

Initial Application Date:

~~7-28-06~~
6-29-06 11/3/06

Application #

06-50015255R
R

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:

JCH CONTRACTING AND Development Group, LLC

Mailing Address:

5851 RAMSEY STREET

City: Fayetteville

State: NC

Zip: 28311

Phone #: (910) 482-8900

APPLICANT: Same

Mailing Address:

City:

State:

Zip:

Phone #:

PROPERTY LOCATION: SR #:

2026

SR Name:

BYRD POND ROAD

Address:

156 William's Creek Drive

Parcel:

12-0565-0016-18

PIN:

0565-49-4508

Zoning: N/A

Subdivision:

BYRD POND ESTATES - PHASE II

Lot #:

12

Lot Size: 0.847 ac.

Flood Plain: No

Panel: 175

Watershed: N/A

Deed Book/Page: 2258-900

Plat Book/Page: 2004-229

DIRECTIONS TO THE PROPERTY FROM LILLINGTON:

TAKE 401 SOUTH, TURN RIGHT ON BYRD POND ROAD -

Go Approx. 1/4 miles and turn left onto William's Creek Drive (Byrd Pond Estates Subl.)
House is on the right.

PROPOSED USE: 43

SFD (Size 36 x 40) # Bedrooms 3 # Baths 2 1/2 Basement (w/wo bath) No Garage YES ^{Part} Deck YES Crawl Space (Stab)

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

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

Number of persons per household OPAC

Business Sq. Ft. Retail Space _____ Type House was flipped

Industry Sq. Ft. _____ Type and moved. ops

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 Manufactured homes _____ Other (specify) _____

Required Residential Property Line Setbacks:

	Minimum	Actual
Front	<u>35</u>	<u>60' 70' 60</u>
Rear	<u>25</u>	<u>170' 200' 165' 115</u>
Side	<u>10</u>	<u>32' 12' 20</u>
Corner	<u>20</u>	<u>/</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.

Joe Hoyning
Signature of Owner or Owner's Agent

6-30-06
Date

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

SITE PLAN APPROVAL

DISTRICT RA USE SFD

#BEDROOMS 3

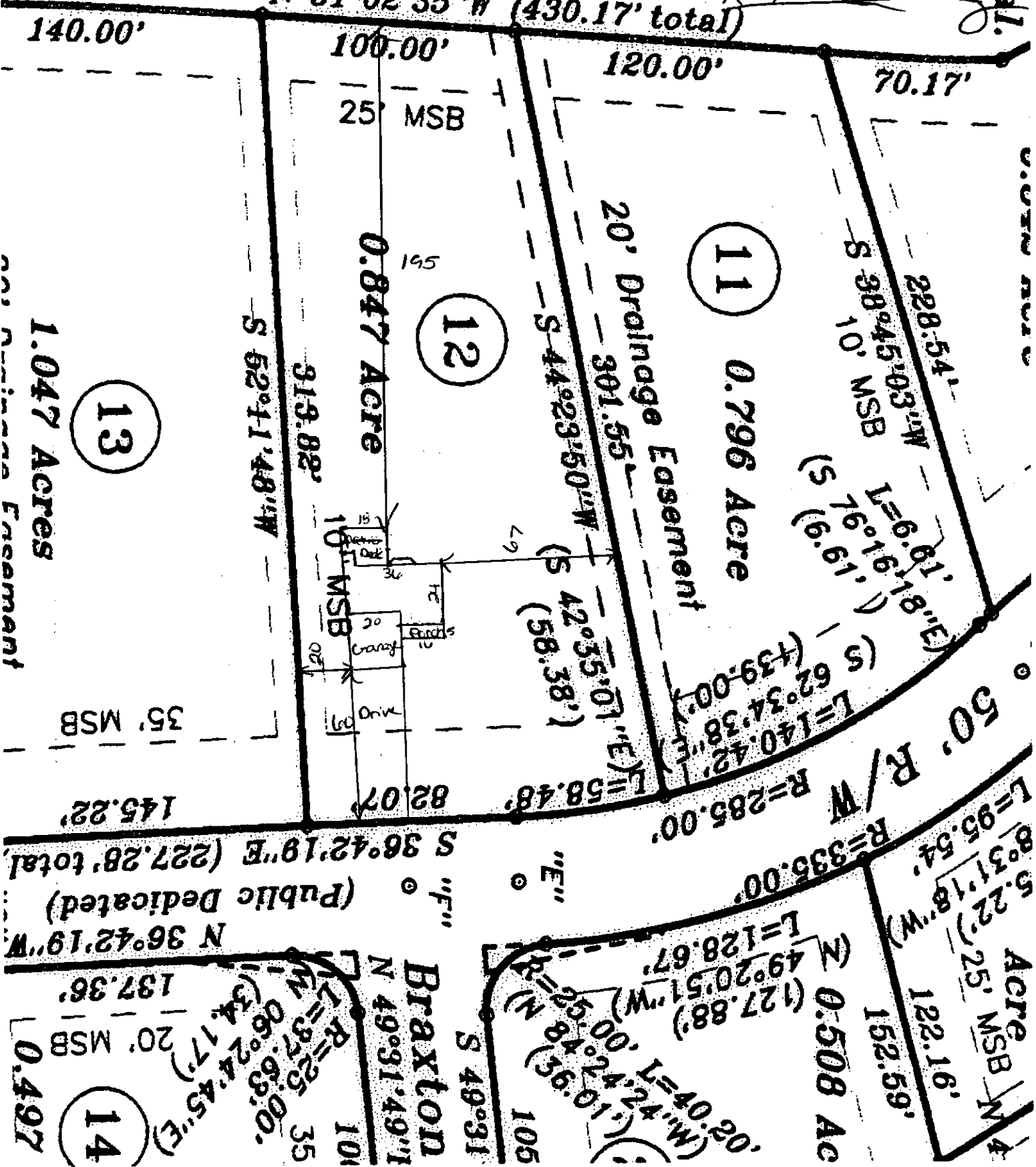
Date 11/3/06 Zoning Administrator [Signature]

Revision

1=50

separat.

N 31°02'35"W (430.17' total)



140.00'

100.00'

120.00'

70.17'

25' MSB

195

12

0.847 Acre

S 52°41'48"W

313.82'

13

1.047 Acres

MSB

35' MSB

145.22'

S 36°42'19"E (227.28' total)

(Public Dedicated)

N 36°42'19"W

137.36'

20' MSB

0.497

14

Braxton

N 49°31'49"W

101

105

S 49°31'

105

105

20' Drainage Easement

11

0.796 Acre

S 38°45'03"W

(S 16°6'11")

L=140.42'

R=285.00'

228.54'

L=140.42'

R=285.00'

R=335.00'

R=335.00'

L=128.67'

L=128.67'

L=127.88'

L=127.88'

L=127.88'

L=127.88'

U.S. HIGHWAY

50'

R/W

R=335.00'

R=335.00'

L=95.54'

L=95.54'

L=122.16'

L=122.16'

L=122.16'

L=122.16'

25' MSB

152.59'

152.59'



HARNETT COUNTY TAX ID#
12 0565 0016-18
 " -19
 " -20
 " -26
6/9 BY MT

FOR REGISTRATION REGISTER OF DEEDS
 KIMBERLY S. HARGROVE
 HARNETT COUNTY, NC
 2006 JUN 09 11:15:17 AM
 BK:2238 PG:986-988 FEE:\$17.00
 NC REV STAMP:\$4.00
 INSTRUMENT # 2006010620

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 44.00

Parcel Identifier No. 120565001618 Verified by _____ County on the _____ day of _____, 20____
 By: 120565001620, 120565001626

Mail/Box to: Ray McLean PO Box 668 Coats, NC 27521

This instrument was prepared by: Ray McLean (DEED PREP ONLY)

Brief description for the Index: Lots 12, 13, 14, and 20 Byrd Pond Estates Subdivision

THIS DEED made this May day of 25, 2006, by and between

GRANTOR

Omni Contracting & Development Group, Inc.
 PO Box 1128
 Fuquay-Varina, NC 27526

GRANTEE

JCH Contracting & Development Group, LLC
 7909 Harps Mill Rd.
 Raleigh, NC 27615

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 _____, Stewart's Creek Township, Harnett County, North Carolina and more particularly described as follows:

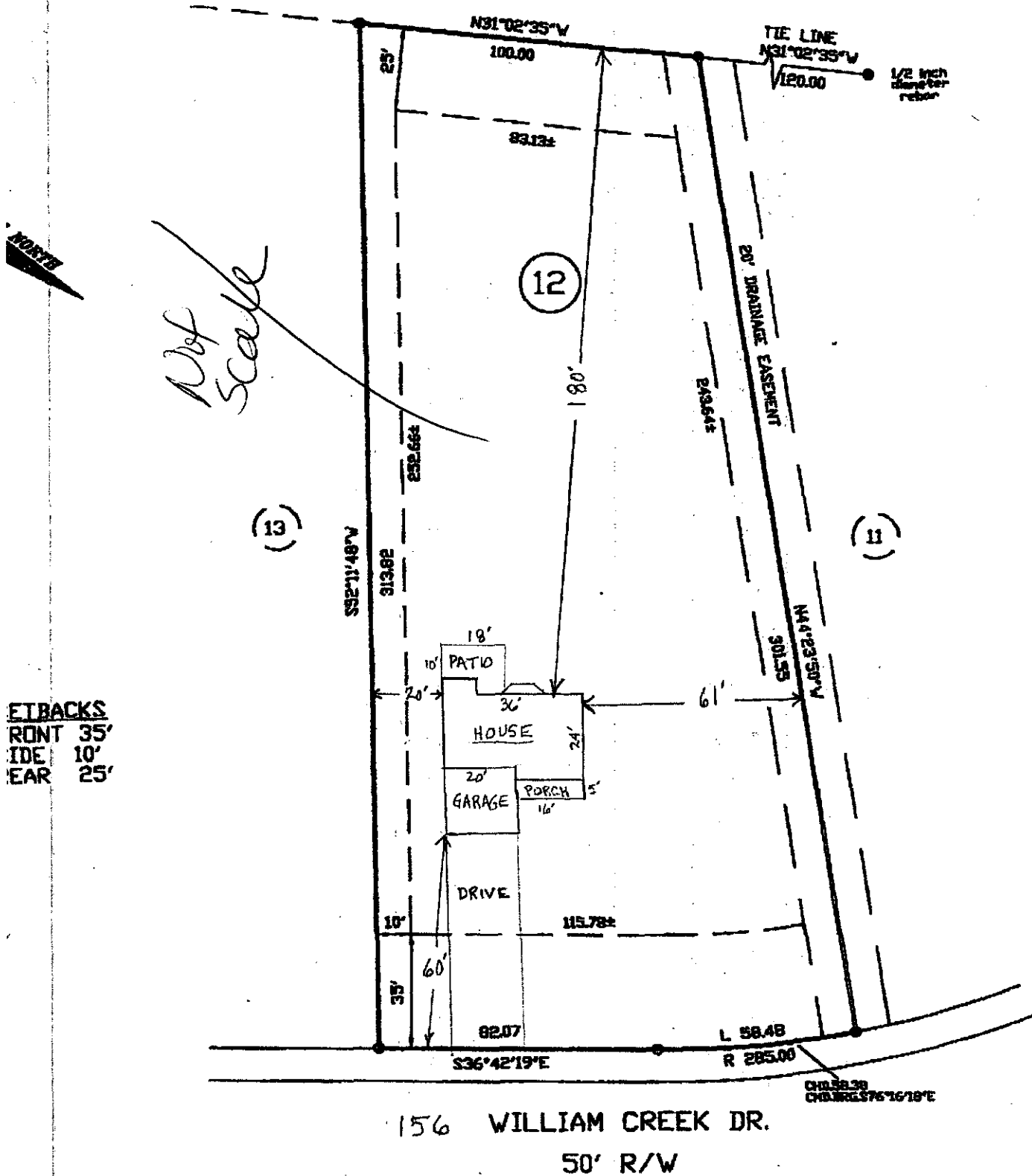
Being all of Lots 12, 13, 14, and 20, Byrd Pond Estates Subdivision, Phase 2, as recorded in Map Number 2004-191, Map Number 2004-229, and Map Number 2005-461, of the Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2111 page 546.

A map showing the above described property is recorded in Plat Book 2004-191 page _____
2004-229 page _____
2005-461

AT-NOT FOR CONVEYANCES OR SALES

JONATHAN L. JUDD
D.B. 1416, PG.27B



- PLOT PLAN FOR -

JCH CONTRACTING AND DEVELOPMENT GROUP, LLC.

- SUBDIVISION -

BYRD POND ESTATES - PHASE TWO

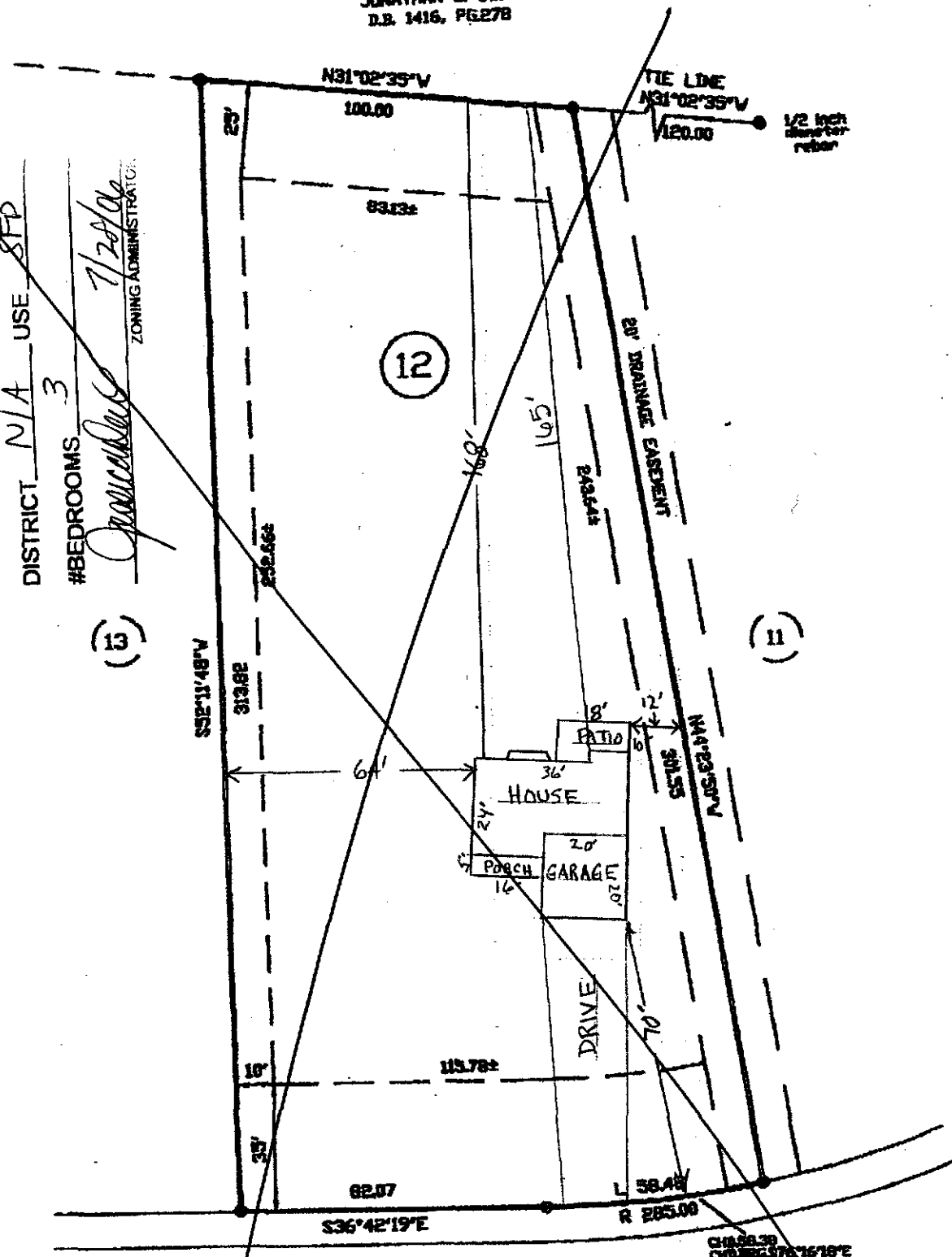
TOTAL P. 04

NOT FOR CONVEYANCES OR SALES

JONATHAN L. JIDD
D.B. 1416, PG27B

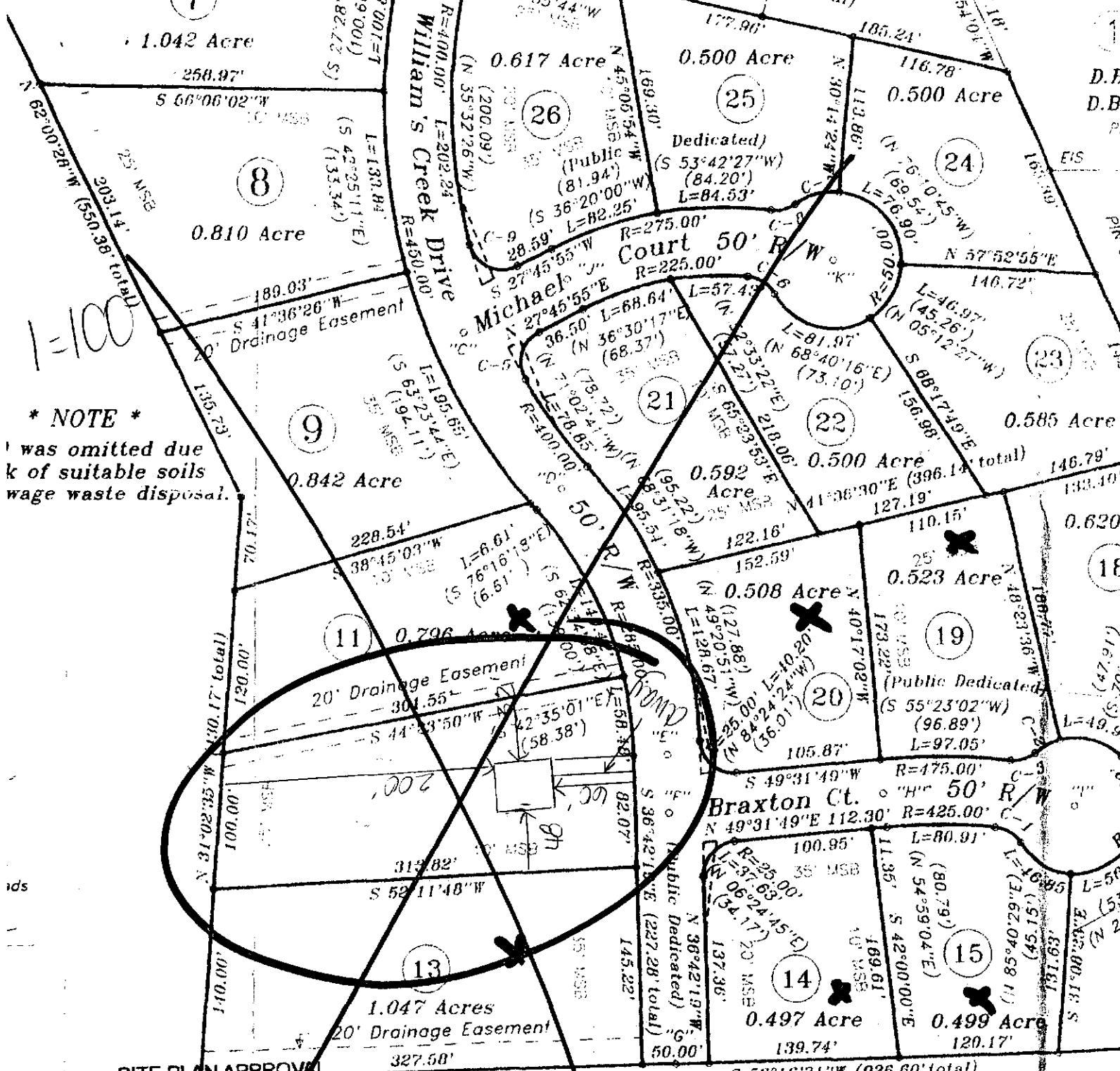
REVISED
SITE PLAN APPROVAL
DISTRICT N/A USE SFP
#BEDROOMS 3
7/20/06
ZONING ADMINISTRATOR

TRACKS
FRONT 35'
SIDE 10'
REAR 25'



156 WILLIAM CREEK DR.

- PLOT PLAN FOR -
JCH CONTRACTING AND DEVELOPMENT GROUP, LLC.
- SUBDIVISION -
BYRD POND ESTATES - PHASE TWO
STEWART'S CREEK TWP. HARNETT COUNTY
REFERENCE
MAP NUMBER 2004-229



*** NOTE ***
 was omitted due
 of suitable soils
 wage waste disposal.

SITE PLAN APPROVAL
 DISTRICT N/A USE SFD
 #BEDROOMS 3
630.06 d. JOHNSON
 ZONING ADMINISTRATOR

Leslie L. Eaton
 D.B. 1829, Pg. 460
 PIN 0565-59-0091

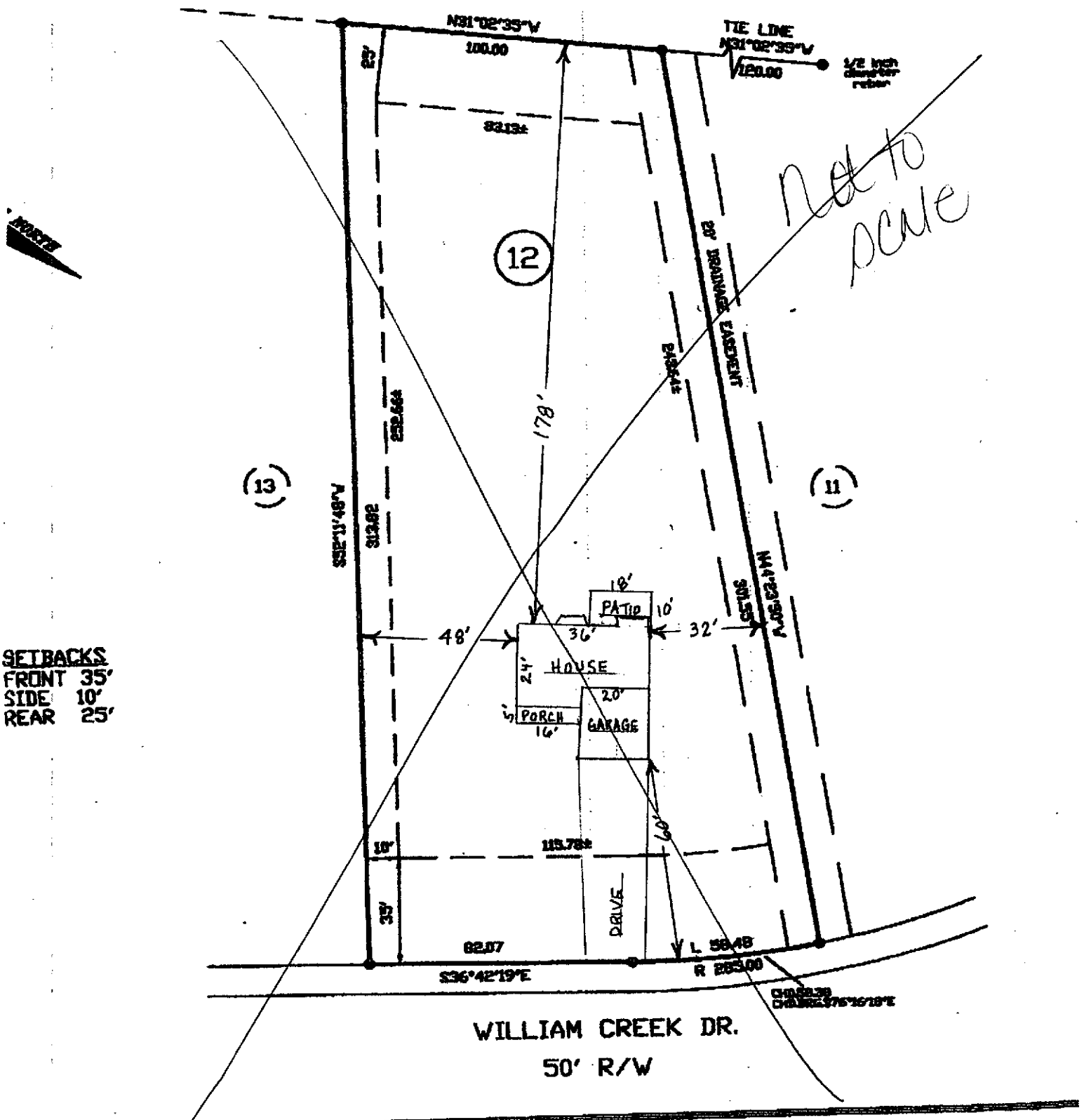
ROAD NAMES HAVE
 REVIEWED AND APPROVED
 BY E-91
 Approved By: [Signature]
 Date: 3/23/04

"BYRD POND ESTATES - PHASE TWO"
 Previously recorded as Map # 2004-191

Revisions:	Map For:	STR
-30-99 rev. lot 9 & 11	David C. & Sue B. Raynor	
3-2004 rev. certificates		
13-04 change street name		

NOT FOR CONVEYANCES OR SALES

JONATHAN L. JIDD
D.B. 1416, PE278



SETBACKS
FRONT 35'
SIDE 10'
REAR 25'

Not to Scale

- PLOT PLAN FOR -

JCH CONTRACTING AND DEVELOPMENT GROUP, LLC

- SUBDIVISION -

BYRD POND ESTATES - PHASE TWO

STEWART'S CREEK TWP. HARNETT COUNTY
REFERENCE