

Initial Application Date: 11/8/05

Application # 0550013454  
1116465

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: P.O. Box 369  
City: Clayton State: NC Zip: 27520 Phone #: (919) 553-3242

PROPERTY LOCATION: SR #: 1412 SR Name: Christian Light Rd.  
Address: 75 Rocky Point Court Eruguay - Varina, NC 27526  
Parcel: 080644001777 PIN: 0644-36-3623

Zoning: R-A-30 Subdivision: Forest Trails Lot #: 92 Lot Size: 0.462 Acres  
Flood Plain: X Panel: 10 Watershed: IV Deed Book/Page: OTP Plat Book/Page: 2005-1049

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

PROPOSED USE:

- Sg. Family Dwelling (Size 56' x 51') # of Bedrooms 3 # Baths 2 1/2 Basement (w/w/o bath) N/A Garage 23x24' Deck 10x12'
- 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 \_\_\_\_\_

Included

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 10 PROP Manufactured homes \_\_\_\_\_ Other (specify) \_\_\_\_\_

Required Residential Property Line Setbacks:	Minimum	Actual
Front	<u>35</u>	<u>40'</u>
Rear	<u>25</u>	<u>122'</u>
Side	<u>10</u>	<u>15'</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 Battle  
Signature of Owner or Owner's Agent

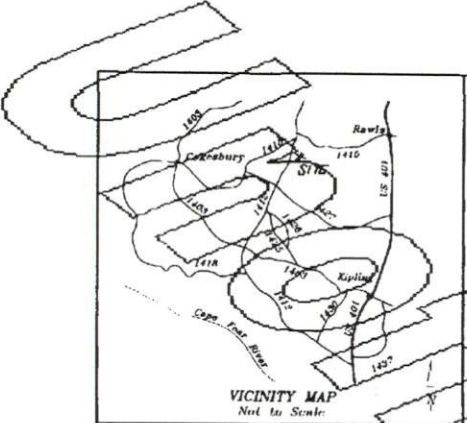
11-2-05  
Date

\*\*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

12/29 N



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

**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'

**PRIMA FLOOD HAZARD STATEMENT**  
Lots shown on this plat are not located within the FEMA 100 year flood hazard zone as shown on FEMA Map No. 37085C0019 D Effective Date April 16, 1990

**LEGEND:**

- Line Surveyed
- Lines Not Surveyed
- Kind of Ray Lines
- Existing Iron Pipe or Stake
- Existing P.E. Nail
- P.E. Nail Set
- Iron Stake Set
- Cotton Spindle Set
- Existing Lightwood Stake
- Overhead Electric Line
- Computed Point
- Telephone Pole(s)
- Electric Transmission
- Water Meter
- Fanning
- Right-of-Way
- Centerline
- Plot Cabinet
- Head Hook
- Parcel Identifier Number
- Area

**NOTES:**

- Iron Stake set at all property corners unless noted otherwise.
- Area determined by coordinate method.
- All distances/distances 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 the actual survey made under my supervision. I have inspected the plat and certify that the same is a true and correct copy of the original survey and that the same is in accordance with the provisions of the laws of the State of North Carolina relating to the recording of surveys.

Witness my hand and seal this 23rd day of June, A.D. 2005.

**THOMAS LESTER STANCIL**  
Professional Land Surveyor  
No. 14137  
Seal of the State of North Carolina

State of North Carolina  
County of Harnett

**Michelle Temple**  
Review Officer of Harnett County,  
certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

**Michelle X. Surpe**  
Review Officer  
Date: 8-3-05

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

HARNETT COUNTY, N.C.  
FILED DATE: 8/4/05 TIME: 10:13 AM  
MAP NUMBER: 2005-049

REGISTRAR OF DEEDS  
KIMBERLY S. HARGROVE

By: **Paul Smith**  
Register of Deeds Deputy

State of North Carolina  
County of Harnett

I hereby certify that this record plat complies with the subdivision regulations of Harnett County, NC, and that this plat has been approved for recording in the Register of Deeds in Harnett County.

Date: 8/3/05  
Signature: **Paul Smith**  
Registrar of Deeds

**Salvatore R. Metallano**  
Deed Map 1526, Page 45  
County Map Number 2004-282

FOR REGISTRATION PURPOSES OF DEEDS  
COUNTY OF HARNETT, NC  
BOOK 1413, PAGE 101  
2005 REC PG 648-650 FEE \$27.00

**INSTRUMENT # 2005-049**

**Certificate of Approval of the Design and Construction of Streets**

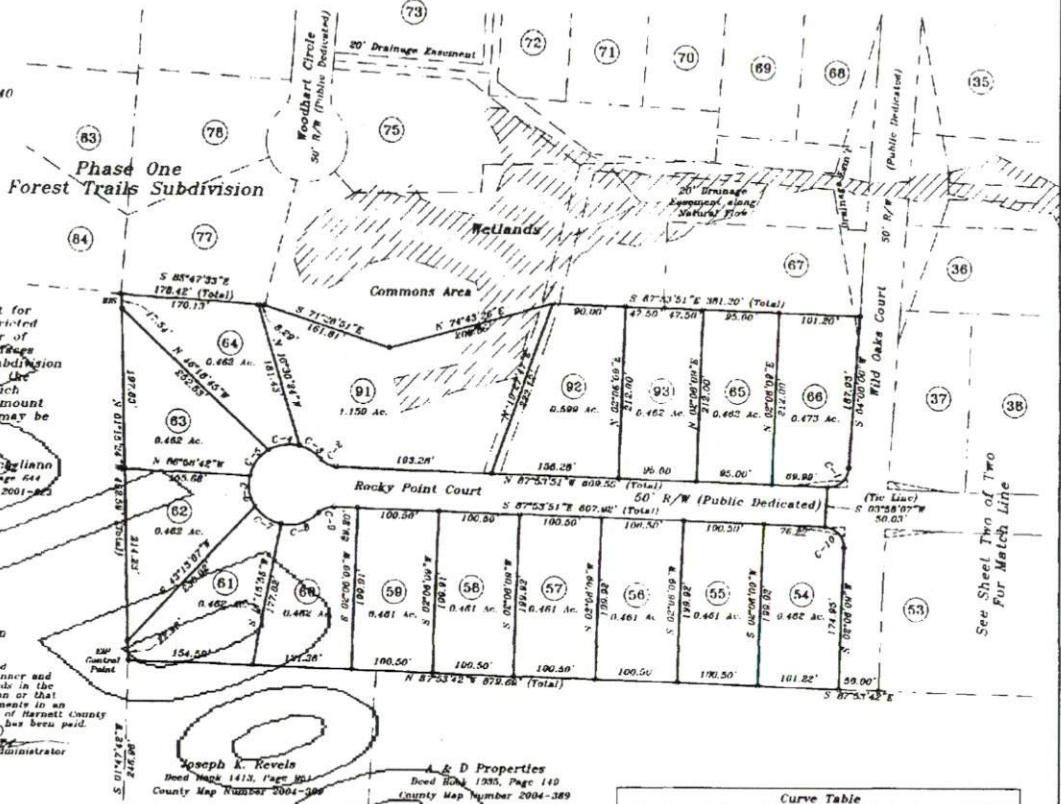
I, we, hereby certify that all streets and other required improvements have been installed in an acceptable manner and according to Harnett County Specifications and Standards in the subdivision of that

guarantees of the installation of the required improvements in an amount and manner satisfactory to the Commissioners of Harnett County has been received, and that the plat fee for this plat has been paid.

Date: 8/3/05  
Signature: **Joseph K. Revels**  
Harnett County Subdivision Administrator

**APPROVED**  
*Michelle Temple*  
JUL 27 2005  
HARNETT CO. PUBLIC UTILITIES  
PO BOX 1119  
LILLINGTON, NC 27546

**Note**  
Lots shown hereon are located within Watershed District IV. Protected. Lots shall be served by individual septic systems and county water system.



**Joseph K. Revels**  
Deed Map 1413, Page 80  
County Map Number 2004-289

**A & D Properties**  
Deed Map 1526, Page 450  
County Map Number 2004-289

**Curve Table**

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	25.00	36.44	88°08'09"	34.77	S 48°03'04" W
C-2	25.00	21.03	48°11'23"	20.41	N 63°48'10" W
C-3	50.00	31.14	35°40'49"	30.64	N 57°32'53" W
C-4	50.00	48.00	45°00'12"	38.94	S 81°41'36" W
C-5	50.00	48.00	45°00'12"	38.94	S 35°51'24" W
C-6	50.00	48.00	45°00'12"	38.94	S 09°04'42" E
C-7	50.00	48.00	45°00'12"	38.94	S 55°48'59" E
C-8	50.00	50.00	67°21'08"	47.89	N 72°36'20" E
C-9	25.00	21.03	48°11'23"	20.41	N 68°00'27" E
C-10	25.00	36.27	88°08'09"	35.38	S 42°53'51" E

**References**  
Deed Book 1526, Page 450  
Deed Book 1526, Page 454  
Deed Book 1601, Page 433  
Deed Book 1625, Page 830  
County Map Number 2001-823  
County Map Number 2002-951  
County Map Number 2002-1133 Through 1139  
Others as Shown

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

Survey For:  
**A & D Properties**  
6212 Rawls Church Rd. Fuquay-Varina, NC 27526 919-502-4158

TOWNSHIP: BECTOR'S CREEK COUNTY: HARNETT

STATE: NORTH CAROLINA PARCEL ID: 080644 0017 82  
PARCEL ID: 080644 0017 83

ZONE: RA-30 PARCEL NUMBER: 0644-30-2572, 0644-46-1502

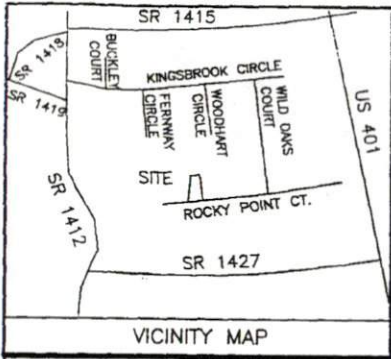
**STANCIL & ASSOCIATES,**  
Professional Land Surveyor, P.A.  
201 East Depot Street, P.O. Box 736 Angler, N.C. 27501  
Phone: 919-286-2133 Fax: 919-659-2802

DATE: 06-01-05 SURVEYED BY: CTS FIELD BOOK  
SCALE: 1" = 100' DRAWN BY: PAN See File  
DRAWING FILE NO.

CHECKED & CLOSED BY: LHHK-049 G

Recorded in Harnett County, Map Number 2005-049

MAP # 2005-049



- NOTE: BEING LOT 92 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

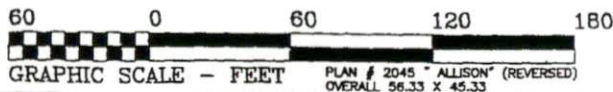
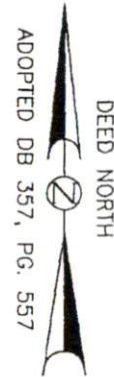
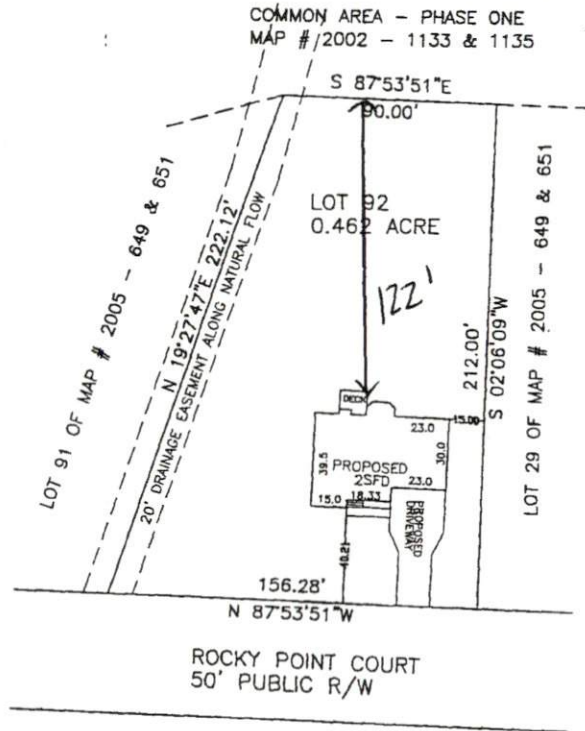
IMPERVIOUS SURFACE COVERAGE  
 2016 SQ.FT. - PROPOSED HOUSE & GARAGE  
 76 SQ.FT. - PROPOSED WALK & STEPS  
 897 SQ.FT. - PROPOSED DRIVEWAY  
 2989 TOTAL SQ.FT. - PROPOSED COVERAGE  
 3017.5 SQ.FT. - ALLOWABLE COVERAGE  
 28.5 SQ.FT. - AVAILABLE COVERAGE

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

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

LETTER APPROVAL  
 DISTRICT PA30 USE SFD  
 BEDROOMS 3  
11/8/05 PAR  
 Zoning Administrator

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



DRAWN BY: CTP & BGW  
 CHECKED BY: CTP  
 DATE: 10-24-2005  
 SCALE: 1" = 60'  
 JOB: BGW1006 CF  
 FB:

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 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: Sharon Patten Date: 11-9-05