TOWN OF ERWIN

P.O. Box 459 · Erwin, NC 28339
Ph: 910-897-5140 · Fax: 910-897-5543
www.erwin-nc.org

Mayor
Randy L. Baker
Mayor Pro Tem
Ricky W. Blackmon
Commissioners
Alvester L. McKoy
Timothy D. Marbell
Charles L. Byrd
David L. Nelson
William R. Turnage

Memo to: Robert Barefoot, Owner University Storage, and LLC.

From: Snow Bowden, Town Manager

Subject: University Storage Expansion Plans

Date: 12/14/2022

Please accept this correspondence from the Town of Erwin as a verification of approval for your plans to build an additional one story climate controlled building for self-storage on the vacant parcel that is adjacent to you existing self-storage facility located at 303 Masonic Road. The vacant parcel the new building is on does not have an address but it can be identified by its Harnett County Tax PIN #1507-14-3421.000

Please submit all required documents to Harnett County Development services to obtain all required permits. The Harnett County Fire Marshall's Office will handle your fire inspections. You will need to submit a sign permit for the proposed sign on the new building separately.

All new construction on this site needs to be completed as proposed on the plans submitted to the Town of Erwin including your site plan, (land) grading plan, and landscaping plan.

I am looking forward to seeing the expansion at your existing business in Erwin. I believe that is will be an improvement to this vacant parcel and a great addition to the Town of Erwin. If you need any additional information from me please let me know. I can be reached by email at townmanager@erwin-nc.org or by phone at 910-591-4200.

Regards,

Snow Bowden

Snow Bowden
Town Manager

Town of Erwin
Zoning Application & Permit
Planning & Inspections Department

Permit #

Rev Sep2014

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	University Storage, LLC	Property Owner	University Storage, LLC
Home Address	165 Sommerville Park Rd.	Home Address	165 Sommerville Park Rd.
City, State, Zip	Raleigh, NC 27603	City, State, Zip	Raleigh, NC 27603
Telephone	910-890-3256	Telephone	910-890-3256
Email	wrbarefoot@yahoo.com	Email	wrbarefoot@yahoo.com

Address of Proposed Property	305 Masonic Rd., Erwin, NC 28339		
Parcel Identification Number(s) (PIN)	1507-14-3421.000	Estimated Project Cost	$1,193,064.51
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	One story climate controlled building for self storage.		
Description of any proposed improvements to the building or property	N/A		
What was the Previous Use of the subject property?	Vacant lot		
Does the Property Access DOT road?	No		
Number of dwelling/structures on the property already	Ø	Property/Parcel size	1.22 acres
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 forgoing 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.

Robert Barefoot	Member-Manager	10/21/2022
Print Name	Signature of Owner or Representative	Date

For Office Use

Zoning District	B2	Existing Nonconforming Uses or Features	
Front Yard Setback	20	Other Permits Required	___Conditional Use ___Building ___Fire Marshal ✓Other
		Requires Town Zoning Inspection(s)	✓**Foundation** ___**Prior to C. of O.**
Side Yard Setback	—	Zoning Permit Status	✓Approved ___Denied
Rear Yard Setback	20	Fee Paid: 100	Date Paid: 12/15/22 Staff Initials: KB

Comments	New Construction -> expansion of existing storage unit facility
Signature of Town Representative:	Date Approved/Denied: 12/14/2022

PAID

DEC 15 2022

CHK 1054

TOWN OF ERWIN

- Please obtain permits from Harnett County Development Services 910-893-7525

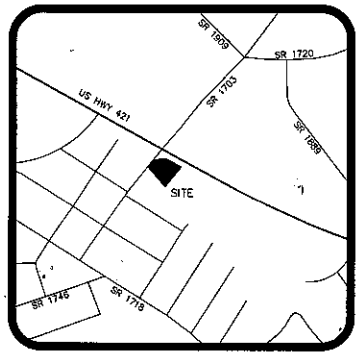
Sign and new signs will require a sign permit from the Town of Erwin

PRELIMINARY SITE PLANS FOR:

UNIVERSITY STORAGE LLC.
ERWIN SELF-STORAGE BUILDING

MASONIC RD.
DUKE TOWNSHIP
HARNETT COUNTY
NORTH CAROLINA

OWNER / DEVELOPER:
T&L COATS, LLC
165 SOMMERVILLE PARK RD.
RALEIGH, NC 27603



SHEET INDEX

S-1 COVER
S-2 PRELIMINARY SITE PLAN
S-3 GRADING PLAN
S-4 LANDSCAPE PLAN
S-5 STORMWATER PLAN

As the owner of record, I hereby formally consent to the proposed development shown on this site plan and all regulations and requirements of the Harnett County ordinances.

Sign _____ Date _____

DESIGNED BY: Enoch Engineers, P.A.
CONSULTING ENGINEERS & SURVEYORS
1403 NC Highway 50 South - Benson, NC 27504
Phone: (919) 894-7765 Fax: (919) 894-8190
E-mail: general@enochengineers.com
N.C. Firm License #C-1661

DATE: November 18, 2021
PROJECT NO.: 5145
REVISED:

EE PROJECT: 5145
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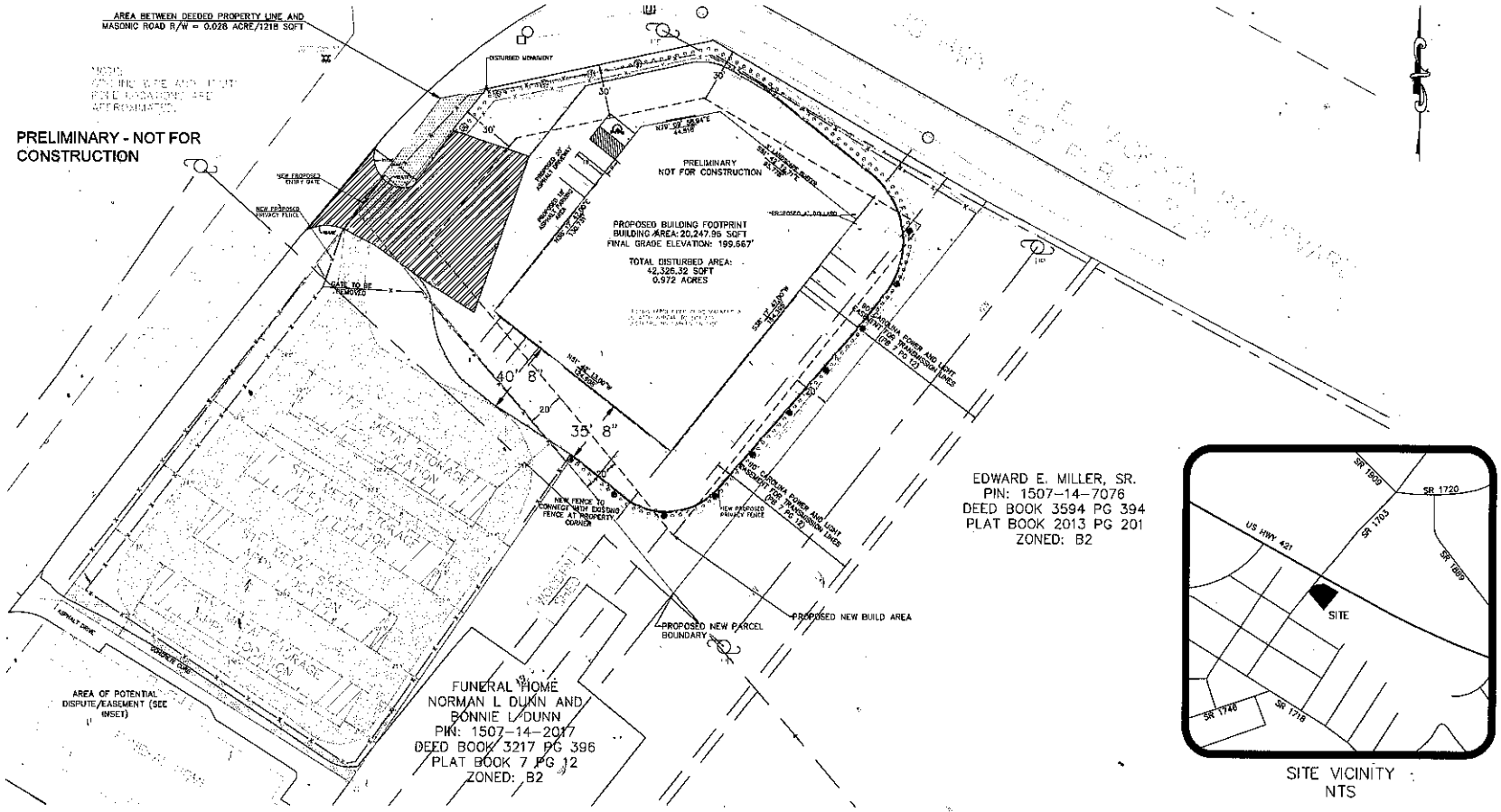
of 4



OWNED BY:
UNIVERSITY STORAGE LLC.
165 SOMMERVILLE PARK RD.
RALEIGH, NC 27603-4757
ROBERT BAREFOOT (910)-890-3256 wrbarefoot@yahoo.com
PIN: 1507-14-3421
PID: 061507 0295
DEED BOOK 4017 PAGE 319
ZONED: B2
LAND USE: HIGHWAY BUSINESS
LAND USE CLASSIFICATION: WAREHOUSE SELF-STORAGE
AREA: 1.281 ACRES/55,801 SQFT (EXCLUDES AREA BETWEEN DEEDED PROPERTY LINE AND MASONIC ROADWAY)

ADJACENT OWNED PROPERTY:
PIN:1507-14-0199
PID: 061507 0296
PLAT BOOK 7 PAGE 12 (LOTS 67-70)
AREA: 1.008 ACRES/43,925 SQFT

SURVEY CONDUCTED BY ROBINSON AND PLANTE, P.C.

FLOOD ZONE: ZONE X
FLOOD PLAIN MAP 3720150600J EFFECTIVE 10/3/2006
WATERSHED DISTRICT: LOWER BLACK RIVER
NOT LOCATED IN PROTECTED WATERSHED DISTRICT
TOTAL AREA: 1.28 ACRES, 55800.39 SQFT
SETBACKS
FRONT-30' SIDE-20' BACK-20'

SITE IS LOCATED WITHIN 1 MILE OF AGRICULTURAL DISTRICT
NO WATER OR SEWER TO SITE
CLIMATE CONTROL SYSTEM TO BE PLACED ON ROOF

FIRE CODE:
48' OUTER RADIUS SUITABLE FOR FIRE APPARATUSES

GRAPHIC SCALE

PRELIMINARY SITE PLAN
FOR

LOCATION: 309 MASONIC RD. TOWN OF BROOKLAKE DUKE TOWNSHIP HARNETT COUNTY

PLAN INFORMATION: DESIGNED BY: EE, PA DRAWN BY: EE, PA HORIZONTAL SCALE: 1"=30' VERTICAL SCALE:

Revisions

noch engineer, P.A.

EE PROJECT

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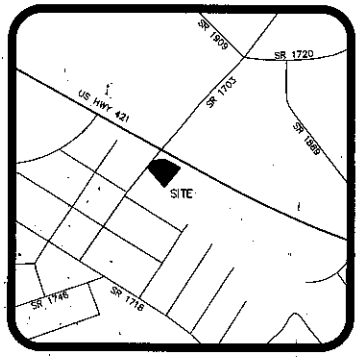


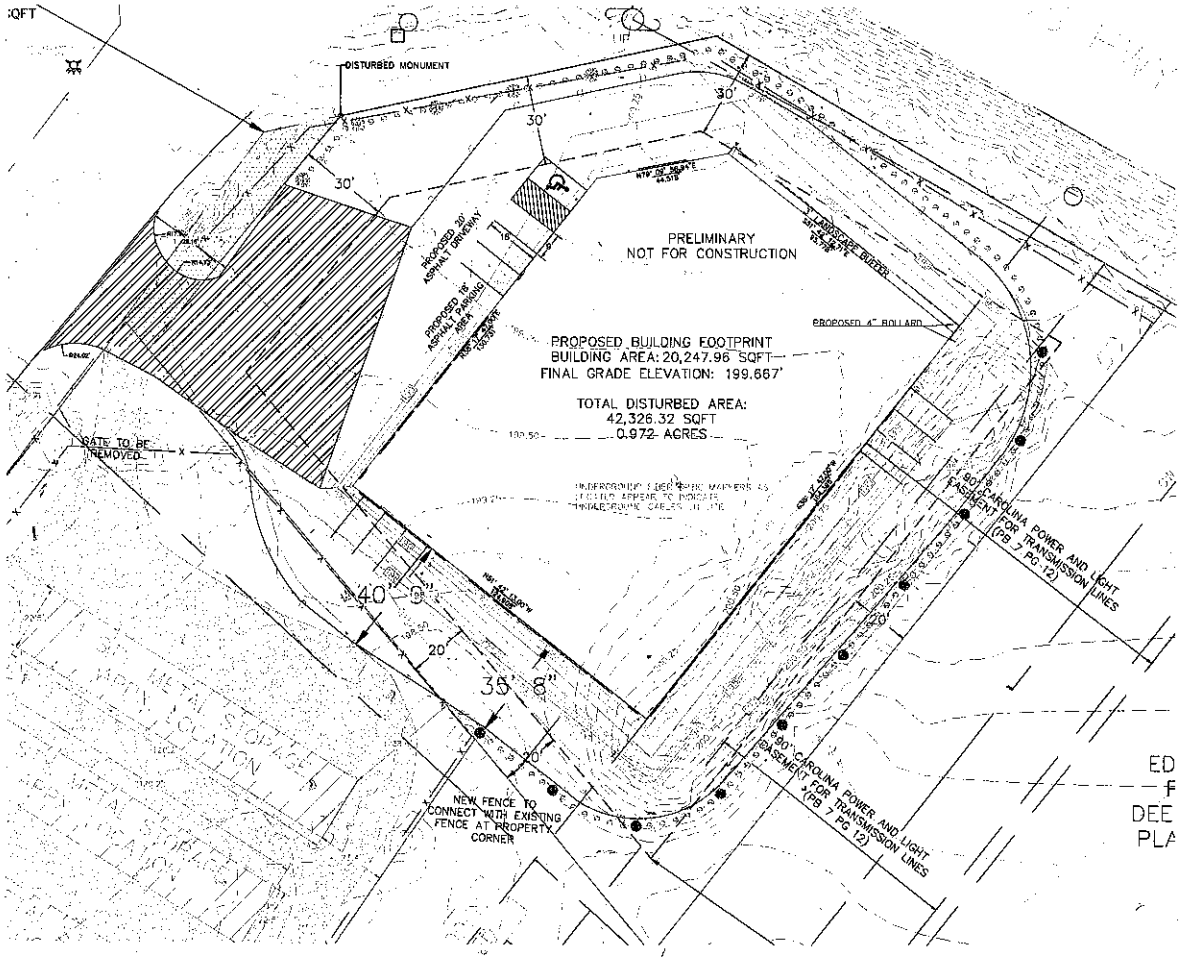
SITE VICINITY
NTS

TEMPORARY SILT FENCE
LIMITS OF DISTURBED AREA
TOTAL DISTURBED AREA=0.972 ACRES

CONSTRUCTION SEQUENCE

1) INSTALL EROSION CONTROL MEASURES AS SHOWN ON PLANS.
2) COMPLETE INSTALLATION OF SITE DRAINAGE NETWORKS AND SITE SWALES WITH ASSOCIATED EROSION CONTROL PROTECTION BEFORE BEGINNING SITE GRADING.
3) STRIP TOPSOIL.
4) GRADE SITE.
5) GRASS AREAS THAT WILL NOT BE DISTURBED.
6) PLACE BASE-COURSE.
7) SEED AND MULCH ALL AREAS TO PROVIDE PERMANENT GROUNDCOVER WITHIN 14 WORKING DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING, AND WITHIN 14 WORKING DAYS OR 90 CALENDAR DAYS, WHICHEVER PERIOD IS SHORTER, FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
8) MAINTAIN ALL TEMPORARY MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
9) NO SEDIMENT OR EROSION CONTROL MEASURES ARE TO BE REMOVED WITHOUT THE APPROVAL OF AN NCDEQ INSPECTOR.

NOTE: EK, UTILITY & ACCESS EASEMENT IS NOT TO BE OBSTRUCTED AT ANY POINT DURING OR AFTER CONSTRUCTION



GRAPHIC SCALE

1 IN (FEET)
1 inch = 20 ft

PRELIMINARY GRADING FOR

LOCATION: 305 MASONIC RD. CITY OF WAKE FOREST, NORTH CAROLINA TOWNSHIP: HARNETT COUNTY

PLAN INFORMATION: DESIGNED BY: EE, PA; DRAWN BY: EE, PA; HORIZONTAL SCALE: 1"=20'; VERTICAL SCALE:

Revisions

Enoch Engineers, P.A.

EE PROJECT

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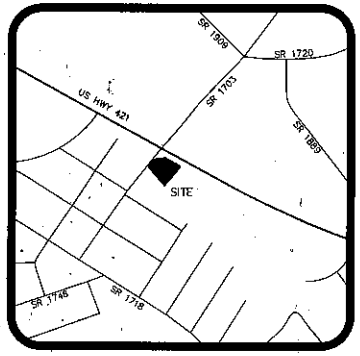


SITE VICINITY
NTS

BUFFER LENGTH: ~583' 8 SHRUBS, 1 TREE PER 40'

A - SHRUBS - 117
SR - SHADE TREES - 8
● - SHADE/ORNAMENTAL TREES - 18
BUFFER

NO EXISTING TREES OR SHRUBS TO BE PRESERVED. GRASS WILL BE PRESERVED AS POSSIBLE BY MINIMIZING THE DISTURBED AREA.

TREES ADJACENT to THE RIGHT-OF-WAY MUST BE SHADE TREES. TREES NOT ADJACENT TO THE RIGHT-OF-WAY CAN BE SHADE OR ORNAMENTAL TREES

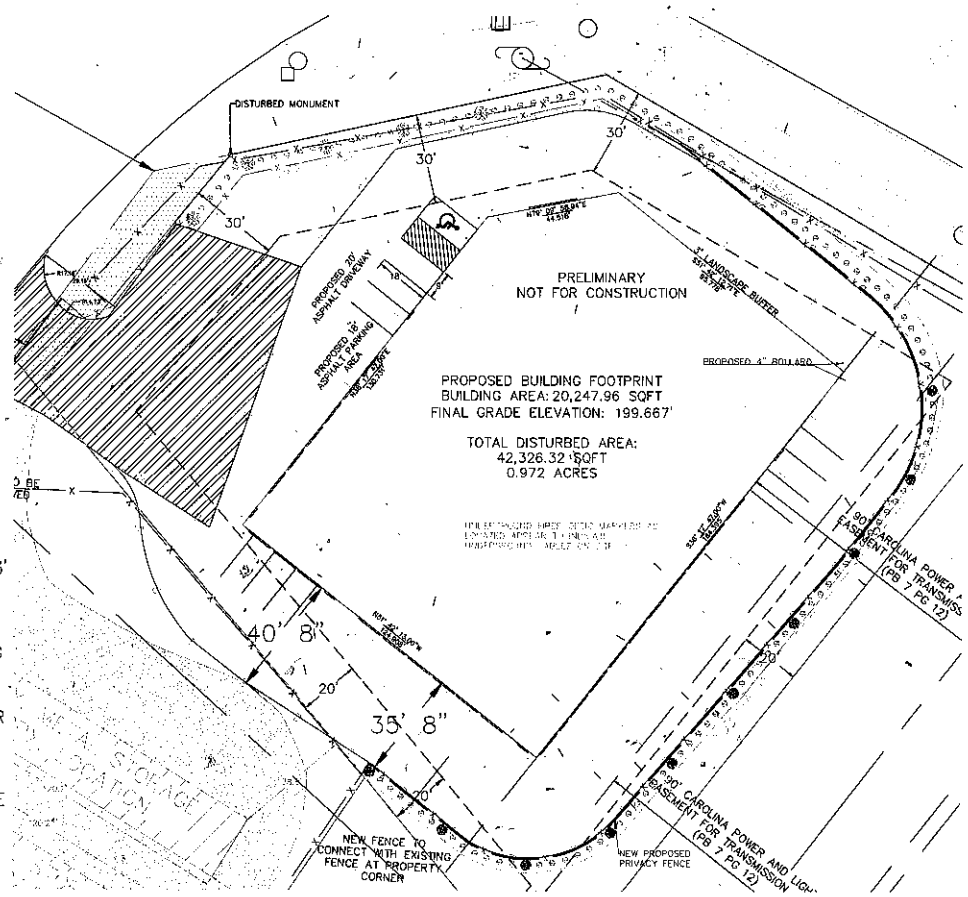
ORNAMENTAL TREES CAN BE SUBSTITUTED FOR SHADE TREES AT 1:1 RATIO WHEN PLANTING NEAR OVERHEAD UTILITY WIRES

SHRUBS MUST BE EVERGREEN AND HAVE A MINIMUM HEIGHT OF 3' AND VOLUME OF 3 GALLONS WHEN PLANTING

SHADE TREE - DECIDUOUS/LEAF BEARING, IN EXCESS OF 40' WHEN FULLY MATURED, 2" CALIPER OR 8' HEIGHT WHEN PLANTING

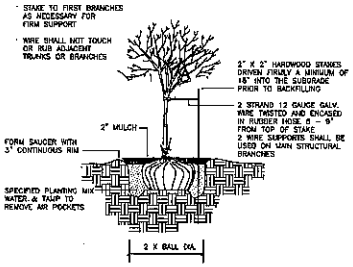
ORNAMENTAL TREE - DECIDUOUS/EVERGREEN, ORNAMENTAL PATTERN, LESS THAN 40' WHEN FULLY MATURED, 1.5" CALIPER OR 6' HEIGHT WHEN PLANTING

EXACT PLANT SPECIES WILL BE LEFT TO OWNER DISCRETION. RECOMMENDED PLANTS BY TYPE CAN BE FOUND IN CITY OF ERWIN CODE OF ORDINANCE ARTICLE XV SECTION 36-436 PART 18



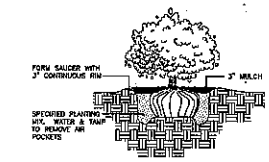
NOTE:

- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
- WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES



TREE PLANTING

SCALED NOT TO SCALE



SHRUB PLANTING

SCALED NOT TO SCALE

LANDSCAPING NOTES

1. Exact location of underground utilities shall be verified in the field by the Contractor. Plantings shall be adjusted as necessary to avoid conflict with utilities.
2. Subsoil conditions and additional subsurface drainage requirements shall be verified in the field by the Contractor. Any conditions detrimental to the growth and health of proposed plant materials shall be brought to the attention of the Engineer prior to planting.
3. Plant material shall be planted so as to bear the same relationship to grade as in the field or container it was grown in.
4. Mulch all disturbed areas with a minimum of 3 inch deep layer of shredded pine bark mulch, or pine straw as shown on plans. All disturbed soil surfaces shall be covered either with grass, plants, or mulch.
5. Bed lines shall conform to configuration shown on the plans. Bed lines shall meet curbs, walks, buildings, retaining wall coping etc., at right angles unless shown otherwise.
6. All plant material to meet AAN standards for size and quality. Contractor is responsible for all plants shown on the plans.

CAUTION

N.C. UNDERGROUND UTILITIES

BEFORE YOU DIG...
NORTH CAROLINA ONE-CALL CENTER, INC.
3 DAYS BEFORE GROUND CALL
TOLL FREE 1-800-632-4949
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

*** CAUTION ***

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE OWNER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE OWNER FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION IN WHICH THEY WILL BE FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN DETERMINATION OF THE EXACT LOCATION OF ALL UTILITIES AND SHALL EXERCISE HIS OWN PRECAUTIONS WHEN HIS OPERATION MAY NOT PHYSICALLY DAMAGE THE UNDERGROUND UTILITIES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft

Enoch Engineers, P.A.

PLAN INFORMATION:
DESIGNED BY: EE, PA
DRAWN BY: EE, PA
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE:

Revisions

LOCATION:
305 MUSONG RD.
ERWIN, HARNETT COUNTY, NORTH CAROLINA
DUKE TOWNSHIP

LANDSCAPE PLAN
FOR

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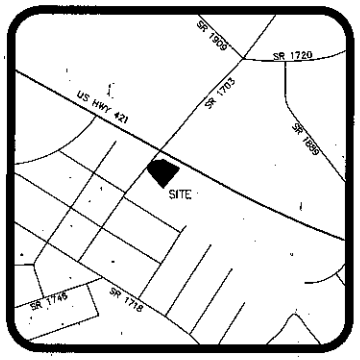


SITE VICINITY
NTS

PRE/POST DEVELOPMENT RUNOFF CALCULATIONS

RATIONAL METHOD Q=CIA

DRAINAGE AREA (A):
DITCH (PRE-DEVELOPMENT): ~20597.62 SQFT 0.473 ACRES
DITCH (POST-DEVELOPMENT): ~33286.85 SQFT: 0.764 ACRES
BUFFER (PRE-DEVELOPMENT): ~N/A (RUNOFF DRAINS TO SOUTHWEST PROPERTIES, NOT HELD
BUFFER (POST-DEVELOPMENT): ~38904.38 SQFT: 0.924 ACRES

NOTE: ALL DRAINAGE AREAS ARE APPROXIMATIONS BASED ON THE AUTOCAD WATER DROP ANALYSIS TOOL

STORMWATER INTENSITY (I)
FROM NOAA ATLAS 14
5 YR 24 HR DURATION:0.166 IN/HR
10 YR 24 HR DURATION:0.223 IN/HR
25 YR 24 HR DURATION:0.281 IN/HR

RUNOFF COEFFICIENT (C)
SOIL ON SITE IS PREDOMINATELY CRASSED MoA (MARLBORO SANDY LOAM W/ 0%-2% SLOPES)

ACCORDING TO NCDEQ STORMWATER DESIGN MANUAL PART B, TABLE 1
LAWN, SANDY SOIL, FLAT (<2%): C=0.10
LAWN, SANDY SOIL, STEEP (>7%): C=0.20
ASPHALT C=0.95
FLAT ROOF C=0.90

C (DITCH, PRE): 171.10 SQFT CONCRETE IN PRE-DEVELOPMENT DRAINAGE AREA
=13769.14 SQFT STEEP SLOPE LAWN
6537.38 SQFT SHALLOW SLOPE LAWN
C=((0.95X171.10)+(0.20X13769.14)+(0.10X6537.38))/20597.62
C=0.174

20643.02 SQFT AREA OF ROOF: ASSUMING EQUAL AREA DRAINS TO NORTHWEST AND SOUTHEAST:
4167.73 SQFT TO DITCH
10576.93 SQFT TO BUFFER

C (DITCH, POST): 2260.95 SQFT ROOF
7672.17 SQFT ASPHALT
=17569.19 SQFT STEEP LAWN
5783.37 SQFT FLAT LAWN
C=((0.90X2260.95)+(0.95X7672.17)+(0.20X17569.19)+(0.10X5783.37))/33286.85
C=0.463

C (BUFFER, POST): 15081.36 SQFT ROOF
15509.66 SQFT ASPHALT
=10137.37 SQFT STEEP LAWN
4762.09 SQFT FLAT LAWN
C=((0.90X15081.36)+(0.95X15509.66)+(0.20X10137.37)+(0.10X4762.09))/38904.38
C=0.804

RUNOFF RATE (Q):

DITCH
5 YEAR, 24 HOUR STORM
BEFORE: Q=CIA=(0.174)(0.166)(0.473)=0.016 CUFT/S
AFTER: Q=CIA=(0.463)(0.166)(0.764)=0.061 CUFT/S
10 YEAR, 24 HOUR STORM
BEFORE: Q=CIA=(0.174)(0.223)(0.473)=0.018 CUFT/S
AFTER: Q=CIA=(0.463)(0.223)(0.764)=0.065 CUFT/S
25 YEAR, 24 HOUR STORM
BEFORE: Q=CIA=(0.174)(0.281)(0.473)=0.023 CUFT/S
AFTER: Q=CIA=(0.463)(0.281)(0.764)=0.082 CUFT/S

BUFFER
5 YEAR, 24 HOUR STORM
BEFORE N/A
AFTER Q=CIA=(0.804)(0.166)(0.924)=0.123 CUFT/S
10 YEAR, 24 HOUR STORM
BEFORE N/A
AFTER Q=CIA=(0.804)(0.223)(0.924)=0.165 CUFT/S
25 YEAR, 24 HOUR STORM
BEFORE N/A
AFTER Q=CIA=(0.804)(0.281)(0.924)=0.208 CUFT/S

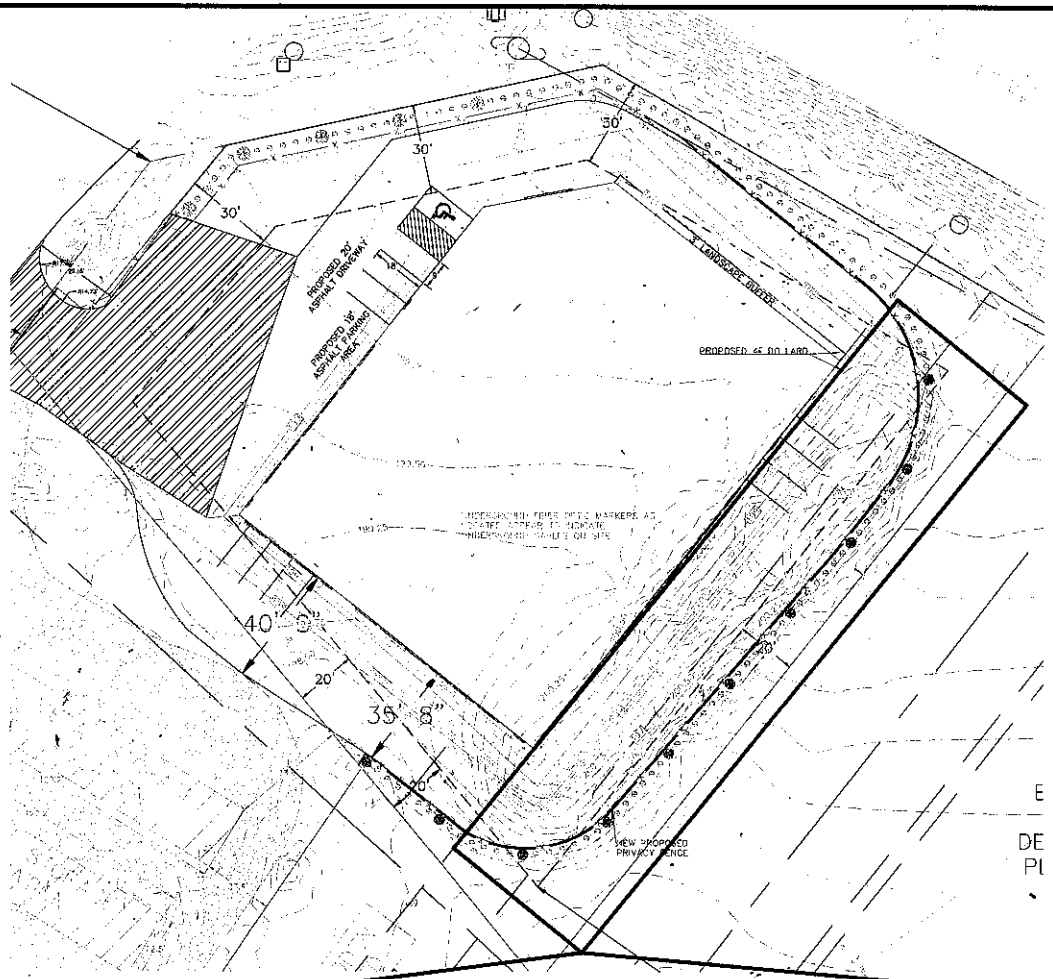
2 DRIVEWAY CULVERTS ON ADJACENT PROPERTY W/ P.I.N. 1507-14-7078, ALONG NC HWY 421
USING AUTOCAD LAUNCH EXPRESS TOOL, CHANNELS TAB, CIRCULAR CROSS-SECTION

CULVERT 1
1.25 FT DIAMETER
INVERT ELEVATION=0.01 FT,
1.00% SLOPE
CONCRETE ROUGHNESS N=0.013
USING Q=0.097 CUFT/S CALCULATED ABOVE, EXPECTED WATER LEVEL IN CULVERT = 0.14 FT
USING SUM OF DITCH AND BUFFER EXPECTED POST-DEVELOPMENT RUNOFF
Q=0.097+0.166+0.123 CUFT/S: MAX WATER LEVEL IN CULVERT = 0.34 FT

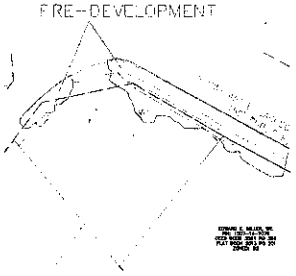
CULVERT 2
1.25 FT DIAMETER
INVERT ELEVATION=0.01 FT,
1.70% SLOPE
CONCRETE ROUGHNESS N=0.013
USING Q=0.097 CUFT/S CALCULATED ABOVE, EXPECTED WATER LEVEL IN CULVERT = 0.12 FT
USING SUM OF DITCH AND BUFFER EXPECTED POST-DEVELOPMENT RUNOFF
Q=0.273 CUFT/S: MAX WATER LEVEL IN CULVERT = 0.26 FT

THE EXISTING CULVERTS ARE SUFFICIENT AS NEITHER THE EXPECTED OR MAXIMUM RUNOFF CAUSED BY THE DEVELOPMENT IS CAPABLE OF OVERFLOWING THE CULVERT

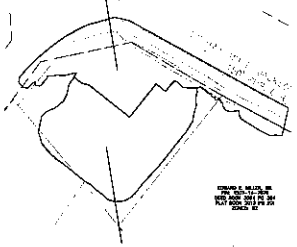
CLOSE UP OF BUFFER EXPECTED
10-YEAR RUNOFF



DITCH DRAINAGE AREA
PRE-DEVELOPMENT

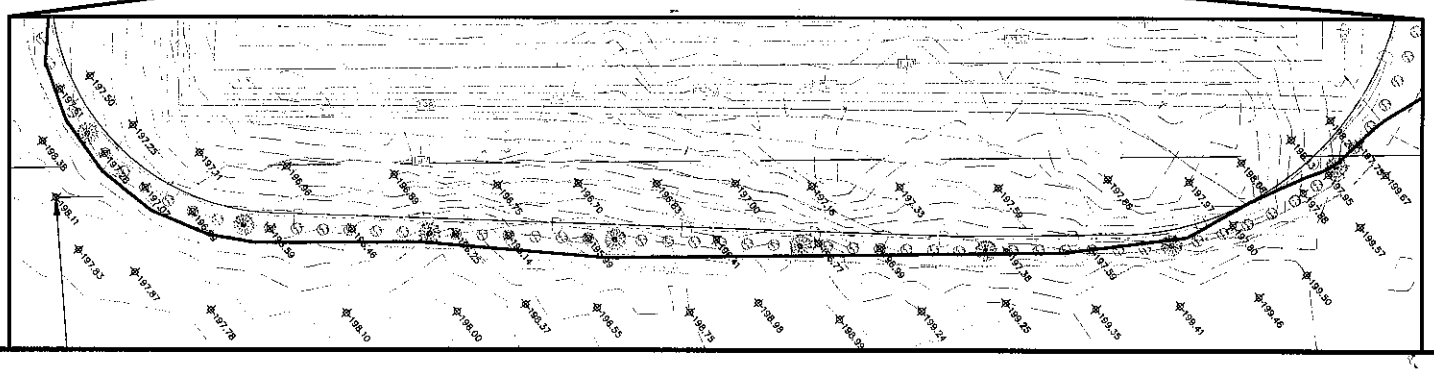


DITCH DRAINAGE AREA
POST-DEVELOPMENT



BUFFER DRAINAGE AREA
POST-DEVELOPMENT

GRAPHIC SCALE



Revisions

PLAN INFORMATION
DESIGNED BY: EE
DRAWN BY: EE, PA
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE:

LOCATION:
320 MACKORE RD
ELIZABETHTOWN, NORTH CAROLINA
BLADEN TOWNSHIP
BLADEN COUNTY

STORMWATER PLAN
FOR

EE PROJECT