

VICINITY MAP  
SCALE: 1"=500'

SITE PLAN INFORMATION:

1. NAME: DUNCAN INDUSTRIAL PARK CONCRETE PLANT
2. STREET ADDRESS: 243 PROGRESS DRIVE, DUNCAN, NORTH CAROLINA 27026
3. P.I.N.: 0536-90-4937
4. PLAT BOOK / PAGE: PB 2018 / PG 026  
DEED BOOK / PAGE: DB 1482 / PG 026
5. LAND USE (EXISTING/PROPOSED): VACANT / CONCRETE PLANT
6. NORMAL BUSINESS HOURS: MONDAY - SATURDAY 8AM - 6PM
7. LAND USE CLASSIFICATION: COMPACT MIXED USE
8. TOTAL NUMBER OF LOTS: 1 (RECOMBINATION IN PROGRESS)
9. LOT SIZE: 283,039 SF / 6.50 ACRES
10. DISTURBED AREA: 162,100 SF / 3.66 ACRES
11. CURRENT/PROPOSED ZONING: INDUSTRIAL
12. BUILDING SETBACKS: FRONT - 50 FT., SIDE - 25 FT / 50 FT. (ADJACENT RESIDENTIAL), REAR - 25 FT / 50 FT. (ADJACENT RESIDENTIAL)
13. LANDSCAPE BUFFERS: FRONT - TYPE 'C', REAR - TYPE 'A'
14. INSIDE TOWN LIMITS: NO
15. INSIDE FLOOD HAZARD BOUNDARY: NO (PER FEMA MAP #272062600Q)
16. BUILDING SQUARE FOOTAGE & USE: 1,000 SF OFFICE
17. PROPOSED PARKING REQUIREMENTS: OFFICE  
(1 SPACE / PER 2 EMPLOYEES)  
X (6 EMPLOYEES)  
2 SPACES REQUIRED
18. IMPERVIOUS SURFACE AREA: TOTAL SPACES REQUIRED  
TOTAL SPACES PROVIDED  
4 SPACES PROPOSED (1 H.C. + 3 REG.)  
3,182 SF / 0.07 ACRES  
EXISTING: 83,831 SF / 1.93 ACRES  
PROPOSED: 83,831 SF / 1.93 ACRES (100%)  
TOTAL: 167,662 SF / 3.86 ACRES
19. PROPOSED WATER PROVIDER: HARNETT COUNTY
20. ANTICIPATED WATER USAGE: 2,500 GALLONS / PER DAY
21. PROPOSED SEWER PROVIDER: PRIVATE SEPTIC SYSTEM
22. OWNER: RP ONE, LLC  
P.O. BOX 1186  
POUGHWATER, NC 27026  
CONCRETE SUPPLY CO., LLC  
CHARLOTTE, NC 28226
23. DEVELOPER: RP ONE, LLC

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

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DEPARTMENT NOTES:

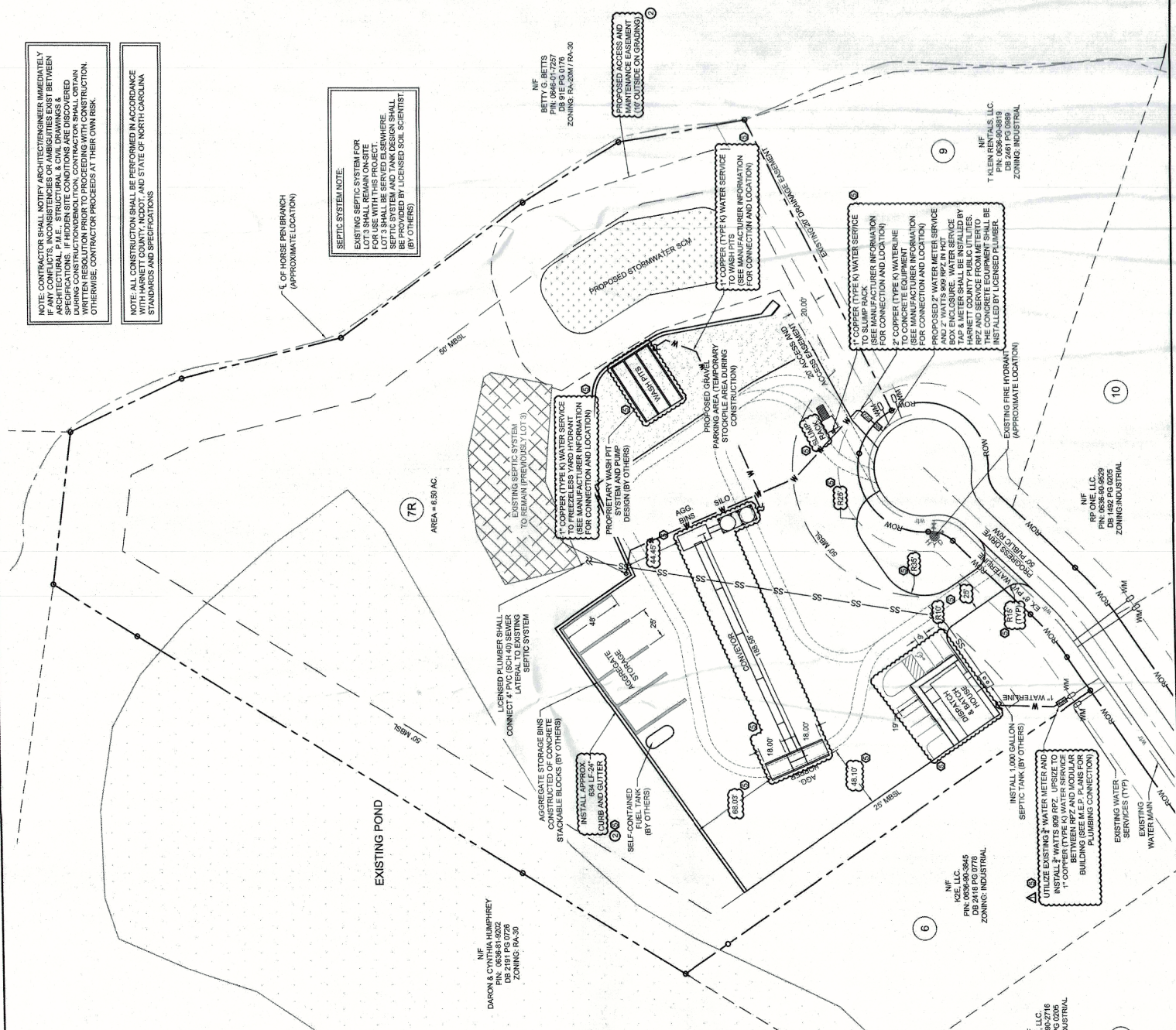
1. ALL MECHANICAL AREAS LOCATED ON, BESIDE OR ADJACENT TO ANY BUILDING OR DEVELOPMENTS SHALL BE SCREENED FROM THE VIEWS OF STREETS AND ADJACENT PROPERTY.
2. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PARKING AREAS AND LANDSCAPE BUFFERS.
3. TRASH SERVICE TO BE PROVIDED BY PRIVATE SERVICE USING ROLL OUT BINS.
4. THIS DEVELOPMENT IS WITHIN ONE MILE OF THE "VOLUNTARY AGRICULTURAL DISTRICT".



NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY AT THE TIME OF DISCOVERY OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, P.E. STRUCTURAL & CIVIL DRAWINGS & SPECIFICATIONS. IF HIDDEN SITE CONDITIONS ARE DISCOVERED, CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH CONSTRUCTION. OTHERWISE, CONTRACTOR PROCEEDS AT THEIR OWN RISK.

NOTE: ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH HARNETT COUNTY, NCDOT, AND STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.

SEPTIC SYSTEM NOTE:  
EXISTING SEPTIC SYSTEM FOR LOT 3 SHALL REMAIN ON-SITE FOR USE WITH THIS PROJECT. SEPTIC SYSTEM AND TANK DESIGN SHALL BE PROVIDED BY LICENSED SOIL SCIENTIST (BY OTHERS).



DARON & CYNTHIA HUMPHREY  
P.O. BOX 1022  
DUNCAN, NC 27026  
ZONING: RA-30

NF  
BETTY G. BETTS  
P.O. BOX 451-7257  
DB 3116 PG 0778  
ZONING: RA-30/MI/PA-30

NF  
TILEN REPAIRS, LLC  
P.O. BOX 90-3919  
DB 2461 PG 0989  
ZONING: INDUSTRIAL

NF  
RP ONE, LLC  
P.O. BOX 1186  
DB 1482 PG 0205  
ZONING: INDUSTRIAL

NF  
KZE, LLC  
P.O. BOX 2116  
DB 2416 PG 0778  
ZONING: INDUSTRIAL

NF  
RP ONE, LLC  
P.O. BOX 1186  
DB 1482 PG 0205  
ZONING: INDUSTRIAL

INSTALL 1,000 GALLON SEPTIC TANK (BY OTHERS)

UTILIZE EXISTING 3" WATER METER AND INSTALL 2" WATTS 500 WATER SERVICE 1' CORNER BETWEEN RRZ AND BUILDING (SEE M.E.P. PLANS FOR CONNECTIONS)

EXISTING WATER SERVICES (TYP) WATER TANK

1" COPPER (TYPE K) WATER SERVICE (SEE MANUFACTURER INFORMATION FOR CONNECTION AND LOCATION)

2" COPPER (TYPE K) WATERLINE (SEE MANUFACTURER INFORMATION FOR CONNECTION AND LOCATION)

PROPOSED 2" WATER METER SERVICE (SEE MANUFACTURER INFORMATION FOR CONNECTION AND LOCATION)

WATER SERVICE BOX ENCLOSURE, WATER SERVICE TAP & METER SHALL BE INSTALLED BY HARNETT COUNTY PUBLIC UTILITIES. THE CONCRETE EQUIPMENT SHALL BE INSTALLED BY LICENSED PLUMBER.

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PROPOSED ACCESS AND MAINTENANCE EASEMENT (10' OUTSIDE ON GRADINGS)

EXISTING SEPTIC SYSTEM TO REMAIN (PREVIOUSLY LOT 3)

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EXISTING FIRE HYDRANT (APPROXIMATE LOCATION)

EXISTING HORSE PEN BRANCH (APPROXIMATE LOCATION)

EXISTING POND

AREA = 6.59 AC.

AGGREGATE STORAGE BINS CONSTRUCTED OF CONCRETE STACKABLE BLOCS (BY OTHERS)

INSTALL APPROX. 6M LEAK-PROOF CURB AND GUTTER

SELF-CONTAINED FUEL TANK (BY OTHERS)

LICENSED PLUMBER SHALL CONNECT LATERAL TO EXISTING SEPTIC SYSTEM

PROPOSED STORMWATER SCM

PROPOSED CLEAN STOCKPILE AREA DURING CONSTRUCTION

PARKING AREA (TEMPORARY DURING CONSTRUCTION)

PROPOSED STORMWATER SCM

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