



Application # 39185 B
CU# _____

Initial Application Date: 9/13/16

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****

LANDOWNER: Royal Oaks Building Group, LLC Mailing Address: 1210 Trinity Road, Suite 102
City: Raleigh State: NC Zip: 27607 Contact No: 919-233-3886 Email: jmoxley@royaloakshomes.com

APPLICANT: Royal Oaks Building Group Mailing Address: 1210 Trinity Road
City: Raleigh State: NC Zip: 27607 Contact No: 919-233-3886 Email: jmoxley@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: Atkin's Village Lot #: 26 Lot Size: .57ac
State Road # 99 State Road Name: Cardona Court Map Book & Page: 2016 / 115
Parcel: 040664 0020 29 PIN: 0664-75-1921.000
Zoning: RA30 Flood Zone: N/A Watershed: N/A Deed Book & Page: 3284 / 230 Power Company*: South River

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

PROPOSED USE:

SFD: (Size 44.7' x 66.9') # Bedrooms: 4 # Baths: _____ 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): _____

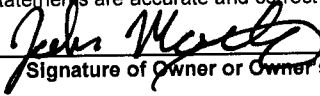
Required Residential Property Line Setbacks:

Front	Minimum	35'	Actual	<u>38.7</u>
Rear		25'		
Closest Side		10'		<u>18.3</u>
Sidestreet/corner lot		20'		
Nearest Building on same lot				

Comments: Reviser added house site plan to file, No FH needed.
T# 002843258 C# 016689

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: North on 401; Right onto Rawls Church Road; Right onto Atkins road
left onto Atkins Village Court

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.

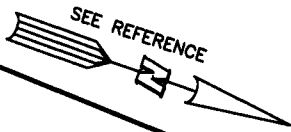

Signature of Owner or Owner's Agent

7/8/16
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.*****

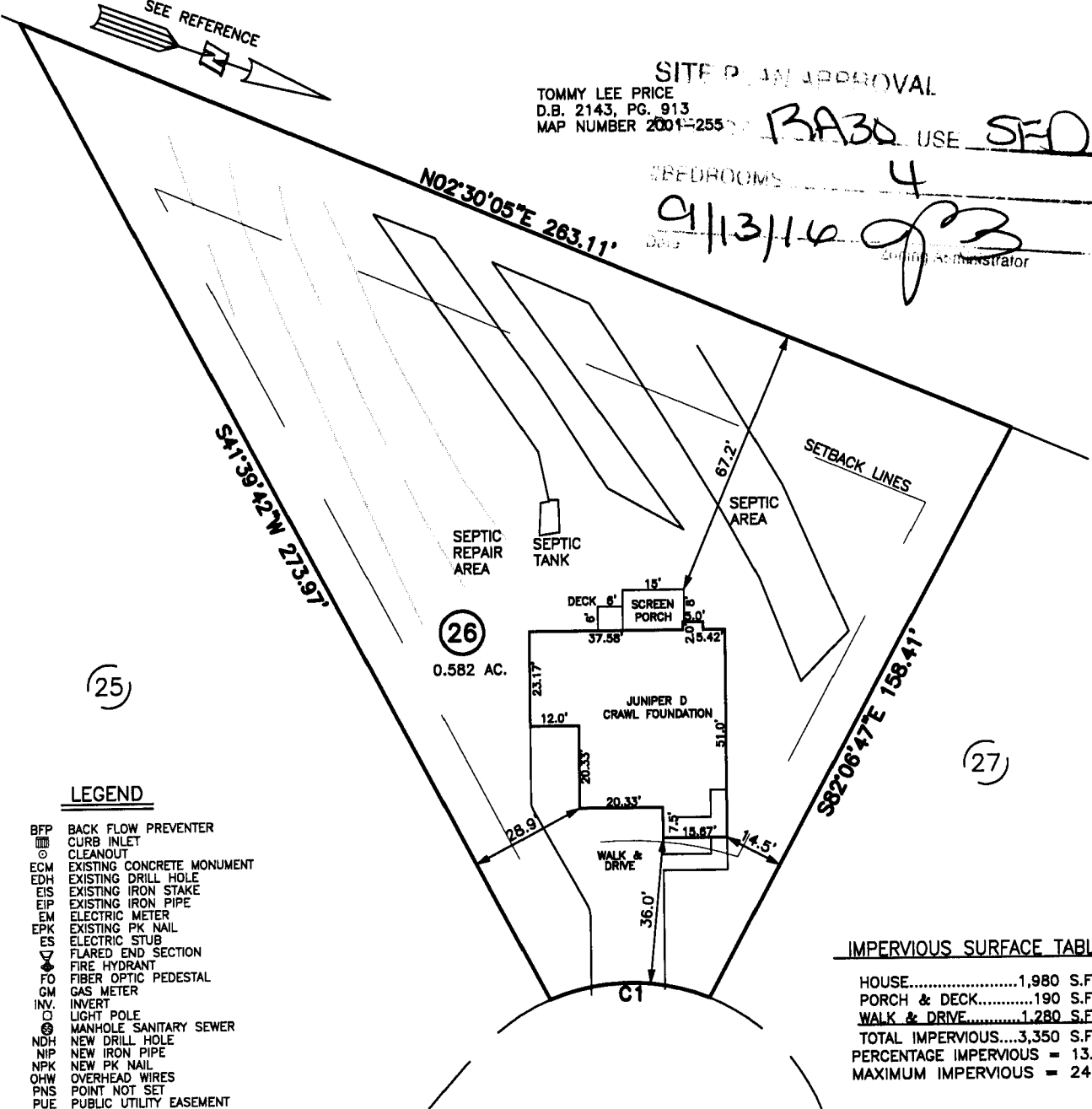
****This application expires 6 months from the initial date if permits have not been issued****

**PLOT PLAN FOR
ROYAL OAKS BUILDING GROUP, LLC
99 CARDONA COURT
LOT 26, ATKINS VILLAGE PHASE TWO
FUQUAY VARINA, HARNETT COUNTY, NORTH CAROLINA**



SITE PLAN APPROVAL
TOMMY LEE PRICE
D.B. 2143, PG. 913
MAP NUMBER 2001-25533

BABO USE SED
4
9/13/16
County Administrator



(25)

(27)

LEGEND

- BFP BACK FLOW PREVENTER
- CIB CURB INLET
- CLE CLEANDOUT
- ECM EXISTING CONCRETE MONUMENT
- EDH EXISTING DRILL HOLE
- EIS EXISTING IRON STAKE
- EIP EXISTING IRON PIPE
- EM ELECTRIC METER
- EPK EXISTING PK NAIL
- ES ELECTRIC STUB
- FES FLARED END SECTION
- FHY FIRE HYDRANT
- FOP FIBER OPTIC PEDESTAL
- GM GAS METER
- INV INVERT
- LPO LIGHT POLE
- MSW MANHOLE SANITARY SEWER
- NDH NEW DRILL HOLE
- NIP NEW IRON PIPE
- NPK NEW PK NAIL
- OHW OVERHEAD WIRES
- PNS POINT NOT SET
- PUE PUBLIC UTILITY EASEMENT
- TBC TOP BACK OF CURB
- TEP TELEPHONE PEDESTAL
- TRF TRANSFORMER
- CVP CABLE TV PEDESTAL
- UPU UTILITY POLE
- WM WATER METER
- WV WATER VALVE
- YI YARD INLET
- FM FIELD MEASUREMENT

IMPERVIOUS SURFACE TABLE

HOUSE.....	1,980 S.F.
PORCH & DECK.....	190 S.F.
WALK & DRIVE.....	1,280 S.F.
TOTAL IMPERVIOUS.....	3,350 S.F.
PERCENTAGE IMPERVIOUS =	13.2%
MAXIMUM IMPERVIOUS =	24 %

SETBACK INFO

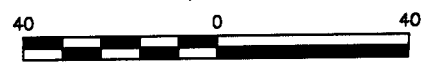
FRONT:	35'
REAR:	25'
SIDES:	10'
CORNER SIDE:	10'

**CARDONA COURT
50' PUBLIC R/W**

NUMBER	RADIUS'	DELTA	ARC'	CHORD BRG.	CHORD'
C1	50.00	45°50'12"	40.00	S20°38'19"E	38.94

REFERENCES:

B.M. 2016, PP. 115-116



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 BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY

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 99 Cardona Court Phone 919-233-3886
Directions to job site from Lillington North on 401; Right onto Rawls Church Road; Right onto Atkins Road
left onto Atkins Village Court

Subdivision Atkins Village Lot _____
Description of Proposed Work Single Family Home # of Bedrooms 4
Heated SF 2900 Unheated SF 1856 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 2.5
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 Mosby
Signature of Owner/Contractor/Officer(s) of Corporation

9/1/16
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 Mosby Plans Coordinator Date 9/1/16

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

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.”