



Town of Erwin

Zoning Application & Permit

Planning & Inspections Department

Permit
25-0

Rev Jan2013

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

Name of Applicant	PoP Homes-RDU, LLC	Property Owner	PoP Homes-RDU, LLC
Home Address	117 Christopher Drive	Home Address	117 Christopher Drive
City, State, Zip	Clayton, NC 27520	City, State, Zip	Clayton, NC 27520
Telephone	919-525-5856	Telephone	919-525-5856
Email	Patrick@mypophomes.com	Email	Patrick@mypophomes.c

Address of Proposed Property	605 Wondertown Drive, Erwin		
Parcel Identification Number(s) (PIN)	1507-31-8385.000	Estimated Project Cost	\$129,939
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	New Single Family Residence		
Description of any proposed improvements to the building or property	1710 SF 4 Bed, 2.5 Bath, 2 Story		
What was the Previous Use of the subject property?	Trailer		
Does the Property Access DOT road?	No		
Number of dwelling / structures on the property already	None		
Property / Parcel Size	0.14 AC		
MUST circle one that applies to property	Existing/Proposed Septic System Or Existing/ XXXX 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 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, 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 conformance to this application as approved.

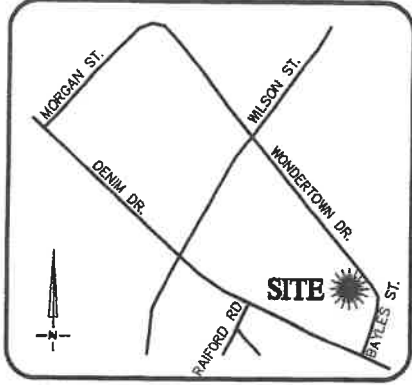
Suzanne Rumley, Director of Marketing & Administration		09/20/2024
Print Name	Signature of Owner or Representative	Date

For Office Use

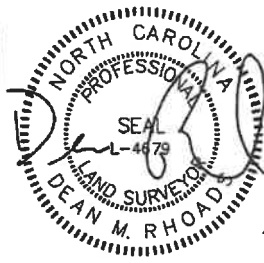
Zoning District	M6	Existing Nonconforming Uses or Features	NA
Front Yard Setback	25 ft	Other Permits Required	<input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Building <input type="checkbox"/> Fire Marshal
Side Yard Setback	8 ft	Zoning Permit Status	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
Rear Yard Setback	25 ft	Fee Paid: \$100	Date Paid: _____ Staff Initials: _____

Comments: Harrett County for water hookups/ requires foundation final zoning

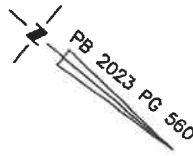
Signature of Town Representative:	Date: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied: 9/24/24
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VICINITY MAP
Not To Scale

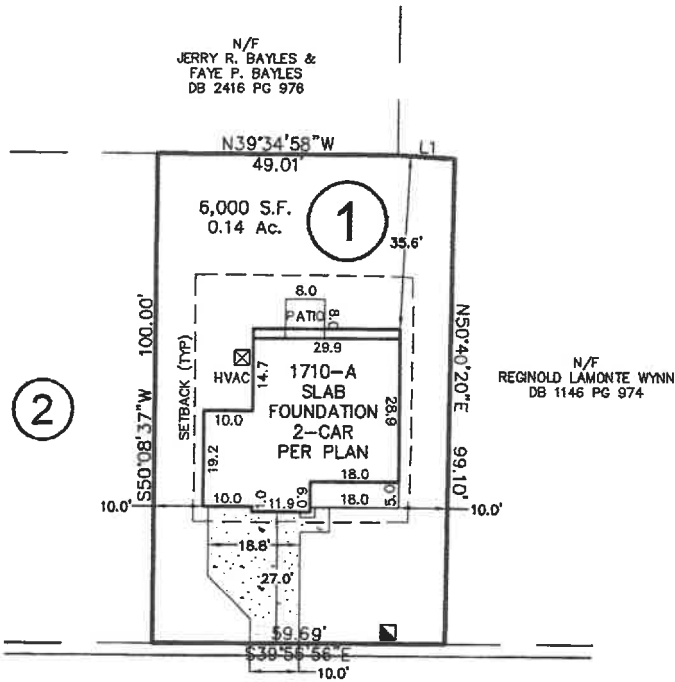


IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE & PORCH	1,220 S.F.
PATIO/HVAC	73 S.F.
DRIVEWAY & WALKS	459 S.F.
TOTAL (PROPOSED) =	1,752 S.F.
LOT AREA =	6,000 S.F.
% IMPERVIOUS AREA	=29.0%



SETBACKS (ZONING - R6):

- FRONT - 25'
- SIDE - 8'
- REAR - 25'



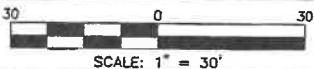
WONDERTOWN DRIVE
30' PUBLIC R/W

LINE	BEARING	DISTANCE
L1	N37°01'40"W	11.60'

HIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE EED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND ESTRUCTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED

THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
NOT FOR RECORDEATION, CONVEYANCES, OR SALES



RESIDENTIAL LAND SERVICES, PLLC.

1917 Evans Road
Cary, North Carolina 27513
Phone (919) 378-9316
Firm License # P-0873

HOUSE LOCATION PLOT PLAN

FOR
#605 WONDERTOWN DRIVE
LOT 1, CHANDLER PLACE SUBDIVISION
Duke Township, Harnett County, North Carolina

PROPERTY OF: POP HOMES
PLAT BOOK 2023 PAGE 560 DEED REFERENCE _____

DRAWN: JTC | SURVEYED: N/A | CHECKED: XXX | DATE: SEPTEMBER 11, 2024