



Town of Erwin
Zoning Application & Permit
Planning & Inspections Department

Rev Sep2014

Permit #
25-0012

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	WELLONS REALTY INC	Property Owner	WELLONS REALTY INC
Home Address	PO Box 730	Home Address	→
City, State, Zip	DUNN NC 28335	City, State, Zip	→
Telephone	910-892-3123	Telephone	→
Email	start@wellonsrealty.com	Email	→

Address of Proposed Property	Lot 1 Maple Drive		
Parcel Identification Number(s) (PIN)	0597-69-005.000	Estimated Project Cost	310,000
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific. 50x48 wood framed, vinyl siding single family house			
Description of any proposed improvements to the building or property			
What was the Previous Use of the subject property?		vacant lot	
Does the Property Access DOT road?		yes	
Number of dwelling/structures on the property already		0	Property/Parcel size 1.35 Ac
Floodplain SFHA Yes ☒ No ☐ Watershed Yes ☐ No ☒ Wetlands Yes ☐ 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 foregoing 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.

Print Name	Timothy Tart	Signature of Owner or Representative	Timothy Tart	Date	2-17-2025
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For Office Use

Zoning District	M15
Front Yard Setback	35 FT
Side Yard Setback	20/10 FT
Rear Yard Setback	35 FT

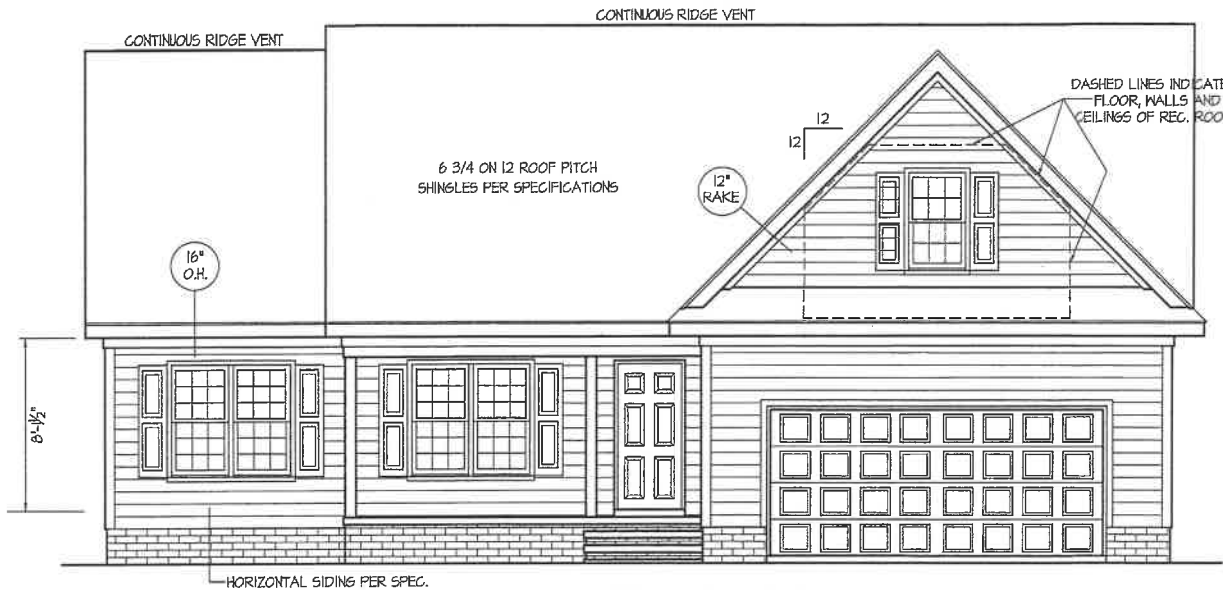
Existing Nonconforming Uses or Features		NA
Other Permits Required	Conditional Use	Building Fire Marshal Other
Requires Town Zoning Inspection(s)		Foundation Prior to C. of O.
Zoning Permit Status	Approved	Denied
Fee Paid: \$100	Date Paid:	Staff Initials:

Comments	Will bring permits from Harnett County
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Signature of Town Representative:	Date	Approved	Denied
			2/19/25

FILE: ORIGINATED FROM LILLINGTON PLAN- WELLONS HOMES -FEB-2025

THIS PLAN IS DESIGNED TO MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

WIND ZONES (PER TABLE R301.2(4))	
COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

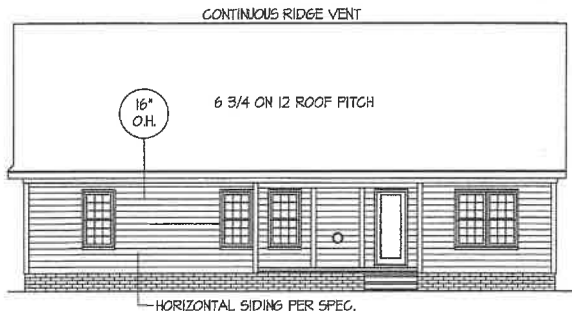
DATE:
SEPT.-2019
FEB.-2025

WELLONS HOMES

P.O. BOX 730
DUNN, N.C. 28335
O: (910) 892-3123 FAX: (910) 892-5032
© 2025, WELLONS HOMES



INSULATION and FENESTRATION REQUIREMENTS		
CLIMATE ZONE	ZONE-3	ZONE-4
PENESTRATION U-FACTOR	0.35	0.35
GLAZED FENESTRATION SHGC	0.50	0.30
MINIMUM CEILING R-VALUE	R-30	R-30
MINIMUM WALL R-VALUE	R-15, 3-1/2" R-20, 3-1/2"	R-20, 3-1/2"
MINIMUM FLOOR R-VALUE	R-19	R-19
MIN. CRAWL SPACE WALL R-VALUE	5/8"	0/15"
MIN. SLAB R-VALUE	0	R-10
PROVIDE STEPS AS REQUIRED GRADE MAY VARY - BUILDER TO VERIFY		

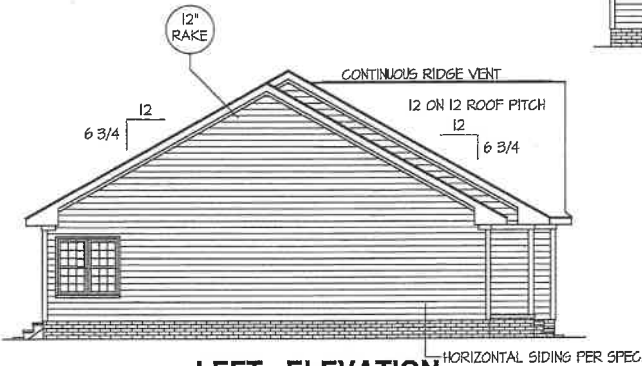


REAR ELEVATION

SCALE: 1/8" = 1'-0"

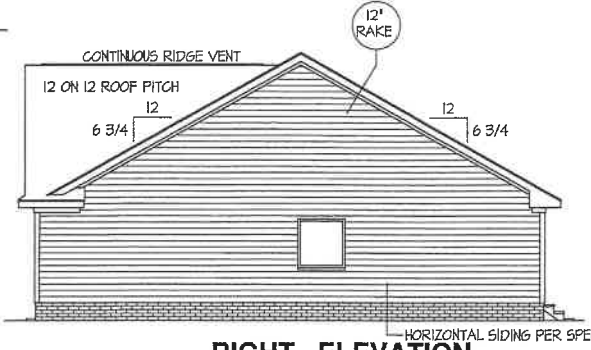
ALL EXTERIOR WALLS TO BE
SHEATHED WITH CS-MSP (7/16" OSB)
IN ACCORDANCE WITH SECTION
R602.10.3 UNLESS OTHERWISE NOTED.

ROOF VENTILATION REQ'TS.
2277 ATTIC SQ. FT. / 300 = 7.59
PROVIDED ON PLAN
74 L.F. - RIDGE VENT = 13.87
104 L.F. SOFFIT VENT = 6.5
TOTAL = 20.37 S.F. FREE NET AREA



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

PLAN: EXCLUSIVE PLAN FOR

Wellons Homes

Erwin - Garage Right

SHEET NO.

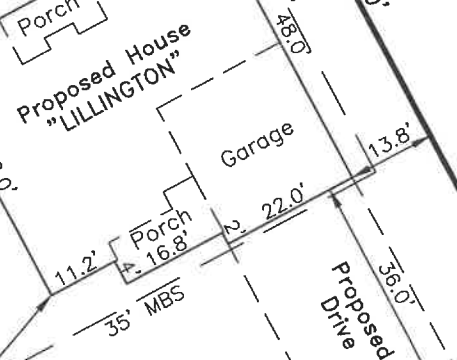
1

Steve Adams
Estate File: 89E-344
MB 7, Pg 17
(Remaining Portion of
Tract #M3)

US 421 S - 150' Public R/W
NCDOT Project 8.1451101
(Harnett Co. ROD Highway Map Book 1, Page 82-98)

FEMA FLOOD HAZARD STATEMENT
The subject property shown on this plat
is located within the FEMA "Zone X"
(Minimal Flood Risk) Area as shown on
FIRM Number: 3720059700J
Effective date: 10/3/2006

1
0.35 Acre
(15,090.1 S.F.)

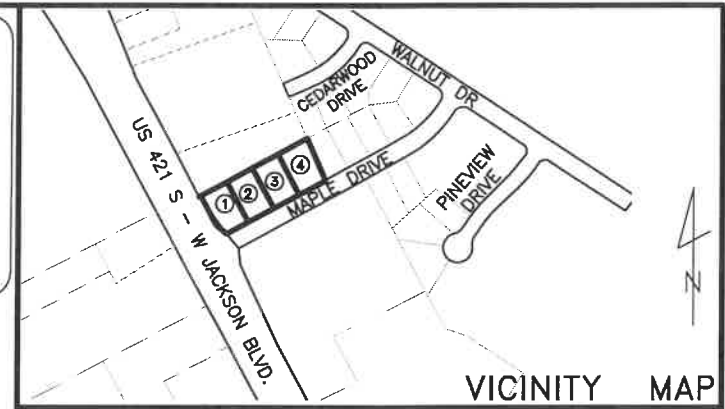
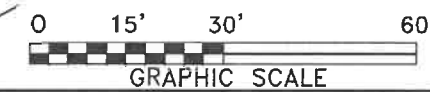
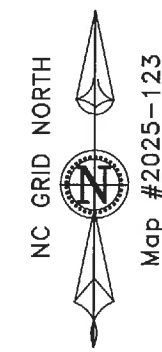


Map #205-123

Maple Drive - 60' Public R/W
(Map Book 22, Page 91)

LEGEND:

- Subject Lot Boundary Line
- - - Adjoining Boundary Line
- - - R/W Right-of-Way Line
- - - C/L Centerline
- - - Easement Line
- - - MBS...Minimum Building Setback
- - - OHE...Overhead Electric Line
- ▲ CP Calculated Point



~ Maple Drive, Erwin ~
Lot 1, Map #205-123
Plot Plan For:
Wellons Realty Inc.

Town of Erwin, Duke Twsp., Harnett County
Scale: 1" = 30' Date: Feb. 13, 2025

Surveyed & Mapped By
**STREAMLINE
LAND SURVEYING, Inc.**
NC FIRM C-1898
870 NC 55 W, Coats, N.C. 27521
Phone: 910-897-7715

~PRELIMINARY PLOT PLAN~
- Not an actual survey-
This plan represents proposed improvements
to a lot of record. This plan is subject to
review and approval by County Planning
and Inspections Departments.

REVISED:
2/14/2025: Shift house 6' to the right

NOT FOR RECORDATION

DATA\0597\241024WE.dwg (L1-PlotPlan)

