

Initial Application Date: 11-21-13

Application # 1350032519

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\*\***

Oakmont Dev. Partners

LANDOWNER: McKee Homes, LLC Mailing Address: 120 Nandina Ct

City: Fayetteville State: NC Zip: 28311 Contact No: (910) 475-7100 ext 713 Email: mkoenen@mckeehomesnc.com

APPLICANT\*: McKee Homes, LLC Mailing Address: 120 Nandina Ct

City: Fayetteville State: NC Zip: 28311 Contact No: (910) 475-7100 ext. 713 Email: mkoenen@mckeehomesnc.com

\*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Michiline Koenen Phone # (910) 475-7100 ext 713

PROPERTY LOCATION: Subdivision: Oakmont Lot #: 48 Lot Size: 67AC

State Road # 423 State Road Name: Bison lane Map Book & Page: 2013 / 346

Parcel: 03 6507 D1 0046 D3 PIN: 0507-21-7075

Zoning: RA20R Flood Zone: X Watershed: NA Deed Book & Page: 03105 / 0675 Power Company\*: Central Electric

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

**PROPOSED USE:**

SFD: (Size 63 x 68) # Bedrooms: 4 # Baths: 3.5 Basement(w/wo bath): \_\_\_\_\_ Garage:  Deck: \_\_\_\_\_ Crawl Space: \_\_\_\_\_ Slab: \_\_\_\_\_ Monolithic Slab:   
(Is the bonus room finished? ( ) yes (X) 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 (X) 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:**

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

Front Minimum \_\_\_\_\_ Actual 36

Rear \_\_\_\_\_ 59.35

Closest Side \_\_\_\_\_ 18.80

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

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

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: \_\_\_\_\_

Hwy 27 to Doc's Rd (left) to Executive Dr. (left) to Bison Ln. (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.

Michelle Komen  
Signature of Owner or Owner's Agent

11/12/13  
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\*\*



11/07/13

To Whom it may Concern,

Oakmont Development Partners, LLC hereby gives McKee Homes, LLC the right to begin applying for permits & beginning construction of lots 59, 51, 57, 99 & 48 in Oakmont before the lots are purchased.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick McKee", with a long horizontal line extending to the right.

Patrick McKee  
Managing Member  
5112 Pine Birch Dr  
Raleigh, NC 27606  
919-793-5237

HOUSE PLAN: BEAUFORT "ELEV B"

N/F  
CHARLES GLANN HAGGERTY  
DB 3043, PG 889  
MB 13, PG 51  
ZONING: RA-20R

N/F  
THERESA STEFFENEY  
DB 2213, PG 769  
ZONING: RA-20R

$L=162.04'$ ,  $R=50.00'$   
 $\Delta=185^{\circ}41'03''$   
 $N32^{\circ}49'33''E$   $C=99.88'$

$S70^{\circ}20'36''W$  149.64'

$S05^{\circ}37'31''W$  223.47'

$N05^{\circ}40'05''E$  198.62'

$S84^{\circ}19'55''E$  89.50'

NC GRID NAD 83



48

47

49

PROPOSED HOUSE

18.3 PROP. PORCH

PROP. DRIVE

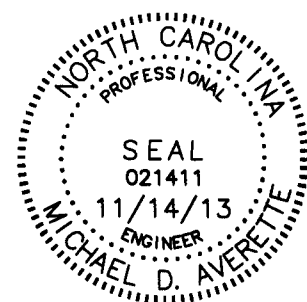
BISON LANE (50' R/W)  
PRIVATE & UTILITY ACCESS (30' BC-BC)

### PLOT PLAN

SUBDIVISION: OAKMONT SUBDIVISION  
PHASE ONE  
SECTION THREE  
MB , PG

OWNER: MCKEE HOMES, LLC

SCALE: 1" = 40'



NAME: McKee Homes, LLC

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

**\*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 **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**
- 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.**

*Michelle Kauer*  
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

10/29/13  
DATE

09/09/11

Application #

13 50032519

Harnett County Central Permitting  
PO Box 65 Lillington NC 27546  
910 893 7525 Fax 910 893 2793 www.harnett.org/permits

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

**Application for Residential Building and Trades Permit**

*Handwritten:*  
12/14/13  
123113

Owner's Name McKee Homes, LLC Date 12/14/13  
Site Address 423 Bison Lane Phone (910) 475-7100 ext 713  
Directions to job site from Lillington Turn left onto S. Main St, turn right onto W Old Rd, turn left onto NC-27W, turn left onto Nursery Rd, turn right onto Kramer Rd, turn right onto Doss Rd, right on Executive Dr, right on Bison  
Subdivision Oakmont Lot 48  
Description of Proposed Work Single Family Residential # of Bedrooms 4  
Heated SF 3275 Unheated SF 2039 Finished Bonus Room?      Crawl Space      Slab

**General Contractor Information**

GML Development Inc (910) 475-7100 ext 713  
Building Contractor's Company Name Telephone  
120 Nandina Ct, Fayetteville NC 28311 mkoenen@mckeehomesnc.com  
Address Email Address  
63970  
License #

**Electrical Contractor Information**

Description of Work Single Family Residential Service Size 200 Amps T-Pole  Yes  No  
Sandy Ridge Electric (910) 323-2458  
Electrical Contractor's Company Name Telephone  
454 Whitehead Rd, Fayetteville, NC 28312 keith@sandyridgeelectric.com  
Address Email Address  
100064  
License #

**Mechanical/HVAC Contractor Information**

Description of Work Single Family Residential  
Certified Heating & A/C (910) 858-0000  
Mechanical Contractor's Company Name Telephone  
PO Box 1071, Hope Mills, NC 28348 certifiedheatair@embarqmail.com  
Address Email Address  
20012 H3-1  
License #

**Plumbing Contractor Information**

Description of Work Single Family Residential # Baths 4  
Dell Haire Plumbing (910) 818-4863  
Plumbing Contractor's Company Name Telephone  
7612 Documentary Drive, Fayetteville, NC 28306 dellhaireplumbing@hotmail.com  
Address Email Address  
24204 PL  
License #

**Insulation Contractor Information**

Cumberland Insulation (910) 484-7118  
Insulation Contractor's Company Name & Address Telephone

\*NOTE General Contractor 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

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

12/16/13  
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 McKee Homes, LLC

Sign w/Title Michelle Kauer customer care consultant Date 12/16/13

**DO NOT REMOVE!**

# Details: Appointment of Lien Agent

Entry #: 77963

Filed on: 12/16/2013

Initially filed by: mkoenen

### Designated Lien Agent

First American Title Insurance Company

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

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

Phone: 888-690-7384

Fax: 913-489-5231

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

### Project Property

Oakmont Lot 48  
423 Bison Lane  
Lillington, NC 27546  
Harnett County

### Property Type

1-2 Family Dwelling

### Print & Post



#### Contractors:

Please post this notice on the Job Site.

#### Suppliers and Subcontractors:

Scan this image with your smart phone to view this filing. You can then file a Notice to Lien Agent for this project.

### Owner Information

McKee Homes, LLC  
5112 Pine Birch Drive  
Raleigh, NC 27606  
United States  
Email: [mkoenen@mckeehomesnc.com](mailto:mkoenen@mckeehomesnc.com)  
Phone: 254-317-5076

### Date of First Furnishing

12/30/2013

[View Comments \(0\)](#)

Technical Support Hotline: (888) 690-7384





# Planworx Architecture, P.A.

Residential Design Group  
5711 Six Forks Road, Suite 100  
Raleigh, North Carolina 27609

To: Geoff Potter  
McKee Homes LLC

Date: 11/22/13  
Planworx Project #: 031113


Re: Lot 48 Oakmont

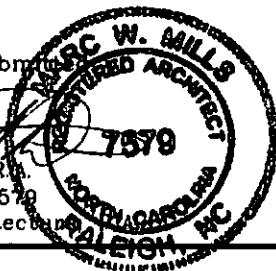
I am the architect/structural designer for the project in question.

The builder requested a sealed letter for plans to be approved at permit review for Lot 48 Oakmont for McKee Homes LLC. The plans issued with project number 031113 have been designed under the current 2012 NCRC as well as the 2012 IRC requirements with all structural loads calculated with information shown on plans as needed. These plans are issued for a single lot specific use only. Please notify Planworx Architecture if plans are required to submit for permits for any lot other than Lot 48 Oakmont. The plans issued for Lot 48 Oakmont with date of 11/22/13 on the borders are acceptable. If you have any further questions or require further documentation for permit approval please let me know.

Harnett County Building Inspections  
PLAN REVIEW  
1-2-14  
Date 13-50032519

Respectfully submitted,

  
Marc W. Mills, R.A.  
N.C. License #7579  
Planworx Architecture



HARNETT COUNTY CENTRAL PERMITTING

P.O. BOX 65

LILLINGTON, NC 27546

For Inspections Call: (910) 893-7525 Fax: (910) 893-2793

Bldg Insp scheduled before 2pm available next business day.

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Application Number . . . . . 13-50032519 Date 1/07/14  
 Property Address . . . . . 423 BISON LN  
 PARCEL NUMBER . . . . . 03-0507-01- -0046- -03-  
 Application type description CP NEW RESIDENTIAL (SFD)  
 Subdivision Name . . . . . OAKMONT PH1 SC3 52LOTS  
 Property Zoning . . . . . RES/AGRI DIST - RA-20R

Owner Contractor  
 -----  
 OAKMONT DEV PTNRS LLC GML DEVELOPMENT INC  
 5112 PINE BIRCH DRIVE 5112 PINE BIRCH DRIVE  
 RALEIGH NC 27606 RALEIGH NC 27606  
 (919) 793-5237

Applicant  
 -----  
 MCKEE HOMES LLC #48  
 120 NANDINA CT  
 FAYETTEVILLE NC 28311  
 (910) 475-7100

--- Structure Information 000 000 63X48 4BDR MONO W/ GARAGE & PORCH  
 Flood Zone . . . . . FLOOD ZONE X  
 Other struct info . . . . . # BEDROOMS 4000000.00  
 PROPOSED USE SFD  
 SEPTIC - EXISTING? NEW TANK  
 WATER SUPPLY COUNTY

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Permit . . . . . BLDG, MECH, ELEC, PLB, INSU PERMIT  
 Additional desc . . .  
 Phone Access Code . 1014406  
 Issue Date . . . . . 1/07/14 Valuation . . . . . 0  
 Expiration Date . . 1/07/15

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Special Notes and Comments  
 T/S: 11/21/2013 10:57 AM JBROCK ----  
 OAKMONT LOT 48  
 XXX  
 PERMIT INCLUDES BLDG, ELEC, MECH, PLUMB  
 INSULATION AND LAND USE.  
 XXX  
 Work must conform and comply with the  
 STATE BUILDING CODE and all other State  
 and local laws, ordinances & regulations

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\_\_\_\_\_

\_\_\_\_\_

HARNETT COUNTY CENTRAL PERMITTING

P.O. BOX 65

LILLINGTON, NC 27546

For Inspections Call: (910) 893-7525 Fax: (910) 893-2793

Bldg Insp scheduled before 2pm available next business day.

Application Number . . . . .	13-50032519	Page	2
Property Address . . . . .	423 BISON LN	Date	1/07/14
PARCEL NUMBER . . . . .	03-0507-01- -0046- -03-		
Application description . . . . .	CP NEW RESIDENTIAL (SFD)		
Subdivision Name . . . . .	OAKMONT PH1 SC3 52LOTS		
Property Zoning . . . . .	RES/AGRI DIST - RA-20R		
Permit . . . . .	BLDG, MECH, ELEC, PLB, INSU PERMIT		
Additional desc . . . . .			
Phone Access Code . . . . .	1014406		

Required Inspections

Seq	Phone Insp#	Insp Code	Description	Initials	Date
10	101	B101	R*BLDG FOOTING / TEMP SVC POLE	_____	___/___/___
20	103	B103	R*BLDG FOUND & TEMP SVC POLE	_____	___/___/___
20-30	814	A814	ADDRESS CONFIRMATION	_____	___/___/___
30-999	111	B111	R*BLDG SLAB INSP/TEMP SVC POLE	_____	___/___/___
30-999	309	P309	R*PLUMB UNDER SLAB	_____	___/___/___
30	104	B104	R*FOUND & SETBACK VERIF SURVEY	_____	___/___/___
40-50	129	I129	R*INSULATION INSPECTION	_____	___/___/___
40-60	425	R425	FOUR TRADE ROUGH IN	_____	___/___/___
40-60	125	R125	ONE TRADE ROUGH IN	_____	___/___/___
40-60	325	R325	THREE TRADE ROUGH IN	_____	___/___/___
40-60	225	R225	TWO TRADE ROUGH IN	_____	___/___/___
50-60	429	R429	FOUR TRADE FINAL	_____	___/___/___
50-60	131	R131	ONE TRADE FINAL	_____	___/___/___
50-60	329	R329	THREE TRADE FINAL	_____	___/___/___
50-60	229	R229	TWO TRADE FINAL	_____	___/___/___
999		H824	ENVIR. OPERATIONS PERMIT	_____	___/___/___