

Initial Application Date: 5-14-07

Application # 0750017562

**COUNTY OF HARNETT LAND USE APPLICATION**

Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 Fax: (910) 893-2793 www.harnett.org

LANDOWNER: DUNCAN Dev. LLC Mailing Address: 466 Stancil Road

City: Angier State: NC Zip: 27501 Home #: 639-2073 Contact #: 795-8990

APPLICANT: Stancil Builders Mailing Address: 466 Stancil Rd

City: Angier State: NC Zip: 27501 Home #: 639-2073 Contact #: 795-8990

\*Please fill out applicant information if different than landowner

PROPERTY LOCATION: State Road #: 1403 State Road Name: Cokesbury PARK LANE

Parcel: 050635012112 PIN: 0635-69-0329.000

Zoning: RA-20M Subdivision: Cokesbury PARK PH II Lot #: 50 Lot Size: 15,200 s.f.

Flood Plain: X Panel: 0624 Watershed: NA Deed Book/Page: 2229/131 Plat Book/Page: 2006/854

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 421 to Christian Light Rd to Cokesbury Rd to Cokesbury Subdivision.

**PROPOSED USE**

- SFD (Size 40 x 60) # Bedrooms 3 # Baths 2 Basement (w/wo bath) \_\_\_\_\_ Garage  Deck  Crawl Space Slab
- Modular: On frame \_\_\_\_\_ Off frame (Size \_\_\_\_\_ x \_\_\_\_\_) # Bedrooms \_\_\_\_\_ # Baths \_\_\_\_\_ Garage \_\_\_\_\_ (site built? \_\_\_\_\_) Deck \_\_\_\_\_ (site built? \_\_\_\_\_)
- Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_
- Manufactured Home: SW \_\_\_\_\_ DW \_\_\_\_\_ TW (Size \_\_\_\_\_ x \_\_\_\_\_) # Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ (site built? \_\_\_\_\_) Deck \_\_\_\_\_ (site built? \_\_\_\_\_)
- Business Sq. Ft. Retail Space \_\_\_\_\_ Type \_\_\_\_\_ # Employees: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
- Industry Sq. Ft. \_\_\_\_\_ Type \_\_\_\_\_ # Employees: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
- Church Seating Capacity \_\_\_\_\_ # Bathrooms \_\_\_\_\_ Kitchen \_\_\_\_\_
- Home Occupation (Size \_\_\_\_\_ x \_\_\_\_\_) # Rooms \_\_\_\_\_ Use \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
- Accessory/Other (Size \_\_\_\_\_ x \_\_\_\_\_) Use \_\_\_\_\_
- Addition to Existing Building (Size \_\_\_\_\_ x \_\_\_\_\_) Use \_\_\_\_\_ Closets in addition ( ) yes ( ) no

Water Supply:  County ( ) Well (No. dwellings \_\_\_\_\_) ( ) Other

Sewage Supply:  New Septic Tank (Need to fill out New Tank Checklist) ( ) Existing Septic Tank ( ) County Sewer ( ) Other

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 proposed Manufactured Homes \_\_\_\_\_ Other (specify) VACANT

**Required Residential Property Line Setbacks:**

|                              | Minimum | Actual | Comments: |
|------------------------------|---------|--------|-----------|
| Front                        | 35      | 36     |           |
| Rear                         | 25      | 113.4  |           |
| Side                         | 10      | 10.2   |           |
| Corner/Sidestreet            | 20      |        |           |
| Nearest Building on same lot | 10      | N/A    |           |

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 of plans submitted. I hereby state that the foregoing statements are accurate and correct to the best of my knowledge. This permit is subject to revocation if false information is provided on this form.

Brenda D. Dutton  
Signature of Owner or Owner's Agent

5-14-07  
Date

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

**A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) AND PLAT ARE REQUIRED WHEN APPLYING FOR LAND USE APPLICATION**

Please use Blue or Black Ink ONLY

**Plot Plan Only  
Not a Survey**

**Proposed Impervious Surface**  
 1,861.83 sq. ft. (House)  
 + 999.92 sq. ft. (Concrete)  
 2,861.75 sq. ft. (Total)

(45A) **Duncan Dev., LLC**  
 D.B. 2229, Pg. 131  
 M.N. 2006-854

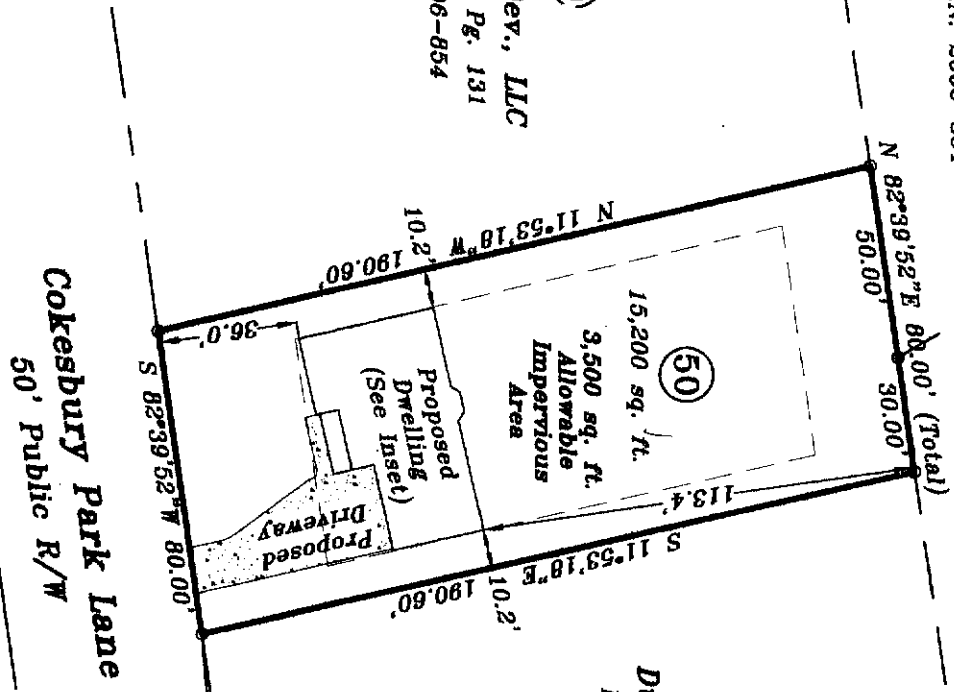
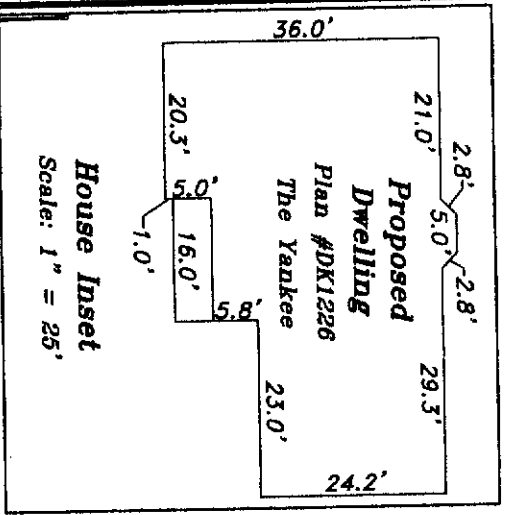
(46A) **Duncan Dev., LLC**  
 D.B. 2229, Pg. 131  
 M.N. 2006-854

(49)

**Duncan Dev., LLC**  
 D.B. 2229, Pg. 131  
 M.N. 2006-854

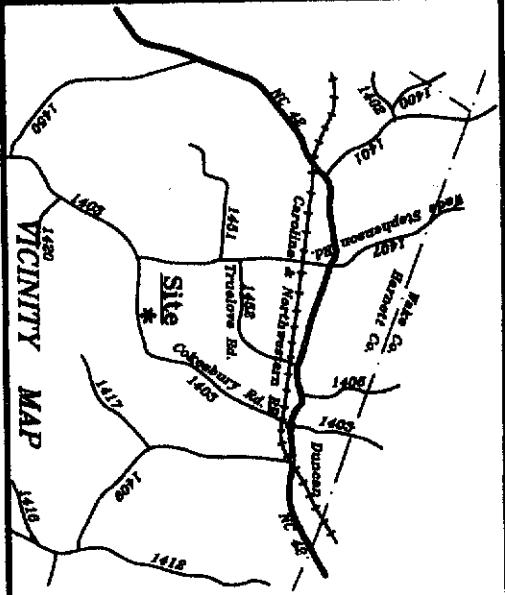
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**Duncan Dev., LLC**  
 D.B. 2229, Pg. 131  
 M.N. 2006-854



Map Number 2006-854

SITE PLAN APPROVED  
 DISTRICT BAZON SE SED  
 #BEDROOMS 3  
 Date 5/17/07  
 Zoning Administrator [Signature]



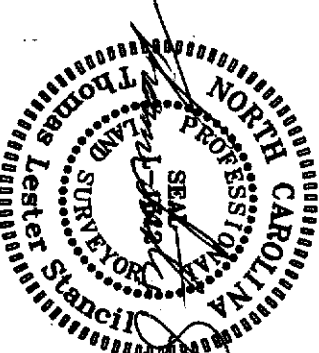
575 Cokesbury Park Lane  
 Lot 50 - Cokesbury Park - Phase III  
 D.B. 2229, Pg. 131 & M.N. 2006-854  
 PIN #0635-69-0329.000

Drawn For:

**Stancil Builders, Inc.**

Buckhorn Twp. Harnett County  
 Scale: 1" = 50' Date: 05-08-07

Surveyed & Mapped By  
**STANCIL & ASSOCIATES**  
 Professional Land Surveyor, P.A.  
 P.O. Box 730, Angier, N.C. 27501  
 919-639-2133 919-639-2602 (FAX)



NOT FOR RECORDATION

OWNER NAME: Duncan Dev. LLC

APPLICATION #: 17562

**\*This application to be filled out only when applying for a new septic system.\***

**County Health Department Application for Improvement Permit and/or Authorization to Construct**

IF THE INFORMATION IN THIS APPLICATION IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENT PERMIT OR AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. The permit is valid for either 60 months or without expiration depending upon documentation submitted. (complete site plan = 60 months; complete plat = without expiration)

**DEVELOPMENT INFORMATION**

- New single family residence
- Expansion of existing system
- Repair to malfunctioning sewage disposal system
- Non-residential type of structure

**WATER SUPPLY**

- New well
- Existing well
- Community well
- Public water
- Spring

Are there any existing wells, springs, or existing waterlines on this property?

yes  no  unknown

**SEPTIC**

If applying for authorization to construct please indicate desired system type(s): can be ranked in order of preference, must choose one.

- Accepted  Innovative
- Alternative  Other \_\_\_\_\_
- Conventional  Any

The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes", applicant must attach supporting documentation.

- YES  NO Does the site contain any Jurisdictional Wetlands?
- YES  NO Does the site contain any existing Wastewater Systems?
- YES  NO Is any wastewater going to be generated on the site other than domestic sewage?
- YES  NO Is the site subject to approval by any other Public Agency?
- YES  NO Are there any easements or Right of Ways on this property?
- YES  NO Does the site contain any existing water, cable, phone or underground electric lines?

If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

I Have Read This Application And Certify That The Information Provided Herein Is True, Complete And Correct. Authorized County And State Officials Are Granted Right Of Entry To Conduct Necessary Inspections To Determine Compliance With Applicable Laws And Rules. I Understand That I Am Solely Responsible For The Proper Identification And Labeling Of All Property Lines And Corners And Making The Site Accessible So That A Complete Site Evaluation Can Be Performed.

[Signature]

PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

5-14-09  
DATE

Application Number: 0750017562  
0750017563  
0750017564  
0750017565  
0750017566

**Harnett County Central Permitting Department**  
PO Box 65, Lillington, NC 27546  
910-893-7525

**Environmental Health New Septic Systems Test**  
**Environmental Health Code 800**

- Place "property flags" on each corner iron of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
- 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.
- If property is thickly wooded, Environmental Health requires that you clean out the undergrowth to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. *No grading of property should be done.*
- Call No Cuts to locate utility lines prior to scheduling inspection. 800-632-4949 (This is a free service)
- After preparing proposed site call the voice permitting system at 910-893-7525 and give code **800** for Environmental Health confirmation. **Please note confirmation number given at end of recording for proof of request.**
- Use Click2Gov or IVR to hear results. 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. Follow above instructions for placing flags on property.
- 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 910-893-7525 and give code **800** for Environmental Health confirmation. **Please note confirmation number given at end of recording for proof of request.**
- Use Click2Gov or IVR to hear results. Once approved, proceed to Central Permitting for remaining permits.

**Health and Sanitation Inspections**

- After submitting plans for food and lodging to Central Permitting, please allow approximately 7-10 working days for plan status. Use Click2Gov or IVR to hear results.
- Once all plans are approved, proceed to Central Permitting for remaining permits.

**Fire Marshal Inspections**

- After submitting plans for Fire Marshal review to Central Permitting, please allow approximately 7-10 working days for approval. Use Click2Gov or IVR to hear results. Once all plans are approved, proceed to Central Permitting for permits.
- Fire Marshal's letter must be placed 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**

- After submitting plans for Building Inspections, please allow approximately 3 working days for review. Use Click2Gov or IVR to hear results. Once all plans are approved, proceed to Central Permitting for permits.
- For new housing/set up permits must meet E 911 / Addressing guidelines prior to scheduling final inspection.
- Use Click2Gov or IVR to hear results.

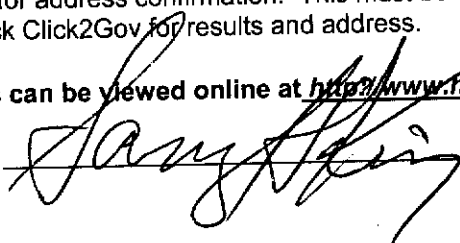
**E911 Addressing**

**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 910-893-7525 and give code **814** for address confirmation. This must be called in even if you have contacted E911 for verbal confirmation. Check Click2Gov for results and address.

• Inspection results can be viewed online at <http://www.harnett.org/services-213.asp> then select **Click2Gov**

Applicant/Owner Signature



Date

5-16-07

North Carolina, said map being recorded as Map 2006, Page 443, Harnett County Registry, reference to which is hereby made for greater certainty of description.

Deed reference Book 656, Page 379, Harnett County Registry

TO HAVE AND TO HOLD the aforesaid parcel of land unto the Grantee, its successors and assigns, and all privileges and appurtenances, thereunto belonging unto Grantee in fee simple. The Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against all lawful claims of persons whomsoever, excluding the exceptions hereafter stated.

1. Property taxes for 2006 and thereafter,
2. Easements, rights of way and other such matters as may be shown on the recorded map, Book of Maps 2006, Page 443

IN TESTIMONY WHEREOF, Grantor has caused this instrument to be executed under seal the day and year first above written.

Clarence E. Prince (SEAL)  
Clarence E. Prince

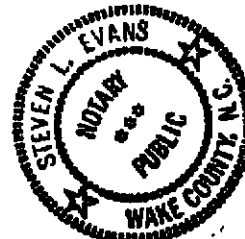
Linda W. Prince (SEAL)  
Linda W. Prince

North Carolina  
Wake County

I, Steven L. Evans, Notary Public for the county and state aforesaid, certify that Clarence E. Prince and Linda W. Prince personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19th day of May, 2006.

My commission expires 04-06-07

Steven L. Evans  
Notary Public



Unrecorded



HARNETT COUNTY TAX ID#  
07005-0636-0003

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2006 MAY 19 01:35:51 PM  
BK: 2229 P6 131-133 FEE: \$17.00  
NC REV STAMP: \$6.00  
INSTRUMENT # 200609106

5-19-06 BY (Signature)

Prepared By: Steven K. Evans (without title examination or closing)  
Mail To: Grantee

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT  
TAX ID  
Excise Tax: \$6.00

**GENERAL WARRANTY DEED**

THIS DEED made and entered into this 19th day of May, 2006, by and between Clarence E. Prince and wife Linda W. Prince, hereinafter referred to as "Grantor", whose address is 240 Prince Farm Road, Holly Springs, NC 27540, and Duncan Development, LLC, a North Carolina limited liability company, hereinafter referred to as "Grantee", whose address is 1100 Meadow Wood Drive, Fuquay-Varina, NC 27526;

The designation of the Grantor as used herein and Grantee as used herein shall include said parties, their successors and assigns, and shall include the singular and plural, as required, and the masculine, feminine and neuter gender, as appropriate.

WITNESSETH

NOW, THEREFORE, the Grantor for 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, its successors and assigns, in fee simple, that certain parcel of land located in Harnett County, North Carolina, more particularly described as follows:

BEING all of that parcel containing 2.994 acres (to the centerline of the Norfolk & Southern Railroad right of way, 1.801 acres to the Railroad right of way), and designated as "Area To Be Recombined", as shown on map entitled "Recombination Survey For Duncan Development LLC" dated May 11, 2006 by Benton W. Dewar and Associates, Professional Land Surveyor, Holly Springs,