

Initial Application Date: 07/18/2018

Application # SFD/18/07-0038

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: Caviness Land Development Mailing Address: 1041 B Robeson St

City: Fayetteville State: NC Zip: 28305 Contact No: 910-339-6332 Email: janine@cavinessland.com

APPLICANT*: Caviness Land Development Mailing Address: 1041 B Robeson St

City: Fayetteville State: NC Zip: 28305 Contact No: 910-339-6332 Email: janine@cavinessland.com

*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Janine Lightner Phone # 910-339-6330

PROPERTY LOCATION: Subdivision: Forest Oaks Phase 5 Lot #: 301 Lot Size: .32 acres

State Road # 1117 State Road Name: Nursery Road Map Book & Page: 2017, 314

Parcel: PIN: 0516-07-2430

Zoning: RA20R Flood Zone: Watershed: Deed Book & Page: / Power Company*: South River Electric

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

PROPOSED USE:

SFD: (Size 44 x 54) # Bedrooms: 4 # Baths: 2.5 Basement(w/wo bath): Garage: [checked] Deck: Crawl Space: Slab: Monolithic Slab: [checked]
(Is the bonus room finished? [checked] yes [] no w/ a closet? [checked] yes [] no (if yes add in with # bedrooms)

Low Porch 12x12

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: [checked] 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) [checked] 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 [checked] no

Does the property contain any easements whether underground or overhead [] yes [checked] no

Structures (existing or proposed): Single family dwellings: Manufactured Homes: Other (specify):

Required Residential Property Line Setbacks:


Table with 3 columns: Location (Front, Rear, Closest Side, Sidestreet/corner lot, Nearest Building on same lot), Minimum, Actual. Values: Front (25, 25.09), Rear (20, 73.01), Closest Side (10, 13.06)

Comments:

Address: 490 Angel Oak Drive, Bunnlevel, NC

7
SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: From 87S make a left onto Nursery Road and then continue to the left
on Nursery road. Make right into Forest Oaks subdivision.

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.



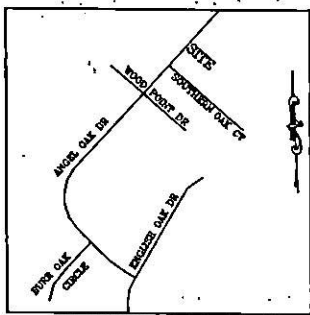
Signature of Owner or Owner's Agent

07172018

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****

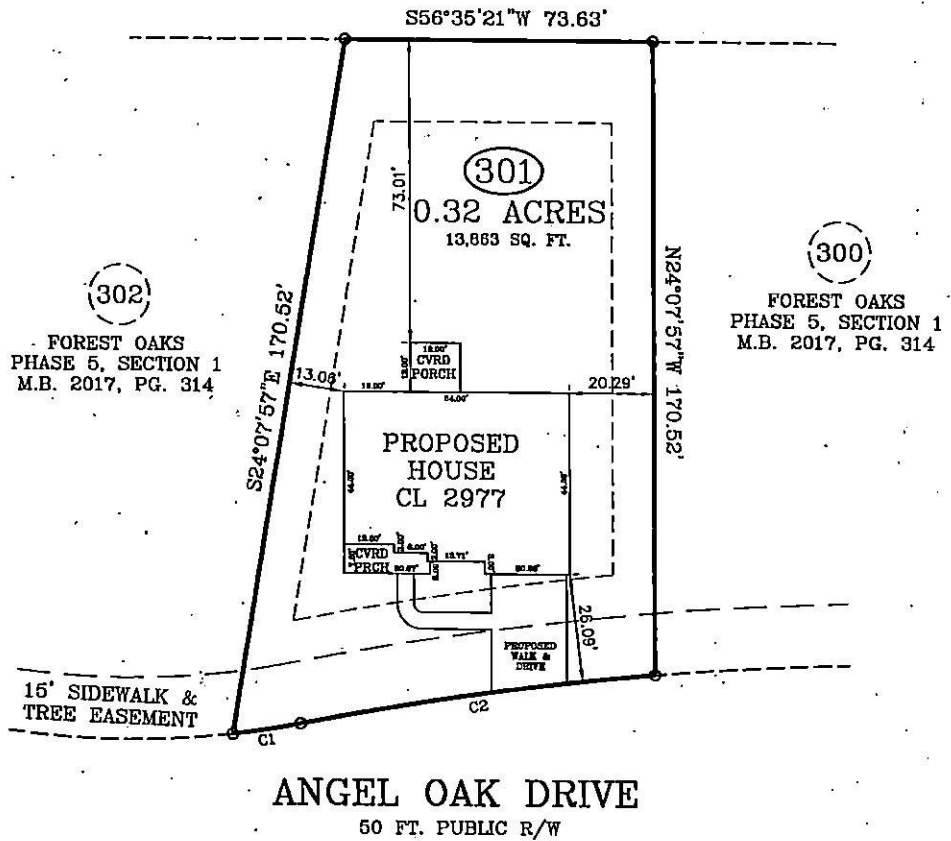


VICINITY MAP
(NO SCALE)

NOTE : CONTRACTOR TO VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	16.46'	205.00'	N47°21'29"E	16.46'
C2	85.82'	775.00'	N48°13'47"E	85.78'

N/F
WOODSHIRE PROPERTIES, LLC
DB 1899, PG 868

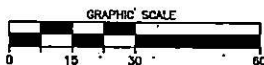


ANGEL OAK DRIVE
50 FT. PUBLIC R/W

PLOT PLAN

PLOT PLAN FOR: CAVINESS LAND DEVELOPMENT TOWNSHIP OF: ANDERSON CREEK
 ADDRESS: ANGEL OAK DRIVE DATE: JULY 16TH, 2018
 CITY OF: NEAR BUNNLEVEL, NC SCALE: 1" = 30'
 COUNTY OF: HARNETT REFERENCE: LOT 301

FOREST OAKS
PHASE 5, SECTION 1
M.B. 2017, PG. 314



I, W. LARRY KING, CERTIFY THAT THIS MAP IS FOR THE PURPOSE OF PERMITTING ONLY, IT IS NOT A SURVEY AND NO RELIANCE MAY BE PLACED ON ITS ACCURACY. THE STRUCTURE SHOWN ON THIS PLOT PLAN IS PLACED ACCORDING TO THE INSTRUCTIONS GIVEN BY THE BUILDER. ALL DIMENSIONS AND SETBACKS SHOULD BE VERIFIED FOR COMPLIANCE WITH ZONING AND COVENANTS.

Larry King & Associates, R.L.S., P.A.

P.O. Box 53787
1333 Morganton Road, Suite 201
Fayetteville, NC 28305
Phone: (910)483-4300
Fax: (910)483-4052
www.LKandA.com
NC Firm License C-0887

THIS MAP CAN NOT BE USED FOR RECORDATION OR ATTACHED TO A DEED TO BE RECORDED. THIS MAP IS NOT DRAWN IN ACCORDANCE WITH GS 47-30.

THE BOUNDARY AND LOT INFORMATION SHOWN ON THIS MAP IS TAKEN FROM THAT DOCUMENT DESCRIBED IN THE "REFERENCE" LINE SHOWN HEREON. THIS INFORMATION SHOULD BE CONFIRMED AS THE MOST CURRENT FOR THIS PROPERTY BEFORE ISSUANCE OF PERMITS OR COMMENCEMENT OF CONSTRUCTION. NO TITLE SEARCH WAS PERFORMED ON THIS PROPERTY BY THIS SURVEYOR.

K:\sdata\proj\CAVINESS LAND DEVELOPMENT\FOREST OAKS\LOT 301.dwg\LOT 301 PLOT PLAN.dwg. 7/16/2018 9:42:17 AM. landerson. 1:30

NORTH CAROLINA

Harnett County

CONTRACT TO PURCHASE

This contract, made and entered into this 19th day of July 2018, by and between Woodshire Partners LLC as SELLER, and Caviness land Development Inc., as BUYER.

WITNESSETH

· THAT SELLER hereby contracts to sell and convey to BUYER, and BUYER hereby contracts to purchase from SELLER, the following described residential building lot/s, to wit:

Being all of LOT/S 301 and 307 of the Subdivision known as Forest Oaks Phase 5 a map of which is duly recorded in Plat Map 2017 Page 314-315 Harnett County Registry.

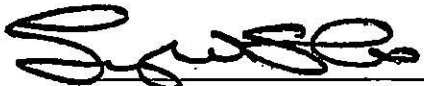
Price is \$ 38,000.00 per lot, payable as follows:

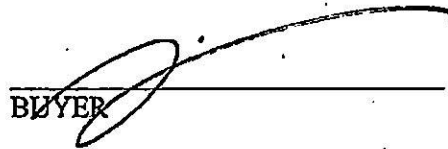
Down Payment (payable upon execution of this contract): **\$0.00**

Balance of Sale Price (payable at closing): **\$76,000.00**

1. The LOT/S shall be conveyed by SELLER to buyer by a General Warranty Deed free of all encumbrances other than taxes for the current year, which shall be prorated as of closing. The Deed shall be subject to all Restrictive Covenants, Utility Easements and applicable zoning ordinances on record at the time of closing.
2. Buyer acknowledges inspecting the property and that no representations or inducements have been made by SELLER, other than those set forth herein, and that the Contract contains the entire agreement between the parties.
3. Closing (Final Settlement) is to take place not later than: 8/31/2018 at the offices of LDNB Should BUYER fail to close, the SELLER, at his option, may retain the sum paid as a Down Payment upon the Purchase Price as liquidated damages and declare this Contract null and void and may proceed to resell the LOT/S to a subsequent Buyer.

IN WITNESS WHEREOF the parties have executed this contract this day 19th day of July 2018


SELLER


BUYER

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

Application # _____

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

Application for Residential Building and Trades Permit

Owner's Name: Caviness Land Development Date: 07/18/2018

Site Address: 490 Angel Oak Drive, Bunnlevel Phone: 9103396332

Directions to job site from Lillington: From 87S make a left onto Nursery Rd and then continue to the left on Nursery Rd. Make a right into Forest Oaks subdivision.

Subdivision: Forest Oaks Phase 5 Lot: 301

Description of Proposed Work: Building House # of Bedrooms: 4

Heated SF: 2977 Unheated SF: 696 Finished Bonus Room? Yes Crawl Space: Slab:

General Contractor Information

Caviness Land Development 910-339-6330
Building Contractor's Company Name Telephone
1041 B Robeson Street, Fayetteville, NC 28305 janine@cavinessland.com
Address Email Address
37485
License #

Electrical Contractor Information

Description of Work electrical Service Size: Amps T-Pole: Yes No
Southern Pride Electric 919-750-9436
Electrical Contractor's Company Name Telephone
370 Slap Out Road, Mount Olive NC 28365 southernpride.mp@gmail.com
Address Email Address
24726
License #

Mechanical/HVAC Contractor Information

Description of Work heating & air
Carolina Comfort Air 919-550-7711
Mechanical Contractor's Company Name Telephone
703 N. Clinton Ave., Dunn, NC 28334 phillip@carolinacomfortair.com
Address Email Address
29077
License #

Plumbing Contractor Information

Description of Work Plumbing # Baths 2 1/2
Chris Holloway Plumbing 910-624-2670
Plumbing Contractor's Company Name Telephone
737 Old NC 20 St Pauls NC 28384 chrisholloway@nc.rr.com
Address Email Address
28541
License #

Insulation Contractor Information

Cumberland Insulation 4205 Clinton Road Fayetteville, NC 28312 910-424-7118
Insulation Contractor's Company Name & Address Telephone

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

Homeowners Applying to Build Their Own Home

Please answer the following questions then see a Permit Technician to determine if you qualify for permit under Owners Exemption. Questionnaire per G.S. 87-14 Regulations as to Issue of Building Permits (Memo available upon request)

1. Do you own the land on which this building will be constructed? ___ Yes No
2. Have you hired or intend to hire an individual to superintend and manage construction of the project? ___ Yes ___ No
3. Do you intend to directly control & supervise construction activities? ___ Yes ___ No
4. Do you intend to schedule, contract, or directly pay for all phases of construction work to be done? ___ Yes ___ No
5. Do you intend to personally occupy the building for at least 12 consecutive months following completion of construction and do you understand that if you do not do so, it creates the presumption under law that you fraudulently secured the permit? ___ Yes ___ No

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 **I affirm that I have obtained all listed contractors 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.



Signature of Owner/Contractor/Officer(s) of Corporation

07/18/2018

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: Caviness Land Development

Sign w/Title: 

OWNER

Date: 07/18/2018

DO NOT REMOVE!

Details: Appointment of Lien Agent

Entry #: 886651

Filed on: 07/17/2018

Initially filed by: cavland

Designated Lien Agent

Investors Title Insurance Company

Online: www.liensnc.com, <http://www.fremco.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>)

Project Property

Forest Oaks Ph5 Lot#301
490 Angel Oak Drive
Bunnlevel, NC 28323
North Carolina County

Property Type

1-2 Family Dwelling

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

Caviness Land Development
1041 Robeson Street
Suite B
Fayetteville, NC 28305
United States
Email: janine@cavinessland.com
Phone: 910-922-2344

Date of First Furnishing

07/18/2018

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

Technical Support Hotline: (888) 690-7384