

Initial Application Date: 2-10-05

Application # 0550011339
844162

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 8934759

Fax: (910) 893-2793

LANDOWNER: Pine Grove Development Corporation, Inc. Mailing Address: 622 Buffalo Lake Rd.
City: Sanford State: NC Zip: 27332 Phone #: 919-498-2204

APPLICANT: same as above Mailing Address: 35 Gamache Lane (Property Address)
City: Lillington State: NC Zip: 27546 Phone #: n/a

PROPERTY LOCATION. SR #- 1141 SR Name: MICROTOWER RD.
Parcel: 039597-0183-08 PIN: 9597-80-9862.000
Zoning: RA-20K Subdivision: Cherokee Ridge Lot #: 8 Lot Size: .52
Flood Plain: no Panel: 150 Watershed: No Deed Book/Page: 01865/0354 Plat Book/Page: 2004/442

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Take 27 West - Left on Tingen Rd. - Left on MicroTower Rd. - Just past HeatherBrook Estates on left will be Papoose Trail - Turn right onto Gamache Lane - Job is located on the left (Lot 8)

PROPOSED USE:

- Sg. Family Dwelling (Size x) # of Bedrooms # Baths Basement (w/wo bath) Garage Dock
 - Multi-Family Dwelling No. Units No. Bedrooms/Unit
 - Manufactured Home (Size 26'8" x 68') # of Bedrooms 3 Garage N/A Deck N/A
- Comments:
- 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: (X) County () Well (No. dwellings) () Other

Sewage Supply: (X) New Septic Tank () Existing Septic Tank () County Sewer (-) Other

Erosion & Sedimentation Control Plan Required? NO

Structures on this tract of land: Single family dwellings 0 Manufactured homes Proposed 0 Other (specify) 0

Property owner of this tract of land own land that contains a manufactured home w/in five hundred feet (500) of tract listed above? NO

Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35'</u>	<u>60'</u>	Rear	<u>25'</u> <u>120'</u>
Side	<u>10'</u>	<u>14'</u>	Corner	<u>35'</u> <u>N/A</u>
Nearest Building	<u>N/A</u>	<u>N/A</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.

James D. Starnell - PGDC
Signature of Owner or Owner's Agent

February 10, 2005
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

11/1105

2/11 S

HP:5454

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C-9	37.94	50.0	N51°30'34"W	37.03
C-10	21.03	25.0	S49°09'00"E	20.41



DEED 14692856

SITE PLAN APPROVAL

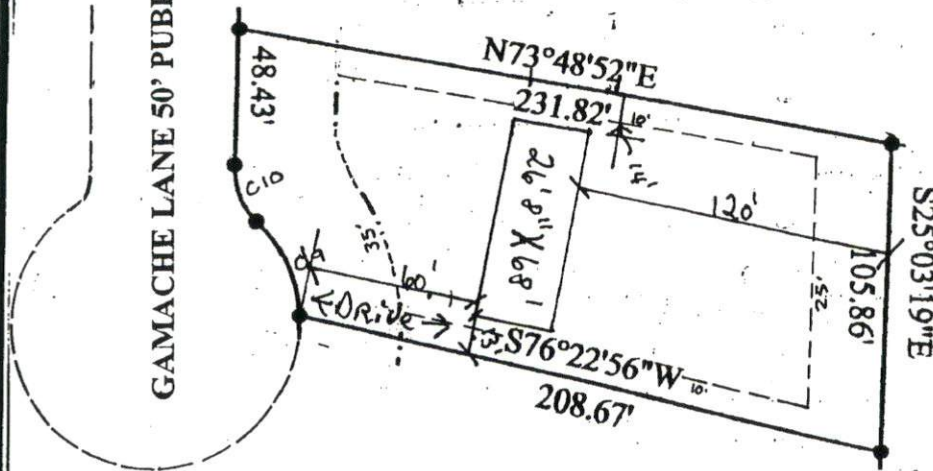
DISTRICT HAZOR USE NORM

#BEDROOMS 3

2/10/05 PRR

Date Zoning Administrator

GAMACHE LANE 50' PUBLIC R/W



NOTE:

BEING ALL OF LOT 8
CHEROKEE RIDGE S/D
MAP 2004-442

LEGEND

EIP
SIP
R/W
PP
*

FOUND IRON PIPE
SET IRON PIPE
RIGHT OF WAY
POWER POLE
ELEVATIONS

I FURTHER CERTIFY THAT THIS PROPERTY
(DOES NOT)
LIE WITHIN A SPECIAL FLOOD HAZARD AREA
AS DESIGNATED BY FIRM FLOOD INSURANCE

DATE: MAY 24, 2004

SCALE: 1" = 50'

TOWNSHIP: BARBECUE, HARNETT CO.
NORTH CAROLINA

SURVEY FOR:

CHEROKEE RIDGE SUBDIVISION
PHASE 1
LOT # 8

I, ROBERT J. BRACKEN CERTIFY THAT UNDER
MY DIRECTION AND SUPERVISION THIS MAP WAS
DRAWN FROM AN ACTUAL FIELD LAND SURVEY,
THAT THE ERROR OF CLOSURE WAS CALCULATED
BY LATITUDE AND DEPARTURE AND IS 1/10,000.

Robert J. Bracken L-1373

REGISTERED LAND SURVEYOR

BRACKEN & ASSOCIATES
ENGINEERING • SURVEYING
P. O. BOX 532 • SANFORD NC 27330
Off (919) 776-5822 Fax (919) 774-6717

HP:5454



2003024977

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2003 DEC 05 01:20:56 PM
BK:1865 PG:354-357 FEE:\$20.00
NC REV STAMP:\$210.00
INSTRUMENT # 2003024977

HARNETT COUNTY TAX ID #
03-9597-0183
12/5/03 BY (CW)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$210⁰⁰

Parcel Identifier No. 0395970183 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Ray McLean, Attorney P.O. Drawer 668, Coats, NC 27521

This instrument was prepared by: Ray McLean, Attorney

Brief description for the index: 33.2 acres

THIS DEED made this 4 day of December, 2003, by and between

GRANTOR

Patsy B. Flynn (unmarried)
192 Flynn-McPherson Rd.
Cameron, NC 28326

GRANTEE

Pine Grove Development Corp.
622 Buffalo Lake Rd.
Sanford, NC 27332

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, Brabecue Township, Harnett County, North Carolina and more particularly described as follows:

(See attached Exhibit A for legal description of property)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1469 page 859

A map showing the above described property is recorded in Plat Book _____ page _____

App on Number: 0550011339

Phone Access Code: _____

Harnett County Planning Department

PO Box 65, Lillington, NC 27546

910-893-7527

Environmental Health New Septic Systems Test

Environmental Health Code 800

- 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 call the voice permitting system at 910-893-7527 and give code 800 for Environmental Health confirmation.
- To hear results, call IVR again. Once approved, proceed to Central Permitting for permits

Environmental Health Existing Tank Inspections

Environmental Health Code 800

- 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 the voice permitting system at 910-893-7527 and give code 800 for Environmental Health confirmation.
- To hear results, call IVR again. Once approved, proceed to Central Permitting for permits

Health and Sanitation Inspections

Health and Sanitation Plan Review 826

- After submitting plans for food and lodging, call the voice permitting system at 910-893-7527 and give code 826.
- To hear results, call IVR again. Once approved, proceed to Central Permitting for permits

Fire Marshal Inspections

Fire Marshall Plan Review Code 804

- Call the voice permitting system at 910-893-7527 and give code 804 for plan review.
- Pick up Fire Marshal's letter and place on job site until work is completed.
- To hear results, call IVR again. Once approved, proceed to Central Permitting for permits

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.

Planning

Planning Plan Review Code 806

- To hear results, call IVR again. Once the plans are approved, proceed to Central Permitting for permits

Building Inspections

Building Plan Review Code 802

- Call the voice permitting system at 910-893-7527 and give code 802 for building plan review.
- For new housing/set up permits ensure you meet E 911 / Addressing prior to calling for final inspection.
- To hear results, call IVR again. Once the plans are approved, proceed to Central Permitting for permits

E911 Addressing

- Address numbers shall 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.
- Once you purchase permits and footing inspection has been approved call the voice permitting system at 910-893-7527 for address confirmation.
- To hear results, call IVR again.

Applicant Signature: _____

Jan Stone

Date: _____

2-10-05