



Town of Erwin
Zoning Application & Permit
 Planning & Inspections Department

Permit #

Rev Jan2013

Each application should be submitted with an attached plot/site plan with the proposed use/structure showing lot shape, existing and proposed buildings, parking and loading areas, access drives and front, rear, and side yard dimensions.

Name of Applicant	BVA Enterprise, Inc.	Property Owner	T&T Boys, Inc.
Home Address	1300 Benson Rd, St 110	Home Address	121 Meridian Dr
City, State, Zip	Garner, NC 27529	City, State, Zip	Garner, NC 27529
Telephone	919-520-2181	Telephone	919-333-3499
Email	aford@vfgrealty.com	Email	bford@bvabuilders.com

1507-
13-
5188

Address of Proposed Property	00 2nd St, Erwin NC, Lot 10/11		
Parcel Identification Number(s) (PIN)	0615070110	Estimated Project Cost	\$150,000
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	Construction a new residential single family home. 3 Bed, 2 bath, 1064 sq ft.		
Description of any proposed improvements to the building or property			
What was the Previous Use of the subject property?	Land Vacant (w)		
Does the Property Access DOT road?	No		
Number of dwelling / structures on the property already	0		
Property / Parcel Size	.16 Acres		
MUST circle one that applies to property	Existing/Proposed Septic System <input type="radio"/> Or Existing/Proposed County/City Sewer <input checked="" type="radio"/>		

Owner/Applicant Must Read and Sign

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands that any incorrect information submitted may result in the revocation of this application. Upon issuance of this permit, the undersigning party agrees to conform to all applicable town ordinances, zoning regulations, and the laws of the State of North Carolina regulating such work and to the specifications of plans herein submitted. The undersigning party authorizes the Town of Erwin to review this request and conduct a site inspection to ensure compliance to this application as approved.

Anna Ford	<i>Anna Ford</i>	12/13/22
Print Name	Signature of Owner or Representative	Date

For Office Use

Zoning District	R6	Existing Nonconforming Uses or Features	None
Front Yard Setback	25'	Other Permits Required	<input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Building <input type="checkbox"/> Fire Marshal <input checked="" type="checkbox"/> Other
Side Yard Setback	5'	Zoning Permit Status	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
Rear Yard Setback	25'	Fee Paid: 100	Date Paid: 12/14/22 Staff Initials: KB

Comments	new stick built SFD
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Signature of Town Representative: <i>Shirley Beahm</i>	Date Approved/Denied: 12/14/22
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- Please contact Harett County Development Services to obtain building permits 910-847-7525
 - Harett County GIS with site address

PAID
 DEC 14 2022
 KB
 CSJ

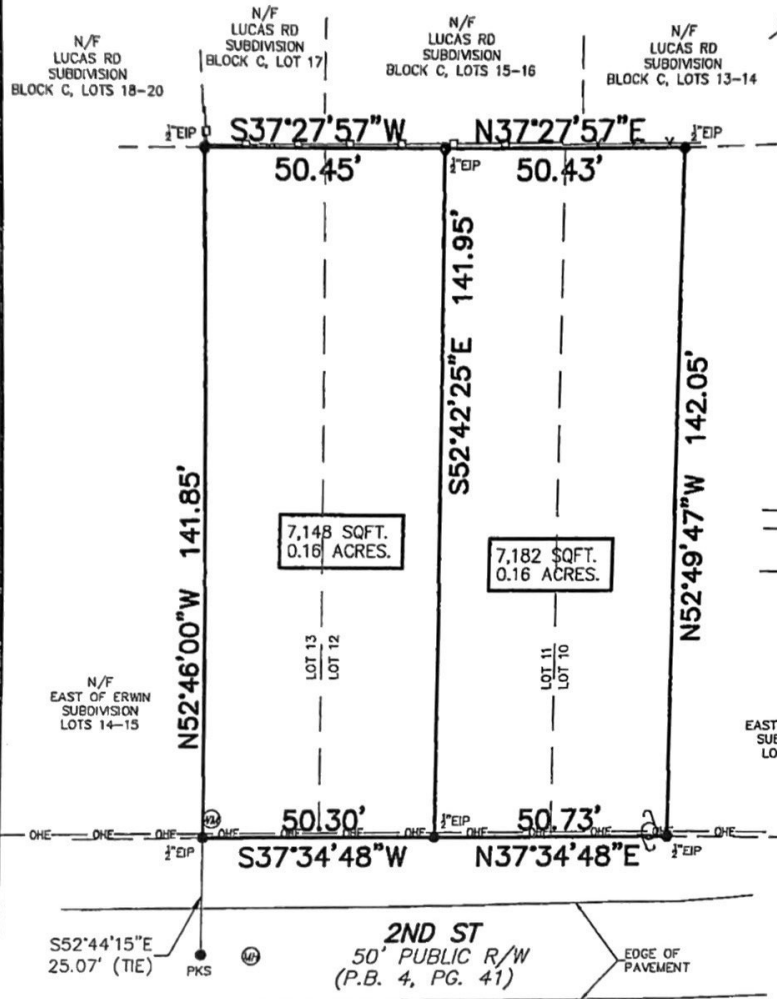
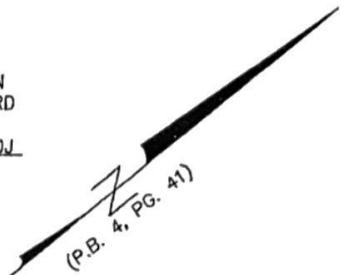
SURVEY FOR: BVA BUILDERS

EAST OF ERWIN SUBDIVISION, LOTS 10-11 & 12-13
 DEED BOOK 3990, PAGE 147
 PIN: 1507-13-8130 & 1507-13-8163
 DUKE TOWNSHIP
 HARNETT COUNTY, NORTH CAROLINA
 ADDRESS: 2ND ST.

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. NO GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY.

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA. REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720150600J
 EFFECTIVE DATE: 10/3/2006



LEGEND

- EIP = EXISTING IRON PIPE
- PKS = PK NAIL SET IN ROAD
- OCP = CALCULATED POINT (NOT FOUND OR SET)
- N/F = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY
- ⊕ = WATER METER
- ⊙ = MANHOLE COVER
- = WOOD FENCE
- X—X— = WIRE FENCE
- ⊙ = POWER POLE
- OHE— = OVERHEAD ELECTRIC

REFERENCES

1. D.B. 3990, PG. 147
2. ALL DEEDS AND MAPS WITH ADJOINERS
3. HARNETT COUNTY GIS.
4. P.B. 4, PG. 41

I, Herbert H. Proctor Jr., Professional Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1600; that this is a class A survey, meeting the criteria of precision greater than 1:10,000, that conventional field procedure with D.B. 3990, Page 147 was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are horizontal ground distances unless otherwise stated. Any easements, gaps, overlaps or encroachments are shown on this survey; that areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for the conveyance of this lot by the person shown on this map.

REVISIONS: 12/12/22 - REMOVE BUILDINGS AND GRAVEL

NOTE:
 NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:
 - UNDER GROUND UTILITIES
 - UNDER GROUND STORAGE FACILITIES
 - CEMETERIES OR BURIAL GROUNDS
 - WETLANDS

Witness my original signature, registration number and seal this 2nd day of December 2022 A.D.
 Surveyor: Herbert H. Proctor Jr. License # L-3621

Herbert H. Proctor Jr.

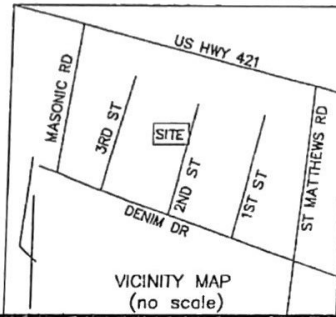


STEWART-PROCTOR
 ENGINEERING and SURVEYING
 319 CHAPANOKE ROAD, SUITE 106
 RALEIGH, NC 27603 (LICENSE # P-0148)
 TEL. 919 779-1855 FAX 919 779-1661

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.



DATE 12/2/22 DRAWING
 SCALE 1"=30' 2ND ST 112

N

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

12/09/2022 11:38:36 AM

NC Rev Stamp: \$50.00

Book: 4176 Page: 489 - 490 (2)

Fee: \$26.00

Instrument Number: 2022114738

HARNETT COUNTY TAX ID #
0615070110

12-09-2022 BY: AG

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 50.00

 CONNOR BUNN PLLC

Parcel Identifier No. 0615070110

This instrument was prepared by & Return To: S. Bryan Radford, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney, S. Bryan Radford, to the county Tax Collector upon disbursement of the closing proceeds.

THIS DEED made this 8th day of December, 2022, by and between:

GRANTOR:	GRANTEE:
ANNETTA BUIE, unmarried 710 Slippery Bank Court Benson, North Carolina 27504	T & T BOYS, INC. 121 Meridian Dr. Garner, NC 27529

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in Harnett County, North Carolina and more particularly described as follows:

BEING all of Lots 10 and 11 of the Wilson Lucas Property, (Willis H. Lucas Property), as shown on that map recorded in Map Book 4, Page 41, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3990, Page 147, Harnett County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

Submitted electronically by "Connor Bunn Rogerson Woodard & Fleming, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

A map showing the above-described property is recorded in Plat Book 4, Page 41.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

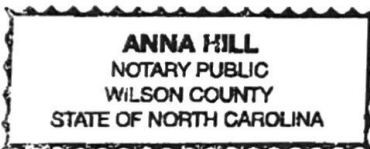
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to all restrictions, easements, rights of way, permits of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name) Annetta Buie (SEAL)
 Print/Type Name: Annetta Buie

By: _____
 Print/Type Name & Title: _____ _____
 (SEAL)
 Print/ Type Name:



State of NC - County or City of Wilson
 I, the undersigned Notary Public of the County or City and State aforesaid, certify that Annetta Buie
 - personally appeared before me this day and acknowledged the due execution of the foregoing
 instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 9 day of December, 2022
 My Commission Expires: 8/14/2027 Anna Hill
Anna Hill Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____
 - personally appeared before me this day and
 acknowledged the due execution of the foregoing instrument for the purposes therein expressed.
 Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.
 My Commission Expires: _____ Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____
 - personally appeared before me this day and
 acknowledged the _____ he is the _____ of _____
 a North Carolina or _____ corporation/limited liability company/general
 partnership/limited partnership (strike through the inapplicable), and that by authority duly given and
 as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and
 deed.
 Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.
 My Commission Expires: _____ Notary Public
 Notary's Printed or Typed Name

12/13/22, 1 20 PM

Appointment of Lien Agent: Details - LiensNC Lien Service

Details: Appointment of Lien Agent

Entry #: 1824985

DO NOT REMOVE!

Filed on: 12/13/2022
Initially filed by: Anvean

Designated Lien Agent

Chicago Title Company, LLC

Online: www.liensnc.com

Address: 223 S. West Street, Suite 900 /
Raleigh, NC 27603

Phone: 888-690-7384

Fax: 913-489-5231

Email: support@liensnc.com

Project Property

Lots 10/11
00 2nd Street
Erwin, NC 28339
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

Patrick Bryan Ford
1300 Benson Road, Suite 110
Garner, NC 27529
United States
Email: bford@bvabuilders.com
Phone: 919-333-3499

Date of First Furnishing

12/13/2022

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

Technical Support Hotline: (888) 690-7384



Initial Application Date: 12/7/22

Application # 1

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: TFT Boys, Inc. Mailing Address: 121 Meridian Dr
City: Garner State: NC Zip: 27529 Contact No: 919.333.3444 Email: bford@bvbuilders.com

APPLICANT: BVA Enterprise, Inc. Mailing Address: 1300 Benxin Rd St 110
City: Garner State: NC Zip: 27529 Contact No: 919.520.2181 Email: aford@vtgcrealty.com

*Please fill out applicant information if different than landowner
ADDRESS: 00 Second St Erwin NC Lot 10/11 PIN: 0615070110

Zoning: _____ Flood: _____ Watershed: _____ Deed Book / Page: 3990/147

Setbacks - Front: 25 Back: 25 Side: 8 Corner: N/A

PROPOSED USE:

SFD: (Size 32 x 44) # Bedrooms: 3 # Baths: 2 Basement(w/w bath): 0 Garage: 0 Deck: 0 Crawl Space: _____ Slab: _____ Slab: Monolithic
TOTAL HTD SQ FT 1064 GARAGE SQ FT 0 (Is the bonus room finished? (N/A) yes () no w/ a closet? (N/A) yes () no (if yes add in with # bedrooms)

Modular: (Size _____) # Bedrooms _____ # Baths _____ Basement (w/w bath) _____ Garage: _____ Site Built Deck: _____ On Frame _____ Off Frame _____
TOTAL HTD SQ FT _____ (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: _____ TOTAL HTD SQ FT _____

Home Occupation: # Rooms: _____ Use: _____ Hours of Operation: _____ #Employees: _____

Addition/Accessory/Other: (Size _____ x _____) Use: _____ Closets in addition? () yes () no
TOTAL HTD SQ FT _____ GARAGE _____

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: _____ 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] _____ 12/7/22
Signature of Owner or Owner's Agent 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

strong roots - new growth





****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 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.



Application # 2

Harnett County Central Permitting
420 McKinney Pkwy Lillington, NC 27546
PO Box 65 Lillington, NC 27546

910-893-7525 ext. 1 Fax 910-893-2793 www.harnett.org/permits

* Must be owner/occupier or licensed contractor. Address, company name & phone must match information on license.

Application for Residential Building and Trades Permit

Owner's Name: T+T Boys Inc. Date 12/7/22
Site Address: 00 2nd St Erwin NC 28339 Phone 919.333.3499
Subdivision: N/A Lot 11
Description of Proposed Work: Single Family Home New Cons. Total Job Cost _____

General Contractor Information

BVA Enterprise, Inc. 919.779.1890
Building Contractor's Company Name Telephone
1300 Benson Rd St 110 Garner NC 27529 AFORD@VFGREALTY.COM
Address Email Address
79542 HEATED SQ FT 1064 GARAGE SQ FT 0
License #

Electrical Contractor Information

Description of Work _____ Service Size: _____ Amps T-Pole: ___Yes ___No
CDF Electric, Inc. 919.633.7064
Electrical Contractor's Company Name Telephone
70 Leyburn Dr Zebulon NC 27597 cdf414@gmail.com
Address Email Address
33535
License #

Mechanical/HVAC Contractor Information

Description of Work _____
Air Temp Mechanical 919.625.0529
Mechanical Contractor's Company Name Telephone
73 Laughter Lane Garner NC 27529 airtempmechanical2388
Address Email Address
H21362 @gmail.com
License #

Plumbing Contractor Information

Description of Work _____ # Baths 2
Integra Plumbing 919.522.5984
Plumbing Contractor's Company Name Telephone
3805 Husemint Trail Zebulon NC 27597 adrianhernandez2388
Address Email Address
31279-PI @gmail.com
License #

Insulation Contractor Information

Friends Insulation LLC 919.291.2438
Insulation Contractor's Company Name & Address Telephone
2001 Blount Creek Est Clayton NC 27520

*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.

Amu B Ford
Signature of Owner/Contractor/Officer(s) of Corporation

12/9/22
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.

AF Has one (1) or more subcontractors(s) and has obtained workers' compensation insurance to cover them.

AF Has one (1) or more subcontractors(s) who has their own policy of workers' compensation insurance covering themselves.

AF 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: Amu B Ford Officer of Owner Date: 12/9/22