27-045

Town of Erwin

Zoning Application & Permit

Planning & Inspections Department

Permit #

Rev Sep2014

Each application should be submitted with an attached plot/site plan with the proposed use/structure showing lot shape, existing and proposed buildings, parking and loading areas, access drives and front, rear, and side yard dimensions.

Name of Applicant	Maynard Crossing Apartments, LLC	Property Owner	Coastal Plains Company, LLC
Home Address	PO Box 6171	Home Address	1887 Oakton Church Road
City, State, Zip	Raleigh, NC 27628	City, State, Zip	Fairmont, NC 28340
Telephone	919-719-6589	Telephone	919-719-6589
Email	bobby@millsconstructionco.com	Email	mpwalters@clayboumwalters.com

Address of Proposed Property	100 Maynard Lake RD		
Parcel Identification Number(s) (PIN)	0597-77-7438	Estimated Project Cost	$16 million
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	64-unit apartment development with five residential buildings and one leasing office/community center building		
Description of any proposed improvements to the building or property	Developing the undeveloped property into the development described above.		
What was the Previous Use of the subject property?	Undeveloped		
Does the Property Access DOT road?	Yes		
Number of dwelling/structures on the property already	None	Property/Parcel size	5.67 acres
Floodplain SFHA ___Yes x No	**Watershed ___Yes x No**	**Wetlands ___Yes x No**	
MUST circle one that applies to property	Existing/Proposed Septic System **Or** Existing/Proposed County/City Sewer		

Owner/Applicant Must Read and Sign

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands that any incorrect information submitted may result in the revocation of this application. Upon issuance of this permit, the undersigning party agrees to conform to all applicable town ordinances, zoning regulations, and the laws of the State of North Carolina regulating such work and to the specifications of plans herein submitted. The undersigning party authorizes the Town of Erwin to review this request and conduct a site inspection to ensure compliance to this application as approved.

Bobby Funk		3/19/26
Print Name	Signature of Owner or Representative	Date

For Office Use

Zoning District	R-6	Existing Nonconforming Uses or Features	None
Front Yard Setback	25'	Other Permits Required	__Conditional Use X Building X Fire Marshal X Other
Side Yard Setback	8'	**Requires Town Zoning Inspection(s)**	**___Foundation ___Prior to C. of O.**
Rear Yard Setback	25'	Zoning Permit Status	X Approved ___Denied
		Fee Paid: —	Date Paid: — Staff Initials: —

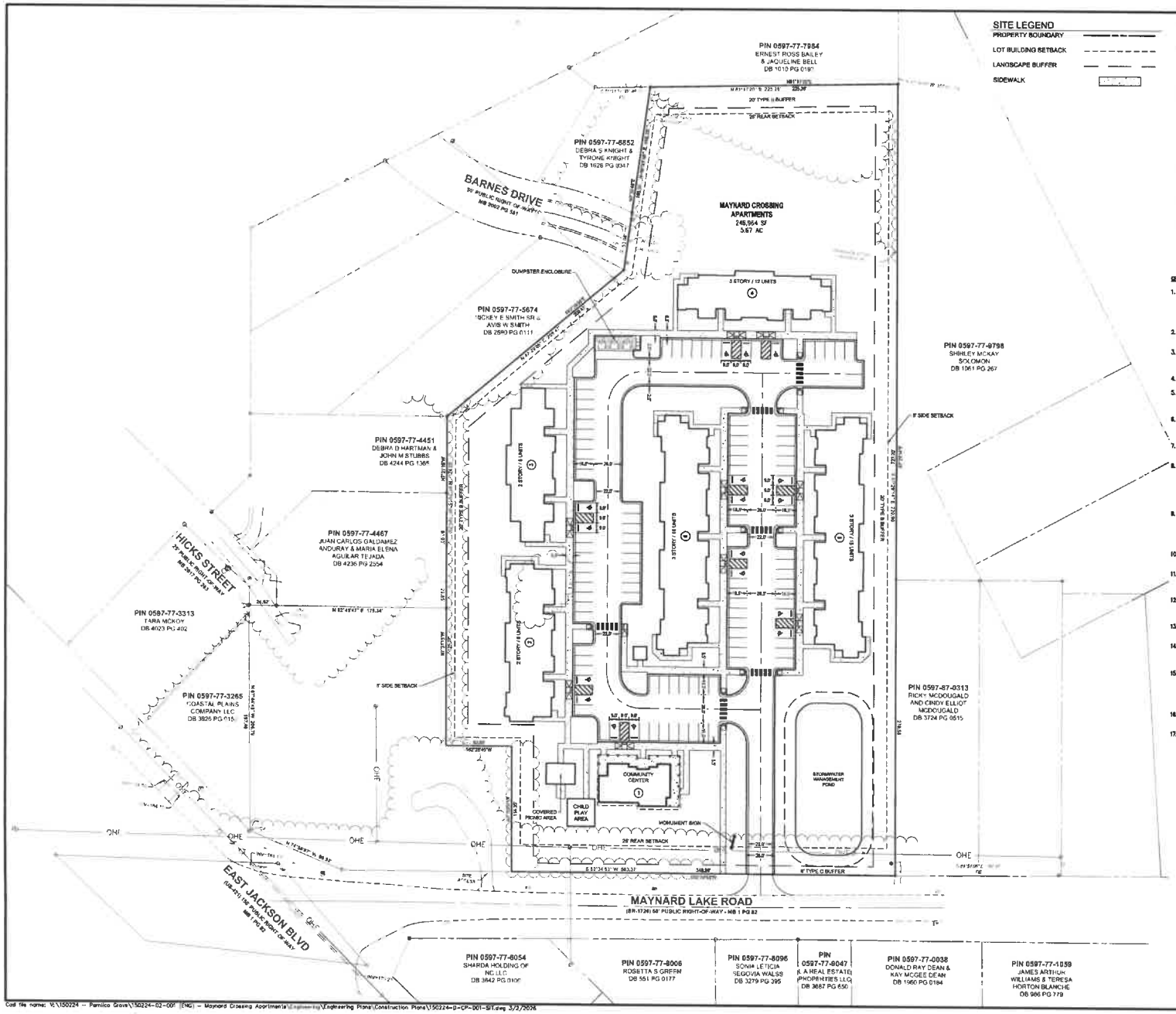
Comments — Site Plan approved based on submitted Civil plans

Signature of Town Representative: [signature] Date Approved/Denied: 9/21/2026

Fee waiver paid

Special use permit 225-01 approved for 64-unit apt complex

- obtain building & trade permits from Harnett County
- need fire Marshal review of building / sprinkler system, parking lot



SITE LEGEND

- PROPERTY BOUNDARY
- LOT BUILDING SETBACK
- LANDSCAPE BUFFER
- SIDEWALK

GENERAL NOTES:

PARCEL IDENTIFICATION NUMBER: 0597-77-7438

JURISDICTION: HARNETT COUNTY, NC

1. ZONING
   1.1. RESIDENTIAL (R-6)
2. REQUIRED SETBACKS
   2.1. FRONT – 25'
   2.2. SIDE – 8'
   2.3. REAR – 25'
3. REQUIRED LANDSCAPE BUFFERS
   3.1. FRONT – 8' TYPE C BUFFER
   3.2. SIDE – 20' TYPE B BUFFER
   3.3. REAR – 20' TYPE B BUFFER
4. PROPOSED 84 UNITS
   4.1. 2 – 18 UNIT APARTMENT BUILDINGS
   4.2. 1 – 12 UNIT APARTMENT BUILDING
   4.3. 2 – 6 UNIT APARTMENT BUILDINGS
5. PARKING ZONING REQUIREMENTS
   5.1. STALL DIMENSIONS – 8' X 20'
6. REQUIRED PARKING CALCULATIONS
   6.1. (84 APARTMENT UNITS) X (1.75 SPACES/UNIT) = 112 REQUIRED SPACES
   6.2. PARKING PROVIDED = 112 SPACES TOTAL
   - 6.2.1. 95 PARKING SPACES PROVIDED
   - 6.2.2. 17 HANDICAPPED PARKING SPACES PROVIDED

GENERAL NOTES:

1. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY THE TOWN OF ERWIN AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
2. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
3. APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, POSSESSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
5. NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
6. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
7. EXISTING SITE CONDITIONS, GRADES, CONTOURS, UTILITIES AND OTHER EXISTING FEATURES FROM A SURVEY PREPARED BY BOWMAN NORTH CAROLINA LTD.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION "STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND APPLICABLE TOWN OF ERWIN CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATION AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
10. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
11. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
12. THE CONTRACTOR SHALL REPAIR, REMOVE/REPLACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
13. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOCKS, EXIT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
15. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
16. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY HARNETT REGIONAL WATER FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.

Bowman

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P-1445

SITE PLAN

MAYNARD CROSSING APARTMENTS

ENGINEERING PLANS

TOWN OF ERWIN HARNETT COUNTY, NC

PLAN STATUS	
DATE	DESCRIPTION

SS	SS	ML
DESIGN	DRAWN	CHKD

SCALE V: 1" = 40' H: 1" = 40'

JOB No. 150224-02-001

DATE MARCH 2, 2026

PRELIMINARY ONLY NOT FOR CONSTRUCTION

SHEET C3.0

Cad file name: V:\150224 - Pamlico Grove\150224-02-001 [ENG] - Maynard Crossing Apartments\Engineering Plans\Construction Plans\150224-0-CP-001-SITE.dwg 3/3/2026