



Town of Erwin

Zoning Application & Permit

Planning & Inspections Department

Permit #
23-0014

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	Family Building Company II LLC	Property Owner	
Home Address	1016 Mockingbird Drive	Home Address	
City, State, Zip	Raleigh, NC 27615	City, State, Zip	
Telephone	919-995-5927	Telephone	
Email	permitting@familybuildingco.com	Email	

Address of Proposed Property	307 Wondertown Dr.		
Parcel Identification Number(s) (PIN)	1507-22-9540.000	Estimated Project Cost	\$200,000
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	New Single Family Home		
Description of any proposed improvements to the building or property	New Single Family Home		
What was the Previous Use of the subject property?	Vacant		
Does the Property Access DOT road?	No		
Number of dwelling/structures on the property already	0	Property/Parcel size	0.25 acres
Floodplain SFHA <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Watershed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
MUST circle one that applies to property	Existing/Proposed Septic System <input type="checkbox"/> Or		
	Existing/Proposed County/City Sewer <input checked="" type="checkbox"/>		

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.

Matthew Szalecki	<i>Matthew Szalecki</i>	8/9/24
Print Name	Signature of Owner or Representative	Date

For Office Use

Zoning District	M6	Existing Nonconforming Uses or Features	N/A, vacant lot
Front Yard Setback	25ft	Other Permits Required	<input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire Marshal <input type="checkbox"/> Other
Side Yard Setback	8ft	Requires Town Zoning Inspection(s)	<input checked="" type="checkbox"/> Foundation <input checked="" type="checkbox"/> Prior to C. of O.
Rear Yard Setback	25ft	Zoning Permit Status	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		Fee Paid: \$100	Date Paid: Staff Initials:

Comments	Trade permits from Hornett. Hornett regional water for water/sewer taps
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Signature of Town Representative: <i>[Signature]</i>	Date <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied: 8/12/2024
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SURVEY FOR

FAMILY BUILDING CO.

LOT 17, SUBDIVISION OF MARVIN JERNIGAN LANDS

307 WONDERTOWN DRIVE

PIN# 1507-22-9540

D.B. 2687, PAGE 196

P.B. 4, PAGE 34

TOWN OF ERWIN

HARNETT COUNTY, NORTH CAROLINA

MAY 16, 2024

REVISED JULY 15, 2024



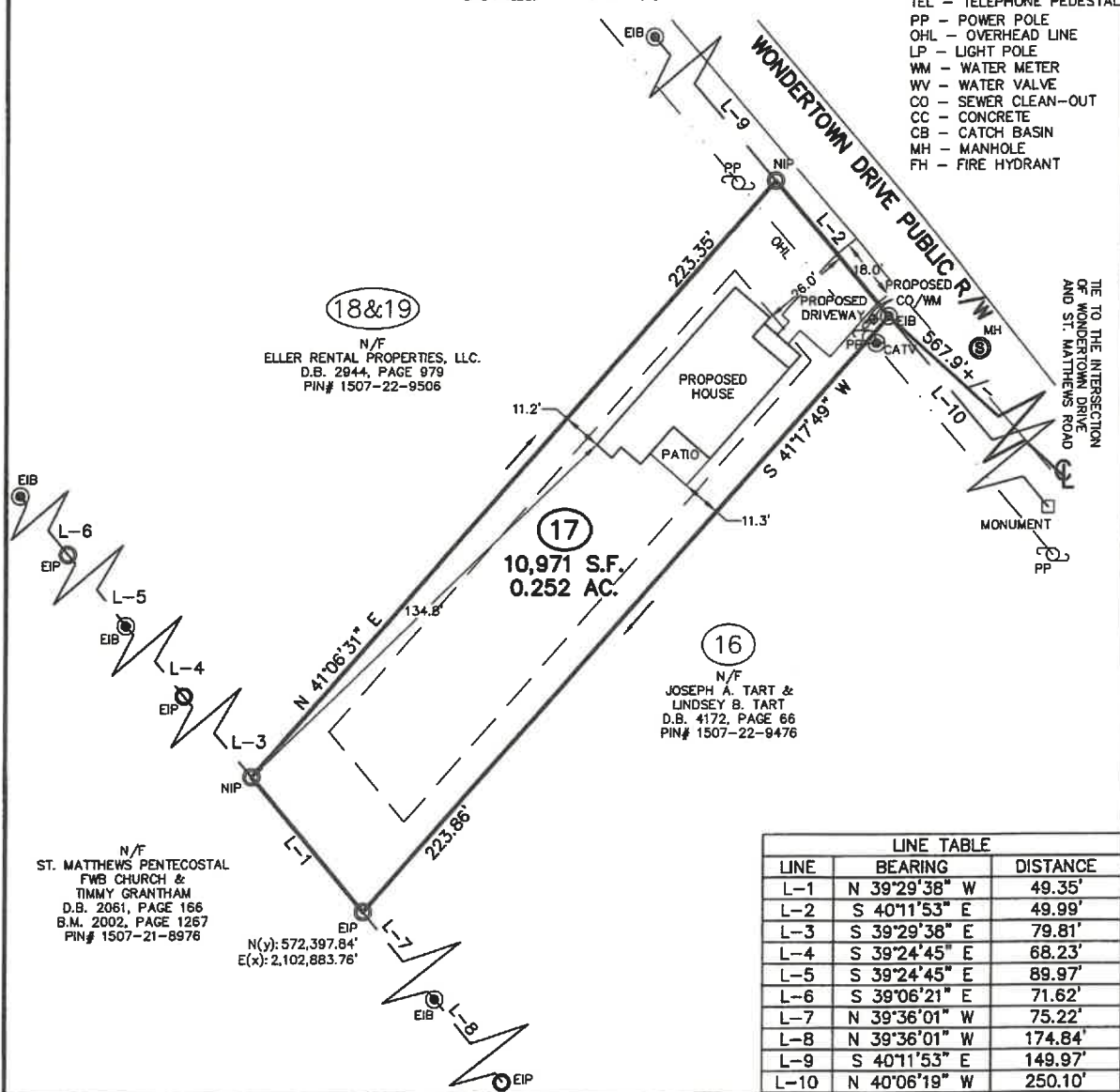
SCALE 1"=40'



VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT



18&19

N/F
ELLER RENTAL PROPERTIES, LLC.
D.B. 2944, PAGE 979
PIN# 1507-22-9506

17

10,971 S.F.
0.252 AC.

16

N/F
JOSEPH A. TART &
LINDSEY B. TART
D.B. 4172, PAGE 66
PIN# 1507-22-9476

N/F
ST. MATTHEWS PENTECOSTAL
FWB CHURCH &
TIMMY GRANTHAM
D.B. 2061, PAGE 166
B.M. 2002, PAGE 1267
PIN# 1507-21-8978

N(y): 572,397.84'
E(x): 2,102,883.76'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 39°29'38" W	49.35'
L-2	S 40°11'53" E	49.99'
L-3	S 39°29'38" E	79.81'
L-4	S 39°24'45" E	68.23'
L-5	S 39°24'45" E	89.97'
L-6	S 39°06'21" E	71.62'
L-7	N 39°36'01" W	75.22'
L-8	N 39°36'01" W	174.84'
L-9	S 40°11'53" E	149.97'
L-10	N 40°06'19" W	250.10'



CMP
Professional Land Surveyors
C-1525
333 S. White Street
Post Office Box 1253
Wake Forest, N.C. 27588
(919)556-3148

I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

[Signature] 7/16/2024
PROFESSIONAL LAND SURVEYOR L-3835



NORTH CAROLINA
PROFESSIONAL
SEAL
L-3835
LAND SURVEYOR
JASON L. PANCIERA