

Initial Application Date: 2-11-13

Application # 1350030612

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

Owner: Dakmont Dev.

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

Buyer: Holt Constructors, Inc. Mailing Address: 2919 Breezewood Ave, Ste 400

City: Fayetteville State: NC Zip: 28303 Contact No: 910-486-4864 Email: meaganbradshaw@hlt.com

APPLICANT\*: Holt Constructors, Inc Mailing Address: 2919 Breezewood Ave., Ste 400

City: Fayetteville State: NC Zip: 28303 Contact No: 910-486-4864 Email: meaganbradshaw@hlt.com

CONTACT NAME APPLYING IN OFFICE: Meagan Bradshaw Phone # 910-486-4864

PROPERTY LOCATION: Subdivision: Oakmont Lot #: 41 Lot Size: 0.58 acres

State Road # 1166 State Road Name: Poxs Beard Map Book & Page: 2012 1 22

Parcel: 030507 0046 46 PIN: 0507-22-7215

Zoning: BA-20R Flood Zone: X Watershed: MA Deed Book & Page: OTP Power Company\*: Central Elec

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

**PROPOSED USE:** 65' deep x 65' wide

SFD: (Size 65' x 65') # Bedrooms: 5 # Baths: 4 Basement(w/wo bath): NO Garage:  Deck: NO 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/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:  Manufactured Homes: \_\_\_\_\_ Other (specify): \_\_\_\_\_

**Required Residential Property Line Setbacks:**

Front	Minimum	<u>35'</u>	Actual	<u>37'</u>
Rear		<u>25'</u>		<u>45.8'</u>
Closest Side		<u>5/10'</u>		<u>31.5'</u>
Sidestreet/corner lot		<u>20'</u>		<u>N/A</u>
Nearest Building on same lot		<u>-</u>		<u>-</u>

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

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON:

Take Hwy. 27 to Docs Road, Turn Left, go about  
1.5 miles, turn left into Subdivision.

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

2.4.13  
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\*\*

I, MICHAEL P. GRIFFIN, certify that under my direction and supervision this map was drawn from an actual field survey; that the error of closure of the survey as calculated by coordinates is 1:10,000+; that the area shown hereon was calculated by coordinates.

Witness my hand and seal this day of MONTH 2013.

SITE PLAN APPROVAL

DISTRICT RA20R USE SEO

#BEDROOMS 5

2-11-13

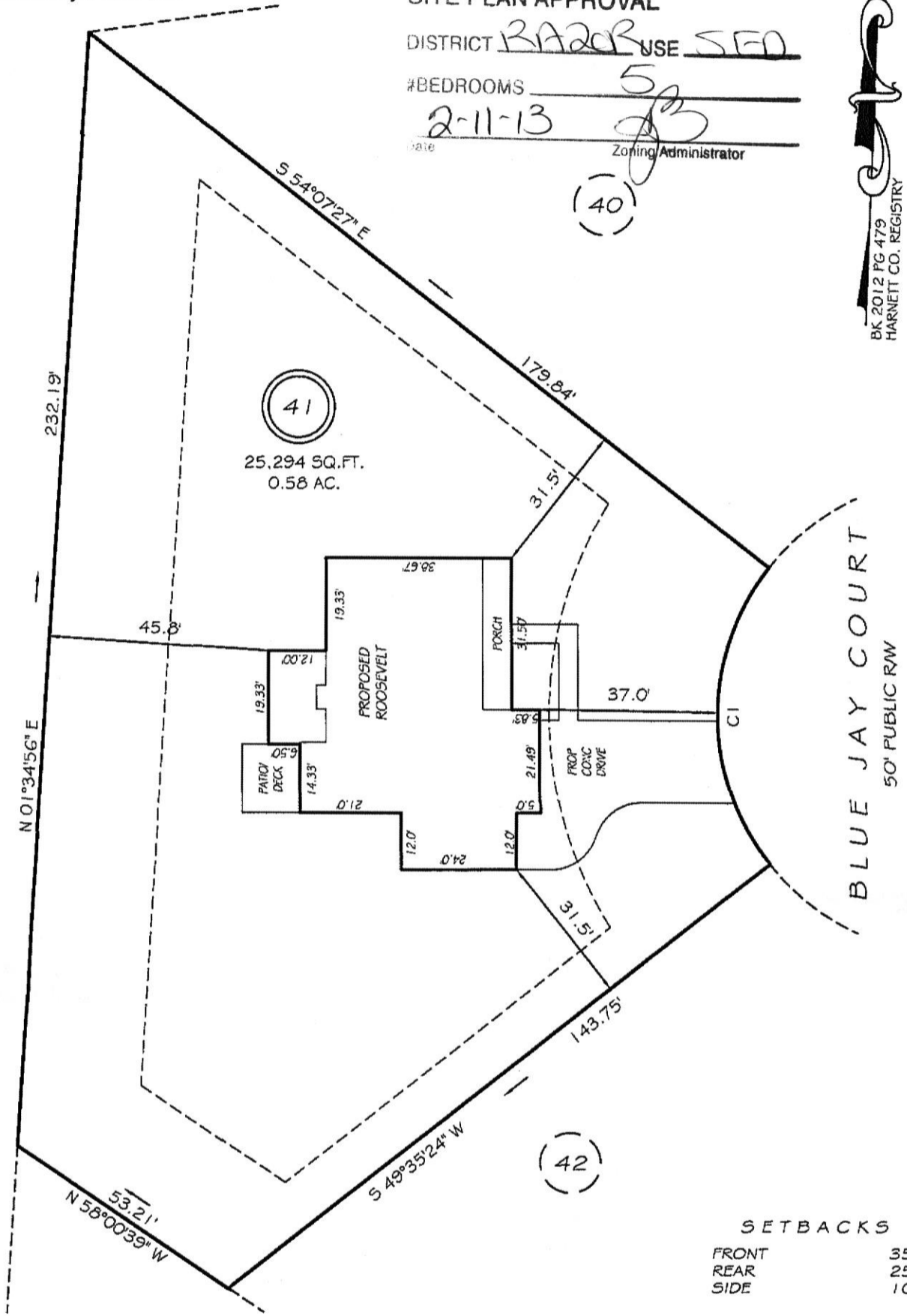
Date [Signature]  
Zoning Administrator

(40)

(41)

25,294 SQ.FT.  
0.58 AC.

N/F  
STEPHEN H. COVAN & WIFE  
ANNA M. COVAN



BK 2012 PG 479  
HARNETT CO. REGISTRY

BLUE JAY COURT  
50' PUBLIC R/W

SETBACKS

FRONT	35'
REAR	25'
SIDE	10'

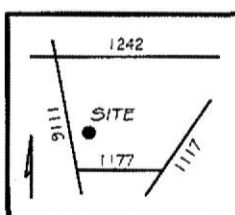
REVISION: EXTEND GAR 4' IN THE REAR 2/28/13

CI R=50.00' L=66.57' S02°16'01\"/>

**PRELIMINARY**  
NOT FOR RECORDATION,  
SALES OR CONVEYANCE

LEGEND

EIP	EXISTING IRON PIPE	FES	FLARED END SECTION
IPS	IRON PIPE SET	WM	WATER METER
RAW	RIGHT OF WAY	CO	CLEAN OUT
N/F	NOW OR FORMERLY	FH	FIRE HYDRANT
EIS	EXISTING IRON STAKE	CB	CATCH BASIN



**GRIFFIN LAND SURVEYING, INC.**  
P.O. BOX 148  
FUQUAY-VARINA, NC 27526  
(919) - 567 - 1963

**PLOT PLAN**  
FOR  
**H & H HOMES**

**OAKMONT**  
**LOT 41**  
BLUE JAY COURT  
NORTH CAROLINA  
HARNETT COUNTY BARBECUE TOWNSHIP

DRAWN BY <u>NMF</u>	DATE <u>1/31/13</u>
CHECKED BY <u>MPG</u>	SCALE <u>1" = 30'</u>

366

NAME: H&H Constructors

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.

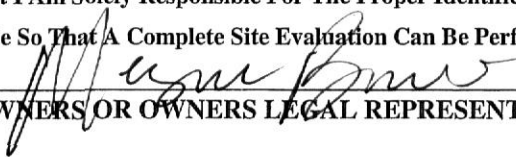
{ } Accepted      { } Innovative      { 1 } Conventional      { 2 } Any  
 { } Alternative      { } Other \_\_\_\_\_

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    { X } NO    Does the site contain any Jurisdictional Wetlands?  
 { } YES    { X } NO    Do you plan to have an irrigation system now or in the future?  
 { } YES    { X } NO    Does or will the building contain any drains? Please explain. \_\_\_\_\_  
 { } YES    { X } NO    Are there any existing wells, springs, waterlines or Wastewater Systems on this property?  
 { } YES    { X } NO    Is any wastewater going to be generated on the site other than domestic sewage?  
 { } YES    { X } 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    { X } 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)

2.4.13  
 \_\_\_\_\_  
 DATE

NORTH CAROLINA

CUMBERLAND COUNTY

CONTRACT TO PURCHASE

This contract, made and entered into this 23rd day of January, 2013, by and between: Oakmont Development Partners as SELLER, and H.H. Constructors, Inc. and/or its Assigns as BUYER:

WITNESSETH

THAT SELLER hereby contracts to sell and convey to BUYER, and BUYER hereby contracts to purchase from SELLER, the following described residential building lots, to wit:

Being all of LOT/S 41, 43, 137, 138, 139 of the Subdivision known as Oakmont, Section Phase One, Part Section Two, map of which is duly recorded in Book of Plans \_\_\_\_\_ Page \_\_\_\_\_, Part \_\_\_\_\_, Harnett County Registry.

#38,000  
x5  
190,000

1. The agreed Sale Price is \$ 190,000, payable as follows:

Down Payment (payable upon execution of this contract): \$ 0

Balance of Sale Price (payable at closing): \$ 170,000

- 2. The LOT/S shall be conveyed by SELLER to buyer by a General Warranty Deed free of all encumbrances other than taxes for the current year, which shall be prorated as of closing. The Deed shall be subject to all Restrictive Covenants, Utility Easements and applicable zoning ordinances on record at the time of closing.
- 3. Buyer acknowledges inspecting the property and that no representations or inducements have been made by SELLER, other than those set forth herein, and that the Contract contains the entire agreement between the parties.
- 4. Closing (Final Settlement) is to take place not later than: March 8, 2013 at the offices of Single Source Real Estate. Should BUYER fail to close, the SELLER, at his option, may retain the sum paid as a Down Payment upon the Purchase Price as liquidated damages and declare this Contract null and void and may proceed to resell the LOT/S to a subsequent Buyer.

5. Other Conditions:

Restrictive Covenants for subdivision are recorded in the Office of the Register of Deeds for Harnett County in Book 2947 Page 543-573 cr \_\_\_\_\_, a copy of which has been provided to Buyer.

Building side lines shall be per plat unless otherwise controlled by governmental authority. Property has been surveyed by 4D Site Solutions.

Buyer must submit house plans to SELLER for architectural conformity and Covenant approval prior to breaking ground.

Additionally: \_\_\_\_\_

IN WITNESS WHEREOF the parties have executed this contract this 23rd day of January, 2013.

[Signature]  
SELLER

[Signature]  
BUYER