

RESIDENTIAL LAND USE APPLICATION

SITE ADDRESS: 451 Black Duck Lane PIN: 0527-51-1447000
LANDOWNER: Cates Building Inc Mailing Address: 639 Executive Place Ste 400
City: Fayetteville State: NC Zip: 28305 Phone: (910) 778-7902 Email: pam@cavinessandcates.com

*Please fill out applicant information if different than landowner.

APPLICANT: Cates Building Inc Mailing Address: 639 Executive Place Ste 400
City: Fayetteville State: NC Zip: 28305 Phone: (910) 778-7902 Email: pam@cavinessandcates.com

PROPOSED USE:

☐ Single Family Dwelling: (Size 28 x 42) # Bedrooms: 3 # Baths: 2.5 Garage: Attached (Circle One) Detached Accessory: Deck, Patio (Circle One) Porch
TOTAL HTD SQ FT: 1784 GARAGE SQ FT: 425 Foundation Type: Crawl Space: ☐ Stem Wall: ☐ Mono Slab: ☒ Basement: ☐

☐ Modular: (Size x) # Bedrooms: # Baths: Garage: Attached, Detached (Circle One) Accessory: Deck, Patio, Porch (Circle One)
TOTAL HTD SQ FT:

☐ Manufactured Home: SW ☐ DW ☐ TW ☐ (Size x) # Bedrooms: Garage: Attached, Detached (Circle One) Accessory: Deck, Patio (Circle One)
ZONING:

☐ Duplex: (Size x) # Buildings: # Bedrooms Per Unit: TOTAL HTD SQ FT:

☐ Addition/Accessory/Other: (Size x) Use:

UTILITIES:

Water Supply: County ☒ Existing Well ☐ New Well (# of dwellings using well) ☐

Sewage Supply: New Septic Tank ☒ Expansion ☐ Relocation ☐ Existing Septic Tank ☐ County Sewer ☐

(Complete Environmental Health Checklist on other side of application if Septic is selected)

GENERAL PROPERTY INFORMATION:

Does the landowner own another tract that contains a manufactured home within 500 feet? YES ☐ NO ☒

Does the property contain any easements, whether underground or overhead? YES ☐ NO ☒

Structures (existing or proposed): Single Family Dwellings: X Manufactured Homes: Other (specify):

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 the foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

Pamela M. Geddie
Signature of Owner or Owner's Agent

8/12/25
Date

Permits are valid for 6 months from the issue date, or 12 months from last inspection once inspections have been initiated. It is the owner/applicant's 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.

APPLICATION CONTINUES ON BACK

Environmental 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 permit shall become invalid. This permit will be valid for 60 months.

☒ **NEW SEPTIC SYSTEM INSPECTION**

- **All property lines must be made visible.** Place pink flags on each corner of lot & approximately every 50 feet between corners.
- Place orange flags at the corners of each proposed structure per site plan submitted to Central Permitting.
- Post orange Environmental Health sign in location that is visible from road to assist in locating property.
- If property is thickly wooded, you will be required to 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.**

☐ **EXISTING TANK INSPECTION**

- Follow above instructions for placing flags and sign on property.
- Prepare for inspection by removing soil over outlet end of tank, lift lid straight up (if possible), and then **put lid back in place.**
Does not apply to septic tank in a mobile home park
- **DO NOT LEAVE LIDS OFF OF SEPTIC TANK**

SEPTIC CHECK LIST

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 rights-of-way 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. I understand that a \$25.00 return trip fee may be incurred for failure to uncover outlet lid, mark house corners and property lines, etc. once lot is confirmed to be ready.

Pamela M. Geddis
Signature of Owner or Owner's Agent

8/12/25
Date

RESIDENTIAL BUILDING APPLICATION

Site Address: 451 Black Duck Lane PIN: 0527-51-1447.000
Owner: Cates Building Inc Phone: (910) 778-7902 Email: pam@cavinessandcates.com
Description of Proposed Work: new single family dwelling Total Job Cost: \$ 169,000⁰⁰

GENERAL CONTRACTOR INFORMATION

* Must be owner or licensed contractor. Address, company name & phone must match information on license.

Cates Building Inc
General Contractor's Company Name
639 Executive Place, Ste 400 Fayetteville, NC 28305
Address
38851
License #
(910) 778-7902
Phone
pam@cavinessandcates.com
Email

ELECTRICAL CONTRACTOR INFORMATION

Description of Work: new residential/new system Service Size: 200 Amps T-Pole: YES ☒ NO ☐
Parnell Electric
Electrical Contractor's Company Name
6400 Allie Cooper Road Godwin, NC 28344
Address
U.24236
License #
(910) 237-2751
Phone
parnellelectric@gmail.com
Email

MECHANICAL/HVAC CONTRACTOR INFORMATION

Description of Work: new residential/new system
Carolina Comfort Air
Mechanical Contractor's Company Name
PO Box 699 Dunn, NC
Address
29077
License #
(910) 339-2374
Phone
rebecca@carolinacomfortair.com
Email

PLUMBING CONTRACTOR INFORMATION

Description of Work: new residential/new system # of Fixtures: 14
Titan's Plumbing LLC
Plumbing Contractor's Company Name
36 Sunnyfield Ct Benson, NC 27504
Address
34800
License #
(919) 615-1947
Phone
danielamedina@titansplumbing.com
Email

INSULATION CONTRACTOR INFORMATION

Cumberland Insulation
Insulation Contractor's Company Name
(910) 484-7118
Phone

I hereby certify that I have the authority to complete this application, that the application is correct and that the construction will conform to the regulations in the Building, Electrical, Plumbing and Mechanical codes and in the Harnett County Zoning Ordinance. I state the information on the aforementioned contractors is correct as it is 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 all changes.

EXPIRED PERMIT FEES - 6 months to 2 years re-issue fee is \$150.00. After 2 years re-issue fee is as per current fee schedule.

Pamela M. Geddis for Cates Building Inc
Signature of Owner/Contractor/Officer of Corporation

8/12/25
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

Does hereby confirm under penalties of perjury that the person(s), firm(s) or corporation(s) performing the work set forth in the permit:

_____ Has 3 or more employees and has obtained workers' compensation insurance to cover them,

_____ Has 1 or more subcontractors and has obtained workers' compensation insurance to cover them,

☒ Has 1 or more subcontractors who has their own policy of workers' compensation insurance covering themselves,

_____ Has no more than 2 employees and no subcontractors,

While working on the project for which this permit is sought and it is understood that the Central Permitting Department issuing the permit may require certificates of workers' compensation insurance coverage from any person, firm, or corporation carrying out the work prior to issuance of the permit or at any time during the permitted work.

Pamela M. Geddis for Cates Building Inc
Signature of Owner/Contractor/Officer of Corporation

8/12/25
Date

DO NOT REMOVE!

Details: Appointment of Lien Agent

Entry #: 2386013

Filed on: 05/28/2025

Initially filed by: PamG

Designated Lien Agent

Investors Title Insurance Company

Online: www.liensnc.com

Address: 223 S. West Street, Suite 900 /

Raleigh, NC 27603

Phone: 888-690-7384

Fax: 913-489-5231

Email: support@liensnc.com

Project Property

BEING ALL OF LOT 102 IN THE DUCKS
LANDING, SUBDIVISION RECORDED IN BOOK
OF MAPS 2025, PAGE 268, HARNETT
COUNTY, NC REGISTRY
451 BLACK DUCK LN
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

Cates Building Inc

639 Executive Place Suite 400

Fayetteville, NC 28305

United States

Email: pam@cavinessandcates.com

Phone: 910-481-0503

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

Technical Support Hotline: (888) 690-7384