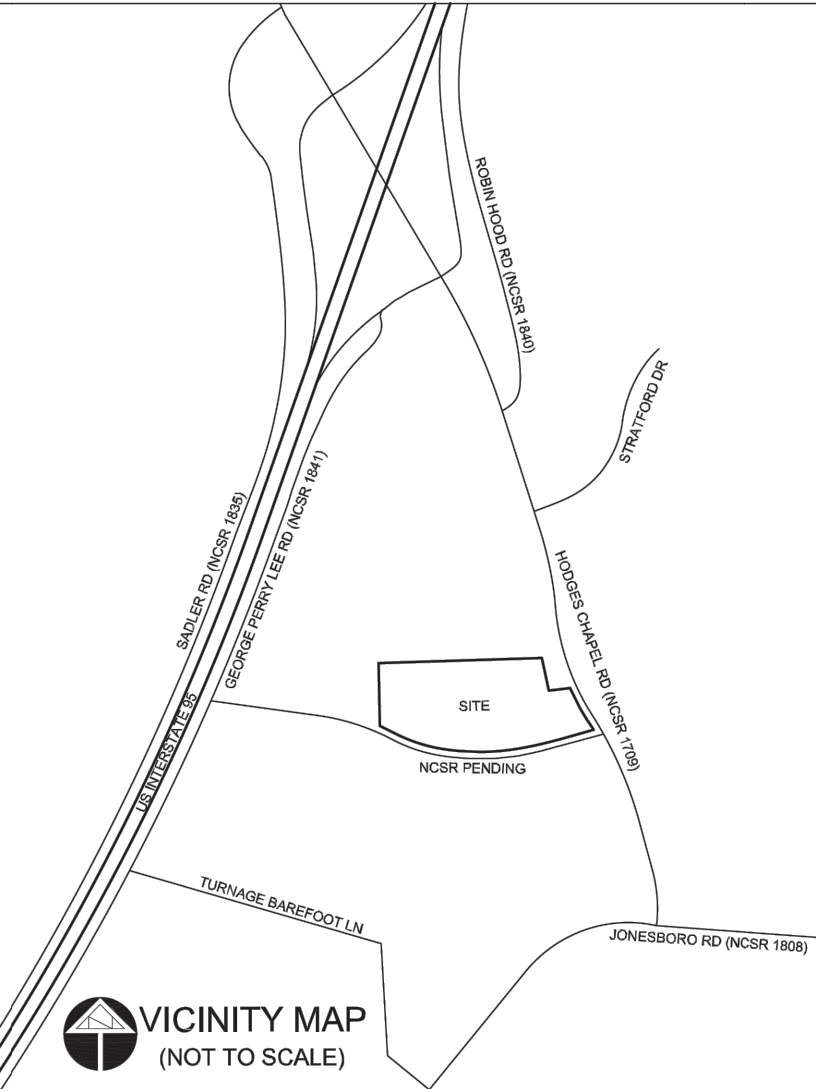
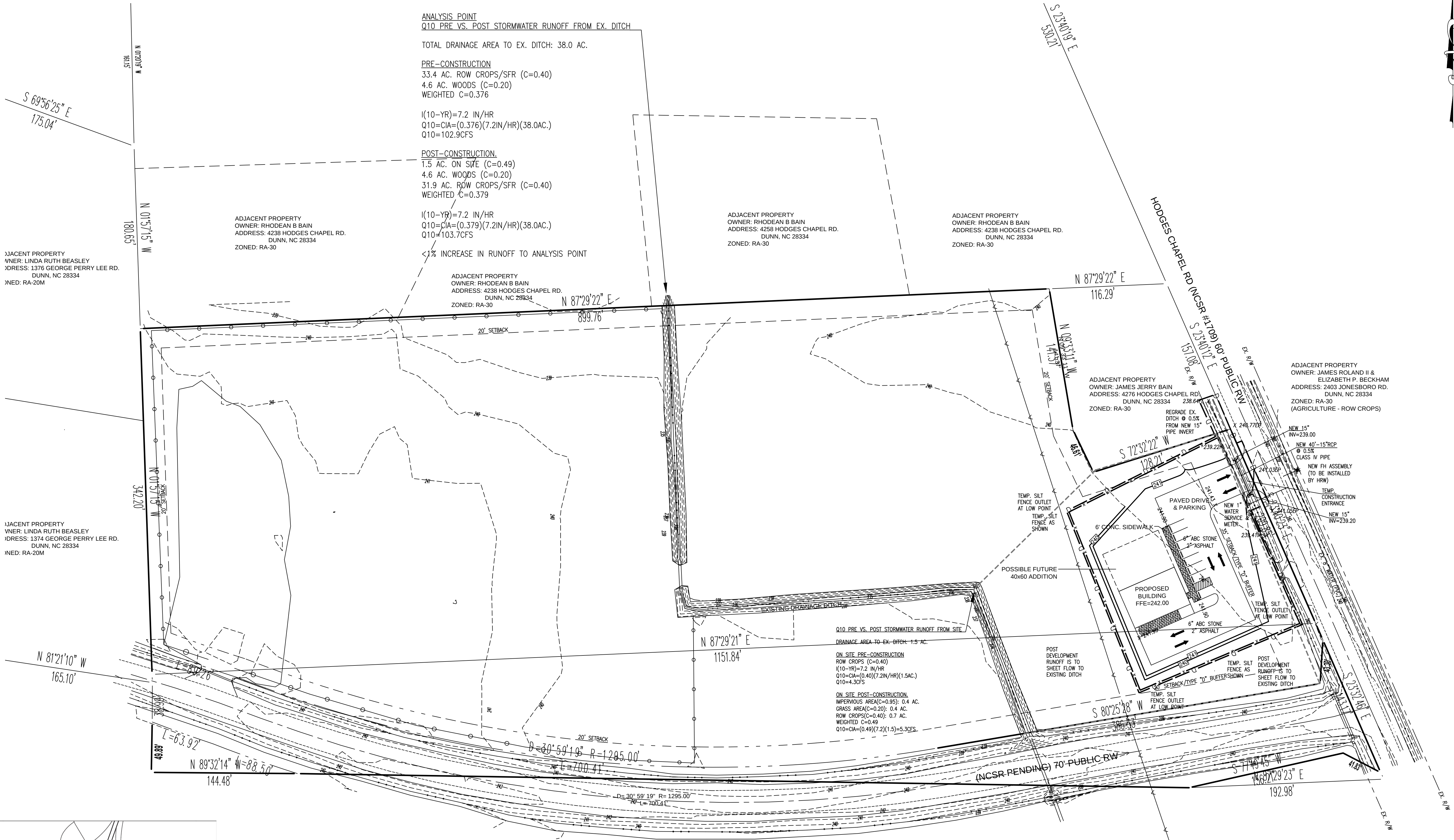




ADJACENT PROPERTY
OWNER: TREVY LEE BAREFOOT
ADDRESS: 4288 HODGES CHAPEL RD.
DUNN, NC 28334
ZONED: RA-30

BUFFER REQUIREMENTS FOR GROUP 3 (ZONED COMMERCIAL) AND GROUP 1 (RESIDENTIAL), TYPE A, D BUFFER REQUIRED
1) A STAGGERED ROW OF LARGE MATURING TREES <30' APART
2) MULCH OR EVERGREEN GROUND COVER TO COVER THE REMAINDER OF THE BUFFER
3) TYPE A, 12' MIN. (APPLIES TO SIDE AND REAR PROPERTY LINES), W/ A 6' TALL OPAQUE FENCE (PG.189)
4) TYPE D, 15' MIN. (APPLIES TO PROPERTY LINES ADJACENT TO PUBLIC RIGHT-OF-WAY, INCLUDING A 6' TALL OPAQUE FENCE (PG. 189-190)

GENERAL NOTES:
1) BUSINESS HOURS OF OPERATION WILL BE MONDAY THROUGH FRIDAY 8:00 AM - 5:00 PM
2) NO HAZARDOUS MATERIALS ARE EXPECTED ON SITE
3) P/S TRUCK BODIES & EQUIPMENT IS RESPONSIBLE FOR MAINTENANCE OF THE PARKING AREA AND ALL LANDSCAPE BUFFERING
4) TRASH CONTAINER WILL REMAIN INSIDE UNTIL IT IS REMOVED FROM SITE DAILY OR AS REQUIRED
5) LAND USE CLASSIFICATION - EMPLOYMENT MIXED USE
6) THIS DEVELOPMENT IS WITHIN ONE MILE OF A VOLUNTARY AGRICULTURAL DISTRICT
7) SITE LIGHTING WILL BE PROVIDED BY WALL SCONCES LOCATED IN A MANNER TO PREVENT DIRECT GLARE OR LIGHTING TO ADJACENT PROPERTIES.

SITE DATA:
OWNER: JPF PROPERTIES, LLC
1560 GEORGE PERRY LEE RD.
DUNN, NC 28334
NCPIN: 1537-27-3212.000
DB: 4178, PG: 755
PC: #F, PG: 2862
TOWNSHIP: AVERASBORO
JURISDICTION: HARNETT COUNTY, NC
ZONED: COMMERCIAL
TOTAL AREA: 10.91 ACRES (475208.14 SQ.FT.)
IMPERVIOUS SURFACE: 2.8%
MINIMUM BUILDING SETBACKS:
FRONT YARD: 30'
REAR YARD: 25'
SIDE YARD: 0' (20' w/ ADJACENT RESIDENTIAL)
MAXIMUM HT: 35'

CERTIFICATION OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF HARNETT COUNTY, NORTH CAROLINA AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER AND WATER LINES TO THE COUNTY OF HARNETT.

OWNER: JPF PROPERTIES
DATE: 09.17.2025

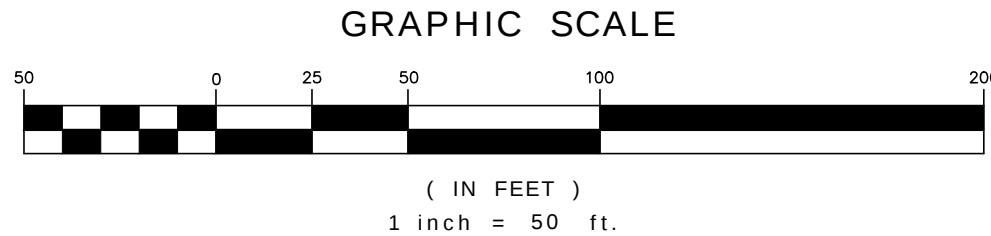
I HEREBY CERTIFY THAT THE DEVELOPMENT HEREON HAS BEEN GRANTED PRELIMINARY APPROVAL BY THE HARNETT COUNTY DEVELOPMENT REVIEW BOARD PURSUANT TO THE REGULATIONS SET FOR BY E-911 ADDRESSING, ENVIRONMENTAL HEALTH, FIRE MARSHAL, PLANNING, AND PUBLIC UTILITIES OF HARNETT COUNTY, NC, SUBJECT TO RECORDATION IN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

DEVELOPMENT REVIEW BOARD CHAIRMAN
DATE:

The Harnett County Development Review Board has approved this Site Plan. This project is subject to all federal, state, and local government regulations and 09/19/2025 applicable expiration periods.

TEMPORARY DIVERSION BERM (TDB)
(7 DAY STABILIZATION TIME FRAME)
TEMPORARY SILT FENCE (TSF)
LIMITS OF DISTURBED AREA
TOTAL DISTURBED AREA=0.8 ACRES
EXISTING CONTOUR
FINISH GRADE CONTOUR
TEMP. ROCK CHECK DAM (TRCD)

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:
ON THE LEVEL SURVEYING
JAMES LONNIE PEACOCK, PLS
FIRM # P-2158
NC REG. LAND SURVEYOR NO. L-5141
1646 DENNING RD. BENSON, N.C. 27504
TELEPHONE: 919-422-3580



SITE, GRADING, DRAINAGE, AND
EROSION CONTROL PLAN

FOR
PJ'S TRUCK BODIES

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: N/A
DATE: 06/26/2024
P/E JOB# 0069
C1.0

FLEET TEMPLE
ENGINEERING PLLC
5245 Red Hill Church Road • Coats, NC 27521
910.658.2440 • fleet@templeengineering.com • P-2357

REVISIONS
07.09.2025: HRW SUBMITTAL
09.02.2025: HRW COMMENTS

LOCATION:
SR 1709 - HODGES CHAPEL RD.
AVERASBORO TOWNSHIP
HARNETT COUNTY
PROPERTY OWNER/DEVELOPER:
JPF PROPERTIES LLC
PO BOX 1207
DUNN, NC 28335-1207

ALL APPROVED PROJECTS MUST COMPLY WITH THE HARNETT COUNTY DEVELOPMENT REVIEW BOARD REGULATIONS. BEFORE ANY WORK BEGINS, CONTACT ONE-CALL CENTER 1-800-632-4449 or 811

DESIGNED BY
09/02/2025