

Initial Application Date: 8/1/06

Application # 0150015480  
1249704

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: Kmac Custom Homes Inc Mailing Address: 3408 Autumn Mist A

City: Fuquay Varina NC State: NC Zip: 27526 Phone #: 919 369-5681

APPLICANT: SAA Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone #: \_\_\_\_\_

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

Address: 1614 Ballard Rd Fuquay Varina NC 27526

Parcel: 08 0652 0025 02 PIN: 0652-45 7738.000

Zoning: RA20m Subdivision: Riverstone Lot #: 19 Lot Size: .65

Flood Plain: X Panel: 50 Watershed: IV Deed Book/Page: 2257/228 Plat Book/Page: 2003 Pt 69

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 N Turn R on Harnett Central Rd Approx 1/2 mile R on Ballard Rd Approx 1/2 mile on L Lot 19

PROPOSED USE:

SFD (Size 57 x 44) # Bedrooms 3 # Baths 2 1/2 Basement (w/w/o bath)  Garage yes Deck yes 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

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 within five hundred feet (500') of tract listed above? YES  NO

Structures on this tract of land: Single family dwellings 1 proposed SFD Manufactured homes \_\_\_\_\_ Other (specify) none

Required Residential Property Line Setbacks:	Minimum	Actual
Front	35	<u>80</u>
Rear	25	<u>74</u>
Side	10	<u>27</u>
Corner	20	<u>107</u>
Nearest Building	10	<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.

Bruce Commins  
Signature of Owner or Owner's Agent

Aug 1 2006  
Date

8/7 N

\*\*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

PROPOSED PLOT PLAN FOR  
 KMAC CUSTOM HOMES, INC.  
 LOT 19, RIVERSTONE SUBDIVISION  
 MAP NO. 2006-326  
 BLACK RIVER TWP. HARNETT CO. N.C.

PLAT NORTH  


MAP NO. 2003-69  
 MAP NO. 2005-1021

(15)

(14)

(13)

(12)

S 10°35'08" W

216.68'

(19)

28516 S.F.  
 0.655 AC.

15'  
 DECK

57.00'

S 79°24'52" E 203.70'

27.0'

22.00'

35.00'

3.00'

PORCH

30.00'

44.0'

N 43°35'21" W

223.02'

(20)

107'

40.98'

N08°34'56" W

7.44'

N04°06'40" E

40.95'

N01°30'39" W

52.28'

BALLARD ROAD S.R. 1437 (60' PUBLIC R/W)



VICINITY MAP  
 NOT TO SCALE

SITE PLAN APPROVAL

DISTRICT RA200 USE JFD  
3



HARNETT COUNTY TAX ID#

081-0652-0025-02

5-21-06 BY [Signature]

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARRIS  
HARNETT COUNTY, NC  
2006 JUL 21 03:07:37 PM  
BK: 2257 PG: 228-230 FEE: \$17.00  
NC REV STAMP: \$66.00  
INSTRUMENT # 2006013544

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \_\_\_\_\_

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

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

This instrument was prepared by: Ray McLean, Attorney

Brief description for the Index: Lot 19 Riverstone S/D

THIS DEED made this 19 day of July, 2006, by and between

GRANTOR

GRANTEE

Investment Choice IV, LLC  
1901 Buck Rowland Dr.  
Fuquay-Varina, NC 27526

KMAC Custom Homes, Inc.  
3408 Autumn Mist Place  
Fuquay-Varina, NC 27526

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 all of Lot 19, Riverstone Subdivision, as recorded in Map Number 2006-326, of the Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2179 page 406

A map showing the above described property is recorded in Plat Book 2006 page 326

## Harnett County Planning Department

PO Box 65, Lillington, NC 27546

910-893-7527

Caul 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: Brian ComminsDate: Aug 1 2006