

**PROJECT NOTES**

- THIS PROJECT LIES WITHIN W-IV WATERSHED AREA - PROTECTED AREA (35% MAX. BUILT UPON AREA WITH NO CURB & GUTTER).
- THIS PROPERTY LIES WITHIN ONE MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.
- US 401 IS ON THE HARNETT COUNTY COMPREHENSIVE TRANSPORTATION PLAN.
- ALL COMMON AREA LANDSCAPING, SIGNS, KIOSKS, ETC. TO BE MAINTAINED BY THE OWNER (INDUSTRIAL MILLWRIGHT SERVICES).
- APPROVAL OF THIS PLAT/PLAN DOES NOT GUARANTEE WATER CAPACITY. CURRENT/FUTURE CAPACITY MAY NOT BE AVAILABLE. THIS DEVELOPMENT MAY REQUIRE ADDITIONAL IMPROVEMENTS TO THE EXISTING WATER SYSTEM TO MEET FUTURE WATER DEMANDS PRIOR TO A PRELIMINARY PLAT, CONSTRUCTION PLAN AND/OR FINAL PLAT APPROVAL.
- ALL SIDEWALKS AND TREES ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

**SITE INFORMATION**

CURRENT OWNER: INDUSTRIAL MILLWRIGHT SERVICE CO.  
 DEVELOPER: INDUSTRIAL MILLWRIGHT SERVICE CO.  
 PARCEL ID#: 1005 68 0040 & 1005 68 0040.05  
 PIN#: 0568-12-7865.000 & 0568-12-08245.000  
 JURISDICTION: HARNETT COUNTY  
 TOWNSHIP: LILLINGTON  
 CITY: NORTH CAROLINA  
 WATER: HARNETT REGIONAL WATER  
 SEWER: HARNETT REGIONAL WATER  
 RIVER BASIN: CAPE FEAR  
 FEMA MAP #: 370058003 - ZONE "X"  
 EFFECTIVE OCTOBER 3, 2006  
 DEED BOOK/PAGE: 3705 / 0533  
 PLAT BOOK/PAGE: 2020 / 52  
 TOTAL AREA: 12.25 AC & 11.46 AC  
 EXISTING USE: VACANT  
 PROPOSED USE: MANUFACTURING - GENERAL  
 EXISTING ZONING: INDUSTRIAL - HARNETT CO.  
 PROPOSED ZONING: INDUSTRIAL - HARNETT CO.  
 ADJACENT ZONING: RA-2R RESIDENTIAL - HARNETT CO.  
 LAND USE CLASS: AGRICULTURAL & RURAL RESIDENTIAL

IMPERVIOUS AREA  
 PHASE 1:  
 LOT #1 (585,810 SF): EXISTING = 0.0 SF  
 BUILDING AND ACCESSORY STRUCTURES = 67,979 SF  
 PARKING & DRIVE AISLES = 69,954 SF  
 TOTAL IMPERVIOUS = 137,933 SF (24%)

STRUCTURE SETBACKS: REQUIRED  
 FRONT SETBACK: 50'  
 SIDE SETBACK: 0' & 30' (ABUTTING RESIDENTIAL)  
 REAR SETBACK: 25'  
 SIDE - CORNER LOT: 25'

BUILDING HEIGHT: MAX. HEIGHT = 35' (UNLESS OTHERWISE PERMITTED)

BUFFERS:  
 30' ABUTTING RESIDENTIAL (TYPE B)  
 10' LIKE USES GROUPS (INDUSTRIAL) (TYPE C)  
 30' ALONG RIGHT OF WAY (TYPE D)  
 15' AT OUTDOOR STORAGE AREAS (TYPE D)

PARKING REQUIREMENT: MANUFACTURING GENERAL  
 1 PER 2 EMPLOYEES (LARGEST SHFT) OR 1 PER 500 SF

TOTAL REQUIRED / PROVIDED: 40 SPACES / 40 SPACES  
 HANDICAP SPACES REQUIRED / PROVIDED: 2 SPACES / 2 SPACES (1 VAN)

SOILS:  
 E-Va - EXLUM VERY FINE SANDY LOAM, 0-2 PERCENT SLOPES, HSG. C  
 Na - NAHLITA LOAM, 0-2 PERCENT SLOPES, HSG. C/D

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1	HARNETT COUNTY REVIEW COMMENTS 10/17/2022	11/02/2022	AM

COPYRIGHT © 2022  
 SUMMIT DESIGN AND ENGINEERING SERVICES  
 320 EXECUTIVE COURT  
 HILLSBOROUGH, NC 27778  
 PHONE: (919) 732-5883 FAX: (919) 732-6676  
 WWW.SUMMITDESIGN.COM

PROJECT ENGINEER/ARCHITECT  
 AM (ALEX MANDI)@SUMMITDESIGN.COM  
 PROJECT MANAGER  
 BK (BOB KACPE)@SUMMITDESIGN.COM

DRAWN BY  
 SFL (SANDY FULLER)@SUMMITDESIGN.COM  
 FIRST ISSUE DATE  
 01/27/2022



**SUMMIT**  
 DESIGN AND ENGINEERING SERVICES

State License #: P-0339  
 320 Executive Court  
 Hillsborough, NC 27778  
 Phone: (919) 732-5883 Fax: (919) 732-6676  
 www.summitdesign.com

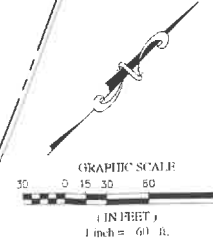
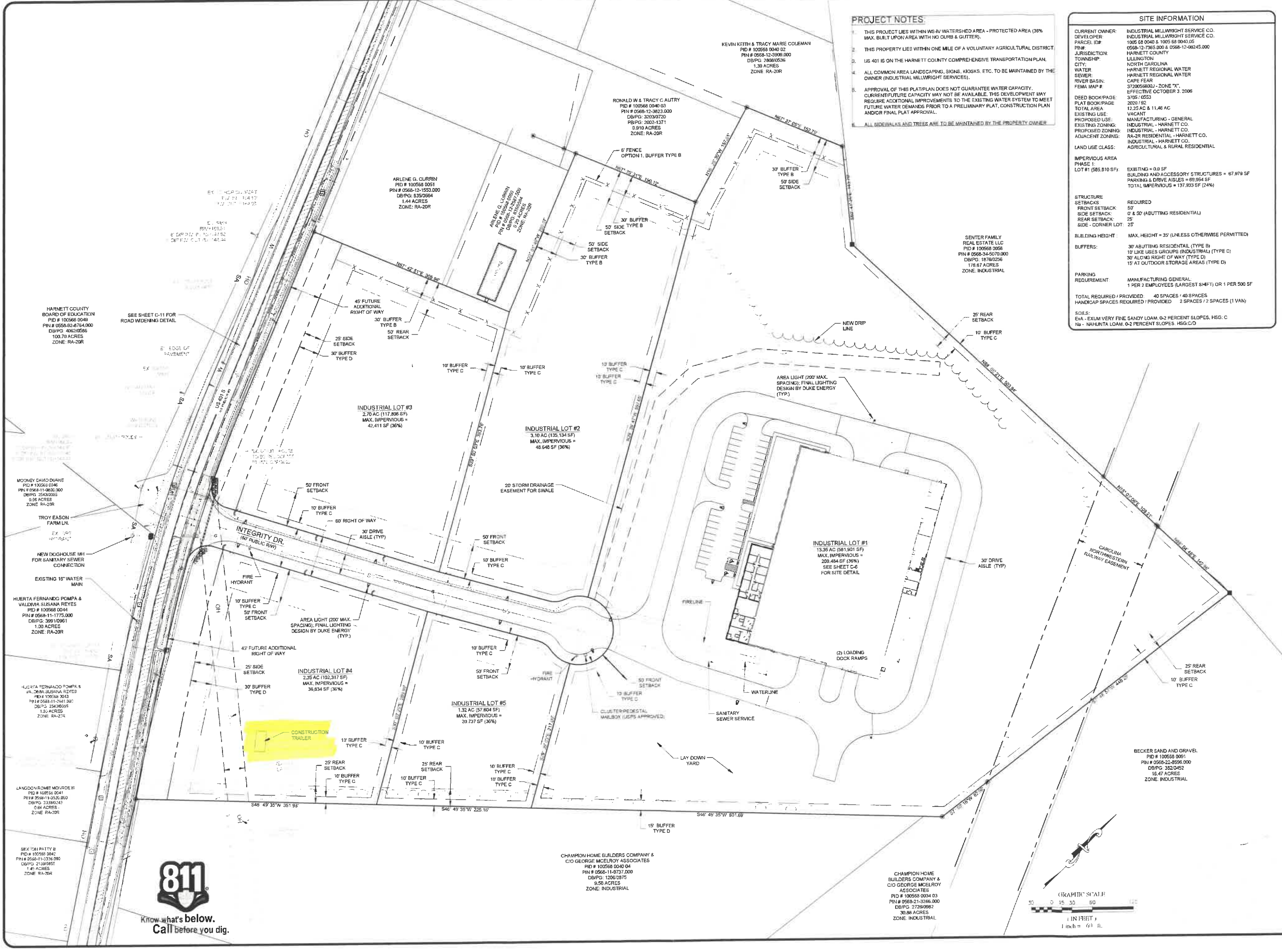
DEVELOPMENT PLANS  
**INDUSTRIAL MILLWRIGHT SERVICE CO.**  
 US 401 S  
 LILLINGTON, NC 27546

**OVERALL SITE PLAN**

PROJECT NO.  
**22-0001**

DRAWING NAME  
**22-0001\_S**

SHEET NO.  
**C-6**



CHAMPION HOME BUILDERS COMPANY &  
 C/O GEORGE MCELROY ASSOCIATES  
 PID # 100568 0040 04  
 PIN # 0566-11-9737.000  
 DB/PG: 1206/0875  
 9.58 ACRES  
 ZONE: INDUSTRIAL

CHAMPION HOME BUILDERS COMPANY &  
 C/O GEORGE MCELROY ASSOCIATES  
 PID # 100568 0034 03  
 PIN # 0568-21-3266.000  
 DB/PG: 2728/0862  
 30.86 ACRES  
 ZONE: INDUSTRIAL

HARNETT COUNTY BOARD OF EDUCATION  
 PID # 100566 0049  
 PIN # 0558-02-4764.000  
 DB/PG: 4802/0256  
 100.70 ACRES  
 ZONE: RA-20R

MOONEY DAVID DUANE  
 PID # 100568 0046  
 PIN # 0568-11-0825.000  
 DB/PG: 2543/0385  
 0.36 ACRES  
 ZONE: RA-20R

HUERTA FERNANDO POMPA &  
 VALDIVIA SUSANA REYES  
 PID # 100568 0044  
 PIN # 0568-11-1775.000  
 DB/PG: 389/10961  
 1.00 ACRES  
 ZONE: RA-20R

HUERTA FERNANDO POMPA &  
 VALDIVIA SUSANA REYES  
 PID # 100568 0044  
 PIN # 0568-11-1775.000  
 DB/PG: 389/10961  
 1.00 ACRES  
 ZONE: RA-20R

LANGDON ROME MOY/ROE II  
 PID # 100568 0041  
 PIN # 0568-11-3526.000  
 DB/PG: 2338/0243  
 0.68 ACRES  
 ZONE: RA-20R

SEKOU PATTY B  
 PID # 100568 0042  
 PIN # 0568-11-3336.000  
 DB/PG: 2338/0243  
 1.46 ACRES  
 ZONE: RA-20R

BECKER SAND AND GRAVEL  
 PID # 100568 0051  
 PIN # 0568-12-1553.000  
 DB/PG: 835/0964  
 1.44 ACRES  
 ZONE: RA-20R

ARLENE G. CURRIN  
 PID # 100568 0051  
 PIN # 0568-12-1553.000  
 DB/PG: 835/0964  
 1.44 ACRES  
 ZONE: RA-20R

RONALD W & TRACY C AULRY  
 PID # 100568 0040 03  
 PIN # 0568-12-3823.000  
 DB/PG: 3203/0720  
 PB/PG: 2002-1371  
 0.910 ACRES  
 ZONE: RA-20R

KEVIN KEITH & TRACY MARIE COLEMAN  
 PID # 100568 0040 02  
 PIN # 0568-12-3089.000  
 DB/PG: 2088/0536  
 1.38 ACRES  
 ZONE: RA-20R

SENER FAMILY REAL ESTATE LLC  
 PID # 100568 0058  
 PIN # 0568-34-5070.000  
 DB/PG: 1878/0226  
 118.87 ACRES  
 ZONE: INDUSTRIAL