

Initial Application Date: 12-14-15

ML-797

Application # 1550037705

CU# _____

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.cohpermits.com

SCANNED

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

LANDOWNER: PF Development Group, INC Mailing Address: 14131 NC HWY 50/210 **DATE**
City: Surf City State: NC Zip: 28445 Contact No: Jimmy Pierce Email: 910-326-5257

APPLICANT: Royal Oaks Building Group Mailing Address: 1210 Trinity Road
City: Raleigh State: NC Zip: 27607 Contact No: 919-233-3886 Email: jmxoxley@royaloakshomes.com

*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: John Moxley Phone # 919-233-3886 / 321

PROPERTY LOCATION: Subdivision: Manors of Lexington Plantation Lot #: 797 Lot Size: .55ac 0.7
State Road # 149 State Road Name: Declaration Drive Map Book & Page: 2015 / 134
Parcel: 09956518 0282 37 PIN: 9595-30-2535.000
Zoning: RA20R Flood Zone: N/A Watershed: N/A Deed Book & Page: 3216 / 363 Power Company*: South River

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

PROPOSED USE:

- SFD: (Size 36' x 55'-8") # Bedrooms: 5 # Baths: 3.5 Basement(w/wo bath): _____ Garage: Deck: Crawl Space: Slab: _____ 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/wo 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

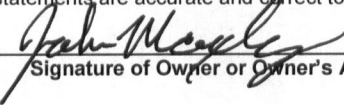
Structures (existing or proposed): Single family dwellings: New Home Manufactured Homes: _____ Other (specify): _____

Required Residential Property Line Setbacks: Comments: _____

	Minimum	Actual	
Front	35'	36'	
Rear	25'	56.8' <u>60.9'</u>	
Closest Side	5'	32.9' <u>16.2'</u>	
Sidestreet/corner lot	10'	37.6'	
Nearest Building on same lot			

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: South on 210 to Spring Lake; Right onto 87/24 North; right onto Centennial Parkway; Right onto Regimental Drive; Left onto Century Drive; Left onto Declaration Drive

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.



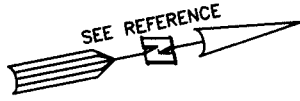
Signature of Owner or Owner's Agent

12/7/2015
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****

PLOT PLAN FOR
ROYAL OAKS BUILDING GROUP, LLC
 149 DECLARATION DRIVE
 LOT 797, LEXINGTON PLANTATION, THE MANORS, PART 2A
 ANDERSON CREEK TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA



N/F
 THE MANORS
 PART 1
 MAP BOOK 2014-103

(815)

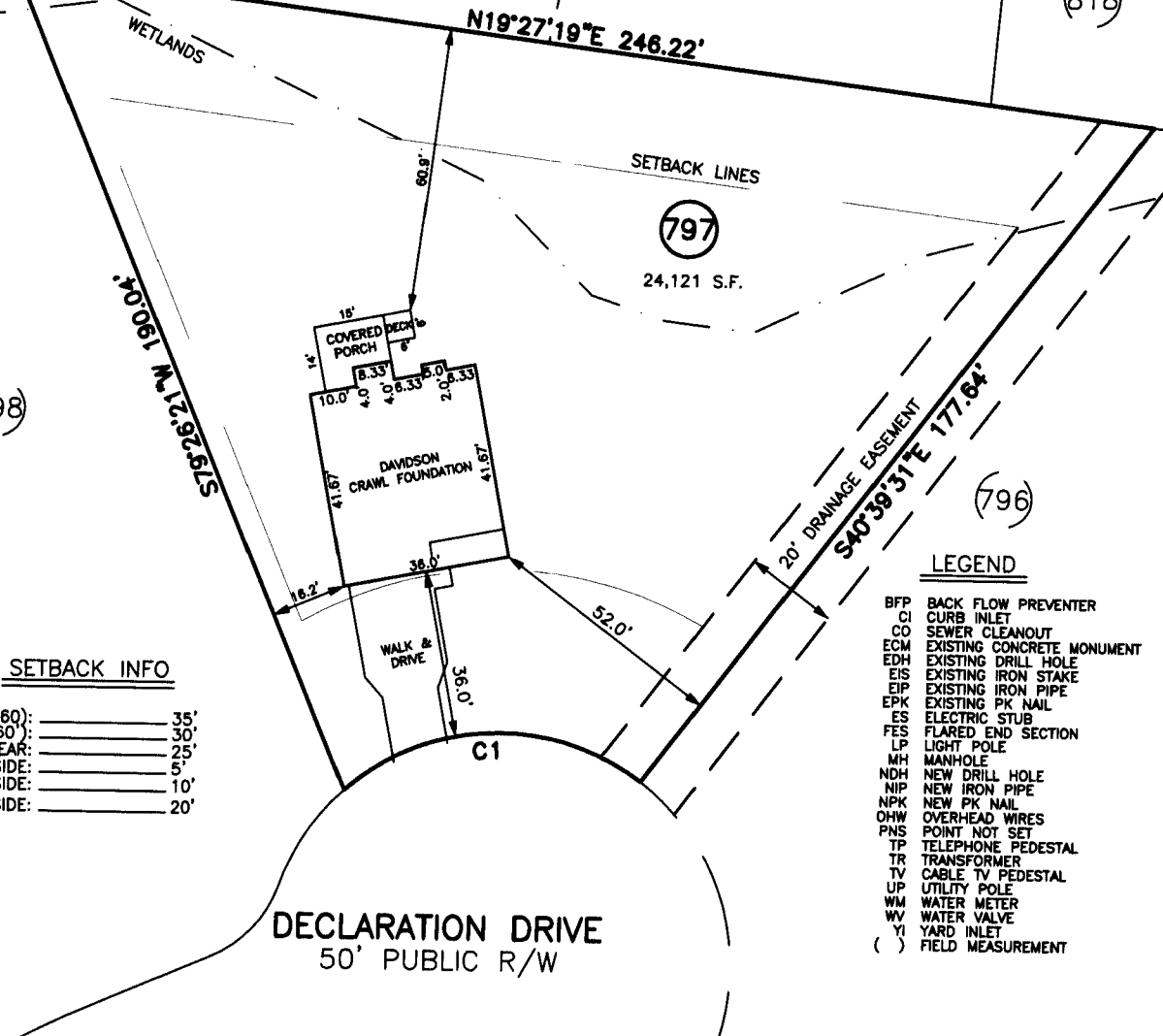
(816)

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(796)



SETBACK INFO

- FRONT (R/W<60'): _____ 35'
- FRONT (R/W>60'): _____ 30'
- REAR: _____ 25'
- ONE SIDE: _____ 5'
- ONE SIDE: _____ 10'
- CORNER SIDE: _____ 20'

LEGEND

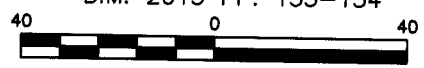
- BFP BACK FLOW PREVENTER
- CI CURB INLET
- CO SEWER CLEANOUT
- ECM EXISTING CONCRETE MONUMENT
- EDH EXISTING DRILL HOLE
- EIS EXISTING IRON STAKE
- EIP EXISTING IRON PIPE
- EPK EXISTING PK NAIL
- ES ELECTRIC STUB
- FES FLARED END SECTION
- LP LIGHT POLE
- MH MANHOLE
- NDH NEW DRILL HOLE
- NIP NEW IRON PIPE
- NPk NEW PK NAIL
- OHW OVERHEAD WIRES
- PNS POINT NOT SET
- TP TELEPHONE PEDESTAL
- TR TRANSFORMER
- TV CABLE TV PEDESTAL
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE
- YI YARD INLET
- () FIELD MEASUREMENT

DECLARATION DRIVE
 50' PUBLIC R/W

NUMBER	RADIUS'	DELTA	ARC'	CHORD BRG.	CHORD'
C1	53.88	72°16'34"	67.97	S09°56'13"W	63.55

REFERENCES:

B.M. 2015 PP. 133-134



SCALE: 1" = 40'

NOTES

1. NOT FOR RECORDING IN MAP BOOKS.
2. THIS SURVEY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT

09/09/11

Application #

37705

Harnett County Central Permitting

PO Box 65 Lillington NC 27546

910 893 7525 Fax 910 893 2793 www.harnett.org/permits

Each section below to be filled out by whomever performing work. Must be owner or licensed contractor. Address company name & phone must match.

Application for Residential Building and Trades Permit

Owner's Name Royal Oaks Building Group Date _____
Site Address 149 Declaration Drive Phone 919-233-3886
Directions to job site from Lillington Head South on Main St. toward Front St.;
Turn Right at NC 210 S; Turn Right on Overhills Rd.; Turn Left on
Overhills Rd.; Continue onto Nursery Rd; Turn Right at NC 24W/87N; Turn Right at Sawyer Rd.
Subdivision Lexington Plantation; The Manors Lot 797
Description of Proposed Work Single Family Home # of Bedrooms 5
Heated SF 2394 Unheated SF 798 Finished Bonus Room? _____ Crawl Space _____ Slab

General Contractor Information

Royal Oaks Building Group, LLC 919-233-3886
Building Contractor's Company Name Telephone
1210 Trinity Road, Suite 102 Raleigh, NC 27607 cobrien@royaloaksbg.com
Address Email Address
49775
License #

Electrical Contractor Information

Description of Work Electrical Rough in and Final Service Size 200 Amps T-Pole Yes _____ No
Imperial Electric 919-363-7474
Electrical Contractor's Company Name Telephone
PO Box 162, Apex, NC 27502 _____
Address Email Address
19850
License #

Mechanical/HVAC Contractor Information

Description of Work Install HVAC and duct system
Stewart's Heating and Air 919-362-0387
Mechanical Contractor's Company Name Telephone
2430 Reliance Ave, Apex, NC 27539 _____
Address Email Address
09308
License #

Plumbing Contractor Information

Description of Work Plumb single Family home # Baths 3.5
Barbour & Pourron 919-533-4455
Plumbing Contractor's Company Name Telephone
PO Box 934, Clayton, NC 27528 _____
Address Email Address
27132
License #

Insulation Contractor Information

Tatum Insulation II 919-661-0999
Insulation Contractor's Company Name & Address Telephone

*NOTE General Contractor must fill out and sign the second page of this application

I hereby certify that I have the authority to make necessary application that the application is correct and that the construction will conform to the regulations in the Building Electrical Plumbing and Mechanical codes and the Harnett County Zoning Ordinance I state the information on the above contractors is correct as known to me and that **by signing below I have obtained all subcontractors permission to obtain these permits** and if **any** changes occur including listed contractors site plan number of bedrooms building and trade plans Environmental Health permit changes or proposed use changes I certify it is my responsibility to notify the Harnett County Central Permitting Department of any and all changes

EXPIRED PERMIT FEES - 6 Months to 2 years permit re-issue fee is \$150 00 After 2 years re-issue fee is as per current fee schedule

John Murphy
Signature of Owner/Contractor/Officer(s) of Corporation

12/7/15
Date

Affidavit for Worker's Compensation N C G S 87-14

The undersigned applicant being the

General Contractor Owner Officer/Agent of the Contractor or Owner

Do hereby confirm under penalties of perjury that the person(s) firm(s) or corporation(s) performing the work set forth in the permit

Has three (3) or more employees and has obtained workers compensation insurance to cover them

Has one (1) or more subcontractors(s) and has obtained workers compensation insurance to cover them

Has one (1) or more subcontractors(s) who has their own policy of workers compensation insurance covering themselves

Has no more than two (2) employees and no subcontractors

While working on the project for which this permit is sought it is understood that the Central Permitting Department issuing the permit may require certificates of coverage of worker s compensation insurance prior to issuance of the permit and at any time during the permitted work from any person firm or corporation carrying out the work

Company or Name Royal Oaks Building Group

Sign w/Title John Murphy Plans Coordinator

Date 12/5/15

LIEN AGENT INFORMATION

Effective April 1, 2013

In accordance with North Carolina General Assembly Session Law 2012-158, inspections offices are not allowed to issue any permit where the project cost is \$30,000 or more unless the application is for improvements to an existing dwelling that the applicant uses as a residence **OR** the property owner has designated a lien agent and provided the inspections office with the information below.

Name of Lien Agent	<u>Chicago Title Company, LLC</u>	
Mailing address of Agent	<u>19 W. Hargett Street, Suite 507</u>	
	<u>Raleigh, NC 27601</u>	
Physical address of Agent	<u>19 W. Hargett Street, Suite 507</u>	
	<u>Raleigh, NC 27607</u>	
Telephone	<u>888-690-7384</u>	Fax <u>919-489-5231</u>
Email	<u>support@liensnc.com</u>	

This information will be attached to the permit record and a copy provided to the applicant. The applicant is required to post a copy on the property.

Excerpt from North Carolina G.S. 153A-357:

“(Effective April 1, 2013) No permit shall be issued pursuant to subdivision (1) of subsection (a) of this section where the cost of the work is thirty thousand dollars (\$30,000) or more, other than for improvements to an existing single-family residential dwelling unit as defined in G.S. 87-15.5(7) that the applicant uses as a residence, unless the name, physical and mailing address, telephone number, facsimile number, and electronic mail address of the lien agent designated by the owner pursuant to G.S. 44A-11.1(a) is conspicuously set forth in the permit or in an attachment thereto. The building permit may contain the lien agent's electronic mail address. The lien agent information for each permit issued pursuant to this subsection shall be maintained by the inspection department in the same manner and in the same location in which it maintains its record of building permits issued.”

HARNETT COUNTY CENTRAL PERMITTING

P.O. BOX 65

LILLINGTON, NC 27546

For Inspections Call: (910) 893-7525 Fax: (910) 893-2793

Bldg Insp scheduled before 2pm available next business day.

Application Number 15-50037705 Date 1/29/16
Property Address 149 DECLARATION DR
PARCEL NUMBER 09-9565-18- -0282- -37-
Application type description CP NEW RESIDENTIAL (SFD)
Subdivision Name MANORS@LEXINGT PLTN PH2A 54LTS
Property Zoning RES/AGRI DIST - RA-20R

Owner

PF DEVELOPMENT GROUP INC
PO BOX 1328
CARY NC 27512

Contractor

ROYAL OAKS BUILDING GROUP LLC
1210 TRINITY RD, SUITE 102
RALEIGH NC 27607
(919) 233-3886

Applicant

ROYAL OAKS BUILDING GROUP #797
1210 TRINITY RD
RALEIGH NC 27607
(919) 233-3886

--- Structure Information 000 000 36X55'8 SFD 5BDR W/GARAGE W/DECK CRAWL
Flood Zone FLOOD ZONE X
Other struct info # BEDROOMS 5.00
PROPOSED USE SFD
SEPTIC - EXISTING? SEWER
WATER SUPPLY COUNTY

Permit BLDG,MECH,ELEC,PLB,INSU PERMIT
Additional desc
Phone Access Code 1120930
Issue Date 1/29/16 Valuation 0
Expiration Date 1/28/17

Special Notes and Comments

T/S: 12/14/2015 10:06 AM LBENNETT --
SOUTH ON 210 TO SPRING LAKE - RIGHT
ONTO 87/24 NORTH; RIGHT ONTO CENTENNIAL
PARKWAY - RIGHT ONTO REGIMENTAL DR -
LEFT ONTO CENTURY DR - LEFT ONTO
DECLARATION DR
XX
PERMIT INCLUDES BLDG,ELEC,MECH,PLUMB
INSULATION AND LAND USE.
XX
Work must conform and comply with the
STATE BUILDING CODE and all other State
and local laws, ordinances & regulations

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Additional desc . . .

Phone Access Code . 1120930

Required Inspections

Seq	Phone Insp#	Insp Code	Description	Initials	Date
10	101	B101	R*BLDG FOOTING / TEMP SVC POLE	_____	___/___/___
20	103	B103	R*BLDG FOUND & TEMP SVC POLE	_____	___/___/___
20-30	814	A814	ADDRESS CONFIRMATION	_____	___/___/___
30-999	105	B105	R*OPEN FLOOR	_____	___/___/___
30	104	B104	R*FOUND & SETBACK VERIF SURVEY	_____	___/___/___
40-50	129	I129	R*INSULATION INSPECTION	_____	___/___/___
40-60	425	R425	FOUR TRADE ROUGH IN	_____	___/___/___
40-60	125	R125	ONE TRADE ROUGH IN	_____	___/___/___
40-60	325	R325	THREE TRADE ROUGH IN	_____	___/___/___
40-60	225	R225	TWO TRADE ROUGH IN	_____	___/___/___
50-60	429	R429	FOUR TRADE FINAL	_____	___/___/___
50-60	131	R131	ONE TRADE FINAL	_____	___/___/___
50-60	329	R329	THREE TRADE FINAL	_____	___/___/___
50-60	229	R229	TWO TRADE FINAL	_____	___/___/___