

Initial Application Date: 2-13-13

Application # 1350030632

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: DAKOTA Land Partners, LLC Mailing Address: 5511 RAMSEY ST., Suite 100
City: Fayetteville State: NC Zip: 28311 Contact No: 910-527-2007 Email: manningmattyllc@gmail.com

APPLICANT*: Savvy Homes, LLC Mailing Address: 8025 Creedmoor Rd., Suite 100
City: Raleigh State: NC Zip: 27613 Contact No: 919-781-8104 Email: gzotto@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: MAMIE BELL RIDGE Lot #: 102 Lot Size: .67 AC
State Road # 85 State Road Name: BELLA HOWINGTON DR. Map Book & Page: 2007/256-257
Parcel: 13 0630 01 0029 42 PIN: 0630-55-4625
Zoning: RA-20R Flood Zone: No Watershed: No Deed Book & Page: OTD Power Company*: Progress

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

PROPOSED USE:

- SFD: (Size 50' x 50.5') # Bedrooms: 4 # Baths: 2 1/2 Basement (w/wo 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/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:

Requirement	Minimum	Actual
Front	35'	37'
Rear	25'	33.8'
Left Side	10'	45'
Street/corner lot	25'	214.3'
Closest Building to same lot		N/A

Comments: _____

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 421 toward Sanford, left on
Summerville-MAMERS Rd. (turns into Old 421), TAKE Old 421 approx.
3 miles to MAMIE BELL Ridge (on left).

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

02-08-13
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

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?

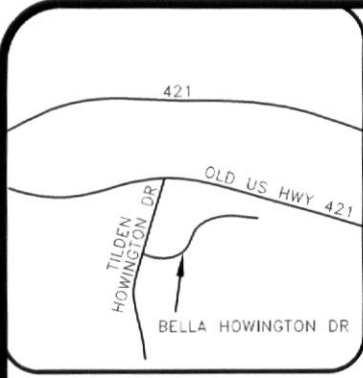
If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

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)

02-08-13
DATE



- LEGEND**
- PO=PORCH
 - P=PATIO
 - SW=SIDEWALK
 - DW=CONC DRIVEWAY
 - EB=ELECTRIC BOX
 - SCO=CLEANOUT
 - TP=TELEPHONE PEDESTAL
 - WM=WATER METER
 - AC=AIR CONDITIONING UNIT
 - BOC=BACK OF CURB
 - EOP=EDGE OF PAVEMENT
 - IRON PIPE FOUND
 - IRON PIPE SET
 - NAIL SET

- SETBACKS**
- FRONT 35'
 - SIDE 10'
 - REAR 25'
 - SIDE STREET 20'
 - MAX. HEIGHT 35'

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

SHAWN T. RUMBERGER, PLS L-4909 DATE

IMPERVIOUS AREA

HOUSE	2,336	SQ.FT.
DRIVE	602	SQ.FT.
WALK	78	SQ.FT.
TOTAL	3,016	SQ.FT.

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

-VICINITY MAP (NTS)

SITE PLAN APPROVAL
 DISTRICT RA20R USE SED
 #BEDROOMS 4
2-14-13
 Zoning Administrator

REVISION: HOUSE CHANGED FROM V-LINE TO STANDARD PER REQUEST 3-7-13

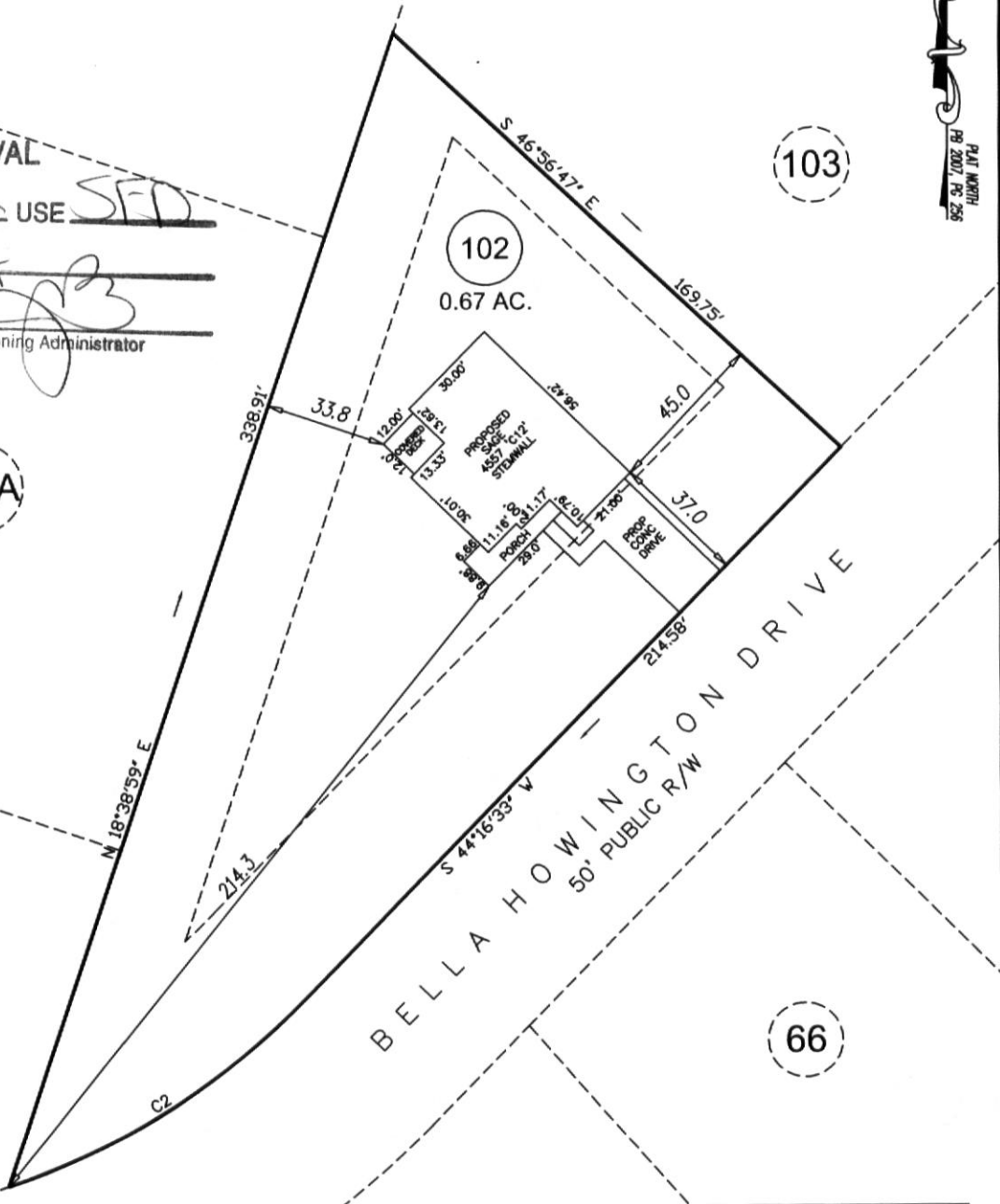
100A

101

103

102
0.67 AC.

66



GRAPHIC SCALE



1 inch = 50 ft.

PRELIMINARY PLOT PLAN

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C2	98.34	205.00	N 58°13' E	97.40

ECLS
 PROJECT: 13-002
 DRAWN BY: APS
 SCALE: 1"=50'
 DATE: 2-7-13

FOR
SAVVY HOMES
 BELL A HOWINGTON DRIVE
 LOT 102 MAMIE BELL RIDGE SUBDIVISION
 UPPER LITTLE RIVER TWP., HARNETT CO., NC
 P.B. 2007 PG. 256

ECLS
 SURVEYING THE EAST COAST
 227 FISH DRIVE
 ANGIER, NC 27501
 910.897.3257 EASTCOASTLS.COM 910.897.2329 (FAX)

30638

**STATE OF NORTH CAROLINA
CONTRACT TO PURCHASE REAL ESTATE
COUNTY OF HARNETT**

THIS CONTRACT is made and entered into by and between Dakota Land Partners, LLC, a North Carolina Limited Liability Company (hereinafter "Seller") and Savvy Homes, LLC, a North Carolina Limited Liability Company and or it's assigns (hereinafter "Buyer")

STATEMENT OF PURPOSE

WHEREAS, Seller is under contract or is the owner of certain lots (the "Lots") in the subdivision known as Mamie Bell Ridge Phases One, Two & Five. The Lots are located in Harnett County, North Carolina and is more particularly described in the attachment hereto marked "**Exhibit A,**" which is incorporated herein by reference; and

WHEREAS, Seller desire to sell and Buyer desires to purchase the Lots, in which the development and purchase shall be according to the terms and conditions hereinafter set forth;

NOW, THEREFORE, 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:

1. **Purchase Price:** The purchase price shall be Twenty Four Thousand Dollars (\$24,000) per lot.
2. **Total Lots:** There are Twenty Seven (27) Lots subject to this Contract.
3. **The Initial Lots:** Buyer shall purchase five (5) Initial Lots.
4. **Subsequent Lot Closings:** One Hundred Eighty (180) days following the closing of the Initial Lots Buyer shall close on six (6) additional lots. Buyer shall then close on six (6) lots every one hundred (100) days thereafter till all lots are closed
5. **Deposit Money:** Within three (3) days of the Effective date Buyer shall deposit with Buyer's Escrow Agent, the total of One Hundred Dollars (\$100.00) to be credited at the Initial Lot Closing. The Deposit Money shall be refundable to Buyer in the event that the Homeowners Association Architectural Committee denies approval of Buyer's house plans, or as otherwise provided for in this Contract.
6. **Public Water:** The Lots will be served by Harnett County for water. Buyer shall pay all normal & customary fees in securing a building permit and water meter to Harnett County.

