

Initial Application Date: 9-26-13

Application # 1350032194  
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

Owner: Harnett Land Dev.

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

Buyer: Wynn Construction, Inc.

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 #: 54 Lot Size: .46  
State Road # \_\_\_\_\_ State Road Name: Kentucky Derby LN Map Book & Page 2013/303

Parcel: 030507 0200 79 PIN: 9597-83-3702.00

Zoning: R220 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 52'W x 59'D) # Bedrooms: 4 # Baths: 3 Basement(w/wo bath): \_\_\_\_\_ Garage:  Deck:  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/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: \_\_\_\_\_ Manufactured Homes: \_\_\_\_\_ Other (specify): \_\_\_\_\_

**Required Residential Property Line Setbacks:**

|                              |         |    |        |     |
|------------------------------|---------|----|--------|-----|
| Front                        | Minimum | 35 | Actual | 36' |
| Rear                         |         | 25 |        | 47' |
| Closest Side                 |         | 10 |        | 25' |
| 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.

---

---

---

---

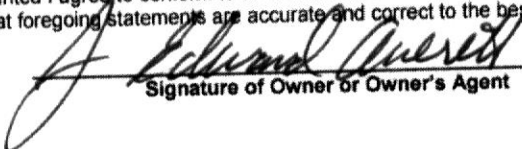
---

---

---

---

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

9-20-13.  
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.\*\*\***

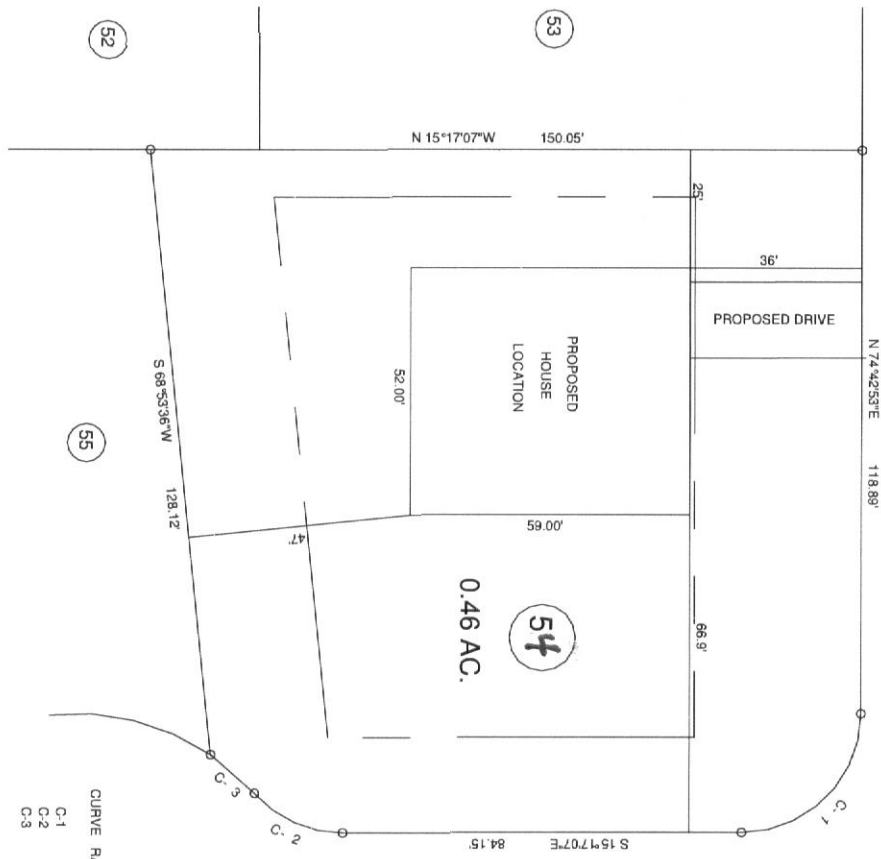
**\*\*This application expires 6 months from the initial date if permits have not been issued\*\***

MAP NO. 2013-303

MAP REFERENCE: MAP NO. 2013-303

MINIMUM BUILDING SET BACKS  
 FRONT YARD ..... 35'  
 REAR YARD ..... 25'  
 SIDE YARD ..... 15'  
 CORNER LOT SIDE YARD - 20'  
 MAXIMUM HEIGHT ..... 35'

"KENTUCKY DERBY LANE" 60' R/W



"SEABISCUIT CT." 50' R/W

| CURVE | RADIUS | LENGTH | CHORD  | CH BEARING   |
|-------|--------|--------|--------|--------------|
| C-1   | 25.00' | 39.28' | 35.36' | S 60°17'07"E |
| C-2   | 25.00' | 21.02' | 20.41' | S 08°48'35"W |
| C-3   | 50.00' | 12.34' | 12.31' | S 25°52'00"W |

SITE PLAN APPROVAL  
 DISTRICT RA-20R USE SFD  
 #BEDROOMS 4  
 Date 9-26-13 [Signature]  
 Zoning Administrator



PROPOSED PLOT PLAN - LOT - 54  
 TROTTERS RIDGE S/D, PHASE - 2-B

|          |                |                |                    |
|----------|----------------|----------------|--------------------|
| TOWNSHIP | BARBEQUE       | COUNTY         | HARNETT            |
| STATE    | NORTH CAROLINA | DATE           | SEPTEMBER 19, 2013 |
| ZONE     | RA-20R         | TAX PARCEL ID# |                    |

1682 CLARK RD. LILLINGTON, N.C. 27546  
 (910) 893-5252

BENNETT SURVEYS

CHECKED & CLOSURE BY: \_\_\_\_\_  
 SCALE: 1" = 40'  
 DRAWN BY: RVB  
 SURVEYED BY: \_\_\_\_\_  
 FIELD BOOK: 1334B

NAME: Wynn Construction, Inc

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

*J. E. Auresett*

\*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 Auresett*

PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

9-20-13  
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 65 Lillington, NC 27546  
910-893-7525 Fax 910-893-2793 www.harnett.org/permits

**Application for Residential Building and Trades Permit**

Owner's Name: Wynn Construction, INC. Date: 9-2013  
Site Address: Kentucky Derby LN: Phone: 919603-7965  
Directions to job site from Lillington: 22W To Doc's Rd.  
Left on Doc's Rd. Subdivision on RIGHT  
3-4 miles

Subdivision: TROTTERS RIDGE Lot: 54 .46  
Description of Proposed Work: NEW CONSTRUCTION # of Bedrooms: 4  
Heated SF: \_\_\_\_\_ Unheated SF: \_\_\_\_\_ Finished Bonus Room? Yes Crawl Space: \_\_\_\_\_ Slab:

**General Contractor Information**

Wynn Construction, INC. 919 603-7965  
Building Contractor's Company Name Telephone  
2550 CAPITOL DR edward@wynnconstruction.com  
Address Email Address  
46295  
License #

**Electrical Contractor Information**

Description of Work New Construction Service Size: 200 Amps T-Pole:  Yes  No  
R. A. JACKSON 919 730-1251  
Electrical Contractor's Company Name Telephone  
9261 Raleigh Road Benson, NC 27504  
Address Email Address  
21144  
License #

**Mechanical/HVAC Contractor Information**

Description of Work New Construction  
Carolina Comfort AIR INC. 919 550-7716  
Mechanical Contractor's Company Name Telephone  
5212 US Hwy 70 Bus W. Clayton, NC CarolinaComfortAIR@yahoo.com  
Address Email Address  
29077  
License #

**Plumbing Contractor Information**

Description of Work New Construction # Baths: 3  
Thorton's Plumbing  
Plumbing Contractor's Company Name Telephone  
3160A Omar Rd Clayton NC  
Address Email Address  
22152  
License #

**Insulation Contractor Information**

Tatum Insulation 919 661-0999  
Insulation Contractor's Company Name & Address Telephone

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

### Homeowners Applying to Build Their Own Home

Please answer the following questions then see a Permit Technician to determine if you qualify for permit under Owners Exemption. Questionnaire per G.S. 87-14 Regulations as to Issue of Building Permits (Memo available upon request)

1. Do you own the land on which this building will be constructed?  Yes  No
2. Have you hired or intend to hire an individual to superintend and manage construction of the project?  Yes  No
3. Do you intend to directly control & supervise construction activities?  Yes  No
4. Do you intend to schedule, contract, or directly pay for all phases of construction work to be done?  Yes  No
5. Do you intend to personally occupy the building for at least 12 consecutive months following completion of construction and do you understand that if you do not do so, it creates the presumption under law that you fraudulently secured the permit?  Yes  No

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.

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

9-20-13  
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.

Company or Name: Wyn Construction, Inc.

Sign w/Title: J. Edward Averett Date: 9-20-13



**Designated Lien Agent**

---

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: 48839

Filed by: wynnhomes

Payment Amount: \$25.00

Filing Date: 09/21/2013



**Owner Information**

---

wynn construction inc

2550 capitol dr., suite 105

creedmoor NC 27522

United States

919-528-1347

**Project Property**

---

trotters ridge lot 54

kentucky derby lane

lillington

NC 27546

9597932848000

Property Type: 1-2 Family Dwelling

Map:

Block:

Lot: lot 54

**Original Contractor**

---

**Date of First Furnishing**

---

**Pre-Permit Workers**

---

none

**Pre-Permit Worker Emails**

---

