

Initial Application Date: 1-10-12

Application # 1250028148

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: Harnett Developers, LLC Mailing Address: 2550 Capitol Dr.  
City: Creedmoor State: NC Zip: 27522 Contact No: 919 603-7965 Email: edward@wynnconstruct.com

APPLICANT\*: Wynn Construction, Inc. Mailing Address: 2550 Capitol Dr. Suite 105  
City: Creedmoor State: NC Zip: 27522 Contact No: 919 603-7965 Email: edward@wynnconstruct.com

\*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: J. Edward Averett Phone # 919 603-7965

PROPERTY LOCATION: Subdivision: Trotters Ridge Lot #: 81 Lot Size: .45  
State Road # 1110 State Road Name: DCSRD Horse Whisperer LN. Map Book & Page: 0011, 411  
Parcel: 030507 0200 25 PIN: 0507-03-0856.000  
Zoning: RAR20 Flood Zone: X Watershed: NA Deed Book & Page: OTP1 Power Company\*: Progress Energy

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

**PROPOSED USE:**

- SFD: (Size 60'x60') # Bedrooms: 4 # Baths: 2.5 Basement (w/wo bath): \_\_\_\_\_ Garage:  Patio Deck:  Crawl Space: \_\_\_\_\_ Slab: \_\_\_\_\_ 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  
Sewage Supply:  New Septic Tank (Complete Checklist) \_\_\_\_\_ Existing Septic Tank (Complete Checklist) \_\_\_\_\_ 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 () no  
Does the property contain any easements whether underground or overhead () yes () no  
Structures (existing or proposed): Single family dwellings: 1 Manufactured Homes: \_\_\_\_\_ Other (specify): \_\_\_\_\_

**Required Residential Property Line Setbacks:**

Front	Minimum	<u>35</u>	Actual	<u>36</u>
Rear		<u>25</u>		<u>39.4</u>
Closest Side		<u>10</u>		<u>11</u>
Sidestreet/corner lot		_____		_____
Nearest Building on same lot		_____		_____

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON:** 27 w. to Doc's Rd. left on doc's Rd. Subdivision will be on the right.

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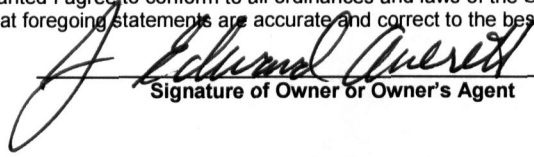
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If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

  
\_\_\_\_\_  
Signature of Owner or Owner's Agent

1-3-12  
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\*\***

NAME: Wynn Construction, Inc

APPLICATION #: 1250028148

*J. E. Averett*

\*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)

910-893-7525 option 1

CONFIRMATION # \_\_\_\_\_

**Environmental Health New Septic System Code 800**

- **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.**
- After preparing proposed site call the voice permitting system at 910-893-7525 option 1 to schedule and use code **800** (after selecting notification permit if multiple permits exist) for Environmental Health inspection. **Please note confirmation number given at end of recording for proof of request.**
- Use Click2Gov or IVR to verify results. Once approved, proceed to Central Permitting for permits.

**Environmental Health Existing Tank Inspections Code 800**

- 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 close back down. (Unless inspection is for a septic tank in a mobile home park)
- After uncovering outlet end call the voice permitting system at 910-893-7525 option 1 & select notification permit if multiple permits, then use code **800** for Environmental Health inspection. **Please note confirmation number given at end of recording for proof of request.**
- Use Click2Gov or IVR to hear results. Once approved, proceed to Central Permitting for remaining permits.

**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.

*J. Edward Averett*

PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

1-3-12  
DATE

MAP NO. 2011-411

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	25.00'	38.18'	34.57'	N 32°08'27"E

**SITE PLAN APPROVAL**

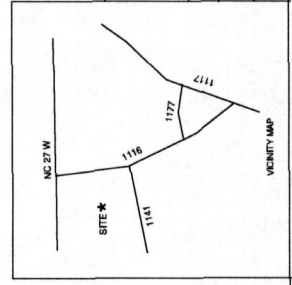
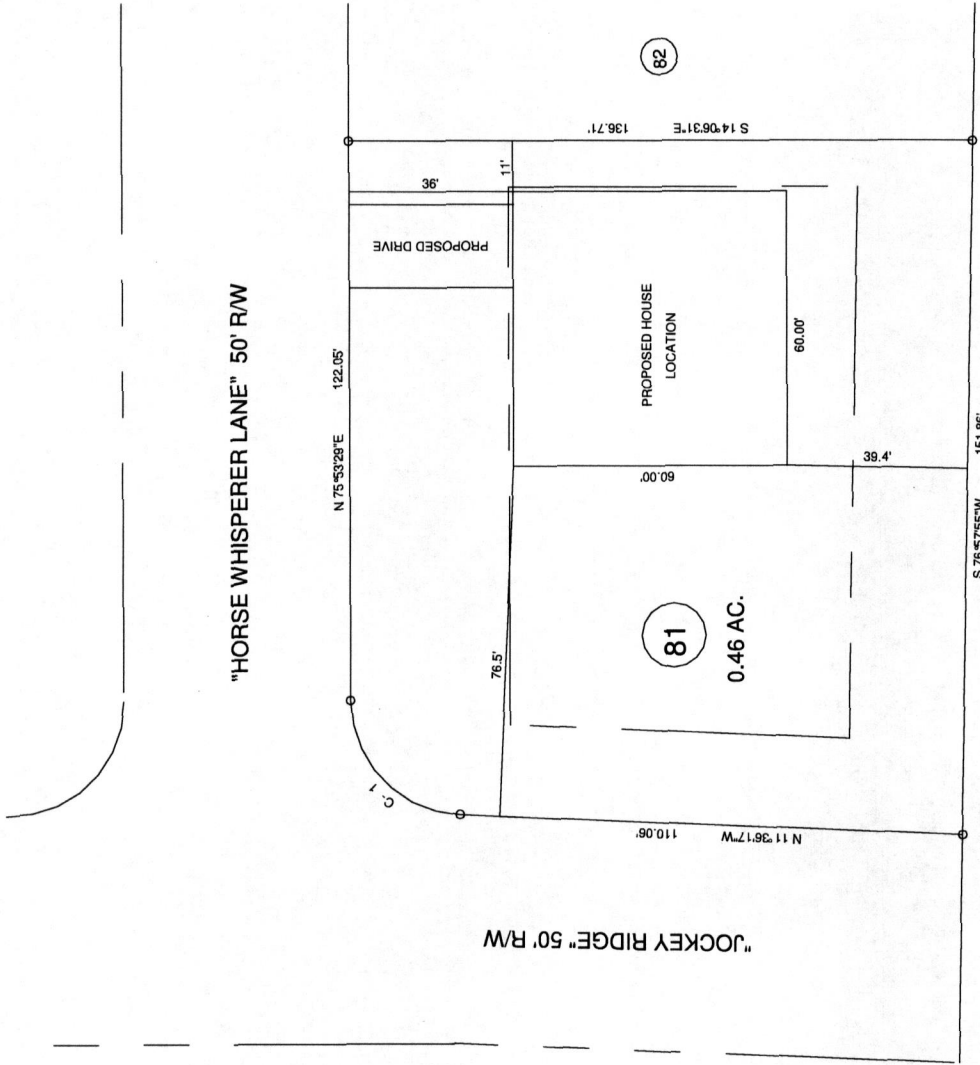
DISTRICT RAZOR USE SFO

#BEDROOMS 4

Date 1-10-12   
Zoning Administrator

MAP REFERENCE: MAP NO. 2011-411

- MINIMUM BUILDING SET BACKS
- FRONT YARD \_\_\_\_\_ 25'
- REAR YARD \_\_\_\_\_ 25'
- SIDE YARD \_\_\_\_\_ 10'
- CORNER LOT SIDE YARD - 20'
- MAXIMUM HEIGHT \_\_\_\_\_ 35'



JOB NO. 11401		C-1080	
SURVEY FOR:		BENNETT SURVEYS, INC.	
PROPOSED PLOT PLAN - LOT - 81		1662 CLARK RD., LILLINGTON, N.C. 27546	
TROTTER'S RIDGE S/D, PHASE - 1 - C		(910) 893-5252	
TOWNSHIP	BARBEQUE	COUNTY	HARNETT
STATE: NORTH CAROLINA	DATE: DECEMBER 27, 2011	SURVEYED BY: RVB	
ZONE	RA-20R	SCALE: 1" = 40'	DRAWN BY: RVB
WATERSHED DISTRICT		CHECKED & CLOSURE BY:	
		FIELD BOOK	
		DRAWING NO.	
		11401	

## **LOT PURCHASE AGREEMENT**

THIS LOT PURCHASE AGREEMENT ("Agreement") is made and entered into the 7<sup>th</sup> day of December, 2010 by and between Harnett Developers, LLC, a North Carolina Limited Liability Company ("Seller") and Wynn Construction, Inc., a North Carolina corporation ("Purchaser).

### **RECITALS**

Trotter's Ridge (formerly Wood Acres), (the "Subdivision") located on Doc's Road in Harnett County, North Carolina as shown on Exhibit "A" (Preliminary plat) attached hereto. Preliminary plat proposes approximately 111 lots on parcel recorded in Plat Book 2005, Page 843, Deed Book 2524 at Page 136.

### **STATEMENT OF PURPOSE and AGREEMENT**

Seller desires to sell and Purchaser desires to purchase from Seller all 111 lots in all phases of Trotter's Ridge Subdivision. Wynn Construction, along with Signature Home Builders and Hugh Surles Builders, will be the exclusive builder team in Trotter's Ridge Subdivision subject to the terms and conditions hereinafter set forth.

- Wynn shall close on the purchase of 15 lots within 30 days after plat recordation of Phase 1 and 1A, of which 1 lot out of these 15 will be subordinated by Seller for the purpose of a model home
- Seller shall keep 1 lot subordinated throughout the entire 111 lots for the purpose of a model home
- Wynn shall close on the purchase of an additional lot within 14 days of a closed sale of a Wynn spec home in Trotter's Ridge subdivision
- Wynn along with the aforementioned builder team shall close on all 45 lots in Phase 1 and 1A within 15 months of the initial lot closing and on all remaining lots in Trotter's Ridge within 48 months of the initial lot closing
- Purchaser and Seller acknowledge that all 111 lots are under contract by Wynn Construction, however, Wynn assigns the rights to Signature Home Builders Inc. and Hugh Surles Builders to purchase lots for the purpose of building homes for sale in Trotter's Ridge Subdivision through their respective building companies.
- Purchaser and Seller further acknowledge that as long as all terms and conditions of this contract are met that the above mentioned builders will remain as the sole purchasers of lots and exclusive builders in Trotter's Ridge Subdivision.

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1. PURCHASE PRICE: The purchase price of each of the lots shall be \$ 22,000.

2. SELLER'S IMPROVEMENTS: Seller warrants that the Subdivision will be developed and the improvements constructed according to subdivision improvement plans submitted to and approved by Harnett County. Seller warrants that the Lots will be part of a subdivision plat fronting on paved public streets. Seller further warrants that underground electrical, telephone, and county water will be available to serve the Lots. Seller further warrants that all lots are suitable for a 3-bedroom conventional septic system. If a Lot fails to secure a 3-bedroom conventional septic system permit from Harnett County (including conventional pump systems), Purchaser shall trade the Lot for another available Lot of the same price. Seller is responsible for all assessments and fees associated with developing the Lots into building lots and any outstanding special assessments. Seller shall cause all private improvements to be accepted by the Homeowners Association, if any; and if there are public improvements, Seller shall cause all public improvements to be dedicated and accepted to the appropriate public entity.

3. LOT STAKING. The initial staking of the Lot corners has been completed (which staking may or may not be the final iron pin staking). Purchaser shall be responsible for all re-staking of a Lot following closing or following any commencement of any construction activities (which includes delivery of materials) on a lot prior to closing.

4. TITLE: At the time of Closing of any Lot purchased under this Agreement, marketable title shall be conveyed by General Warranty Deed and shall be free, clear, and unencumbered except for and subject to the following:

- a. Taxes that are a lien on the lots but not yet due and payable.
- b. Easements and restrictions of record which do not prevent use of the lots for residential purposes and which are reasonably acceptable to Purchaser.
- c. Protective covenants as established by Seller provided such do not prevent the use of the Lots for residential purposes.

5. DEFAULT: If Purchaser defaults on any obligation under this Agreement, Seller may treat this Agreement as null and void and sale lots to other buyers. If Seller defaults on any obligation under this Agreement, then Buyer shall have such rights and remedies as may be afforded to it by law, including but not limited to, the right of specific performance. Both Seller and Purchaser must give the other party written notice ten (10) days in advance of exercising any remedy for default, in which ten (10) day period the defaulting party shall be entitled to cure such default.

6. MISCELLANEOUS:

- a. Time is of the essence of this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina.

- b. The terms, conditions, and covenants contained in this Agreement shall survive the Closings and delivery of deeds. If the deeds and this Agreement are inconsistent, the provisions of this Agreement shall control.
- c. Any notices to be given under this Agreement shall be in writing and may be faxed, personally delivered or sent by regular mail to the addresses set forth above, or at such other addresses as the parties may specify by written notice to each other. All notices shall be deemed given when received or mailed as provided in this Paragraph.
- d. This agreement contains the entire understanding between the parties and may be amended only by written agreement signed by both Seller and Purchaser.
- e. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provisions, all of which shall be valid and enforceable to the fullest extent permitted by law.
- f. The waiver of any party of a breach of any provision of this Agreement shall not be considered a waiver of any other breach of such provision or any other provision of this Agreement.
- g. The parties acknowledge that no realtor or broker represented the interest of either party, and that no commissions are due to anyone as a result of the purchase and sale of the Lots.
- h. At all times, the parties will operate in good faith in carrying out the terms of this Agreement.
- i. Seller warrants to the Purchaser that Seller has the full power and authority to enter into this Agreement and carry out its provisions.
- j. This Agreement shall be binding upon and insure to the benefit of the Seller and the Buyer and their respective successors and assigns. This Agreement may be assigned by Buyer with the prior written consent of Seller which shall not be unreasonably withheld.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below.

PURCHASER:

Wynn Construction, Inc.

By: William H. Wynn

Its: President

Date: 12/7/10

SELLER:

Harnett/Developers, LLC

By: [Signature]

Its: Member

Date: 12/7/10

Exhibit "A"

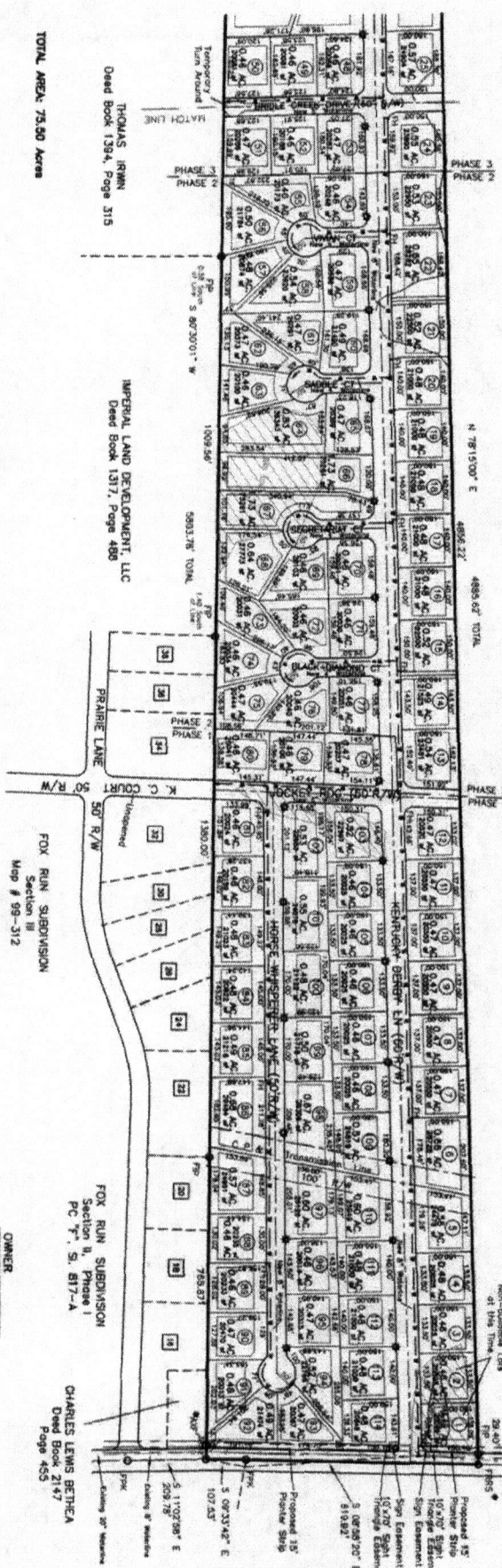
**SHEETS**  
 KENTUCKY DERBY LANE (89'x74') 483' LINEN FEET  
 HORSE WINDER LANE (50'x74') 178' LINEN FEET  
 JOCKEY RIDGE DRIVE (50'x74') 428' LINEN FEET  
 BLACK HORSE COURT (50'x74') 342' LINEN FEET  
 SHOCK COURSE COURT (50'x74') 224' LINEN FEET  
 WOOD COURT (50'x74') 195' LINEN FEET  
 BRIDGE COURT (50'x74') 178' LINEN FEET  
 RIVER COURT (50'x74') 178' LINEN FEET  
 ALL STREET SHALL BE PUBLIC DEDICATED TO NCDOT

**DEED REFERENCE**  
 DEED BOOK 224, PAGE 136  
 MAP REFERENCE  
 MAP NO. 2000-843

**MINIMUM BUILDING SET BACKS**  
 FRONT YARD 25'  
 REAR YARD 10'  
 CORNER LOT SIDE YARD 10'  
 MINIMUM HEIGHT 35'  
 MINIMUM LOT SIZE 20,000 SQ. FT.  
 MINIMUM FRONT SET BACKS 40'

**THE HOMEOWNER'S RESPONSIBILITIES IN SUBDIVISIONS**  
 IN ESTABLISHING A SUBDIVISION, THE HOMEOWNER SHALL BE HELD RESPONSIBLE FOR THE PROTECTION OF THE RIGHTS OF THE HOMEOWNERS OF THE SUBDIVISION. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE RIGHTS OF THE HOMEOWNERS OF THE SUBDIVISION. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE RIGHTS OF THE HOMEOWNERS OF THE SUBDIVISION.

Home Site Shall Be Fronted, Maintained, and Dedicating According to Harriet County Ordinances.



THOMAS IRWIN  
 Deed Book 1394, Page 315

IMPERIAL LAND DEVELOPMENT, LLC  
 Deed Book 1317, Page 498

FOX RUN SUBDIVISION  
 Section III  
 Map # 99-312

FOX RUN SUBDIVISION  
 Section II, Phase I  
 PC 'T', S. 817-A

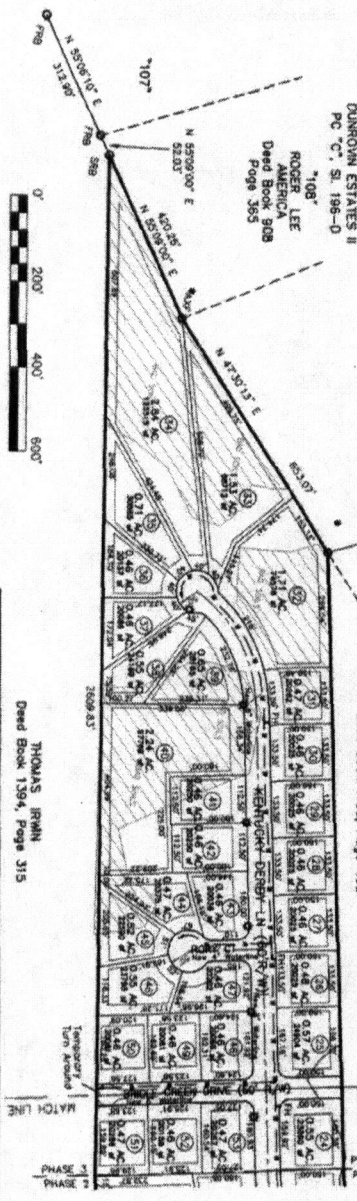
CHARLES LEWIS BETHGA  
 Deed Book 2147

CARL ALLE BAREFOOT  
 Deed Book 1205, Page 986  
 PC 'T', S. 713-B

MCCORMICK FARMS LIMITED PARTNERSHIP  
 Deed Book 1133, Page 465

DUNROBIN ESTATES II  
 PC 'T', S. 196-D

ROGER LEE AMERICA  
 Deed Book 908  
 Page 365



THOMAS IRWIN  
 Deed Book 1394, Page 315

PRELIMINARY PLAN FOR MAJOR SUBDIVISION

# PRELIMINARY

Not For Sale, Conveyance, or Recordation

REVISION: November 9, 2010

## TROTTER'S RIDGE

TOWNSHIP: BARBECUE	COUNTY: HARRIETT
STATE: NORTH CAROLINA	DATE: SEPTEMBER 29, 2010
ZONE: RA-20R	WATERSEED DISTRICT: NONE
MAP: 9587-93-2848-0001	TAX PARCEL ID: 0305997 200

**BENNETT SURVEYS, INC.**  
 1862 CLARK RD. JALINGTON, NC. 27546  
 (910) 893-5252

SCALE: 1" = 200'	SURVEYED BY: JSW	FIELD BOOK: DC-965
CHECKED & CLOSED BY:	DRAWN BY: JSW	DRAWING NO.: 025629

**OWNER**  
 Ullington Real Estate, LLC  
 P.O. Box 1118  
 Ullington, NC 27546

**NOTES:**  
 This property does not appear to be located within 2000 feet of N. C. Grid Monumentation. All measurements shown are horizontal ground measurements unless otherwise noted.  
 Area calculated by computer.  
 Set #4 rebar at all corners unless otherwise indicated. Adjoining References are from the County DIS Office and other sources and may not have been verified by this Office.  
 \*\* Denotes Control Corner.  
 114 Lots Proposed.  
 LAND USE: Low Density Residential  
 Street length variance was granted by Harriet County Planning Board on January 3, 2006.

