

Initial Application Date: 7-8-13

Application # 1350031072

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: manningrealtyllc@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 #: 65A Lot Size: 37,720 SF.
State Road # 110 State Road Name: BELLA HOWINGTON DRIVE Map Book & Page: 2013/26
Parcel: 13 0430 01 0029 05 PIN: 0630-55-6544
Zoning: RA-30 Flood Zone: No Watershed: No Deed Book & Page: 3074/776 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 59' 9 1/2") # Bedrooms: 4 # Baths: 4 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:

Front	Minimum	Actual
	35'	<u>37'</u>
Side	25'	<u>11A.1</u>
Rear Side	10'	<u>35'</u>
Street/corner lot	25'	<u>N/A</u>
Nearest Building same lot		<u>N/A</u>

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).

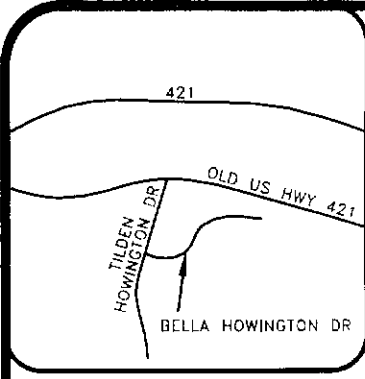
If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information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

Gabriella Zoto
Signature of Owner or Owner's Agent

7/3/13
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



- 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

IMPERVIOUS AREA

HOUSE	2,673 SQ.FT.
DRIVE	601 SQ.FT.
WALK	79 SQ.FT.
TOTAL	3,353 SQ.FT.

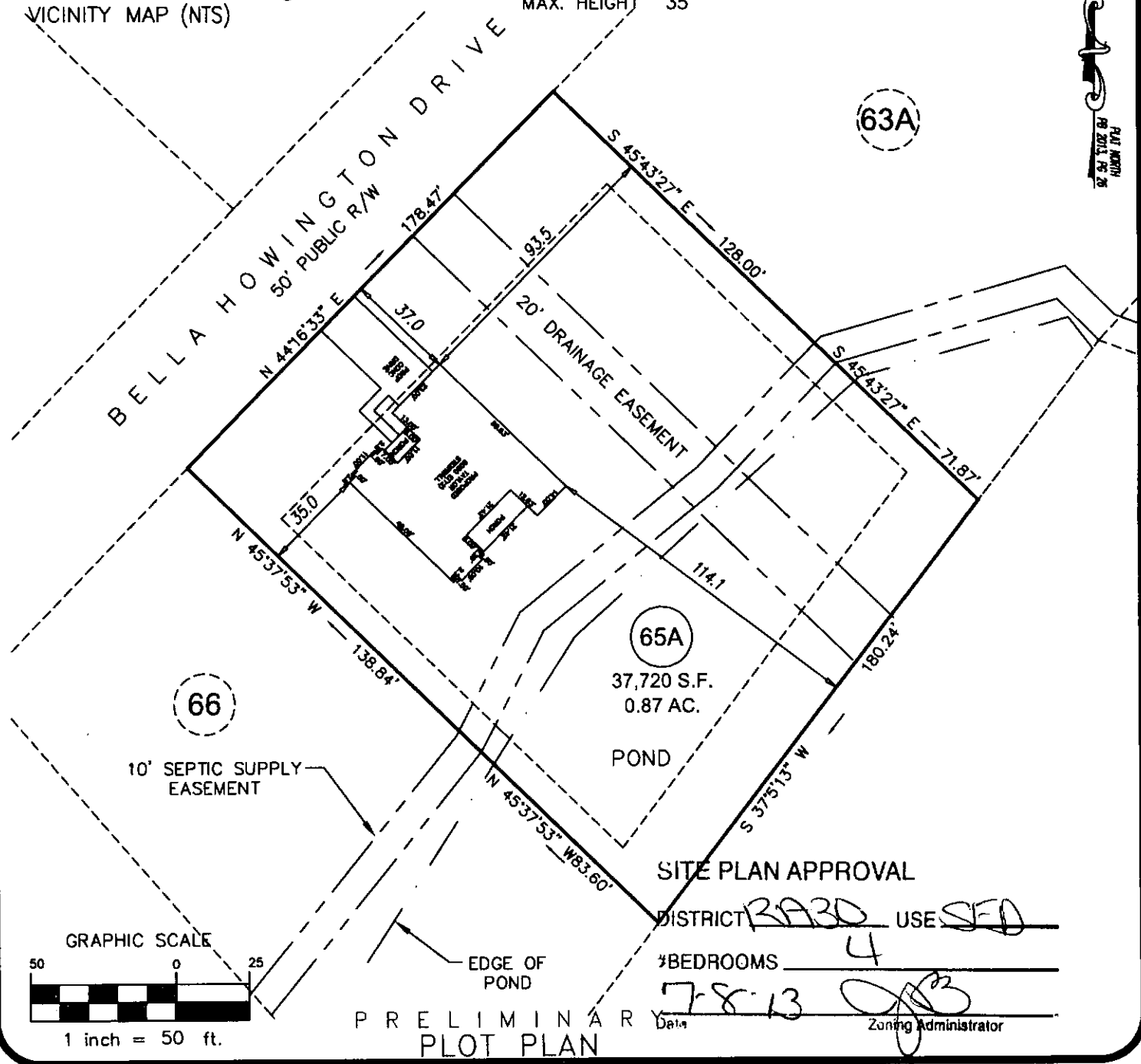
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

SHAWN T. RUMBERGER, PLS L-4909 DATE

SETBACKS

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

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 RABD USE SED

#BEDROOMS 4

Date 7-8-13 Zoning Administrator [Signature]

PRELIMINARY PLOT PLAN

PROJECT:	13-002
DRAWN BY:	DWS
SCALE:	1"=50'
DATE:	07-03-13

FOR
SAVVY HOMES
 BELLA HOWINGTON DRIVE
 LOT 65A MAMIE BELL RIDGE SUBDIVISION
 UPPER LITTLE RIVER TWP., HARNETT CO., NC
 P.B. 2013 PG. 26

ECLS
 SURVEYING THE EAST COAST
 227 FISH DRIVE
 ANGLIER, NC 27501

910.897.3257 EASTCOASTLS.COM 910.897.8329 (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)

7/3/13
DATE

**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 developoment 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.

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

SELLER: DAKOTA LAND PARTNERS, LLC

It's Manager Date

BUYER: SAVVY HOMES, LLC



Darrell Daigre Date
It's Manager

Harnett County Central Permitting
PO Box 65 Lillington NC 27546
910 893 7525 Fax 910 893 2793 www.harnett.org/permits

Each section below to be filled out
by whomever performing work
Must be owner or licensed
contractor Address company
name & phone must match

Application for Residential Building and Trades Permit

Owner's Name Dakota Land Partners, LLC Date 7-19-13
Site Address 110 Bella Hawnston Drive Phone 919-781-8104
Directions to job site from Lillington 421 towards Sanford, left on Summerville-Mamers Rd.,
(turns into Old 421), TAKE Old 421 approx. 3 miles, MAMIE BELL RIDGE
is on the left.

Subdivision MAMIE BELL RIDGE Lot 65A
Description of Proposed Work new single-family dwelling # of Bedrooms 4
Heated SF 3476 Unheated SF 732 Finished Bonus Room? Crawl Space Slab
General Contractor Information

Savvy Homes, LLC
Building Contractor's Company Name
8025 Creedmoor Rd., Ste. 100, Raleigh, NC 27613
Address
67375
License #

919-781-8104
Telephone
QZOTTO@SAVVYHOMES.COM
Email Address

Electrical Contractor Information
Description of Work new SFD Service Size 200 Amps T-Pole Yes No
Raleigh Lanchart Electric Co.
Electrical Contractor's Company Name
1120 Burma Dr., Apex, NC 27502
Address
24986 - U
License #

919-303-6246
Telephone
tigh@lanchart.com
Email Address

Mechanical/HVAC Contractor Information
Description of Work new SFD
Carolina Custom Heating & Cooling
Mechanical Contractor's Company Name
65 Glen Rd.
Address
31157
License #

919-909-4635
Telephone
Chuck@CarolinaHeatCool.com
Email Address

Plumbing Contractor Information
Description of Work new SFD # Baths 4
Northwest Plumbing NC, Inc.
Plumbing Contractor's Company Name
5516 Caterpillar Dr. Apex NC 27539
Address
29752
License #

919-278-6739
Telephone
twelchel@NWPerf.com
Email Address

Insulation Contractor Information
All PRO Insulation 102 Aq Drive, Youngsville NC 27596
Insulation Contractor's Company Name & Address
919-554-9004
Telephone

I hereby certify that I have the authority to make necessary application that the application is correct and that the construction will conform to the regulations in the Building Electrical Plumbing and Mechanical codes and the Harnett County Zoning Ordinance I state the information on the above contractors is correct as known to me and that **by signing below I have obtained all subcontractors permission to obtain these permits** and if **any** changes occur including listed contractors site plan number of bedrooms building and trade plans Environmental Health permit changes or proposed use changes I certify it is my responsibility to notify the Harnett County Central Permitting Department of any and all changes

EXPIRED PERMIT FEES - 6 Months to 2 years permit re-issue fee is \$150 00 After 2 years re-issue fee is as per current fee schedule

Ruth M. Modine
Signature of Owner/Contractor/Officer(s) of Corporation

7-19-13
Date

Affidavit for Worker's Compensation N C G S 87-14

The undersigned applicant being the

General Contractor Owner Officer/Agent of the Contractor or Owner

Do hereby confirm under penalties of perjury that the person(s) firm(s) or corporation(s) performing the work set forth in the permit

Has three (3) or more employees and has obtained workers compensation insurance to cover them

Has one (1) or more subcontractors(s) and has obtained workers compensation insurance to cover them

Has one (1) or more subcontractors(s) who has their own policy of workers compensation insurance covering themselves

Has no more than two (2) employees and no subcontractors

While working on the project for which this permit is sought it is understood that the Central Permitting Department issuing the permit may require certificates of coverage of worker s compensation insurance prior to issuance of the permit and at any time during the permitted work from any person firm or corporation carrying out the work

Company or Name Sunny Homes, LLC

Sign w/Title Gabrielle Zotto PERMITTING COORDINATOR Date _____

Designated Lien Agent

First American Title Insurance Company

Online: www.liensnc.com
Address: 19 W. Hargett St., Suite 507 / Raleigh, NC 27601
Email: support@liensnc.com
Fax: (919) 489-5231
Technical Support Hotline (888) 690-7384

Entry Number: 27587

Filed by: ruth@savvyhomes.com

Payment Amount: \$25.00

Filing Date: 07/15/2013



Owner Information

Savvy Homes, LLC

8025 Creedmoor Road Suite 100
Raleigh NC 27613
United States
gzotto@savvyhomes.com 919-781-8104

Project Property

Mamie Bell Ridge Lot 65A

110 Bella Howington Drive Map:
Lillington Block:
NC 27546 Lot:

Property Type: 1-2 Family Dwelling

Original Contractor

Savvy Homes, LLC
8025 Creedmoor Road Suite 100
Raleigh NC 27613
gzotto@savvyhomes.com 919-781-8104

Date of First Furnishing

07/15/2013

Pre-Permit Workers

NONE

Pre-Permit Worker Emails

gzotto@savvyhomes.com