

Initial Application Date: 6/29/06

Application # 0050015244  
1228932

**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: Alva + Elisa Nichol Jr. Mailing Address: 60 Homeplace Ln  
City: Holly Springs State: NC Zip: 27540 Phone #: 919-552-0014  
APPLICANT: Alva + Elisa Nichol Jr. Mailing Address: 60 Homeplace Ln.  
City: Holly Springs State: NC Zip: 27540 Phone #: 919-552-0014

PROPERTY LOCATION: SR #: 1450 SR Name: \_\_\_\_\_  
Address: 1570 Ball Road Holly Springs NC 27540  
Parcel: 70 DS 0624 0014 PIN: 70 0624-48-5594.000  
Zoning: RA30 Subdivision: Frank Montague Etals Lot #: 2 Lot Size: .82 AC  
Flood Plain: X Panel: 10 Watershed: NA Deed Book/Page: 2247/597 Plat Book/Page: 2006/530

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Hwy 401 N turn left on  
42 W turn L on Cokesbury Rd turn right  
on Ball Rd.

PROPOSED USE:  
 SFD (Size 78 x 602) # Bedrooms 3 # Baths 3 1/2 Basement (w/ 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 4 Basement Home  
 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  Proposed Manufactured homes \_\_\_\_\_ Other (specify) \_\_\_\_\_

Required Residential Property Line Setbacks:	Minimum	Actual
Front	<u>35</u>	<u>67</u>
Rear	<u>25</u>	<u>56</u>
Side	<u>10</u>	<u>40</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.

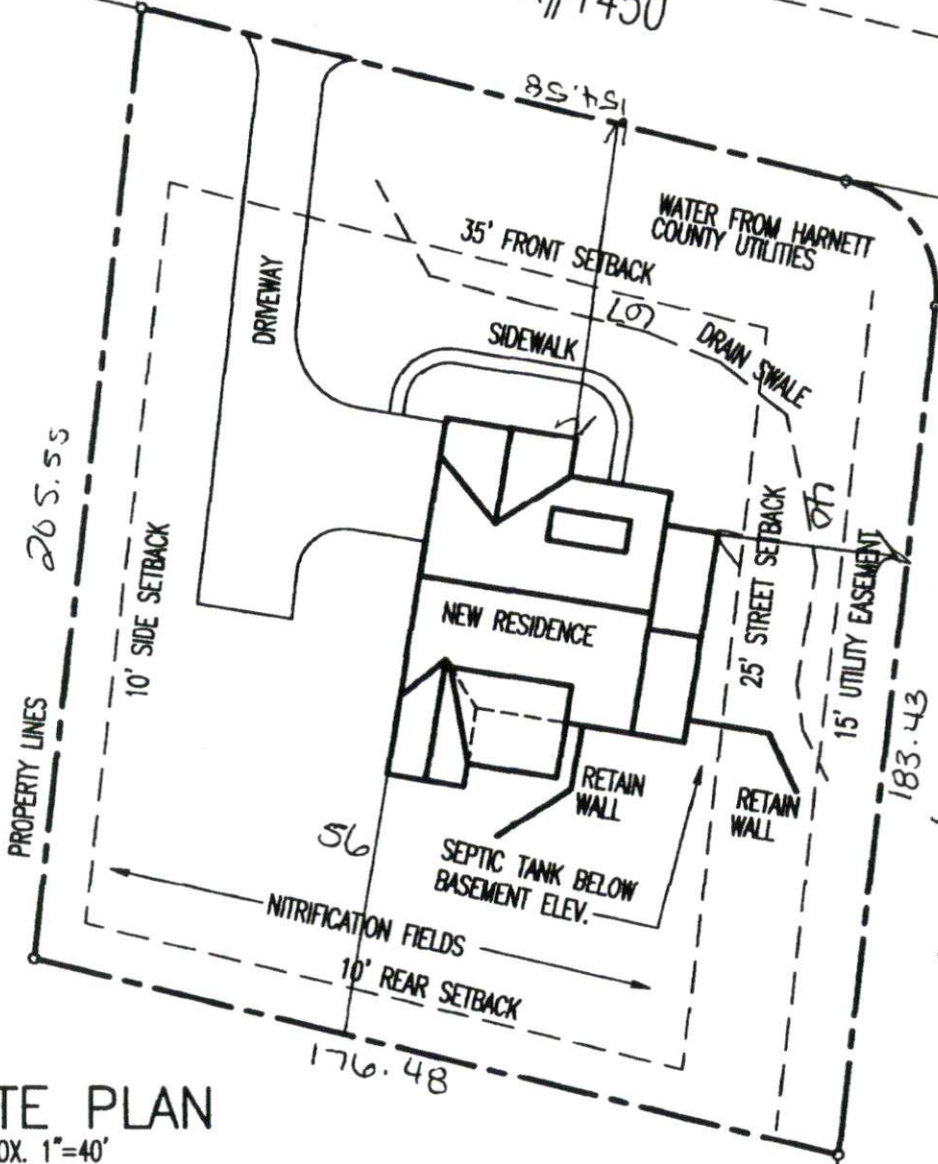
Elisa M. Nichol \_\_\_\_\_ Date 6/29/06  
Signature of Owner or Owner's Agent

**\*\*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**  
Please use Blue or Black Ink ONLY

6/30 N 08/05

BALL ROAD  
SR#1450



# SITE PLAN

APPROX. 1"=40'

REFER TO SURVEY DRAWINGS FOR ACTUAL PROPERTY LINES AND EASEMENT DATA. VERIFY NEW CONSTRUCTION POINTS, SEPTIC SYSTEM, WATER, AND POWER UTILITIES TO COORDINATE WITH CODES AND LOCAL ORDINANCES.

SITE PLAN APPROVAL Basement  
 DISTRICT R-30 USE SFD  
 #BEDROOMS 3  
 Date 6/29/16  
 Zoning Administrator

PROJECT: RESIDENCE FOR LISA AND ALVA NICHOL

DESIGN BY: S&S CONTRACTING  
6349 RIVER ROAD, FUQUAY N.C. 27526

JUNE 06

SHEET: S1

Reference: Deed Book 441 Page 80

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	25.00'	36.00'	88°30'37"	36.87'	S 00°03'00" W
C-2	25.00'	41.85'	90°00'00"	37.80'	S 84°27'50" E

Course	Bearing	Distance
L-1	N 47°18'28" E	14.60'
L-2	S 36°53'24" E	30.50'
L-3	S 47°42'50" E	29.60'
L-4	S 40°00'24" E	29.60'
L-5	N 47°18'28" E	3.04'

**FEMA FLOOD HAZARD STATEMENT**  
 Lots shown on this plat are not located within the FEMA 100 year Flood Hazard Area as shown on FEMA map No. 17085C001D Effective Date: April 16, 1990

**Harnett County Minimum Building Setback Requirements**  
 RA-20R, RA-20M, RA-30 & RA-40

FRONT: 35' from R/W  
 REAR: 35'  
 SIDE: 10'  
 CORNER 1ST MDK: 80'

NOTE: Property shown here is not located within a Harnett County watershed district.  
 NOTE: Property shown here is not located within 2000' of NCGS Grid Monuments.

**Certificate of Approval for Recording**  
 I hereby certify that this record plat complies with the Subdivision Regulations of Harnett County, North Carolina, and that this plat has been approved for recording in the Register of Deeds in Harnett County.

Date: 6-21-06  
 Signature: [Signature]  
 Title: Planning Director

VICINITY MAP  
 Not to Scale

- LEGEND:**
- Lines Surveyed
  - Lines Not Surveyed
  - Right of Way Lines
  - Existing Iron Pipe or Stake
  - Existing Concrete Monument
  - Existing P.E. Nail
  - P.E. Nail Set
  - Iron Stake Set
  - Custom Spindle Set
  - Railroad Spike
  - Existing Lightwood Stake
  - Power Pole
  - Overhead Electric Lines
  - Fire Hydrant
  - Street Address
  - Telephone Pedestal
  - Manhole
  - Water Meter
  - Easement
  - Right-of-Way
  - Classification
  - Plat Cabinet
  - Plat Book
  - Plat Book
  - Book of Maps
  - Parcel Identifier Number
  - Ac.
  - Sq. Ft. square foot
  - Computed Point

N.C.G.S. North Carolina Geodetic Survey  
 MAP 87 North American Datum of 1857  
 MAP 83 North American Datum of 1983

**NOTES:**  
 • Iron Stake set at all property corners unless noted otherwise.  
 • Lines determined by coordinate method.  
 • All distances/dimensions are horizontal ground distances unless otherwise indicated.

North Carolina  
 Harnett County

I, Thomas Lester Skantz, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) and American records in Deed Book 441, Page 80, etc. (other) that the ratio of precision as calculated by latitudes and departures is 1:15,000; that the boundaries not surveyed are shown or broken from information found as shown herein; that this plat was prepared in accordance with the standards of practice or amended. Witness my original signature, license number and seal this 21st day of MAY, A.D. 2006.

Signature: [Signature]  
 License Number: L-1518  
 I hereby certify that this survey creates a subdivision of land within the area of Harnett County, NC, and that I am a surveyor that regularly practices in North Carolina.  
 Signature: [Signature]  
 Thomas Lester Skantz P.L.S.

State of North Carolina  
 County of Harnett  
 I, Shula K. Bennett, Review Officer of Harnett County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
 Signature: [Signature]  
 Review Officer  
 Date: 6-21-06

HARNETT COUNTY, N.C.  
 FILED DATE: 6-21-06 TIME: 9:59 A.M.  
 MAP NUMBER: 2006-530

REGISTER OF DEEDS  
 KIMBERLY S. HARGROVE  
 By: [Signature] Deputy  
 Register of Deeds

Recorded in Harnett County Map Book 2006 Page 530

DEPARTMENT OF TRANSPORTATION  
 APPROVAL OR DISAPPROVAL  
 NO APPROVAL NECESSARY

District Engineer  
 Date

Joe Carr Montague  
 Deed Book 910 Page 1

Willard Montague  
 Deed Book 2208 Page 548  
 Map #2006-121  
 Tract 2

60.800 Acres Residential (LHRH-949B)  
 = 1,094 acres (Lots 1 & 2)  
 = 62,318 Acres Residential

Lot 2 Boundary Monument (6.896 Ac.)

Course	Bearing	Distance
C-1	S 89°58'12" E	118.20'
C-2	S 89°58'12" E	118.20'
C-3	S 89°58'12" E	118.20'
C-4	S 89°58'12" E	118.20'

Lot 1 Boundary Monument (6.878 Ac.)

Course	Bearing	Distance
C-1	S 89°58'12" E	118.20'
C-2	S 89°58'12" E	118.20'
C-3	S 89°58'12" E	118.20'
C-4	S 89°58'12" E	118.20'

Harnett County Public Utilities  
 Plat Plan Pre-Approval Only  
 NOT FOR CONSTRUCTION  
 Not available to this site via a line located on this site  
 Signature: [Signature]  
 Date: 06/20/06

The lot(s) on this plan have been evaluated by a private consultant. Based on this review, it appears that the lot(s) on this plat meet appropriate regulations. Note that the final approval for each lot requires issuance of the appropriate Harnett County Health Department permits for specific use and siting in accordance with regulations in force at the time of recording. This certification does not represent approval or a permit for any site work.  
 Signature: [Signature]  
 Date: 06/20/06  
 Environmental Health

**Certificate of Ownership and Dedication**  
 I (we) hereby certify that I am (we are) the owner(s) or agent of the property shown and described herein, which is located in the jurisdiction of Harnett County, North Carolina and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish minimum building setbacks thereon as noted. I further certify that I (we) have not been involved as an owner, lessor, option holder or had any legal or equitable interest in any property adjacent to or located directly across a street, easement, road or right-of-way from the property shown and described herein.  
 Signature: [Signature]  
 Owner or Agent

REFERENCES:  
 Deed Book 441, Page 80  
 Deed Book 1739, Page 50-54  
 And Others as Shown

**STANCIE & ASSOCIATES, Professional Land Surveyor, P.A.**  
 94 East Holly Road, P.O. Box 776, Angier, N.C. 27501  
 Phone: 919-539-8133 Fax: 919-639-2802

Revisions:	Surveyed For and Owned By: <b>Frank Willard Montague</b> 114 Homeplace Lane Holly Springs, NC. 27540 (919) 567-0367	DATE: 05-18-06	SURVEYED BY: CTS	FIELD BOOK: 41F Pg. 57
TOWNSHIP: Buckhorn	COUNTY: Harnett	SCALE: 1" = 140'	DRAWN BY: CWP	DATE: 05-18-06
STATE: NORTH CAROLINA	050624 0014	CHECKED & CLOSED BY: [Signature]	FILE NO.:	LHRH-949B
ZONE: RA-30	NC PIN: 0624-48-5094.000			



MAP # 2006-530



*Frank Willard Montague*  
Frank Willard Montague  
*Patsy A. Montague*  
Patsy A. Montague  
(SEAL) *Frank Willard Montague*  
(SEAL) *Patsy A. Montague*

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, or if corporate, has caused this instrument to be executed by duly authorized officers and its seal affixed by authority of its Board of Directors, the day and year first appearing above.

And the Grantor covenants with the Grantee that Grantor is seized in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all adverse encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for exceptions hereinafter stated. Any covenants restrictions or easements of record and ad valorem taxes 2006 and beyond.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, in fee simple.  
Being all of lot 2 containing 0.823 acres as shown on a map entitled Minor Subdivision for Frank Willard Montague and recorded in Book of Maps 2006, Page 530, in the Harnett County Registry.

The Grantor, for a valuable consideration paid by 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 Harnett County, North Carolina, and more particularly described as follows:

The designation Grantor and Grantee used herein shall include parties, their heirs, successors and assigns and shall include singular, plural masculine, feminine or neuter as required by context.

WITNESSETH:

Frank Willard Montague and wife, hereinafter called Grantor(s);  
Patsy A. Montague  
114 Homelace Lane  
Holly Springs, NC 27540  
and  
Elisa Montague Nichol and husband, hereinafter called Grantee(s);  
Alva Nichol, Jr.  
1570 Ball Road  
Holly Springs, NC 27540

THIS GENERAL WARRANTY DEED, made this 28<sup>th</sup> day of June, 2006, by and between

Tax ID #: \_\_\_\_\_  
Excise Tax: \$0.00 Deed of Gift  
PREPARED BY: AKINS HUNT & FEARON, P. C.

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2006 JUN 28 03:25:30 PM  
BK:2247 PG:597-598 FEE:\$14.00  
INSTRUMENT # 2006012020



HARNETT COUNTY TAX ID#  
*to be determined*  
\_\_\_\_\_ BY *SPB*  
*10-28-06*

**Harnett County Planning Department**

PO Box 65, Lillington, NC 27546  
910-893-7527

Call

↑  
Enter

Environmental Health New Septic Systems Test

Environmental Health Code 800

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

Press 2

- 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: Chloe M. Nichel

Date: 6/29/06