

Initial Application Date: 3/22/18

Application # 1850043635  
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: PF Development

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

Buyer: HEH Constructors of Fay, LLC Mailing Address: 2919 Breezewood Ave, Ste 400  
City: Fayetteville State: NC Zip: 28303 Contact No: 910-486-4864 Email: LeannaHair@ehhhomes.com

APPLICANT\*: SALE AS LANDOWNER Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Contact No: \_\_\_\_\_ Email: \_\_\_\_\_  
\*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Leanna Hair 910-486-4864

PROPERTY LOCATION: Subdivision: The Manor @ Lexington Plantation Lot #: 651 Lot Size: 30 acres

State Road # 2412 State Road Name: \_\_\_\_\_ Map Book & Page 2017, 98

Parcel: 0986519 0283 23 PIN: 9595 41 9832

Zoning: RA-20R Flood Zone: X Watershed: NA Deed Book & Page: \_\_\_\_\_ Power Company\*: Central Elec

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

**PROPOSED USE:**

SFD: (Size 40' x 44') # Bedrooms: 4 # Baths: 2.5 Basement(w/wo bath): NO Garage:  Deck:  Crawl Space:  Slab: \_\_\_\_\_ 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 35 Actual 37'  
Rear 25 81.6'  
Closest Side 5/10 17.5'  
Sidestreet/corner lot 20 \_\_\_\_\_  
Nearest Building on same lot \_\_\_\_\_

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

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON:

NC 210 towards Spring Lake. Turn rt on  
Overhills Rd. Turn left to stay on Overhills,  
Continue straight onto Dursey  
Turn rt on 24th. Turn rt on Sawyer, keep straight.

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.

Swannain  
Signature of Owner or Owner's Agent

3/22/18  
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\*\*

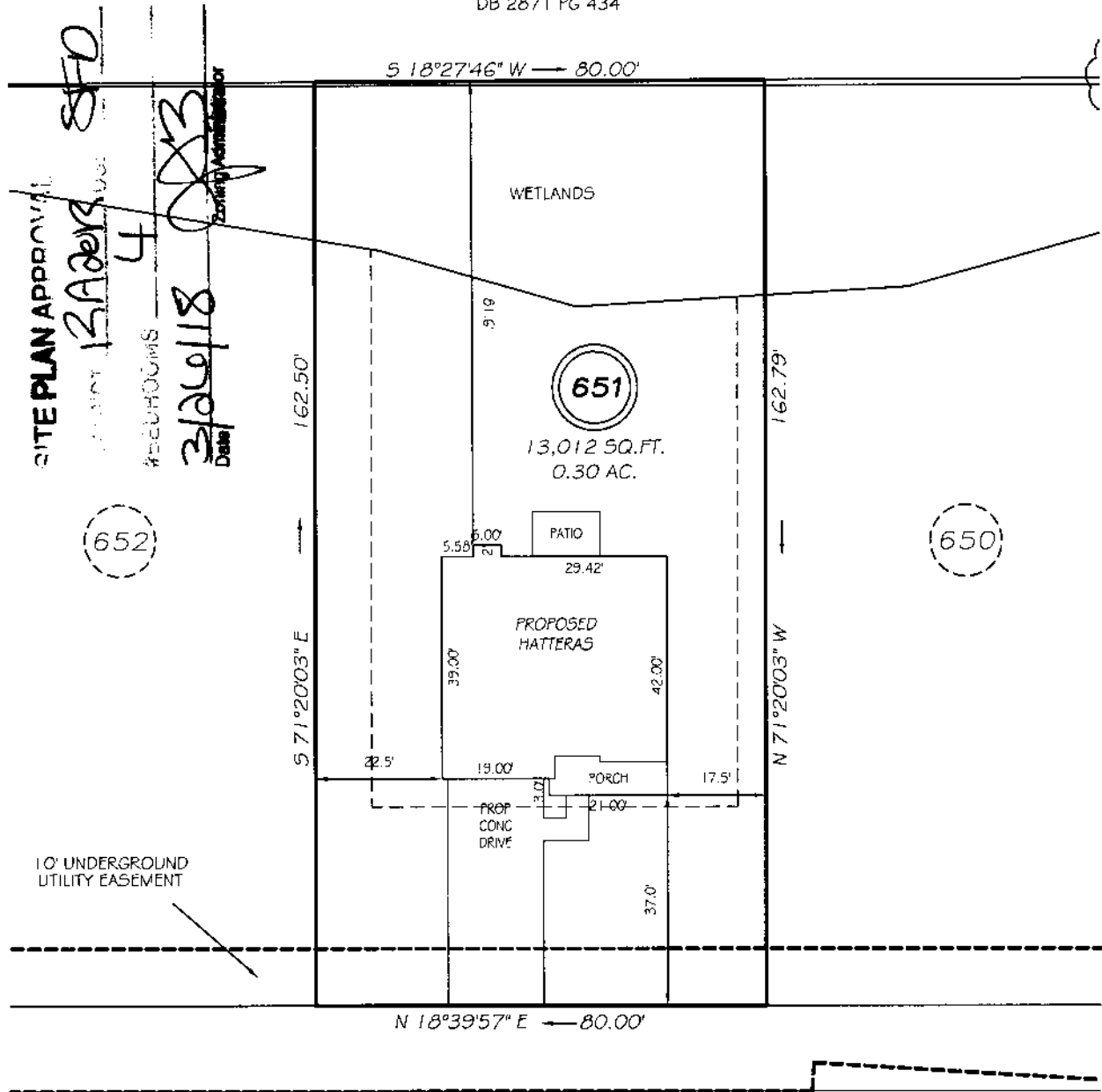
4. MICHAEL P. GRIFFIN, certify that under my direction and supervision this map was drawn from an actual field survey, that the error of closure of the survey as calculated by coordinates is 1:10,000+; that the area shown hereon was calculated by coordinates.

Witness my hand and seal this day of MONTH 2018.

N

MAP 2017 PGS 98-99  
HARNETT CO. REGISTRY

LEXINGTON PLANTATION HOLDINGS  
PIN 9595-42-8914.000  
DB 2871 PG 434



PITTFIELD RUN

50' PUBLIC/UTILITY RAW

SETBACKS

FRONT	35'
REAR	25'
SIDE (ONE SIDE)	5'
SIDE (ONE SIDE)	10'
CORNER SIDE	20'

LEGEND

**OFFER TO PURCHASE AND CONTRACT - VACANT LOT/LAND**

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Offer To Purchase and Contract and any addendum or modification made in accordance with its terms (together the "Contract").

1. **TERMS AND DEFINITIONS:** The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) "Seller": PF Development Group, Inc. LLC

(b) "Buyer": H&H Constructors of Fayetteville, NC and/or its Assigns

(c) "Property": The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon.

Street Address: \_\_\_\_\_

City: Cameron

County: Harnett, North Carolina

(NOTE: Governmental authority over taxes, zoning, school districts, utilities and mail delivery may differ from address shown.)

Legal Description: (Complete ALL applicable)

Plat Reference: Lot(s) All lots located in Part 2B of Manor at Lexington Plantation and Lot 254 in Village at Lexington Plantation  
 Plat Book/ Page: 2013/306-307 and Plat Book 336/756

(d) "Purchase Price":

\$ 1,696,500.00

\$ 10%

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ 1,696,500.00

paid in U.S. Dollars upon the following terms:

BY DUE DILIGENCE P/B made payable to Seller

BY INITIAL BARNEST MONEY DEPOSIT made payable to Escrow Agent named in Paragraph 1(f) with this offer by  cash  personal check  official bank check  other:

BY (ADDITIONAL) BARNEST MONEY DEPOSIT made payable to Escrow Agent named in Paragraph 1(f) by cash or immediately available funds such as official bank check or wire transfer to be delivered to Escrow Agent no later than \_\_\_\_\_, TIME

BEING OF THE ESSENCE with regard to said date.

BY ASSUMPTION of the unpaid principal balance and all obligations of Seller on the existing loan(s) secured by a deed of trust on the Property in accordance with the attached Loan Assumption Addendum (Standard Form 2A6-T).

BY SELLER FINANCING in accordance with the attached Seller Financing Addendum (Standard Form 2A5-T).

BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan)

Should Buyer fail to deliver either the Due Diligence Fee or any Initial Earnest Money Deposit by the Effective Date, or should any check or other funds paid by Buyer be dishonored, for any reason, by the institution upon which the payment is drawn, Buyer shall have one (1) banking day after written notice to deliver good funds to the payee. In the event Buyer does not timely deliver good funds, Seller shall have the right to terminate this Contract upon written notice to Buyer.

(e) "Earnest Money Deposit": The Initial Earnest Money Deposit, the Additional Earnest Money Deposit and any other earnest monies paid in connection with this transaction, hereinafter collectively referred to as "Earnest Money Deposit", shall be deposited and held in escrow by Escrow Agent until Closing, at which time it will be credited to Buyer, or until this Contract is otherwise terminated. In the event: (1) this offer is not accepted; or (2) a condition of any resulting contract is not satisfied, then the Earnest Money Deposit shall be refunded to Buyer. In the event of breach of this Contract by Seller, the Earnest Money Deposit shall be refunded to Buyer upon Buyer's request, but such return shall not affect any other remedies available to Buyer for such breach. In the event of breach of this Contract by Buyer, the Earnest Money Deposit shall be paid to Seller upon Seller's request as liquidated

Buyer initials HA Seller initials HT

\* 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: H&H Constructors of Fayetteville, LLC. Date: 3/22/18  
Site Address: 416 Pittfield Run Phone: 910-486-4864  
Directions to job site from Lillington: NC Hwy 210 to Spring Lake. Turn Rt. On Overhills turn left to stay on Overhills. Continue straight onto Nursery. Turn Rt. On 24/87. Turn Rt on Sawyer. Keep Straight.  
Subdivision: The Manor @ Lexington Plantation Lot: 651  
Description of Proposed Work: New Single Family Dwelling # of Bedrooms: 4  
Heated SF: 2434 Unheated SF: 551 Finished Bonus Room? \_\_\_\_\_ Crawl Space:  Slab: \_\_\_\_\_

**General Contractor Information**

H&H Constructors of Fayetteville, LLC. 910-486-4864  
Building Contractor's Company Name Telephone  
2919 Breezewood Ave. Ste, 400 Fay., NC 28303 Leannahair@hhhomes.com  
Address Email Address  
74158  
License #

**Electrical Contractor Information**

Description of Work \_\_\_\_\_ Service Size: 200 Amps T-Pole:  Yes  No  
JM Pope Electric, Inc. 919-776-5144  
Electrical Contractor's Company Name Telephone  
409 Chatham Street Sanford, NC 27330 electricpope@windstream.net  
Address Email Address  
21326  
License #

**Mechanical/HVAC Contractor Information**

Description of Work \_\_\_\_\_  
Carolina Comfort Air, Inc. 919-934-1060  
Mechanical Contractor's Company Name Telephone  
5212 US Hwy 70 Business, Clayton, NC 27520 carolinacomfortair@yahoo.com  
Address Email Address  
29077 H-3-I  
License #

**Plumbing Contractor Information**

Description of Work \_\_\_\_\_ # Baths 2.5  
Dell Haire Plumbing 910-429-9939  
Plumbing Contractor's Company Name Telephone  
PO Box 65048, 620 Gillespie St. Fay, NC 28306 dellhaireplumbing@hotmail.com  
Address Email Address  
32886P-1  
License #

**Insulation Contractor Information**

Tricity Insulation, Inc. 418 Person St. Fay., NC 28301 910-486-8855  
Insulation Contractor's Company Name & Address Telephone

\*NOTE: General Contractor / owner 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.

*Joanna Hain*  
Signature of Owner/Contractor/Officer(s) of Corporation

3/22/18  
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: H&H Constructors of Fayetteville, LLC.

Sign w/Title: *Joanna Hain* /Permitting Coordinator

Date: 3/22/18

**DO NOT REMOVE!**

**Details: Appointment of Lien Agent**

Entry #: 819951

Filed on: 03/20/2018

Initially filed by: meaganbradshaw

**Designated Lien Agent**

First American Title Insurance Company

Online: [www.liensnc.com](http://www.liensnc.com) / [www.1stam.com](http://www.1stam.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) / [1stam@1stam.com](mailto:1stam@1stam.com)

**Project Property**

MLP000651 Lot 651 Manor @ Lexington Plantation  
416 PITTFIELD RUN  
Cameron, NC 28326  
Harnett County

**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.

**Property Type**

1-2 Family Dwelling

**Owner Information**

H&H Constructors of Fayetteville, LLC.  
2919 Breezewood Avenue Ste.400  
Fayetteville, NC 28303  
United States  
Email: [leannahair@hhhomes.com](mailto:leannahair@hhhomes.com)  
Phone: 910-486-4864

**Date of First Furnishing**

03/01/2018

[View Comments \(0\)](#)

Technical Support Hotline: (888) 690-7384

Plan Box # AA9

Date 3/26/18

Job Name 1717#

Plan Name \_\_\_\_\_

App # 431035

Valuation 245,936

SQ Feet 2551

Garage 440

= 2991

Inspections for SFD/SFA

Crawl  Slab \_\_\_\_\_ Mono \_\_\_\_\_ Basement \_\_\_\_\_

Footing	Footing	Plum Under Slab	Footing
Foundation	Foundation	Ele. Under Slab	Foundation
Address	Address	Address	Waterproofing
Open Floor	Slab	Mono Slab	Plum Under slab
Rough In	Rough In	Rough In	Address
Insulation	Insulation	Insulation	Slab
Final	Final	Final	Open Floor
			Rough In
			Insulation
			Final

Foundation Survey  Envir. Health \_\_\_\_\_ Other \_\_\_\_\_

Additions / Other

Footing \_\_\_\_\_

Foundation \_\_\_\_\_

Slab \_\_\_\_\_

Mono \_\_\_\_\_

Open Floor \_\_\_\_\_

Rough In \_\_\_\_\_

Insulation \_\_\_\_\_

Final \_\_\_\_\_