



Initial Application Date: 3/26/24

Application # _____

CU# _____

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION

Central Permitting 420 McKinney Pkwy, Lillington, NC 27546 Phone: (910) 893-7525 ext:1 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: Jenny + David Harper Mailing Address: 107 Whitechapel Lane
City: Raeford State: NC Zip: 28376 Contact No: 407-252-2377 Email: jennybharper64@gmail.com

APPLICANT*: Seven Magnolias Const Mailing Address: 14288 NC 210
City: Angier State: NC Zip: 27501 Contact No: 919-868-9385 Email: SNORDAN@7MAGNOLIAS.COM
*Please fill out applicant information if different than landowner

ADDRESS: 8066 US Hwy 401 S - Bunnlevel PIN: 0566-71-6330.000

Zoning: RA-30 Flood: Minimal Watershed: _____ Deed Book / Page: 4221/1118-1119

Setbacks - Front: 35 Back: 25 Side: 10 Corner: _____

PROPOSED USE:

SFD: (Size 68 x 73) # Bedrooms: 3 # Baths: 2 1/2 Basement (w/wo bath): NA Garage: Deck: NA Crawl Space: Slab: _____ Slab: _____
TOTAL HTD SQ FT 2050 **GARAGE SQ FT** 575 (Is the bonus room finished? () yes () no w/ a closet? () yes () no (if yes add in with # bedrooms)
2050

Modular: (Size _____ x _____) # Bedrooms _____ # Baths _____ Basement (w/wo 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): BARN

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

3/25/24
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. Foundation
 - 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.

US

US 401

7' water

N 45° 50' 38" W 215.72'

N 51° 55' 26" E 328.38'

DRIVEWAY

158'

67'-8"

72'-4"

House Box

wood storage shed

EXISTING SEPTIC

S 48° 48' 30" W 300.00'

S 33° 09' 05" E 197.13'



HAL OWEN & ASSOCIATES, INC.

SOIL & ENVIRONMENTAL SCIENTISTS

P.O. Box 400, Lillington NC 27546-0400

Phone (910) 893-8743 / Fax (910) 893-3594

www.halowensoil.com

4 January 2024

Roy Byrd

Reference: Preliminary Soil Investigation

Subdivision of the property of Roy Byrd Family Limited Partnership

Dear Mr. Byrd,

A soil investigation has been conducted at the above referenced property, located on the western side of US 401 South in the Stewarts Creek Township of Harnett County, North Carolina. The purpose of the investigation was to determine the ability of each lot to support a subsurface sewage waste disposal system and repair area for a typical three-bedroom home. It is our understanding that individual septic systems and public water supplies will be utilized at this site. All sewage disposal ratings and determinations were made in accordance with the Rules for "Wastewater Treatment and Dispersal Systems", 15A NCAC 18E. This report represents my professional opinion as a Licensed Soil Scientist but does not guarantee or represent permit approval for any lot by the Local Health Department. An application for an approved wastewater system shall be made to the Local Health Department that specifies the proposed building size and location and the design and location of the septic system to be installed.

This lot was observed to be underlain by suitable soils for subsurface sewage waste disposal. These soils were observed to be friable sandy clay loams to greater than 36 inches and appear adequate to support long term acceptance rates of 0.4 to 0.45 gal/day/sqft. It appears that the soils on this lot are adequate to support a conventional septic system and repair area for one, three-bedroom residence.

This lot has an existing septic system that appeared to be functioning properly on the day of the investigation. This existing septic system appears to be within setback requirements for this property.

This soil investigation report and map, when provided to the LHD, should allow them to sign the maps for recordation. I appreciate the opportunity to provide this service and hope to be allowed to assist you again in the future. If you have any questions or need additional information, please contact me at your convenience.



Sincerely,

Britt Wilson
Licensed Soil Scientist


Preliminary Soil Investigation
Subdivision of the property of Roy Byrd Family Limited Partnership
4 January 2024

SOIL MAP


A VOLUNTARY
AREA OF A

IS LOCATED IN THE


Soil Map Legend

 Suitable Soils

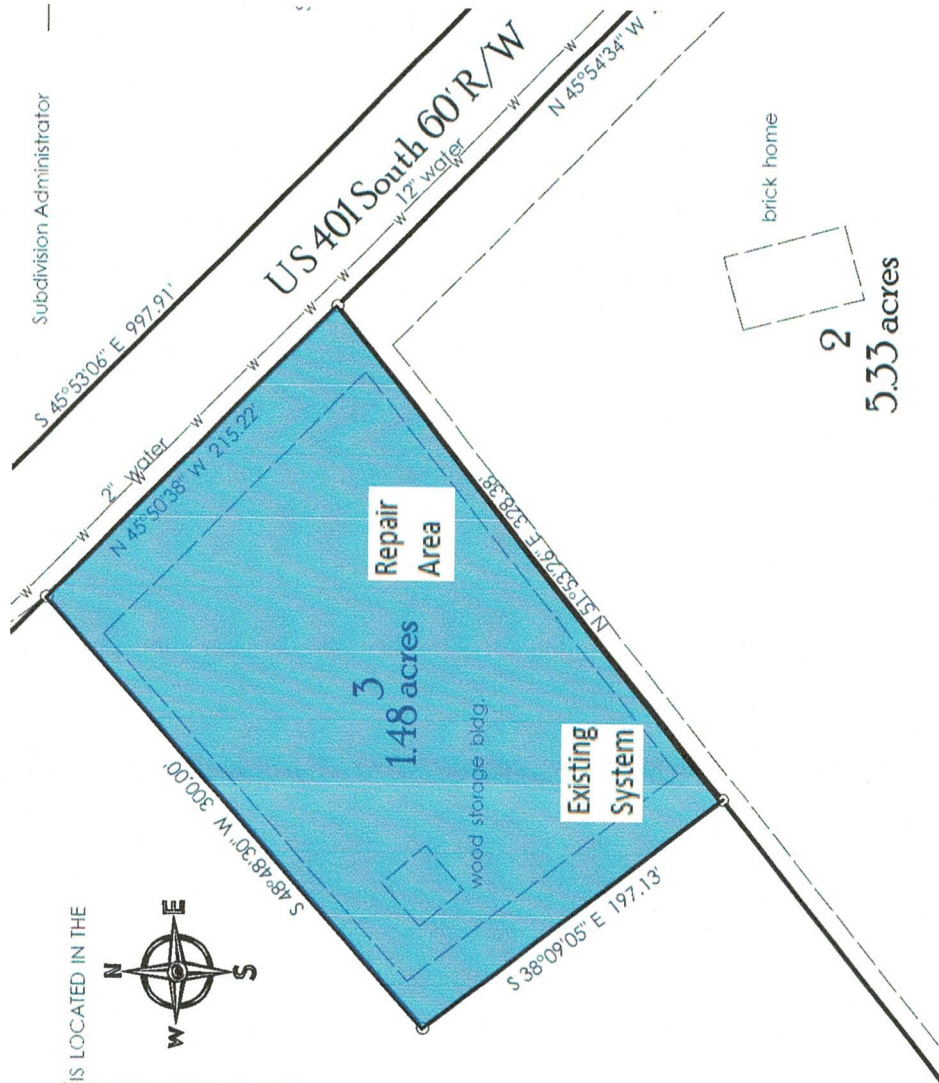
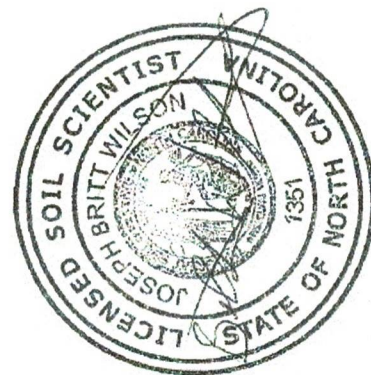
Scale 1 in = 100 ft



Map for reference only.
Distances are paced and
approximate. Not a survey.



1
108.42+- acres
Roy Byrd Family Limited Partnership
deed ref: 1220/657
pin # 05666-71-2188.000



HARNETT COUNTY TAX ID#

120566 0093 03

1-26-24 BY SM



Instrument #: 2024001324
Recorded: 01/26/2024 02:35:48 PM
Fee Amt: \$26.00 Page 1 of 2
Excise Tax: \$0.00
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 4221 PG 1118 - 1119 (2)

Excise Tax \$ 0.00

Recording Time, Book and Page

Mail after recording to Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546

This instrument prepared by Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546

NO TITLE SEARCH REQUESTED OR PERFORMED

Brief Description for the index: Lot 3, 1.48 acres, HWY US 401 South, MB 2024, Page 20

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of January, 2024 by and between

GRANTOR	GRANTEE
ROY BYRD FAMILY LIMITED PARTNERSHIP, 8136 US Hwy 401 S Bunnlevel, North Carolina 28323	Jenny B. Harper and husband, David G. Harper 107 Whitechapel Lane Raeford, North Carolina 28376

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 or parcel of land situated in Stewart's Creek Township, Harnett County, North Carolina and more particularly described as follows:

Portion of Parcel #: 120566 0093 03

BEING ALL OF LOT 3, containing 1.48 acres as shown upon plat entitled "Subdivision of the property of Roy Byrd Family Limited Partnership" prepared by George L. Lott, Professional Land Surveyor, dated January 11, 2024 and appearing of record in Map Book 2024, Page 20, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 1220, Page 657, Harnett County Registry.**

A map showing the above described property is recorded at **Map Book 2024, Page 20, Harnett County Registry.**

The above described property does does not include the primary residence of the Grantor.

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:

Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.



Roy H. Byrd, Jr., General Partner of
Roy Byrd Family Limited Partnership (SEAL)

NORTH CAROLINA,
HARNETT COUNTY.

I, Jessica Capri-Giles, a Notary Public in and for the aforesaid State and County, do hereby certify that Roy H. Byrd, Jr. personally appeared before me as General Partner of Roy Byrd Family Limited Partnership this day and acknowledged the due execution of the foregoing instruments for the purposes thereon stated.

Witness my hand and notarial seal this 26th day of January, 2024.





Signature of Notary Public

Jessica Capri-Giles

Printed Name of Notary Public

My Commission Expires: 7/16/2024



Application # _____

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: Jenny + David Harper Date 3/25/24
Site Address: 8066 US Hwy 401 S - Bunnlevel Phone 407-252-2377
Subdivision: NA Lot _____
Description of Proposed Work: Residential Home Total Job Cost \$300,000

General Contractor Information

Seven Magnolias Construction
Building Contractor's Company Name
14288 NC 210 Angier, NC 27501
Address
80443
License # _____
HEATED SQ FT _____ GARAGE SQ FT _____
919-868-9385
Telephone
snordan@7magnolias.com
Email Address

Electrical Contractor Information

Description of Work Residential Service Size: 200 Amps T-Pole: Yes No
C & M Electric
919-772-4518
Electrical Contractor's Company Name
8305 Cleveland Rd, Clayton
Address
05689
License # _____
Telephone
shane@candmelectric.com
Email Address

Mechanical/HVAC Contractor Information

Description of Work Residential
Stephenson's Htg & Air
Mechanical Contractor's Company Name
343 Shipwash Dr, Garner
Address
18644
License # _____
919-329-0686
Telephone
stephensonhvac@aol.com
Email Address

Plumbing Contractor Information

Description of Work Residential # Baths _____
Mitch's Plumbing Service
Plumbing Contractor's Company Name
654 Red Hill Church Rd, Dunn
Address
L14438
License # _____
919-820-2613
Telephone
parker.dana97@gmail.com
Email Address

Insulation Contractor Information

Friends Insulation LLC, 2001 Blount Creek, Clayton
Insulation Contractor's Company Name & Address
919-291-2438
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.

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

3/25/24
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: Steve Pond / CONTRACTOR Date: 3/25/24