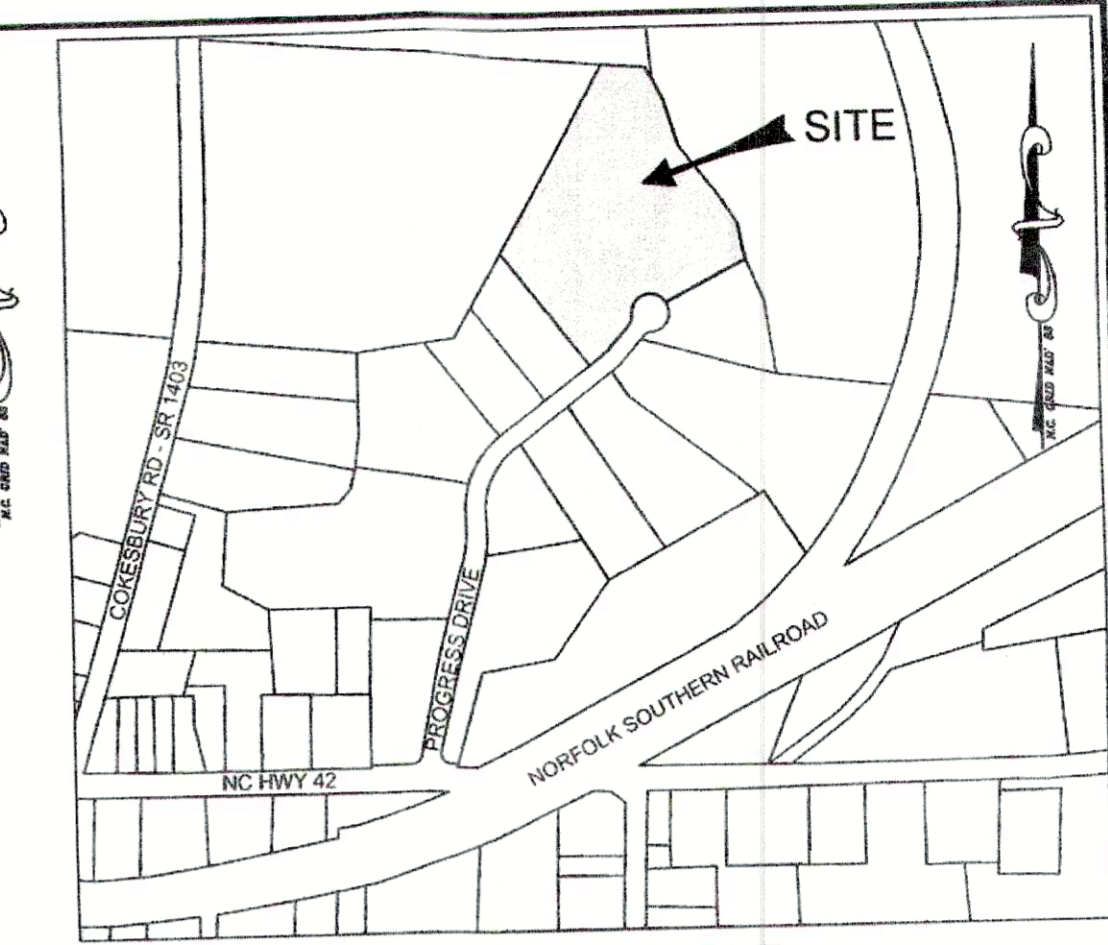
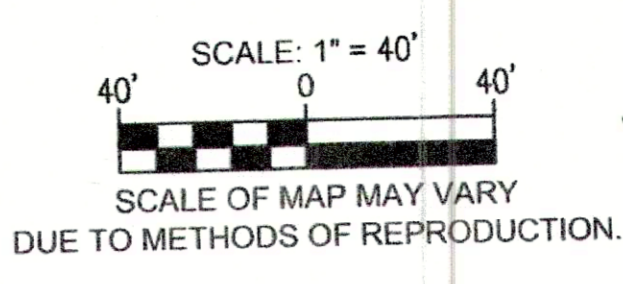


NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF ANY CONFLICTS, INCONSISTENCIES OR AMBIGUITIES EXIST BETWEEN ARCHITECTURAL, P.M.E., STRUCTURAL & CIVIL DRAWINGS & SPECIFICATIONS. IF HIDDEN SITE CONDITIONS ARE DISCOVERED DURING CONSTRUCTION/DEMOLITION, CONTRACTOR SHALL OBTAIN WRITTEN RESOLUTION 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. LOT 3 SHALL BE SERVED ELSEWHERE SEPTIC SYSTEM AND TANK DESIGN SHALL BE PROVIDED BY LICENSED SOIL SCIENTIST (BY OTHERS)



VICINITY MAP
SCALE: 1"=500'

SITE PLAN INFORMATION:

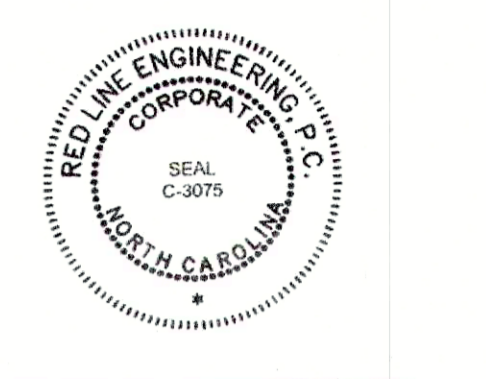
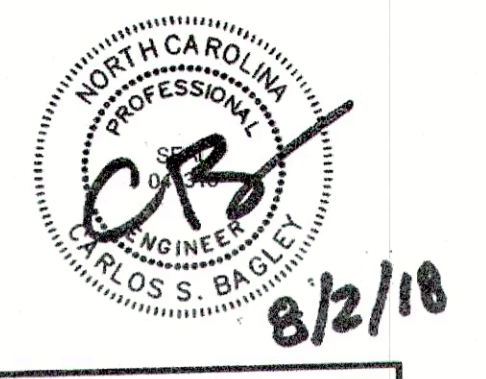
1. NAME:	DUNCAN INDUSTRIAL PARK CONCRETE PLANT
2. STREET ADDRESS:	243 PROGRESS DRIVE FUQUAY VARINA, NORTH CAROLINA 27526
3. P.I.N.:	0636-90-4937
4. PLAT BOOK / PAGE: DEED BOOK / PAGE:	PB 2018 / PG 129 DB 1492 / PG 0205
5. LAND USE (EXISTING/PROPOSED):	VACANT / CONCRETE PLANT
6. NORMAL BUSINESS HOURS:	MONDAY - SATURDAY 6AM - 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:	152,130 SF / 3.50 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" SIDE: "TYPE C" REAR: "TYPE A"
14. INSIDE TOWN LIMITS:	NO
15. INSIDE FLOOD HAZARD BOUNDARY:	NO (PER FEMA MAP #3720062600K)
16. BUILDING SQUARE FOOTAGE & USE:	1,800 SF OFFICE
17. PROPOSED PARKING REQUIREMENTS: OFFICE	(1 SPACE / PER 2 EMPLOYEES) X (4 EMPLOYEES) 2 SPACES REQUIRED
TOTAL SPACES REQUIRED	2 SPACES TOTAL
TOTAL SPACES PROVIDED	4 SPACES PROPOSED (1 H.C. + 3 REG.)
18. IMPERVIOUS SURFACE AREA: EXISTING: PROPOSED: TOTAL:	3,152 SF / 0.07 ACRES 83,831 SF / 1.93 ACRES 86,983 SF / 2.00 ACRES (31%)
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 1166 FUQUAY-VARINA, NC 27526
23. DEVELOPER:	CONCRETE SUPPLY CO., LLC. P.O. BOX 5247 CHARLOTTE, NC 28206

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

OWNER _____ DATE _____

NOTE:
MODULAR BATCH HOUSE STEPS AND/OR RAMP ACCESS SHALL BE PROVIDED BY OTHERS AND FIELD CONSTRUCTED.

- PLANNING DEPARTMENT NOTES:**
- ALL MECHANICAL AREAS LOCATED ON, BESIDE, OR ADJACENT TO ANY BUILDING OR DEVELOPMENTS SHALL BE SCREENED FROM THE VIEWS OF STREETS AND ADJACENT PROPERTY.
 - THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PARKING AREAS AND LANDSCAPE BUFFERING.
 - TRASH SERVICE TO PROVIDE BY PRIVATE SERVICE USING ROLL OUT BINS.
 - THIS DEVELOPMENT IS WITHIN ONE MILE OF THE "VOLUNTARY AGRICULTURAL DISTRICT."



FINAL DRAWING FOR REVIEW PURPOSES ONLY

THIS ORIGINAL SHEET IS 24"X36". OTHER DIMENSIONS INDICATE IT HAS BEEN ALTERED. ALL INFORMATION REPRODUCED ON THIS SHEET IS THE PROPERTY OF RED LINE ENGINEERING, P.C. UNDER PENALTY OF LAW THIS INFORMATION SHALL NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THEIR WRITTEN AUTHORIZATION FROM RED LINE ENGINEERING, P.C. 2016



DUNCAN INDUSTRIAL PARK
243 PROGRESS DRIVE
FUQUAY-VARINA, NORTH CAROLINA 27526

PROPOSED SITE AND UTILITY PLAN

REVISIONS:	DATE:
1. PER HC DP	5/2/18
2. PER NCDEQ SW	5/14/18
3. PER HC PLANNING	6/1/18
4. PER NCDEQ SW	6/4/18
5. PER OWNER	7/27/18

ISSUED FOR: REVIEW/PERMIT
DATE: 4/24/18

PROJECT NO.: 18-008
DRAWN BY: CSB
REVIEWED BY: GJM
SHEET NUMBER: C3 OF 9 SHEETS

*Jamie Reed
Concrete Supply Co.
803-513-9358*