

Initial Application Date: 5-5-06

Application # 0650014787

1195281

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: Ballard Woods, LLC Mailing Address: PO Box 6127

City: Raleigh State: NC Zip: 27628 Phone #: 919 833 7136

APPLICANT: FORMATT, INC Mailing Address: 2224 Page Road Suite 108

City: Durham State: NC Zip: 27703 Phone #: 919 427 2569

PROPERTY LOCATION: SR #: 1437 SR Name: Ballard Woods

Address: 835 Ruth Circle

Parcel: 08065401029223 PIN: 0651-29-7995.000

Zoning: RA 30 Subdivision: Ballard Woods Ph 3 Lot #: 94 Lot Size: .53

Flood Plain: X Panel: 50 Watershed: IV Deed Book/Page: 1691/945 Plat Book/Page: 2005-1033

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 north to Freeway. Right on Ballard Woods
Right in to sub-division. 2nd left Lot on right

PROPOSED USE: SO
 SFD (Size 59 x 130) # Bedrooms 3 # Baths 3 Basement (w/wo bath) NO Garage 20x24 Deck 16x16 (included) 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 per

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 Manufactured homes _____ Other (specify) _____

Required Residential Property Line Setbacks:	proposed	Minimum	Actual
Front		<u>35</u>	<u>68'</u>
Rear		<u>25</u>	<u>84.41'</u>
Side		<u>10</u>	<u>32.88'</u>
Corner		<u>20</u>	<u>29</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

Date 5/5/06

5/10/06

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

PLAN APPROVAL

RICT RA30 USE SFD

#BEDROOMS 3

5-5-06 Sherry Rainey ZONING ADMINISTRATOR

RUTH CIRCLE 50' R/W

VICINITY MAP (NTS)

REFERENCES

BOM 2005 PG 1033 ONLINE GIS AND DEEDS

LEGEND

IPS (circle with dot) IRON PIPE SET
IPF (circle with cross) IRON PIPE FOUND

LOT#95

N18°10'28"E 198.42'

10' SETBACK

25' SETBACK

N65°17'56"W 124.36'

N/E

BEAU HARRISON
GREY WILSON
DB 1896 PG 998

PROP. CONC. DRIVE

68.00'

35' SETBACK

PROPOSED FOUNDATION

DECK

32.88'

LOT#94

25,011 s.f. +/-
0.574 acres +/-

10' SETBACK

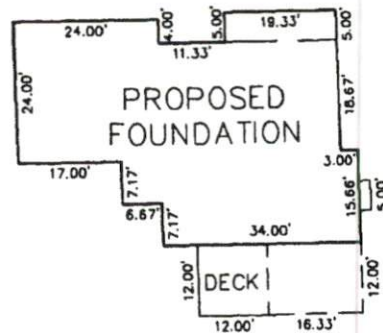
S17°28'37"W 210.87'

S71°01'08"E 121.00'



LOT#93

DETAIL



PRELIMINARY
SUBJECT TO REVIEW

PRELIMINARY PLOT PLAN

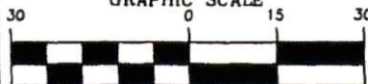
KSA
Krause Surveying Associates, Inc.

5533 HWY 42 WEST
SUITE A-4 UNIT 6
Garner, N.C. 27529
(919)-661-4090

DRAWN BY: MWK CHECKED BY: JEM

REVISED: 4/28/06 MOVED HOUSE

GRAPHIC SCALE



1 inch = 30 ft.

Formatt Inc.
Lot#94 Phase Three

Ballard Woods Subdivision

Hector's Creek Township HARNETT COUNTY, N.C.

APRIL 12, 2006

SCALE: 1"=30'

ALL STREETS SHALL BE PUBLICLY DEDICATED TO HCOOT.
ALL DRAINAGE EASEMENTS SHALL BE PRIVATELY OWNED,
AND MAINTENANCE THE RESPONSIBILITY OF PROPERTY OWNER.

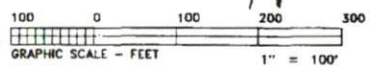
LEGEND

--- LINES NOT SURVEYED
--- LINES SURVEYED

CP	--- EXISTING IRON PIPE
CM	--- EXISTING CONCRETE MONUMENT
CPM	--- EXISTING IRON STATE
EP	--- EXISTING P.C. MARK
PM	--- P.C. MARK SET
ELS	--- EXISTING LIGHTWOOD STAKE
M/P	--- MON OF FORMALLY
M/S	--- MON OF WAY
C/L	--- CENTER LINE
M/S	--- NEW IRON STAKE
MP	--- NEW IRON PIPE
EM	--- EXISTING MAGNETIC SPIRE
CP	--- NEW MAGNETIC SPIRE
EM	--- EXISTING MAGNETIC MARK
MM	--- NEW MAGNETIC MARK
ES	--- EXISTING COTTON SPIRICLE
MS	--- NEW COTTON SPIRICLE
EP/CS	--- (CONTROL) CORNER
COM/PM/MS	--- (CONTROL) CORNER
CH	--- CHANGING BEARING AND DISTANCE
D.E.	--- DRAINAGE EASEMENT

COURSE	BEARING	DISTANCE
L-1	S 89°45'00"W	18.87'
L-2	S 87°04'00"W	30.88'
L-3	S 87°17'00"W	78.18'
L-4	S 89°17'30"E	38.32'
L-5	S 71°00'00"E	18.72'
L-6	S 89°52'30"E	18.38'
L-7	S 89°52'30"E	30.31'
L-8	S 89°52'30"E	14.89'
L-9	S 89°52'30"E	14.89'
L-10	S 89°52'30"E	14.89'
L-11	S 89°52'30"E	14.89'

NORTH REFERENCE MAP NO. 2003-861



MINIMUM BUILDING SET BACKS

FRONT YARD	35'
REAR YARD	25'
SIDE YARD	10'
CORNER LOT SIDE YARD	20'
MAXIMUM HEIGHT	35'

PHASE ONE
MAP NO. 2003-861

PHASE ONE
MAP NO. 2003-861

TOTAL ACRES PHASE THREE
22 ACRES +/-

PHASE TWO
MAP NO. 2004-1226

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
CONSTRUCTION STANDARDS DIVISION
APPROVED: *[Signature]*
DATE: 10.20.05

BEAU HARRISON
GREY WILSON
DB:1894,PG:998

I HEREBY CERTIFY THAT THIS RECORD PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS OF HARNETT COUNTY, N.C., AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS HARNETT COUNTY.

Harnett County Public Utilities
Plot Plan Pre-Approval Only
NOT FOR CONSTRUCTION

10-5-05
DATE
PLANNING DIRECTOR

Notar Public
Date: 10/25/05
Signature: *[Signature]*

NORTH CAROLINA HARNETT COUNTY
I, Mickey R. Bennett, PLS do certify that this plot was drawn under my supervision and description recorded in Book 358, Page 100, and that the boundaries not surveyed are clearly indicated as drawn from information found in Book 358, Page 100, and that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended, unless otherwise indicated, and that this plat is a true and correct copy of the original signature, registration number and seal this 11th day of October, A.D. 2005.



Mickey R. Bennett
L - 1514

DEED REFERENCE: DB:1681,PG:945
MAP REFERENCE: MAP NO 2001-149

STATE OF NORTH CAROLINA
COUNTY OF HARNETT
I, Christine Wallace, REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE: 10/25/05
REVIEW OFFICER: *[Signature]*



CERTIFICATION OF OWNERSHIP, DEDICATION AND JURISDICTION
I, Ballard Woods, LLC, do hereby certify that I am the owner of the parcel(s) shown and described herein and that I have hereby dedicated the plan of subdivision with the laws of the State of North Carolina and that I have deposited all streets, alleys, paths, and other public use easements to public or private use as shown, and that the land shown herein is within the jurisdiction and regulation jurisdiction of Harnett County.

THE LOT(S) ON THIS PLAT HAVE BEEN EVALUATED BY A PRIVATE CONSULTANT, BASED ON THIS REVIEW, IT APPEARS THAT LOT(S) ON THIS PLAT MEET APPROPRIATE REGULATION. NOTE THAT FINAL APPROVAL FOR EACH LOT REQUIRES ASSISTANCE OF THE APPROPRIATE HARNETT COUNTY HEALTH DEPARTMENT PERMITS FOR SPECIFIC USE AND SITING IN ACCORDANCE WITH REGULATIONS IN FORCE AT THE TIME OF PERMITTING. THIS CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK.
DATE: 10/25/05
ENVIRONMENTAL HEALTH: *[Signature]*

FOR REGISTRATION REGISTERED OF DEEDS
HARNETT COUNTY, N.C.
2005 REC 85 04 00 30 PM
BK 2005 PG:1033-1034 FEE \$21.00

INSTRUMENT # 2005022824

"BALLARD WOODS SUBDIVISION"

PHASE THREE

HECTORS CREEK TOWNSHIP--HARNETT COUNTY--NORTH CAROLINA--OCTOBER 11, 2005--ZONED RA-30

WATERSHED WS-4

AX PARCEL ID. 080654 0292 38

NOTE: IRONS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

PHASE TWO
MAP NO. 2004-1226

OWNER/DEVELOPER
BALLARD WOODS, LLC
PO BOX 8122
BALL LONCHARD 27428
919-828-7136

NORTH CAROLINA HARNETT COUNTY
This Map/Plat was presented for registration and recorded in this office of Map Number 2005-1033 this 5th day of December 2005 at 4:06 o'clock P.M.
KIMBERLY S. HARRIS
By: *[Signature]*
Assistant County Register of Deeds

MAP# 2005-1033

DRAWING NO. 05845

Umo

HARNETT COUNTY TAX I.D.#
08-0654-0292-38
11-22-02 BY SFB

FOR REGISTRATION REGISTER OF DEEDS
 KIMBERLY B. HARGROVE
 HARNETT COUNTY, NC
 2002 NOV 22 02:54:26 PM
 BK: 1691 PG: 945-947 FEE: \$17.00
 INSTRUMENT # 2002021060

Excise Tax 0 Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 08-0654-0292

Verified by County on the day of by

Mail after recording to Ray McLean, P.O. Drawer 668, Coats, NC 27521

This instrument was prepared by Ray McLean, Attorney

Brief description for the Index 78.09 acres

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18 day of APRIL, 2002, by and between

GRANTOR	GRANTEE
Wilshar, LLC P.O. Box 6127 Raleigh, NC 27628	Ballard Woods, LLC P.O. Box 6127 Raleigh, NC 27628

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 the City of _____ Township, _____ Harnett County, North Carolina and more particularly described as follows:

BEING Tract 2, containing 79.58 acres gross (78.09 net acres, less the right-of-way) as shown on map recorded in Map #2001-149 of the Harnett County Registry.

Umo

Harnett County Planning Department

PO Box 65, Lillington, NC 27546

910-893-7527

Lot 94 B.W.

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.
- 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.

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: _____

Date: _____

[Handwritten Signature]

5/5/06