

AS THE OWNER OF RECORD, I HEREBY, CONSENT TO THE PROPOSED DEVELOPMENT SHOWN ON THIS SITE PLAN AND ALL REGULATIONS AND REQUIREMENTS OF THE HARNETT COUNTY ORDINANCES.

DATE OWNER SIGNATURE

Zoned: RA-40  
Current Use: Residential and Agriculture  
Travis Scott Wester  
Deed Book 901, Page 178  
Plat Cabinet "D", Slide 1182B

Note to contractor:  
Before starting digging or grading, call to located all underground utilities

Zoned: RA-40  
Current Use: Residential  
Emanuel J. Trembley  
Anna B. Trembley  
Deed Book 3850, Page 119  
Map Number 2016-183

**BUFFERS AND LANDSCAPING**

A) BUFFERS FOR THIS SITE SHALL MEET REQUIREMENT OF SECTION 9.0 OF HARNETT COUNTY UDO.

B) ALL BUFFER TYPES SHALL INCLUDE THE FOLLOWING IN ADDITION TO THE SPECIFIC BUFFERING REQUIREMENT

- A STAGGERED ROW OF LARGE MATURING TREES, SPACED NOT MORE THAN 30 FEET APART; AND
- LOW-GROWING EVERGREEN SHRUBS, EVERGREEN GROUND COVER, OR MULCH COVERING THE BALANCE OF THE BUFFER AREA.

**TYPE A BUFFER**

- MINIMUM WIDTH OF 15' (APPLIES TO SIDES AND REAR PROPERTY LINES)
- OPTION 1:  
A ROW OF EVERGREEN SHRUBS PLACED NOT MORE THAN FOUR (4) 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
- DEVELOPER CAN OPT FOR 2 OR OPTION 3. REFER TO SECTION 9.1.8 (B)

**TYPE D BUFFER**

- MINIMUM WIDTH OF 15 FEET (APPLIES TO PROPERTY LINES ADJACENT TO PUBLIC RIGHT-OF-WAY OR AS OTHERWISE NOTED WITHIN THIS ORDINANCE)
- OPTION 1  
A ROW OF EVERGREEN SHRUBS, 10 SHRUBS FOR EVERY REQUIRED LARGE MATURING TREE, PLACED NOT MORE THAN FOUR (4) 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
- DEVELOPER CAN OPT FOR 3 (OPTION 2) - REFER TO SECTION 9.1.8 (E)

**PUBLIC UTILITIES NOTES (HRW)**

- 3/4" WATER METER IS REQUESTED TO BE INSTALLED BY COUNTY HRW FORCES
- LOCATION OF WATER METER AND BACK FLOW PREVENTER ARE SHOWN ON SITE PLAN SHEETS 1 AND 2
- PUBLIC WATER SHALL BE USED. PLANS SHALL BE REVIEWED AND APPROVED BY HRW BEFORE CONSTRUCTION BEGINS
- THE EXISTING 16-INCH WATER MAIN ALONG HWY 210 IS SHOWN ON THE SITE SHEETS 1 AND 2
- ATTACHED IS NCDOT DRIVEWAY PERMIT. THERE ARE NOT WIDENING IMPROVEMENT ON NC 210 IN THE SITE AREA AS PART OF THIS PROJECT
- THERE NO OFFICE PLANNED FOR THE SITE, THEREFORE NO SEWER IS NEEDED OR REQUESTED. NO NEED FOR FUTURE SEPTIC IS ANTICIPATED
- SYSTEM DEVELOPMENT FEES SHALL BE PAID PER HRWAS USE ORDINANCE
- UTILITY IMPROVEMENTS MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH LATEST HARNETT COUNTY AND STATE REQUIREMENTS
- THE ENGINEER OF RECORD SHALL SUBMIT A MATERIAL LIST TO HRW WITH ENGINEER APPROVAL THAT THE MATERIALS MEET HRW SPECIFICATIONS
- THE ENGINEER OF RECORD SHALL SUBMIT ALL ENGINEERING FINAL DOCUMENTS PRIOR TO HRW APPROVAL OF WATER EXTENSIONS.
- ALL HARNETT COUNTY EXISTING AND PROPOSED EASEMENTS SHALL CONVEYED AND RECORDED AND NOTED ON THE PROPOSED PLAT PRIOR TO ACTIVATION OF THE UTILITY SYSTEM
- PROFESSIONAL ENGINEER (PE) SHALL PROVIDE HRW WITH A SET OF AS-BUILT RECORD DRAWINGS (IN MYLAR, BOND AND DIGITAL FORMATS), THE P.E. THAT THE TAPS AND ASSOCIATED UTILITIES WERE INSTALLED IN ACCORDANCE WITH APPROVED PLANS MARKED AS "RELEASED FOR CONSTRUCTION"
- THE DEVELOPER SHALL PROVIDE HRW A COST STATEMENT INDICATING THE COST TO INSTALL THE WATER LINES (MATERIALS AND LABOR) THAT WILL SERVE THIS SITE
- THE UTILITY CONTRACTOR SHALL PROVIDE HRW WITH A ONE (1) YEAR WARRANTY ON THE WATER UTILITIES TO COVER ANY AND ALL REPAIRS DUE TO POOR WORKMANSHIP, DEFECTIVE MATERIALS OR ANYTHING THAT DOES NOT MEET HRW STANDARDS AND SPECIFICATIONS AT THE TIME THE WORK WAS PERFORMED TO INSTALL THE WATER UTILITIES.
- NO SERVICES SHALL BE ACTIVATED UNTIL ALL UTILITIES ARE APPROVED IN ACCORDANCE WITH STATE REGULATION AND THE LATEST HRW RULES AND REGULATIONS

One 3/4" water meter is proposed for the site, with estimated water usage of 400 g/d. Water usage is basically for occasional washing and/or watering

Note: Solid Waste Rolling Trash Cans shall be Kept on Site and shall be screened out of view From Rights of Way and Neighboring Properties

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: 20'

Notes:

- Largest Fire Truck per (IAFC) International Assoc. of Fire Chiefs and (FAMA), Fire Apparatus Manufacturer Association:
- Width: 8.5'
- Length 63'
- Box representing Fire truck shown in the driveway is 10'x65'
- Gravel Road is designed to take 72,000 LB Max. Vehicle Gross Weight

Zoned: RA-30  
Current Use: Agriculture and Wooded  
Travis Scott Wester  
Deed Book 408, Page 393  
Map Number 2019-153

Zoned: RA-30  
Current Use: Agriculture and Wooded  
Travis Scott Wester  
Deed Book 408, Page 393  
Map Number 2019-153

**PLANNING NOTES**

- LAND USE: MEDIUM DENSITY RESIDENTIAL
- HOURS OF OPERATION: GATE WILL REMAIN CLOSED AND ACCESS VIA PRIVATE CODE
- CONDITIONAL USE PERMIT # BOA1906-0003 APPROVAL DATE 7/18/19
- WATERSHED PERMIT# SNIA1908-0003 APPROVAL DATE 9/9/19
- REFER TO LANDSCAPE BUFFER NOTES ON SHEET 2 OF PLANS
- THERE SHALL BE NO BUSINESS ACTIVITY, SALE, SERVICE, OR REPAIR ACTIVITIES, OTHER THAN RENTAL OF THE STORAGE UNITS CONDUCTED WITHIN THE STORAGE FACILITIES
- NC 210 IS ON THE HARNETT COUNTY COMPREHENSIVE TRANSPORTATION PLAN
- THIS DEVELOPMENT IS WITHIN ONE MILE OF VOLUNTARY AGRICULTURAL DISTRICT
- LIGHTING SHALL BE LOCATED IN SUCH A MANNER AS TO PREVENT DIRECT GLARE AND LIGHTING ON ADJACENT PROPERTY OR INTO THE PUBLIC RIGHT(S)-OF-WAY. ALL FLOOD LIGHTS SHALL BE INSTALLED SUCH THAT THE FIXTURES SHALL BE AIMED DOWN AT LEAST 45 DEGREES FROM VERTICAL
- NO OFFICE SHALL BE INSTALLED ON SITE, THEREFORE NO NEED FOR ON SITE SEWER. IF A SEPTIC SYSTEM SHALL BE USED IN THE FUTURE, A SOIL REPORT IS NECESSARY FOR APPROVAL
- SOLID WASTE: ROLLING TRASH CANS SHALL BE KEPT ON SITE TO BE ROLLED BY OWNER TO THE STREET ON PICKUP DAY

THE SITE SHALL COMPLY TO TO STORM WATER STATEMENT ARTICLE X, SECTION 2.5 OF THE HARNETT COUNTY UDO

Preliminary Site Plan  
Conditional Use Permit Required  
**Gardner Mini Storage**  
Neills Creek Township Harnett County, NC  
Scale: 1" = 40'  
Date: 5-14-19

Zoned: RA-30  
PIN: 0661-16-6469.000  
PID: 110661 0028 02

PROPERTY INFO AND TOPOGRAPHY TAKEN FROM SURVEY PREPARED BY STANCL & ASSOCIATES MAY 14, 2019.

CURRENT OWNER:  
TRAVIS SCOT WESTER  
3631 NC 210 N  
LILLINGTON, NC 27546  
910-890-3403

DEVELOPER:  
JOE GARDNER  
1172 TYSINGER RD  
LILLINGTON, NC 27546  
910-891-9600

SITE PLAN BY:  
CIVIL AND STRUCTURAL ENGINEERING SERVICES, PLLC  
4612 KAPLAN DRIVE, RALEIGH, NC 27606  
OFFICE PHONE: 919-851-1642  
CELL PHONE: 919-621-0628  
EMAIL ADDRESS: BA.CASESPLLC@GMAIL.COM

STANCL & ASSOCIATES, PA C-0831  
98 DEPOT STREET, PO BOX 730  
ANGLIER, NORTH CAROLINA 27501  
TEL: (919) 639-2133  
FAX: (919) 639-2602  
EMAIL: STANCLSURVEY@GMAIL.COM

Zoned: RA-40  
Current Use: Agriculture and Wooded  
Lola Tucker Coats  
Estate File 92-E-241  
Deed Book 552, Page 138

Zoned: RA-40  
Current Use: Agriculture and Wooded  
William Cary Stewart  
Susan Stephenson Stewart  
Deed Book 1242, Page 232

**SITE DATA AND NOTES**

- DEED BOOK 408, PAGE 393 AND MAP NUMBER 2019-153
- 5.159 AC. TOTAL (5,000 AC. NET) IN TRACT
- PROPERTY SHOWN HEREON IS LOCATED IN WATERSHED DISTRICT IV, PROTECTED AND SHALL BE LIMITED TO 36% IMPERVIOUS SURFACE.
- EXISTING IMPERVIOUS SURFACE: NONE
- PROPOSED IMPERVIOUS SURFACE: 114,050 SF / 2.5 AC PERCENT IMPERVIOUS: 50.0%
- NO OFFICE IS PROPOSED FOR THE SITE SO THERE WILL BE NO SEWER CONNECTION. ONE 3/4" STUB OUT AND METER WILL BE INSTALLED THE SITE SHALL BE SERVED BY HARNETT COUNTY MUNICIPAL WATER.
- OWNER OR THEIR ASSIGNS AND/OR SUCCESSORS IN TITLE SHALL MAINTAIN ALL OF THE LANDSCAPING BUFFERS, TRAVELWAYS, AND STORAGE AREAS AS SHOWN HEREON.
- ANY PROPOSED SIGNS SHALL REQUIRE A SEPARATE PERMIT, AND SHALL BE A MINIMUM OF 10 FEET FROM ANY RIGHT-OF-WAY.
- OWNER SHALL BE RESPONSIBLE FOR CONTRACTING FOR THE REMOVAL OF GARBAGE AND CONSTRUCTION DEBRIS FROM THE PROPOSED SITE AS SHOWN HEREON.
- HAZARDOUS MATERIALS STORED ON SITE: NONE

**TYPE D BUFFER**

MINIMUM WIDTH IS 15' (APPLIES TO PROPERTY LINES ADJACENT TO PUBLIC RIGHT-OF-WAY OR AS OTHERWISE NOTED WITHIN THIS ORDINANCE)

OPTION 1: A ROW OF EVERGREEN SHRUBS, 10 SHRUBS FOR EVERY REQUIRED LARGE MATURING TREE, PLACED NOT MORE THAN FOUR FEET APART WHICH WILL GROW TO FORM A CONTINUOUS HEDGE OF AT LEAST SIX FEET IN HEIGHT WITHIN TWO YEARS OF PLANTING.

OPTION 2: AN OPAQUE FENCE LOCATED WITHIN THE REQUIRED BUFFER AREA; SUCH FENCE SHALL BE A MINIMUM HEIGHT OF SIX FEET IN HEIGHT.

**NOTES:**

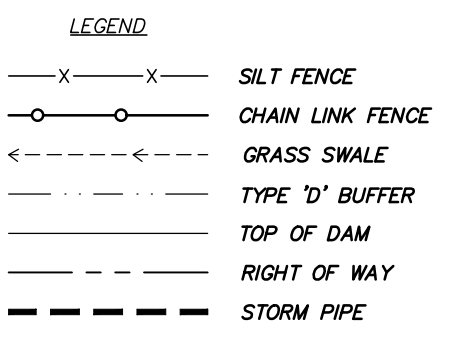
- NO OFFICE AND NO EMPLOYEES ON SITE. GARDNER MINI STORAGE SHALL BE SECURELY FENCED AND AUTOMATICALLY OPERATED WITH GATES SECURED BY PASSWORD. NO ON-SITE SEWER IS REQUIRED AT THIS STAGE.
- SITE PLAN, STORMWATER MANAGEMENT PLAN AND EROSION AND SEDIMENT CONTROL PLAN ARE BEING PREPARED TO MEET STATE OF NORTH CAROLINA AND HARNETT COUNTY CODE AND SPECIFICATION REQUIREMENTS.

Plan was revised to address DRB comments



9/13/2019

References  
Estate File 92-E-105  
Deed Book 408, Page 393 (Title to Wester)  
Map Number 99-57  
Map Number 2019-153  
Others as shown and/or noted hereon



GRASS SWALE 1 & 2 SECTION  
LINE WITH JUTE MATTING

EXISTING IMPERVIOUS AREA: 0.00  
PROPOSED IMPERVIOUS AREA: 108,900 SF OR 2.5 AC  
PROPOSED IMPERVIOUS AREA: 50.0%

**SAMIR W. BAHHO, PE**  
CIVIL & STRUCTURAL ENGINEERING SERVICES, PLLC  
4612 KAPLAN DRIVE  
RALEIGH, NORTH CAROLINA 27606  
BUSINESS LICENSE P-0637

**MY STORAGE UNIT, LLC**  
3740 NC 210 N., NC 27546

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK.
1	6/27/19	ADDRESS MODIFIED COMMENTS	SWB	SWB
2	10/23/19	ADDRESSING DRB COMMENTS	SWB	SWB

DATE: 9-10-2019 SCALE: 1"=40'  
DESIGNED: SWB CHECKED: SWB  
DRAWING: SWJ APPROVED: SWB

SHEET: SITE PLAN OF 4  
CAD FILE: GMS

PROJECT NO: 2019.03