



Town of Erwin
Zoning Application & Permit
 Planning & Inspections Department

Permit #

Rev Sep2014

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 Builders	Property Owner	T+T Bays
Home Address	1300 Bendon Rd St 110	Home Address	121 Mercelian Ct
City, State, Zip	Gardner, NC 27529	City, State, Zip	Gardner, NC 27529
Telephone	919.520.2181	Telephone	919.333.3499
Email	a.ford@vtyreality.com	Email	bford@bvabuilders.com

Address of Proposed Property	811 S 12th St Erwin NC		
Parcel Identification Number(s) (PIN)	0597-71-5272	Estimated Project Cost	\$150,000
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	Single Family Home. 3 Bed, 2 Bath		
Description of any proposed improvements to the building or property			
What was the Previous Use of the subject property?	Land		
Does the Property Access DOT road?	NO		
Number of dwelling/structures on the property already	0	Property/Parcel size	.17 Acres
Floodplain SFHA	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Watershed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
MUST circle one that applies to property	Existing/Proposed Septic System <input type="checkbox"/> Or Existing/Proposed County/City Sewer <input checked="" type="checkbox"/>		

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.

Print Name	Signature of Owner or Representative	Date
Anna B. Ford	Anna B. Ford	5/10/23

For Office Use

Zoning District	R-10	Existing Nonconforming Uses or Features	
Front Yard Setback	25' 3'	Other Permits Required	<input type="checkbox"/> Conditional Use <input type="checkbox"/> Building <input type="checkbox"/> Fire Marshal <input checked="" type="checkbox"/> Other
Side Yard Setback	5'	Requires Town Zoning Inspection(s)	<input checked="" type="checkbox"/> Foundation <input checked="" type="checkbox"/> Prior to C. of O.
Rear Yard Setback	30' 25'	Zoning Permit Status	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		Fee Paid:	100
		Date Paid:	5/11/23
		Staff Initials:	MB

Comments	New stick Built SFD
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Signature of Town Representative:	Date Approved/Denied:
Shaw Bowls	5/17/2023

obtain building permits from Hardesty
 County Development Services
 - new foundation survey

PAID
 MAY 11 2023
 chck 1000
TOWN OF ERWIN

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
12/16/2022 09:35:34 AM NC Rev Stamp: \$56.00
Book: 4176 Page: 2846 - 2848 (3) Fee: \$26.00
Instrument Number: 2022115175

HARNETT COUNTY TAX ID #
06059715280046 01

12-16-2022 BY: AG

Delinquent taxes, if any, to be paid by the
Closing Attorney to the County Tax
Collector upon Disbursement of Closing
Proceedings. By S. Bryan Radford who is a
licensed North Carolina Attorney

Prepared by & Return to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334
(No title examination or tax advice given.)

EXCISE TAX: \$56.00
Parcel ID No.: 06059715280046 01

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 14th day of December, 2022, by and between
BHR PROPERTIES, LLC a NC limited liability company whose address is
111 Commerce Drive, Dunn, NC 28334, hereinafter called GRANTOR, and **T &
T BOYS, INC.,** a NC corporation of 121 Meridian Drive, Garner, NC 27529,
hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said
parties, their heirs, successors and assigns, and shall include singular, plural,
masculine or feminine 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 or parcel
of land situated in Duke Township, Harnett County, North Carolina and more
particularly described as follows:

*BEING all of Parcel "A" containing 0.17 acres as shown on that survey entitled
"Recombination Survey For: BHR Properties LLC", dated August 26, 2022 by Streamline Land
Surveying, Inc. and recorded in Map Number 2022, Page 500, Harnett County Registry.
Reference to which is hereby made for greater certainty of description*

Property Address: 811 South 12th Street, Erwin, NC 28339

All or a portion of that property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 4107, Page 887, Harnett County Registry.

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 except for the exceptions hereinafter stated.

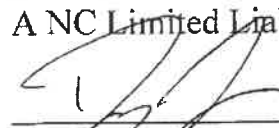
Title to the property hereinabove described is subject to the following exceptions:

1. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. 2023 ad valorem taxes which are not yet payable.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.

BHR PROPERTIES, LLC
A NC Limited Liability Company

By:



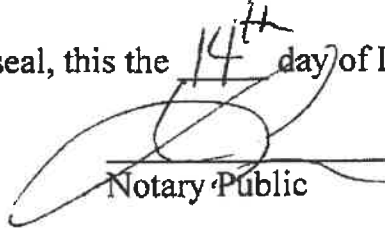
Douglas E. Turner, Manager

Notary acknowledgment on next page

NORTH CAROLINA
COUNTY OF HARNETT

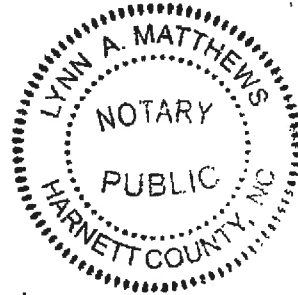
I, Lynn A. Matthews, a Notary Public, do hereby certify that **Douglas E. Turner** personally appeared before me this day and acknowledged that he is the manager of **BHR Properties, LLC**, a NC limited liability company, and that he as manager, being authorized to do so executed the foregoing on behalf of the limited liability company.

Witness my hand and notarial seal, this the 14th day of December, 2022.



Notary Public

My Commission Expires: 5/31/26



PRELIMINARY PLOT PLAN FOR: T&T BOYS

BHR PROPERTIES, LLC. RECOMBINATION, PARCEL A
DEED BOOK 4107, PAGE 887
PIN: 0597-71-5272
DUKE TOWNSHIP
HARNETT COUNTY, NORTH CAROLINA
ADDRESS: 811 S. 12TH ST.

NOTES

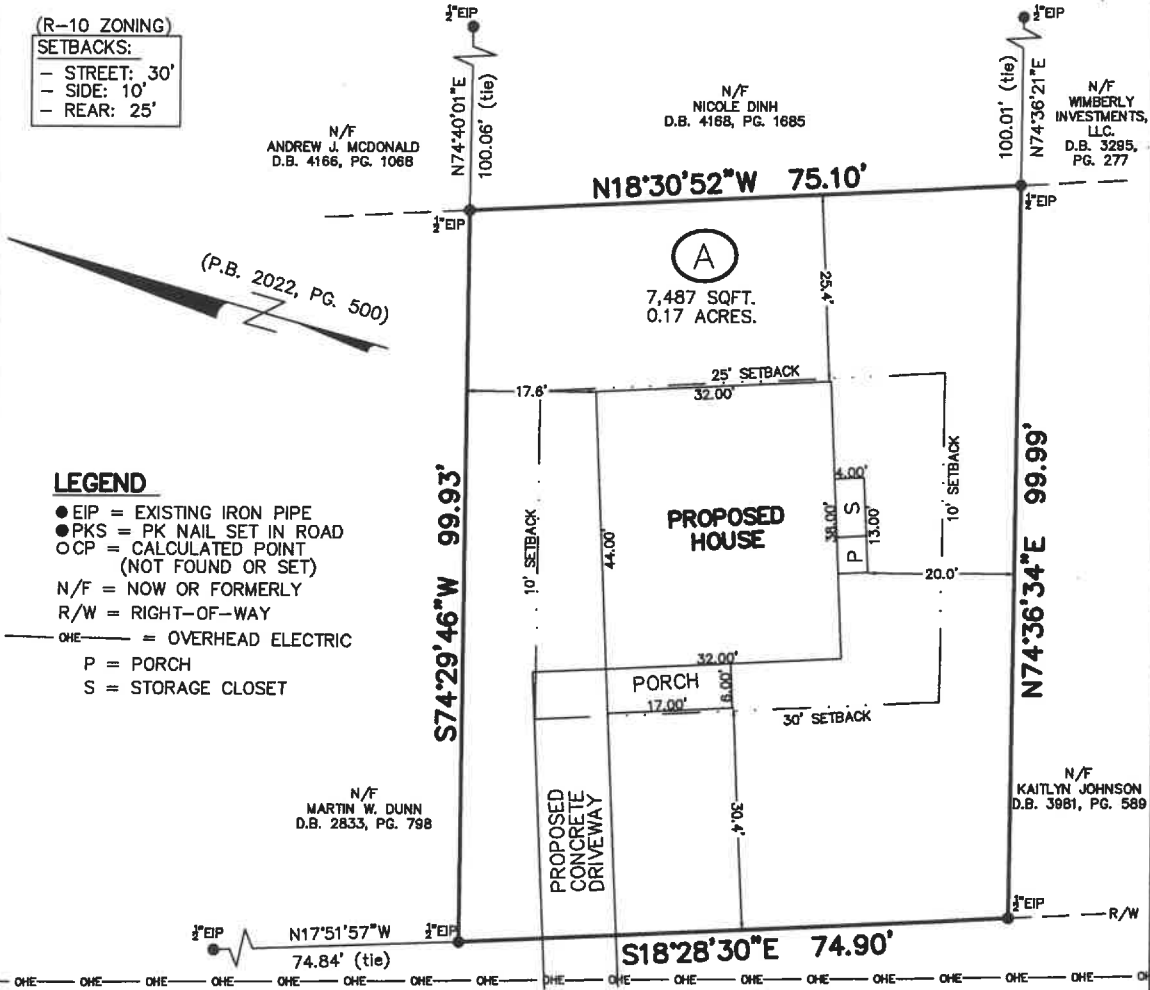
1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. NO GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY.

THIS PROPERTY IS NOT LOCATED IN
A F.E.M.A. 100 YEAR FLOOD HAZARD
AREA. REFERENCE: F.E.M.A.
COMMUNITY PANEL NO. 3720059700J
EFFECTIVE DATE: 10/3/2006

(R-10 ZONING)

SETBACKS:

- STREET: 30'
- SIDE: 10'
- REAR: 25'



LEGEND

- EIP = EXISTING IRON PIPE
- PKS = PK NAIL SET IN ROAD
- CP = CALCULATED POINT (NOT FOUND OR SET)
- N/F = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY
- OHE — = OVERHEAD ELECTRIC
- P = PORCH
- S = STORAGE CLOSET

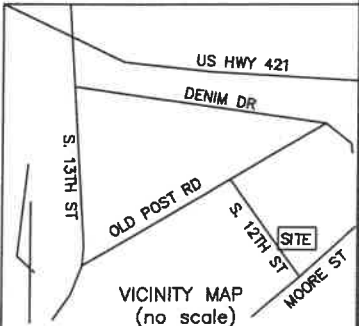
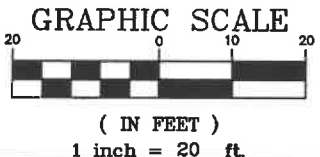
NOTE:
NO DETERMINATION HAS BEEN MADE
BY THE SURVEYOR AS TO THE
EXISTENCE OF THE FOLLOWING:

- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS
- WETLANDS

PROPOSED IMPERVIOUS SURFACE AREAS	
FOUNDATION/ PORCH	1,370 s.f.
CONCRETE DRIVEWAY	365 s.f.
MISCELLANEOUS	25 s.f.
IMPERVIOUS	1,760 s.f.

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

DATE 04/19/23 DRAWING
SCALE 1"=20' S 12TH ST 811



REFERENCES

1. D.B. 4107, PG. 887
2. ALL DEEDS AND MAPS WITH ADJOINERS
3. HARNETT COUNTY GIS.
4. P.B. 2022, PG. 500



THE NICHOLAS
RIGHT SIDE ENTRY
BVA BUILDERS

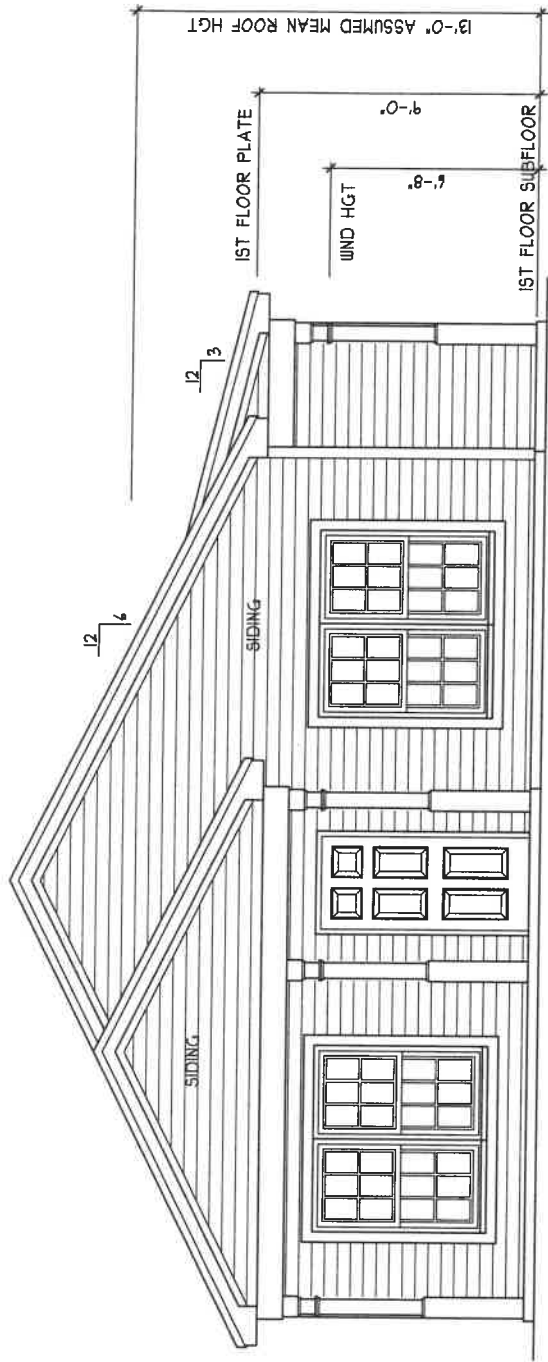
#1064
HEATED FOOTAGE:
FIRST FLOOR = 1064
FRONT PORCH = 102
SIDE PORCH = 20
STORAGE = 32

SQUARE FOOTAGE:
HEATHEN HALL
185 HEATHENSTONE CT
BERNCON NC 27504
(919) 207-1403

H SQUARED HOME DESIGN, INC.
DATE: 01/17/22
1 STORY
FILE: O81422



PROJECT LOCATION OR THE HOMEOWNER'S ADDRESS:
PROJECT NUMBER:
DATE:
STORY:
FILE:



FRONT ELEVATION
SCALE 1/4" = 1'-0"

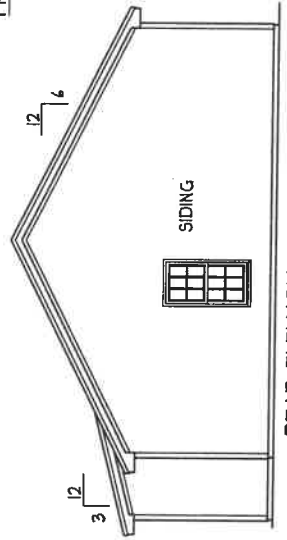
*SHOWN AS MONO SLAB

ATTIC VENTILATION:

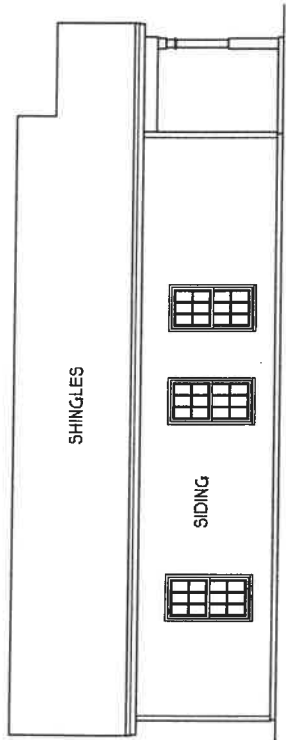
THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE AREA OF THE SPACE VENTILATED SHALL BE NOT LESS THAN THE AREA OF THE SPACE VENTILATED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA. THE VENTILATING AREA SHALL BE LOCATED IN THE UPPER PORTION OF THE ATTIC OR CORNICE VENTS AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS. THE VENTILATING AREA SHALL BE PROVIDED BY EAVE OR CORNICE VENTS.

GROSS ATTIC AREA TO BE VENTILATED 128 SQ.FT.
128/50 = 6.12 SQ.FT. NET FREE AREA

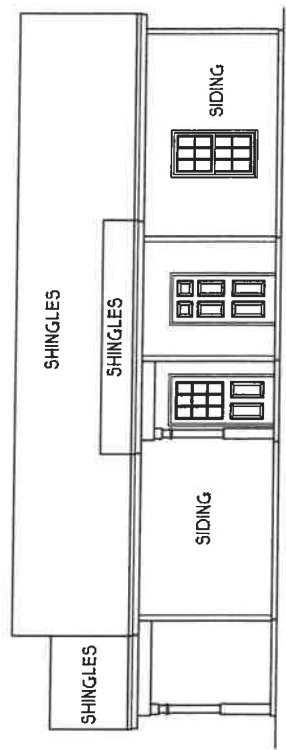
ENERGY COMPLIANCE
ZONE 3 = MAX. GLAZING U-FACTOR .35
R-VALUE = CEILING R38, WALLS R15,
FLOORS R17 FOR JOHNSTON, WAYNE COUNTY
ZONE 4 = MAX. GLAZING U-FACTOR .35
R-VALUE = CEILING R38, WALLS R15,
FLOORS R17 FOR WAKE, ORANGE COUNTY



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"



THE NICHOLAS
BVA BUILDERS
RIGHT SIDE ENTRY

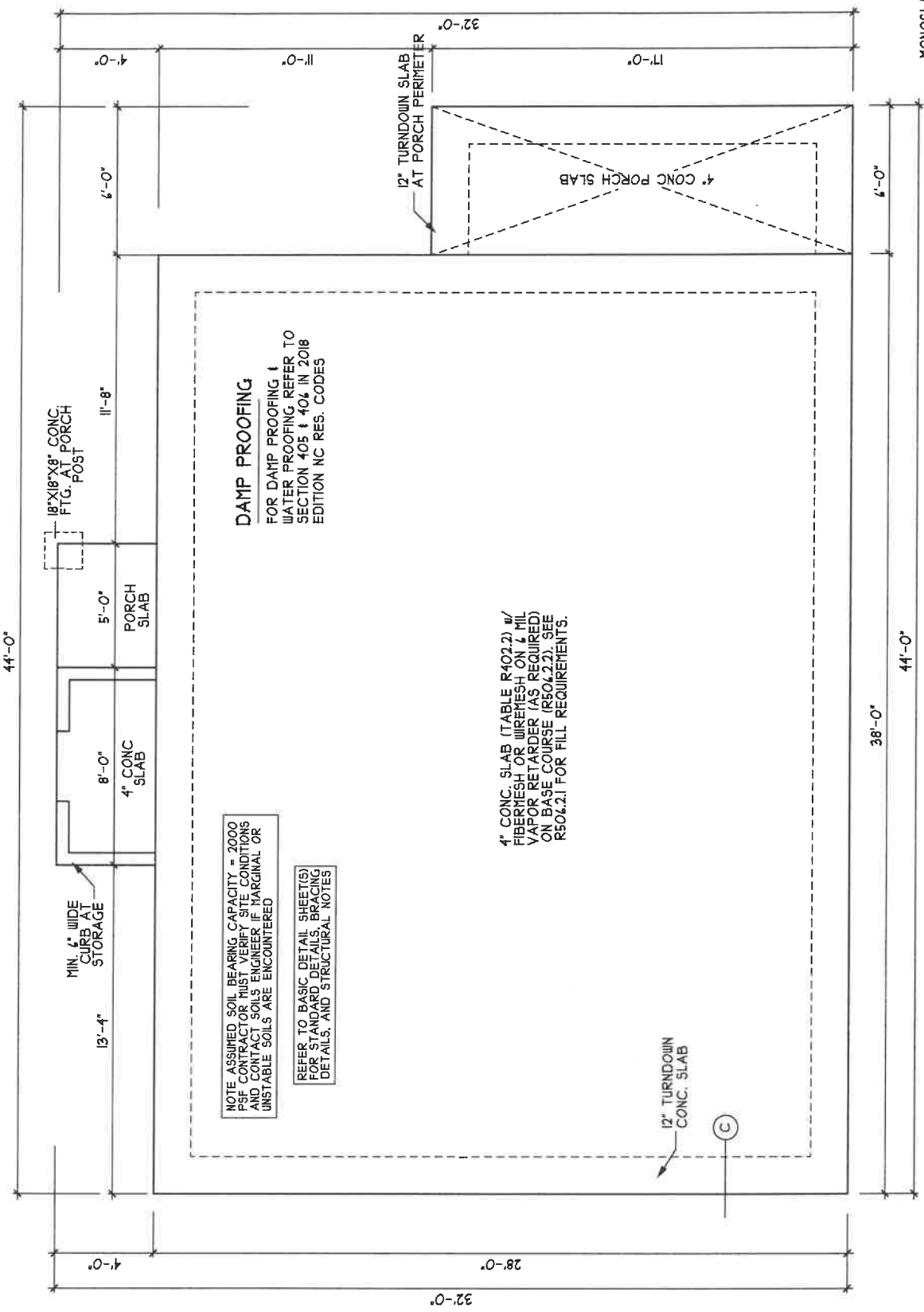
#1064
HEATED FOOTAGE

FRONT FLOOR = 1064
FRONT PORCH = 102
SIDE PORCH = 20
STORAGE = 32

HEATHER HALL
165 HEATHERSTONE CT
BENSON NC 27504
(818) 207-1403

H SQUARED
HOME
DESIGN, INC.

DATE: 06/14/22
1 STORY
FILE: 081422



MONOSLAB
FOUNDATION PLAN
SCALE 1/4" = 1'-0"



THE NICHOLAS
BVA BUILDERS
RIGHT SIDE ENTRY

#1064
HEATED FOOTAGE

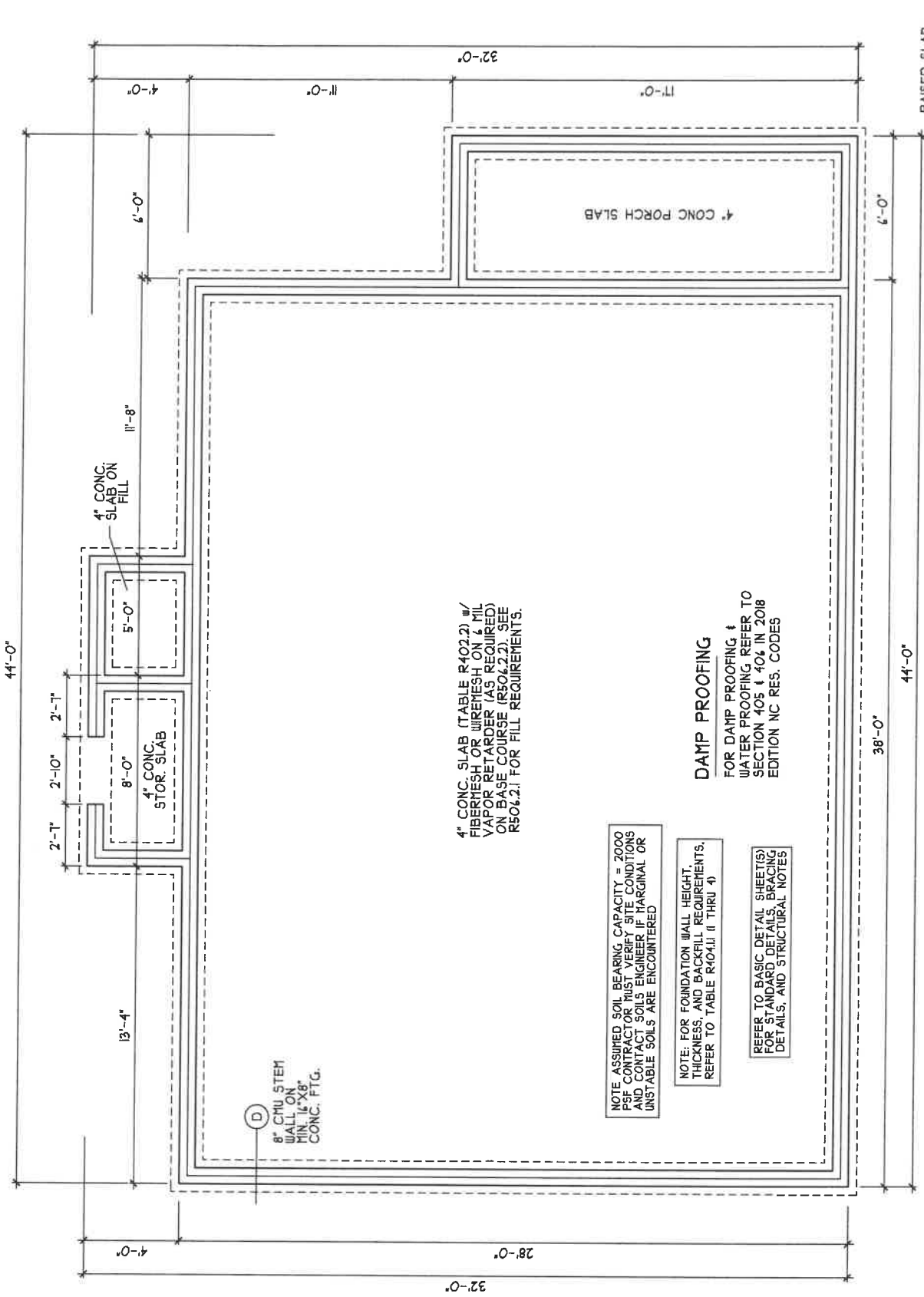
FRST FLOOR = 1084
FRONT PORCH = 102
SIDE PORCH = 20
STORAGE = 32

HEATHER HALL
185 HEATHERSTONE CT
BENSON NC 27504
(818) 207-4403

H SQUARED
HOME
DESIGN, INC.



DATE: 06/19/22
1 STORY
NO. 081422



RAISED SLAB
FOUNDATION PLAN
SCALE 1/4" = 1'-0"



THE NICHOLAS
BVA BUILDERS
RIGHT SIDE ENTRY

#1064
HEATED FOOTAGE

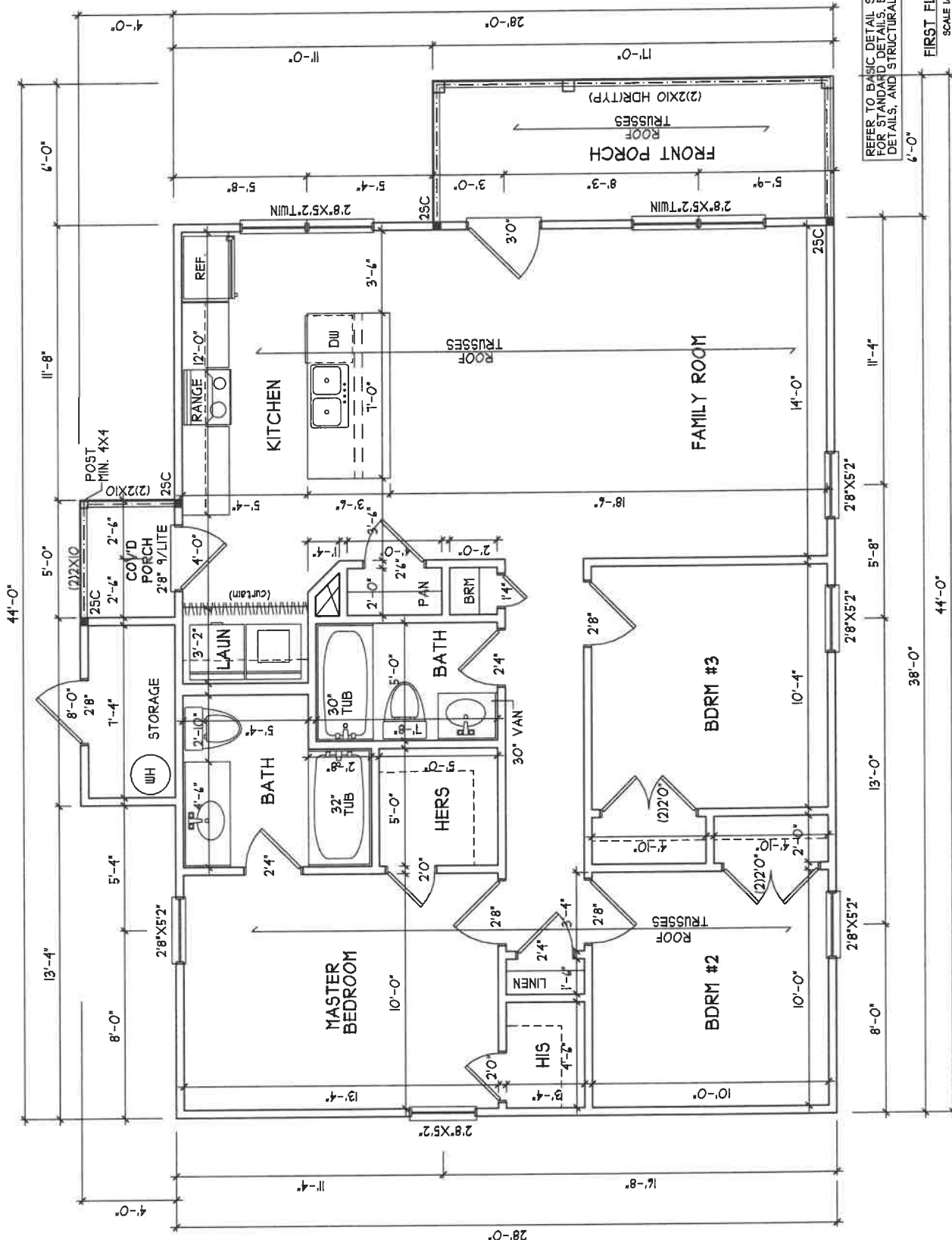
STORAGE = 32
SIDE PORCH = 20
FRONT PORCH = 102
FIRST FLOOR = 1064

HEATHER HALL
165 HEATHERSTONE CT
BENSON NC 27504
(919) 207-1403

H SQUARED
HOME
DESIGN, INC.

DATE: 07/17/22
1 STORY

FILE: O18122



REFER TO BASIC DETAIL SHEET(S)
FOR STANDARD DETAILS, BRACING
DETAILS, AND STRUCTURAL NOTES

FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



THE NICHOLAS
BVA BUILDERS
RIGHT SIDE ENTRY

#1064
HEATED FOOTAGE

FIRST FLOOR = 1064
FRONT PORCH = 102
SIDE PORCH = 20
STORAGE = 32

SQUARE FOOTAGE
HEATHER HALL
165 HEATHERSTONE CT
BENSON NC 27504
(919) 207-1403

H SQUARED
HOME
DESIGN, INC.

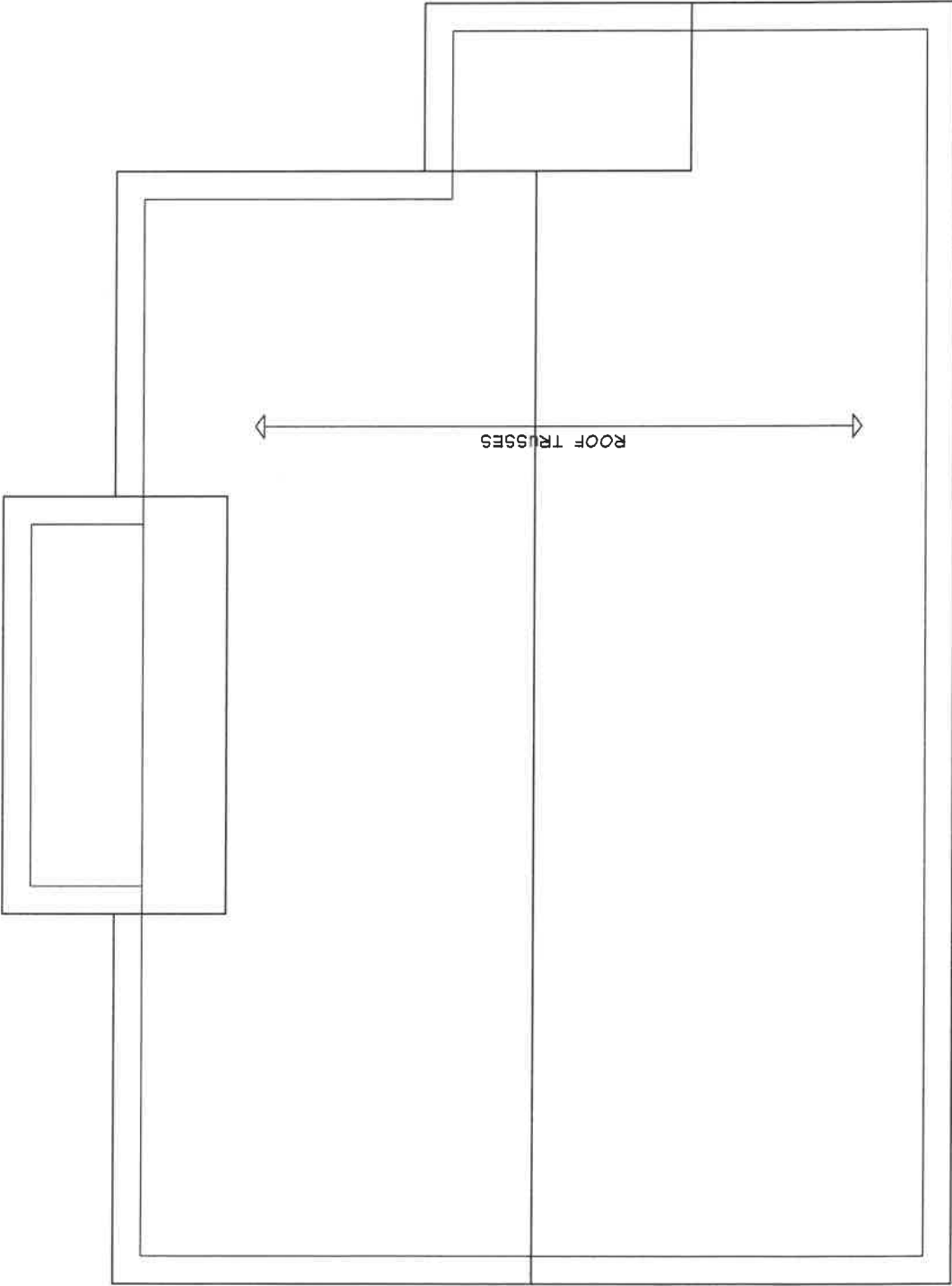


LET CUSTOMER OF THE
PROJECT BE ADVISED THAT
THIS DRAWING IS FOR
GENERAL INFORMATION
ONLY. IT IS NOT TO BE
USED FOR CONSTRUCTION
OR ANY OTHER PURPOSE
WITHOUT THE WRITTEN
CONSENT OF THE
DESIGNER.

DATE: 04/14/22

1 STORY

FILE: 081422



ROOF PLAN
SCALE 1/4" = 1'-0"

