

Initial Application Date: 7-8-13

Application # 1350031673

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: qzotto@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 #: 69 Lot Size: 36,195 sf

State Road #: 26 State Road Name: BELLA HOWINGTON DRIVE Map Book & Page: 2007/256

Parcel: 13 06030 01 0029 09 PIN: 0630-55-2286

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 51' x 49') # Bedrooms: 3 # 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:**

Location	Minimum	Actual
Front	35'	<u>37'</u>
Rear	25'	<u>139.5'</u>
Closest Side	10'	<u>27.4'</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).

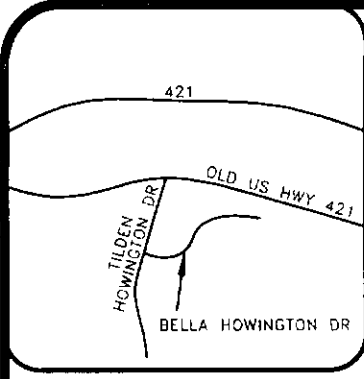
If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information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

*Camille 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	2,257 SQ.FT.
DRIVE	606 SQ.FT.
WALK	60 SQ.FT.
<b>TOTAL</b>	<b>2,923 SQ.FT.</b>

**SETBACKS**

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

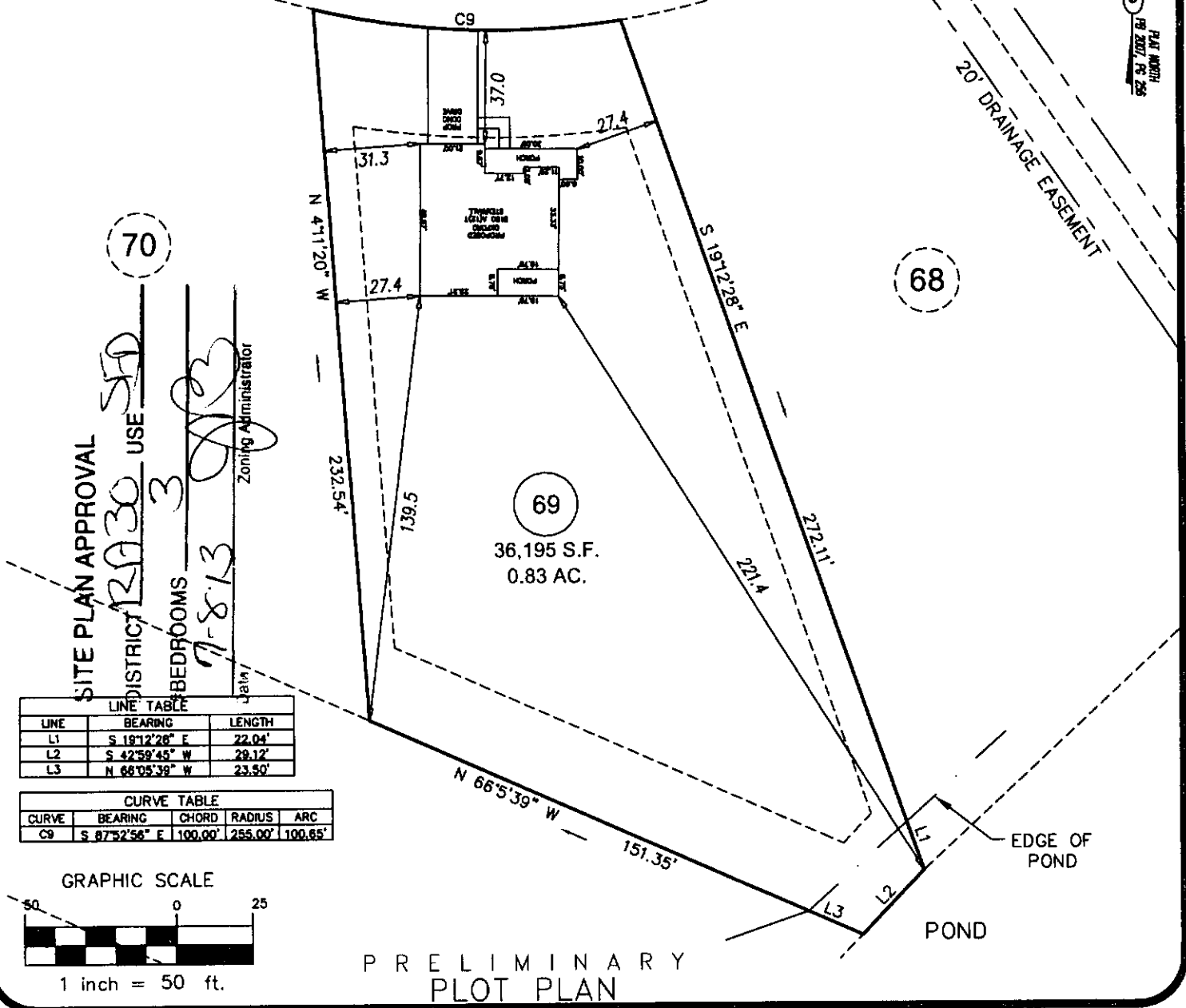
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

SHAWN T. RUMBERGER, PLS L-4909 DATE

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

VICINITY MAP (NTS)

BELLA HOWINGTON DRIVE  
50' PUBLIC R/W

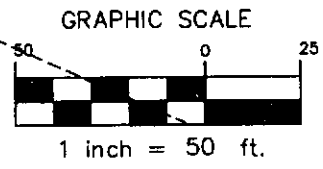


**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 19°12'26" E	22.04'
L2	S 42°59'45" W	29.12'
L3	N 68°05'39" W	23.50'

**CURVE TABLE**

CURVE	BEARING	CHORD	RADIUS	ARC
C9	S 87°52'56" E	100.00'	255.00'	100.65'



PRELIMINARY PLOT PLAN

<b>ECLS</b>	PROJECT:	13-002
	DRAWN BY:	DWS
	SCALE:	1"=50'
	DATE:	07-03-13

FOR  
**SAVVY HOMES**  
BELLA HOWINGTON DRIVE  
LOT 69 MAMIE BELL RIDGE SUBDIVISION  
UPPER LITTLE RIVER TWP., HARNETT CO., NC  
P.B. 2007 PG. 256

**ECLS**  
SURVEYING THE EAST COAST  
327 FISH DRIVE  
ANGIER, NC 27501

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 lines 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 Zotta  
**PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)**

7/13/13  
**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 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.

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 26 Bella Hovington 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 69  
Description of Proposed Work new single-family dwelling # of Bedrooms 4  
Heated SF 3215 Unheated SF 1203 Finished Bonus Room?      Crawl Space      Slab

**General Contractor Information**

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

919-781-8104  
Telephone  
gzoito@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 #

919-303-6266  
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@carolinahheatcool.com  
Email Address

**Plumbing Contractor Information**

Description of Work new SFD # Baths 3  
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 Ag Drive, Youngsville NC 27596  
Insulation Contractor's Company Name & Address

919-554-9004  
Telephone

\*NOTE General Contractor must fill out and sign the second page of this application

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. Moding  
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 Zolt PERMITTING COORDINATOR Date \_\_\_\_\_



**Designated Lien Agent**

---

First American Title Insurance Company

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

Entry Number: 27616

Filed by: [ruth@savvyhomes.com](mailto: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](mailto:gzotto@savvyhomes.com) 919-781-8104

**Project Property**

---

Mamie Bell Ridge Lot 69  
26 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](mailto:gzotto@savvyhomes.com) 919-781-8104

**Date of First Furnishing**

---

07/15/2013

**Pre-Permit Workers**

---

NONE

**Pre-Permit Worker Emails**

---

[gzotto@savvyhomes.com](mailto:gzotto@savvyhomes.com)