

RESIDENTIAL LAND USE APPLICATION

SITE ADDRESS: 441 Black Duck Lane PIN: 0527-SI-1388.000
LANDOWNER Moore H Properties, Inc Mailing Address: 55 Walnut Creek Rd, Pinehurst, NC 28374
City: Fayetteville State: NC Zip: 28305 Phone: (910) 778-7902 Email: pam@cavinessandcates.com

*Please fill out applicant information if different than landowner.

APPLICANT: Caviness & Cates Building & Dev Co. Mailing Address: 639 Executive Place Suite 400
City: Fayetteville State: NC Zip: 28305 Phone: 910.778.7902 Email: pam@cavinessandcates.com

PROPOSED USE:

☐ Single Family Dwelling: (Size 41 x 47) # Bedrooms: 4 # Baths: 2.5 Garage: Attached Detached Accessory: Deck, Patio, Porch
(Circle One) (Circle One)
TOTAL HTD SQ FT: 3254 GARAGE SQ FT: 709 Foundation Type: Crawl Space: ☐ Stem Wall: ☐ Mono Slab: ☒ Basement: ☐

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

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

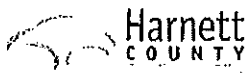
If permits are granted, I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that the foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

Pamela M Geddie
Signature of Owner or Owner's Agent

5.29.2025
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



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CentralPermitting@Harnett.org
(910) 893-7625 ext:1
420 McKinney Pkwy (physical)
PO Box 66 (mailing)
Lillington, NC 27546

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 irons 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**:

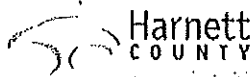
- YES ☐ NO ☒ Does the site contain any jurisdictional wetlands?
- YES ☐ NO ☒ Do you plan to have an irrigation system now or in the future?
- YES ☐ NO ☒ Does or will the building contain any drains? Please explain: _____
- YES ☐ NO ☒ Are there any existing wells, springs, waterlines, or wastewater systems 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. Geddie
Signature of Owner or Owner's Agent

5.29.2025
Date



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CentralPermitting@Harnett.org
(910) 893-7525 ext:1
420 McKinney Pkwy (physical)
PO Box 65 (mailing)
Lillington, NC 27546

RESIDENTIAL BUILDING APPLICATION

Site Address: 441 Black Duck Lane, Lillington PIN: 0527-51-1388.005

Owner: Moore HI Properties Inc. Phone: (910) 778-7902 Email: pam@cavinessandcates.com

Description of Proposed Work: new single family dwelling Total Job Cost: \$298,000.00

GENERAL CONTRACTOR INFORMATION

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

Caviness & Cates Building and Dev Co

General Contractor's Company Name
639 Executive Place, Ste 400 Fayetteville, NC 28305

Address
59586

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: _____

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

APPLICATION CONTINUES ON BACK



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. Jeddie for Caviness & Cates
Signature of Owner/Contractor/Officer of Corporation

05.29.2025
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. Jeddie for Caviness & Cates
Signature of Owner/Contractor/Officer of Corporation

05.29.2025
Date

HARNETT REGIONAL WATER

Equal Opportunity Provider and Employer
Water User's Agreement

Form Must be Completed in Full Before Service is Made Available
VALID PHOTO I.D. is Required

Today's Date <u>05 29 2025</u> Set Up Fee All Accounts \$15 Same Day Service: \$50 Date Service Requested <u>will call</u>	DEPOSITS (refunded to applicant only)		
		APPROVED CREDIT	DENIED CREDIT
	OWNER WATER	\$0	\$50
	OWNER SEWER	\$0	\$50
	RENTER WATER	\$50	\$100
	RENTER SEWER	\$50	\$100

This agreement is a formal request for Harnett Regional Water (HRW), through normal procedures and in accordance with the HRW Water & Sewer Ordinance and all relevant departmental policies, to provide water and /or sewer service connections at the following location:

Service Address: _____

Owner ☒ Renter _____ (PROPERTY OWNER & PHONE NO.) Caviness & Cates Building and Development Company (910) 481-0501

Applicant Email Address pam@cavinessandcates.com

APPLICANT		CO-APPLICANT	
NAME (FIRST, LAST) Caviness & Cates Building and Development Company		NAME (FIRST, LAST)	
MAILING ADDRESS: 639 Executive Place Ste 400 Fayetteville, NC 28305			
SOCIAL SECURITY # OR TIN 56-2119964	CONTACT PHONE #	SOCIAL SECURITY # OR TIN	CONTACT PHONE #
DRIVER'S LICENSE # AND STATE	DATE OF BIRTH	DRIVER'S LICENSE # AND STATE	DATE OF BIRTH
EMPLOYER NAME		EMPLOYER NAME	
EMPLOYER ADDRESS	PHONE #	EMPLOYER ADDRESS	PHONE #
PREVIOUS ADDRESS		PREVIOUS ADDRESS	

I, the undersigned, do agree to abide by all rules, regulations and policies of Harnett Regional Water as outlined in the HRW Water and Sewer Ordinance. Should I fail to make all payments on time when due as stated on the WATER/SEWER bill, the department has the right to disconnect my service without further notice. In order for service to be restored, I will be required to pay ALL DUE amounts plus a \$40 reconnect fee. Any fees resulting from court action to collect on an account will be the responsibility of the customer. All initial and final bills are prorated based on the number of days in the service period. FINAL BILLS with a credit balance of less than \$3.00 will not be refunded. Deposits and/or credit balances are refunded in the applicant's name only. Property owners will be responsible for a monthly bill regardless of whether water and/or sewer is being used, until the property is sold or rented. HARNETT REGIONAL WATER IS NOT RESPONSIBLE FOR WATER DAMAGE OR LOSS. Please ensure residence or facility is prepared for water connection. Make sure all valves & faucets are turned off before requesting water service. By signing this application, you are agreeing that you are at least 18 years of age.

Customer Signature Yarnell M Seddie for Caviness & Cates

FOR OFFICE USE ONLY

FEES: Set-Up Fee \$15 ☒ Deposit \$ _____ Same Day \$50 _____ Meter Fee \$325 ☒ Damage \$ _____ Other \$ _____

Account # Transferred From: _____ Date To Turn Off: _____

ACCOUNT #: CID: _____ LID: _____ WATER _____ SEWER _____ CREDIT: APPROVED / DENIED

Turn On: _____ Unlock Only: _____ Read Only: _____ Install: _____ Customer Serv Rep: _____

HARNETT REGIONAL WATER

Equal Opportunity Provider and Employer

RESIDENTIAL WATER/SEWER USER AGREEMENT

COPY OF RECORDED DEED & PICTURE ID ARE REQUIRED

() Water Tap, size 3/4

() Sewer Tap

() Retrofitted Sprinkler Connection

441 Black Duck Lane

Lillington NC
TAP SERVICE ADDRESS

Owner's Mailing/Billing Address:

Caviness & Cates Building and Development Company
LAND OWNER'S NAME

639 Executive Place, Ste 400
CURRENT STREET, ROUTE OR P.O. BOX

Fayetteville, NC 28305
CITY OR TOWN, STATE, ZIP

(910) 481 - 0503
TELEPHONE NUMBER

SPOUSE'S TELEPHONE NUMBER

NUMBER OF PERSONS LIVING IN HOME

EIN 56-119964
OWNER SOCIAL SECURITY & DRIVERS LICENSE #

SPOUSE'S SOCIAL SECURITY & DRIVERS LICENSE#

EMAIL ADDRESS

EMPLOYER, ADDRESS AND PHONE NUMBER

SPOUSE'S EMPLOYER, ADDRESS AND PHONE NUMBER

For Office Use Only:

AMOUNT PAID

CUSTOMER NO.

PROPERTY NO.

6/27/2023

This Agreement, made and entered into this the 29th day of May, 2025 between Harnett Regional Water (HRW), as operator of the water supply and distribution system indicated above, (hereinafter "County") and Caviness & Cates Building and Development Co. (hereinafter "Owner").

WITNESSETH:

Harnett Regional Water, as operator of the water supply and distribution system indicated above, sells water to citizens and residents of Harnett County. HRW also treats wastewater for its citizens and residents where such treatment facilities are located within Harnett County. The Owner above named desires to purchase water and/or sewer treatment services from the County and further desires to enter into this Agreement with HRW to obtain these services described.

NOW THEREFORE, In consideration of the mutual promises herein set forth, it is agreed by HRW and Owner as follows:

1. The property which is the subject of this Agreement and to which water shall be supplied and/or sewer treatment services provided is described as follows:
2. Owner agrees to pay to HRW the amount of \$825.00 per connection as a tap-on charge, said amount being due upon the execution of this Agreement by Owner.
3. HRW, pursuant to its Rules and Regulations, agrees to provide a water and/or sewer service connection on the above described property and to provide potable water and treatment of said wastewater to the Owner, provided that there is an existing water line capable of providing a connection on said property. **IN THE EVENT HRW DETERMINES THAT THERE IS NO EXISTING WATER AND/OR SEWER LINE CAPABLE OF PROVIDING A WATER SERVICE CONNECTION TO THE PROPERTY DESCRIBED ABOVE, ALL MONIES PAID PURSUANT TO THIS RESIDENTIAL WATER/SEWER USER AGREEMENT WILL BE REFUNDED TO OWNER.**
4. Property owners shall not be required to make a deposit provided they are approved by the On-line Utility Database procedure described in Section 19 (d) of the County Rules and Regulations. If not approved by the above-mentioned procedure, the owner agrees to pay a minimum of Fifty Dollars (\$50.00) as a water deposit (and \$50 as a sewer deposit, if water and sewer tap requested, \$100 total). This deposit will be returned without interest after one year of no penalties as provided by said Rules and Regulations. Said deposit shall be due upon the execution of this Agreement by Owner.
5. Owner grants HRW, its successors and assigns, a perpetual easement in, over, under, and upon the above described land with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove water and/or sewer lines, meters, meter service facilities and appurtenant facilities thereon, together with the right of ingress and egress over adjacent land for the purposes mentioned above.
6. Owner shall install and maintain at Owner's own expense a 3/4 inch cut-off valve on the Owner's side of the HRW's water meter and a service line which shall begin at the meter and extend to the dwelling or place of use, and such other facilities as may be required by the Inspections Section of the Harnett County Planning and Inspections Department. The service line shall connect with the water system of the County at the nearest place of desired use by the Owner, provided HRW has determined in advance that the county water system is of sufficient capacity to permit the delivery of water at that point.
7. Owner agrees to comply with all requirements, rules and regulations applicable to water users adopted by the Division of Health Services of North Carolina Department of Human Resources. Owner further agrees that upon and after the date a plumbing connection is made between the Owner and HRW, Owners shall allow no cross connection to exist between HRW's system and any pipeline containing a contaminant or any pipeline connected to other present or future sources of water.
8. Owner agrees to pay for water and/or sewer service at such rates, time, and place as shall be determined by HRW and agrees to the penalties for non-compliance with the above, as set out in HRW's Rules and Regulations.
9. HRW shall install a water and/or sewer service connection for the Owner, and Owner user charges shall commence when the water meter is requested by the owner and installed by HRW. Consumers shall be responsible for paying the minimum monthly water and/or sewer bill whether or not water and/or sewer is actually used as long as the service is not turned off by request of the consumer.

6/27/2023

9A. THIS PARAGRAPH APPLIES ONLY TO AGREEMENTS FOR RETROFITTED SPRINKLER CONNECTIONS.

No monthly minimum charge will be made to Owner except during those months when the connection has been used. The Bill rendered will be for gallons used, but in no event less than the applicable minimum bill. A separate bill will be provided for the connection and the same schedule of rates applicable in the service District shall apply to it. No sewer charges will be made to Owner for water used through the connection. The Retrofitted Sprinkler Connection shall not be connected to any plumbing or other pipeline where residential water there from is required to be discharged into the public sewer system.

10. Owner agrees to abide by the Rules and Regulations of HRW as from time to time promulgated by the Harnett County Board of Commissioners, and further agrees to abide by such other HRW ordinances, rules and regulations with respect to water and/or sewer service connections, as are adopted by the Harnett County Board of Commissioners. Additionally, Owner agrees to obtain the necessary inspections and permits related to water and/or sewer service connections as required by the Building Inspections Division of the Harnett County Development Services.

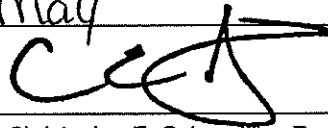
11. HRW shall purchase and install a cutoff valve and water meter for each service. HRW shall own said meter and shall have the exclusive right to use it.

12. Owner agrees that there shall be one water and/or sewer connection for each building or structure requiring connections on the above described property. A tap-on charge shall be due for each such connection.

13. HRW shall have final jurisdiction on any question of location of any service line connection to its distribution system; shall determine the allocation of water to Owner in the event of a water shortage and may shut off water to Owner if Owner allows a connection or extension to be made to Owner's service for the purpose of supplying water and/or sewer service to another user.

14. In the event User transfers title or agrees to transfer title to the above described property, before or after such connection, User agrees that this agreement shall run with the property title thereto and agrees to advise the new owner with respect hereto and furnish new owner a copy thereof.

Signed by Owner this 29th day of May, 2025



Owner Christopher E. Cates - Vice President

Owner

Witness

Signed by County this _____ day of _____, 20__.

HARNETT REGIONAL WATER

BY: _____
Steve Ward, Director

WHEN RETURNING THIS AGREEMENT BY MAIL PLEASE SEND TO:
Harnett Regional Water
Post Office Box 1119
Lillington, NC 27546

6/27/2023

APPLICATION COST & DIRECTIONS

DATE: 05.29.2025

Caviness & Cates Building and Development Company is requesting a water and/or sewer service at the location as noted below. This request is for a 3/4" inch water service and/or a residential sewer service. The cost of the service will be as follows:

Residential Water tap total cost:

3/4" \$4,200 (\$1,200 + \$3,000sd)

1" \$9,700 (\$2,200 + \$7,500sd)

2" \$27,500 (\$3,500 + \$24,000sd)

Residential Sewer tap total cost (based on water tap size):

3/4" \$5,500 (\$1,500 + \$4,000sd)

1" \$11,500 (\$1,500 + \$10,000sd)

2" \$33,500 (\$1,500 + \$32,000sd)

*Tap cost may vary due to main depth and bore length

BUNNLEVEL & RIVERSIDE Sewer tap-Step Tank

3/4" \$6,800 (\$2,800 + \$4,000sd)

1" \$12,800 (\$2,800 + \$10,000sd)

2" \$34,800 (\$2,800 + \$32,000sd)

*Tap cost may vary due to length of connection to main

Retrofitted sprinkler tap fee:

3/4" \$500 + \$325 3/4" meter & mxu fee = total cost \$825

1" \$650 + \$450 meter & mxu fee = total cost \$1,100

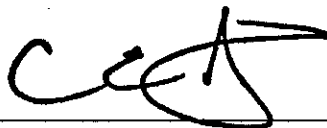
2" \$2000 + \$2050 meter & mxu fee = total cost \$4,050

*There will also be a deposit on all new accounts for water and/or sewer as required.

For all other sizes and commercial refer to Harnett Regional Water @ (910) 893-7575.

DIRECTIONS TO LOCATION OF REQUESTED TAP: Detailed Map/Description

CUSTOMERS SIGNATURE



6/27/2023