

Initial Application Date: 11/8/05

Application # 0550013442
1104557

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

LANDOWNER: A+D Prop Mailing Address: _____

City: _____ State: _____ Zip: _____ Phone #: _____

APPLICANT: Comfort Home Inc. Mailing Address: RD. Box 369

City: Clayton State: NC Zip: 27520 Phone #: (919) 553-3242

PROPERTY LOCATION: SR #: 1412 SR Name: Christian Light Rd.

Address: 255 Rocky Point Court Figueroa - Varina, NC 27526

Parcel: 080644001783 PIN: 0644-46-2675

Zoning: R-A-30 Subdivision: Forest Trails Lot #: 42 Lot Size: 2.493 Acres

Flood Plain: X Panel: 10 Watershed: IV Deed Book/Page: OTP Plat Book/Page: 2005-1651

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 North Left on Christian Light Rd. Right on Kingsbrook Circle, Right on Wild Oaks Court, Left on Rocky Point Court

PROPOSED USE:

Sg. Family Dwelling (Size 50 x 40) # of Bedrooms 3 # Baths 2 1/2 Basement (w/wo bath) N/A Garage 24'x24' Deck 10'x12'

Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____

Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck _____ Included

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 _____

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 1000 Manufactured homes _____ Other (specify) _____

Required Residential Property Line Setbacks:	Minimum	Actual
Front	<u>35</u>	<u>40'</u>
Rear	<u>25</u>	<u>105'</u>
Side	<u>10</u>	<u>28'</u>
Corner	<u>20</u>	<u>N/A</u>
Nearest Building	<u>10</u>	<u>N/A</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.

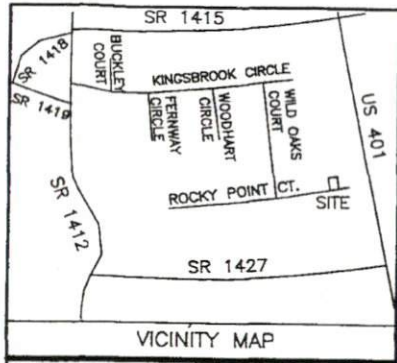
Shannon Batten
Signature of Owner or Owner's Agent

11-1-05
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

12/6N



- NOTE: BEING LOT 42 OF FOREST TRAILS SUBDIVISION, PHASE TWO RECORDED IN MAP NUMBER 2005 -649 & 651.
- 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.

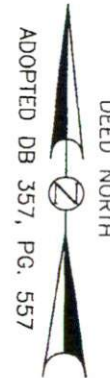
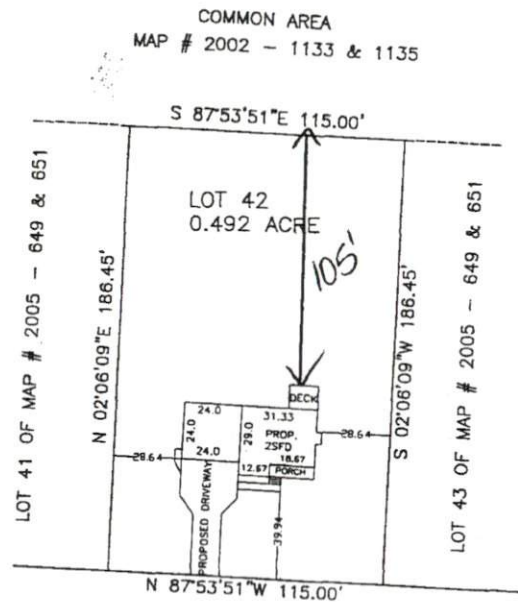
PLOT PLAN FOR COMFORT HOMES HECTORS CREEK TOWNSHIP HARNETT COUNTY NORTH CAROLINA

IMPERVIOUS SURFACE COVERAGE
 1496 SQ.FT. - PROPOSED HOUSE & GARAGE
 90 SQ.FT. - PROPOSED WALK & STEPS
 823 SQ.FT. - PROPOSED DRIVEWAY
 2409 TOTAL SQ.FT. - PROPOSED COVERAGE
 3017.5 SQ.FT. - ALLOWABLE COVERAGE
 608.5 SQ.FT. - AVAILABLE COVERAGE

PRELIMINARY PLAT- NOT FOR RECORDATION,
 CONVEYANCES, OR SALES.

NOTE: THIS PROPERTY IS SUBJECT TO
 EASEMENTS AND RESTRICTIONS OF RECORD.

PLAT APPROVAL
 DISTRICT RA30 USE SFD
 #BEDROOMS 3
11/5/05 PR
 Zoning Admin. ator



ROCKY POINT COURT 50' PUBLIC R/W



DRAWN BY: CTP & BGW

CHECKED BY: CTP

DATE: 10-20-2005

SCALE: 1" = 60'

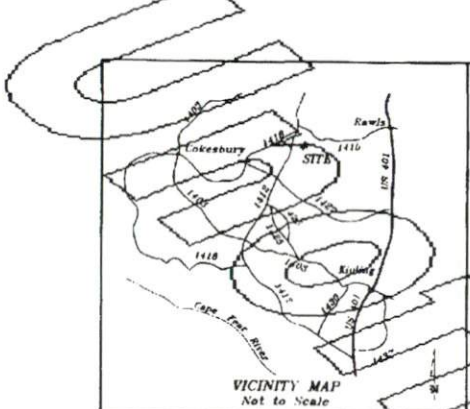
JOB: BGW1006 CF
 FB:

WILLIAMS - PEARCE & ASSOC., P.A.
 P. O. BOX 892
 ZEBULON, N. C.
 PHONE: 269-9605



PLAN # 1594 "SHERMAN"
 OVERALL 57.67 X 29.0

Revised



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

Road Names Have Been Reviewed and Approved By E-911

- LEGEND:**
- Line Surveyed
 - Line Not Surveyed
 - Right of Way Line
 - Utility/Street from Paper or Stake
 - WM Existing Concrete Monument
 - EPK Existing P.E. Nail
 - PKS P.E. Nail Set
 - INS Iron Stake Set
 - CSN Galvan Spindle Set
 - PCS Railroad Spike
 - ELD Existing Lightwood Stake
 - PLN Power Pole
 - OHE Overhead Electric Lines
 - TRN Electric Transformer
 - STN Street Address
 - TP Telephone Pedestal
 - MN Manhole
 - WM Water Meter
 - TSN Ties
 - R/W Right-of-Way
 - C/L Centerline
 - PLC Plat Centerline
 - P.B. Plat Book
 - W.M. Book of Maps
 - PIV Parcel Identifier Number
 - Ac. Acres
 - sq. ft. square feet
 - CP Computed Point
- PERMITS:**
- RA-20R, RA-20M, RA-30 & RA-40
- NOTES:**
- Iron Stake set at all property corners unless noted otherwise.
 - Arrows delineated by coordinate method.
 - All distances/dimensions are horizontal ground distances unless otherwise indicated.

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. 37060C0010 D Effective Date: April 18, 1994

HARNETT COUNTY Minimum Building Setback Requirements
RA-20R, RA-20M, RA-30 & RA-40

FRONT: 35' from R/W
REAR: 25'
SIDE: 10'
CORNER LOT SIDE: 30'

DEPARTMENT OF TRANSPORTATION
PROPOSED SUBDIVISION FOR
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED **RE STONE**
DISTRICT ENGINEER W&H
DATE: **9-1-04**

NOTE:
ONLY NEARLY APPROVED STRUCTURES ARE TO CONSTRUCTED ON PUBLIC RIGHTS-OF-WAY

NOTE:
A 25' CONSTRUCTION EASEMENT SHALL BE DESIGNATED ON BOTH SIDES OF ALL HIGHWAY STREETS

NOTE:
ALL DRAINAGE EASEMENTS SHALL BE DESIGNATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

Certificate of Ownership and Dedication
I (we) hereby certify that I (we) as owner(s) or agent of the property shown and described hereon, which is located in the jurisdiction of Harnett County, North Carolina and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish minimum building setback lines as noted. I further certify that I (we) have not been involved as an owner, lessee, option holder or had any legal or equitable interest in any property adjacent to or located directly across a street, easement, road or right-of-way from the property shown and described hereon.

1-18-05
Date **Don Anderson**
Owner or Agent

The info on this plan has been evaluated by a private consultant. Based on this review, it appears that the lot(s) on this plan 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 zoning in accordance with regulations in force at the time of recording. This certification does NOT represent approval or a permit for any site work.

8/25/04
Shirley A. Biers
Harnett County Health

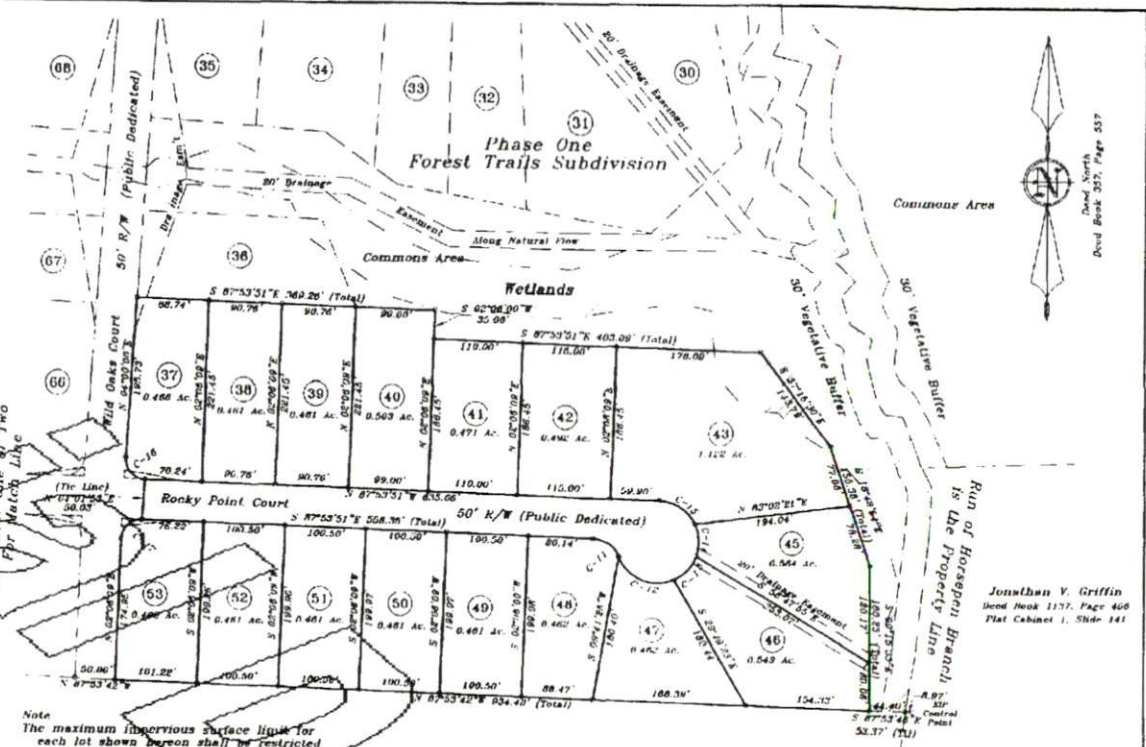
APPROVED
HARNETT COUNTY PUBLIC UTILITIES
P. O. BOX 1119
LILLINGTON, N.C. 27540

See Sheet One for additional notes, certificates, approvals, seals etc....

HARNETT COUNTY, N.C.
FILED DATE **8/4/05** TIME **10:13 AM**
MAP NUMBER **2005-651**

REGISTER OF DEEDS
EMERLY S. HANCOCK
Register of Deeds Deputy

Recorded in Harnett County, Map Number **2005-651**



Note:
The maximum impervious surface limit for each lot shown hereon shall be restricted to 3017.5 sq. ft. However, the owner of any lot may transfer impervious surfaces to and from any other lot in the subdivision so long as a contract is recorded in the Harnett County Register of Deeds which fully and completely describes the amount and lots which impervious surface may be transferred to and from.

A & D Properties
Deed Book 1825, Page 149
County Map Number 2004-288

Note:
Lot 44 has been deleted due to a report by Hal Owen & Associates, Inc. Lots shown hereon are located within Watershed District IV, Protected. Lots shall be served by individual septic systems and county water system.



FOR RECORDATION IN REGISTER OF DEEDS
HARNETT COUNTY, N.C.
2005 AUG 04 10:13 AM
NK 2005 PG 151-452 FEE \$28.33

INSTRUMENT # 2005-1578

Sheet Two of Two
Planned Unit Development
Phase Two
Forest Trails Subdivision

Revisions:		Survey For:	
02-24-02	02-25-02	A & D Properties	
09-06-02	09-03-02	6212 Rawls Church Rd Fuquay-Varina, NC 27526 910-552-4158	
04-20-04	06-11-04	TOWNSHIP: HECOR'S CREEK	COUNTY: HARNETT
50' 0' 100'		STATE: NORTH CAROLINA	PARCEL ID: 080644 0017 62
Horizontal Scale		PARCEL ID: 080644 0017 63	
		ZONE: RA-30	PARCEL NUMBER: 0644-36-2572, 0644-46-1582

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-11	35.00'	40.78'	66°28'44"	38.40'	S 54°38'20" E
C-12	51.00'	82.51'	82°41'38"	79.80'	S 67°31'56" E
C-13	51.00'	40.80'	45°00'18"	39.72'	N 47°12'00" E
C-14	51.00'	40.80'	45°00'18"	39.72'	N 62°20'03" E
C-15	54.00'	55.49'	48°20'43"	52.80'	N 56°43'00" E
C-16	55.00'	40.10'	37°59'51"	35.94'	N 41°56'50" E
C-17	55.00'	59.27'	60°50'00"	55.50'	N 47°06'09" E

STANCLY & ASSOCIATES, Professional Land Surveyor, P.A.
68 East Dupont Street, P. O. Box 776 Angier, N.C. 27501
Phone: 919-630-2133 Fax: 919-639-2602

DATE: 06-01-04 SURVEYED BY: CTS FIELD BOOK: See File
SCALE: 1" = 40' DRAWN BY: PAN DRAWING FILE NO:
CHECKED & CLOSED BY: LNNC-848 H

Map # 2005-651

Harnett County Planning Department

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

↓
0550013454

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 Marshal 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: Sharon Patton Date: 11-9-05