

Initial Application Date: 3/16/06

Application # NO-51014319
1161316

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting 102 E. Front Street, Lillington, NC 27548 Phone: (910) 893-4759 Fax: (910) 893-2793

LANDOWNER: RBC Homes, Inc. Mailing Address: P.O. Box 755
City: FAY State: NC Zip: 28302 Phone #: 910 423 3555

APPLICANT: SAME Mailing Address: _____
City: _____ State: _____ Zip: _____ Phone #: _____

PROPERTY LOCATION: SR #: _____ SR Name: Byrds Pond
Address: 40 Williams Creek Drive

Parcel: 12 05105 0010 14 PIN: 0565-39-9957.000

Zoning: none Subdivision: BYRD POND Lot #: 7 Lot Size: .98
Flood Plain: X Panel: D175 Watershed: N/A Deed Book/Page: 211/517 Plat Book/Page: 2004-91

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 south toward's Fayetteville, TURN RT
ON BYRD POND ROAD, SUBO. 1/2 MILE ON LEFT

PROPOSED USE:

- Sg. Family Dwelling (Size 475 x 28) # of Bedrooms 4 # Baths 2 1/2 Basement (w/w bath) N/A Garage Deck BYA
- Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
- Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck _____ Slab
- Number of persons per household SPCC
- 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 1 Manufactured homes _____ Other (specify) _____

Required Residential Property Line Setbacks:

	Proposed Minimum	Actual
Front	<u>35</u>	<u>310'</u>
Rear	<u>25</u>	<u>195'</u>
Side	<u>10</u>	<u>36'</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.

Signature of Owner or Owner's Agent: _____ Date: 3/16/06

3/21/06 (S)

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

CURVE	RADIUS	LENGTH	CH. BEARING	CHORD
C1	450.00'	100.87'	S27°28'41"E	100.66'

LINE	BEARING	DISTANCE
L1	S21°06'01"E	12.71'

JONATHAN L. JACO
MAP #2000-97
0948-39-8448
DB 1418, PG 278



Vicinity Map
(Not to Scale)

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 NO. 4 USE SFD
 ROOMS 4
John A. Dugan
 Zoning Administrator

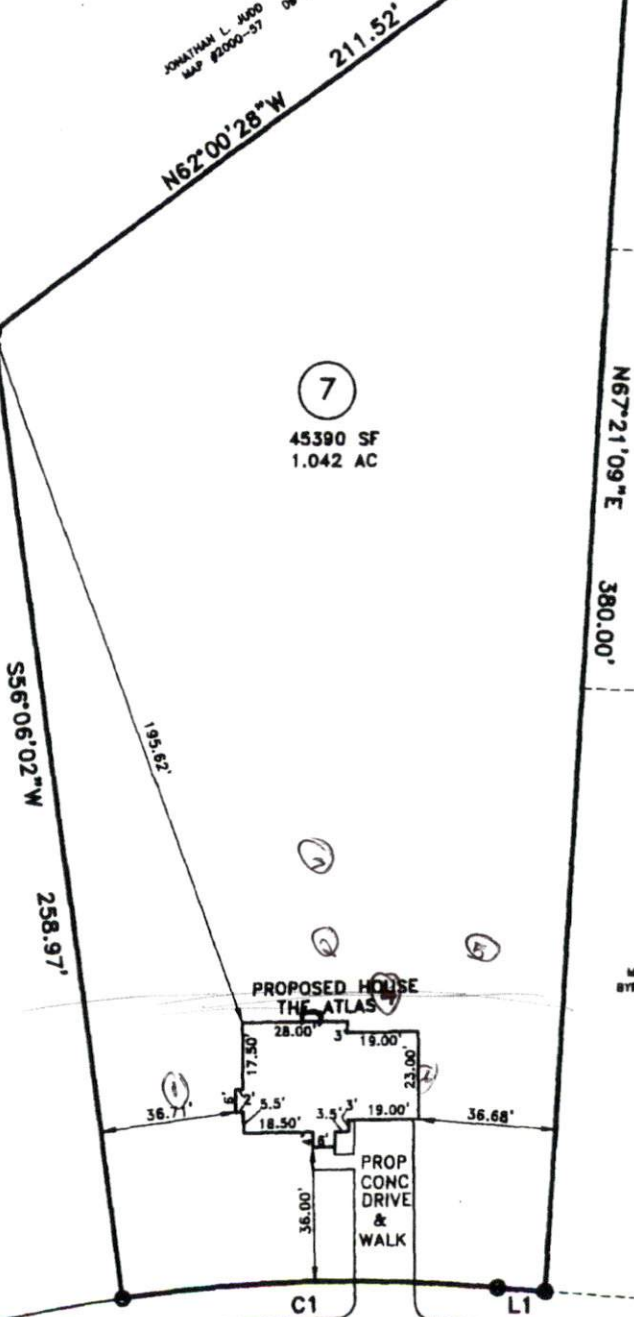
(8)
MAP #2004-191
BYRDS POND ESTATES
PHASE 2

(7)
45390 SF
1.042 AC

(6)
MAP #2004-191
BYRDS POND ESTATES
PHASE 2

(5)
MAP #99-544
BYRDS POND ESTATES
PHASE 1

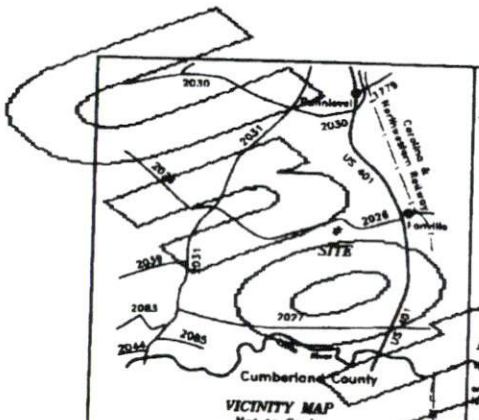
(4)
MAP #99-544
BYRDS POND ESTATES
PHASE 1



WILLIAM'S CREEK DRIVE
50' PUBLIC R/W

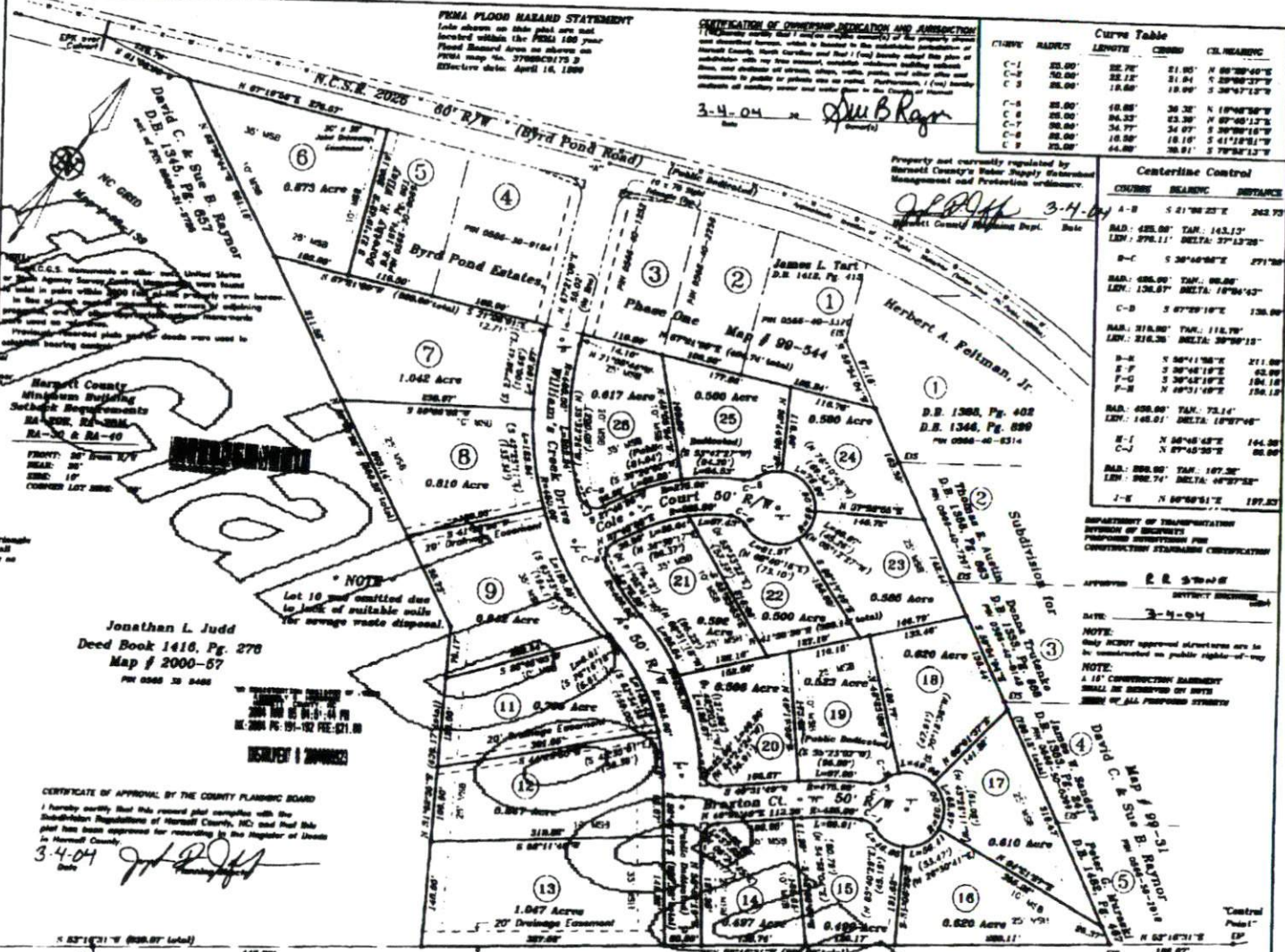
PLOT PLAN





LEGEND:

Line Surveyed	SP	Telephone Poles
Line Not Surveyed	SW	Shed
Right of Way Lines	Tram	Electric Transm.
CCB	WM	Water Meter
EP	WC	Coverage
LP	WV	Right-of-Way
CP	WP	Centerline
CS	C	Fire Cabinet
CS	C	Diesel Tank
CSS	C	Blue Box
CST	C	Block of Signs
CST	C	Sign
CL	C	Area Square Foot
CP	C	Street Light
CNE	C	
CE	C	
CCE	C	
CSE	C	
CSS	C	
CST	C	
CCT	C	
CCB	C	
CCW	C	
CCS	C	
CCV	C	
CCX	C	
CCY	C	
CCZ	C	
CCAA	C	
CCAB	C	
CCAC	C	
CCAD	C	
CCAE	C	
CCAF	C	
CCAG	C	
CCAH	C	
CCAI	C	
CCAJ	C	
CCAK	C	
CCAL	C	
CCAM	C	
CCAN	C	
CCAO	C	
CCAP	C	
CCAQ	C	
CCAR	C	
CCAS	C	
CCAT	C	
CCAU	C	
CCAV	C	
CCAW	C	
CCAX	C	
CCAY	C	
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CCAB	C	
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CCAH	C	
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CCAJ	C	
CCAK	C	
CCAL	C	
CCAM	C	
CCAN	C	
CCAO	C	
CCAP	C	
CCAQ	C	
CCAR	C	
CCAS	C	
CCAT	C	
CCAU	C	
CCAV	C	
CCAW	C	
CCAX	C	
CCAY	C	
CCAZ	C	



FLOOD HAZARD STATEMENT
 Lands shown on this plan are not located within the FEMA 100 year Flood Hazard Area as shown on FEMA Map No. 3786C0173-2 Effective date: April 16, 1999

DEFINITION OF OWNERSHIP INDICATION AND ASSURANCE
 The undersigned herein, when so bound by the individual proprietor or owners thereof, their heirs and their assigns, do hereby certify that the plan of subdivision sets out the true and correct location of each building setback line, the location of streets, alleys, rights of way, and other lines and easements, and that the same are in accordance with the provisions of the laws of this State and of the United States.

3-4-04 *David C. & Sue B. Raynor*

Curve Table

GRADE	RADIUS	LENGTH	CHORD	CHANGING
C-1	20.00'	22.79'	21.00'	N 89°04'00" E
C-2	50.00'	22.12'	21.04'	S 89°04'30" E
C-3	25.00'	18.89'	18.99'	S 89°04'30" E
C-4	50.00'	18.89'	30.20'	N 89°04'30" E
C-5	25.00'	18.89'	33.30'	N 89°04'30" E
C-6	25.00'	18.89'	34.97'	S 89°04'30" E
C-7	25.00'	18.89'	41.12'	N 89°04'30" E
C-8	25.00'	18.89'	16.89'	S 89°04'30" E
C-9	25.00'	18.89'	38.91'	S 70°30'13" E

Property not currently regulated by Harnett County's Storm Water Management and Protection Ordinance.

J.P. Boyd 3-4-04
 Harnett County Planning Dept. Date

Centerline Control

CURVE	BEARING	DISTANCE
4-B	S 21°30'23" E	262.70
BAD	425.80' TAN: 143.13'	
LDI	376.11' DELTA: 27°13'28"	
B-C	S 28°46'08" E	271.20
6-C	425.99' TAN: 95.80'	
LDI	126.87' DELTA: 18°04'13"	
C-B	S 87°29'18" E	128.90
RD	316.80' TAN: 116.70'	
LDI	216.20' DELTA: 20°08'13"	
B-E	N 58°41'38" E	211.00
E-F	S 20°42'18" E	62.99
F-G	S 20°42'18" E	124.18
F-H	N 89°31'49" E	150.18
RD	426.00' TAN: 73.14'	
LDI	145.81' DELTA: 10°07'48"	
H-I	N 58°42'48" E	164.00
C-J	N 89°45'28" E	68.00
RD	328.00' TAN: 107.20'	
LDI	202.74' DELTA: 19°27'36"	
I-E	N 89°04'30" E	197.23

NOTES:
 1. Iron Stake out of all property corners unless noted otherwise.
 2. P.L. Marks out of all points in original road surfaces, unless noted otherwise.
 3. Areas determined by accurate method.
 4. All existing easements are shown on this plan.
 5. All distances/dimensions are horizontal ground distances unless otherwise indicated.
 6. North Carolina Harnett County

David C. & Sue B. Raynor
 L-3799
 Registration Number

I hereby certify that this survey creates a subdivision of land within the same of Harnett Co. that has not otherwise been recorded and is in accordance with the laws of this State and of the United States.

David C. & Sue B. Raynor
 1606 Edward Taylor, N. C. 27512

Harnett County
 Harnett County Planning Board
 RA 1992, RA 1993, RA 1994 & RA 1995

NOTE:
 A 10 x 20 Right Triangle shall be placed at all street intersections as shown herein.

NOTE:
 Lot 10 was omitted due to lack of suitable roads for sewage waste disposal.

Jonathan L. Judd
 Deed Book 1416, Pg. 276
 Map # 2000-57
 PM 0568 32 8408

RECORDED IN HARNETT COUNTY, N.C.
 DEED BOOK 1416, PAGE 276
 APR 15 2004 PM 3:51:44 PM
 REC. 2004 PG. 191-192 REC-01.10
 HARNETT COUNTY CLERK

CERTIFICATE OF APPROVAL BY THE COUNTY PLANNING BOARD

I hereby certify that this proposed plan complies with the Subdivisions Regulations of Harnett County, NC and that this plan has been approved for recording in the Register of Deeds in Harnett County.

3-4-04 *J.P. Boyd*



- Carl D. Larson**
 R.R. 1280, P.O. 300
 PM 0565-32-5483
- Larry Hedwin, Sr.**
 R.R. 1284, P.O. 40
 PM 0565-17-8767
- Harry Koosner, Jr.**
 R.R. 611, P.O. 376
 Map # 0565-48-2349
 PM 0565-48-1810
- Lois Ann Koosner**
 R.R. 1437, P.O. 200
 Map # 0565-48-2349
 PM 0565-48-1810
- Bessie Marie Byrd**
 R.R. 1118, P.O. 200
 Map # 0565-48-2349
 PM 0565-48-1810

ROAD NAMES HAVE BEEN REVIEWED AND APPROVED BY L-911

David C. & Sue B. Raynor

Lendie L. Estess
 D.B. 1899, Pg. 480
 PM 0565-39-0801

THE LINES ON THIS PLAN HAVE BEEN EVALUATED BY A PRIVATE CONSULTANT, BASED ON THEIR OPINION, IT APPEARS THAT (2017) OR THEREAFTER THEY MEET ALL APPROPRIATE REGULATIONS. EVERY FINAL PLANNING PERMIT FOR EACH LOT, INCLUDING THE FINAL PLANNING PERMIT, MUST BE SUBMITTED TO THE APPROPRIATE HARNETT COUNTY HEALTH DEPARTMENT FOR REVIEW AND REVIEWED IN ACCORDANCE WITH REGULATIONS IN FORCE AT THE TIME OF REVIEW. THE CONSULTANT'S OPINION DOES NOT IMPROVE THE QUALITY OF THE PLAN, NOR DOES IT GUARANTEE THE ACCURACY OF THE PLAN.

State of North Carolina
 County of Harnett

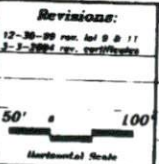
David C. & Sue B. Raynor
 Registered Professional Surveyors
 I certify that the map or plan to which this certification is affixed meets all statutory requirements for recording.

David C. & Sue B. Raynor
 3-5-04
 Harnett County Map Number

HARNETT COUNTY, N.C.
 FILED DATE 3-5-04
 MAP NUMBER 2004-57

REGISTERED PROFESSIONAL SURVEYOR
 HARNETT COUNTY, N.C.
 I certify that the map or plan to which this certification is affixed meets all statutory requirements for recording.

David C. & Sue B. Raynor
 3-5-04
 Harnett County Map Number



David C. & Sue B. Raynor
 P.O. Box 70, Linden, N.C. 28356 (910) 980-0129
 TOWNSHIP: STEWART'S CREEK COUNTY: HARNETT
 STATE: NORTH CAROLINA
 EOME: N/A Parcel Number: PIN 0565-39-9573

STREAMLINE LAND SURVEYING, Inc.
 870 N.C. Hwy. 45, Beul, Gaule, N.C. 27521
 Phone: 910-897-7715 Fax: 910-897-7284

DATE: 10-12-1999 SUBMITTED BY: RBC
 SCALE: 1" = 100' DRAWN BY: M.G.M.
 CHECKED & CLOSURE BY:

FIELD BOOK 1204-01
 DRAWING FILE NO. RA011002