

Initial Application Date: 9/26/14

Application # 1450034715

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: 8025 Creedmoor Rd, Suite 100,  
Savvy Homes LLC  
City: Raleigh State: NC Zip: 27613 Contact No: 919-781-8104 x 287 Email: bvonkelsheimer@savvyhomes.com

APPLICANT\*: Savvy Homes, LLC Mailing Address: 8025 Creedmoor Road, Suite 100  
City: Raleigh State: NC Zip: 27613 Contact No: 919-781-8104 x287 Email: bvonkelsheimer@savvyhomes.com  
\*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: David Hoefler Phone # 919-592-5641

PROPERTY LOCATION: Subdivision: Mamie Bell Ridge Lot #: 85 Lot Size: .64 AC  
State Road # 236 State Road Name: Tilden Howington Dr. Map Book & Page: 2013 / 25  
Parcel: 13 0630 01 0025 25 PIN: 0630-44-7928.000  
Zoning: RA-30 Flood Zone: No Watershed: No Deed Book & Page: 2576 / 543 Power Company\*: Progress  
\*New structures with Progress Energy as service provider need to supply premise number OTP from Progress Energy.

**PROPOSED USE:**

- SFD: (Size 43 x 46) # Bedrooms: 4 # Baths: 2.5 Basement(w/wo bath): \_\_\_\_\_ Garage:  Deck: \_\_\_\_\_ Crawl Space: \_\_\_\_\_ Slab: \_\_\_\_\_ Slab:  Monolithic  
(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:**

	Minimum	Actual
Front	35'	37'
Rear	25'	174.9'
Closest Side	10'	29.6'
Sidestreet/corner lot	25'	
Nearest Building on same lot		

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

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Take 421 towards Sanford, turn left on Summerville-Mamers Rd

(Turns into Old 421) Follow Old 421 for approximately 3 miles to Mamie Bell Ridge (on your left)

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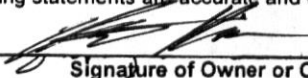
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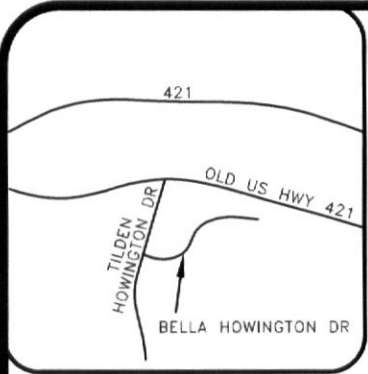
If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information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

  
\_\_\_\_\_  
Signature of Owner or Owner's Agent

9/26/14  
\_\_\_\_\_  
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**
- AC=AIR CONDITIONING UNIT
  - BOC=BACK OF CURB
  - DW=CONC DRIVEWAY
  - EB=ELECTRIC BOX
  - EOP=EDGE OF PAVEMENT
  - P=PATIO
  - PO=PORCH
  - SCO=CLEANOUT
  - SW=SIDEWALK
  - TP=TELEPHONE PEDESTAL
  - WM=WATER METER
  - 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

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

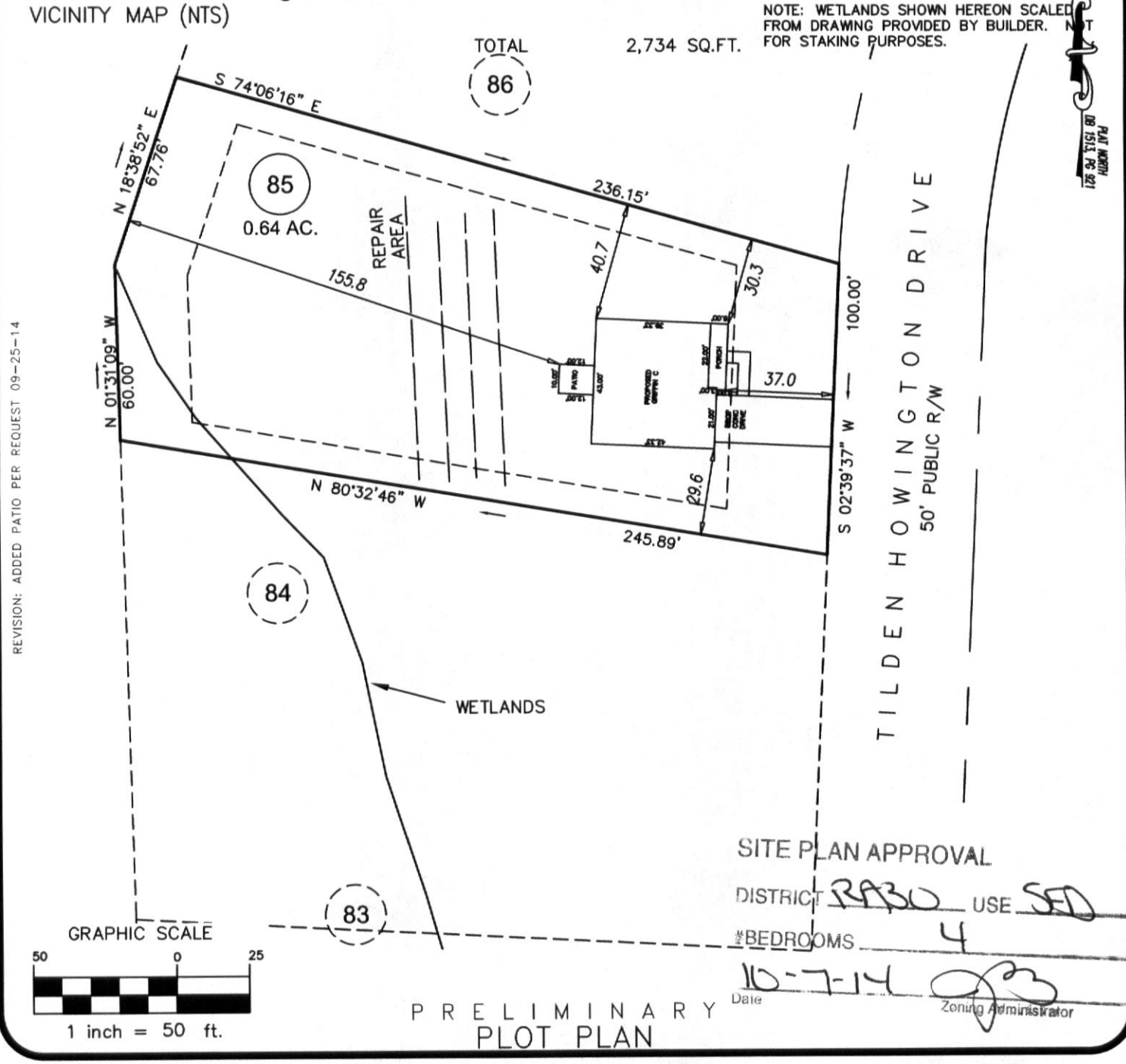
NOTE: REPAIR AREA SHOWN HEREON SCALED FROM DRAWING PROVIDED BY BUILDER. NOT FOR STAKING PURPOSES.

NOTE: WETLANDS SHOWN HEREON SCALED FROM DRAWING PROVIDED BY BUILDER. NOT FOR STAKING PURPOSES.

**IMPERVIOUS AREA**

HOUSE	1,888 SQ.FT.
DRIVE	650 SQ.FT.
WALK	76 SQ.FT.
PATIO	120 SQ. FT.

TOTAL  
86  
2,734 SQ.FT.



SITE PLAN APPROVAL  
DISTRICT RABO USE SED  
#BEDROOMS 4  
Date 10-7-14  
Zoning Administrator [Signature]

PRELIMINARY PLOT PLAN

PROJECT:	13-002
DRAWN BY:	AMW
SCALE:	1"=50'
DATE:	09-19-14

FOR  
**SAVVY HOMES**  
TILDEN HOWINGTON DRIVE  
LOT 85 MAMIE BELL RIDGE SUBDIVISION  
UPPER LITTLE RIVER TWP., HARNETT CO., NC  
D.B. 1513 PG. 921

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

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.**

\_\_\_\_\_  
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

9/26/14  
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.

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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 Savvy Homes, LLC Date 9/26/11  
Site Address 236 Tilden Houghton Drive Phone 919-781-8104  
Directions to job site from Lillington 421 towards Sanford, left on Sumerville-Mamers Rd.  
(turns onto Old 421), Take Old 421 approx. 3 Mi, Mamie Bell Ridge is on left.

Subdivision Mamie Bell Ridge Lot 85  
Description of Proposed Work New single-family dwelling # of Bedrooms 4  
Heated SF 3105 Unheated SF 436 Finished Bonus Room?      Crawl Space      Slab Mono

**General Contractor Information**

Savvy Homes, LLC 919-781-8104 x 287  
Building Contractor's Company Name Telephone  
8025 Creedmoor Road, Suite 100, Raleigh, NC 27613 Bmossor@savvyhomes.com  
Address Email Address  
67375  
License #

**Electrical Contractor Information**

Description of Work Electrical Installation Service Size 200 Amps T-Pole  Yes  No  
Raleigh Lanehart Electric Company 919-303-6266  
Electrical Contractor's Company Name Telephone  
1120 Burma Ave, Apex NC, 27539 Verlinda@lanehart.com  
Address Email Address  
24986-U  
License #

**Mechanical/HVAC Contractor Information**

Description of Work HVAC Installation  
Carolina Custom Heating & Cooling 919-909-4635  
Mechanical Contractor's Company Name Telephone  
65 Glen Road, Suite 180, Garner NC, 27529 Chuck@Carolinaheatcool.com  
Address Email Address  
29077  
License #

**Plumbing Contractor Information**

Description of Work Plumbing Installation # Baths 2.5  
Carolina Plumber, Inc. 919-550-7711  
Plumbing Contractor's Company Name Telephone  
5212 US Hwy 70 Bus. W, Clayton NC, 27520 Hank@Carolinacomfortair.com  
Address Email Address  
13236  
License #

**Insulation Contractor Information**

Allpro Insulation, 102 Aq Dr, Youngsville, NC, 27596 919-554-9004  
Insulation Contractor's Company Name & Address 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

9/26/14  
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 Savvy Homes, LLC

Sign w/Title [Signature] PERMITTING COORDINATOR Date 9/26/14



DO NOT REMOVE!

## Details: Appointment of Lien Agent

Entry #: 195457

Filed on: 09/26/2014

Initially filed by:

ruth@savvyhomes.com

### 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

Phone: 888-690-7384

Fax: 913-489-5231

Email: [support@liensnc.com](mailto:support@liensnc.com)

[www.liensnc.com](http://www.liensnc.com)

### Project Property

Mamie Bell Ridge, Lot 85  
236 Tilden Howington Drive  
Lillington, NC 27546  
Harnett County

### Property Type

1-2 Family Dwelling

### Date of First Furnishing

09/26/2014

### Print & Post



#### Contractors:

Please post this notice on the Job Site.

#### Suppliers and Subcontractors:

Scan this image with your smart phone to view this filing. You can then file a Notice to Lien Agent for this project.

### Owner Information

Savvy Homes, LLC  
8025 Creedmoor Rd  
Raleigh, NC 27613  
United States  
Email: [bmossor@savvyhomes.com](mailto:bmossor@savvyhomes.com)  
Phone: 919-781-8104

View Comments (0)

Technical Support Hotline: (888) 690-7384

HARNETT COUNTY CENTRAL PERMITTING

P.O. BOX 65

LILLINGTON, NC 27546

For Inspections Call: (910) 893-7525 Fax: (910) 893-2793

Bldg Insp scheduled before 2pm available next business day.

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Application Number . . . . . 14-50034715 Date 11/06/14  
 Intersection . . . . .  
 Property Address . . . . . 236 TILDEN HOWINGTON DR  
 PARCEL NUMBER . . . . . 13-0630-01- -0029- -25-  
 Application type description CP NEW RESIDENTIAL (SFD)  
 Subdivision Name . . . . . MAMIE BELL PH# 1&2&5 46LOTS  
 Property Zoning . . . . . RES/AGRI DIST - RA-30

Owner

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DAKOTA LAND PARTNERS LLC  
 551 RAMSEY STREET  
 FAYETTEVILLE NC 28311

Contractor

-----

SAVVY HOMES, LLC  
 8025 CREEDMOOR RD STE 100  
 RALEIGH NC 27613  
 (919) 781-8104

Applicant

-----

SAVVY HOMES LLC #85  
 8025 CREEDMOOR RD  
 STE 100  
 RALEIGH NC 27613  
 (919) 781-8104

--- Structure Information 000 000 43X46 4BDR MONO W/ GARAGE  
 Flood Zone . . . . . FLOOD ZONE X  
 Other struct info . . . . . # BEDROOMS 4000000.00  
 PROPOSED USE SFD  
 SEPTIC - EXISTING? NEW TANK  
 WATER SUPPLY COUNTY

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Permit . . . . . BLDG, MECH, ELEC, PLB, INSU PERMIT  
 Additional desc . . . . .  
 Phone Access Code . . . . . 1057314  
 Issue Date . . . . . 11/06/14 Valuation . . . . . 0  
 Expiration Date . . . . . 11/06/15

Special Notes and Comments

T/S: 10/06/2014 03:39 PM JBROCK ----  
 MAMIE BELL RIDGE LOT 85  
 XX  
 PERMIT INCLUDES BLDG, ELEC, MECH, PLUMB  
 INSULATION AND LAND USE.  
 XX  
 Work must conform and comply with the  
 STATE BUILDING CODE and all other State  
 and local laws, ordinances & regulations

HARNETT COUNTY CENTRAL PERMITTING

P.O. BOX 65

LILLINGTON, NC 27546

For Inspections Call: (910) 893-7525 Fax: (910) 893-2793

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Application description . . . . .	CP NEW RESIDENTIAL (SFD)	
Subdivision Name . . . . .	MAMIE BELL PH# 1&2&5 46LOTS	
Property Zoning . . . . .	RES/AGRI DIST - RA-30	
Permit . . . . .	BLDG, MECH, ELEC, PLB, INSU PERMIT	
Additional desc . . . . .		
Phone Access Code . . . . .	1057314	

Required Inspections

Seq	Phone Insp#	Insp Code	Description	Initials	Date
10-30	814	A814	ADDRESS CONFIRMATION	_____	___/___/___
10-999	309	P309	R*PLUMB UNDER SLAB	_____	___/___/___
10-999	205	E205	R*ELEC UNDER SLAB	_____	___/___/___
20-999	114	B114	R*BLDG MONO SLAB/TEMP SVC POLE	_____	___/___/___
20	104	B104	R*FOUND & SETBACK VERIF SURVEY	_____	___/___/___
30-50	129	I129	R*INSULATION INSPECTION	_____	___/___/___
30-60	425	R425	FOUR TRADE ROUGH IN	_____	___/___/___
30-60	125	R125	ONE TRADE ROUGH IN	_____	___/___/___
30-60	325	R325	THREE TRADE ROUGH IN	_____	___/___/___
30-60	225	R225	TWO TRADE ROUGH IN	_____	___/___/___
40-60	429	R429	FOUR TRADE FINAL	_____	___/___/___
40-60	131	R131	ONE TRADE FINAL	_____	___/___/___
40-60	329	R329	THREE TRADE FINAL	_____	___/___/___
40-60	229	R229	TWO TRADE FINAL	_____	___/___/___
999		H824	ENVIR. OPERATIONS PERMIT	_____	___/___/___