

TYPE D BUFFER
1. MINIMUM WIDTH OF 15 FEET (APPLIES TO PROPERTY LINES ADJACENT TO PUBLIC RIGHT-OF-WAY OR AS OTHERWISE NOTED WITHIN THIS ORDINANCE)
2. 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
3. OPTION 2
AN OPAQUE FENCE LOCATED WITHIN THE REQUIRED BUFFER AREA; SUCH FENCE SHALL BE A MINIMUM HEIGHT OF SIX (6) FEET IN HEIGHT.

IN ADDITION TO THE TYPE D BUFFER, 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.

HARNETT REGIONAL WATER NOTES:

WATER LINE CONSTRUCTION AND TIE-IN WILL NEED TO BE COORDINATED AND INSPECTED BY HRW CONSTRUCTION INSPECTOR CHAD EVERETTE

WATER USAGE: 25GAL/EMPLOYEE/SHIFT = 25 GAL/DAY

SITE DATA

PROPERTY ADDRESS: NC 42 HIGHWAY
HOLLY SPRINGS, NC
HARNETT COUNTY

OWNER: F & S LAND DEVELOPMENT, LLC
460 AUSLEY RD.
FUQUAY-VARINA, NC 27526

ZONING: RA-30 (HARNETT COUNTY)
R-30 (WAKE COUNTY)

SETBACKS
FRONT - 35'
SIDE - 10'
SIDE CORNER - 20'
REAR - 25'

LAND USE: LOW DENSITY RESIDENTIAL
LAND USE CLASSIFICATION: LOW DENSITY RESIDENTIAL
SPECIAL USE PERMIT # BOA2211-0007, APPROVED 01-09-2023

P.I.N.: 0646-10-0367.000
DEED BOOK/PAGE 4177/867
MAP# 2009/775

AREAS:
TOTAL TRACT AREA: 14.941 ACRES (650,863SF)
AREA IN RAILROAD R/W: 0.796 ACRES (34,680SF)
AREA NORTH OF RAILROAD R/W: 2.231 ACRES (97,198SF)
AREA SOUTH OF RAILROAD R/W: 11.915 ACRES (518,985SF)

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA MAP#3720064600J, EFF. DATE 10/03/2006 ZONE X NOT PRINTED, MAP#3720064500J, EFF. DATE 10/03/2006 ZONE X NOT PRINTED, AND MAP#3720062400J, EFF. DATE 10/03/2006 ZONE X.

PUBLIC WATER IS AVAILABLE
PUBLIC SEWER IS NOT AVAILABLE
PORTION OF PROPERTY IS LOCATED IN HQW WATERSHED DISTRICT AND SHALL NOT EXCEED THIRTY-SIX PERCENT (36%) BUILT-UPON AREA WITHOUT A PERMITTED BMP.
PROPERTY IS LOCATED WITHIN ONE MILE OF A VOLUNTARY AGRICULTURE DISTRICT
ALL BUFFERS AND EASEMENTS AR TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS
LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PARKING AREAS, DRIVE AISLES, AND ALL LANDSCAPE BUFFERING.
GATES WILL REMAIN CLOSED AND ACCESS VIA PRIVATE CODE
IF PROVIDED SIGN SHOULD BE SETBACK AT LEAST 10' FROM ACCESS EASEMENTS & RIGHT-OF-WAYS; AND WILL REQUIRE AN ADDITIONAL REVIEW.
SIGHT LIGHTING SHALL BE LOCATED IN SUCH A MANNER AS TO PREVENT DIRECT GLARE AND LIGHTING ONTO ADJACENT PROPERTY OR INTO THE PUBLIC RIGHT(S)-OF-WAY. ALL FLOOD LIGHTS SHALL BE INSTALLED SUCH THAT THE FIXTURE SHALL BE AIMED DOWN AT LEAST 45 DEGREES FROM VERTICAL.

BUSINESS OPERATING HOURS SHALL BE 6:00 AM TO 11:00 PM EVERY DAY.
TRASH WILL BE COLLECTED BY A COMMERCIAL TRASH COLLECTION SERVICE

HIGH DENSITY OPTION FOR STORMWATER - BMP'S ARE REQUIRED

BMP#1
TOTAL DRAINAGE AREA = 152,760SF (3.51 AC.)
IMPERVIOUS AREA = 88,127SF
% IMPERVIOUS = 57.7%

BMP#1
TOTAL DRAINAGE AREA = 343,848SF (7.89 AC.)
IMPERVIOUS AREA = 195,105SF
% IMPERVIOUS = 56.7%

STORMWATER BMP'S TO BE OPERATED AND MAINTAINED BY:
F & S LAND DEVELOPMENT, LLC
460 AUSLEY RD.
FUQUAY-VARINA, NC 27526

OWNER'S CONSENT FORM

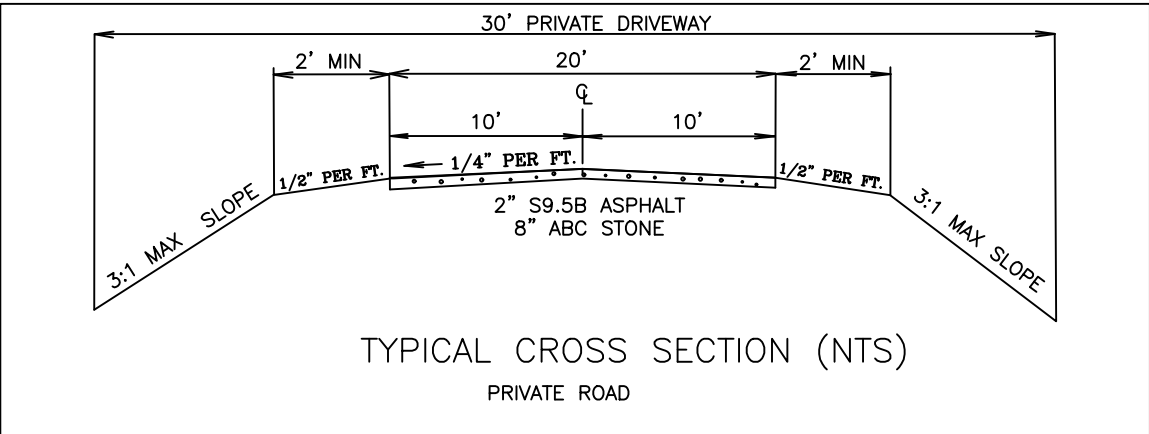
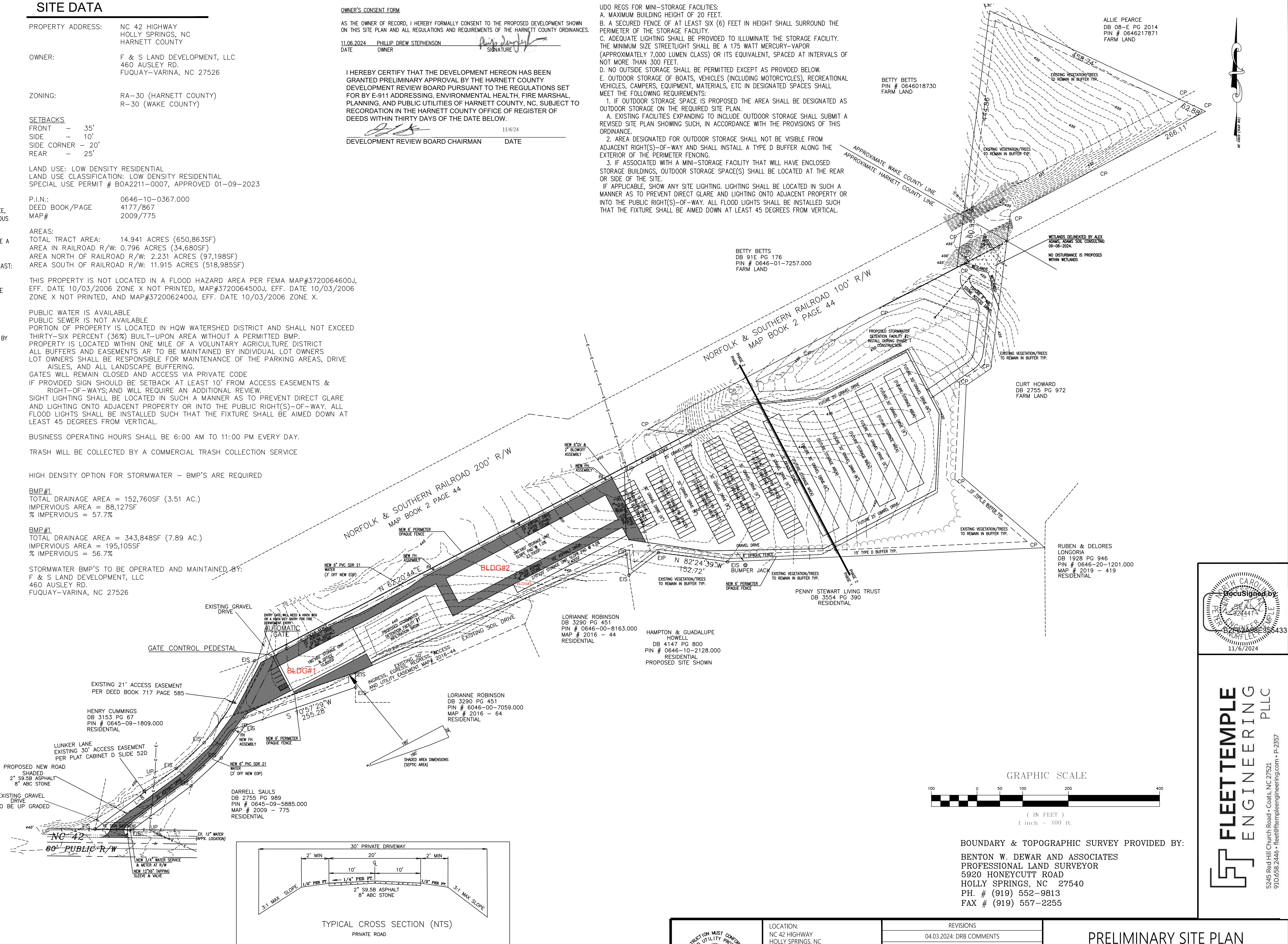
AS THE OWNER OF RECORD, I HEREBY FORMALLY CONSENT TO THE PROPOSED DEVELOPMENT SHOWN ON THIS SITE PLAN AND ALL REGULATIONS AND REQUIREMENTS OF THE HARNETT COUNTY ORDINANCES.

11.06.2024 PHILLIP DREW STEPHENSON
DATE OWNER SIGNATURE

I HEREBY CERTIFY THAT THE DEVELOPMENT HEREON HAS BEEN GRANTED PRELIMINARY APPROVAL BY THE HARNETT COUNTY DEVELOPMENT REVIEW BOARD PURSUANT TO THE REGULATIONS SET FOR BY E-911 ADDRESSING, ENVIRONMENTAL HEALTH, FIRE MARSHAL, PLANNING, AND PUBLIC UTILITIES OF HARNETT COUNTY, NC, SUBJECT TO RECORDATION IN THE HARNETT COUNTY OFFICE OF REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

11/6/24
DEVELOPMENT REVIEW BOARD CHAIRMAN DATE

UDO RECS FOR MINI-STORAGE FACILITIES:
A. MAXIMUM BUILDING HEIGHT OF 20 FEET.
B. A SECURED FENCE OF AT LEAST SIX (6) FEET IN HEIGHT SHALL SURROUND THE PERIMETER OF THE STORAGE FACILITY.
C. ADEQUATE LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE STORAGE FACILITY. THE MINIMUM SIZE STREETLIGHT SHALL BE A 175 WATT MERCURY-VAPOR (APPROXIMATELY 7,000 LUMEN CLASS) OR ITS EQUIVALENT, SPACED AT INTERVALS OF NOT MORE THAN 300 FEET.
D. NO OUTSIDE STORAGE SHALL BE PERMITTED EXCEPT AS PROVIDED BELOW.
E. OUTDOOR STORAGE OF BOATS, VEHICLES (INCLUDING MOTORCYCLES), RECREATIONAL VEHICLES, CAMPERS, EQUIPMENT, MATERIALS, ETC IN DESIGNATED SPACES SHALL MEET THE FOLLOWING REQUIREMENTS:
1. IF OUTDOOR STORAGE SPACE IS PROPOSED THE AREA SHALL BE DESIGNATED AS OUTDOOR STORAGE ON THE REQUIRED SITE PLAN.
A. EXISTING FACILITIES EXPANDING TO INCLUDE OUTDOOR STORAGE SHALL SUBMIT A REVISED SITE PLAN SHOWING SUCH, IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.
2. AREA DESIGNATED FOR OUTDOOR STORAGE SHALL NOT BE VISIBLE FROM ADJACENT RIGHT(S)-OF-WAY AND SHALL INSTALL A TYPE D BUFFER ALONG THE EXTERIOR OF THE PERIMETER FENCING.
3. IF ASSOCIATED WITH A MINI-STORAGE FACILITY THAT WILL HAVE ENCLOSED STORAGE BUILDINGS, OUTDOOR STORAGE SPACE(S) SHALL BE LOCATED AT THE REAR OR SIDE OF THE SITE.
IF APPLICABLE, SHOW ANY SITE LIGHTING. LIGHTING SHALL BE LOCATED IN SUCH A MANNER AS TO PREVENT DIRECT GLARE AND LIGHTING ONTO ADJACENT PROPERTY OR INTO THE PUBLIC RIGHT(S)-OF-WAY. ALL FLOOD LIGHTS SHALL BE INSTALLED SUCH THAT THE FIXTURE SHALL BE AIMED DOWN AT LEAST 45 DEGREES FROM VERTICAL.



LOCATION:
NC 42 HIGHWAY
HOLLY SPRINGS, NC
BUCKHORN TOWNSHIP
HARNETT COUNTY, NC

PROPERTY OWNER/DEVELOPER:

F & S LAND DEVELOPMENT, LLC
460 AUSLEY RD
FUQUAY VARINA, NC 27526

| REVISIONS | |
|---------------------------------------|--|
| 04.03.2024: DRB COMMENTS | |
| 06.04.2024: DRB COMMENTS | |
| 07.28.2024: NCDEQ/HRW SUBMITTALS | |
| 09.05.2024: HRW COMMENTS | |
| 09.11.2024: NCDEQ STORMWATER COMMENTS | |
| 10.14.2024: NCDEQ EROSION COMMENTS | |
| 11.06.2024: FOR PRELIM DRB APPROVAL | |

PRELIMINARY SITE PLAN FOR 42 MINI STORAGE

HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: N/A
DATE: 07.26.2023

C1.0