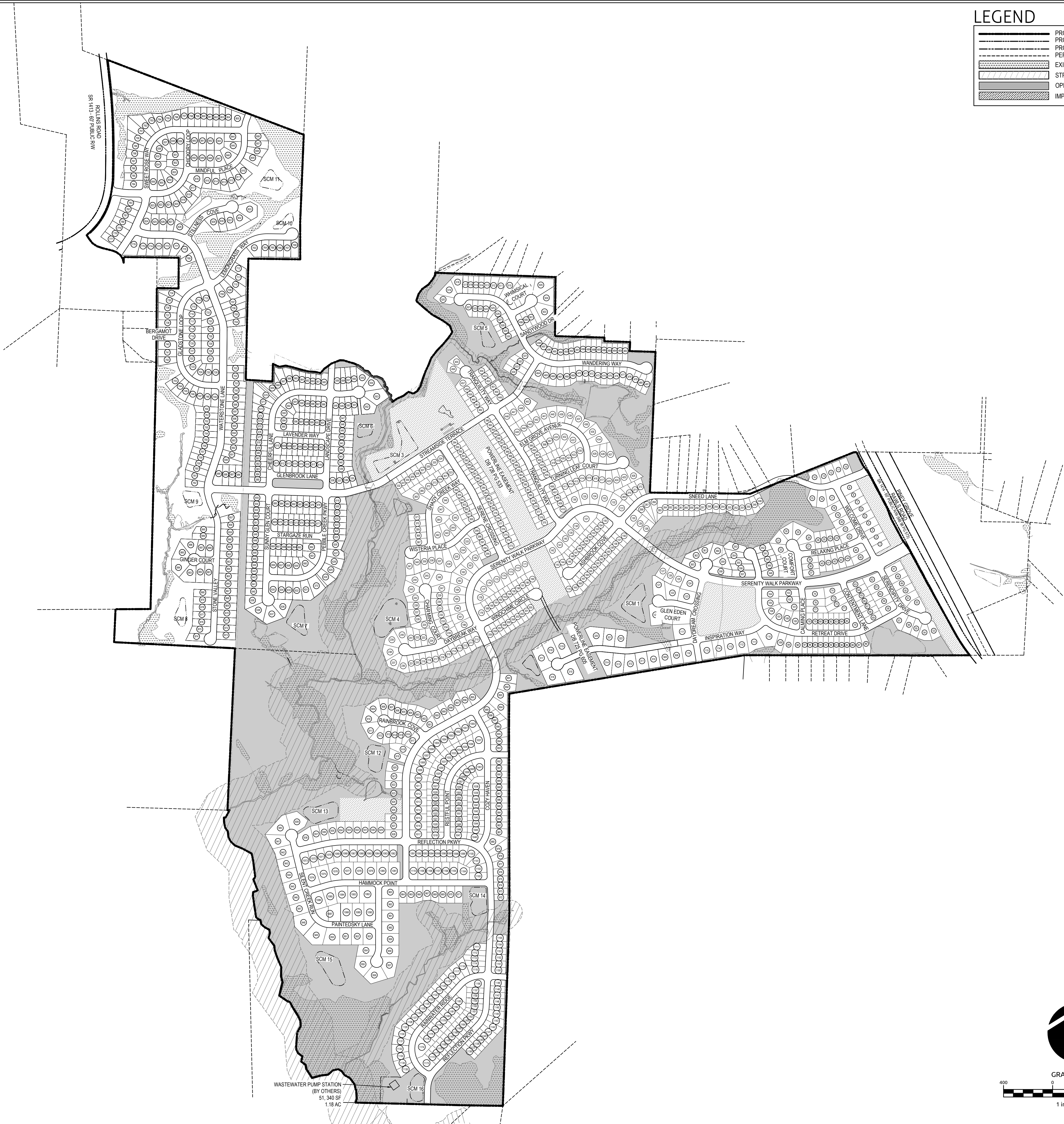
TOTAL EXISTING TRACT ACREAGE = 579.43 AC
EXISTING LAND USE = VACANT
EXISTING ZONING = R40, RA-30, CONSERVATION
LAND USE CLASSIFICATION = AGRICULTURAL & RURAL RESIDENTIAL
RESIDENTIAL/ ENVIRONMENTALLY SENSITIVE
TOTAL LOTS PROPOSED = 1,181
MAXIMUM ALLOWED DENSITY = 2.39 du/a
PROPOSED DENSITY = 2.04 du/a
MINIMUM LOT SIZE REQUIRED = 6,020 sq.ft.
4 PROVIDED LOT SIZES -
43' X 145' LOTS
50' X 140' LOTS
65' X 140' LOTS (60' X 140' LOTS IN ACTIVE ADULT AREA)
95' X 140' LOTS

REQUIRED OPEN SPACE = (546.28 ac)(35%) = 191.20 acres
PROVIDED OPEN SPACE = 194.55 ac (35.6%)
REQUIRED IMPROVED OPEN SPACE = ((191.20 ac)(10%)) = 19.12 acres
PROVIDED IMPROVED OPEN SPACE = 24.70 acres (12.9%)

- NOTES:
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 - DEVELOPMENT WILL BE SERVED BY A 1,000 GPM SANITARY SEWER LIFT STATION (BY OTHERS).

LEGEND

	PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	PERIMETER BUFFER
	EXISTING WETLANDS
	STREAM CONSERVATION BUFFER
	OPEN SPACE
	IMPROVED OPEN SPACE



Job No.	02190647	Drawn By	WR
Date	03/04/2022	Designer	WR



Revisions

SITE DATA

OWNERS/ SUBDIVIDERS/ DEVELOPER:
GREENFIELD SERENITY LLC
MATT BRUBAKER
8601 SIX FORKS RD, SUITE 270
RALEIGH, NC 27615
PHONE: 919-815-6469

ENGINEER:
ZACHARY L. FULLER, P.E.
WITHERSRAVENEL, INC.
115 MACKENAN DRIVE, CARY, NC 27511
TELEPHONE: (919) 469-3340
zfuller@withersravenel.com

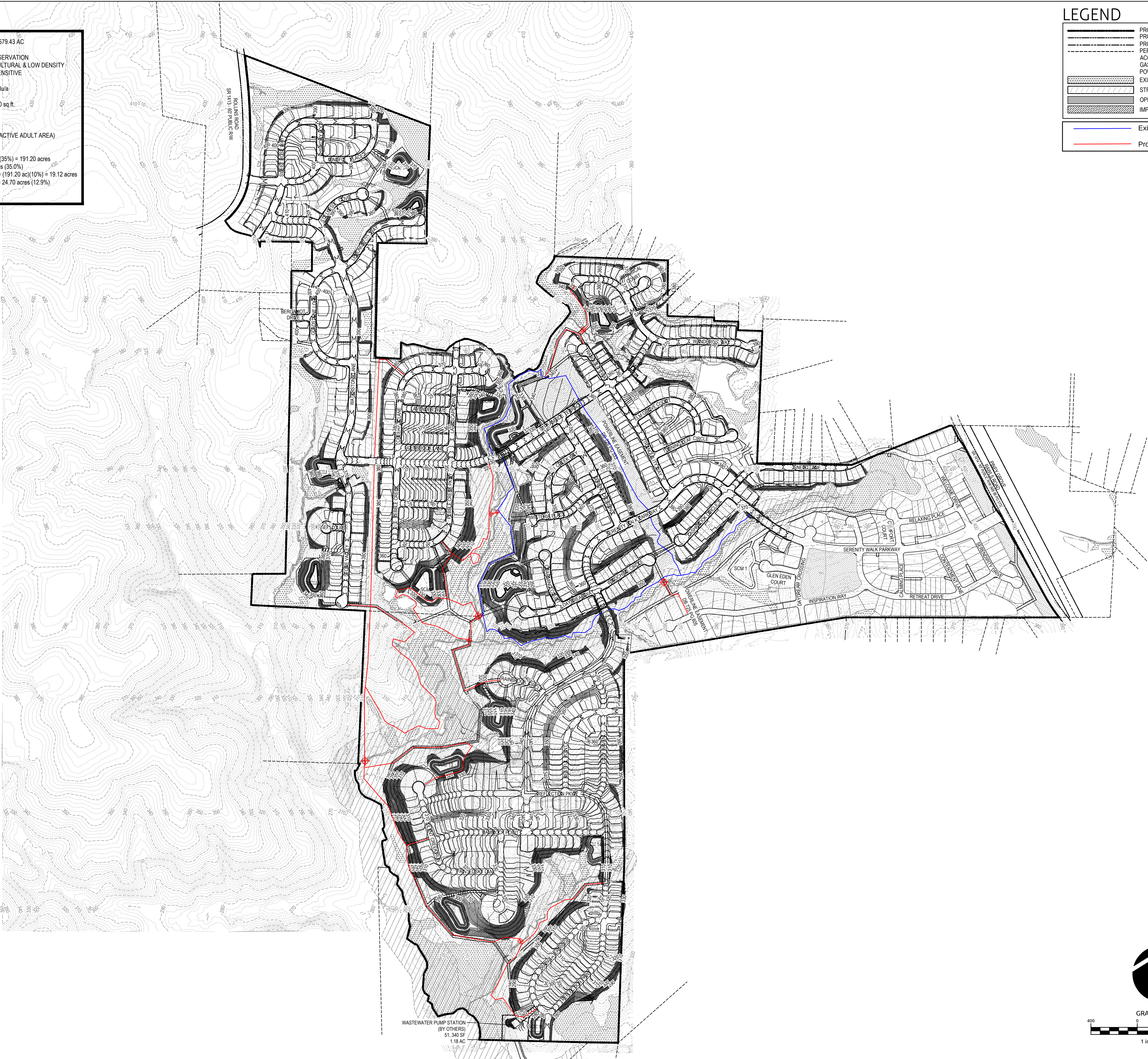
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0655-03-4488, 0645-95-9146

FIRM MAP# = 3720064400J,
3720065400J, 3720065500J

TOTAL EXISTING TRACT ACREAGE = 579.43 AC
EXISTING LAND USE = VACANT
EXISTING ZONING = R40, RA-30, CONSERVATION
LAND USE CLASSIFICATION = AGRICULTURAL & LOW DENSITY
RESIDENTIAL/ ENVIRONMENTALLY SENSITIVE
TOTAL LOTS PROPOSED = 1,190
MAXIMUM ALLOWED DENSITY = 2.39 du/a
PROPOSED DENSITY = 2.05 du/a
MINIMUM LOT SIZE REQUIRED = 6, 020 sq.ft.
4 PROVIDED LOT SIZES -
43' X 145' LOTS
50' X 140' LOTS
65' X 140' LOTS (60' X 140' LOTS IN ACTIVE ADULT AREA)
95' X 140' LOTS

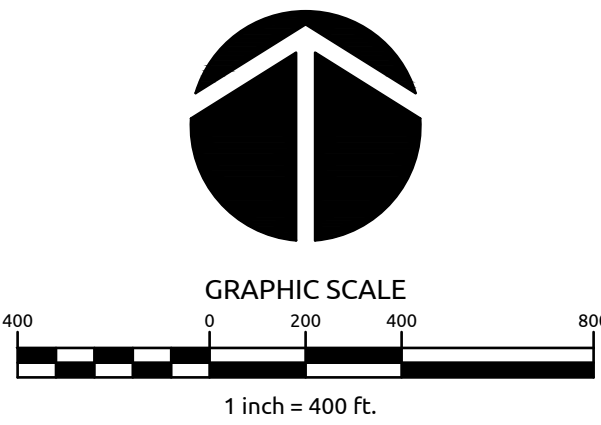
REQUIRED OPEN SPACE = (546.28 ac)(35%) = 191.20 acres
PROVIDED OPEN SPACE = 191.40 acres (35.0%)
REQUIRED IMPROVED OPEN SPACE = (191.20 ac)(10%) = 19.12 acres
PROVIDED IMPROVED OPEN SPACE = 24.70 acres (12.9%)

- NOTES:
- THIS DEVELOPMENT IS WITHIN ONE MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.
 - DEVELOPMENT WILL BE SERVED BY A 1,000 GPM SANITARY SEWER LIFT STATION (BY OTHERS).



LEGEND

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PERIMETER BUFFER
- ACCESS EASEMENT
- GAS LINE EASEMENT
- POWER LINE EASEMENT
- EXISTING WETLANDS
- STREAM CONSERVATION BUFFER
- OPEN SPACE
- IMPROVED OPEN SPACE
- Existing Trail Network
- Proposed Trail Network



SERENITY

PHASES 1D, 1E, 2C, 2D, 2E, 2F
2G, 6A, 6B, 6C, 6D, 6E, 6F, &
6G

HARNETT COUNTY, NORTH CAROLINA

SUBDIVISION MASTER
SITE PLAN

Job No.	02190647	Drawn By	WR
Date	03/01/21	Designer	WR



Revisions		
1	REVISED PER 1ST HRW COMMENTS	08/30/21
2	REVISED PER 2ND HRW COMMENTS	03/04/22
3	REVISED PER 1ST NCDOT COMMENTS	04/06/22

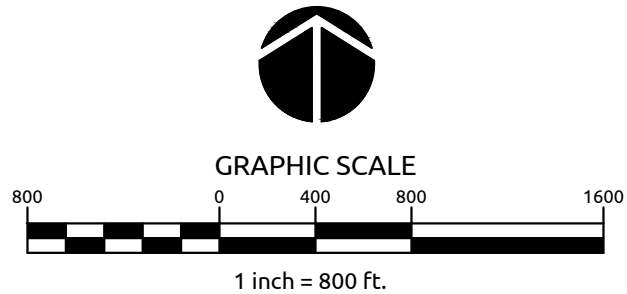
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PROPERTY OWNERS					
PARCEL	OWNER	PIN	DB	PG	
1	GREENFIELD-SERENITY, LLC	0655-23-9685	3711	808	
2	GREENFIELD-SERENITY, LLC	0655-13-8762	3711	808	
3	GREENFIELD-SERENITY, LLC	0655-03-4488	3711	808	
4	GREENFIELD-SERENITY, LLC	0645-95-9146	3711	808	
5	GREENFIELD-SERENITY, LLC	0645-82-8633	3711	808	
6	GREENFIELD-SERENITY, LLC	0645-72-7454	3711	808	
7	MRT TRUST	0645-96-4374	3541	849	
8	BARRERA FLOORING INC	0645-96-5201	3391	91	
9	MARIANNE NORWOOD CLARK & DANIEL ROBERT CLARK	0645-96-6264	3658	57	
10	PARKY PROPERTIES LLC	0645-96-7273	2991	174	
11	CRISTYN G. LAMSON	0645-96-8282	1125	827	
12	WILLIAM C. LEWIS	0655-06-0138	2318	376	
13	RONALD & SUSAN PATTILLO	0655-06-1050	1251	379	
14	KEITH LEROY & LESLIE B. VARNER	0655-05-2831	3276	601	
15	JACK & SHARON SHANNON	0655-05-3726	1005	989	
16	BRENDA BARNES	0655-05-4732	2002	964	
17	CHARLES & A. BAKER	0655-05-5684	597	96	
18	HERBERT JR. & R. SNYDER	0655-05-7684	580	232	
19	DAVID ROBINSON	0655-05-9698	3642	556	
20	JEFFERY E. JR. BENNETT	0655-15-6307	3535	539	
21	VANNA ESTATES LLC	0655-15-2003	1535	565	
22	LIZZIE BASS & LEO UTLEY	0655-04-9513	376	178	
23	LOUIS W. UTLEY & C/O HERBERT SNEED	0655-14-0537	703	199	
24	CATHARINE S. HICKS	0655-14-1578	376	179	
25	ROME D. NORRIS & C/O CAROLYN NORRIS	0655-14-1598	2490	347	
26	BARBARA J. QUINEY	0655-14-2569	3093	80	
27	NANNETTE SNYDER RILEY	0655-14-3554	1479	274	
28	LOUISE SNEED & C/O CAROLYN S. NORRIS	0655-14-4541	896	430	
29	SHIRRELL D. & D. ROBINSON	0655-14-5554	758	255	
30	CHARLIE ROBINSON C/O VANNA ESTATES LLC	0655-14-6627	737	491	
31	VANNA ESTATES LLC	0655-14-8843	2100	225	
32	RBA PROPERTIES LLC & BLUEFIELD REAL ESTATE LLC	0655-24-2624	3577	813	
34	CURTIS L. & CHRISTY A. TEMPLE	0655-32-3897	3038	55	
35	MANUEL R. CARO & GEORGINA A. DELVAL	0655-22-0851	1293	58	
36	GARY W. & BARBARA A. KOBUCH	0655-22-8844	2768	205	
37	REGALWOOD HOMEOWNERS ASSOC. INC.	0655-22-6899	1343	382	
38	JERRY L. SHUWEN	0655-22-5921	1282	847	
39	ARRY R. & ANNA E. WARD	0655-22-3991	1340	512	
40	TERRY C. HUDNETT	0655-22-2991	2753	723	
41	MICHAEL DELAN WILSON	0655-22-1981	1274	708	
42	MARTIN T. IVEY	0655-22-0981	3384	570	
43	PABLO & MARGARITA LOPEZ MARTINEZ	0655-12-9981	1845	909	
44	NICOLE A. MULLEN	0655-12-8961	3707	86	
45	REGALWOOD HOMEOWNERS ASSOC. INC.	0655-12-6991	1343	382	
46	LGI HOMES NC LLC	0655-02-6490	3635	0399	
47	CHARLIE HICKS & C/O BEVERLY JOHNSON	0655-01-4436	212	253	
48	EARL E. & JOICE L. BLACKSON	0644-98-3759	876	135	
49	CATHRYNE E. SEXTON	0644-88-4682	95E	294	
50	ERNEST J. MILLICAN	0644-79-8650	657	172	
51	JANE H. HOLLAND & CAROL H. FUQUAY	0645-71-0288	1032	757	
52	MELVIN M. ROGERS & C. LOU MANTIE REV TRUST	0645-52-7566	1132	788	
53	GREENFIELD-SERENITY, LLC	0645-74-1553	3777	896	
54	WATSON ADcock LLC	0645-86-5787	1187	663	
55	ADCOCK HECTOR CREEK FARM LLC	0645-97-5394	3366	461	
56	JEREMY KENT & JANE MICHELLE HAMMONS	0655-34-2955	3749	104	
57	STEPHANIE JAYNE & PAUL S. HARCZ	0655-34-6328	2763	711	
58	KENNETH E. & HEATHER L. HARRISON	0655-34-7386	1564	410	
59	SARAH M. BILLINGS	0655-34-9339	3076	701	
60	JESSICA B. & MICHAEL J. RIMBEY	0655-44-0351	3190	0744	
61	CHARLES HUBERT BAKER	0655-43-0770	3567	986	
62	KEVIN T. SCANLON & KEVIN STYERS	0655-43-0620	2607	720	
63	CHRISTOPHER & MICHELLE TURMELLE	0655-33-9497	3261	656	
64	SALVADOR & DEBORAH M. MATEO	0655-33-7235	2703	541	
65	LARRY W. RHODES JT W/ROS & VERNIE J. RHODES JT W/ROS	0645-66-9101	3562	647	
66	LARRY W. RHODES JT W/ROS & VERNIE J. RHODES JT W/ROS	0645-66-6082	3562	647	
67	DOROTHY LEE CARROLL	0645-65-6762	2551	714	
68	CARVEN C. CARROLL AND DOROTHY LEE CARROLL	0645-65-6662	498	573	
69	MARY L. ROLLINS	0645-65-6403	2E	456	
70	O'DELL, ETHELEEN C., RICHARD O., BEN A. & DAVID A. BETTS	0645-66-8937	2322	948	
71	BEAMON BAKER & ELIZABETH BAKER	0645-78-2045	1010	189	



No.	Revision	Date	By	Designer	Scale
				AS NOTED	
				Drawn By	Date 05/02/2022
				Checked By	Job No. 02190647

SERENITY

HARNETT COUNTY

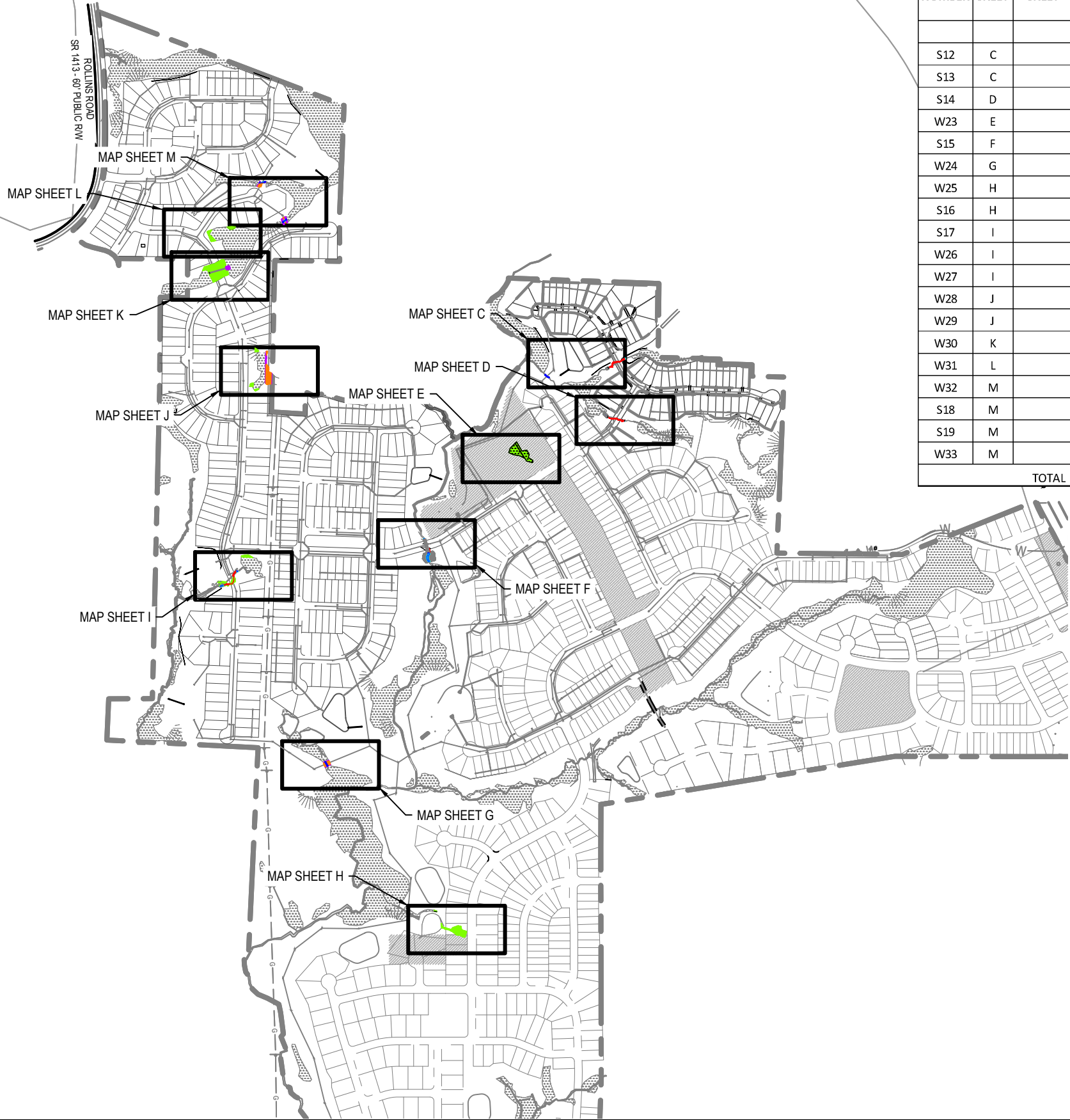
NORTH CAROLINA

EX. CONDITIONS

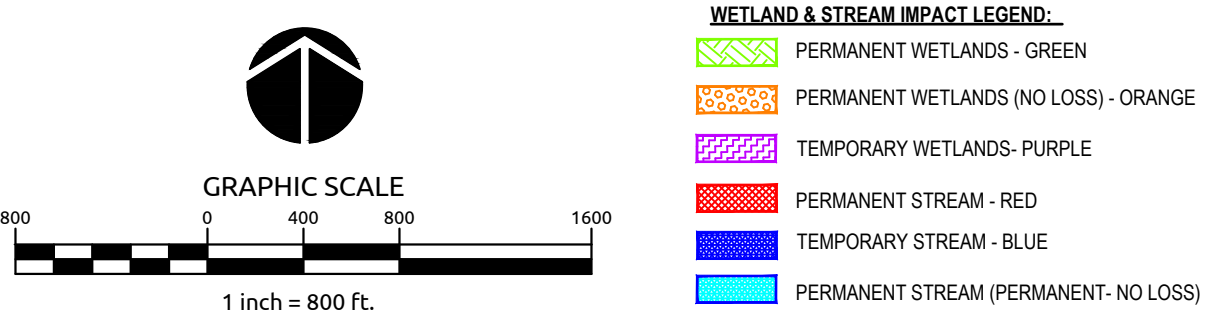
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Sheet No.
A

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OVERALL WETLAND AND STREAM IMPACT SUMMARY															
IMPACT NUMBER	MAP SHEET	PROFILE SHEET	IMPACT SPECIFICATION	TEMPORARY				PERMANENT (NO PERMANENT LOSS)				PERMANENT (PERMANENT LOSS)			
				STREAM		WETLANDS		STREAM		WETLANDS		STREAM		WETLANDS	
				(LF)	(SF)	(SF)	(AC)	(LF)	(SF)	(SF)	(AC)	(LF)	(SF)	(SF)	(AC)
S12	C		UTILITY CROSSING	30	109										
S13	C		ROAD FILL					18	43			130	383		
S14	D		ROAD FILL					33	126			120	275		
W23	E		AMENITY CENTER											7,767 0.18	
S15	F		ROAD FILL					65	536			102	534		
W24	G		POND GRADING											5,101 0.12	
W25	H		UTILITY CROSSING			327	0.01			649	0.01				
S16	H		UTILITY CROSSING	30	121										
S17	I		ROAD FILL					23	68			158	475		
W26	I		ROAD FILL											1,777 0.04	
W27	I		ROAD FILL											684 0.02	
W28	J		UTILITY CROSSING			1,221	0.03			2,979	0.07				
W29	J		ROAD FILL											968 0.02	
W30	K		ROAD FILL			338	0.01							13,120 0.30	
W31	L		ROAD FILL											2,050 0.05	
W32	M		UTILITY CROSSING			340	0.01			681	0.02				
S18	M		UTILITY CROSSING	10	42			20	84						
S19	M		UTILITY CROSSING	10	36			26	78						
W33	M		UTILITY CROSSING			152	0.01			371	0.01				
TOTAL				80	308	2,378	0.06	185	935	4,680	0.11	510	1,667	31,467 0.73	



No.	Revision	Date	By	Designer	Scale
				AS NOTED	
				Drawn By	Date 05/02/2022
				Checked By	Job No. 02190647

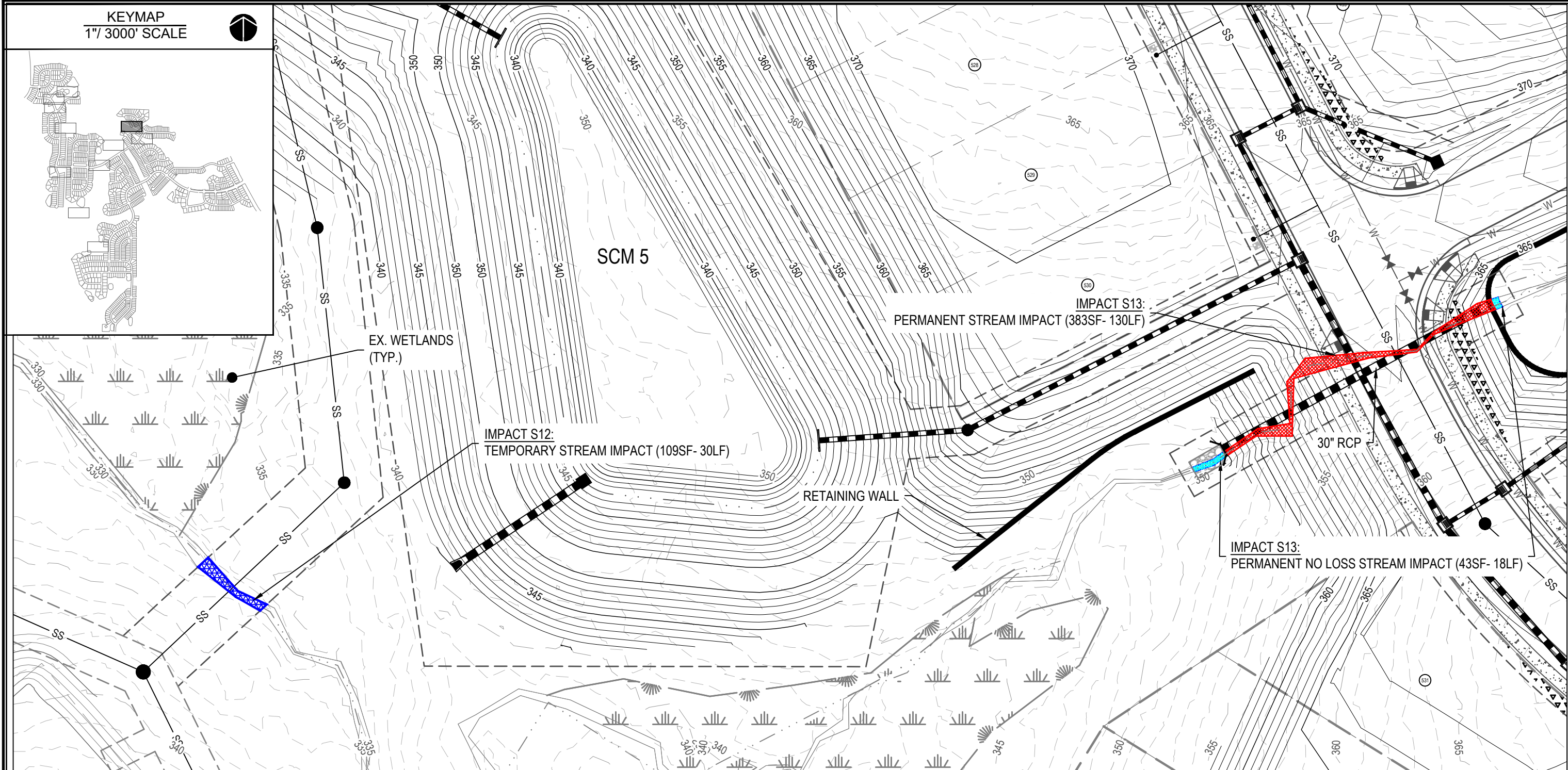
SERENITY
HARNETT COUNTY
NORTH CAROLINA

OVERALL IMPACT MAP

WithersRavenel
Engineers | Planners | Surveyors
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t: 919.469.3340 | license #: F-1479 | www.withersravenel.com

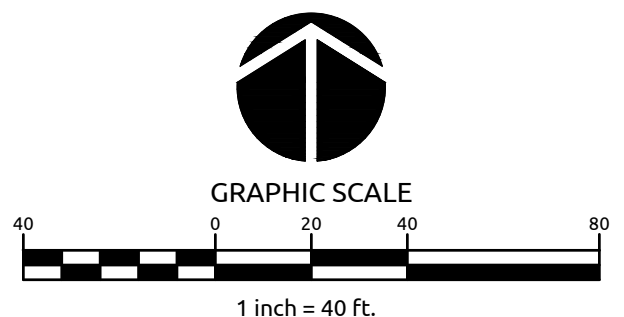
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WETLAND & STREAM IMPACT LEGEND:

	PERMANENT WETLANDS - GREEN
	PERMANENT WETLANDS (NO LOSS) - ORANGE
	TEMPORARY WETLANDS- PURPLE
	PERMANENT STREAM - RED
	TEMPORARY STREAM - BLUE
	PERMANENT STREAM (PERMANENT- NO LOSS)



No.	Revision	Date	By	Designer	Scale
				AS NOTED	
				Drawn By	Date 05/02/2022
				Checked By	Job No. 02190647

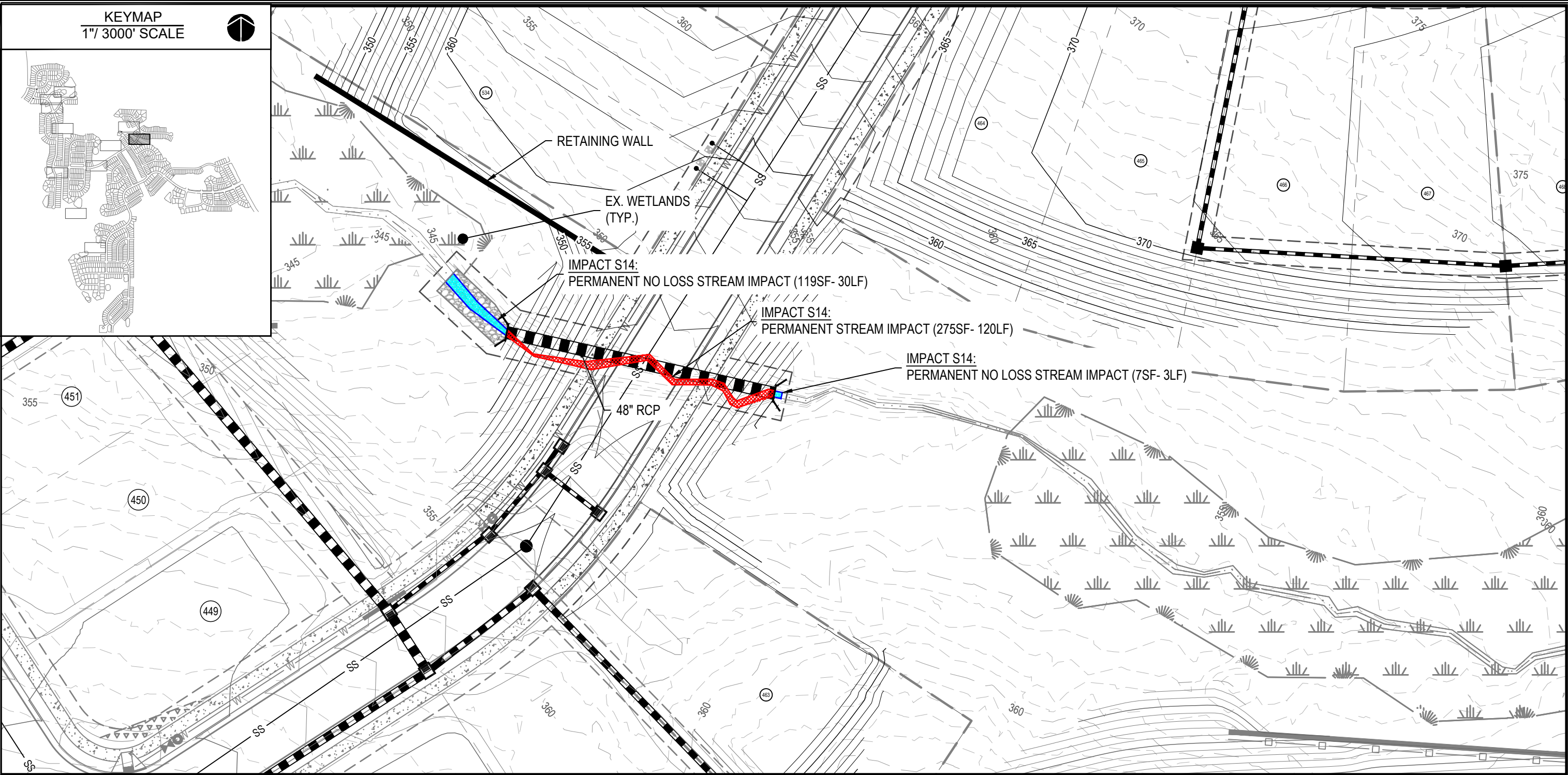
SERENITY
HARNETT COUNTY

NORTH CAROLINA

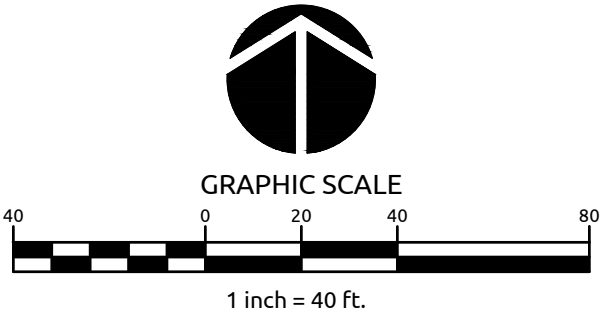
STREAM IMPACTS S12 & S13

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- WETLAND & STREAM IMPACT LEGEND:**
- PERMANENT WETLANDS - GREEN
 - PERMANENT WETLANDS (NO LOSS) - ORANGE
 - TEMPORARY WETLANDS- PURPLE
 - PERMANENT STREAM - RED
 - TEMPORARY STREAM - BLUE
 - PERMANENT STREAM (PERMANENT- NO LOSS)



No.	Revision	Date	By

Designer	Scale
Drawn By	Date
Checked By	Job No.
	02190647

SERENITY
HARNETT COUNTY

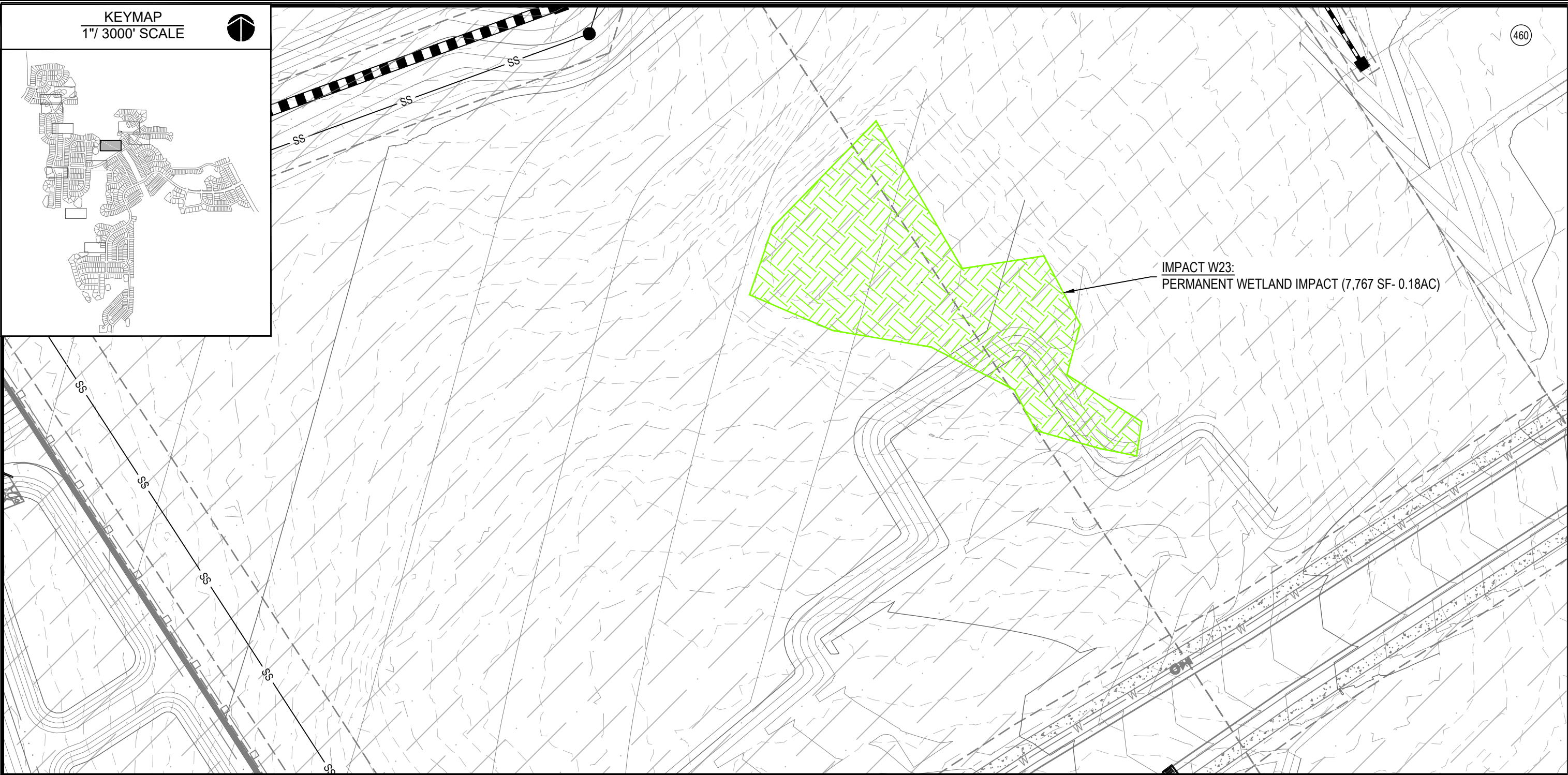
NORTH CAROLINA

STREAM IMPACT S14

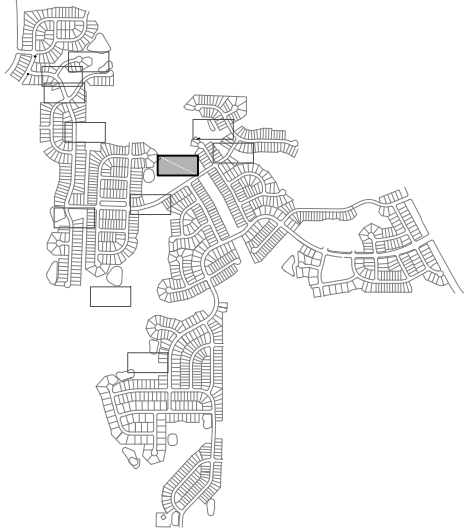
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Sheet No.
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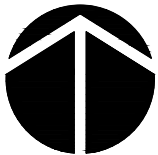
KEYMAP
1" / 3000' SCALE



IMPACT W23:
PERMANENT WETLAND IMPACT (7,767 SF- 0.18AC)

WETLAND & STREAM IMPACT LEGEND:

- PERMANENT WETLANDS - GREEN
- PERMANENT WETLANDS (NO LOSS) - ORANGE
- TEMPORARY WETLANDS- PURPLE
- PERMANENT STREAM - RED
- TEMPORARY STREAM - BLUE
- PERMANENT STREAM (PERMANENT- NO LOSS)



GRAPHIC SCALE



1 inch = 40 ft.

No.	Revision	Date	By

Designer	Scale
Drawn By	Date
Checked By	Job No.

SERENITY
HARNETT COUNTY

NORTH CAROLINA

WETLAND IMPACT W23

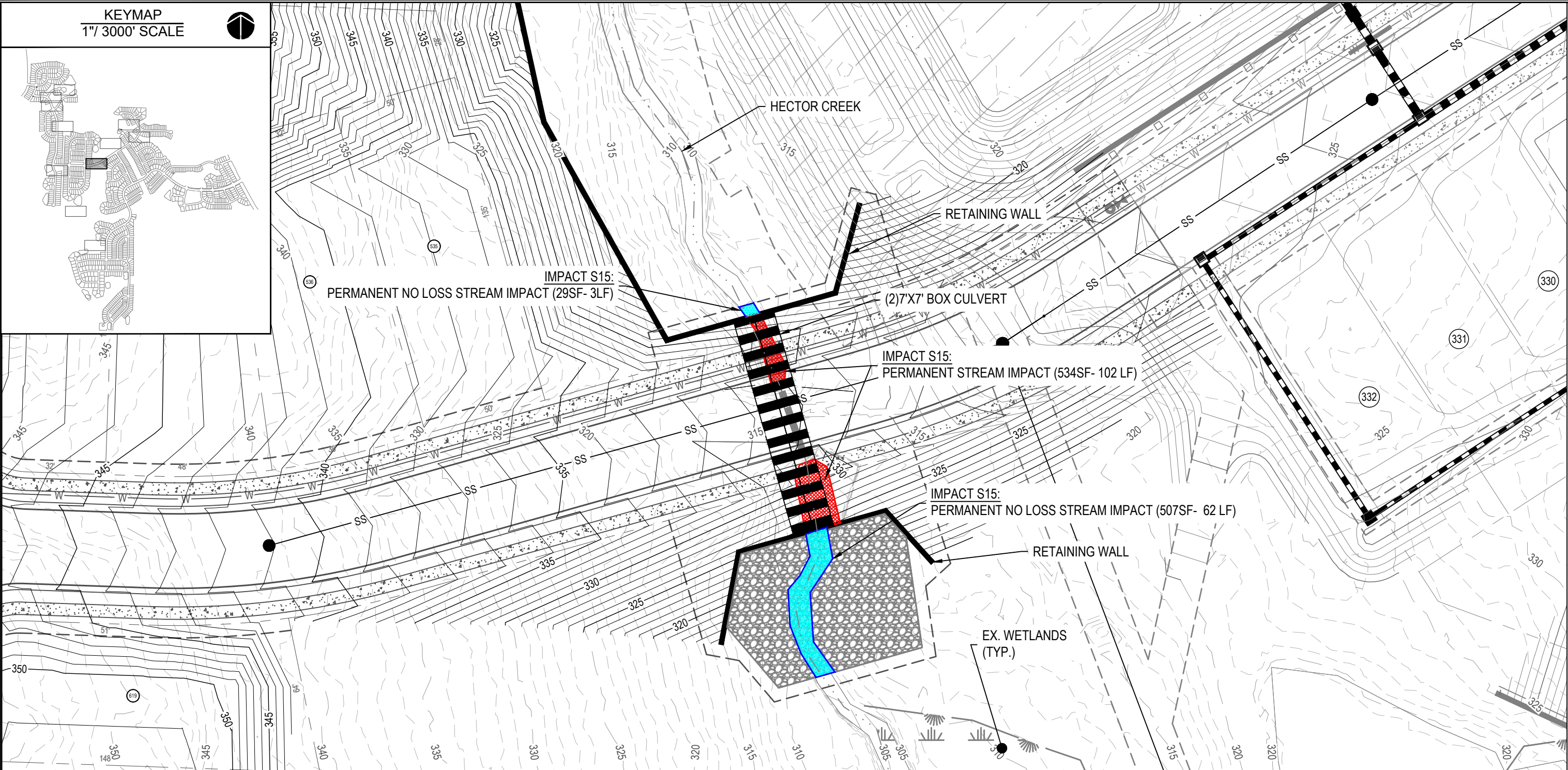


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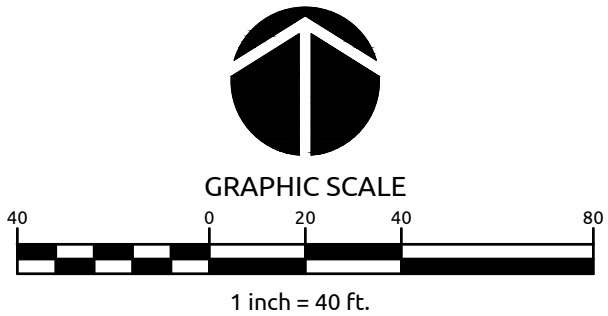
Sheet No.

E

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- WETLAND & STREAM IMPACT LEGEND:**
- PERMANENT WETLANDS - GREEN
 - PERMANENT WETLANDS (NO LOSS) - ORANGE
 - TEMPORARY WETLANDS- PURPLE
 - PERMANENT STREAM - RED
 - TEMPORARY STREAM - BLUE
 - PERMANENT STREAM (PERMANENT- NO LOSS)



No.	Revision	Date	By

Designer	Scale
Drawn By	Date
Checked By	Job No.

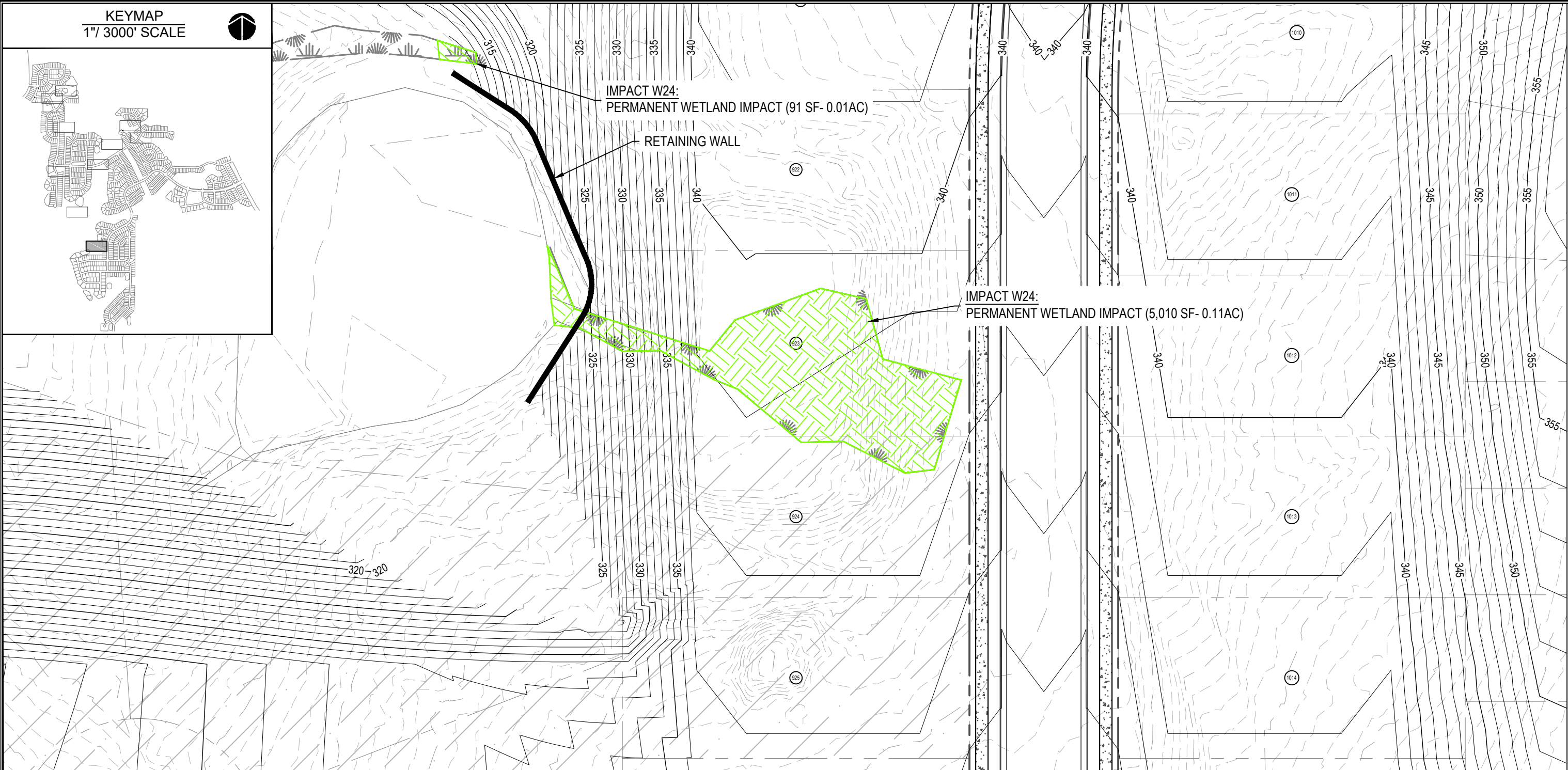
SERENITY
HARNETT COUNTY

NORTH CAROLINA

STREAM IMPACT S15

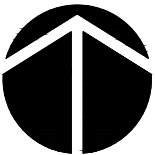
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WETLAND & STREAM IMPACT LEGEND:

-  PERMANENT WETLANDS - GREEN
-  PERMANENT WETLANDS (NO LOSS) - ORANGE
-  TEMPORARY WETLANDS- PURPLE
-  PERMANENT STREAM - RED
-  TEMPORARY STREAM - BLUE
-  PERMANENT STREAM (PERMANENT- NO LOSS)



GRAPHIC SCALE



1 inch = 40 ft.

No.	Revision	Date	By

Designer	Scale
Drawn By	Date
Checked By	Job No.

AS NOTED
04/22/2022
02190647

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HARNETT COUNTY

NORTH CAROLINA

WETLAND IMPACT W24

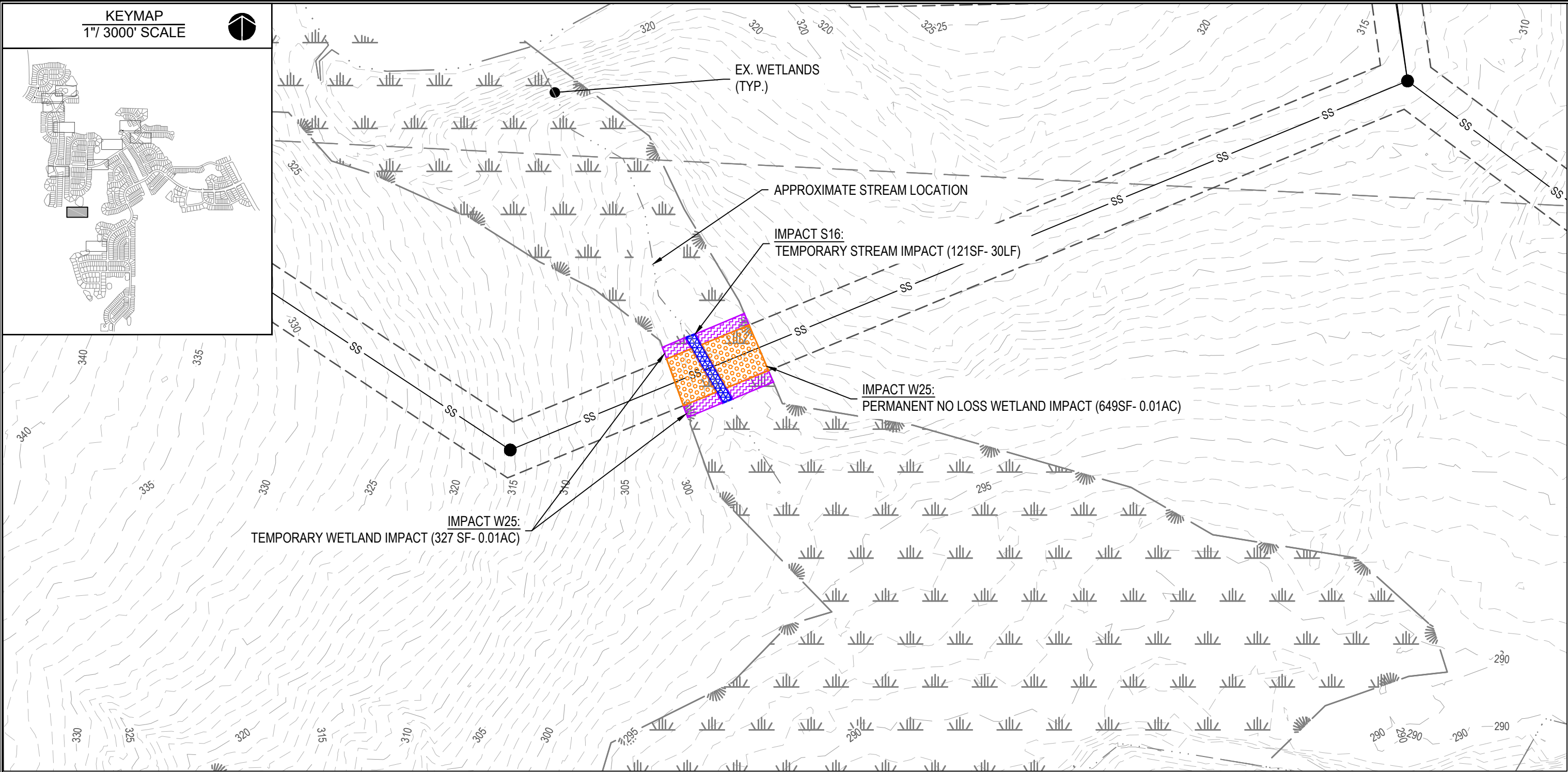


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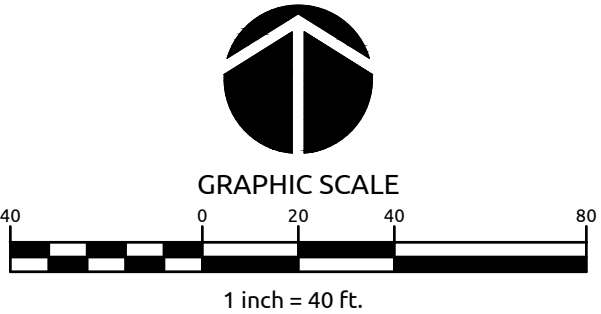
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- WETLAND & STREAM IMPACT LEGEND:**
- PERMANENT WETLANDS - GREEN
 - PERMANENT WETLANDS (NO LOSS) - ORANGE
 - TEMPORARY WETLANDS- PURPLE
 - PERMANENT STREAM - RED
 - TEMPORARY STREAM - BLUE
 - PERMANENT STREAM (PERMANENT- NO LOSS)



No.	Revision	Date	By

Designer	Scale AS NOTED
Drawn By	Date 05/02/2022
Checked By	Job No. 04/15/2022

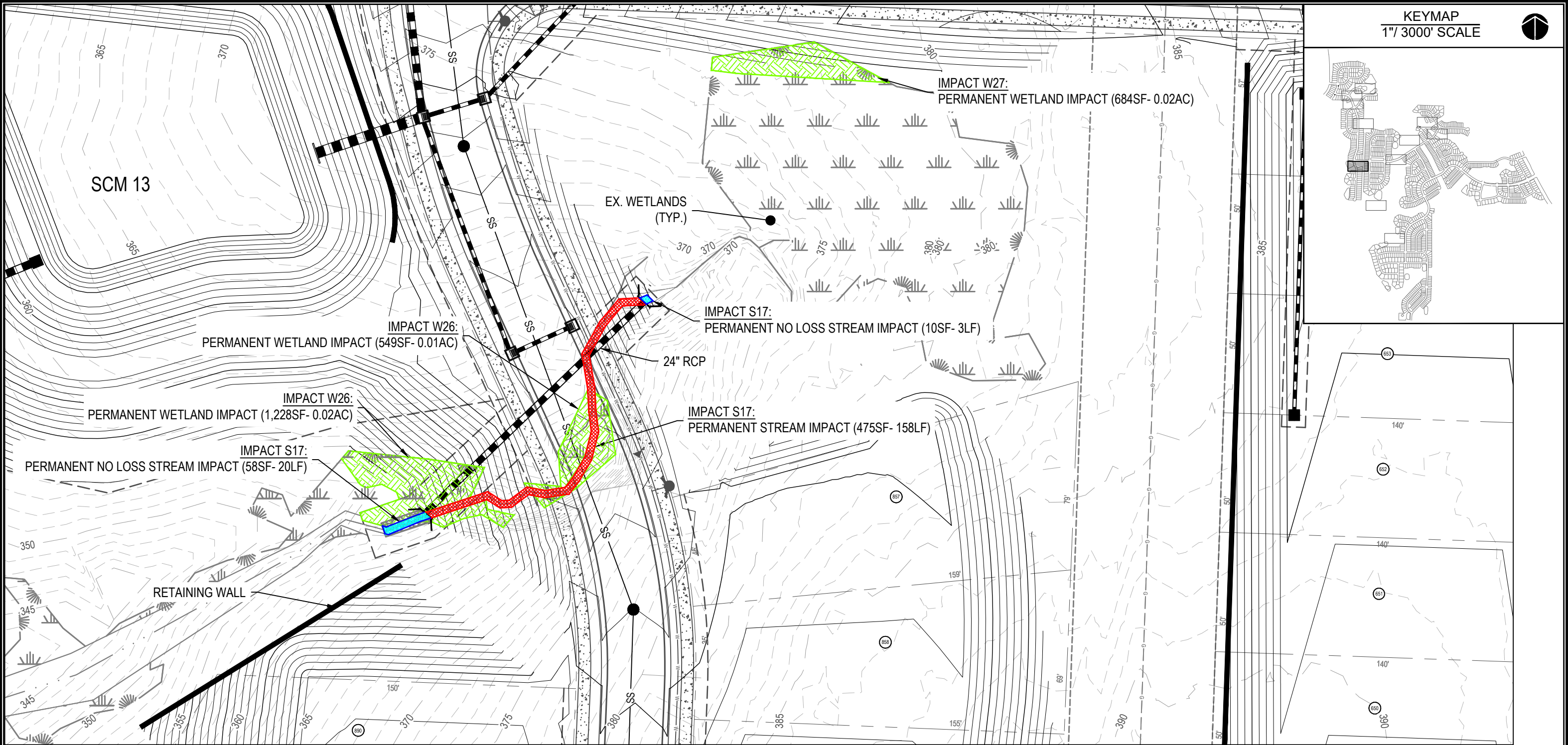
SERENITY
HARNETT COUNTY
NORTH CAROLINA

**WETLAND AND STREAM
IMPACT W25 & S16**

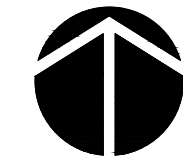
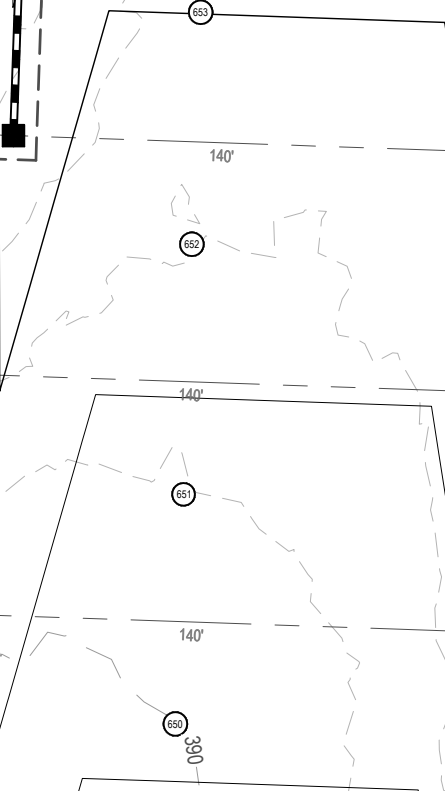
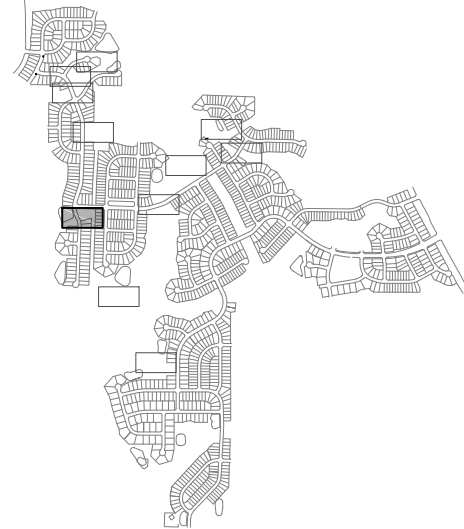
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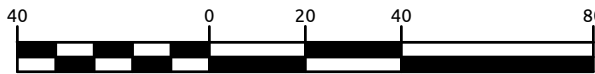
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KEYMAP
1" / 3000' SCALE



GRAPHIC SCALE



1 inch = 40 ft.

WETLAND & STREAM IMPACT LEGEND:

- PERMANENT WETLANDS - GREEN
- PERMANENT WETLANDS (NO LOSS) - ORANGE
- TEMPORARY WETLANDS- PURPLE
- PERMANENT STREAM - RED
- TEMPORARY STREAM - BLUE
- PERMANENT STREAM (PERMANENT- NO LOSS)

No.	Revision	Date	By

Designer	Scale
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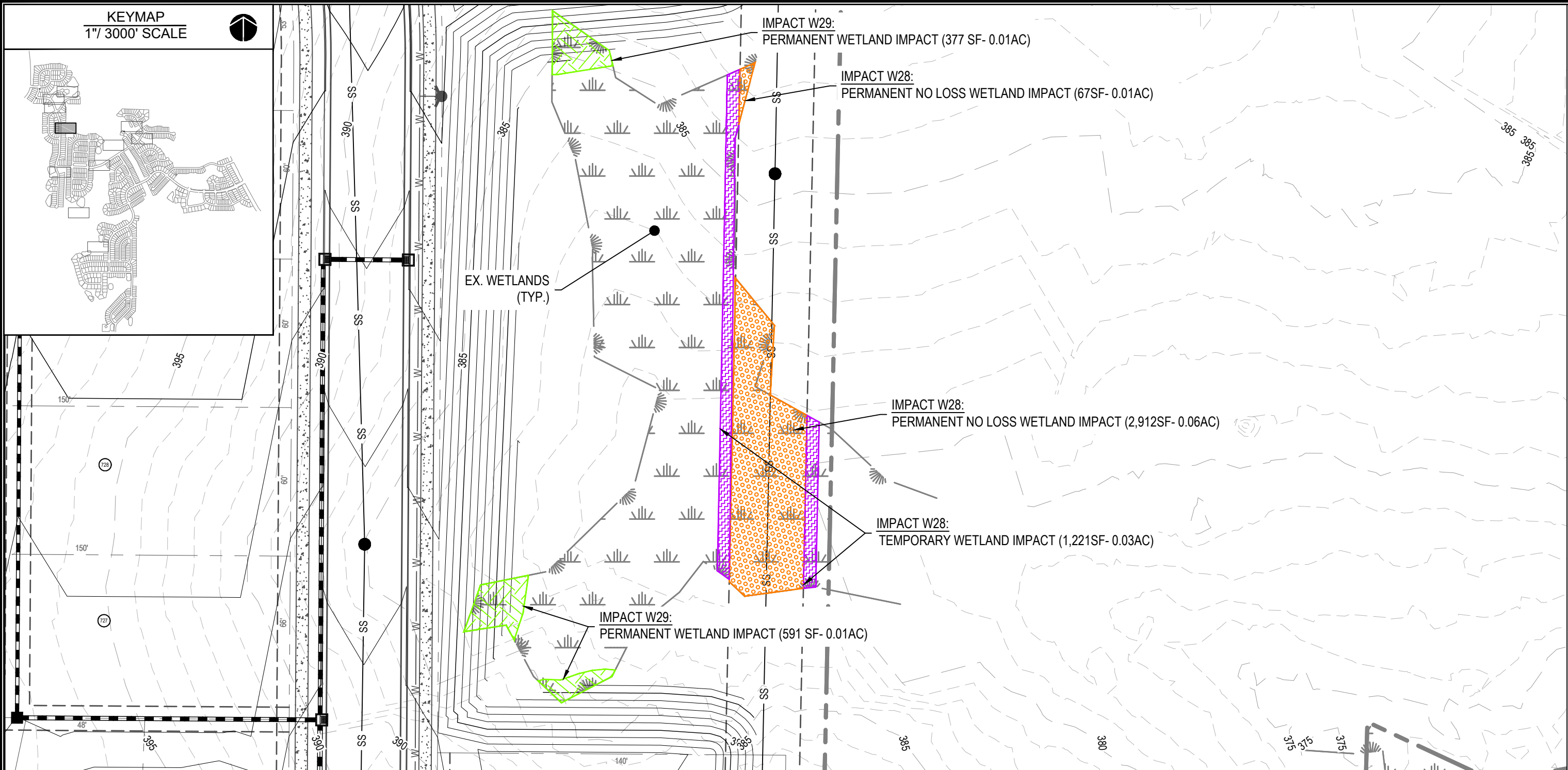
NORTH CAROLINA

**WETLAND AND STREAM
IMPACTS S17, W26 & W27**

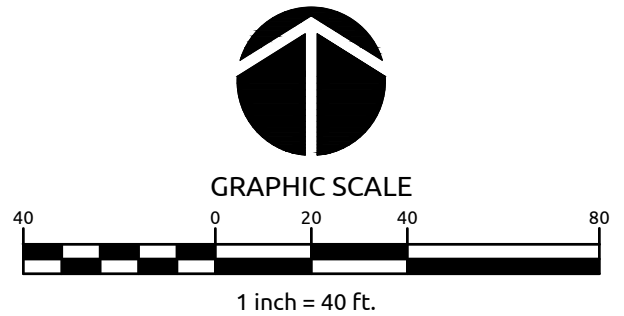
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WETLAND & STREAM IMPACT LEGEND:			
	PERMANENT WETLANDS - GREEN		
	PERMANENT WETLANDS (NO LOSS) - ORANGE		
	TEMPORARY WETLANDS- PURPLE		
	PERMANENT STREAM - RED		
	TEMPORARY STREAM - BLUE		
	PERMANENT STREAM (PERMANENT- NO LOSS)		



No.	Revision	Date	By

Designer	Scale AS NOTED
Drawn By	Date 04/22/2022
Checked By	Job No. 05/02/2022

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HARNETT COUNTY

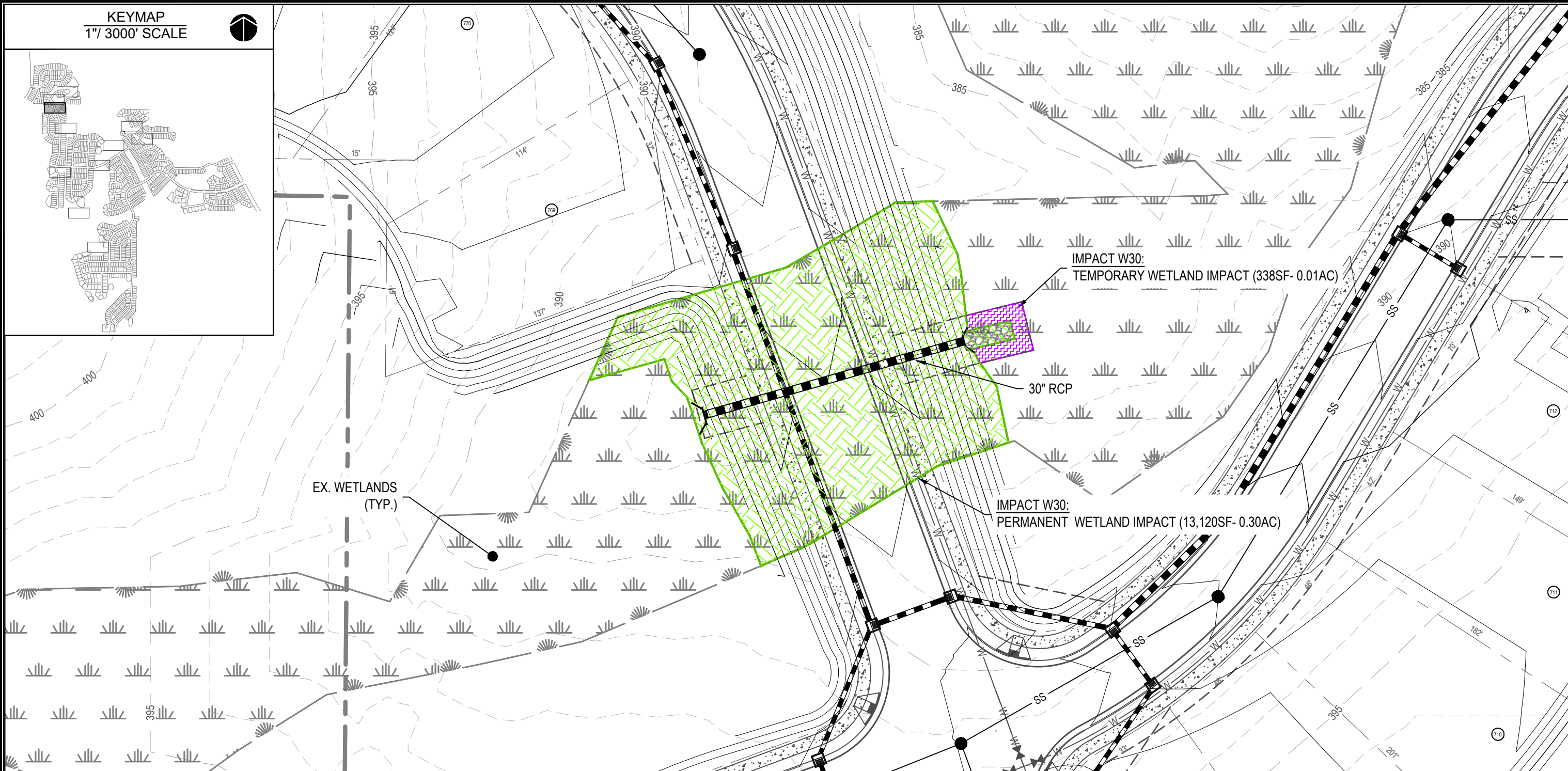
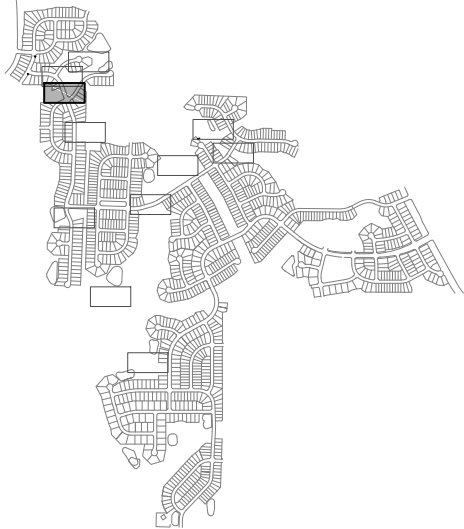
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WETLAND IMPACT W28 & 29

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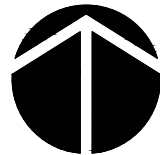
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KEYMAP
1" / 3000' SCALE

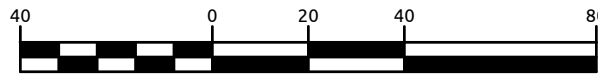


WETLAND & STREAM IMPACT LEGEND:

- PERMANENT WETLANDS - GREEN
- PERMANENT WETLANDS (NO LOSS) - ORANGE
- TEMPORARY WETLANDS- PURPLE
- PERMANENT STREAM - RED
- TEMPORARY STREAM - BLUE
- PERMANENT STREAM (PERMANENT- NO LOSS)



GRAPHIC SCALE



1 inch = 40 ft.

No.	Revision	Date	By

Designer	Scale
Drawn By	Date
Checked By	Job No.
	03/30/2022

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HARNETT COUNTY

NORTH CAROLINA

WETLAND IMPACT W30



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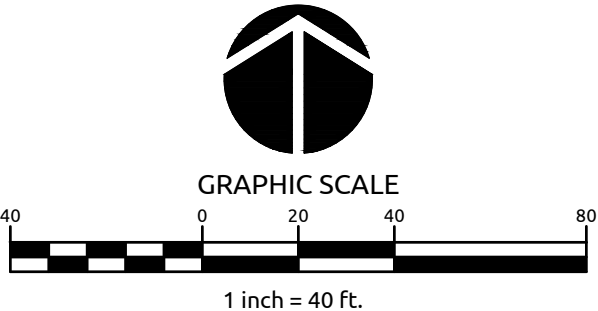
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- WETLAND & STREAM IMPACT LEGEND:**
- PERMANENT WETLANDS - GREEN
 - PERMANENT WETLANDS (NO LOSS) - ORANGE
 - TEMPORARY WETLANDS- PURPLE
 - PERMANENT STREAM - RED
 - TEMPORARY STREAM - BLUE
 - PERMANENT STREAM (PERMANENT- NO LOSS)



No.	Revision	Date	By

Designer	Scale
Drawn By	Date
Checked By	Job No.
	2190647

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HARNETT COUNTY

NORTH CAROLINA

WETLAND IMPACT W31

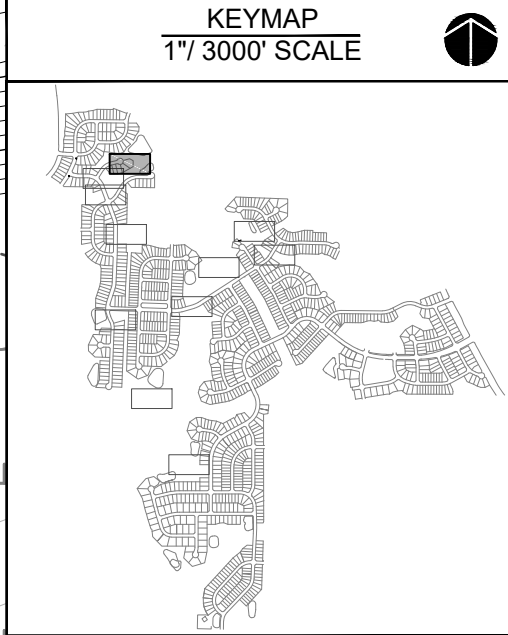
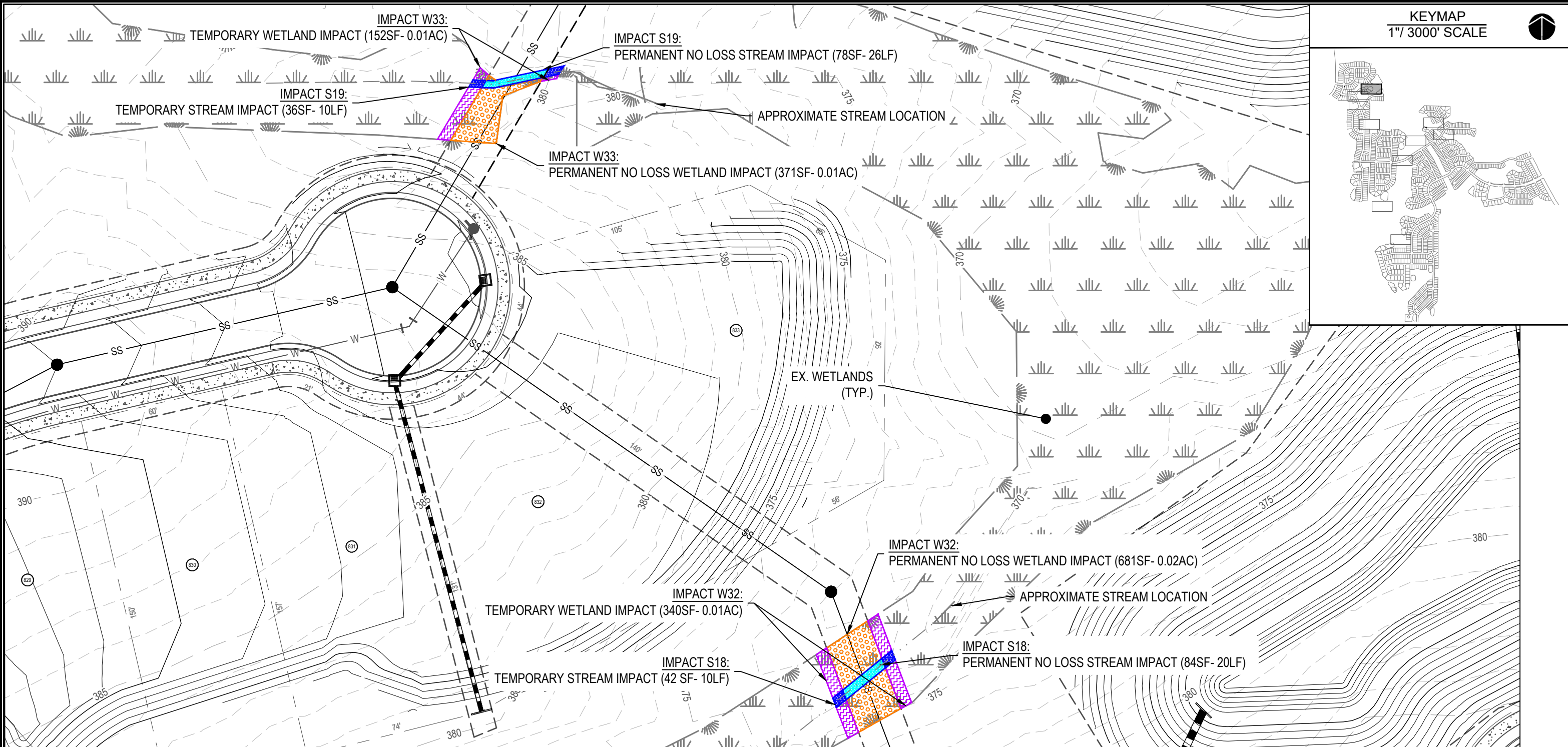
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WETLAND & STREAM IMPACT LEGEND:

- PERMANENT WETLANDS - GREEN
- PERMANENT WETLANDS (NO LOSS) - ORANGE
- TEMPORARY WETLANDS- PURPLE
- PERMANENT STREAM - RED
- TEMPORARY STREAM - BLUE
- PERMANENT STREAM (PERMANENT- NO LOSS)

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.

No.	Revision	Date	By	Designer	Scale
					AS NOTED
				Drawn By	Date 04/22/2022
				Checked By	Job No. 2190647

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HARNETT COUNTY

NORTH CAROLINA

WETLAND AND STREAM

IMPACTS W32, S18, S19 & W33

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