

Initial Application Date: 8.8.05

Application # 05-50012775  
1018366

COUNTY OF HARNETT LAND USE APPLICATION  
Central Permitting 102 E. Front Street, Lillington, NC 27546 Phone: (910) 893-4759 Fax: (910) 893-2793

LANDOWNER: WMJ Developers, LLC Mailing Address: P.O. Box 310 A  
City: Angier State: NC Zip: 27501 Phone #: 639-2231  
APPLICANT: McGee Builders, LLC Mailing Address: 3233 Virginia Creeper Ln  
City: Willow Springs State: NC Zip: 27592 Phone #: 369-6588

PROPERTY LOCATION: SR #: \_\_\_\_\_ SR Name: Scuppernon Lane  
Address: LOT 56 PHASE II Lillington NC 27546  
Parcel: 11-0651-0057 90 PIN: 0651-82-5202  
Zoning: RA-40 Subdivision: The Plantation At Vineyard Grant #: 56 Lot Size: .468 AC  
Flood Plain: X Panel: 0085 Watershed: TV Deed Book/Page: OTP Plat Book/Page: 2004-0102  
DIRECTIONS TO THE PROPERTY FROM LILLINGTON: TAKE HWY 210 TO SR 1435 Left on  
SR 1435 TRIP RD TO LT on Scuppernon Lane Lot 56  
on corner of Scuppernon & CACO Drive

PROPOSED USE:

- SFD (Size 36' x 62') # Bedrooms 3 # Baths 2.5 Basement (w/wo bath) - Garage Y Deck Y Crawl Space Slab
- Multi-Family Dwelling No. Units 0 No. Bedrooms/Unit 0
- Manufactured Home (Size - x -) # of Bedrooms - Garage - Deck -
- Number of persons per household SPC
- Business Sq. Ft. Retail Space \_\_\_\_\_ Type \_\_\_\_\_
- Industry Sq. Ft. \_\_\_\_\_ Type \_\_\_\_\_
- Church Seating Capacity \_\_\_\_\_ Kitchen \_\_\_\_\_
- Home Occupation (Size - x -) # Rooms \_\_\_\_\_ Use \_\_\_\_\_
- Additional Information: \_\_\_\_\_
- Accessory Building (Size - x -) Use \_\_\_\_\_
- Addition to Existing Building (Size - x -) Use \_\_\_\_\_
- Other \_\_\_\_\_

Additional Information: \_\_\_\_\_

Water Supply:  County  Well (No. dwellings \_\_\_\_\_)  Other Environmental Health Site Visit Date: \_\_\_\_\_

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

Erosion & Sedimentation Control Plan Required? YES  NO

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

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

Required Residential Property Line Setbacks:	Minimum	Actual
Front	35	39'
Rear	25	25'
Side	10	13'
Corner	20	---
Nearest Building	10	---

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.

[Signature] Date 8-8-05  
Signature of Owner or Owner's Agent

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

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

06/04

8/10 N

C-21	60.30'	60.31'	N 54°36'07" E
C-22	57.41'	54.31'	S 61°33'1" E
C-23	50.00'	40.00'	S 25°21'00" E
C-24	50.00'	40.00'	S 81°09'44" E
C-25	50.00'	40.00'	N 53°00'04" E
C-26	50.00'	40.00'	N 07°09'52" E
C-27	25.00'	60.30'	N 52°17'43" W
C-28	25.00'	5.87'	N 19°44'30" W
C-29	50.00'	5.87'	S 45°27'21" W
C-29	50.00'	62.82'	S 16°11'30" W

road names have been Reviewed And Approved By E-911

Approved By: *[Signature]*  
Date: 9-10-04

URES ARE TO  
TS-OF-WAY

SHALL BE RESERVED  
ED STREETS.

L BE DEDICATED  
HE RESPONSIBILITY  
MAINTAIN THE  
DRAINAGE STRUCTURES  
THE INTEGRITY OF THE  
POSITIVE DRAINAGE.

**FEMA FLOOD HAZARD STATEMENT**

Lots shown on this plat are not located within the FEMA 100 year Flood Hazard Area as shown on FEMA map No. 37085C-0085D Effective Date: April 16, 1990

arnett County  
imum Building  
ck Requirements  
-20M, RA-30 & RA-40

NT: 35' from R/W  
R: 25'  
E: 10'  
VER LOT SIDE: 20'

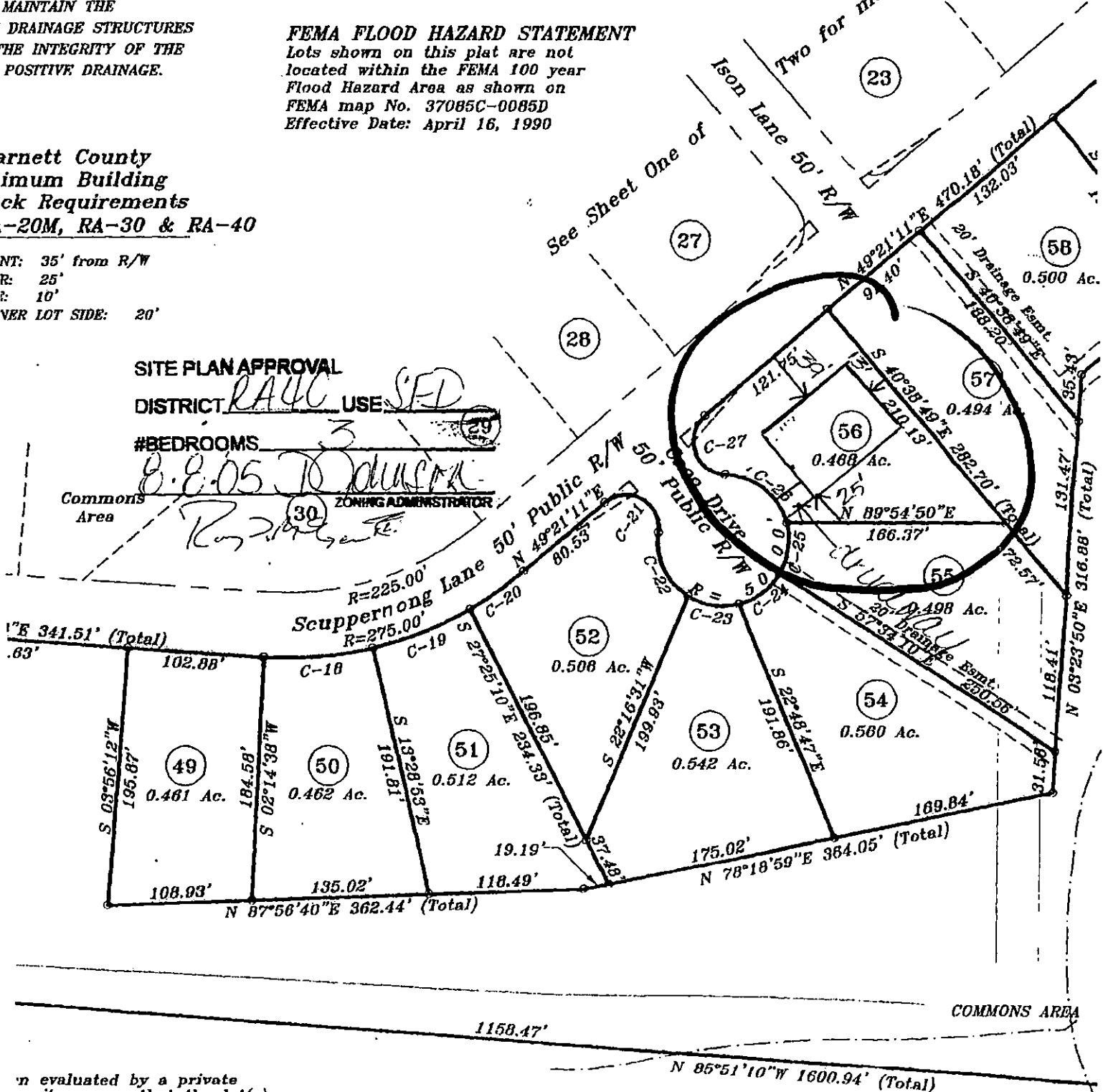
SITE PLAN APPROVAL

DISTRICT RA4C USE SFD

#BEDROOMS 3

8.8.05 [Signature]  
ZONING ADMINISTRATOR

Commons Area



not evaluated by a private  
w, it appears that the lot(s) on  
ations. Note that the final  
uance of the appropriate  
it permits for specific use and  
ions in force at the time of

Ronald B. Johnson  
Deed Book 815, Page 485



Lot 56

VACANT LOT OFFER TO PURCHASE AND CONTRACT

NOTE: This contract is intended for use only for lots which have been developed pursuant to a Subdivision Ordinance adopted by a City or County and for which a plat has been recorded in the Office of the Register of Deeds in the county in which the property is located. If Seller is Buyer's builder and the sale involves the construction of a new single family dwelling prior to closing, use the standard Offer to Purchase and Contract (Form 2) with the New Construction Addendum (Form 2A3).

Ray T. and Melody McGee

as Buyer, hereby offers to purchase and

W.M.G. Developers, LLC

as Seller,

upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in the City of Lillington, County of \_\_\_\_\_, State of North Carolina, being known as and more particularly described as:  
Street Address: Lot 56 Phase II, Zip 2746  
Subdivision Name The Plantation At Vineyard Green Phase II  
Plat Reference: Lot \_\_\_\_\_, Block or Section \_\_\_\_\_ as shown on  
Plat Book or Slide \_\_\_\_\_ at Page(s) \_\_\_\_\_ (Property acquired by Seller in Deed Book \_\_\_\_\_ at Page \_\_\_\_\_).

NOTE: Prior to signing this Vacant Lot Offer to Purchase and Contract, Buyer is advised to review Restrictive Covenants, if any, which may limit the use of the Property, and to read the Declaration of Restrictive Covenants, By-Laws, Articles of Incorporation, Rules and Regulations, and other governing documents of the owners' association and/or the subdivision, if applicable.

2. PURCHASE PRICE: The purchase price is \$ 27,500 and shall be paid as follows:

(a) \$ 500, EARNEST MONEY DEPOSIT with this offer by  cash  personal check  bank check  certified check  other: \_\_\_\_\_ to be deposited

and held in escrow by Johnson Properties R/A ("Escrow Agent") until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise terminated. In the event: (1) this offer is not accepted; or (2) any of the conditions hereto are not satisfied, then all earnest monies shall be returned to Buyer. In the event of breach of this contract by Seller, upon Buyer's request, all earnest monies shall be returned to Buyer, but such return shall not affect any other remedies available to Buyer for such breach. In the event this offer is accepted and Buyer breaches this contract, then all earnest monies shall be forfeited upon Seller's request, but receipt of such forfeited earnest monies shall not affect any other remedies available to Seller for such breach.

NOTE: In the event of a dispute between Seller and Buyer over the return or forfeiture of earnest money held in escrow by a broker, the broker is required by state law to retain said earnest money in the broker's trust or escrow account until a written release from the parties consenting to its disposition has been obtained or until disbursement is ordered by a court of competent jurisdiction.

- (b) \$ n/a, ADDITIONAL EARNEST MONEY DEPOSIT to be paid to Escrow Agent no later than n/a, TIME BEING OF THE ESSENCE WITH REGARD TO SAID DATE.  
(c) \$ n/a, BY ASSUMPTION of the unpaid principal balance and all obligations of Seller on the existing loan(s) secured by a deed of trust on the Property in accordance with the attached Loan Assumption Addendum.  
(d) \$ n/a, BY SELLER FINANCING in accordance with the attached Seller Financing Addendum.  
(e) \$ 27,000, BALANCE of the purchase price in cash at Closing.

3. CONDITIONS: (State N/A in each blank that is not a condition to this contract.)

- (a) Buyer must be able to obtain a  Conventional  Other: \_\_\_\_\_ loan at a  Fixed Rate  Adjustable Rate in the principal amount of 100% LTV for a term of \_\_\_\_\_



This form jointly approved by: North Carolina Bar Association, North Carolina Association of REALTORS®, Inc.  
PREPARED BY: Jeff Smith, Realtor

Standard Form 12-T, Vacant Lot Offer to Purchase and Contract. North Carolina Association of REALTORS®, Inc.

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06/29/05 10:33:59

Buyer(s) mm

Page 1 of 4  
Seller(s) \_\_\_\_\_



Appl. Number: 05-50012775

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**

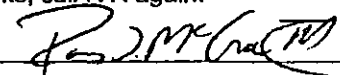
- To hear results, call IVR again. Once the plans are approved, proceed to Central Permitting for permits

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 814

- 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:  Date: 8-8-05