CHAMPS CONVENIENCE STORE

U.S. 401 N

OWNER/DEVELOPER:
JAY AMBE SHAKTI, LLC
A NORTH CAROLINA LIMITED LABILITY COMPANY
2100 WEAVER FOREST WAY
MORRISVILLE, NC 27560
PHONE: (910)988-6049

SURVEYOR/ENGINEER
ECLS GLOBAL, INC.
19 N McKINLEY STREET
COATS, N.C. 27521
PHONE: (910) 897-3257

LEGEND: (EXISTING FEATURES)

- AG = TOP ABOVE GROUND SURFACE
- BG = TOP BELOW GROUND SURFACE
- ℄ = CENTERLINE
- EIS = EXISTING IRON STAKE
- EMN = EXISTING MAG NAIL
- EPK = EXISTING P.K. NAIL
- MNS = MAG NAIL SET
- R/W = RIGHT-OF-WAY
- NCGS = NORTH CAROLINA GEODETIC SURVEY
- —E— E— = OVERHEAD UTILITY LINE
- = CABLE BOX
- = CLEAN OUT
- = CURB INLET
- = ELECTRIC BOX
- = FIRE HYDRANT
- = FIBER OPTIC PADDLE
- = MANHOLE
- = MONITORING WELL
- = ROAD SIGN
- = SECURITY LIGHT
- = TELEPHONE PEDESTAL
- = UTILITY POLE
- = WATER METER
- = WATER VALVE
- = WELL
- SD-SD- = STORM DRAIN LINE
- SS-SS- = SANITARY SEWER LINE
- W-W- = WATER LINE
- —ATT— = AT&T FIBER OPTIC LINE
- —o—o— = PHONE LINES
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- -----5----- = EXISTING CONTOUR LINE

LEGEND: (PROPOSED FEATURES)

- 15 = PROPOSED CONTOUR
- 16.30 = PROPOSED FINISH GRADE SPOT ELEVATION
- 16.86 TOP OF WALK /TOP OF CURB; 16.36 ASPHALT = PROPOSED TOP OF WALK TOP OF ASPHALT FINISH GRADE
- = PROPOSED CONCRETE WALK
- = PROPOSED 24" CONCRETE CURB & GUTTER
- = PROPOSED SPILLED CURB
- = PROPOSED CONCRETE VALLEY GUTTER
- = PROPOSED STORMWATER CURB INLET
- = PROPOSED STORMWATER JUNCTION BOX
- = PROPOSED STORMWATER DROP INLET
- = PROPOSED STORMWATER DRAIN LINE
- = PROPOSED SANITARY SEWER MAIN
- = PROPOSED STOP SIGN
- = PROPOSED CURB STOP
- = PROPOSED CROSS WALK
- = PROPOSED ACCESSIBLE PATH (UNLESS NOTED OTHERWISE)
- = PROPOSED HEAVY DUTY PAVEMENT
- = PROPOSED SANITARY SEWER MANHOLE
- = PROPOSED CLEANOUT
- —W— = PROPOSED DOMESTIC WATER MAIN
- = PROPOSED WATER VALVE
- = PROPOSED WATER METER
- = PROPOSED FIRE HYDRANT
- = PROPOSED RPZ
- = PROPOSED WATER BLOW OFF
- CPP = PROPOSED CORRUGATED PLASTIC PIPE
- TD TD = TEMPORARY DIVERSION BERM
- = PROPOSED SILT FENCE
- = PROPOSED LIMITS OF DISTURBANCE
- = PROPOSED TEMPORARY SEDIMENT STORAGE ZONE
- = PROPOSED TEMPORARY CONSTRUCTION ENTRANCE
- = PROPOSED TEMPORARY SPOIL PILE
- = SEWER DRAINAGE EASEMENT AREA
- = EXISTING ASPHALT TO BE REMOVED

NOTE: ALL RADIAL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

Harnett COUNTY NORTH CAROLINA

I hereby certify that the Harnett County Development Review Board has approved this Site Plan pursuant to the regulations set forth by E-911 Addressing, Environmental Health, Fire Marshal, Harnett Regional Water. This project is subject to all federal, state, and local government regulations and applicable expiration periods.

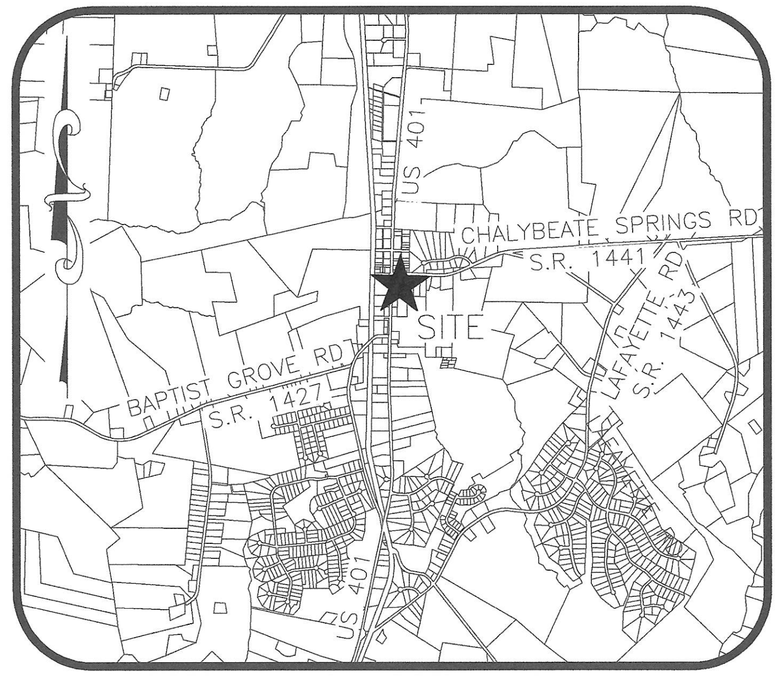
11/16/2023

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA FLOOD MAP 3720065400J EFFECTIVE DATE 10/03/2006.

OWNER'S CONSENT FORM:

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.

10/31/2023 _____
Date / Owner Signature



VICINITY MAP

SITE DATA

PARCEL ADDRESS: U.S. 401 NORTH FUQUAY-VARINA, HARNETT COUNTY, NC 27526

PARCEL PIN: 0654-51-8196.000

EXISTING ZONING: COMMERCIAL

SQUARE FOOTAGE OF PROPOSED BUILDINGS: 6,600 SQ. FT. (50'x132')

TOTAL ACREAGE OF TRACT: 3.46 ACRES

TOTAL IMPERVIOUS AREA: 78,408 SQ. FT. (1.80 AC.)

TOTAL SITE IMPERVIOUS PERCENTAGE: 52.0% IMPERVIOUS (1.80 AC./3.46 AC.)

TOTAL AREA OF DISTURBANCE: 182,052 SQ. FT. (4.18 AC)

ON SITE SOILS - DoB (Dothan Loamy Sand), FaB (Fuquay Loamy Sand)

NUMBER OF PARKING SPACES REQUIRED:

NUMBER OF PARKING SPACES REQUIRED = 6,600 SQ. FT. ÷ 150 SQ. FT. / SPACE = 44 SPACES
NUMBER OF PARKING SPACES PROVIDED = 44 SPACES

NUMBER OF HANDICAPPED SPACES REQUIRED = 2 SPACES
NUMBER OF HANDICAPPED SPACES PROVIDED = 2 SPACES

NUMBER OF VAN ACCESSIBLE HANDICAP SPACES REQUIRED = 1 SPACE
NUMBER OF VAN ACCESSIBLE HANDICAP SPACES PROVIDED = 2 SPACE

SITE NOTES

FUTURE LAND CLASSIFICATION: EMPLOYMENT MIXED USE

HOURS & DAYS OF OPERATION: 5:00 A.M. TO 11:00 P.M. 7 DAYS A WEEK

⚠ WATER SUPPLY WATERSHED SPECIAL INTENSITY ALLOCATION PERMIT (BOA2204-0002) FOR 52% IMPERVIOUS, APPROVED 5/9/2022

⚠ A "TYPE D" BUFFER SHALL EXTEND THE FULL LENGTH OF THE FRONT & NORTH PROPERTY LINES ALONG THE RIGHT OF WAY ON HIGHWAY 401 AND S.R. 1441 (CHALYBEATE SPRINGS ROAD)

A "TYPE A" LANDSCAPING BUFFER IS REQUIRED ALONG THE REAR AND SOUTH PROPERTY LINES

IN ADDITION TO THESE, ALL BUFFER AREAS SHALL INCLUDE AT LEAST:

1) A STAGGERED ROW OF LARGE MATURING TREES, SPACED NOT MORE THAN 30' APART, AND

2) LOW-GROWING EVERGREEN SHRUBS OR MULCH COVERING THE BALANCE OF THE BUFFER AREA

NOTE: U.S. 401 IS ON THE HARNETT COUNTY COMPREHENSIVE TRANSPORTATION PLAN

NOTE: THIS DEVELOPMENT IS WITHIN ONE MILE OF A VOLUNTARY AGRICULTURAL DISTRICT

PARTY WHO IS RESPONSIBLE FOR MAINTENANCE OF PARKING AREAS & ALL LANDSCAPE BUFFERING IS AS FOLLOWS:

JAY AMBE SHAKTI, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
2100 WEAVER FOREST WAY
MORRISVILLE, NC 27560
PHONE #: (910)-988-6049

NOTE: ALL MECHANICAL AREAS LOCATED ON, BESIDE, OR ADJACENT TO ANY BUILDING OR DEVELOPMENTS SHALL BE SCREENED FROM THE VIEWS OF STREETS AND ADJACENT PROPERTY

⚠ WATER USAGE: EXPECTED AVERAGE DAILY WATER USAGE = 1,000 GALLONS PER DAY

⚠ NOTE: BUSINESS SIGN SHOULD BE SETBACK AT LEAST 10 FEET FROM NCDOT RIGHT-OF-WAY, AND WILL REQUIRE AN ADDITIONAL PERMIT REVIEW

⚠ NOTE: ANY ABANDONED UTILITY WILL NEED TO BE FLOWABLE FILLED PER THE STANDARD SPECIFICATIONS SECTION 1530-3.

⚠ NOTE: THIS PROPERTY IS WITHIN THE WS-IV DISTRICT. PROJECTS WITHOUT CURB AND GUTTER SYSTEM SHAL NOT EXCEED THIRTY SIX PERCENT (36%) BUILT UPON AREA

⚠ 2022 HRW REQUIRED UTILITY NOTES
(Revision 10 – April 19, 2022)

The following utility notes should be added to the coversheet of utility plans for projects located in Harnett County:

WATER

A. The Fire Marshal's Office shall approve all hydrant types and locations in new subdivisions. However, Harnett Regional Water (Hrw) prefers the contractors to install one of the following fire hydrants:
   1. Mueller - Super Centurion 250 A-423 model with a 5¼" main valve opening three way (two hose nozzles and one pumper nozzle);
   2. American Darling - Mark B-84-B model with a 5¼" main valve opening three way (two hose nozzles and one pumper nozzle);
   3. Waterous - Pacer B-67-250 model with a 5¼" main valve opening three way (two hose nozzles and one pumper nozzle) or approved equal for standardization.

   *All fire hydrants listed above must have "American National Fire Hose Connection Screw Threads" NSI/NH hose threads.

B. Fire hydrants are installed at certain elevations. Any grade change near any fire hydrant which impedes its operation shall become the responsibility of the Utility Contractor for correction. Corrections will be monitored by the HRW Utility Construction Inspector and the Harnett County Fire Marshal.

C. The Professional Engineer (PE) shall obtain and provide the NCDEQ "Authorization to Construct" permit to the Utility Contractor before the construction of the water line shall begin. The Utility Contractor must post a copy of the NCDEQ "Authorization to Construct" permit issued by the North Carolina Department of Environmental Quality (NCDEQ) on site prior to the start of construction. The permit must be maintained on site throughout the entire construction process of the proposed water lines that will serve this project.

D. The Utility Contractor shall notify Harnett Regional Water (HRW) and the Professional Engineer (PE) at least two days prior to construction commencing. The Utility Contractor must schedule a pre-construction conference with Mr. Chad Everett, HRW Utility Construction Inspector at least two (2) days before construction will begin and the Utility Contractor must coordinate with HRW for regular inspection visitations and acceptance of the water system(s). Construction work shall be performed only during the normal working hours of HRW which is 8:00 am – 5:00 pm Monday through Friday. Holiday and weekend work is not permitted by HRW.

E. The Professional Engineer (PE) shall provide HRW and the Utility Contractor with a set of NCDEQ approved plans marked "Released For Construction" at least two days prior to construction commencing. The Registered Land Surveyor (RLS) should stake out all lot corners and the grade stakes for the proposed finish grade for each street before the Utility Contractor begins construction of the water line(s). The grade stakes should be set with a consistent offset from the street centerline so as not to interfere with the street grading and utility construction.

F. The Utility Contractor shall provide the HRW Utility Construction Inspector with material submittals and shop drawings for all project materials prior to the construction of any water line extension(s), and associated water services in Harnett County. The materials to be used on the project must meet the established specifications of HRW and be approved by the Engineer of Record prior to construction. All substandard materials or materials not approved for use in Harnett County found on the project site must be removed immediately when notified by the HRW Utility Construction Inspector.

G. The water main(s), fire hydrants, service lines, meter setters and all associated appurtenances shall be constructed in strict accordance with the standard specifications of the Harnett Regional Water (HRW). The Utility Contractor shall be responsible to locate the newly installed water main(s), water service lines and all associated meter setters and meter boxes for other utility companies and their contractors until the new water main(s) have been approved by the North Carolina Department of Environment Quality – Division of Environmental Health, Public Water Supply Section (NCDEQ, DEH, PWS) and accepted by HRW.

H. Prior to acceptance, all services will be inspected to insure that they are installed at the proper depth. All meter boxes must be flush with the ground level at finish grade and the meter setters must be a minimum of 8" below the meter box lid. Meter setters shall be centered in the meter box and supported by brick, block or stone.

I. The Utility Contractor shall provide the Professional Engineer (PE) and HRW Utility Construction Inspector with a set of red line drawings identifying the complete water system installed for each project. The red line drawings should identify the materials, pipe sizes and approximate depths of the water lines as well as the gate valves, fire hydrants, meter setters, blow off assemblies and all associated appurtenances for all water line(s) constructed in Harnett County. The red line drawings should clearly identify any deviations from the NCDEQ approved plans. All change orders must be approved by HRW and the Professional Engineer (PE) in writing and properly documented in the red line field drawings.

J. Potable water mains crossing other utilities and non-potable water lines (sanitary sewer, storm sewer, RCP, etc.) shall be laid to provide a minimum vertical distance of twenty-four (24") inches between the potable water main and all other utilities. NCDOT requires the new water mains to be installed under the storm water lines. The potable water main shall be installed with twenty-four (24") inches of vertical separation and with ductile iron pipe when designed to be placed under a non-potable water line such as sanitary sewer or storm sewer lines. If these separations cannot be maintained then the water main shall be installed with ductile iron pipe. Both the potable water main and the non-potable water line must be cast iron or ductile iron pipe (DIP) if the state minimum separations cannot be maintained. The ductile iron pipe must be laid so the mechanical joints are at least (10') feet from the point where the potable water main crosses the non-potable water line.

K. Potable water mains installed parallel to non-potable water lines (sanitary sewer, storm sewer, RCP, etc.) shall be laid to provide a minimum horizontal distance of ten (10') feet between the potable water main and sanitary sewer mains, sewer laterals and services. The horizontal separation between the potable water main and any other utility or storm sewer shall not be less than five (5') feet. The potable water main must be ductile iron pipe if this horizontal separation of ten (10') feet cannot be maintained. The ductile iron pipe shall extend at least ten (10') feet beyond the point where the minimum required horizontal separation of ten (10') feet can be re-established.

L. Meter setters shall be installed in pairs on every other lot line where possible to leave adequate space for other utilities to be installed at a later time. The meter setters shall be installed at least one (1') foot inside the right-of-way and at least three (3') to five (5') feet from the property line between the lots.

M. HRW requires that meter boxes for ¾" services shall be 12" wide x 17" long ABS plastic boxes at least 18" in height with cast iron lids/covers. Meter boxes for 1" services shall be 17" wide x 21" long ABS plastic boxes at least 18" in height with plastic lids and cast iron flip covers in the center of the lids. Meter boxes for 2" services shall be 20" wide x 32" long ABS plastic boxes at least 20" in height with plastic lids and cast iron flip covers in the center of the lids.

N. Master meters must be installed in concrete vaults sized for the meter assembly and associated appurtenances so as to provide at least eighteen (18") inches of clearance between the bottom of the concrete vault and the bottom of the meter setter. The master meter must be provided test ports if the meter is not equipped with test ports from the manufacturer in accordance with the HRW established standard specifications and details. Ductile iron pipe must be used for the master meter vault piping and valve vault piping. The Utility Contractor must provide shop drawings for the meter vaults to HRW prior to ordering the concrete vaults.

O. The Utility Contractor will install polyethylene SDR-9 water service lines that cross under the pavement inside a schedule 40 PVC conduit to allow for removal and replacement in the future. Two (2) independent ¾" water service lines may be installed inside one (1) – two (2") inch schedule 40 PVC conduit or two (2) independent 1" water service lines may be installed inside one (1) – three (3") inch schedule 40 PVC conduit, but each water service shall be tapped directly to the water main. Split services are not allowed by HRW. If sidewalks are proposed, the conduit must extend past the sidewalk.

P. The water main(s), fire hydrants, gate valves, service lines, meter setters and associated appurtenances must be rated for 200 psi and hydrostatically pressure tested to 200 psi. The hydrostatic pressure test(s) must be witnessed by the HRW Utility Construction Inspector. The Utility Contractor must notify HRW when they are ready to begin filling in lines and coordinate with Harnett Regional Water to witness all pressure testing.

Q. The Utility Contractor shall conduct a pneumatic pressure test using compressed air or other inert gas on the stainless steel tapping sleeve(s) prior to making the tap on the existing water main. This pneumatic pressure test must be witnessed by the HRW Utility Construction Inspector. The Utility Contractor shall use Romac brand stainless steel tapping sleeve(s) or approved equal for all taps made in Harnett County. All new water line extensions must begin with a resilient wedge type gate valve sized equal to the diameter of the new water line extension in order to provide a means of isolation between Harnett Regional Water's existing water mains and the new water line extensions under construction.

R. All water mains will be constructed with SDR-21 PVC Pipe or Class 50 Ductile Iron Pipe rated for at least 200 psi or greater. All pipes must be protected during loading, transport, unloading, staging, and installation. PVC pipe must be protected from extended exposure to sunlight prior to installation.

S. All water mains will be flushed and disinfected in strict accordance with the standard specifications of the Harnett Regional Water. All water samples collected for bacteria testing will be collected by the HRW Utility Construction Inspector and tested in the HRW Laboratory.

T. All fittings larger than two (2") inches diameter shall be ductile iron. HRW requires that mechanical joints be assembled with grip rings as "Megalug" fittings are not approved by Harnett Regional Water for pipe sizes smaller than twelve inches (12") diameter. PVC pipe used for water mains shall be connected by slip joint or mechanical joint with grip rings. Glued pipe joints are not allowed on PVC pipe used for water mains in Harnett County.

U. HRW requires that the Utility Contractor install tracer wire in the trench with all water lines. The tracer wire shall be 12 ga. insulated, solid copper conductor and it shall be terminated at the top of the valve boxes or manholes. No spliced wire connections shall be made underground on tracer wire installed in Harnett County. The tracer wire may be secured with duct tape to the top of the pipe before backfilling.

V. The Utility Contractor will provide Professional Engineer (PE) and the HRW Utility Construction Inspector with a set of red line field drawings to identify the installed locations of the water line(s) and all associated services. All change orders must be pre-approved by HRW and the Professional Engineer (PE) in writing and properly documented in the red line field drawings.

W. The Utility Contractor shall post dig to expose each utility pipe or line which may conflict with construction of proposed water line extensions well in advance to verify locations of the existing utilities. The Utility Contractor shall provide both horizontal and vertical clearances to the Professional Engineer (PE) to allow the PE to adjust the water line design in order to avoid conflicts with existing underground utilities. The Utility Contractor shall coordinate with the utility owner and be responsible for temporary relocation and/or securing existing utility poles, pipes, wires, cables, signs and/or utilities including services in accordance with the utility owner requirements during water line installation, grading and street construction.

X. Prior to the commencement of any work within established utility easements or NCDOT right-of-ways the Utility Contractor is required to have a signed NCDOT encroachment agreement posted on site and notify all concerned utility companies in accordance with G.S. 87-102. The Utility Contractor must call the NC One Call Center at 811 or (800) 632-4949 to verify the location of existing utilities prior to the beginning of construction. Existing utilities shown in these plans are taken from maps furnished by various utility companies and have not been physically located or verified by the P.E. (i.e. TELEPHONE, CABLE, WATER, SEWER, ELECTRICAL POWER, FIBER OPTIC, NATURAL GAS, ETC.). The Utility Contractor will be responsible to repair any and all damages to the satisfaction of the related utility company.

Y. The Utility Contractor shall provide HRW with at least one (1) fire hydrant wrench and one (1) break-away flange kit for every subdivision with fire hydrants developed in Harnett County. These items must be provided to HRW before the final inspection will be scheduled by the HRW Utility Construction Inspector. In addition, the Utility Contractor shall install a 4" x 4" concrete valve marker at the edge of the right-of-way to identify the location of each gate valve installed in the new water system with the exception of the fire hydrant isolation valves. The contractor shall measure the distance from the center of the concrete marker to the center of the valve box. This distance (in linear feet) shall be stamped on the brass plate located on the top of the concrete valve marker. In lieu of installing the concrete valve markers, the Utility Contractor may provide at least two measurements from two independent permanent above ground structures to the Professional Engineer (PE) in the red line drawings to identify the valve locations. The Professional Engineer (PE) must include these measurements in the As-Built Record Drawings submitted to HRW.

Z. The Utility Contractor will be responsible for any and all repairs due to leakage damage from poor workmanship during the one (1) year warranty period once the water system improvements have been accepted by Harnett Regional Water. Harnett Regional Water will provide maintenance and repairs when requested and bill the Developer and/or Utility Contractor if necessary due to lack of response within 48 hours of notification of warranty work. The Utility Contractor will be responsible for any and all repairs due to damages resulting from failure to locate the new water lines and associated appurtenances for other utilities and their contractors until the water lines have been approved by NCDEQ and accepted by HRW. The final inspection of water system improvements cannot be scheduled with HRW until the streets have been paved; the rights-of-way and utility easements have been seeded and stabilized with an adequate stand of grass in place to prevent erosion issues on site.

AA The Engineer of Record is responsible to insure that construction is, at all times, in compliance with accepted sanitary engineering practices and approved plans and specifications. No field changes to the approved plans are allowed without prior written approval by HRW. A copy of each engineer's field report is to be submitted to HRW as each such inspection is made on system improvements or testing is performed by the contractor. Water and sewer infrastructure must pass all tests required by HRW specifications and those of all applicable regulatory agencies. These tests include, but are not limited to: air test, vacuum test, mandrel test, visual test, pressure test, bacteriological test, etc. A HRW Inspector must be present during testing and all test results shall be submitted to HRW. All tests must be satisfied before the final inspection will be scheduled with the HRW Inspector. The Engineer of Record must request in writing to schedule the final inspection once all construction is complete. The Developer's Engineer of Record and the HRW Utility Construction Inspector shall prepare a written punch list of any defects or deficiencies noted during the final inspection, should any exist. Upon completion of the punch list, the Developer's Engineer of Record will schedule another inspection. In the event the number of inspections performed by the HCDPU exceeds two, additional fees may be accessed to the Developer.

811 Know what's below. Call before you dig.

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SHEET 1 OF 16

ECLS GLOBAL ENG
U.S. VETERAN-OWNED
19 N. McKINLEY ST.
COATS, NC 27521
910.897.3257 ECLSGLOBALINC.COM
910.897.2329 (FAX) LCF C-1775

REVISIONS:
- REVISION PER HRW & HARNETT COUNTY COMMENTS 10/26/2022
- REVISION PER NCDOT COMMENTS 10/26/2023

NORTH CAROLINA PROFESSIONAL SEAL 14580 ENGINEER GLENN T. LOVINGS

10/26/2023

CHAMPS CONVENIENCE STORE
JAY AMBE SHAKTI, LLC
U.S. 401 N FUQUAY-VARINA, NC 27526
HECTOR'S CREEK TWP., HARNETT CO., N. C.
D.B.4011 PG.326 P.B. 2021, PG. 218
PIN:0654-51-8196.000

FOR

COVER SHEET

PROJECT: 21-575
SURVEYED BY: ARB
DRAWN BY: LLL
CHECK BY:
SCALE: NTS
DATE: 06/10/2022

ECLS

Drawing name: Y:\ecls_docs\COMMERCIAL PROJECTS\21-575 (US 401 N, Fuquay)\21-575 REV.dwg CHAMPS COVER SHEET Oct 27, 2023 8:29am by: Loren