

Initial Application Date: 8/15/05

Application # 05500/2818

**COUNTY OF HARNETT LAND USE APPLICATION**

Central Permitting 102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

Applicant: RBC Homes, INC Mailing Address: P.O. Box 755

City: Fayetteville State: NC Zip: 28302 Phone #: 910 423, 3555

and/or APPLICANT: SE Development of Cumberland Mailing Address: 428 Suran Island Ct.  
City: Fayetteville State: NC Zip: 28311 Phone #:

PROPERTY LOCATION: SR #: 2026 SR Name: Byrds Pond Rd.

Address: 15 MICHAEL COURT

Parcel: 120565 0016 32 PIN: 0566-40-2054.000

Zoning: NONE Subdivision: BYRD POND Estates Lot #: 26 Lot Size: 1.60 Acre

Flood Plain: X Panel: 175 Watershed: n/a Deed Book/Page: 2111/514 Plat Book/Page: 2004-191

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 South to Byrds Pond Rd, turn Right, SUBD ON LEFT

**PROPOSED USE:**

Sg. Family Dwelling (Size 36x36) # of Bedrooms 3 # Baths 2 1/2 Basement (w/wo bath) NA Garage yes Deck NO

Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_

Manufactured Home (Size \_\_\_\_\_ x \_\_\_\_\_) # of Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_

Number of persons per household Spec Included

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 prop 3FB Manufactured homes \_\_\_\_\_ Other (specify) \_\_\_\_\_

Required Residential Property Line Setbacks:

	Minimum	Actual
Front	<u>35</u>	<u>36</u>
Rear	<u>25</u>	<u>117</u>
Side	<u>10</u>	<u>50</u>
Corner	<u>20</u>	<u>-</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.

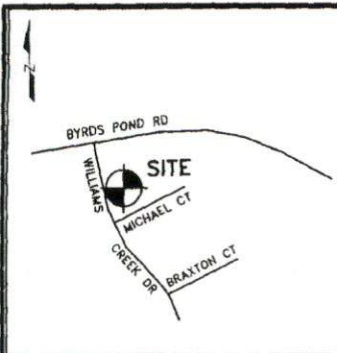
Signature of Owner or Owner's Agent: [Signature]

Date: Aug 15, 2005

\*\*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**

8/31/05 (S)



Vicinity Map  
(Not to Scale)

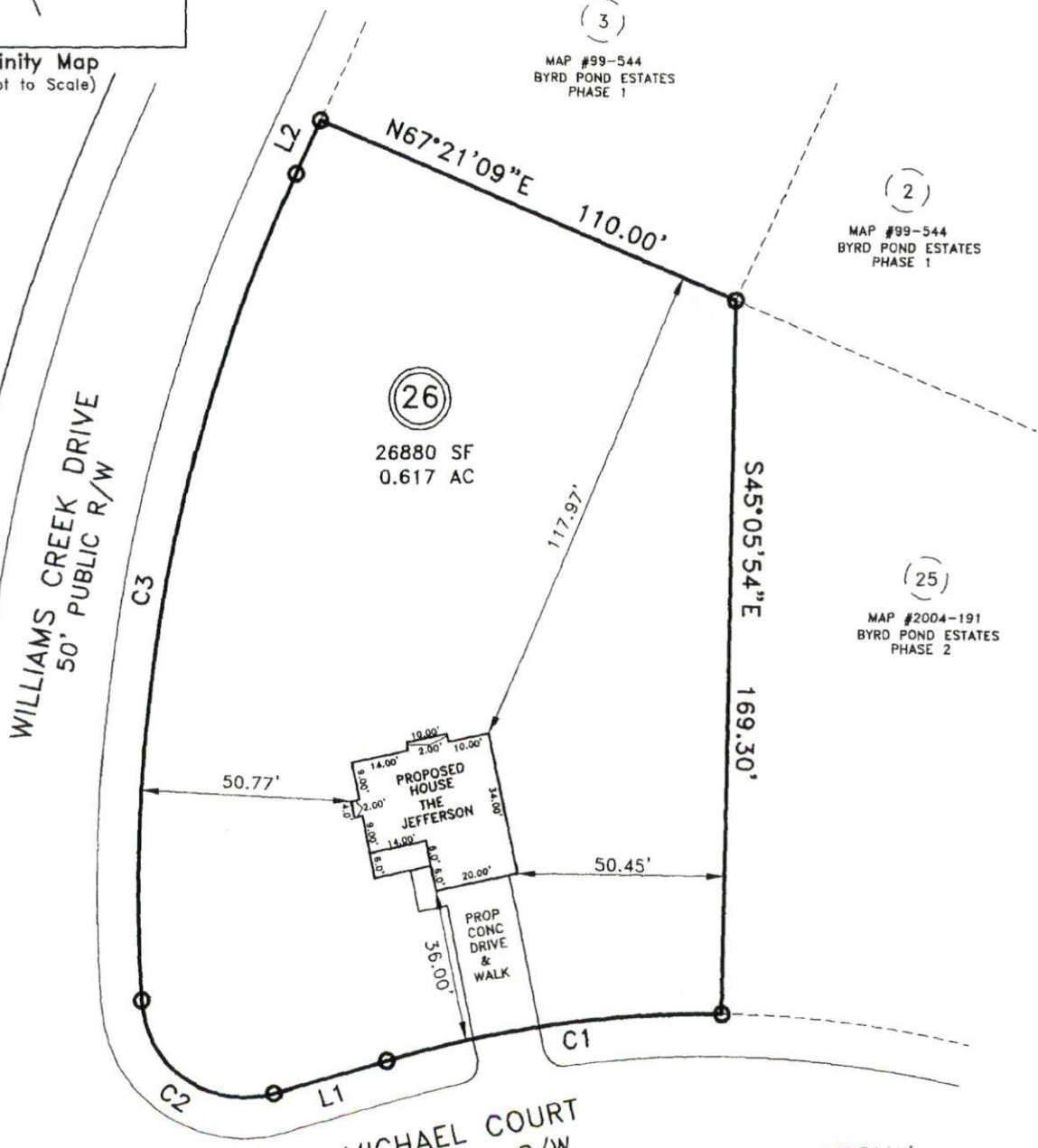
CURVE TABLE				
CURVE	RADIUS	LENGTH	CH. BEARING	CHORD
C1	275.00'	82.25'	S36°20'00"W	81.94'
C2	25.00'	44.60'	S78°52'24"W	38.92'
C3	400.00'	202.04'	N35°32'26"W	200.09'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°45'55"W	28.59'
L2	N21°05'44"W	14.10'



**LEGEND**  
 R/W-RIGHT OF WAY  
 PB-PLAT BOOK  
 DB-DEED BOOK  
 PG-PAGE  
 PROP-PROPOSED  
 SF-SQUARE FEET  
 AC-ACRE(S)  
 CONC-CONCRETE



SITE PLAN APPROVAL  
 DISTRICT None USE SFD  
 #BEDROOMS 3  
8/15/05 PJR  
 Zoning Admin' Water

**PLOT PLAN**

PROPERTY OF: RBC HOMES, INC.



TOWNSHIP: STEWARTS CREEK

CUM



2005013402

HARNETT COUNTY TAX ID#  
1A 0565 0017 03  
" " 04  
" " 05  
8/1/05 BY RHD

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2005 AUG 01 09:12:07 AM  
BK:2111 PG:514-516 FEE:\$17.00  
NC REV STAMP:\$690.00  
INSTRUMENT # 2005013402

**NORTH CAROLINA GENERAL WARRANTY DEED**

*Title Not Certified*

Excise Tax \$690.00

RLDNP File #05RE-323

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

Prepared by/Mail after recording to: Richard M. Lewis, Jr., P.O. Drawer 1358, Fayetteville, NC 28302

Brief Description for the Index: 23 Lots, Byrd Pond Estates, Phase 2

THIS DEED made this 21<sup>st</sup> day of July, 2005 by and between:

GRANTOR	GRANTEE
PRG HOLDINGS, LLC, a North Carolina limited liability company 4	SOUTHEAST DEVELOPMENT OF CUMBERLAND, LLC, a North Carolina limited liability company Mailing Address: 428 Swan Island Court Fayetteville, NC 28311

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership

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 or near the Town of Linden, Stewart's Creek Township, Harnett County, North Carolina and more particularly described as follows:

RECORDED

Application Number: 0550012814-#22

12815-#23  
12816-#24  
12817-#25  
12818-#26

### 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: Dunk. Aut

Date: 8-15-05