

Initial Application Date: 10/21/06

Application # 00-50015189

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: RBC Homes, Inc Mailing Address: PO Box 755  
City: Fayetteville State: NC Zip: 28302 Phone #: 910-423-3555

APPLICANT: RBC Homes, Inc Mailing Address: PO Box 755  
City: Fayetteville State: NC Zip: 28302 Phone #: 910-423-3555

PROPERTY LOCATION: SR #: 905 SR Name: Byrd Pond Road  
Parcel: 1205005000700 PIN: 0566-40-1252.000  
Zoning: none Subdivision: Byrds Pond Estates Lot #: 3 Lot Size: 51  
Flood Plain: X Panel: D15 Watershed: N/A Deed Book/Page: 211/544 Plat Book/Page: 99/544

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: TAKE Hwy 401 TOWARDS FAYETTEVILLE TR  
BYRD POND RD .09 MILE TL BYRD POND ESTATES

PROPOSED USE:  
 Sg. Family Dwelling (Size 1658 sq ft # of Bedrooms 3 # Baths 2 Basement (w/wo bath) N/A Garage included Deck patio  
 Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_  
 Manufactured Home (Size \_\_\_\_\_ x \_\_\_\_\_) # of Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_

Comments:  
 Number of persons per household 3pc  
 Business Sq. Ft. Retail Space \_\_\_\_\_ Type \_\_\_\_\_  
 Industry Sq. Ft. \_\_\_\_\_ Type \_\_\_\_\_  
 Home Occupation (Size \_\_\_\_\_ x \_\_\_\_\_) # Rooms \_\_\_\_\_ Use \_\_\_\_\_  
 Accessory Building (Size \_\_\_\_\_ x \_\_\_\_\_) Use \_\_\_\_\_  
 Addition to Existing Building (Size \_\_\_\_\_ x \_\_\_\_\_) Use \_\_\_\_\_  
 Other \_\_\_\_\_

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  
Structures on this tract of land: Single family dwellings 1 Manufactured homes \_\_\_\_\_ Other (specify) \_\_\_\_\_  
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

Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35'</u>	<u>36'</u>	Rear	<u>25'</u>
Side	<u>10'</u>	<u>32'</u>	Corner	<u>30'</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]  
Signature of Owner or Owner's Agent

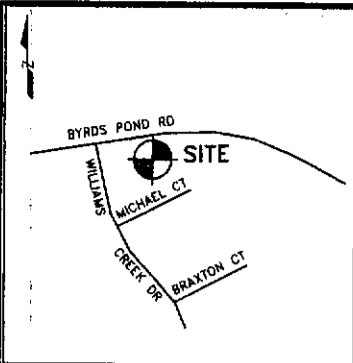
6/19/06  
Date

\*\*This application expires 6 months from the date issued if no permits have been issued\*\*

CURVE	RADIUS	LENGTH	CH. BEARING	CHORD
C1	25.00'	38.63'	N23°12'48"E	34.96'

**LEGEND**

R/W-RIGHT OF WAY  
 PB-PLAT BOOK  
 DB-DEED BOOK  
 PG-PAGE  
 PROP-PROPOSED  
 SF-SQUARE FEET  
 AC-ACRE(S)  
 CONC-CONCRETE



Vicinity Map  
(Not to Scale)

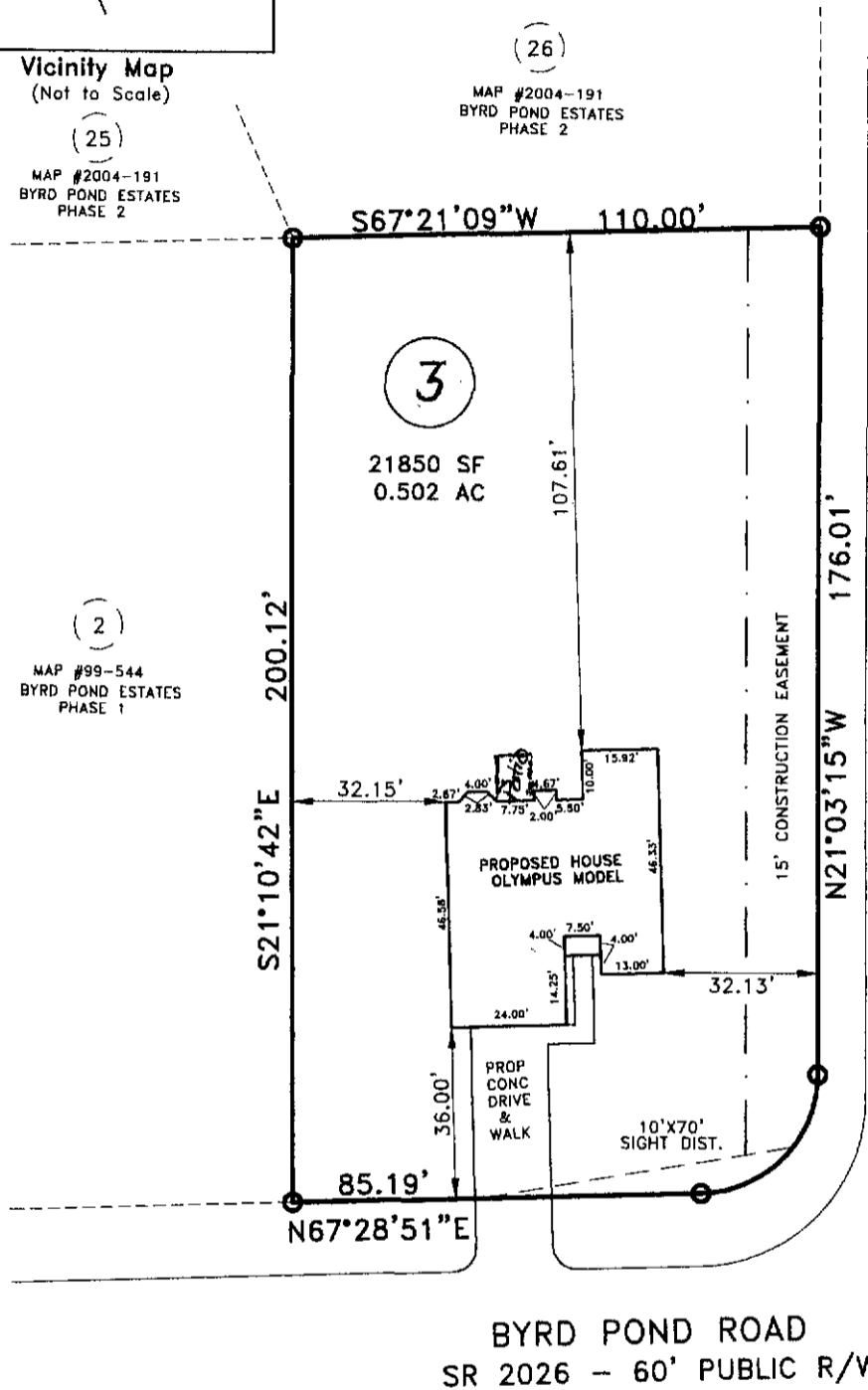
(25)

MAP #2004-191  
 BYRD POND ESTATES  
 PHASE 2

(2)

MAP #99-544  
 BYRD POND ESTATES  
 PHASE 1

MAP #2004-191  
 BYRD POND ESTATES  
 PHASE 2



WILLIAMS CREEK DRIVE  
 50' PUBLIC R/W

SITE PLAN APPROVAL

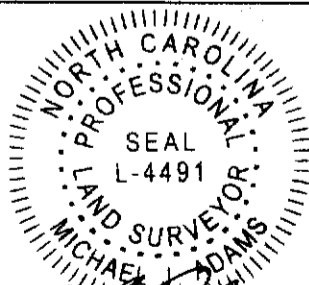
DISTRICT ~~100~~ USE SFD

#BEDROOMS 3

*Michael J. Adams*

**PLOT PLAN**

**PROPERTY OF:** RBC HOMES, INC.  
**ADDRESS:** BYRD POND ROAD  
**CITY:** NEAR LINDEN, NC  
**COUNTY:** HARNETT  
**TAX PIN:** 0566-40-1252.000



MICHAEL J. ADAMS PLS L-4491  
 CFS NC-075

**TOWNSHIP:** STEWARTS CREEK  
**DATE:** JUNE 14, 2006  
**SCALE:** 1" = 40'  
**REFERENCE:** LOT 3-BYRD POND  
 ESTATES-PHASE 1  
 MAP # 99-544

**MINIMUM SETBACKS:**

- 35'-FRONT
- 10'-SIDE
- 25'-REAR
- CORNER LOT SIDE: 20'

GRAPHIC SCALE



**NOTES:**

- 1) THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE MAY BE PLACED IN IT'S ACCURACY.
- 2) THIS MAP IS FOR PERMITTING PURPOSES ONLY.
- 3) THIS MAP CAN NOT BE USED FOR RECORDATION OR ATTACHED TO A DEED TO BE RECORDED.
- 4) THIS MAP IS NOT DRAWN IN ACCORDANCE WITH GS 47-30.
- 5) SUBJECT PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM 37085C0175 DATED APRIL 16, 1990.

M.A.P.S. SURVEYING, INC.  
 203 N. VIRGINIA AVE  
 FAYETTEVILLE, NC 28305  
 PHN: (910)484-6432  
 FAX: (910)778-9440

**Harnett County Planning Department**

PO Box 65, Lillington, NC 27546

910-893-7527

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

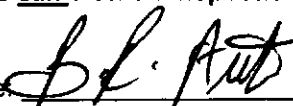
- Call the voice permitting system at 910-893-7527 to schedule inspections. Please note confirmation number given at end of recording for proof of request.
- For new housing/set up permits must meet E 911 / Addressing guidelines prior to calling for final inspection.
- To hear results of inspections, 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](http://www.harnett.org).**

Applicant Signature:  Date: 6-21-06



FOR REGISTRATION REGISTER OF DEEDS  
 KIMBERLY B. HARGROVE  
 HARNETT COUNTY, NC  
 2005 AUG 01 09:14:29 AM  
 BK: 2111 PG: 517-519 FEE: \$17.00  
 NC REV STAMP: \$517.00  
 INSTRUMENT # 2005013483

HARNETT COUNTY TAX ID#

12 0555 0406  
 VP ETC.  
 SIGNED BY KHD

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$17.00

Parcel Identification No.: 120555 0006 (Parent) Verified by Harnett County

By:

Mail/Box to: The Real Estate Law Firm, PO Drawer 53515, Fayetteville, NC 28305

Reference Number: 65768-058

This instrument was prepared by: The Real Estate Law Firm

Brief description for the Index: Lots 2, 3, 7, 8, 9, 21, 22, 23, 24, 25, and 26 Byrd Pond Estates

THIS DEED made this 28th day of July, 2005 by and between

GRANTOR

GRANTEE

Southeast Development of Cumberland, LLC,

RBC Homes, Inc.,

428 Swan Island Court  
 Fayetteville, NC 28311

1018 Hope Mills Road  
 Hope Mills, NC 28348

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 or near City of Bunnlevel, Township, Harnett County, NC and more particularly described as follows:

Being all of Lots 2 and 3 in a Subdivision known as Byrd Pond Estates, Phase One and the same being duly recorded in Map 2000, Page 16 in the Harnett County Registry, North Carolina.

Being all of Lots 7, 8, 9, 21, 22, 23, 24, 25, and 26 in a Subdivision known as Byrd Pond Estates, Phase Two and the same being duly recorded in Plat Book 2004, Page 229 in the Harnett County Registry, North Carolina.

Property Address: Lots 2, 3, 7, 8, 9, 21, 22, 23, 24, 25, 26 Byrd Pond Estates, Bunnlevel, NC  
 Parcel Identification No.: 120555 0006 (Parent), 120565 0017 0351940 (Lot 2), 120565 0017 0451941 (Lot 3), 120565 0016 1460082 (Lot 7), 120565 0016 1560083 (Lot 8), 120565 0016 1660084 (Lot 9), 120565 0016 1760085 (Lot 21), 120565 0012 2860096 (Lot 22), 120565 0016 2960097 (lot 23), 120565 0016 3060098 (Lot 24), 120565 0016 3160099 (Lot 25), 120565 0016 3260160 (Lot 26)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2111 Page 514

A map showing the above describe property was acquired by Grantor by instrument recorded in Plat Book Page .