

Initial Application Date: 9-10-14

Application # 1450034584

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: Wynn Construction, Inc. Mailing Address: 2550 Capitol Dr.

City: Creedmoor State: NC Zip: 27522 Contact No: 919 528-1347 Email: edward@wynnconstruct.com

APPLICANT: J. Edward Averrett Mailing Address: 2550 Capitol Dr.

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 Averrett Phone # 919 603-7965

PROPERTY LOCATION: Subdivision: Trotters Ridge Lot #: 35 Lot Size: .71

State Road # 934 State Road Name: Kentucky Derby LN Map Book & Page: 2014/150

Parcel: 030507 0200 99 PIN: 9597-63-8163.000

Zoning: R200R Flood Zone: X Atershed: NA Deed Book & Page: 3226/106 Power Company: Duke Energy

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

**PROPOSED USE:**

SFD: (Size 60' x 60') # Bedrooms: 4 # Baths: 3 Basement(w/wo bath): \_\_\_\_\_ Garage:  Deck: PTO 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: 1 Manufactured Homes: \_\_\_\_\_ Other (specify): \_\_\_\_\_

**Required Residential Property Line Setbacks:**

Front Minimum 35' Actual 71.8'  
Rear 25' 100.7'  
Closest Side 10' 11'  
Sidestreet/corner lot 20'  
Nearest Building on same lot \_\_\_\_\_

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

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: HWY 27 W. Left on Docs Rd  
RIGHT INTO subdivision ON Kentucky Derby Ln.

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.

*J. Edward Smith*  
Signature of Owner or Owner's Agent

9-8-14  
Date

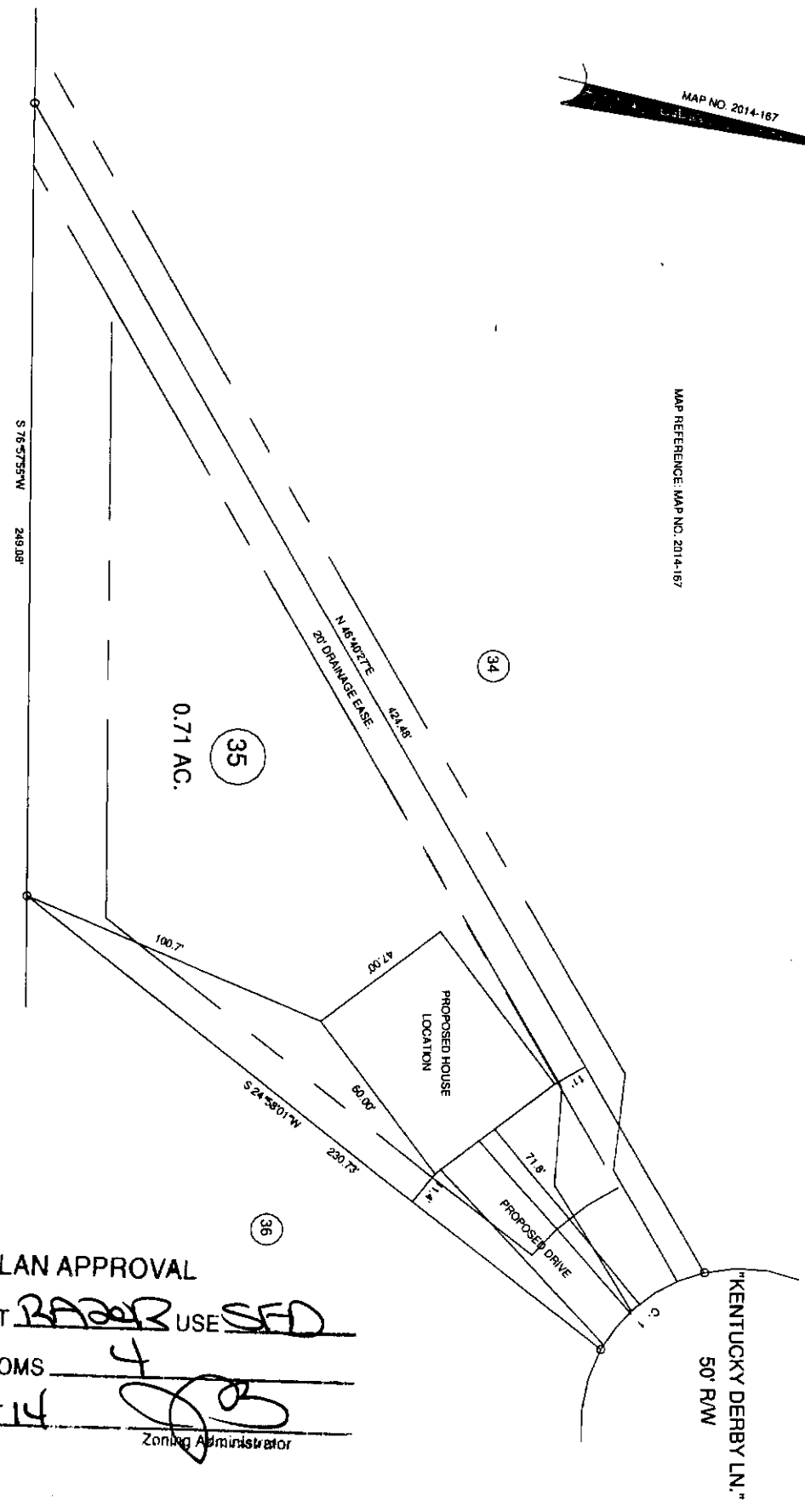
\*\*\*It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect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

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

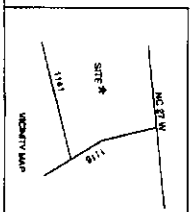
CURVE RADIUS LENGTH CHORD CHISELING  
 C-1 50.00' 41.81' 40.80' S 50°20'45"E

MAP NO. 2014-167

MAP REFERENCE: MAP NO. 2014-167



MINIMUM SETBACKS  
 FRONT YARD — 35'  
 REAR YARD — 25'  
 SIDE YARD — 10'  
 CORNER LOT SIDE YARD — 20'  
 MAXIMUM HEIGHT — 35'



SURVEY FOR		COUNTY	
PROPOSED PLOT PLAN - LOT .35 TROTTERS RIDGE S/D, PHASE - 3		HARNETT	
TOWNSHIP	BARBEQUE	DATE:	AUGUST 27, 2014
STATE:	NORTH CAROLINA	TAX PAYER ID #	
ZONE:	RM-20R	WATERSEED DISTRICT:	

BENNETT SURVEYS		F-1304	
1682 CLARK RD., LILLINGTON, N.C. 27546			
(910) 883-5252			
SCALE: 1" = 50'	SURVEYED BY:	FIELD BOOK	
CHECKED & CLOSED BY:	DRAWN BY: RVB	DRAWING NO.	14288

SITE PLAN APPROVAL  
 DISTRICT BARBEQUE USE SFD  
 #BEDROOMS 4  
 Date 9-10-14  
 Zoning Administrator [Signature]

Wynn Construction, Inc.  
NAME: J Edward Averett

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.**

  
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

9-8-14  
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

**DO NOT REMOVE!**

# Details: Appointment of Lien Agent

Entry #: 186178

Filed on: (

Initially fi

### Designated Lien Agent

Investors Title Insurance Company

Online: [www.liensnc.com](http://www.liensnc.com) ([http://www.liensnc.com](mailto:support@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

trotters ridge subdivision lot 35  
934 kentucky derby lane  
lillington, NC 27546  
harnett County

### Property Type

1-2 Family Dwelling

### Print & Post



#### Contractors:

Please post this notice on th

#### Suppliers and Subcontractors:

Scan this image with your smartphone to view this filing. You can then contact the Lien Agent for this project.

### Owner Information

wynn construction inc  
2550 capitol dr.  
creedmoor, NC 27522  
United States  
Email: [nancy@wynnconstruct.com](mailto:nancy@wynnconstruct.com)  
Phone: 919-528-1347

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

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

\* Each section below to be filled out by applicant performing work. Must be owner of license contractor. Address company name & phone must match.

Harnett County General Permitting  
PO Box 55 Lillington, NC 27546  
910-893-7345 Fax 910-893-2792 www.harnett.org/permits  
Application # 1450034584

**Application for Residential Building and Trades Permit**

Owner's name: Wynn Construction, Inc. Date: 7-20-15  
Site Address: 934 Kentucky Derby Ln. Phone: 919-603-7965  
Directions to job site from Lillington: 27 W to Docs Rd, Left on Docs Rd  
Right on Kentucky Derby Lane

Subdivision: Trotters Bidge Lot: 35 .71  
Description of Proposed Work: New Construction # of Bedrooms: 4  
Heated SF: 2029, Unheated SF: 658 Finished Bonus Room? Y Craw Space:      Slab: ✓

**General Contractor Information**

Wynn Construction, INC 919 603-7965  
Building Contractor's Company Name Telephone  
2550 CAPITAL Dr  
Address  
46295  
License # Email Address

**Electrical Contractor Information**

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

**Mechanical/HVAC Contractor Information**

Description of Work: New Construction  
Certified Heat & A/C  
Mechanical Contractor's Company Name Telephone 910 858-0000  
779 S. Sunset Lake Rd Lenoir Bldg - NC 28357  
Address  
NC 20012 H3 Class 2  
License # Email Address

**Plumbing Contractor Information**

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

**Insulation Contractor Information**

Tatum Insulation 919 667-0999  
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 Owner Exemption. Questionnaire per G.S. §7-14 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 FEE - 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]*  
Signature of Owner/Contractor/Officer(s) of Corporation

Date 7-20-15

**Affidavit for Worker's Compensation N.C.G.S. §7-14**

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 subcontractor(s) and has obtained workers' compensation insurance to cover them.
- Has one (1) or more subcontractor(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 its work.

Company or Name: Wyn Construction, Inc.  
Sign w/Title: *[Signature]*

Date: 7-20-15

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 . . . . . 14-50034584 Date 1/07/16  
Property Address . . . . . 934 KENTUCKY DERBY LN  
PARCEL NUMBER . . . . . 03-0507- - -0200- -99-  
Application type description CP NEW RESIDENTIAL (SFD)  
Subdivision Name . . . . . TROTTERS RIDGE PH3 23LTS  
Property Zoning . . . . . RES/AGRI DIST - RA-20R

Owner

Contractor

-----

WYNN CONSTRUCTION INC  
2552 CAPITAL DR SUITE 105  
CREEDMOOR NC 27522

-----

WYNN CONSTRUCTION, INC.  
1696 HAYES RD  
CREEDMOOR NC 27522  
(919) 528-1347

Applicant

-----

AVERRETT J EDWARD #35  
2550 CAPITOL DR  
CREEDMOOR NC 27522  
(919) 603-7965

--- Structure Information 000 000 60X60 4BDR MONO W/ GARAGE & PATIO  
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 . . . . . 1101161  
Issue Date . . . . . 8/13/15 Valuation . . . . . 0  
Expiration Date . . . . . 8/12/16

Special Notes and Comments

T/S: 09/10/2014 11:06 AM JBROCK ----  
TROTTERS RIDGE #35  
XX  
PERMIT INCLUDES BLDG,ELEC,MECH,PLUMB  
INSULATION AND LAND USE.  
XX  
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  
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Page 2  
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Property Zoning . . . . . RES/AGRI DIST - RA-20R

Permit . . . . . BLDG,MECH,ELEC,PLB,INSU PERMIT

Additional desc . . .  
Phone Access Code . . . 1101161

Required Inspections

Seq	Phone Insp#	Insp Code	Description	Initials	Date
10-30	814	A814	ADDRESS CONFIRMATION	_____	___/___/___
10	101	B101	R*BLDG FOOTING / TEMP SVC POLE	_____	___/___/___
10	103	B103	R*BLDG FOUND & TEMP SVC POLE	_____	___/___/___
10	105	B105	R*OPEN FLOOR	_____	___/___/___
20	104	B104	R*FOUND & SETBACK VERIF SURVEY	_____	___/___/___
30-50	129	I129	R*INSULATION INSPECTION	_____	___/___/___
30-60	425	R425	FOUR TRADE ROUGH IN	_____	___/___/___
30-60	125	R125	ONE TRADE ROUGH IN	_____	___/___/___
30-60	325	R325	THREE TRADE ROUGH IN	_____	___/___/___
30-60	225	R225	TWO TRADE ROUGH IN	_____	___/___/___
40-60	429	R429	FOUR TRADE FINAL	_____	___/___/___
40-60	131	R131	ONE TRADE FINAL	_____	___/___/___
40-60	329	R329	THREE TRADE FINAL	_____	___/___/___
40-60	229	R229	TWO TRADE FINAL	_____	___/___/___
999		H824	ENVIR. OPERATIONS PERMIT	_____	___/___/___