

Initial Application Date: 09.25.12

Application # 1250029833

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:** Kenlan Farms ABJ Investments, LLC Mailing Address: P.O. Box 64553  
City: Fayetteville State: NC Zip: 28306 Contact No: 910-485-5790 Email: mtalley@highlandpaving.com

**APPLICANT\*:** Savvy Homes, LLC Mailing Address: 6030 Creedmoor Rd., Suite 101  
City: Raleigh State: NC Zip: 27612 Contact No: 919-781-8104 Email: gzohto@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 #: 58 Lot Size: 71,425  
State Road # 1164 State Road Name: Shepard Dr. Map Book & Page: 2379/637  
Parcel: 12 0555 0216 62 PIN: 0555-33-7001 2012/473  
Zoning: RA-20R Flood Zone: No Watershed: No Deed Book & Page: 2379/637 Power Company\*: Progress

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

**PROPOSED USE:**

SFD: (Size 52.2 x 45.3) # Bedrooms: 4 # Baths: 3 Basement(w/w bath): \_\_\_\_\_ Garage:  Deck: \_\_\_\_\_ Crawl Space: \_\_\_\_\_ Slab:  Monolithic 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/w 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:**

Front Minimum 35' Actual 37  
Rear 25' 249.5  
Closest Side 10' 68.2  
Sidestreet/corner lot 25' N/A  
Nearest Building in same lot N/A

**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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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

09-25-12  
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\*\***



- 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

**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.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C6	146.84	600.00	S 43°28'19" W	146.47

PLAT NORTH  
 BM 2012 PG 473

**VICINITY MAP**

**IMPERVIOUS AREA**

HOUSE 2,089 SQ. FT.  
 DRIVE 608 SQ. FT.  
 WALK 119 SQ. FT.  
 PORCH 150 SQ. FT.

TOTAL 2,966 SQ. FT.

**SITE PLAN APPROVAL**

DISTRICT RA20R USE (60)

#BEDROOMS 4

Date 9-28-12

Zoning Administrator [Signature]

59

58

71,425 S.F.  
 1.64 AC

57

**GRAPHIC SCALE**



1 inch = 60 ft.

20' DRAINAGE EASEMENT

**PRELIMINARY PLOT PLAN**

<b>ECLS</b>	<b>PROJECT:</b>	11-015
	<b>DRAWN BY:</b>	APS
	<b>SCALE:</b>	1"=60'
	<b>DATE:</b>	09-12-12

FOR  
**SAVVY HOMES**  
 SHEPARD DRIVE  
 LOT 58 KENLAN FARMS (PHASE 1, SECTION 3)  
 HARNETT COUNTY, NORTH CAROLINA  
 PLAT BOOK 2012 PAGE 473

**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 #: \_\_\_\_\_

**\*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.**

Gabriella Zotto  
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

09-25-12  
DATE



## **PURCHASE AGREEMENT for KENLAN FARMS**

This Lot Purchase Agreement (the "Agreement") is entered into by and between Savvy Homes, LLC and or it's assigns, the Buyer and ABJ Investments, LLC the Seller.

In consideration of the mutual promises of the parties hereto, and for other good and valuable considerations, the receipt and sufficiency of which Buyer and Seller hereby acknowledge, the parties agree as follows:

Buyer agrees to purchase and Seller agrees to sell to Buyer the developed and to be developed lots in the subdivision know as Kenlan Farms, Harnett County NC as per the attached **Exhibit A** under the following terms and conditions:

1. The purchase price for each lot shall be twenty five thousand dollars (\$25,000).
2. Buyer shall have continuing first rights to all developed and to be developed lots in Kenlan Farms for as long as Buyer has tnder active construction three (3) spec homes. At the time Buyer receives a non-contingent contract on one of the spec homes, Buyer shall, within forty five (45) days close on an additional lot.
3. **Public Water & Septic Sewer:** The Property will be served by Harnett County for public water. Seller shall deliver to Buyer documentation and or permits approving each of the Lots for a 4 Bedroom septic permit. The septic permit shall be delivered to Buyer at least thirty (30) days prior to Buyer closing on any lot.
4. **Building Envelope:** The building envelope for each lot shall be a minimum dimension of 60' wide by 60' deep exclusive of easements and septic fields.
5. **General Warranty Deeds** are to be made to Savvy Homes, LLC or assigns, or as directed otherwise by Buyer.
6. Closings will be at the office of Buyer's closing attorney located in Raleigh NC.
7. Seller will obtain all necessary final approvals and is responsible, prior to closing, for the installation of public water, storm drainage, street paving, underground electric service, TV cable & phone to each lot and street acceptance for maintenance by NCDOT.
8. Closing, legal costs and pro ration of property taxes shall be as normal and customary in Harnett County NC.
9. **Signage/Logo:** For so long as Buyer has any homes for sale in this community, Buyer shall have the right to: (a) place approved "for sale" signs on homes or lots within the community (b) place approved "model/sales center" signage at all model parks, (c) be included on approved information and directional signs on common areas within the community, (d) Use the community name and logo in any advertising within the community, subject to the conditions of a licensing agreement to be provided by Seller.

10. Marketing: The marketing of Buyer's homes will be under the control of and at the expense of Buyer.
11. Real Estate Commission: Buyer and Seller acknowledge neither Seller or Buyer are represented by a real estate broker in the transaction contemplated by this Contract. Seller and Buyer each agree to indemnify and hold harmless the other from and against any and all claims, demands, liability, cost or expense (including attorney's fees) incurred by the other arising out of any claim for any real estate brokerage commission or fee in connection with the transactions contemplated by this Contract.
12. Notices: All notices required to be given hereunder shall be in writing and deemed given when (a) hand delivered by the sender and property received for by a responsible person of the receiving party, (b) deposited in the United States mail via first class mail, (c) via overnight delivery, or (d) via telecopy or email as follows:

If to Seller: ABJ Investment, LLC  
3164 Middle Road  
Fayetteville NC 28311  
Email:

If to Buyer: Savvy Homes, LLC  
6030 Creedmoor Road #101  
Raleigh, NC 27612  
darrell@savvyhomes.com

The Effective Date of this Contract shall be the last date that both parties have executed and dated the Contract.

Buyer agrees not to resale lots without consent of ABJ Investments LLC *DM*

**SELLER: ABJ INVESTEMENTS, LLC**

By: 

Date 4.12.12

**BUYER: SAVVY HOMES, LLC**

  
Darrell Daigre

Date 4.10.12