

Initial Application Date: 9-26-13

Application #

CU# 1350032192

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

Owner: Harnett Dev. LLC

\*A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) & SITE PLAN ARE REQUIRED WHEN SUBMITTING A LAND USE APPLICATION\*

Banker: Wyan Construction, Inc. Mailing Address: 2550 Capitol Dr Suite 105

LANDOWNER: Creedmoor State: NC Zip: 27522 Contact No: 919 603-7965 Email: edward@wyancorstruct.com

APPLICANT: Wyan Construction, Inc. Mailing Address: SAME

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Contact No: SAME Email: SAME

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

PROPERTY LOCATION: Subdivision: Trotter's Ridge Lot #: 20 Lot Size: .48

State Road # \_\_\_\_\_ State Road Name: Kentucky Derby Ln. Map Book & Page: 2013/303

Parcel: 030507 0200 67 PIN: 9597-84-7084-000

Zoning: R202R Flood Zone: X Watershed: NA Deed Book & Page: 02807, 0847 Power Company: Progress Energy

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

PROPOSED USE:  SFD: (Size 37' x 40') # Bedrooms 4 # Baths 2.5 Basement (w/w/o bath): \_\_\_\_\_ Garage: Y Deck: N 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/w/o 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: \_\_\_\_\_ Manufactured Homes: \_\_\_\_\_ Other (specify): \_\_\_\_\_

Required Residential Property Line Setbacks:

Front Minimum 35 Actual 36

Rear 25 74

Closest Side 10 36.5'

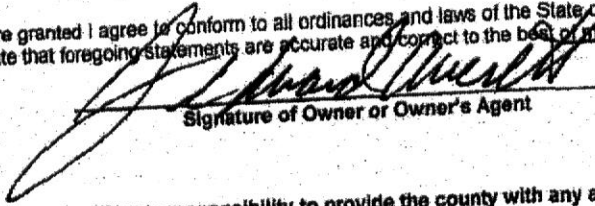
Sidestreet/corner lot \_\_\_\_\_

Nearest Building on same lot \_\_\_\_\_

Comments: New Construction  
Roxbury GA

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: HWY 27 W To Doc's Rd.  
Left on Doc's Rd SUBDIVISION ON THE RIGHT

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

9-19-13.  
Date

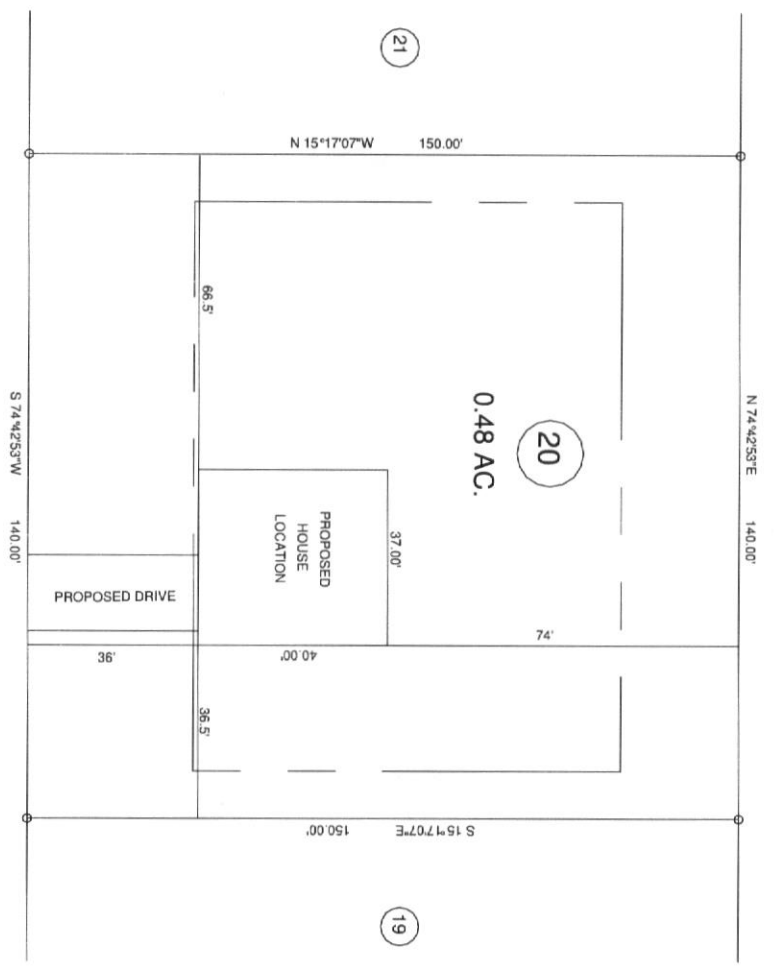
\*\*\*It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.\*\*\*

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

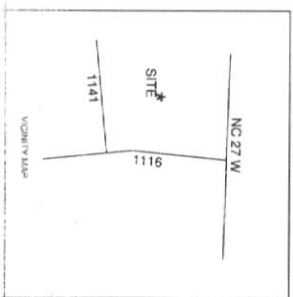
MAP NO. 2013-303

MAP REFERENCE: MAP NO. 2013-303

MINIMUM BUILDING SET BACKS  
 FRONT YARD ..... 35'  
 REAR YARD ..... 25'  
 SIDE YARD ..... 10'  
 CORNER LOT SIDE YARD ..... 20'  
 MINIMUM HEIGHT ..... 35'



"KENTUCKY DERBY LANE" 60' R/W



SURVEY FOR:		TOWNSHIP		COUNTY		DATE		SCALE: 1" = 40'		DRAWN BY: RWB		FIELD BOOK	
PROPOSED PLOT PLAN - LOT - 20		BARBEQUE		HARRIETT		SEPTEMBER 23, 2013		20' 0 40'		RWB		13545	
TROTTERS RIDGE S/D, PHASE - 2-B													
STATE: NORTH CAROLINA													
ZONE: RA-20P		WATERBURY DISTRICT											

BENNETT SURVEYS  
 1682 CLARK RD LILLINGTON, N.C. 27546  
 (919) 893-5282

SITE PLAN APPROVAL  
 DISTRICT BARBEQUE USE SFD  
 #BEDROOMS 4  
 Date 9-26-13  
 Zoning Administrator

APPLICATION #: \_\_\_\_\_

NAME: Dunn Construction, Inc

**County Health Department Application for Improvement Permit and/or Authorization to Construct**

This application to be filled out when applying for a septic system inspection.\*  
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)

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

910-893-7525 option 1

- 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 Aveseth  
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

9-19-13  
DATE

## **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.

- 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

\* Each section below to be filled out by whomever performing work. Must be owner or licensed contractor. Address, company name & phone must match.

Harnett County Central Permitting  
 PO Box 15 Lillington, NC 27548  
 910-853-7825 Fax 910-853-8769 www.harnett.org  
**Rokbury, GR**

Application # \_\_\_\_\_

Owner's Name: Harnett Developers, LLC Date: 9-19-13  
 Site Address: Kentucky Derby LN. Phone: 919-603-7965  
 Directions to job site from Lillington: HWY 27W To Doe's Rd  
Left on Doe's Rd Subdivided on KROA

Subdivision: TROTTERS ROAD Lot: 20 sec. 48  
 Description of Proposed Work: NEW CONSTRUCTION # of Bedrooms: 1  
 Heated SF: 2079 Unheated SF: 533 Finished Bonus Room? Y Great Space:      Stair: ✓

Wm Construction, LLC Telephone: 919-603-7965  
 Building Contractor's Company Name  
2650 Capital Dr  
 Address  
46295  
 License #

Description of Work: New Construction T-Permit ✓ Yes      No  
R.A. Jackson Telephone: 919-280-1251  
 Electrical Contractor's Company Name  
9261 Raleigh Pool Boulevard, NC 2704  
 Address  
21144  
 License #

Description of Work: New Construction Telephone: 919-550-7716  
Carolina Comfort Air Inc. Telephone: Carolinacomfortair@yahoo.com  
 Mechanical Contractor's Company Name  
5212 US HWY 70 Box W, Clayton, NC  
 Address  
29077  
 License #

Description of Work: New Construction # Baths: 2.5  
Theston's Plumbing Telephone: \_\_\_\_\_  
 Plumbing Contractor's Company Name  
3160A Oak Rd Clayton NC  
 Address  
22152  
 License #

T&T Insulation Telephone: 919-667-0899  
 Insulation Contractor's Company Name & Address

\*NOTE: General Contractor must fill out and sign the second page of this application.





**Designated Lien Agent**

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Investors Title Insurance Company

**Online:** [www.liensnc.com](http://www.liensnc.com)

**Address:** 19 W. Hargett St., Suite 507 / Raleigh, NC 27601

**Email:** [support@liensnc.com](mailto:support@liensnc.com)

**Fax:** (919) 489-5231

**Technical Support Hotline** (888) 690-7384

Entry Number: 48830

Filed by: wynnhomes

Payment Amount: \$25.00

Filing Date: 09/21/2013



**Owner Information**

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wynn construction inc.

2550 capitol dr., suite 105

creedmoor NC 27522

United States

919-528-1347

**Project Property**

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trotters ridge subdivision lot 20

kentucky derby lane

Map:

lillington

Block:

NC 27546

Lot: lot 20

95979324-848000

Property Type: 1-2 Family Dwelling

**Original Contractor**

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**Date of First Furnishing**

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**Pre-Permit Workers**

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none

**Pre-Permit Worker Emails**

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Plan Box # A8

Date 9-26-13

Job Name Wynn

App # 32192

Valuation \$163678

SQ Feet 2510

Inspections for SFD/SFA

Crawl  Slab  Mono  Basement

Footing	Footing	Plum Under Slab	Footing
Foundation	Foundation	Ele. Under Slab	Foundation
Address	Address	Address	Waterproofing
Open Floor	Slab	Mono Slab	Plum Under slab
Rough In	Rough In	Rough In	Address
Insulation	Insulation	Insulation	Slab
Final	Final	Final	Open Floor
			Rough In
			Insulation
			Final

Foundation Survey

Envir. Health

Other \_\_\_\_\_

Additions / Other

Footing \_\_\_\_\_

Foundation \_\_\_\_\_

Slab \_\_\_\_\_

Mono \_\_\_\_\_

Open Floor \_\_\_\_\_

Rough In \_\_\_\_\_

Insulation \_\_\_\_\_

Final \_\_\_\_\_



**COUNTY OF HARNETT**  
**Building Inspections Department**  
**Planning Services**

**Certificate of Compliance:**   X   **Occupancy:**   X  

Certificate issued pursuant to the requirements of North Carolina General Statute 153A-363 and Harnett County Zoning Ordinances. This certifies at the time of issuance, this structure was in compliance with the various ordinances of the County of Harnett and the North Carolina State Building Codes. For the following:

Use Classification:   R-3  

Name:   Wynn Construction, Inc.  

Address:   546 Kentucky Derby Ln.  

**Permit Numbers**

Building:   13-50032192  

Electrical:           11  

Insulation:           11  

Plumbing:           11  

Mechanical:           11  

MFG Home:           11  

Date:   2-27-14  

Building Official:   T. Michael Reasie

ADDRESS : 546 KENTUCKY DERBY LN SUBDIV: TROTTER'S RIDGE PH2B 23LOTS  
 CONTRACTOR : WYNN CONSTRUCTION, INC. PHONE : (919) 528-1347  
 OWNER : HARNETT DEVELOPERS LLC PHONE :  
 PARCEL : 03-0507- - -0200- -67-  
 APPL NUMBER: 13-50032192 CP NEW RESIDENTIAL (SFD)  
 DIRECTIONS : T/S: 09/26/2013 10:29 AM JBROCK ----  
 TROTTERS RIDGE #20

STRUCTURE: 000 000 37X40 4BDR MONO W/ GARAGE  
 FLOOD ZONE : FLOOD ZONE X  
 # BEDROOMS : 4000000.00 PROPOSED USE : SFD  
 SEPTIC - EXISTING? : NEW TANK WATER SUPPLY : COUNTY

PERMIT: CPSF 00 CP \* SFD

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
A814 01	11/18/13 12/05/13	TW AP	ADDRESS CONFIRMATION TIME: 17:00 VRU #: 002466936 546 KENTUCKY DERBY LN LILLINGTON 27546 T/S: 12/05/2013 04:50 PM TWARD
P309 01	11/18/13 11/18/13	MR AP	R*PLUMB UNDER SLAB TIME: 17:00 VRU #: 002466928 T/S: 11/15/2013 12:05 PM DJOHNSON T/S: 11/18/2013 02:00 PM MREARIC
B114 01	11/19/13 11/19/13	MR AP	R*BLDG MONO SLAB/TEMP SVC POLE TIME: 17:00 VRU #: 002467439 T/S: 11/19/2013 01:53 PM MREARIC
B104 01	12/05/13 12/05/13	JB AP	R*FOUND & SETBACK VERIF SURVEY TIME: 17:00 VRU #: 002473403 T/S: 12/05/2013 11:19 AM JBROCK
R425 01	12/13/13 12/13/13	MR DA	FOUR TRADE ROUGH IN VRU #: 002475523 T/S: 12/13/2013 12:47 PM MREARIC bolts missing
R425 02	12/17/13 12/17/13	MR AP	FOUR TRADE ROUGH IN VRU #: 002476349 T/S: 12/17/2013 01:43 PM MREARIC
I129 01	12/17/13 12/17/13	MR AP	R*INSULATION INSPECTION TIME: 17:00 VRU #: 002476364 T/S: 12/17/2013 01:45 PM MREARIC
H824 01	12/27/13 12/27/13	BM AP	ENVIR. OPERATIONS PERMIT TIME: 17:00 VRU #: 002481448 T/S: 01/02/2014 01:06 PM SSTEWARD T/S: 01/02/2014 01:06 PM SSTEWARD
R125 01	1/02/14 1/02/14	MR AP	ONE TRADE ROUGH IN TIME: 17:00 VRU #: 002481018 T/S: 12/31/2013 08:51 AM VBROWN wire mesh for stone T/S: 01/02/2014 03:06 PM MREARIC
E209 01	1/24/14 1/24/14	MR AP	R*ELEC TEMP POWER CERT TIME: 17:00 VRU #: 002487437 T/S: 01/24/2014 02:08 PM MREARIC
R429 01	2/27/14	TI	FOUR TRADE FINAL VRU #: 002497048

11 AP-VR

COMMENTS AND NOTES