

Initial Application Date: 6-16-05

Application # 05-50012414

977722

Central Permitting 102 E. Front Street, Lillington, NC 27546 Phone: (910) 893-4759 Fax: (910) 893-2793

COUNTY OF HARNETT LAND USE APPLICATION

LANDOWNER: Riverstone Building & Dev. Mailing Address: 8520-201 Six Forks Rd.  
City: Raleigh State: N.C. Zip: 27615 Phone #: 919-844-7884

APPLICANT: \_\_\_\_\_ Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone #: \_\_\_\_\_

PROPERTY LOCATION: SR #: \_\_\_\_\_ SR Name: Cokesbury  
Address: Cokesbury Park Lane

Parcel: 05 0035 0126 28 PIN: 0635-58-7299-000

Zoning: R20M Subdivision: Cokesbury Park Lot #: 21 Lot Size: 17,180.5 sq. ft.

Flood Plain: X Panel: 0010 Watershed: 1A Deed Book/Page: 2009/843 Plat Book/Page: 2004-1072

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 to 42 West go about 6 miles turn left on Cokesbury Rd. go about 1/4 mile. Cokesbury Park is on right, go about 1/4 mile lot 21 is on left.

PROPOSED USE:

- Sg. Family Dwelling (Size 48 x 33) # of Bedrooms 3 # Baths 2 Basement (w/wo bath) \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_
- Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_
- Manufactured Home (Size \_\_\_\_\_ x \_\_\_\_\_) # of Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_
- Number of persons per household spec
- 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 \_\_\_\_\_

Perch  
included in total size

Additional Information: \_\_\_\_\_

Water Supply: ( County) ( Well (No. dwellings \_\_\_\_\_)) ( Other) Environmental Health Site Visit Date: \_\_\_\_\_

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 1 proposed STD Other (specify) \_\_\_\_\_

Required Residential Property Line Setbacks:	Minimum	Actual
Front	<u>35</u>	<u>50</u>
Rear	<u>25</u>	<u>105.5</u>
Side	<u>10</u>	<u>11</u>
Corner	<u>20</u>	_____
Nearest Building	<u>10</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.

[Signature]  
Signature of Owner or Owner's Agent

6-16-05  
Date

\*\*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

06/04  
6/30/05 (N)

SITE PLAN APPROVAL

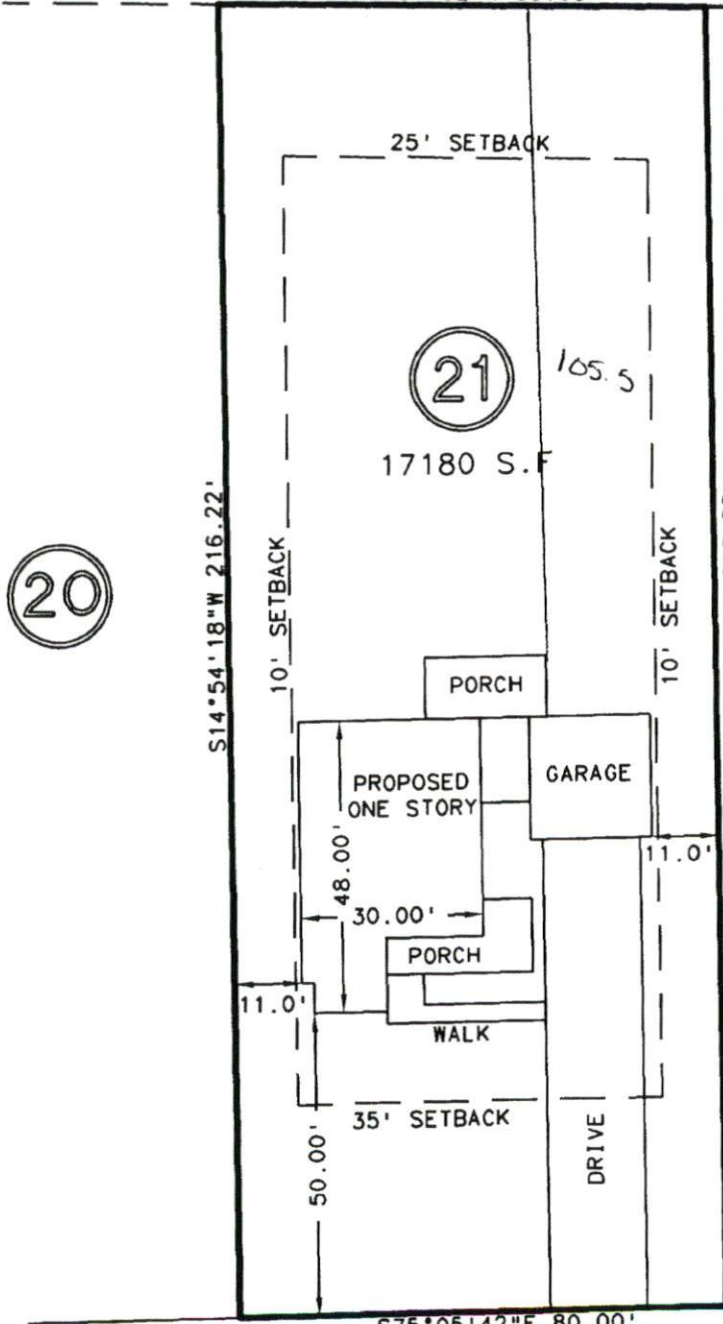
DISTRICT RA20M USE SFD

#BEDROOMS 3

6-16-05 *[Signature]*

ZONING ADMINISTRATOR

N72°59'32"W 80.05'



21

17180 S.F.

105.5

20

22

S14°54'18"W 216.22'

10' SETBACK

10' SETBACK

N14°54'18"E 213.28'

PORCH

GARAGE

PROPOSED ONE STORY

PORCH

WALK

DRIVE

11.0'

48.00'

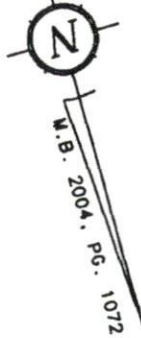
30.00'

50.00'

35' SETBACK

11.0'

S75°05'42"E 80.00'



IMPERVIOUS SURFACE	
HOUSE	1948 S.F.
DRIVE/WALK	1305 S.F.
TOTAL	3298 S.F.



*James A. Lewis*  
06/14/05

COKESBURY PARK LANE  
50' PUBLIC R/W

PLOT PLAN  
RIVERSTONE DEVELOPMENT  
LOT 21, COKESBURY PARK  
HARNETT COUNTY, NC  
JUNE 2005, SCALE: 1"=30'



FOR REGISTRATION REGISTER OF DEEDS  
 KIMBERLY S. HARGROVE  
 HARNETT COUNTY, NC  
 2005 JUN 09 02:29:10 PM  
 BK: 2090 PG: 843-845 FEE: \$17.00  
 NC REV STAMP: \$100.00  
 INSTRUMENT # 2005010146

HARNETT COUNTY TAX ID#

~~050635 0126 28~~

~~050635 0126 40~~

~~6/8 BY OTT~~

Prepared By: Steven L. Evans  
 Mail To: Grantee

STATE OF NORTH CAROLINA  
 COUNTY OF HARNETT  
 TAX ID:  
 Excise Tax: \$100.00

**GENERAL WARRANTY DEED**

THIS DEED made and entered into this 25th day of May, 2005, by and between Duncan Development, LLC, a North Carolina limited liability company, whose mailing address is 1100 Meadow Wood Drive, Fuquay-Varina, NC 27526, hereinafter referred to as "Grantor"; and Riverstone Building & Development, Inc., a North Carolina corporation, whose mailing address is 8520-201 Six Forks Road, Raleigh, NC 27615, hereinafter referred to as "Grantee";

The designation of the Grantor as used herein and Grantee as used herein shall include said parties, their successors and assigns, and shall include the singular and plural, as required, and the masculine, feminine and neuter gender, as appropriate.

WITNESSETH:

NOW, THEREFORE, the Grantor for 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, its successors and assigns, in fee simple, that certain parcel of land located in Harnett County, North Carolina, here particularly described as follows:

BEING all of Lot 33, Cokesbury Park Subdivision, Phase II, as shown in map recorded in Map 2004, Page 1072, Harnett County Registry.

BEING all of Lot 21, Cokesbury Park Subdivision, Phase II, as shown in map recorded in Map 2004, Page 1072, Harnett County Registry.

**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. Please note confirmation number given at end of recording for proof of request.
- 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. (Unless inspection is for a septic tank in a mobile home park)
- After preparing trapdoor call the voice permitting system at 910-893-7527 and give code **800** for Environmental Health confirmation. Please note confirmation number given at end of recording for proof of request.
- 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** for Health and Sanitation confirmation. Please note confirmation number given at end of recording for proof of request.
- 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. Please note confirmation number given at end of recording for proof of request.
- To hear results, call IVR again. Once approved, proceed to Central Permitting for permits
- Pick up Fire Marshal's letter and place on job site until work is completed.

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.

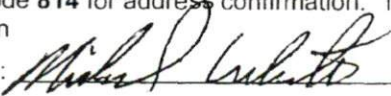
Building Inspections

- Call the voice permitting system at 910-893-7527 to schedule inspections. Please note confirmation number given at end of recording for proof of request.
- For new housing/set up permits must meet E 911 / Addressing guidelines prior to calling for final inspection.
- To hear results of inspections, call IVR again.

E911 Addressing

**Addressing Confirmation Code 814**

- 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 and give code **814** for address confirmation. This must be called in even if you have contacted E911 for verbal confirmation

Applicant Signature:  Date: 6-16-05