

Initial Application Date: 01/25/2005

Application # 0550011209  
832497

**COUNTY OF HARNETT LAND USE APPLICATION**  
Central Permitting 102 E. Front Street, Lillington, NC 27546 Phone: (910) 893-4759 Fax: (910) 893-2793

LANDOWNER: Michael J McDonald Mailing Address: 151 Classic Cove Ct  
City: Fuquay Varina State: NC Zip: 27526 Phone #: 919-753-7324  
APPLICANT: Same Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone #: \_\_\_\_\_

PROPERTY LOCATION: SR #: \_\_\_\_\_ SR Name: Classic Cove Court  
Address: 45 Classic Cove Ct.  
Parcel: 0800320092102 PIN: 0001-17-4500000  
Zoning: RAPD Subdivision: Classic Cove Lot #: 2 Lot Size: 0.576 acres  
Flood Plain: X Panel: 0003 Watershed: IV Deed Book/Page: 854/330 Plat Book/Page: 2003-847

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 210 N to 401 towards fuquay  
on the right between New Creed church and  
woodview, Classic Cove Court

**PROPOSED USE:**

- Sg. Family Dwelling (Size 45x 60) # of Bedrooms 3 # Baths 2 Basement (w/wo bath) \_\_\_\_\_ Garage single Deck
- Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_
- Manufactured Home (Size \_\_\_\_\_ x \_\_\_\_\_) # of Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_ Included in total size.
- Number of persons per household \_\_\_\_\_
- Business Sq. Ft. Retail Space \_\_\_\_\_ Type \_\_\_\_\_
- Industry Sq. Ft. \_\_\_\_\_ Type \_\_\_\_\_
- Church Seating Capacity \_\_\_\_\_ Kitchen \_\_\_\_\_
- Home Occupation (Size \_\_\_\_\_ x \_\_\_\_\_) # Rooms \_\_\_\_\_ Use \_\_\_\_\_
- Additional Information: \_\_\_\_\_
- Accessory Building (Size \_\_\_\_\_ x \_\_\_\_\_) Use \_\_\_\_\_
- Addition to Existing Building (Size \_\_\_\_\_ x \_\_\_\_\_) Use \_\_\_\_\_
- Other \_\_\_\_\_

Additional Information: \_\_\_\_\_  
Water Supply:  County  Well (No. dwellings \_\_\_\_\_)  Other \_\_\_\_\_  
Sewage Supply:  New Septic Tank  Existing Septic Tank  County Sewer  Other \_\_\_\_\_  
Erosion & Sedimentation Control Plan Required? YES  NO  
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  
Structures on this tract of land: Single family dwellings  Manufactured homes \_\_\_\_\_ Other (specify) \_\_\_\_\_

Required Residential Property Line Setbacks:	Minimum	Actual
Front	35	58'
Rear	25	35'
Side	10	40'
Corner	20	/
Nearest Building	10	/

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.

Michael J McDonald \_\_\_\_\_  
Signature of Owner or Owner's Agent Date 1-25-05

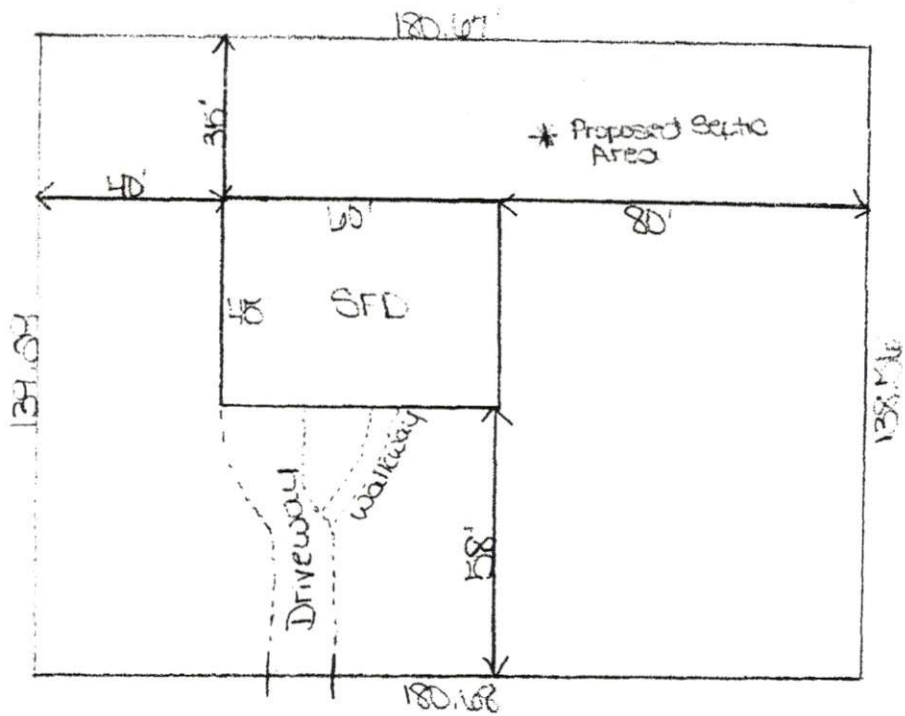
**\*\*This application expires 6 months from the initial date if no permits have been issued\*\***

**A RECORDED SURVEY PLAT AND RECORDED DEED ARE REQUIRED WHEN APPLYING FOR A LAND USE APPLICATION**

\*Site Plan

06/04

1/27 N



Classic Core Ct  
 1" = 40'

**SITE PLAN APPROVAL**

DISTRICT RA3D USE SFD  
 #BEDROOMS 3  
01/25/05 M. J. [Signature]  
 Date Zoning Administrator

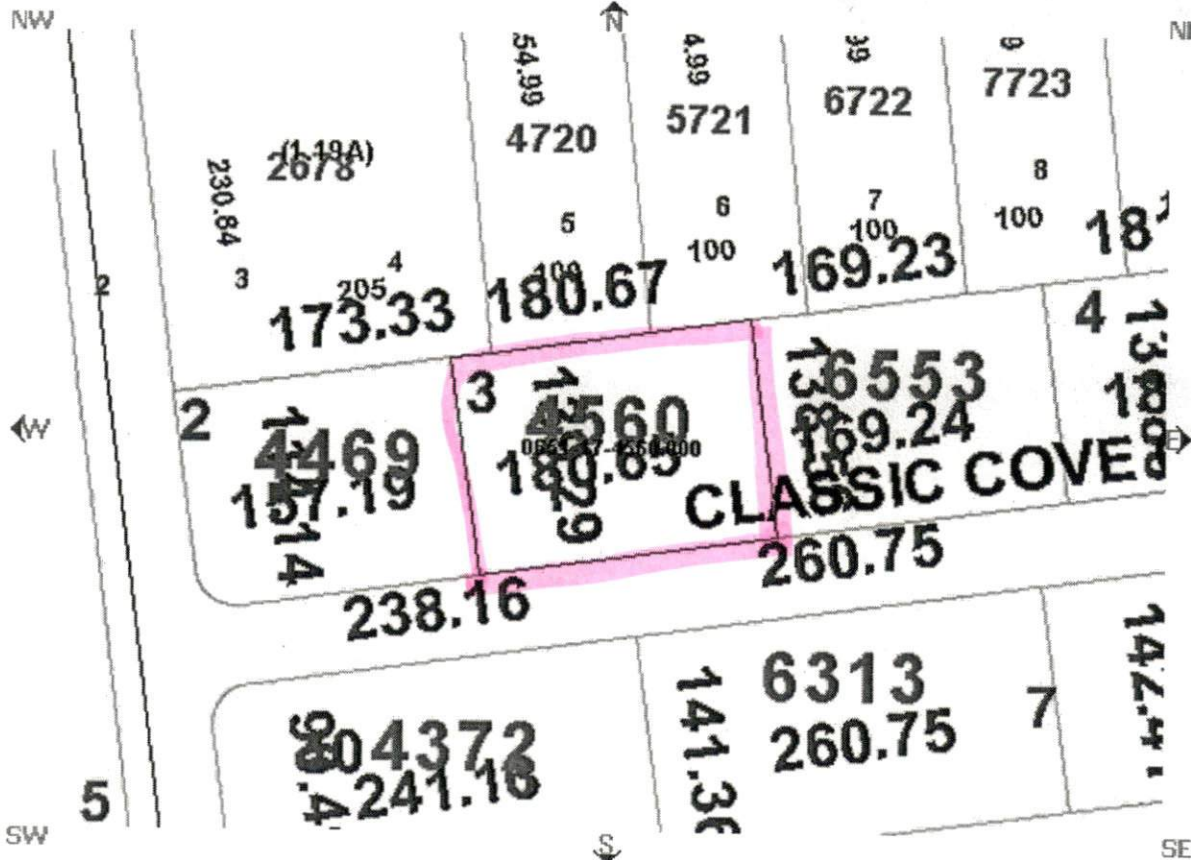
Michael McJannet 1-25-05



Click on the Map to:

ZoomIn  ZoomOut  Recenter Map  Identify: Tax Parcels

Zoom Factor: 2X  Radius Search (feet) 0



Parcel Data

Find Adjoining Parcels

<ul style="list-style-type: none"> <li>Account Number:001400013782</li> <li>Owner Name: MCDONALD MICHAEL JAMES &amp; WIFE</li> <li>Owner/Address 1: MCDONALD BRIGITTE YVETTE &amp;</li> <li>Owner/Address 2:</li> <li>Owner/Address 3: 103 CALLIE COATS LANE</li> <li>City,State Zip: ANGIER ,NC 275010000</li> <li>Commissioners District: 4</li> <li>Voting Precinct: 801</li> <li>Census Tract: 801</li> <li>Determine Flood Zone(s)</li> <li>In Town:</li> <li>Fire Ins. District: Summerville</li> <li>School District: 4</li> </ul>	<ul style="list-style-type: none"> <li>PIN: 0651-17-4560.000</li> <li>REID: 0059153</li> <li>Parcel ID: 080652 0092 62</li> <li>Legal 1:LT#2 CLASSIC COVE 0.576AC</li> <li>Legal 2:MAP#2003-847</li> <li>Property Address: CLASSIC COVE CT 000045 X</li> <li>Assessed Acres: 1.00LT</li> <li>Calculated Acres: .60</li> <li>Deed Book/Page: 01854/0330</li> <li>Deed Date: 2003/11/07</li> <li>Sale Price: \$25,000.00</li> <li>Revenue Stamps: \$ 50.00</li> <li>Year Built: 1000</li> </ul>
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Map Li

Draw L

Draw select

Boundary

- Townships
- Tax Parcels
- Aerial Phot 2002
- Aerial Phot
- Fire Tax Di
- Fire Insura Districts
- Rescue Dis
- Zoning

Government

- Commissio Districts
- Voting Prec
- Census Tra
- School Dist

Infrastructu

- Major Road
- Roads

Physical

- Soils

Multi Sy

- Rivers
- Watershed
- Flood Zone

Multi Sy

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MAP Ci

This map is preprietary inventory of real property within this jurisdiction compiled from replats, and other public and data. Users are hereby notified that the aforementioned information source consulted for verification information contained on this map. The Harnett County mapping, and software companies assume responsibility for the accuracy of information contained on this website. Data Effective Date:

**FEMA FLOOD HAZARD STATEMENT**  
 Lots shown on this plat are not located within the FEMA 100 year Flood Hazard Area as shown on FEMA map No. 37095 C 0005 D Effective date: April 16, 1990

**NOTE:**  
 A 10' x 70' Sight Triangle shall be placed at all street intersections as shown hereon.

**Road Names Have Been Reviewed And Approved By E-911**

Approved by: *Kimberly S. Hargrove*  
 Date: *6/19/03*

Woodview Subdivision  
 Deed Book 1327, Page 133  
 County Map Number 99-485

VICINITY MAP  
 Not to Scale

**LEGEND:**

- Lines Surveyed
- Right of Way Lines
- Existing Concrete Monument
- Existing P.K. Nail
- P.K. Nail Set
- Iron Stake Set
- Cotton Spindle Set
- Power Pole
- Light Pole
- Overhead Electric Lines
- Computed Point
- Telephone Pedestal
- Manhole
- Electric Transformer
- Water Meter
- Easement
- Right-of-Way
- Curbside
- Plat Cabinet
- Deed Book
- Parcel Identifier
- Number
- Acres

NAD 83 North American Datum of 1983  
 N.C.G.S. North Carolina Geodetic Survey

**NOTES:**

- \* Iron Stake set at all property corners unless noted otherwise.
- \* Areas determined by coordinate method.
- \* All distances/dimensions are horizontal ground distances unless otherwise indicated.

North Carolina  
 Harnett County

I, Thomas Lester Stancil, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (a description recorded in Book No. Page Ref., etc.) (other) that the ratio of precision as calculated by latitude and departure lines plotted from information found in Book No. Page shown is  $1:10,000$ , that the boundaries not surveyed are shown as indicated, and that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 19th day of June, A.D. 2003.



*Thomas Lester Stancil*  
 Surveyor  
 L-1512  
 License Number  
 I hereby certify that this survey complies with a subdivision of land within the area of Harnett County, NC which has an ordinance that regulates parcelling of land.

State of North Carolina  
 County of Harnett

I, *Meta Y. Wood*, Review Officer of Harnett County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
*Meta Y. Wood*  
 Review Officer  
 9-5-03  
 Date

**CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS**  
 The Harnett County Board of Commissioners hereby approves the final plat for the  
 Classic Cove Subdivision  
 (Date) 2003  
 CHAIRMAN HARNETT COUNTY BOARD OF COMMISSIONERS

**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION**  
 The Harnett County Planning Board hereby approves the final plat for the  
 Classic Cove Subdivision  
 (Date) 2003  
 Chairman, Harnett County Planning Board

The info on this plan have been evaluated by a private consultant. Based on this review, it appears that the info on this plat meet appropriate regulations. Note that the final approval for each lot requires issuance of the appropriate Harnett County Health Department permits for specific use and permitting. This certification does NOT represent approval or a permit for any site.



HARNETT COUNTY, N.C.  
 FILED DATE *9-5-03* TIME *3:31 P.M.*  
 MAP NUMBER *2003-847*  
 REGISTER OF DEEDS  
 KIMBERLY S. HARGROVE  
 By: *Elaine M. Lean* Deputy  
 Register Of Deeds

**CERTIFICATION OF OWNERSHIP, DEDICATION AND JURISDICTION**  
 I (we) hereby certify that I am (we are) the owner(s) agent of the property shown and described above and that I (we) hereby dedicate this plan of subdivision with my (our) fee interest, establish the minimum building setback lines, and dedicate all streets, alleys, easements and other sites and easements to public or private use as noted, and all of the land shown hereon to remain the subdivision jurisdiction of Harnett County, North Carolina.

- 6/10/03 Date Tax Parcel ID # *01111* Owner or Agent *Michele Ventola*
- 6/10/03 Date Tax Parcel ID # *01112* Owner or Agent *Michele Ventola*
- 6/10/03 Date Tax Parcel ID # *01113* Owner or Agent *Michael P. McDonald*
- 0-10-03 Date Tax Parcel ID # *01114* Owner or Agent *Michael P. McDonald*
- 6-11-03 Date Tax Parcel ID # *01115* Owner or Agent *Ronald Laplante*
- 6-11-03 Date Tax Parcel ID # *01116* Owner or Agent *Ronald Laplante*

Harnett County Building Minimum Building Setback Requirements  
 RA-20R, RA-20M, RA-30 & RA-40  
 FRONT: 35' from R/W  
 REAR: 30'  
 SIDE: 10'  
 CORNER LOT SIDE: 20'

DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PROPOSED SUBDIVISION PLAN  
 CONSTRUCTION STANDARDS CERTIFICATION  
 APPROVED *Barry S. Jones*  
 DISTRICT ENGINEER  
 DATE *June 19, 2003*  
 NOTE: Only wide approved structures are to be constructed on public rights-of-way.  
 NOTE: A 15' MINIMUM SETBACK SHALL BE RESERVED ON BOTH SIDES OF ALL PROPOSED STREETS.

Curve	Radius	Length	Chord	Chord Bear.
C-1	25.00'	46.32'	36.00'	S 25°30'00" E
C-2	25.00'	21.03'	20.41'	N 05°44'30" E
C-3	50.00'	120.64'	83.41'	S 77°12'30" W
C-4	50.00'	120.64'	83.42'	S 24°59'51" W
C-5	50.00'	81.03'	80.47'	N 74°50'00" W
C-6	25.00'	36.32'	24.67'	S 37°00'00" W
C-7	25.00'	46.12'	35.95'	S 52°02'50" E

Note  
 Lots shown hereon shall be served by Harnett County Municipal Water. Property shown hereon is located in Watershed District IV, Protected.

Owner 0651-17-4372 & 0651-17-4469  
 Michele Ventola  
 Emily Ventola  
 531 Tirzah Drive  
 Lillington, NC 27546  
 910-814-0043

Owner 0651-27-2640  
 Michael P. McDonald  
 Beverly McDonald  
 103 Callie Coats Lane  
 Angier, NC 27501  
 919-639-0509

Owner 0651-27-2433  
 Ronald Laplante  
 Rosanne Laplante  
 736 Circle Drive  
 Angier, NC 27501  
 919-639-2047

Reference  
 Deed Book 1351, Page 194  
 Deed Book 1351, Page 201  
 Deed Book 1351, Page 208  
 County Map Number 99-47  
 County Map Number 99-215  
 County Map Number 99-705

**STANCIL & ASSOCIATES, Professional Land Surveyors, P.A.**  
 98 East Depot Street, P.O. Box 730, Angier, N.C. 27501  
 Phone: 919-639-2133 Fax: 919-639-2602

Subdivision & Lot Recombination  
 Classic Cove Subdivision

Survey For:  
**Michele Ventola, et al**  
 531 Tirzah Drive Lillington, N.C. 27546 910-814-0843

TOWNSHIP: HECTOR'S CREEK COUNTY: HARNETT

STATE: NORTH CAROLINA PARCEL ID: 060652006206 080652006208 080652006205 080652006207

ZONE: RA - 30 PARCEL NUMBER: 0651-17-4372 0651-27-2433 0651-17-4469 0651-27-2640

Revisions:  
 Update earth and change lots on per clients 04-27-03  
 County Comments 04 24-03

DATE: 06-13-03 SURVEYED BY: JAC  
 SCALE: 1" = 100' DRAWN BY: PAN  
 CHECKED & CLOSURE BY: JAC

FIELD BOOK See File  
 DRAWING FILE NO. LHC-201-B



MAP # 2003-847



2003023143

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2003 NOV 07 01:43:29 PM  
BK: 1854 PG: 330-332 FEE: \$17.00  
NC REV STAMP: \$50.00  
INSTRUMENT # 2003023143

HARNETT COUNTY TAX ID #
08-0652-0092-05
11/17/03

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 50.00

Parcel Identifier No. 08 0652 0092 05 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20  
By: \_\_\_\_\_

Mail/Box to: REGINALD B. KELLY, REGINALD B. KELLY, 900 S. MAIN STREET, LILLINGTON, NC 27546

This instrument was prepared by: REGINALD B. KELLY, 900 S. MAIN STREET, LILLINGTON, NC 27546

Brief description for the Index: LT \*\*\* NO TITLE CERTIFICATION\*\*\*

THIS DEED made this 18th day of September, 20 03, by and between

**GRANTOR**

MICHELE VENTOLA AND WIFE, EMILY VENTOLA  
395 GREEN FOREST CIRCLE  
DUNN, NORTH CAROLINA 28334

**GRANTEE**

MICHAEL JAMES MCDONALD AND WIFE,  
BRIGITTE YVETTE MCDONALD  
103 CALLIE COATS LANE  
ANGIER, NORTH CAROLINA 27501

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of \_\_\_\_\_, Hector's Creek Township, HARNETT County, North Carolina and more particularly described as follows:

Being all of Lot #2 containing 0.576 acre as shown on survey for Michele Ventola, et al, dated June 13, 2000 by Thomas Lester Stancil, PLS and recorded in Map #2003-847 Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association - 1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609

Application Number: 05500115009

Phone Access Code: 483933

### Harnett County Planning Department

PO Box 65, Lillington, NC 27546  
910-893-7527

Environmental Health New Septic Systems Test

**Environmental Health Code** 800

- Place "property flags" in each corner of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
- Place "house corner flags" at each corner of where the house/manufactured home will sit. Use additional flagging to outline driveways, garages, decks, out buildings, swimming pools, etc.
- Place flags at locations as developed on site plan by Customer Service Technician and you.
- Place Environmental Health "orange" card in location that is easily viewed from road.
- If property is thickly wooded, Environmental Health requires that you clean out the undergrowth to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. *No grading of property should be done.*
- After preparing proposed site call the voice permitting system at 910-893-7527 and give code 800 for Environmental Health confirmation.
- To hear results, call IVR again. Once approved, proceed to Central Permitting for permits

Environmental Health Existing Tank Inspections

**Environmental Health Code** **800**

- Place Environmental Health "orange" card in location that is easily viewed from road.
- Prepare for inspection by removing soil over door as diagram indicates. Loosen trap door cover.
- After preparing trapdoor call the voice permitting system at 910-893-7527 and give code 800 for Environmental Health confirmation.
- To hear results, call IVR again. Once approved, proceed to Central Permitting for permits

Health and Sanitation Inspections

**Health and Sanitation Plan Review** **826**

- After submitting plans for food and lodging, call the voice permitting system at 910-893-7527 and give code 826.
- To hear results, call IVR again. Once approved, proceed to Central Permitting for permits

Fire Marshal Inspections

**Fire Marshall Plan Review Code** **804**

- Call the voice permitting system at 910-893-7527 and give code 804 for plan review.
- Pick up Fire Marshal's letter and place on job site until work is completed.
- To hear results, call IVR again. Once approved, proceed to Central Permitting for permits

Public Utilities

- Place stake with "orange" tape/name thirty feet (30) from the center of the road at the location you wish to have water tap installed.
- Allow four to six weeks after application for water/sewer taps. Call Utilities at 893-7575 for technical assistance.

Planning

**Planning Plan Review Code** **806**

- To hear results, call IVR again. Once the plans are approved, proceed to Central Permitting for permits

Building Inspections

**Building Plan Review Code** ~~802~~

- Call the voice permitting system at 910-893-7527 *to schedule inspections.* and give code 802 for building plan review.
- For new housing/set up permits ensure you meet E 911 / Addressing prior to calling for final inspection.
- To hear results, call IVR again. Once the plans are approved, proceed to Central Permitting for permits

E911 Addressing

- Address numbers shall be mounted on the house, 3 inches high (5" for commercial).
- Numbers must be a contrasting color from house, must be clearly visible night and day at entrance of driveway if home is 100 ft or more from road, or if mailbox is on opposite side of road.
- Once you purchase permits and footing inspection has been approved call the voice permitting system at 910-893-7527 for address confirmation.
- To hear results, call IVR again.

Applicant Signature: *[Signature]*

Date: 01-25-05