

Initial Application Date: 02/09/05

Application # 550011307

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: Comfort Homes Inc. Mailing Address: P.O. Box 369
City: Clayton State: NC Zip: 27520 Phone #: (919) 553-3242

APPLICANT: Comfort Homes Inc. Mailing Address: P.O. Box 369
City: Clayton State: NC Zip: 27520 Phone #: (919) 553-3242

PROPERTY LOCATION: SR #: 1412 SR Name: Christian Light Rd.
Parcel: 080644001758 PIN: 0644-27-4028.000
Zoning: RH 30 Subdivision: Forest Trails Lot #: 88 Lot Size: 0.228 acres
Flood Plain: X Panel: 000 Watershed: IV Deed Book/Page: 2081630 Plat Book/Page: 2002-1133

IF located with a Watershed indicate the % of Imperious Surface: _____
DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 North, Left on Christian Light Rd.
Right on Kingsbrook Circle

PROPOSED USE:

Sg. Family Dwelling (Size 55' x 31') # of Bedrooms 3 # Baths 2 1/2 Basement (w/w/o bath) → Garage 528 sq ft Deck 120 sq ft
included not included in total size
 Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
 Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck _____

Comments: _____
 Number of persons per household Spec.
 Business Sq. Ft. Retail Space _____ Type _____
 Industry Sq. Ft. _____ Type _____
 Home Occupation (Size _____ x _____) # Rooms _____ Use _____
 Accessory Building (Size _____ x _____) Use _____
 Addition to Existing Building (Size _____ x _____) Use _____
 Other _____

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

Structures on this tract of land: Single family dwellings 1 Manufactured homes _____ Other (specify) _____

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>40</u>	Rear	<u>35</u> <u>38</u>
Side	<u>10</u>	<u>37</u>	Corner	<u>30</u> <u>40</u>
Nearest Building	<u>10</u>	<u>/</u>		

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.

Sherrin Butler
Signature of Owner or Owner's Agent

2-1-05
Date

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

2/15 N

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

per customer →
per CP →
Confirmed on 2-15-05
IVR wiped out confirmations that day
NO posted inspection sheets to ENV. Health

NOTE: BEING LOT 88 OF FOREST TRAILS SUBDIVISION, PHASE ONE
RECORDED IN MAP NUMBER 2002 - 1133.

NOTE: AREA COMPUTED BY COORDINATE METHOD.

NOTE: NO NCGS MONUMENT WITHIN 2000'.

NOTE: A 15' CONSTRUCTION EASEMENT SHALL BE
RESERVED ON BOTH SIDES OF ALL PROPOSED
STREETS.

US 401

CHANGE
PS
AVERAGE

RECORDATION,

RECORD.

LOT 89 OF MAP # 2002 - 1133

LOT 88
0.728 ACRE

LOT 87 OF MAP # 2002 - 1133

KINGSBROOK CIRCLE 50' R/W

10' X 70'
SIGHT
TRIANGLE

R=285.00'
A=92.72'
N 53°32'41"E

R=23.00'
A=49.30'
41.69'

A=29.90'
R=205.00'
S 00°01'30"W

N 56°57'18"E
A=148.88'
R=335.00'

PROPOSED
DRIVEWAY

PROPOSED
29'FD

DECK

129.17'
S 04°12'27"W

FERNWAY CIRCLE 50' R/W

SITE PLAN APPROVAL

DISTRICT RABD USE SED

#BEDROOMS 3

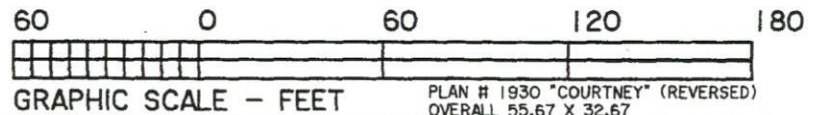
Date 01/27/05
Zoning Administrator [Signature]

DEED NORTH

ADOPTED DB 357, PG. 557

PLOT PLAN FOR COMFORT HOMES HECTORS CREEK TOWNSHIP HARNETT COUNTY NORTH CAROLINA

SSOC., P.A.



PLAN # 1930 "COURTNEY" (REVERSED)
OVERALL 55.67 X 32.67

DRAWN BY: CTP & BGW

CHECKED BY: CTP

DATE: 01-27-2005

SCALE: 1" = 60'

JOB: BGW1006 CF & BGW2200 SF
FB:



FOR REGISTRATION REGISTER OF DEEDS
 KILBERRY & HARGROVE
 HARNETT COUNTY, NC
 2005 JAN 25 03:22:17 PM
 BK: 2035 PG: 236-238 FEE: \$17.00
 NC REV STAMP: \$104.00
 INSTRUMENT # 2005001302

HARNETT COUNTY TAX ID #
 08-0044-00174
 08-0044-001738
 1235-05-05103

**STATE OF NORTH CAROLINA
 COUNTY OF HARNETT**

**GENERAL
 WARRANTY DEED**

Excise Tax: \$ 104⁰⁰

Parcel ID Number: Lots 75 (080644 0017 47) & 88 (080644 0017 58) Forest Trails

Prepared by: The Law Office of Kathy Anderson Mercogliano, P.A., P.O. Box 1281, Fuquay-Varina, NC 27526

(No Title Search was performed in preparation of this Deed. No Title Opinion given.)

Mail to: ~~ANDY MARTIN~~ ANDY MARTIN, PO Box 10406, Raleigh, NC 27605

THIS DEED made this 21st day of January, 2005, by and between

GRANTOR	GRANTEE
A & D Properties, a NC General Partnership 5340 Rock Service Station Road Raleigh, NC 27603	Comfort Homes, Inc. P.O. Box 369 Clayton, NC 27520

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 Hectors Creek Township of said County and State, and more particularly described as follows:

Being all of Lot 75, Forest Trails Subdivision, Phase One, as depicted on the map recorded in Book of Maps, Book 2002, Page 1135, Harnett County Registry and being all of lot 88, Forest Trails Subdivision, Phase One, as depicted on the map recorded in Book of Maps, Book 2002, Page 1133, Harnett County Registry.

Appl. Number: 0500011307

Phone Access Code: 480043

Harnett County Planning Department

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

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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~~

to schedule inspections

- Call the voice permitting system at 910-893-7527 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: 2-9-05