

Initial Application Date: 6/6/08

Application # 0850020247

CU

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION
Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 Fax: (910) 893-2793 www.harnett.org/permits

LANDOWNER: Katherine Smith Mailing Address: 181 Smith Dr

City: Angier State: NC Zip: 27501 Home #: _____ Contact #: _____

APPLICANT: CMA Builders LLC Mailing Address: 5780 McArthur Rd

City: Broadway State: NC Zip: 27505 Home #: 910-893-8858 Contact #: 919-669-7245

*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Chris Adams Phone #: 919-669-7245

PROPERTY LOCATION: Subdivision: Sandy Grove Section III Lot #: 22 Lot Acreage: 0.587 Acres

State Road #: 1542 State Road Name: Old Buies Creek Rd Map Book & Page: 2001 / 01

Parcel: 040672020940 PIN: 0672-51-3021-000

Zoning: RA30 Flood Zone: X Watershed: 10 Deed Book & Page: OTP Power Company: Progress Energy

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Hwy 210 North - Rt on Old Coats Rd.

Take a left on Old Buies Creek Rd Take a left on Viola Ln. ~~Corner~~ lot will be on the right in cut-de-sac.

PROPOSED USE: (Include Bonus room as a bedroom if it has a closet) included Circle:

SFD (Size 40x42) # Bedrooms 3 # Baths 2 Basement (w/wo bath) 0 Garage 0 Deck 1 Circle Space / Slab

Mod (Size ___ x ___) # Bedrooms ___ # Baths ___ Basement (w/wo bath) ___ Garage ___ Site Built Deck ___ ON Frame / OFF

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

Duplex (Size ___ x ___) No. Buildings ___ No. Bedrooms/Unit ___

Home Occupation # Rooms ___ Use ___ Hours of Operation: ___ #Employees ___

Addition/Accessory/Other (Size ___ x ___) Use ___ Closets in addition (___)yes (___)no

*Homes with Progress Energy as service provider need to supply premise number from Progress Energy

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

Sewage Supply: New Septic Tank (Complete **New Tank Checklist**) (___) Existing Septic Tank (___) County Sewer

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 (existing or proposed): Single family dwellings 1 prop Manufactured Homes 1 Other (specify) 1

Required Residential Property Line Setbacks:

| | | |
|------------------------------|-------------------|------------------|
| Front | Minimum <u>35</u> | Actual <u>45</u> |
| Rear | <u>25</u> | <u>55</u> |
| Closest Side | <u>10</u> | <u>25</u> |
| Sidestreet/corner lot | <u>20</u> | <u>NA</u> |
| Nearest Building on same lot | <u>10</u> | <u>NA</u> |

Comments: _____

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.

Signature of Owner or Owner's Agent Chris Adams

Date 6/6/08

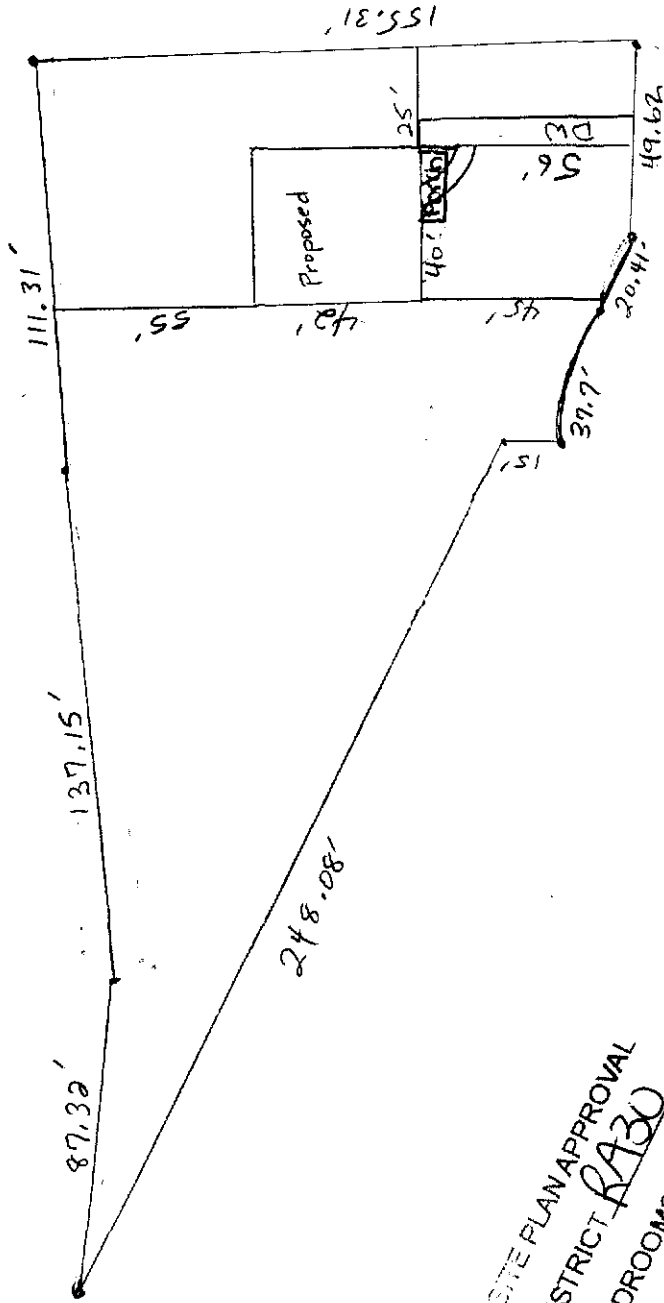
This application expires 6 months from the initial date if no permits have been issued

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

Sandy Grove Section III

Lot 22

1" = 50'



Viola Lane

SITE PLAN APPROVAL
DISTRICT RA30 USE SFD
#BEDROOMS 3
JAO 6/6/08
ZONING ADMINISTRATOR

NAME: CMA Builders LLC

APPLICATION #: _____

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

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)

910-893-7525 option 1

CONFIRMATION # _____

- Environmental Health New Septic System** Code 800
 - Place "pink property flags" on each corner iron of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
 - Place "orange house corner flags" at each corner of the proposed structure. Also flag driveways, garages, decks, out buildings, swimming pools, etc. Place flags per site plan developed at/for Central Permitting.
 - Place orange Environmental Health card in location that is easily viewed from road to assist in locating property.
 - 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. **Do not grade property.**
 - 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 option 1 to schedule and use code **800** (after selecting notification permit if multiple permits exist) for Environmental Health inspection. **Please note confirmation number given at end of recording for proof of request.**
 - Use Click2Gov or IVR to verify results. Once approved, proceed to Central Permitting for permits.
- Environmental Health Existing Tank Inspections** Code 800
 - Follow above instructions for placing flags and card 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 option 1 & select notification permit if multiple permits, then use code **800** for Environmental Health inspection. **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.

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 { } Conventional { } Any
 { } Alternative { } Other _____

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 Do you plan to have an irrigation system now or in the future?
- { } YES { } NO Does or will the building contain any drains? Please explain. _____
- { } YES { } NO Are there any existing wells, springs, waterlines or Wastewater Systems on this property?
- { } 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.

Chw Ash

PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

6/4/08
DATE

Coldwell Banker Triangle South
800 N. Raleigh Street Suite A
Angier, NC 27501

OFFER TO PURCHASE AND CONTRACT - VACANT LOT/LAND

NOTE: This contract is intended for unimproved real property that Buyer will purchase only for personal use and will not subdivide. It should not be used to sell subdivided property that has not been platted, properly approved and recorded with the register of deeds as of the date of the contract. 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-T) with the New Construction Addendum (Form 2A3-T).

CMA Builders, LLC

as Buyer, hereby offers to purchase and

Katherine Smith

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 Angier, County of Harnett, State of North Carolina, being known as and more particularly described as: Street Address Viola Ln Zip 27501

NOTE: Governmental authority over taxes, zoning, school districts, utilities and mail delivery may differ from address shown.

Subdivision Name Sandy Grove III
Plat Reference: Lot 22, Block or Section NA as shown on
Plat Book or Slide NA at Page(s) NA (Property acquired by Seller in Deed Book 1084 at Page 333-334).

All A portion of the property in Deed Reference: Book _____ Page No. _____ County _____

NOTE: Prior to signing this Offer to Purchase and Contract - Vacant Lot/Land, 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. If the Property is subject to regulation by an owners' association, it is recommended that Buyer obtain a copy of a completed Owners' Association Disclosure And Addendum (standard form 2A12-T) prior to signing this Offer to Purchase and Contract, and include it as an addendum hereto.

2. PURCHASE PRICE: The purchase price is \$ 20,000.00 and shall be paid in U.S. Dollars. Should any check or other funds paid by Buyer be dishonored, for any reason, by the institution upon which the payment is drawn, Buyer shall have one (1) banking day after written notice to deliver good funds to the payee. In the event Buyer does not timely deliver good funds, the Seller shall have the right to terminate this contract upon written notice to the Buyer. The purchase price shall be paid as follows:

(a) \$ 500.00 EARNEST MONEY DEPOSIT with this offer by cash personal check bank check certified check other: NA to be deposited and held in escrow by Coldwell Banker Triangle South ("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, a licensed real estate broker ("Broker") is required by state law (and Escrow Agent, if not a Broker, hereby agrees) to retain said earnest money in the Escrow Agent's trust or escrow account until Escrow Agent has obtained a written release from the parties consenting to its disposition or until disbursement is ordered by a court of competent jurisdiction. Alternatively, if a Broker is holding the Earnest Money, the Broker may deposit the disputed monies with the appropriate clerk of court in accordance with the provisions of N.C.G.S. §93A-12.

(CHECK IF APPLICABLE) THE PARTIES AGREE THAT A REAL ESTATE BROKERAGE FIRM ACTING AS ESCROW AGENT MAY PLACE ANY EARNEST MONIES DEPOSITED BY BUYER IN AN INTEREST BEARING

