

Initial Application Date: 3-10-08

Application # 0850019599

CU \_\_\_\_\_

**COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION**

Central Permitting

108 E. Front Street, Lillington, NC 27546

Phone: (910) 893-7525

Fax: (910) 893-2793

www.harnett.org

LANDOWNER: BFT Builders

Mailing Address: P.O. Box 42206

City: Fayetteville

State: NC Zip: 28309

Home #: \_\_\_\_\_

Contact #: 433-4337

APPLICANT: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Home #: \_\_\_\_\_ Contact #: \_\_\_\_\_

\*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Marka

Phone #: Same

PROPERTY LOCATION: Subdivision: Carolina Oaks

Lot #: 38 Lot Size: .64

State Road #: 2044 State Road Name: Will Lucas

Map Book & Page: Deed 2430, 734

Parcel: 01 0544 0012 38

PIN: 0544-05-2955.000

Zoning: None Flood Zone: None Watershed: None - new Deed Book & Page: 2007 1544/595 Power Company: DUK SR

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: TAKE 401 S TO Elliott Farm Bridge Rd. (turn Rt.) Turn Rt. on Will Lucas Rd. Carolina Oaks is on Rt. Turn Rt onto Carolina Oaks Circle. Turn left onto Nordica Ct.

**PROPOSED USE:**

(Include Bonus room as a bedroom if it has a closet)

Circle:

- SFD (Size 38 x 58) # Bedrooms 4 # Baths 2 1/2 Basement (w/wo bath) \_\_\_\_\_ Garage  Deck  Crawl Space / Slab
- Mod (Size \_\_\_\_\_ x \_\_\_\_\_) # Bedrooms \_\_\_\_\_ # Baths \_\_\_\_\_ Basement (w/wo bath) \_\_\_\_\_ Garage \_\_\_\_\_ Site Built Deck \_\_\_\_\_ ON Frame / OFF
- Manufactured Home: \_\_\_\_\_ SW \_\_\_\_\_ OW \_\_\_\_\_ TW (Size \_\_\_\_\_ x \_\_\_\_\_) # Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ (site built? \_\_\_\_\_) Deck \_\_\_\_\_ (site built? \_\_\_\_\_)
- Duplex (Size \_\_\_\_\_ x \_\_\_\_\_) No. Buildings \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_
- Home Occupation # Rooms \_\_\_\_\_ Use \_\_\_\_\_ Hours of Operation: \_\_\_\_\_ #Employees \_\_\_\_\_
- Addition/Accessory/Other (Size \_\_\_\_\_ x \_\_\_\_\_) Use \_\_\_\_\_ Closets in addition ( ) yes ( ) no

Water Supply:  County  Well (No. dwellings \_\_\_\_\_) **MUST** have operable water before final

Sewage Supply:  New Septic Tank (Complete **New Tank Checklist**)  Existing Septic Tank  County Sewer

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 (existing or proposed): Single family dwellings 1 PROP Manufactured Homes \_\_\_\_\_ Other (specify) \_\_\_\_\_

Comments: \_\_\_\_\_

**Required Residential Property Line Setbacks:**

Front	Minimum <u>35</u>	Actual <u>49.2</u>
Rear	<u>25</u>	<u>150.0 93'</u>
Closest Side	<u>10</u>	<u>11.3</u>
Sidestreet/corner lot	<u>20</u>	
Nearest Building on same lot	<u>6</u>	<u>N/A</u>

If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

Signature of Owner or Owner's Agent: Marka Rogan

Date: 3-10-08

\*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

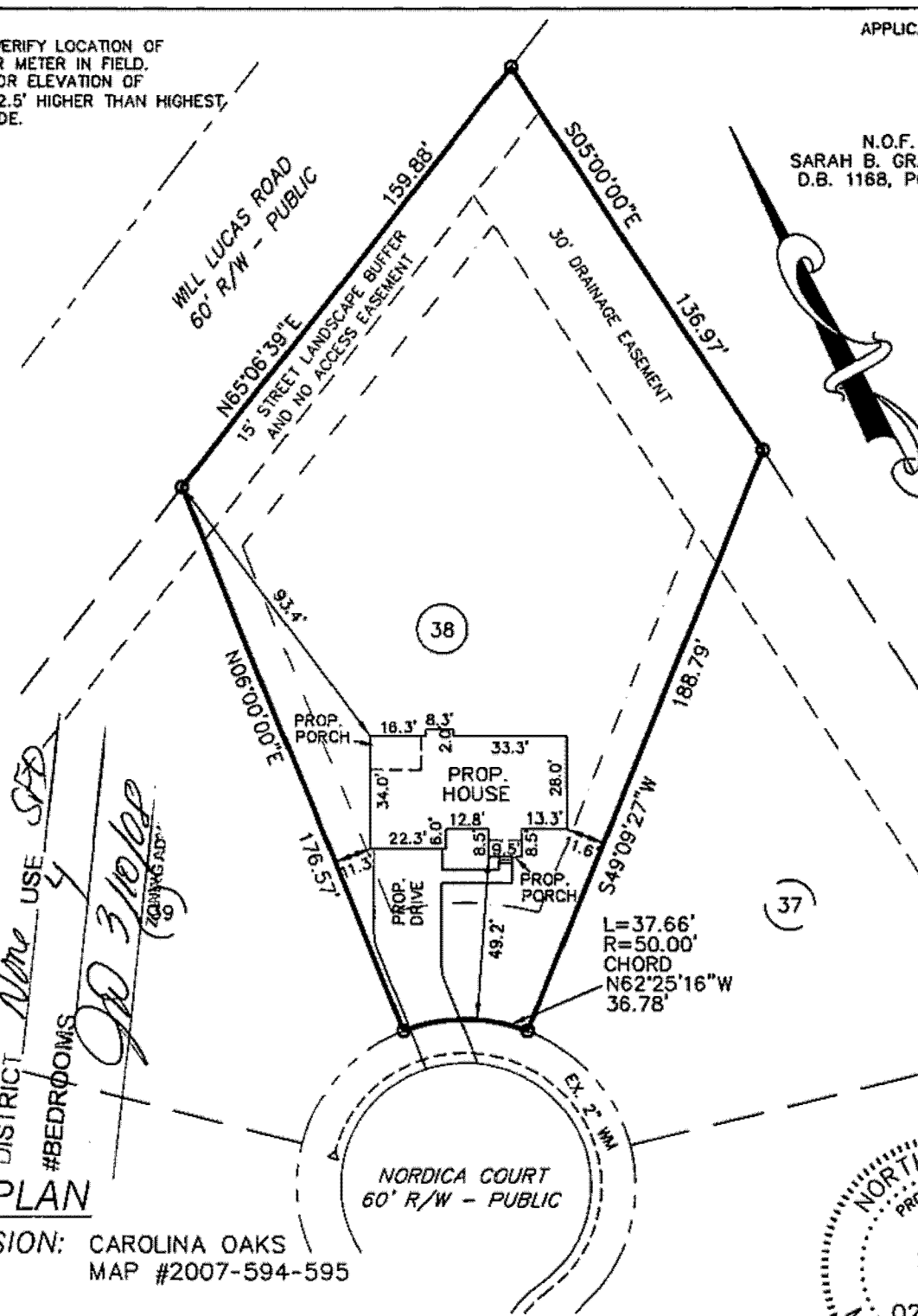
NOTE:  
 -BUILDER TO VERIFY LOCATION OF  
 EXISTING WATER METER IN FIELD.  
 -FINISHED FLOOR ELEVATION OF  
 HOUSE TO BE 2.5' HIGHER THAN HIGHEST  
 ADJACENT GRADE.

APPLICATION NO.: 0850019599

N.O.F.  
 SARAH B. GRAINGER  
 D.B. 1168, PG. 193

PLAN APPROVAL  
 DISTRICT *Nine* USE *SFD*  
 #BEDROOMS *4*

*QD 3/10/08*  
 (SIGNATURE)  
 TO



**PLOT PLAN**

SUBDIVISION: CAROLINA OAKS  
 MAP #2007-594-595

OWNER: BFT BUILDERS  
 SCALE: 1" = 50'



The design for the proposed sewage disposal system \_\_\_\_\_ approved.  
 Sanitarian Supervisor  
 Harnett County Health Dept.  
 Date \_\_\_\_\_

**Averette Engineering Co., P.A.**  
 Established 1970  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 PLANNING

Address:  
 712 E. Lake Ridge Road  
 Raeford, NC 28376  
 Phone: (910) 488-5656  
 Fax: (910) 488-0181  
 Web: www.averette-eng.com

The elevations and utilities have been verified.  
*Michael D. Averette*  
 Michael D. Averette PE-021411  
 Professional Engineer  
 FEBRUARY 29, 2008  
 Date \_\_\_\_\_

FPLAN106 Y

OWNER NAME: BFT Builders

APPLICATION #: 19599

**\*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.

Marla Egen  
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

3-10-08  
DATE

**Departmental Checklist**  
**Harnett County Central Permitting**  
PO Box 65, Lillington, NC 27546  
910-893-7525 option 1 for Voice Permitting

conf # \_\_\_\_\_

X

**Environmental Health New Septic Systems Test**

Environmental Health Code 800

#1

- 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 use code 800 (after selecting notification permit if multiple permits) 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.

2

**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 & select notification permit if multiple permits, then use 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.

2

**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.

2

**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.

X

**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.

X

**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.

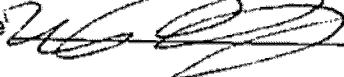
X

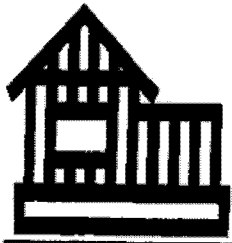
**E911 Addressing**

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 7-10-08



0850019596 -  
0850019605

**Accent Home Builders, Inc.**

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**P.O. Box 42206  
Fayetteville, NC 28309  
910-433-4337-Phone  
910 433-0156-Fax**

March 4, 2008

Mr. West,

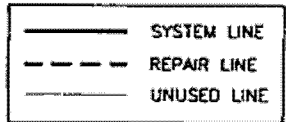
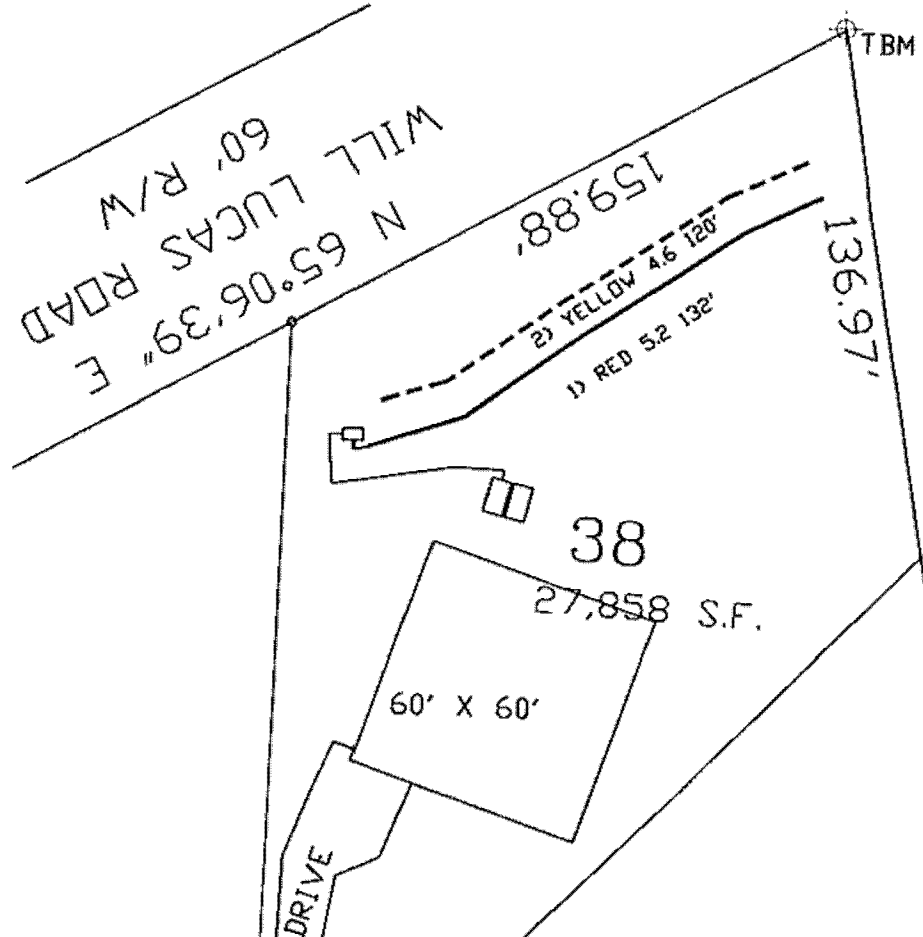
Please note that we have had Soil and Environmental Consultants go to Carolina Oaks to define and mark areas for these ten lots for Accent Home Builders and BFT Builders where septic tanks are to go, as well as stake corners of the houses. We hope that this will expedite this process. Thank you, if you have any questions please contact me at 910-237-5130.

Bill Jackson

Accent Home Builders and BFT Builders

4-BEDROOM PUMP TO D-BOX SYSTEM  
 LINE 1 ( 1.0 LTAR) W-EZLAY  
 4-BEDROOM PUMP TO D-BOX REPAIR  
 LINE 2 ( 1.0 LTAR) W-EZLAY

CAROLINA OAKS  
 LOT 38



LINE LENGTHS SHOWN ON THIS PAGE MAY BE LONGER THAN THE SPECIFIED DESIGN LENGTHS. TO ENSURE PROPER INSTALLATION PAY ATTENTION TO SPECIFICATIONS AND TAPS SHEETS CONNECTED WITH DESIGN. SEPTIC, PUMP TANKS AND ALL DRAINLINES NEED TO BE 10' OFF PROPERTY LINES.



- \*\*\*\* NOT A SURVEY
- \*\*\*\* LINES NOT LOCATED
- \*\*\*\* BASE MAP PROVIDED BY CLIENT
- \*\*\*\* ACTUAL ALIGNMENT IN FIELD MAY VARY SLIGHTLY FROM MAP REPRESENTATION

NORDICA CT  
 60' R/W

PROJECT NO. 9956.S3	SCALE 1" = 50'	SHEET TITLE: LOT 38 SEPTIC SYSTEM LAYOUT
PROJECT MGR. MA	FIELD WORK CO	PROJECT NAME:
DRAWN BY CO	FIELD BOOK CBO 003	BFT BUILDERS INC CAROLINA OAKS S/D HARRETT COUNTY, NORTH CAROLINA SEPT. 2007
SECFILES\9956.S3\LAYOUTS\LOT 38 DWG		



**Soil & Environmental Consultants, PA**  
 11010 Raven Ridge Road • Raleigh, North Carolina 27614 • Phone: (919) 846-5900 • Fax: (919) 846-9467  
 www.SandEC.com

**CAROLINA OAKS LOT 38**

Project No. 9956.S3

LAYOUT FOR 4 BEDROOM HOME

SEPT. 20, 2007

<u>LINE #</u>	<u>FLAG</u> <u>COLOR</u>	<u>BS</u>	<u>HI</u>	<u>FS</u>	<u>ELEVATION</u>	<u>FLAGGED</u> <u>LINE LENGTH</u>	<u>DESIGN</u> <u>LINE LENGTH</u>
TBM		4.0			100.00		
INSTR. 1			104.00				
*1	RED			5.20	98.80	132	130
2	YELLOW			4.60	99.40	120	120

Total      252                      250

	<u>LINE</u> <u>LENGTH</u>	<u>LTAR</u> <u>GPD/FT<sup>2</sup></u>	<u>SYSTEM</u> <u>TYPE</u>	<u>SOIL</u> <u>LTAR</u> <u>GPD/FT<sup>2</sup></u>	<u>INNOVATIVE</u> <u>SYSTEM</u>	<u>DISTRIBUTION</u>
* System	130	1.00	INNOV.	1.00	E-Zlay	Serial
Repair	120	1.00	Innov.	1.00	E-Zlay	Serial

**Notes:** \*\* TBM AT FRONT LEFT CORNER STAKE

\*\*TBM is assumed to be 100'.

\*\*All measures in feet.

\*\*Nitrification lines are demonstrated on contour via colored pin flags.

\*\*BS, FS indicate rod readings.

CUM GRATIA



FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARRIS  
HARNETT COUNTY, NC  
2007 JUL 01 04:00:38 PM  
BK. 2408 PG. 19-21 FEE: \$17.00  
NC REV STAMP: \$275.00  
INSTRUMENT # 2007013933

HARNETT COUNTY TAX ID#

01.0544.002-18  
34, 36, 38, 55

8.16 BY 8/13

Prepared By and Return To Attorney Steve Bunce

File #28897-07

Revenue Stamps \$275 00

NORTH CAROLINA

GENERAL WARRANTY DEED

HARNETT COUNTY

THIS DEED made and entered into this 31<sup>ST</sup> day of July, 2007, by and between M2 Investments, LLC, a North Carolina Limited Liability company, hereinafter called "Grantor," and BFT Builders, Inc., a North Carolina corporation, whose mailing address is P O Box 42208, Fayetteville, NC 28309, hereinafter called "Grantee".

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

WITNESSETH

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 (with the exceptions hereinafter stated, if any), all the certain tract or parcel of land situated in the City of Stedman in Cedar Creek Township, Cumberland County, North Carolina, and more particularly described as follows

BEING all of Lots 18, 34, 36, 38 and 55 in a Subdivision known as CAROLINA OAKS according to a plat of same being duly recorded in Map Book 2207, Page 594, Harnett County Registry, North Carolina and being a portion of the property conveyed to M2 Investments, LLC by Deed recorded in Book 2223, Page 91, aforesaid registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple

And 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 title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated, if any

\*\*This Deed is being re-recorded to correct the Map Book to be "2007" in lieu of "2207"





HARNETT COUNTY TAX ID#

01 05 44 0027 KB  
WTC

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2007 SEP 28 01:23:33 PM  
BK: 2439 PG: 734-738 FEE: \$21.00

INSTRUMENT # 2007017677

9/28/07 BY 8103

EXPLANATION STATEMENT TO CORRECT OBVIOUS MINOR ERROR(S) MADE IN AN INSTRUMENT AS ORIGINALLY RECORDED

RE: BOOK 2408

PAGE 19

RECORDED IN THE HARNETT COUNTY REGISTRY

NAMES OF ALL PARTIES TO THE ORIGINAL INSTRUMENT:

GRANTOR(S): M2 Investments, LLC a North Carolina Limited Liability company

GRANTEE(S): BFT Builders, Inc. a North Carolina corporation

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

I/We the undersigned, hereby certify that the following corrections are made in the above named recorded instrument in accordance with the provisions of G.S. 47-36 1 ratified June 30, 1986.

DESCRIPTION OF CORRECTION(S): This Deed is being re-recorded to correct the Map

Book to be "2007" in lieu of "2207"

THIS THE 20TH DAY OF AUGUST, 2007.

  
\_\_\_\_\_  
Steve Bunce, Attorney and Draftsman (SEAL)

