

Initial Application Date: 10-2-13

Application # 1350032226  
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

County: Harnett

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

LANDOWNER: 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 #: 22 Lot Size: .65

State Road # \_\_\_\_\_ State Road Name: Kentucky Derby LN Map Book & Page: 2003 / 303

Parcel: 030507 0200 09 PIN: 9597-83-4975.000

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 60' x 60') # Bedrooms: 5 # Baths: 3 (Basement(w/w bath): \_\_\_\_\_) Garage:  AsTr 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/w 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

Septage 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): \_\_\_\_\_

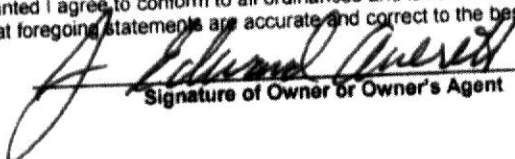
Required Residential Property Line Setbacks:

Front	Minimum	35	Actual	36
Rear	Minimum	25	Actual	54
Closest Side	Minimum	10	Actual	20
Sidestreet/corner lot	Minimum		Actual	
Nearest Building on same lot	Minimum		Actual	

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

9-27-13  
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.\*\*\*

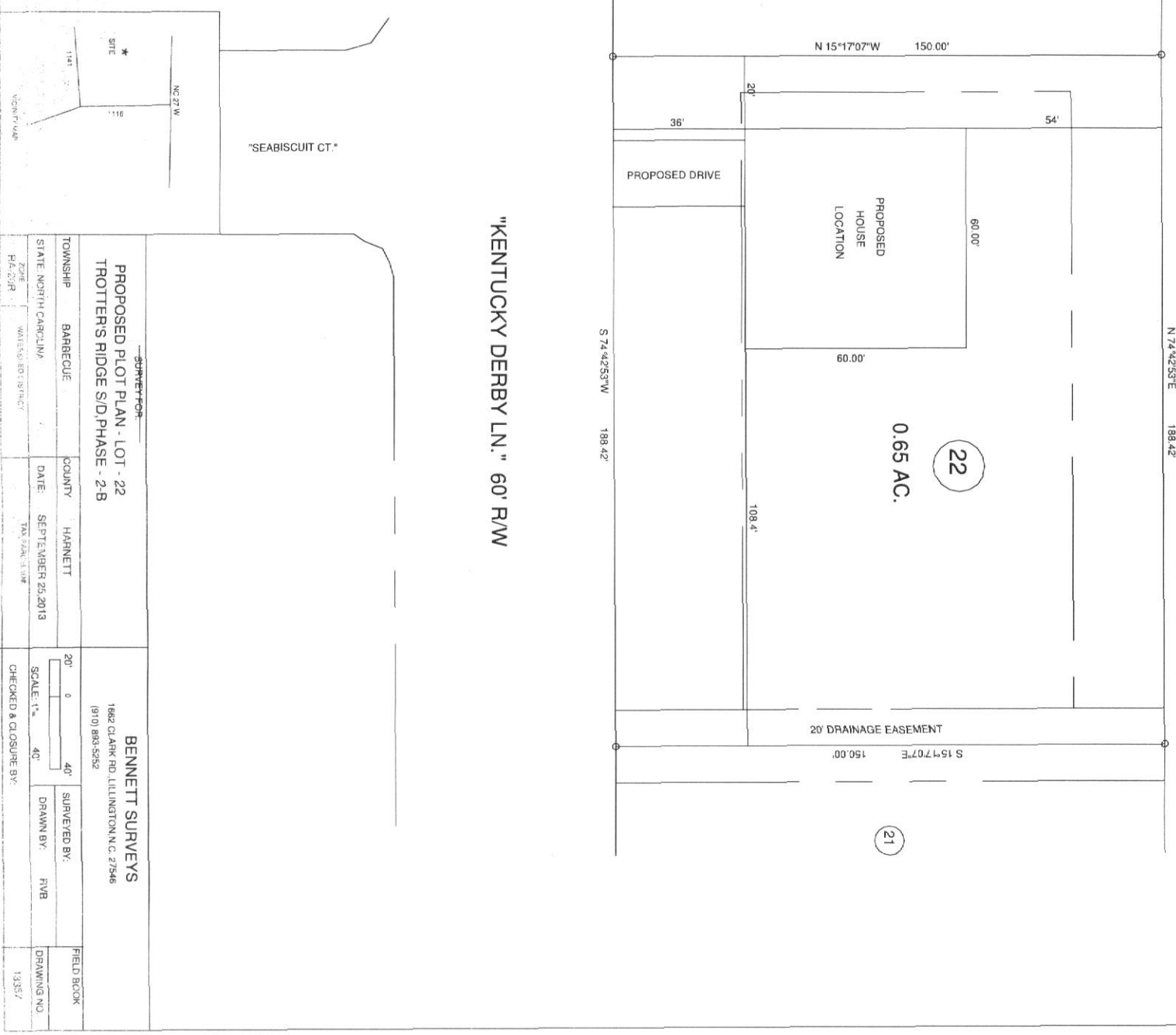
\*\*This application expires 6 months from the initial date if permits have not been issued\*\*

MAP NO. 2013-303

MAP REFERENCE: MAP NO. 2013 303

**SITE PLAN APPROVAL**  
 DISTRICT BARBQ USE SFD  
 #BEDROOMS 5  
10-2-13 [Signature]  
 Date Zoning Administrator

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



SHEET FOR <b>PROPOSED PLOT PLAN - LOT - 22</b> TROTTER'S RIDGE S/D PHASE - 2-B		COUNTY HARNETT		DATE SEPTEMBER 25, 2013		SCALE: 1" = 40' CHECKED & CLOSURE BY:		SUPERVED BY: R/VB		FIELD BOOK DRAWING NO. 13357	
TOWNSHIP	BARBECUE	COUNTY	HARNETT	DATE	SEPTEMBER 25, 2013	SCALE: 1" = 40'	CHECKED & CLOSURE BY:	SUPERVED BY:	R/VB	FIELD BOOK	DRAWING NO.
STATE	NORTH CAROLINA	COUNTY	HARNETT	DATE	SEPTEMBER 25, 2013	SCALE: 1" = 40'	CHECKED & CLOSURE BY:	SUPERVED BY:	R/VB	FIELD BOOK	DRAWING NO.
PLAT	218	COUNTY	HARNETT	DATE	SEPTEMBER 25, 2013	SCALE: 1" = 40'	CHECKED & CLOSURE BY:	SUPERVED BY:	R/VB	FIELD BOOK	DRAWING NO.
ZONE	WATER/SOLID TRACT	COUNTY	HARNETT	DATE	SEPTEMBER 25, 2013	SCALE: 1" = 40'	CHECKED & CLOSURE BY:	SUPERVED BY:	R/VB	FIELD BOOK	DRAWING NO.
PLAT	218	COUNTY	HARNETT	DATE	SEPTEMBER 25, 2013	SCALE: 1" = 40'	CHECKED & CLOSURE BY:	SUPERVED BY:	R/VB	FIELD BOOK	DRAWING NO.

BENNETT SURVEYS  
 1822 CLARK RD. LILLINGTON, N.C. 27546  
 (910) 893-5252

NAME: Wynn Construction, Inc

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

*J. E. Avesett*  
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 Avesett*  
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

9-27-13  
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: 12/07/10

**SELLER:**

Harnett Developers, LLC  
By: [Signature]  
Its: Member  
Date: 12/07/10

**POST AT JOB SITE - DO NOT REMOVE**

**LIEN AGENT INFORMATION**

**EFFECTIVE APRIL 1, 2013**

In accordance with North Carolina General Assembly Session Law 2012-158, Inspection Departments are not allowed to issue any permit where the project cost is \$30,000 or more unless the application is for improvements to an existing dwelling that the applicant uses as a residence **OR** the property owner has designated a lien agent and provided the inspection department with the required information:

**NOTICE TO THE LIEN AGENT**

Lien Claimant's Name: Investors Title Co.  
Lien Claimant's Mailing Address: PO Box 2687  
Chapel Hill, NC 27515  
Lien Claimant's Physical Address: 121 North Columbia St.  
Chapel, NC 27514  
Lien Claimant's Telephone #: 800 326-4842  
Lien Claimant's Fax #: 919 968-2227  
Lien Claimant's E-Mail Address: corporate@invtitle.com  
Description of the property (include address, lot #, and parcel identification number)  
Kentucky Derby LN TIC 22 9597 932 848000  
Contractor Name: Wynn Construction, Inc.  
Contractor Address: 2550 Capitol Dr.  
Creedmoor, NC 27522  
Contractor Telephone #: 919 528-1347

**Successor Lien Agent Information:** In the event that the lien agent revokes its consent to serve as lien agent or is removed by the owner, or otherwise becomes unable or unwilling to serve before the completion of all improvements to the real property, the owner shall within 3 business days of the notice or such event do the following: (1) Designate a successor lien agent and provide written notice of designation to the successor lien agent; (2) Provide the contact information for the successor lien agent to the inspection department that issued any required building permit and; (3) Display the contact information for the successor lien agent on the building permit or attachment thereto posted on the improved property.

Date: 9-27-13

Signed: J. Edward Auerth