

Lot (17) Ballard

Initial Application Date: 3/6/06

Application # 0050014212
1163635

COUNTY OF HARNETT LAND USE APPLICATION

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

LANDOWNER: Hampton Custom Builders, Inc Mailing Address: PO Box 655

City: Holly Springs State: NC Zip: 27540 Phone #: 919-524-2915

APPLICANT: Same Mailing Address: Same

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

PROPERTY LOCATION: SR #: 1437 SR Name: Ballard

Address: Ruth Circle Fuquay Varina NC 27526

Parcel: DB 0054 0292 41 PIN: 0652-30-1528-000

Zoning: RA30 Subdivision: Ballard Woods Lot #: 17 Lot Size: .67AC

Flood Plain: X Panel: 50 Watershed: IV Deed Book/Page: 21106/3109 Plat Book/Page: 2004/1226

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Take 401 N to Ballard Rd. Take a right onto Ballard Rd. It will be the 1st subdivision on your right AFTER turning into subdivision, take the first left and the lot will be on the left.

PROPOSED USE: 2290 Heated

SFD (Size 56 x 27) # Bedrooms 3 # Baths 2.5 Basement (w/wo bath) _____ Garage Deck Crawl Space / Slab

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

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

Number of persons per household 5 ppl

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 _____ 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 _____ 1 proposed SFD manufactured homes _____ Other (specify) _____

Required Residential Property Line Setbacks:	Minimum	Actual
Front	<u>35</u>	<u>40</u>
Rear	<u>25</u>	<u>25+</u>
Side	<u>10</u>	<u>11</u>
Corner	<u>20</u>	<u>0</u>
Nearest Building	<u>10</u>	<u>0</u>

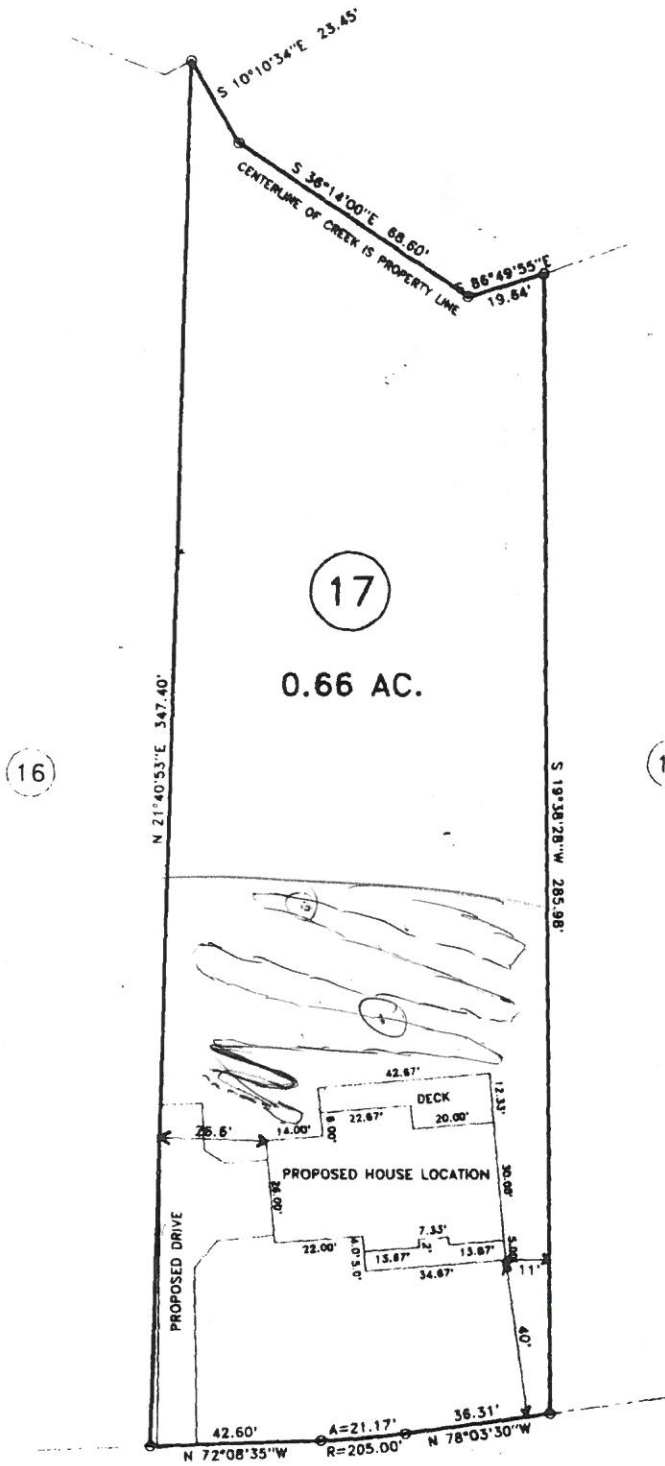
If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.


Signature of Owner or Owner's Agent

3/6/06 Date 3/23 N

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

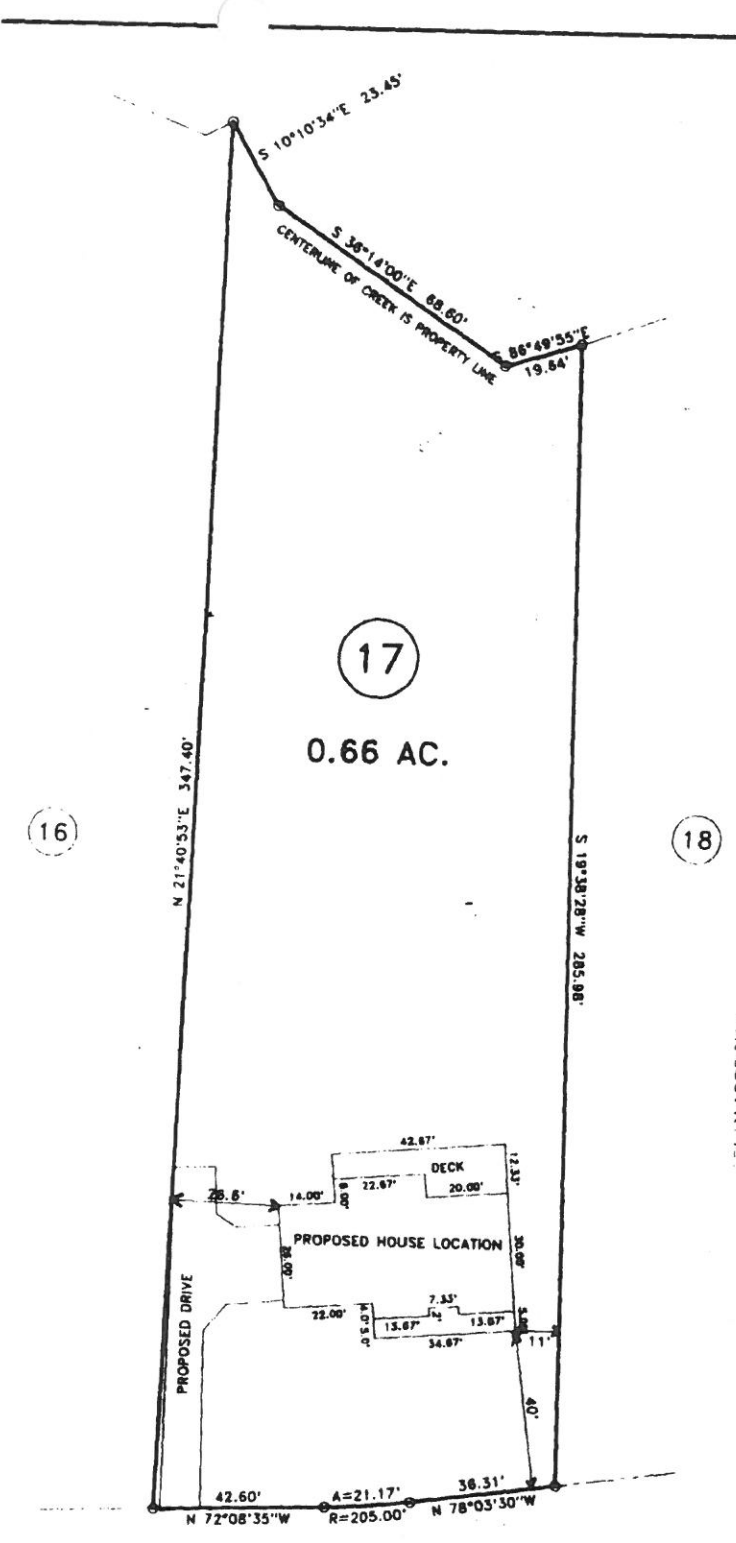


"RUTH CIRCLE" 50' R/W

PLAN APPROVAL
 DISTRICT 333 USE S/D
 #BY 3
3/6/06 ARB

1=30

	SURVEY FOR: PROPOSED PLOT PLAN - LOT - 17 BALLARD WOODS S/D, PHASE TWO		BENNETT S 1662 CLARK RD., (910) 893-5252
	TOWNSHIP HECTOR'S CREEK STATE: NORTH CAROLINA	COUNTY HARNETT DATE: FEBRUARY 23, 2006	15 0 30 SCALE: 1" = 30' SUR DR



16

17

0.66 AC.

18

PLAN APPROVAL
 DISTRICT BOARD USE S/D
 #3
 3/6/14
 [Signature]

1=30

"RUTH CIRCLE" 50' R/W

1412 1437 105' 40" SHT *	SURVEY FOR: PROPOSED PLOT PLAN - LOT - 17 BALLARD WOODS S/D, PHASE TWO		BENNETT S 1662 CLARK RD., (910) 893-5252
	TOWNSHIP HECTOR'S CREEK STATE: NORTH CAROLINA	COUNTY HARNETT DATE: FEBRUARY 23, 2006	



2005022350

HARNETT COUNTY TAX ID#

08-0654-0292-41
08-0654-0292-64

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2005 DEC 09 04:11:26 PM
BK: 2166 PG: 866-870 FEE: \$17.00
NC REV STAMP: \$163.00
INSTRUMENT # 2005022350

12-9-05 BY SICB

Excise Tax: \$163.00

Recording Time, Book & Page

This property is insured by Network Title Agency, Inc.

BRIEF DESCRIPTION: Lots 17, 23, and 40, Phase 2 of Ballard Woods Subdivision

Mail To: Grantee

Parcel Identification Nos.: 08 0654 0292 41 (Lot 17)
08 0654 0292 47 (Lot 23) and 08 0654 0292 64 (Lot 40)

Prepared By: Curzie Tee Howell, Attorney at Law
Adams and Howell, P.A.

NORTH CAROLINA GENERAL WARRANTY DEED

This WARRANTY DEED is made this 9th day of December, 2005 by and between BALLARD WOODS, LLC (A North Carolina Limited Liability Company), whose address is Post Office Box 6127, Raleigh, North Carolina 27628, party(ies) of the first part, hereinafter referred to as the Grantor(s); and HAMPTON CUSTOM BUILDERS, INC. (A North Carolina Corporation), whose address is 7636 Astoria Place, Raleigh, NC 27612, party(ies) of the second part, hereinafter referred to as the Grantee(s).

WITNESSETH:

WHEREAS Grantor(s) for and in consideration of the Sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do hereby give, grant, bargain, sell and convey unto the Grantee in fee simple. Said property being all of that certain piece, parcel or tract of land situated, lying and being in Hector's Creek Township, Harnett County, North Carolina, and more particularly described as follows:

BEING all of Lot 17 and Lot 40, Phase 2 of Ballard Woods Subdivision as shown in Map #2004, Pages 1226-1227, Harnett County Registry.

BEING all of Lot 23, Phase 2 of Ballard Woods Subdivision as shown in that recombination map recorded in Map #2005-617, Harnett County Registry.

(This recombined Lot 23 was formerly Lots 23 and 24, Phase 2 of Ballard Woods Subdivision as shown in Map #2004, Pages 1226-1227, Harnett County Registry.)

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

See Deed Book 1691, Page 945.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, in fee simple, their heirs, successors and assigns forever, but subject always, however, to the limitations set out above.

Harnett County Planning Department
PO Box 65, Lillington, NC 27546
910-893-7527

X Environmental Health New Septic Systems Test
Environmental Health Code 800

Call
Enter

- Place "property flags" in each corner of lot. All property lines must be clearly flagged.
- 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.
- No grading of property should be done. Undergrowth should be cleaned out to allow soil evaluation to be performed. Inspectors should be able to walk freely.
- 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 in approx. 7-10 working days. Once approved, proceed to Central Permitting for permits.

Listen → message → trans # → Press # 1 to get a conf #.

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 in approx. 7-10 working days. 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 in approx. 7-10 working days. 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 in approx 7-10 working days. 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 after scheduled inspection is done.

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.

Customers can view all inspection results online at www.harnett.org.

Applicant Signature: [Signature] Date: 3-6-06