

Initial Application Date: 12-13-12

Application # 1250030316R

SCANNED

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION
Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 ext:2 Fax: (910) 893-2793 www.harnett.org/permits

A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) & SITE PLAN ARE REQUIRED WHEN SUBMITTING A LAND USE APPLICATION

AKA - Kenlan Development
LANDOWNER: ABJ Investments, LLC Mailing Address: P.O. Box 64553
City: Fayetteville State: NC Zip: 28306 Contact No: 910-485-5790 Email: mtalley@highlandpaving.com

APPLICANT*: Savvy Homes, LLC Mailing Address: 8025 Creedmoor Rd., Suite 100
City: Raleigh State: NC Zip: 27613 Contact No: 919-781-8104 Email: gzotto@savvyhomes.com

*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Carson Beard Phone # 919-800-7419

PROPERTY LOCATION: Subdivision: Kenlan Farms Lot #: 53 Lot Size: 21,683 sf.
State Road # 250 State Road Name: Shepard Dr. Map Book & Page: 2379 / 637

Parcel: 120555 0216 57 PIN: 0555-32-5444-000
Zoning: RA-20R Flood Zone: No Watershed: No Deed Book & Page: 3042 / 433 Power Company*: Progress

*New structures with Progress Energy as service provider need to supply premise number OTP from Progress Energy.

PROPOSED USE:

- SFD: (Size 51' x 42 1/4') # Bedrooms: 4 # Baths: 3 Basement(w/w bath): ___ Garage: Deck: ___ Crawl Space: ___ Slab: Monolithic Slab: ___
(Is the bonus room finished? () yes () no w/ a closet? () yes () no (if yes add in with # bedrooms))
- Mod: (Size ___ x ___) # Bedrooms ___ # Baths ___ Basement (w/w bath) ___ Garage: ___ Site Built Deck: ___ On Frame ___ Off Frame ___
(Is the second floor finished? () yes () no Any other site built additions? () yes () no)
- Manufactured Home: ___ SW ___ DW ___ TW (Size ___ x ___) # Bedrooms: ___ Garage: ___ (site built? ___) Deck: ___ (site built? ___)
- Duplex: (Size ___ x ___) No. Buildings: ___ No. Bedrooms Per Unit: ___
- Home Occupation: # Rooms: ___ Use: ___ Hours of Operation: ___ #Employees: ___
- Addition/Accessory/Other: (Size ___ x ___) Use: ___ Closets in addition? () yes () no

Water Supply: County ___ Existing Well ___ New Well (# of dwellings using well ___) *Must have operable water before final

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

Does owner of this tract of land, own land that contains a manufactured home within five hundred feet (500') of tract listed above? () yes () no

Does the property contain any easements whether underground or overhead () yes () no

Structures (existing or proposed): Single family dwellings: proposed Manufactured Homes: ___ Other (specify): ___

Required Residential Property Line Setbacks:

Front	Minimum	35'	Actual	<u>37'</u>
Rear	Minimum	25'	Actual	<u>52.2</u> <u>52.7</u>
Closest Side	Minimum	10'	Actual	<u>32.3</u> <u>27.1</u>
Side street/corner lot	Minimum	25'	Actual	<u>N/A</u>
Nearest Building on same lot	Minimum	25'	Actual	<u>N/A</u>

Comments: Revision - No Fee per E.H.

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: From Lillington take Hwy. 210 towards Fayetteville. Take left at McNeill Hobbs Road. Follow for about 4 1/2 miles to turn right at Wire Road. Kenlan Farms subdivision is located approximately 3 1/2 miles on the right.

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

12.13.12
Date

*****It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.*****

****This application expires 6 months from the initial date if permits have not been issued****



LEGEND

- PO=PORCH
- P=PATIO
- SW=SIDEWALK
- DW=CONC DRIVEWAY
- EB=ELECTRIC BOX
- CO=CLEANOUT
- TP=TELEPHONE PEDESTAL
- WM=WATER METER
- AC=AIR CONDITIONING UNIT
- EOP=EDGE OF PAVEMENT
- BOC=BACK OF CURB

- IRON PIPE FOUND
- IRON PIPE SET
- CALCULATED POINT

SETBACKS

- FRONT 35'
- SIDE 10'
- REAR 25'

IMPERVIOUS AREA

- HOUSE 2,048 SQ. FT.
- DRIVE 839 SQ. FT.
- WALK 90 SQ. FT.
- PATIO 144 SQ.FT.
- TOTAL 3,121 SQ. FT.

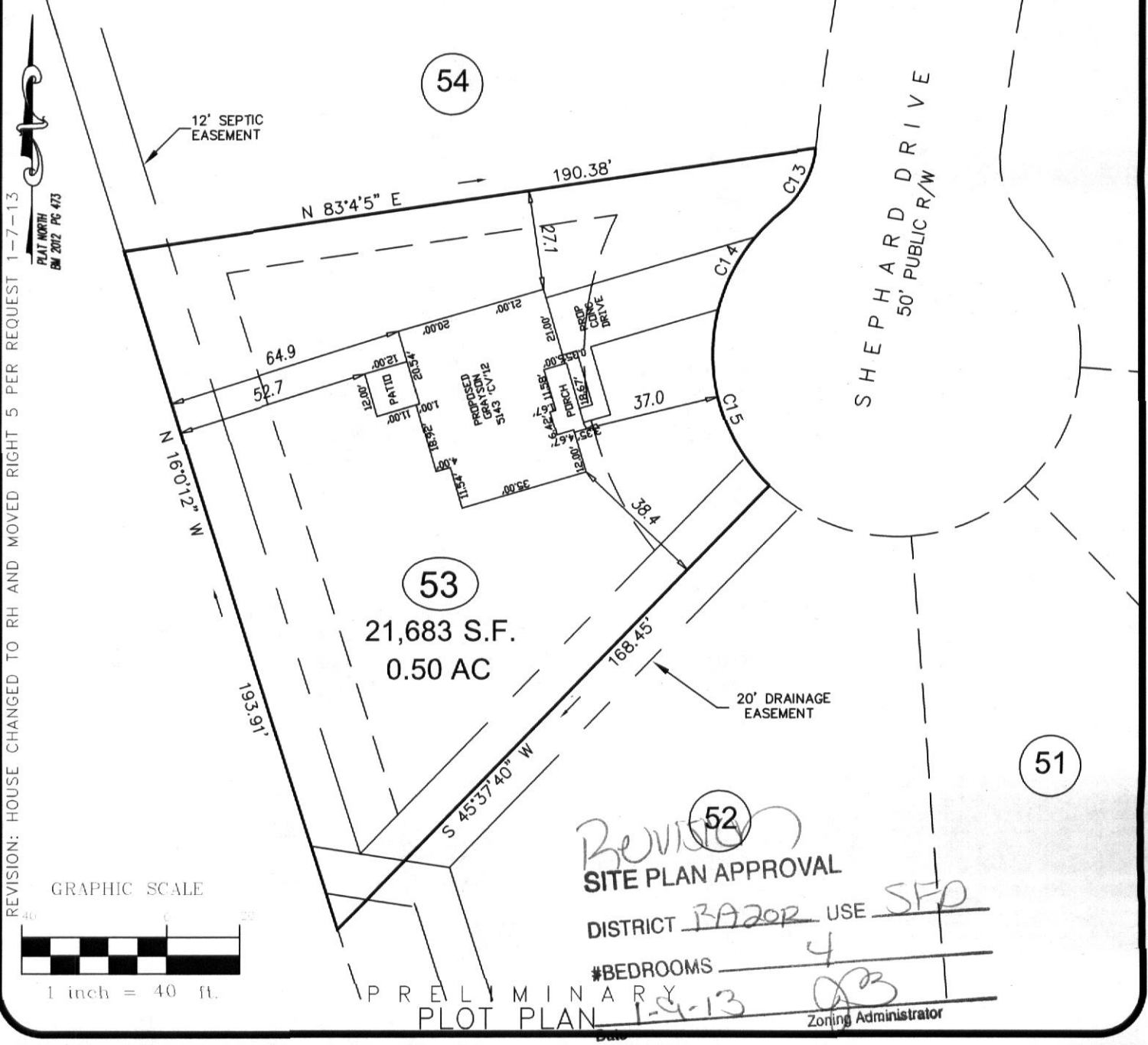
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AND EXISTING STREET.

SHAWN T. RUMBERGER, PLS L-4909 _____ DATE _____

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C13	19.93	25.00	S 29°52'26" W	19.41
C14	38.04	50.00	S 30°54'49" W	37.13
C15	46.68	50.00	S 17°37'42" E	45.00

VICINITY MAP



REVISION: HOUSE CHANGED TO RH AND MOVED RIGHT 5 PER REQUEST 1-7-13
PLAT NORTH
BM 2012 PG 473

GRAPHIC SCALE



1 inch = 40 ft.

Revision 52
SITE PLAN APPROVAL

DISTRICT BA202 USE SFD

#BEDROOMS 4

PRELIMINARY PLOT PLAN 1-9-13

Zoning Administrator

STAGE	PROJECT:	11-015
	DRAWN BY:	APS
	SCALE:	1"=40'
	DATE:	12-06-12

FOR
SAVVY HOMES
— SHEPARD DRIVE
LOT 43 KENLAN FARMS (PHASE 1, SECTION 3)
HARNETT COUNTY, NORTH CAROLINA
PLAT BOOK 2012 PAGE 473

ECLS
SURVEYING THE EAST COAST
610 W. CUMBERLAND ST.
DUNN, NC 28334

910.897.3257 EASTCOASTLS.COM 910.897.2329 (FAX)

Jennifer Brock

From: Gabrielle Zotto <GZotto@savvyhomes.com>
Sent: Wednesday, January 09, 2013 1:38 PM
To: Jennifer Brock
Subject: FW: Kenlan Farms lot 53
Attachments: KEN 53 PP(REV1-7-13).pdf

Jen:

Please see that this makes its way to Oliver.

Thanks!!
Gabrielle

From: Oliver Tolksdorf [mailto:otolksdorf@harnett.org]
Sent: Monday, January 07, 2013 9:43 AM
To: Gabrielle Zotto
Subject: Kenlan Farms lot 53

Gabrielle,

I've looked at lot 53 and there needs to be a few changes to the site plan to make it work. You'll need to flip the house plan to get the driveway to the other side of the house and the entire house footprint needs to slide at least 5 feet towards lot 54. If you can resubmit a new site plan to Central Permitting they'll send it over to me and I can issue a permit on that lot.

Thanks,

Oliver Tolksdorf REHS
Soil Scientist
Harnett County Health Department
910-893-7547

This email was scanned by BitDefender.