

Initial Application Date: 5.18.17

AU-45

Application # 17-50040983 R

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.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: jmxoxley@royaloakshomes.com

**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: Atkin's Village Lot #: 45 Lot Size: .81ac  
State Road # 85 State Road Name: Dot Court Map Book & Page: 2017 / 38  
Parcel: 040664 0020 47 PIN: 0664-76-3983.000  
Zoning: RA30 Flood Zone: N/A Watershed: N/A Deed Book & Page: 3298 / 570 Power Company\*: South River

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

**PROPOSED USE:**

- SFD: (Size 61'-6" x 42'-9") # Bedrooms: 3 # Baths: 3 Basement(w/wo 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/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:**

	Minimum	Actual
Front	35'	36'
Rear	25'	113.3
Closest Side	10'	21.4
Sidestreet/corner lot	20'	23.2
Nearest Building on same lot		

**Comments:**

# of bedrooms changing from original of 4 to 3.

**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.

*John Moxley*  
Signature of Owner or Owner's Agent

5/15/17  
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\*\***

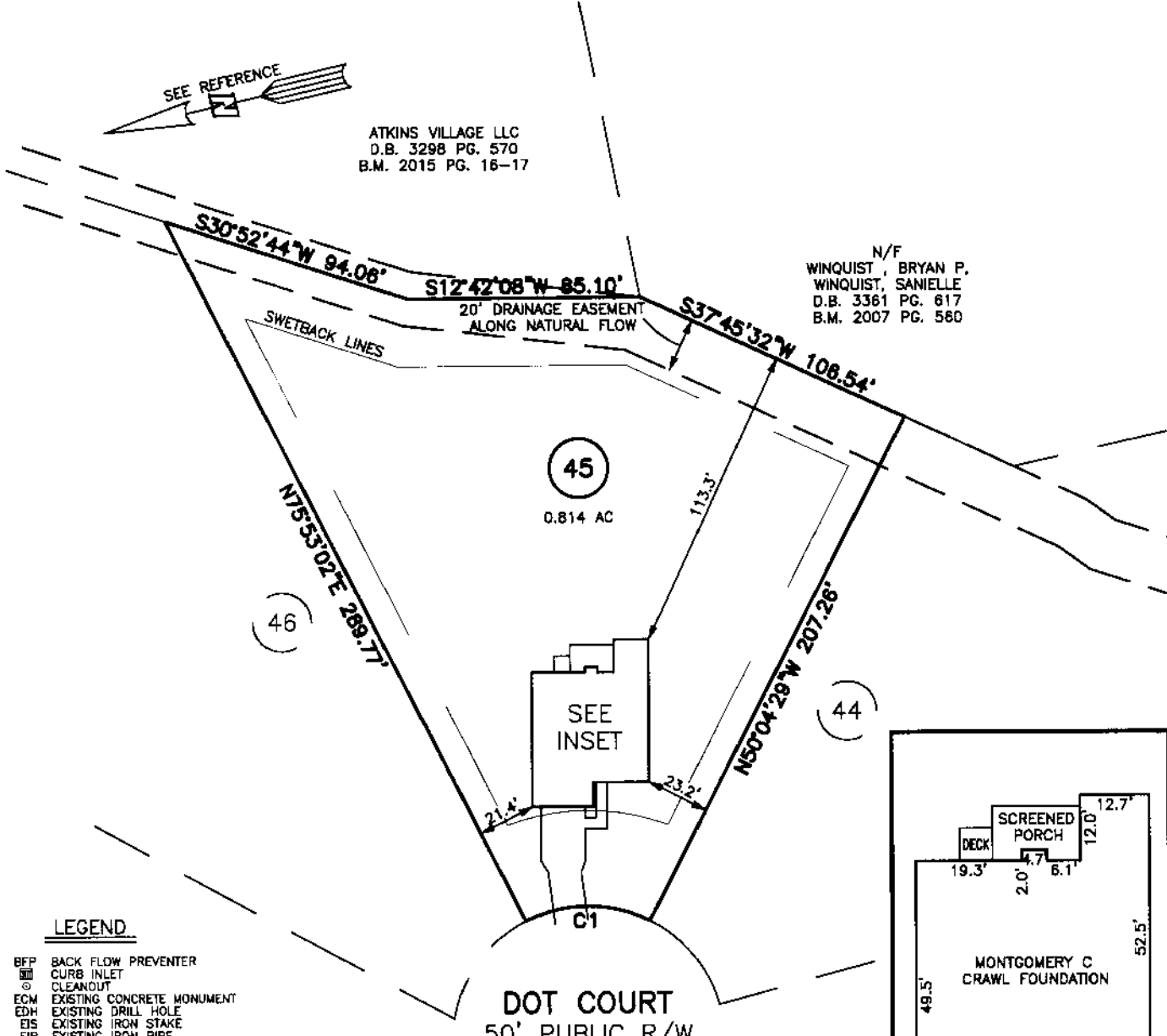
40983

PLOT PLAN FOR  
**ROYAL OAKS BUILDING GROUP, LLC**  
 85 DOT COURT  
 LOT 45, ATKINS VILLAGE, PHASE THREE  
 BLACK RIVER TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA



ATKINS VILLAGE LLC  
 D.B. 3298 PG. 570  
 B.M. 2015 PG. 16-17

N/F  
 WINQUIST, BRYAN P.  
 WINQUIST, SANIELLE  
 D.B. 3361 PG. 617  
 B.M. 2007 PG. 560



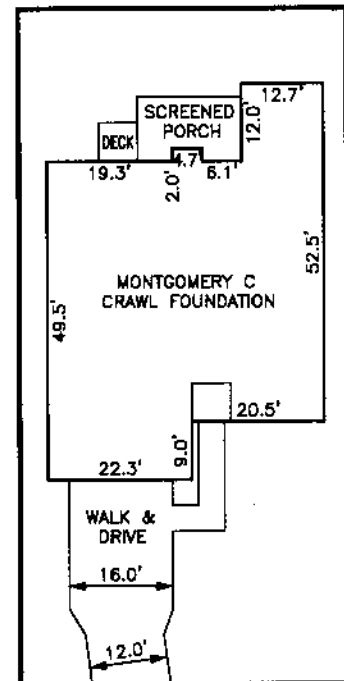
**LEGEND**

- BFP BACK FLOW PREVENTER
- CURB INLET
- CLEANOUT
- 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
- FLARED END SECTION
- FIRE HYDRANT
- FO FIBER OPTIC PEDESTAL
- GM GAS METER
- INV. INVERT
- LIGHT POLE
- ⊗ 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
- TELEPHONE PEDESTAL
- TR TRANSFORMER
- CABLE TV PEDESTAL
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD INLET
- ( ) FIELD MEASUREMENT

NUMBER	RADIUS'	DELTA	ARC'	CHORD BRG.	CHORD'
C1	50.00	54°02'29"	47.16	N12°54'16"E	45.43

**IMPERVIOUS SURFACE TABLE**

HOUSE.....2,100 S.F.  
 PORCH.....160 S.F.  
 PATIO.....40 S.F.  
 WALK & DRIVE.....620 S.F.  
 TOTAL IMPERVIOUS.....2,920 S.F.  
 PERCENTAGE IMPERVIOUS = 8.2%  
 ALLOWABLE IMPERVIOUS = 24%



INSET SCALE: 1"=30'

**SETBACK INFO**

FRONT: \_\_\_\_\_ 35'  
 REAR: \_\_\_\_\_ 25'  
 SIDES: \_\_\_\_\_ 10'

**REFERENCES:**

B.M. 2017, PG. 38-39

**SITE PLAN APPROVAL**