

Initial Application Date: 4-11-07

Application # 0750017305

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 Fax: (910) 893-2793 www.harnett.org

Proposed LANDOWNER: McC Custom Homes, Inc Mailing Address: 1508 M. YCENAE PI.

City: FURQUAY VARIAN State: NC Zip: 27526 Home #: 919-552-6593 Contact #: 919-946-3662

Landowner APPLICANT: C + C PROPERTIES Mailing Address: 3531 CHALVADEATE SP4S RD

City: FURQUAY VARIAN State: NC Zip: 27526 Home #: _____ Contact #: 919 812-4206

*Please fill out applicant information if different than landowner

PROPERTY LOCATION: Subdivision: MAGNOLIA CREST Lot #: 7 Lot Size: 25,705 sq'

Parcel: 080655 0067 08 PIN: 0655-53-6426.000

Zoning: R430 Flood Plain: Panel 655 Panel: X Watershed: IV Deed Book & Page: OTD Map Book & Page: 2007/39

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: HWY 401 TOWARDS FURQUAY VARIAN TR AT CENTER'S BEST HOME ONTO PAUL'S CLUB Rd., TL INTO SUBDIV., LOT ON LEFT

PROPOSED USE: 603

SFD (Size 70 x 56) # Bedrooms 4 # Baths 3.5 Basement (w/wo bath) NW Garage 3 Deck Screened Porch Circle: Crawl Space / Slab

Modular: ___ On frame ___ Off frame (Size ___ x ___) # Bedrooms ___ # Baths ___ Garage ___ (site built? ___) Deck ___ (site built? ___)

Multi-Family Dwelling No. Units ___ No. Bedrooms/Unit ___

Manufactured Home: ___ SW ___ DW ___ TW (Size ___ x ___) # Bedrooms ___ Garage ___ (site built? ___) Deck ___ (site built? ___)

Business Sq. Ft. Retail Space ___ Type ___ # Employees: ___ Hours of Operation: ___

Industry Sq. Ft. ___ Type ___ # Employees: ___ Hours of Operation: ___

Church Seating Capacity ___ # Bathrooms ___ Kitchen ___

Home Occupation (Size ___ x ___) # Rooms ___ Use ___ Hours of Operation: ___

Accessory/Other (Size ___ x ___) Use ___

Addition to Existing Building (Size ___ x ___) Use ___ Closets in addition()yes ()no

Water Supply: (County) (Well (No. dwellings ___) **MUST** have operable water before final

Sewage Supply: (New Septic Tank (Must fill out **New Tank Checklist**) (Existing Septic Tank (County Sewer (Other

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 1 Prop Manufactured Homes 1 Other (specify) 1

Required Residential Property Line Setbacks: Comments: _____

Front	Minimum	35	Actual	<u>40</u>
Rear	25	<u>86'</u>	33.3'	<u>94'</u>
Side	10	<u>33.3'</u>		
Sidestreet/corner lot	20	<u>✓</u>		
Nearest Building on same lot	6	<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 of plans submitted. I hereby state that the foregoing statements are accurate and correct to the best of my knowledge. This permit is subject to revocation if false information is provided on this form.

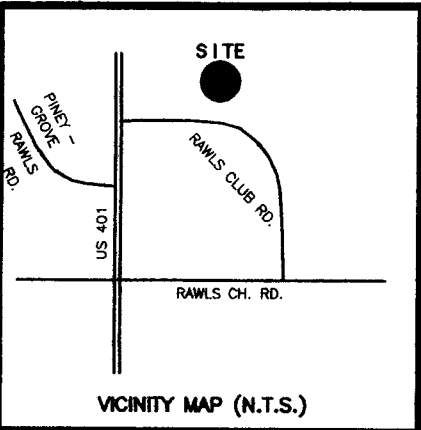
[Signature]
Signature of Owner or Owner's Agent

4-11-07
Date

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

A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) AND PLAT ARE REQUIRED WHEN APPLYING FOR LAND USE APPLICATION

Please use Blue or Black Ink ONLY



- LEGEND
- NTS NOT TO SCALE
 - EIP EXISTING IRON PIPE
 - PP POWER POLE
 - W/M WATER METER
 - TB TELEPHONE BOX
 - IPS IRON PIPE SET
 - CP&L TRANSFORMER
 - CATV CABLE TV BOX
 - L. POLE LIGHT POLE
 - OHPL OVERHEAD POWER LINE
 - F.E.S. FLARED END SECTION (PIPE)
 - RCP REINFORCED CONC. PIPE
 - B.O.C. BACK OF CURB
 - F.H. FIRE HYDRANT
 - C/O SEWER CLEAN OUT
 - EIS EXISTING IRON STAKE
 - M.H. MANHOLE
 - ECM EXISTING CONCRETE MONUMENT
 - P.K. PARKER KALON NAIL

IMPERVIOUS SURFACE TABLE

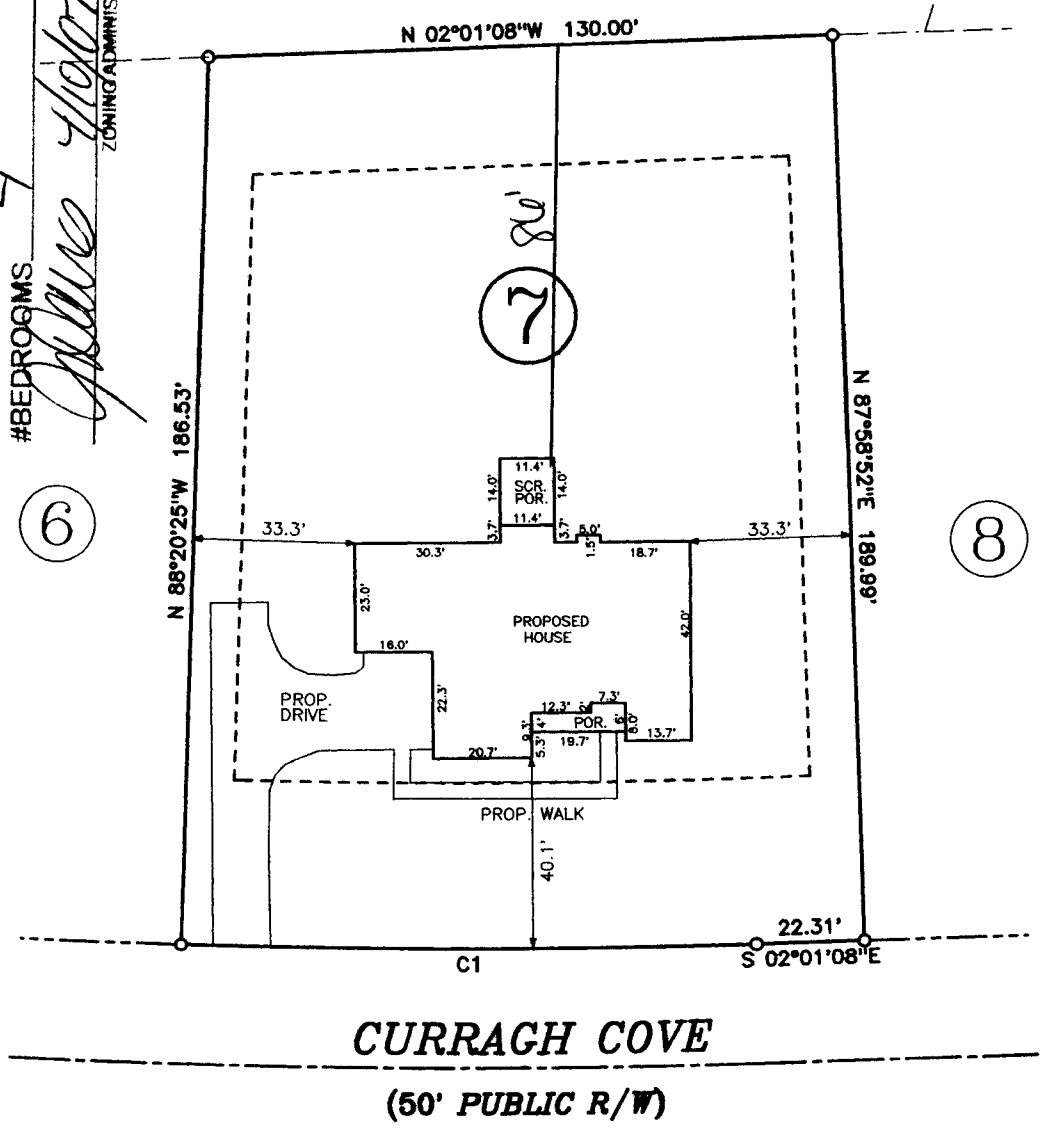
HOUSE	2874
DRIVEWAY	1533
SIDEWALK	219
TOTAL IMPERVIOUS AREA	4626
TOTAL LOT AREA	25,705
PERCENTAGE OF IMPERVIOUS AREA	18.00%

IMPERVIOUS SURFACE COVERAGE ALLOWED PER MAP #2007 PG.39-40 IS 10,979 SQ. FT.

N.C. GRID NORTH, NAD 83
(MAP #2007 PG.39-40)

SITE PLAN APPROVAL
DISTRICT RA30 USE SFD
#BEDROOMS 4
[Signature]
ZONING ADMINISTRATOR

ROY BAUCOM
D.B.568 PG.163

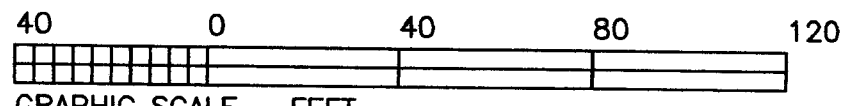


CURRAGH COVE
(50' PUBLIC R/W)

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	1865.07'	119.74'	119.72'	S 00°10'46\"E

NOTE: SHOWN IS LOT 7 OF
MAGNOLIA CREST S/D
REF: MAP #2007 PG.39-40

AREA = 25,705 SQ. FT.



0750017305#7
0750017306#2

Harnett County Central Permitting Department

PO Box 65, Lillington, NC 27546
910-893-7525

conf # _____

Environmental Health New Septic Systems Test

Environmental Health Code 800

- Place "property flags" on each corner iron 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.*
- Call No Cuts to locate utility lines prior to scheduling inspection. 800-632-4949 (This is a free service)
- After preparing proposed site call the voice permitting system at 910-893-7525 and give code **800** for Environmental Health confirmation. **Please note confirmation number given at end of recording for proof of request.**
- Use Click2Gov or IVR to hear results. 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. Follow above instructions for placing flags on property.
- Prepare for inspection by removing soil over door as diagram indicates. Loosen trap door cover. (Unless inspection is for a septic tank in a mobile home park)
- After preparing trapdoor call the voice permitting system at 910-893-7525 and give code **800** for Environmental Health confirmation. **Please note confirmation number given at end of recording for proof of request.**
- Use Click2Gov or IVR to hear results. Once approved, proceed to Central Permitting for remaining permits.

Health and Sanitation Inspections

- After submitting plans for food and lodging to Central Permitting, please allow approximately 7-10 working days for plan status. Use Click2Gov or IVR to hear results.
- Once all plans are approved, proceed to Central Permitting for remaining permits.

Fire Marshal Inspections

- After submitting plans for Fire Marshal review to Central Permitting, please allow approximately 7-10 working days for approval. Use Click2Gov or IVR to hear results. Once all plans are approved, proceed to Central Permitting for permits.
- Fire Marshal's letter must be placed 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

- After submitting plans for Building Inspections, please allow approximately 3 working days for review. Use Click2Gov or IVR to hear results. Once all plans are approved, proceed to Central Permitting for permits.
- For new housing/set up permits must meet E 911 / Addressing guidelines prior to scheduling final inspection.
- Use Click2Gov or IVR to hear results.

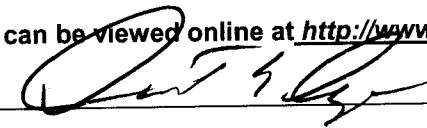
E911 Addressing

Addressing Confirmation Code 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 910-893-7525 and give code **814** for address confirmation. This must be called in even if you have contacted E911 for verbal confirmation. Check Click2Gov for results and address.

• **Inspection results can be viewed online at <http://www.harnett.org/services-213.asp> then select **Click2Gov****

Applicant/Owner Signature



Date

4-11-07

OWNER NAME: Mc Custom Homes, LLC APPLICATION #: 0750017305

This application to be filled out only when applying for a new septic system.

County Health Department Application for Improvement Permit and/or Authorization to Construct

IF THE INFORMATION IN THIS APPLICATION IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENT PERMIT OR AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. The permit is valid for either 60 months or without expiration depending upon documentation submitted. (complete site plan = 60 months; complete plat = without expiration)

DEVELOPMENT INFORMATION

- New single family residence
- Expansion of existing system
- Repair to malfunctioning sewage disposal system
- Non-residential type of structure

WATER SUPPLY

- New well
- Existing well
- Community well
- Public water
- Spring

Are there any existing wells, springs, or existing waterlines on this property?
{ } yes { } no { } unknown

SEPTIC

If applying for authorization to construct please indicate desired system type(s): can be ranked in order of preference, must choose one.

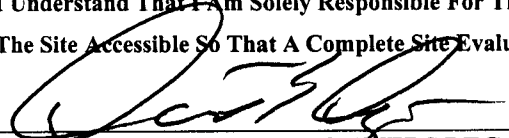
- { } Accepted { } Innovative
- { } Alternative { } Other _____
- Conventional { } Any

The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes", applicant must attach supporting documentation.

- { } YES { } NO Does the site contain any Jurisdictional Wetlands?
- { } YES { } NO Does the site contain any existing Wastewater Systems?
- { } YES { } NO Is any wastewater going to be generated on the site other than domestic sewage?
- { } YES { } NO Is the site subject to approval by any other Public Agency?
- { } YES { } NO Are there any easements or Right of Ways on this property?
- YES { } NO Does the site contain any existing water, cable, phone or underground electric lines?

If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

I Have Read This Application And Certify That The Information Provided Herein Is True, Complete And Correct. Authorized County And State Officials Are Granted Right Of Entry To Conduct Necessary Inspections To Determine Compliance With Applicable Laws And Rules. I Understand That I Am Solely Responsible For The Proper Identification And Labeling Of All Property Lines And Corners And Making The Site Accessible So That A Complete Site Evaluation Can Be Performed.



PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

4-11-07

DATE

OFFER TO PURCHASE AND CONTRACT

NC Custom Homes LLC

, as Buyer, hereby offers to purchase and

C&C Properties -North Carolina General Partnership

, as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below, together with all improvements located thereon and such fixtures and personal property as are listed below (collectively referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in the City of Fuquay Varina,

County of Harnett,

State of North Carolina, being known as and more particularly described as:

Street Address 229 CURRASH COVE Zip 27526

Legal Description: LOT 7 MAGNOLIA CREST SUBD.
Magnolia Crest Subdivision

(All A portion of the property in Deed Reference: Book 2007 , Page No. 39-41 ,
Harnett County.)

NOTE: Prior to signing this 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. FIXTURES: The following items, if any, are included in the purchase price free of liens: any built-in appliances, light fixtures, ceiling fans, attached floor coverings, blinds, shades, drapery rods and curtain rods, brackets and all related hardware, window and door screens, storm windows, combination doors, awnings, antennas, satellite dishes and receivers, burglar/fire/smoke alarms, pool and spa equipment, solar energy systems, attached fireplace screens, gas logs, fireplace inserts, electric garage door openers with controls, outdoor plants and trees (other than in movable containers), basketball goals, storage sheds, mailboxes, wall and/or door mirrors, and any other items attached or affixed to the Property, EXCEPT the following items:

None

3. PERSONAL PROPERTY: The following personal property is included in the purchase price:

None

4. PURCHASE PRICE: The purchase price is \$ 52,500 and shall be paid as follows:

(a) \$ 1500⁰⁰ , ~~EARNEST MONEY DEPOSIT~~ with this offer by cash personal check bank check
 certified check other:
NON-REFUNDABLE DEPOSIT

to be deposited and held in escrow by ~~Fonville Morisey Realty Inc.~~ C&C Properties (" 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 refunded to Buyer. In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer's request, but such return shall not affect any other remedies available to Buyer for such breach. In the event of breach of this contract by Buyer, then all earnest monies shall be forfeited to Seller upon Seller's request, but such forfeiture 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) \$ None , 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 , OPTION FEE in accordance with paragraph 13, Alternative 2, to be paid to Seller on the Effective Date as set forth in paragraph 23. (NOTE: If Alternative 2 applies, then do not insert \$0, N/A, or leave blank).

(d) \$ N/A , BY ASSUMPTION of the unpaid principal balance and all obligations of Seller on the existing loan(s)



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Thomas J Dolan, Fonville Master Office



STANDARD FORM 2-T
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Buyer(s) Initials PEP

Seller(s) Initials C&C