

Initial Application Date: 4-2-12

Application # 1250028658

CU# \_\_\_\_\_

**COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION**

Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 ext:2 Fax: (910) 893-2793 www.harnett.org/permits

**\*\*A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) & SITE PLAN ARE REQUIRED WHEN SUBMITTING A LAND USE APPLICATION\*\***

LANDOWNER: Savvy Homes, LLC Mailing Address: 6030 Creedmoor Rd., Suite 101

City: Raleigh State: NC Zip: 27612 Contact No: Nikole Smith Email: nikole@savvyhomes.com

APPLICANT\*: Savvy Homes, LLC Mailing Address: 6030 Creedmoor Rd., Suite 101

City: Raleigh State: NC Zip: 27612 Contact No: Nikole Smith Email: nikole@savvyhomes.com

\*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Carson Beard Phone # 919-800-7419

PROPERTY LOCATION: Subdivision: Kenlan Farms Lot #: 12 Lot Size: 15,182 SF / .35 AC

State Road # 185 State Road Name: Emma Court Map Book & Page: 20091 584

Parcel: 120555 0214 12 PIN: 0555-42-4505.000

Zoning: RA-20R Flood Zone: No Watershed: No Deed Book & Page: 2968 976 Power Company\*: Progress

\*New structures with Progress Energy as service provider need to supply premise number 68435540 from Progress Energy.

**PROPOSED USE:**

SFD: (Size 54'-4" x 47'-0") # Bedrooms: 4 # Baths: 2 1/2 Basement(w/wo bath): No Garage:  Deck: \_\_\_\_\_ Crawl Space: \_\_\_\_\_ Slab: \_\_\_\_\_ Slab:  (Is the bonus room finished? ( ) yes ( ) no w/ a closet? ( ) yes ( ) no (if yes add in with # bedrooms))

Mod: (Size \_\_\_\_\_ x \_\_\_\_\_) # Bedrooms \_\_\_\_\_ # Baths \_\_\_\_\_ Basement (w/wo bath) \_\_\_\_\_ Garage: \_\_\_\_\_ Site Built Deck: \_\_\_\_\_ On Frame \_\_\_\_\_ Off Frame \_\_\_\_\_ (Is the second floor finished? ( ) yes ( ) no Any other site built additions? ( ) yes ( ) no)

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

Duplex: (Size \_\_\_\_\_ x \_\_\_\_\_) No. Buildings: \_\_\_\_\_ No. Bedrooms Per Unit: \_\_\_\_\_

Home Occupation: # Rooms: \_\_\_\_\_ Use: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_ #Employees: \_\_\_\_\_

Addition/Accessory/Other: (Size \_\_\_\_\_ x \_\_\_\_\_) Use: \_\_\_\_\_ Closets in addition? ( ) yes ( ) no

Water Supply:  County \_\_\_\_\_ Existing Well \_\_\_\_\_ New Well (# of dwellings using well \_\_\_\_\_) \*Must have operable water before final

Sewage Supply: \_\_\_\_\_ New Septic Tank (Complete Checklist)  Existing Septic Tank (Complete Checklist) \_\_\_\_\_ County Sewer

Does owner of this tract of land, own land that contains a manufactured home within five hundred feet (500') of tract listed above? ( ) yes (  ) no

Does the property contain any easements whether underground or overhead ( ) yes (  ) no

Structures (existing or proposed): Single family dwellings: proposed Manufactured Homes: \_\_\_\_\_ Other (specify): \_\_\_\_\_

**Required Residential Property Line Setbacks:**

	Minimum	Actual
Front	35'	31'
Rear	25'	84'
Closest Side	10'	17.8'
Sidestreet/corner lot	25'	N/A
Nearest Building on same lot		

Comments: \_\_\_\_\_

**SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON:** From Lillington take Hwy. 210 towards Fayetteville. Take left at McNeill Hobbs Road. Follow for about 4 1/2 miles to turn right at Wire Road. Kenlan Farms subdivision is located approximately 3 1/2 miles on the right.

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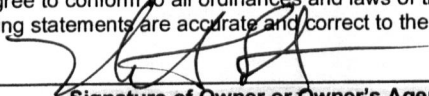
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If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

  
\_\_\_\_\_  
Signature of Owner or Owner's Agent

3/27/12  
Date

**\*\*\*It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.\*\*\***

**\*\*This application expires 6 months from the initial date if permits have not been issued\*\***



VICINITY MAP

**LEGEND**

- PO=PORCH
- P=PATIO
- SW=SIDEWALK
- DW=CONC DRIVEWAY
- EB=ELECTRIC BOX
- CO=CLEANOUT
- TP=TELEPHONE PEDESTAL
- WM=WATER METER
- AC=AIR CONDITIONING UNIT
- EOP=EDGE OF PAVEMENT
- BOC=BACK OF CURB

- IRON PIPE FOUND
- IRON PIPE SET
- CALCULATED POINT

**IMPERVIOUS AREA**

HOUSE	2,252 SQ. FT.
DRIVE	756 SQ. FT.
WALK	115 SQ. FT.
PATIO	120 SQ. FT.

TOTAL 3,243 SQ. FT.

**SETBACKS**

FRONT	35'
SIDE	10'
REAR	25'

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AND EXISTING STREET.

SHAWN T. RUMBERGER, PLS L-4909 DATE \_\_\_\_\_

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

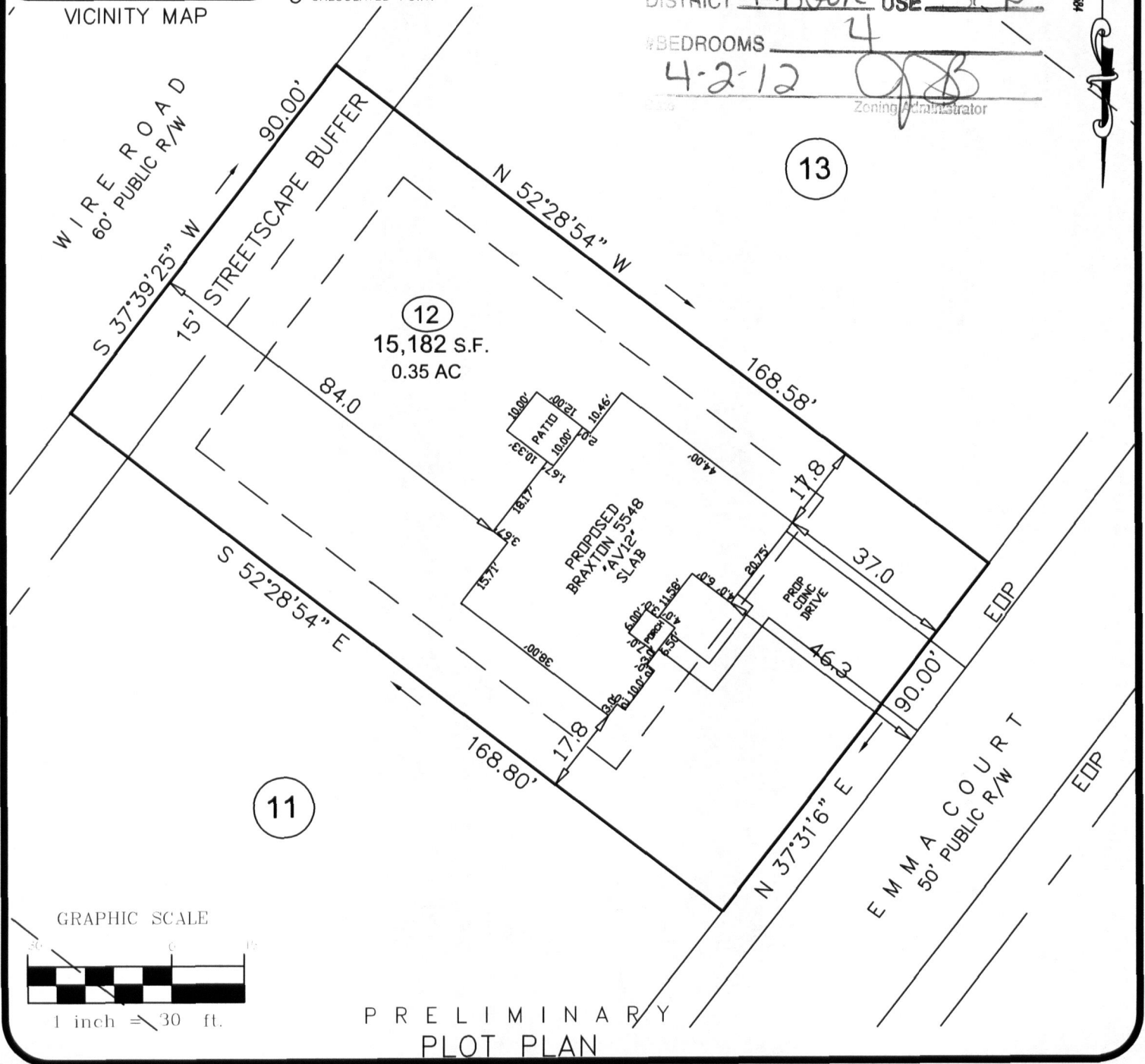
**SITE PLAN APPROVAL**

DISTRICT R200R USE STEP

#BEDROOMS 4

4-2-12 [Signature]  
Zoning Administrator

PLAT NORTH  
08/2009 PLS 584



GRAPHIC SCALE



1 inch = 30 ft.

**PRELIMINARY PLOT PLAN**

<b>ECLS</b>	<b>PROJECT:</b>	11-015
	<b>DRAWN BY:</b>	APS
	<b>SCALE:</b>	1"=30'
	<b>DATE:</b>	03-26-12

FOR  
**SAVVY HOMES**  
EMMA COURT  
LOT 12 KENLAN FARMS (PHASE 1, SECTION 1)  
HARNETT COUNTY, NORTH CAROLINA  
PLAT BOOK 2009 PAGE 584

**ECLS**  
SURVEYING THE EAST COAST  
610 W. CUMBERLAND ST.  
DUNN, NC 28334  
910.897.3257 EASTCOASTLS.COM 910.897.2329 (FAX)

NAME: Savvy Homes, LLC

APPLICATION #: 1250028458

**\*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

- **All property irons must be made visible.** 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.**
- **All lots to be addressed within 10 business days after confirmation. \$25.00 return trip fee may be incurred for failure to uncover outlet lid, mark house corners and property lines, etc. once lot confirmed ready.**
- 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 **outlet end** of tank as diagram indicates, and lift lid straight up (*if possible*) and then **put lid back in place.** (Unless inspection is for a septic tank in a mobile home park)
- **DO NOT LEAVE LIDS OFF OF SEPTIC TANK**
- After uncovering **outlet end** 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 \_\_\_\_\_

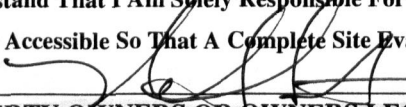
The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes", applicant **MUST ATTACH SUPPORTING DOCUMENTATION**:

- {} 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.**

  
 \_\_\_\_\_  
**PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)**

3/27/12  
 \_\_\_\_\_  
**DATE**

For Registration Register of Deeds  
Kimberly S Hargrove  
Harnett County, NC  
Electronically Recorded  
2012 Mar 16 03:41:54 PM NC Rev Stamp: \$200.00  
Book: 2968 Page: 976 # Pages: 2 Fee: \$26.00  
Instrument Number: 2012004241

HARNETT COUNTY TAX ID #  
120555 0216 10  
120555 0216 11  
120555 0216 13

03-16-2012 BY: MT

Parcel Identifier No. out of - 0555-43-1806.000

Revenue: \$ 200.00

Mail after recording to Grantees

This instrument was prepared by Becker Law Offices, PC

Brief Description for the index

Lots 10, 11, 12 & 13, Kenlan Farms, Phase One,  
Section One

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made March 15, 2012, by and between

GRANTOR

GRANTEE

**ABJ INVESTMENTS, LLC**

**PO Box 64553  
Fayetteville, NC 28306**

**SAVVY HOMES, LLC**

**6030 Creedmoor Road, Ste. 101  
Raleigh, NC 27612**

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 \_\_\_\_\_ Township, **Harnett County**, North Carolina and more particularly described as follows:

Being all of Lots 10, 11, 12 & 13, Kenlan Farms, Phase One, Section one, as shown in Plat Book 2009, Page 584-585, Harnett County Registry.

Submitted electronically by "Becker Law Offices, PC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

#003



The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

A map showing the above described property is recorded in Map Book 2009, Pages 584-585.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for 2012 and subsequent years.

Declarations, covenants, restrictions, easements and rights-of-way, if any, of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

ABJ INVESTMENTS, LLC

By: Brian Ragan (SEAL)

Printed name: Brian Ragan

Title: Partner



North Carolina, Wake County.  
I, the undersigned, a Notary Public of the County and State aforesaid, certify that Brian Ragan, as managing member of ABJ INVESTMENTS, LLC, a North Carolina Limited Liability Partnership, either being personally known to me or proven by satisfactory evidence (said evidence being known) personally appeared before me this day and acknowledged the execution of the foregoing instrument, after being duly authorized, on behalf of ABJ INVESTMENTS, LLC. Witness my hand and official stamp or seal, this 14th day of March, 2012.

My commission expires: 8-7-13 Mary L. Talley Notary Public  
Notary's name printed: Mary L. Talley