

Initial Application Date: 6/22/04

Frontier Ct

Application 74-5-9781

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

~~OWNER~~ MGM Builder LLC Mailing Address: 1948 NC 27 W
City: Lillington State: NC Zip: 27546 Phone #: 910-893-6272

~~APPLICANT~~ MGM Builder LLC Mailing Address: 1948 NC 27 W
City: Lillington State: NC Zip: 27546 Phone #: 910-893-6272

PROPERTY LOCATION: SR #: 421 SR Name: 421
Parcel: 139691004705 PIN: 0610-98-6219.000
Zoning: RA30 Subdivision: Brookwood Lot #: 5 Lot Size: .55
Flood Plain: X Parcel: 80 Watershed: IV Deed Book/Page: 1947/34 Plat Book/Page: 04-15

~~DISCONTIONS TO THE PROPERTY FROM LILLINGTON:~~ Take 421 to Brookwood Subdivio-
Across from Mamec medical center Turn right intel.
Brookwood Sub Divier Lot 5

PROPOSED USE:

- Sg. Family Dwelling (Size 65'6" x 38') # of Bedrooms 3 # Baths 2 Basement (w/w bath) NO Garage yes Deck yes
- Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
- Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck _____
- Comments: Included
- Number of persons per household _____
- Business Sq. Ft. Retail Space _____ Type _____
- Industry Sq. Ft. _____ Type _____
- Home Occupation (Size _____ x _____) # Rooms _____ Use _____
- Accessory Building (Size _____ x _____) Use _____
- Addition to Existing Building (Size _____ x _____) Use _____
- Other _____

Water Supply: County Well (No. dwellings _____) Other _____

Sewage Supply: New Septic Tank Existing Septic Tank County Sewer Other _____

Erosion & Sedimentation Control Plan Required? YES NO

Structures on this tract of land: Single family dwellings proposed Manufactured homes _____ Other (specify) _____

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

Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35'</u>	<u>38'</u>	Rear	<u>25'</u>
Side	<u>10'</u>	<u>47'</u>	Corner	<u>34'</u>
Nearest Building	<u>—</u>	<u>—</u>		

If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

Dan Mchen
Signature of Owner or Owner's Agent

6-21-04
Date

This application expires 6 months from the date issued if no permits have been issued

A RECORDED SURVEY PLAT AND RECORDED DEED ARE REQUIRED WHEN APPLYING FOR A LAND USE PERMIT

175 6/22 S

1"=50'

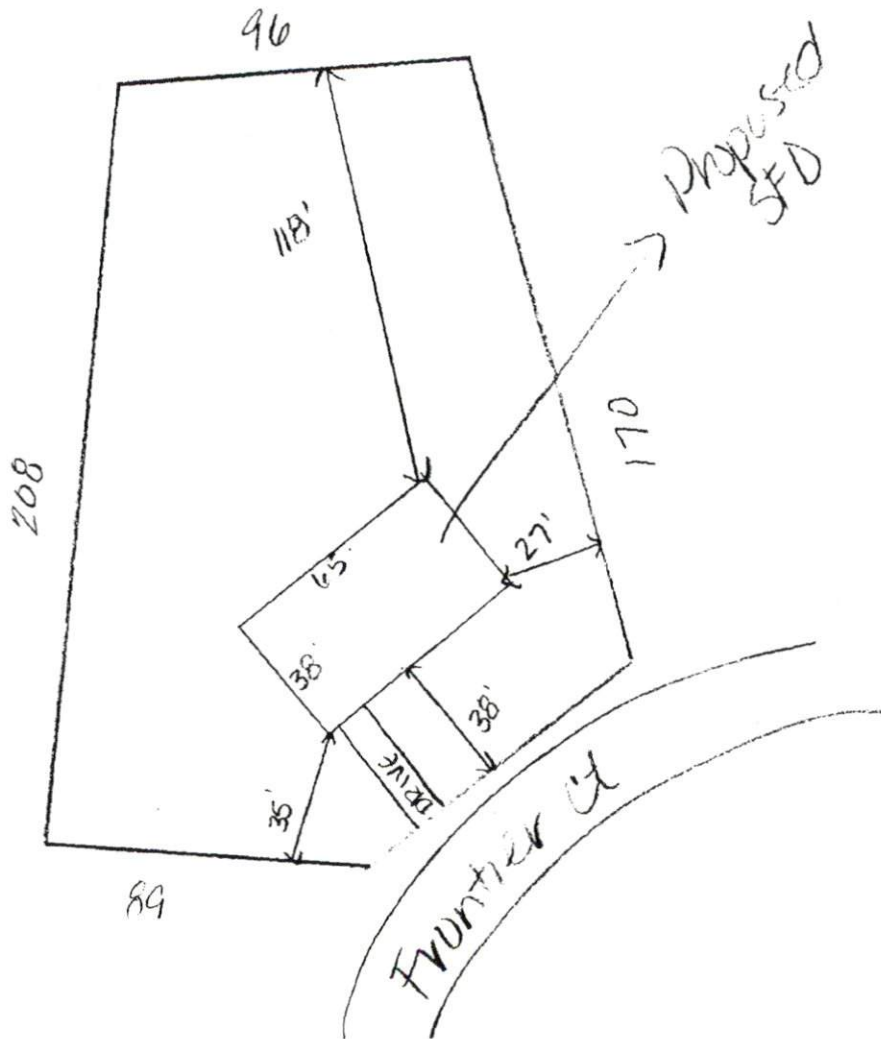
SITE PLAN APPROVAL

DISTRICT RA30 USE SFD

#BEDROOMS 3

6/22/04 PRussell

Date Zoning Administrator





2004011493

HARNETT COUNTY TAX ID #
010 13 9691 041
06-22-04 BY SKB

FOR REGISTRATION REGISTER OF DEEDS
 KIMBERLY S. HARGROVE
 HARNETT COUNTY, NC
 2004 JUN 22 12:19:02 PM
 BK: 1947 PG: 34-37 FEE: \$20.00
 NC REV STAMP: \$36.00
 INSTRUMENT # 2004011493

This Deed Prepared by Reginald B. Kelly, Attorney at Law

PARCEL #: OUT OF 139691

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

WARRANTY
DEED

This WARRANTY DEED is made this the 21 day of June, 2004 by and between RAMM DEVELOPERS, LLC, of 1704 Clark Road, Lillington, North Carolina (hereinafter referred to in the neuter singular as "the Grantor") and MGM BUILDERS, LLC of 1948 NC HWY 27 West, Lillington, North Carolina (hereinafter referred to in the neuter singular as "the Grantee"):

WITNESSETH:

THAT said Grantor, for and in consideration of the sum of TEN and no/hundredths DOLLARS (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns of the survivor of them, all of that certain piece, parcel or tract of land situate, lying and being in Upper Little River Township of said County and State, and more particularly described as follows:

BEING ALL OF LOT #5, CONTAINING 0.64 ACRE AS SHOWN ON SURVEY FOR "BROOKWOOD SUBDIVISION", DATED JANUARY 5, 2004, BY MICKEY R. BENNETT, PLS, AND RECORDED IN MAP NUMBER 2004-15, HARNETT COUNTY REGISTRY.

THIS CONVEYANCE ALSO SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN BOOK 1884, PAGE 498, HARNETT COUNTY REGISTRY.

Application Number: 9781

Harnett County Planning Department

Central Permitting
PO Box 65, Lillington, NC 27546
910-893-4759
www.harnett.org

In order to provide the best customer service, Central Permitting staff compiled a list of procedures that helps to ensure successful permitting processes. Please follow steps necessary to expedite your plans.

Environmental Health New Septic Systems Test

- Place "property flags" in each corner 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.*
- After preparing proposed site telephone Environmental Health @ 893-7547 for questions on soil evaluation and confirmation number. Environmental Health will not begin soil evaluations until you call for confirmation number. Environmental Health is the source for all matters concerning testing and scheduling once application is completed at Central Permitting. Please be prepared to answer the following: applicant name, physical property location, last four digits of application number.

Environmental Health Existing Tank Inspections

- Place Environmental Health "orange" card in location that is easily viewed from road.
- Prepare for inspection by removing soil over door as diagram indicates. Loosen trap door cover.
- After preparing trapdoor call Environmental Health @ 893-7547 for confirmation number. Please be prepared to answer the following: applicant name, physical property location, last four digits of application number.

Fire Marshal Inspections

- Call Fire Marshal's office @ 893-7580 for all inspections.
- Prior to requesting final Building Inspection call Fire Marshal's office @ 893-7580 for inspection.
- Pick up Fire Marshal's letter and place on job site until work is completed.

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.

Building Inspections

- Call Building Inspections @ 893-7527 to request any inspection.
- For new housing/set up permits ensure you meet E 911 / Addressing prior to calling for final inspection.

E911 Addressing

- Address numbers must 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.
- Call E911 Addressing @ 814-2038 for any questions.

Applicant Signature: Dan Mc

Date: 6-22-04