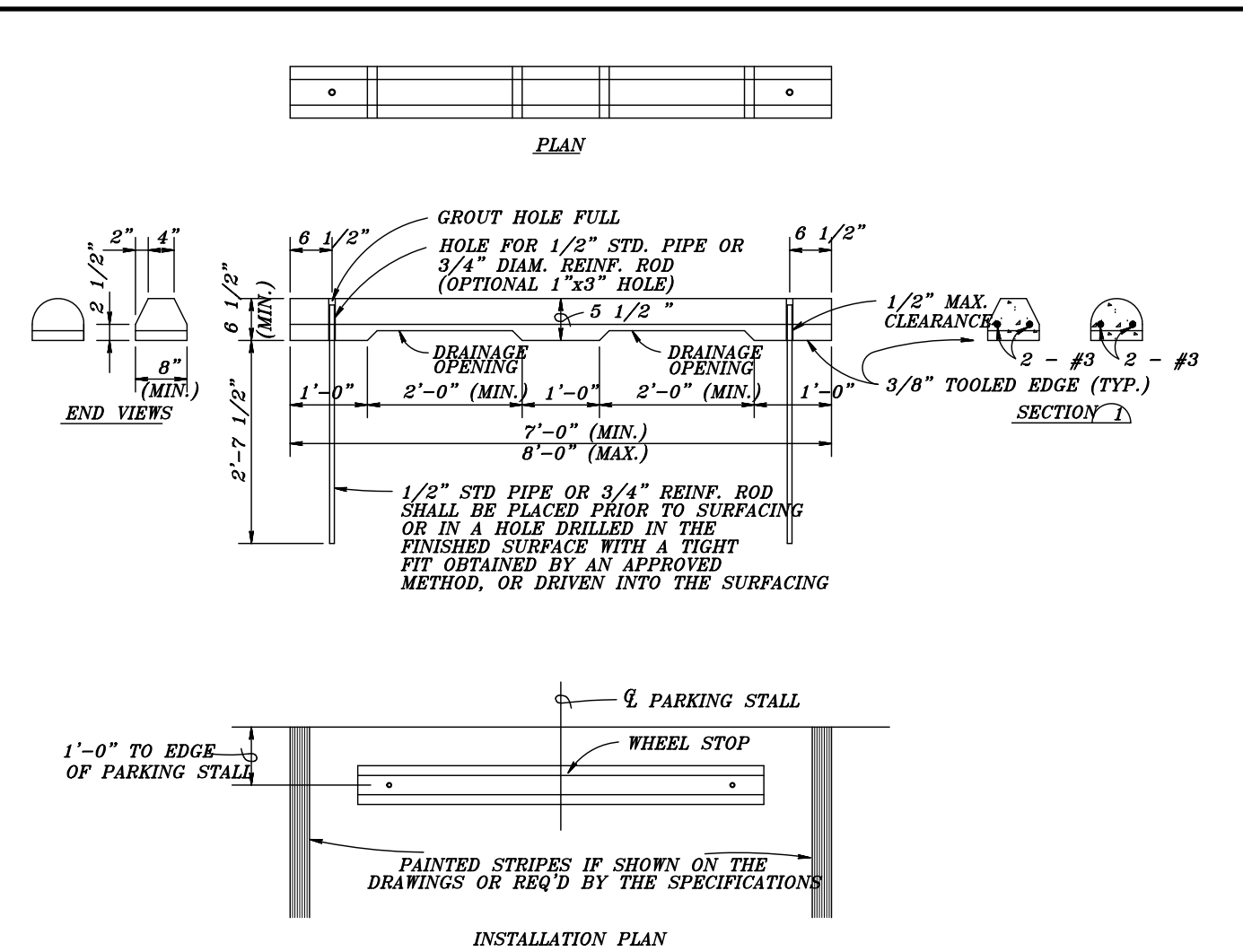


**LEGEND:**

—	Lines Surveyed	TP	Telephone Pedestal
- - -	Lines Not Surveyed	WH	Water Meter
- - -	The or Adjoining Lines	WM	Water Meter
- - -	Right of Way Lines	PH	Fire Hydrant
- - -	Right of Way Lines	Esmt.	Easement
—	Existing Iron Pipe or Stake	R/W	Right-of-Way
—	Existing Concrete Monument	C/L	Centerline
—	Existing P.K. Nail	P.C.	Plat Cabinet
—	PKS	D.B.	Deed Book
—	EMN	P.B.	Plat Book
—	MNS	P.B.	Plat Book
—	ISS	B.M.	Book of Maps
—	CSS	Pin	Number
—	Existing Cotton Spindle	Ac.	Acres
—	RRS	Sq. Ft.	square feet
—	Existing Lightpole Stake	CP	Computed Point
—	FP	[ ]	Street Address
—	OHE	[ ]	Street Address

N.C.G.S. North Carolina Geodetic Survey  
 NAD 27 North American Datum of 1927  
 NAD 83 North American Datum of 1983

NOTES:  
 • Iron Stakes set at all property corners unless noted otherwise.  
 • Areas determined by coordinate method.  
 • All distances/dimensions are Horizontal ground distances unless otherwise indicated.



State of North Carolina  
 County of Harnett

I hereby certify that the site plan depicted hereon has been granted final approval by the Harnett County Development Review Board pursuant to the regulations set forth by E-011 addressing, Environmental Health, Planning, Fire Marshall, and Public Utilities of Harnett County, N.C.

Development Review Board, Chairman \_\_\_\_\_ Date \_\_\_\_\_

**Certificate of Owners Consent**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which is located in the zoning and planning jurisdiction of Harnett County, North Carolina and that I (we) hereby adopt this proposed site plan with my (our) free consent. I (we) will comply with all requirements and standards contained hereon as well as those contained in Harnett County Ordinances.

Date \_\_\_\_\_ Owner \_\_\_\_\_

**Proposed Site Plan**  
**Britton Portable Welding, LLC**  
 425 Royal Pines Drive, Lillington, NC 27546  
 Lot 7, Section 2, Royal Pines Map Number 2017, Page 57  
 Upper Little River Township, Harnett County, NC  
 Date: 6-11-19  
 Scale: 1" = 50'  
 PIN: 0630-03-7814.000  
 Zoned: RA-30  
 PID: 130630 0089

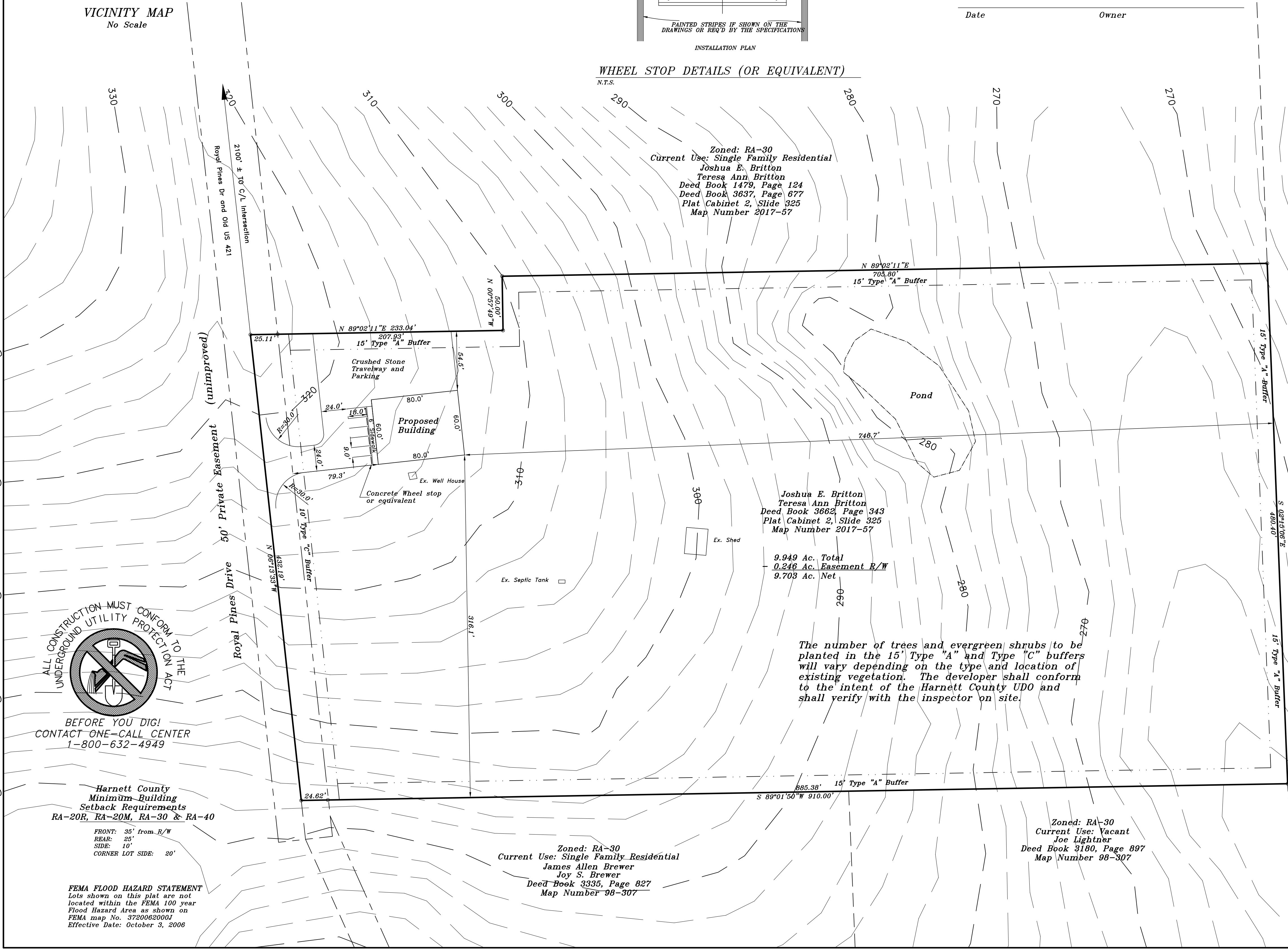
GRAPHIC SCALE  
 0 50 100

PREPARED BY  
**STANCIL & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYOR, P.A. C-0831  
 98 Depot Street, P.O. Box 730, Angier, N.C. 27501  
 (919) 639-2133 (919) 639-2602 (FAX)  
 stancilsurvey@gmail.com

Owner and Developer  
**Joshua E. Britton**  
**Teressa Ann Britton**  
 P.O. Box 2485 Lillington, NC 27546 919-625-9176

**Site Data and Notes**  
 Approval for Conditional Use granted by BOA 1904-0002 dated 05-21-2019  
 9.949 Ac. Total in Lot  
 Deed Book 3662, Page 343, Map Number 2017-57  
 Normal Hours of Operation: M-F 7:00 am-5:00 pm (varies with Holidays etc)  
 Maximum Building Height = 35'  
 Future Land Use: Agricultural  
 Property shown hereon is not located in Watershed District.  
 All construction shall be in accordance with Harnett County Standards.  
 Required Parking 1 per 2 employees = 5 employees = 3 parking spaces  
 Provided Parking = 5 standard spaces (9x18)  
 No new sign is proposed, however any future signs shall require a separate permit, and shall be a minimum of 10 feet from any right-of-way.  
 The owner and/or operator of the "Britton Portable Welding" shall be responsible for maintaining all parking areas, drive aisles, landscape buffers, fences etc.  
 Proposed development to be served by existing private well and septic tank.  
 The proposed building will not have any exterior mechanical equipment, such as air handlers.  
 However, if it is upgraded in the future all mechanical areas located on, beside or adjacent to any building or development shall be screened from views of the street and adjacent property.  
 Proposed development will use the existing dumpster located at 365 Royal Pines Drive

- 9.1.8 Required Buffer & Screening Types**
- In situations where a development is adjacent to multiple uses then the buffer requirement for each use shall be required along each property line, otherwise the development shall follow the requirements listed below. In situations where both vegetative screening and fencing are either required or utilized, the required vegetation shall be planted on the finished side of the fence, which shall face out. Buffer shall be installed in accordance with the Buffer Types (Type A, Type B, Type C, and Type D) listed herein.
- A. All buffer types shall include:
1. A staggered row of large maturing trees, spaced not more than 30 feet apart; and
  2. Low-growing evergreen shrubs, evergreen ground cover, or mulch covering the balance of the buffer area.
- B. Type A Buffer
1. Minimum width of 15 feet (applies to side and rear property lines)
  2. Option 1  
A row of evergreen shrubs placed not more than four (4) to six (6) feet apart which will grow to form a continuous hedge of at least six (6) feet in height within two (2) years of planting; or
  3. Option 2  
A masonry wall located within the required buffer area; such wall shall be a minimum height of six (6) feet (above finished grade) and, if a block wall, it shall be painted on all sides; or an opaque fence six (6) feet in height; or
  4. Option 3  
A berm meeting the requirements of this Section.
- D. Type C Buffer
1. Minimum width of 10 feet (applies to area between right-of-way and building front)
  2. Five (5) low growing shrubs for every required large maturing tree.



ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

**BEFORE YOU DIG!**  
 CONTACT ONE-CALL CENTER  
 1-800-632-4949

**Harnett County**  
**Minimum Building**  
**Setback Requirements**  
 RA-20R, RA-20M, RA-30 & RA-40

FRONT: 35' from R/W  
 REAR: 25'  
 SIDE: 10'  
 CORNER LOT SIDE: 30'

**FEMA FLOOD HAZARD STATEMENT**  
 Lots shown on this plat are not located within the FEMA 100 year Flood Hazard Area as shown on FEMA map No. 3720062000J Effective Date: October 3, 2006