

Initial Application Date: 12/18/18

Application # SFD1812-0031

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: Josh Sturtz Homes LLC Mailing Address: 531 Shawcroft Road
Fayetteville NC 28311 910-797-1695 teamsturtzy@gmail.com
 City: _____ State: _____ Zip: _____ Contact No: _____ Email: _____

APPLICANT: Josh Sturtz Homes LLC Mailing Address: 531 Shawcroft Road
Fayetteville NC 28311 910-797-1695 teamsturtzy@gmail.com
 City: _____ State: _____ Zip: _____ Contact No: _____ Email: _____

*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Josh Sturtz Phone # 910-797-1695
 ADDRESS: TBD. Lot 3 Peach Farm Road PIN: 0539096569
 DEED OR OTP: OTP. (closing December 21st) RA30

PROPOSED USE:

- SFD: (Size 42 x 59) # Bedrooms: 5 # Baths: 4.5 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
 (Need to Complete New Well Application at the same time as New Tank)

Sewage Supply: New Septic Tank _____ Expansion _____ Relocation _____ Existing Septic Tank _____ County Sewer
 (Complete Environmental Health Checklist on other side of application if Septic)

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): _____

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]
 Signature of Owner or Owner's Agent

12-18-18
 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*

APPLICATION CONTINUES ON BACK

****This application expires 6 months from the initial date if permits have not been issued****

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)

Environmental Health New Septic System

- **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.**

Environmental Health Existing Tank Inspections

- 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**

"MORE INFORMATION MAY BE REQUIRED TO COMPLETE ANY INSPECTION"

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 {X} 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 {X} NO Does the site contain any Jurisdictional Wetlands?
- { } YES {X} NO Do you plan to have an irrigation system now or in the future?
- { } YES {X} NO Does or will the building contain any drains? Please explain. _____
- { } YES {X} NO Are there any existing wells, springs, waterlines or Wastewater Systems on this property?
- { } YES {X} NO Is any wastewater going to be generated on the site other than domestic sewage?
- { } YES {X} NO Is the site subject to approval by any other Public Agency?
- { } YES {X} 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.

Plat North
Map Number 2017-349



Plot Plan Only Not a Survey

②

Reginald Lee Thomas
Lori Thomas Chambers
Deed Book 1092, Page 748
Map Number 2017-349

Harnett County
Minimum Building
Setback Requirements
RA-20R, RA-20M, RA-30 & RA-40

FRONT: 35' from R/W
REAR: 25'
SIDE: 10'
CORNER LOT SIDE: 20'

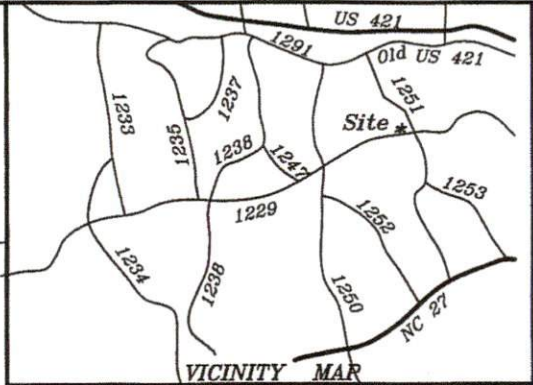
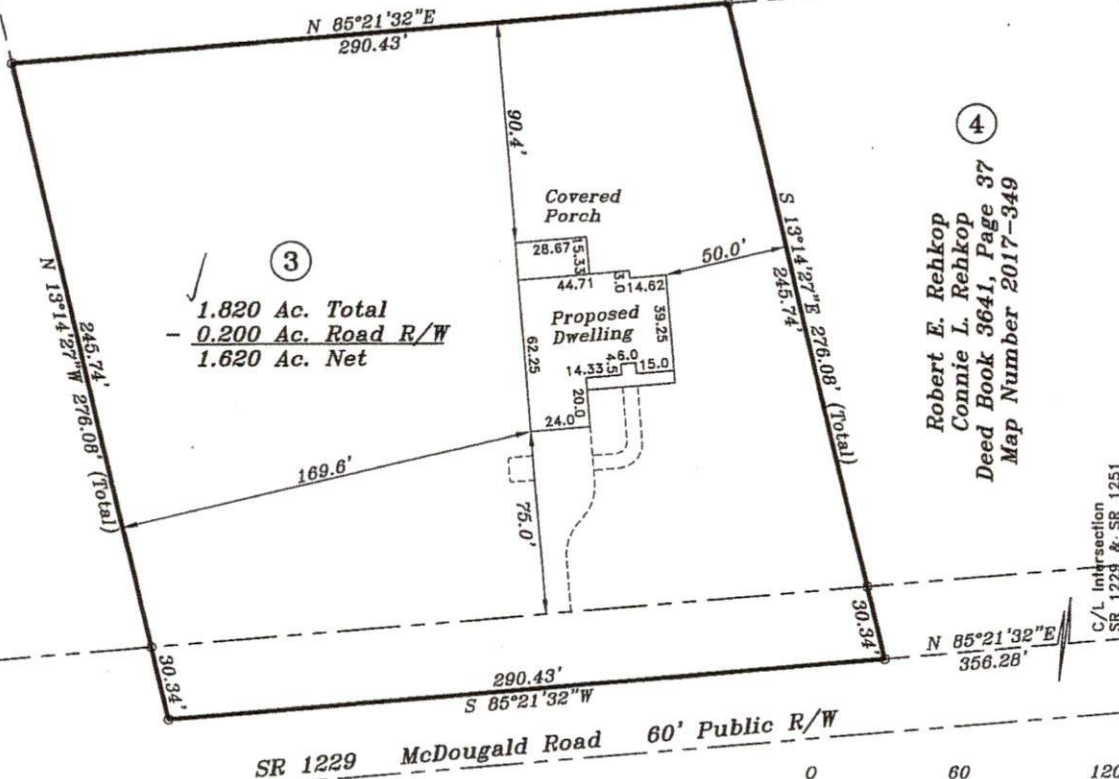
④

Robert E. Rehkop
Connie L. Rehkop
Deed Book 3641, Page 37
Map Number 2017-349

RWD Properties LTD
Mary D. Howard
Deed Book 2487, Page 546

③

1.820 Ac. Total
- 0.200 Ac. Road R/W
1.620 Ac. Net



McDougald Road Lillington, NC 27546
Lot 3 Thomas and Chambers Division
Map Number 2017-349
PIN: 0539-09-6569.000

Plot Plan for:
Josh Sturtz Homes

Upper Little River Twp. | Harnett County
Scale: 1" = 60' | Date: 11-28-18

Surveyed & Mapped By
STANCIL & ASSOCIATES
Professional Land Surveyor, P.A. C-0831
P.O. Box 730, Angier, N.C. 27501
919-639-2133 919-639-2602 (FAX)
stancilsurvey@gmail.com



NOT FOR RECORDATION

PAN
SHULR-1414



Application # _____

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 information on license.

Application for Residential Building and Trades Permit

Owner's Name: JOSH STURTZ HOMES LLC Date: 12-18-18
Site Address: McDougal Road, Lillington Phone: 910-797-1695
Subdivision: PEACH FARM RD Lot: 3
Description of Proposed Work: NEW HOME

General Contractor Information

JOSH STURTZ HOMES LLC 910-797-1695
Building Contractor's Company Name Telephone
531 SHAWCROFT ROAD teamsturtz@gmail.com
Address FAYETTEVILLE, NC 28311 Email Address
79742
License #

Electrical Contractor Information

Description of Work NEW HOME Service Size: 200 Amps T-Pole: Yes No
BUFORD ELECTRIC 910-916-6278
Electrical Contractor's Company Name Telephone
3324 Gillespie St bufordelectric@gmail.com
Address FAYETTEVILLE, NC 28306 Email Address
51424-4
License #

Mechanical/HVAC Contractor Information

Description of Work Carolina Comfort - A/C NEW HOME
Carolina Comfort. A/C 919-710-9537
Mechanical Contractor's Company Name Telephone
703 N CLINTON AVE logan.thompson@carolina
Address DURHAM, NC 28334 Email Address comfort
29077 air.com
License #

Plumbing Contractor Information

Description of Work NEW HOME Vance Johnson Plumbing # Baths 4.5
Vance Johnson Plumbing 910-424-6712
Plumbing Contractor's Company Name Telephone
3242 MID PINE RD workrequests@vjplumbing.com
Address FAYETTEVILLE, NC 28306 Email Address
07756
License #

Insulation Contractor Information

Cumberland Insulation 910-391-1528
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.


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

12-18-18
Date

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

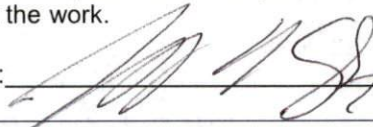
The undersigned applicant being the:

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.

Sign w/Title:  President Date: 12-18-18

DO NOT REMOVE!

Details: Appointment of Lien Agent

Entry #: 966173

Filed on: 12/17/2018

Initially filed by: JoshSturtz

Designated Lien Agent

Investors 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>)

Project Property

Lot 3 Peach Farm Road 0539-09-5669
McDougald Road
Lillington, NC 27546
Harnett 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

Joshua Sturtz
531 Shawcroft Road
Fayetteville, NC 28311
United States
Email: teamsturtzy@gmail.com
Phone: 910-797-1695

Date of First Furnishing

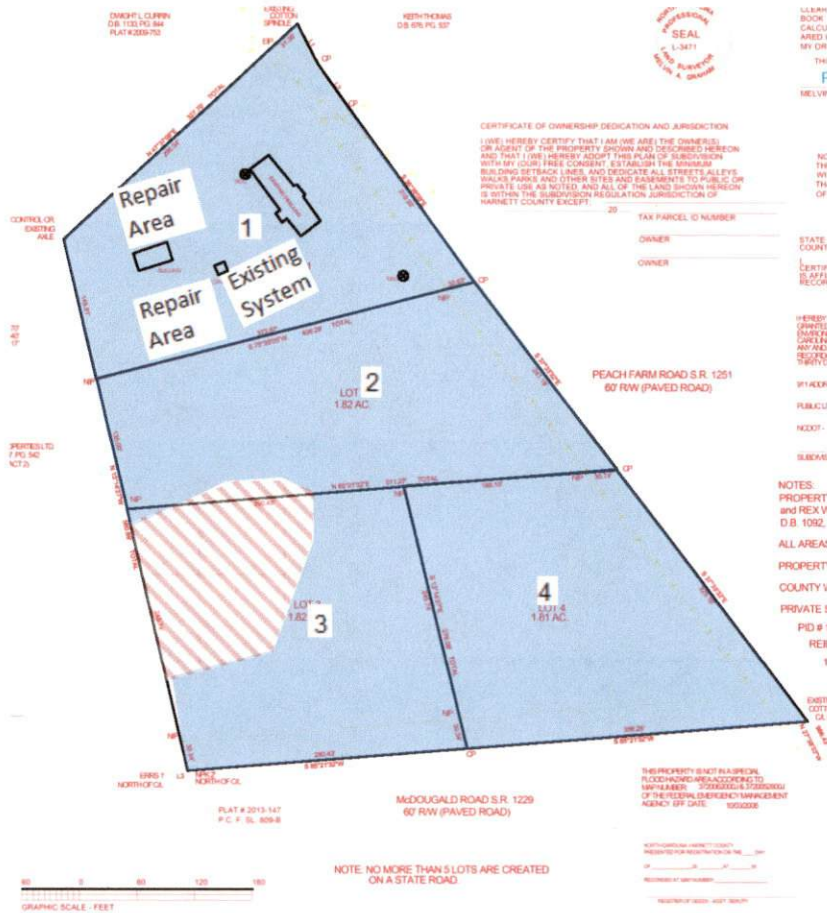
01/04/2019

View Comments (0)

Technical Support Hotline: (888) 690-7384

Final Report for Comprehensive Soil Investigation
 Minor Subdivision for Reginald L. Thomas, Lori T. Chambers, Sharon S. Thomas
 Lots 1-4
 20 October 2017

Soil Map



Soil Map Legend

- Provisionally Suitable Soils
- Unsuitable Soils

Scale 1 in = 200 ft

Distances are paced and approximate





Property Description:

LOT#3 REGINALD L THOMAS MAP#2017-349

Harnett County GIS

PID: 130539 0024 03

PIN: 0539-09-6569.000

REID:

Subdivision:

Taxable Acreage: 1.620 AC ac

Cacluated Acreage: 1.65 ac

Account Number: 1500021285

Owners: THOMAS REGINALD LEE & CHAMBERS LORI THOMAS

Owner Address : 557 10TH AVE DR SE HICKORY, NC 28602

Property Address: MCDUGALD RD LILLINGTON, NC 27546

City, State, Zip: LILLINGTON, NC, 27546

Building Count: 0

Township Code: 13

Fire Code:

Parcel Building Value: \$0

Parcel Outbuilding Value : \$0

Parcel Land Value : \$25300

Parcel Special Land Value : \$0

Total Value : \$25300

Parcel Deferred Value : \$0

Total Assessed Value : \$25300

Neighborhood: 01300

Actual Year Built:

TotalAcutalAreaHeated: Sq/Ft

Sale Month and Year: /

Sale Price: \$

Deed Book & Page: -

Deed Date:

Plat Book & Page: 2017-349

Instrument Type:

Vacant or Improved:

QualifiedCode:

Transfer or Split:

Prior Building Value: \$0

Prior Outbuilding Value : \$0

Prior Land Value : \$0

Prior Special Land Value : \$0

Prior Deferred Value : \$0

Prior Assessed Value : \$0





MLS Client View			
MLS #	2197739	County	Harnett
Class	LAND	SubArea	326/G
Status	ACTIVE	Subdivision	Not in a Subdivision
Property Type	Vacant	Neighborhood	
Address	Lot 3 Peach Farm Road	Inside City	No
City	Lillington		
State	NC		
Zip	27546		

Additional Photos



Original Price \$30,000
List Price \$30,000
Sold Price

Virtual Tour
 Virtual Tour 2

General Property Information:

Elementary School 1	Harnett - Boone Trail	Location	Res Not In Subdivision	Waterfront Type
Middle School 1	Harnett - West Harnett	Perk Test	No	Water Body Name
High School 1	Harnett - West Harnett	Perk Test Date		Waterfront Access
Property Leased	No	Water/Sewer Fee		Approx Ft of Wtr Frontage
Lease Expires		# of Beds Yielded		
Road Frontage	290	PIN #	0539-09-6569	
Approximate Acres	1.810	Tax Rate		
Approx Lot SqFt		Tax Map/Blk/Prcl/Lot		
Cleared Acres	1.01	Zoning		
Wooded Acres	0.80	Total HOA Dues		
Price per Acre	16,574.59	Association Fee Payment		
Lot Dimensions	290.43x245.74x290.43x24	Deed Restrictions	Yes	
Lot Number	3	Restrictive Covenants	No	

Public Remarks & Directions

Beautiful home site...ready for you to build your dream home! Bring your own builder or use one of ours. Minutes to town which offers shopping, dining, or family fun on the Cape Fear River. Convenient to Sanford, Ft Bragg, Campbell University, plus more. Deed restrictions will apply. (Additional land available)

From Lillington take Old 421 to McDougald Rd. Follow McDougald Rd to Peach Farm Rd. Land will be just passed Peach Farm Rd, close to intersection of McDougald Rd.

Property Features

Sales Options	No Divide	Farm Use Restrictions	Crop, Other
Special Conditions	No Special Conditions		Can Use Own Builder, Deed Restriction(s), No Mobile Homes
Topography	Level, Sloped	Vegetation	Cleared, Hardwoods
Utilities	No Utilities	Sewer/Septic	Need Septic
Buildings	No Buildings	Water Supply	Need Well, PublicWater Nearby
Documents Available	Survey	Improvements	No Improvements
Road Description	Street Paved	Equipment/Prod	No Equipment Provided
Road Frontage Description	No Easement	Lot Description	Open, Wooded Lot



Ann Milton
 PrfPh: 910-814-1012
 ann@annmilton.com

Ann Milton Realty
 206 E. Academy St.
 Fuquay-Varina NC 27526
 OFC: 910-814-1012