

VICINITY MAP
SCALE: 1"=2000'

OWNER
DEPT OF INTERIORS, INC.
2512 HIDDEN MEADOW DR
RUSSELL VARIAN, NC 27501
PH: 919 888-7292

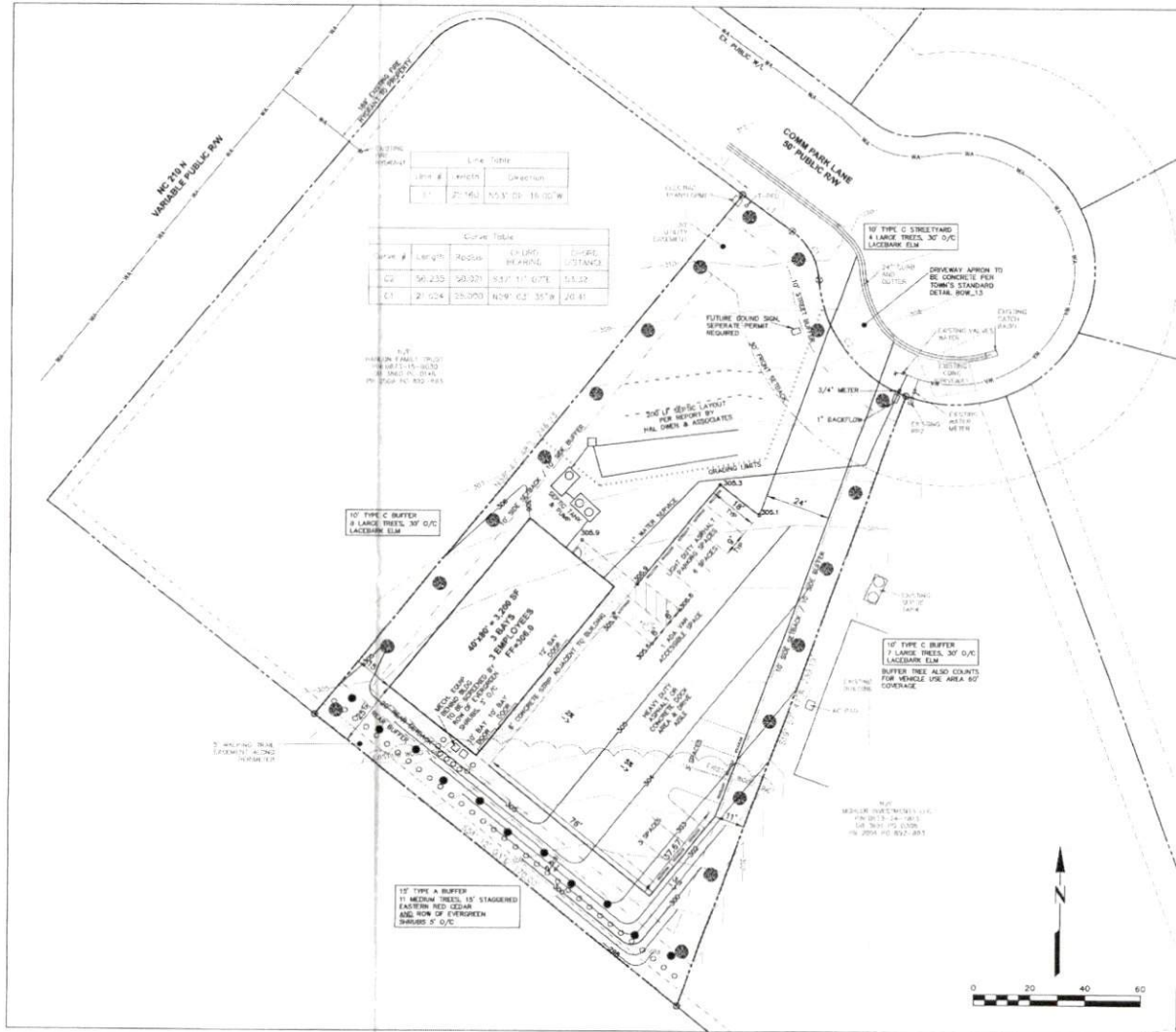
ENGINEER
CAPITAL CIVIL ENGINEERING, PLLC
1011 PEMBERTON HILL RD, SUITE 203
RFX, NC 27602
PH: 919 248-8367

SITE DATA

SUBDIVISION	210 COMMERCIAL PARK
RECORDED DEED	DEED BOOK 3977, PAGE 92
LOT NUMBER	6
ADDRESS	26 COMM PARK LANE
HARNETT CO PIN NO	D673-24-0911.000
ZONING	CC - GENERAL COMMERCIAL
AREA	0.70 ACRES
EXISTING USE	VACANT
PROPOSED USE	AUTOMOBILE SERVICE
HOURS OF OPERATION	7AM-6PM MONDAY THRU SATURDAY
CONSTRUCTION TYPE	V-B
OCCUPANCY TYPE	S-1
FRONT YARD SETBACK	30'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	20'
PARKING REQUIRED	THREE PER BAY PLUS ONE SPACE PER EMPLOYEE BAYS = 3 EMPLOYEES = 3 PARKING REQUIRED = 12 SPACES
PARKING PROVIDED	12 SPACES TOTAL (INCL ADA BELOW)
HANDICAP VAN ACCESS SPACES	1 SPACE
DISTURBED AREA	0.56 ACRES
PROPOSED IMPERVIOUS AREA	0.32 ACRES
BUILDING HEIGHT	19'
BUILDING FOOTPRINT	3,200 SF
100YR FLOOD PLAIN	NONE ON THIS LOT
FEMA FLOOD MAP	3720064200M EFFECTIVE 10/3/2006
WATERSHED	N/A
IMPERVIOUS SURFACE COVERAGE	46.1%
HAZARDOUS MATERIALS ONSITE	NONE
STORMWATER EXEMPTION	IMPERVIOUS UNDER 30,000 SF NO 100YR STORM COWSTREAM IMPACT STUDY PROVIDED

SITE NOTES:

- ALL CONSTRUCTION PER TOWN OF ANDER ORDINANCE OR HARNETT COUNTY SPECIFICATIONS.
- EROSION CONTROL
- SITE UNDER 1 ACRE THEREFORE NO EROSION PERMIT REQUIRED.
- EROSION CONTROL PRACTICES TO BE FOLLOWED PER NCGEN FIELD MANUAL
- EROSION MEASURES TO INCLUDE 36" FENCING AROUND ENTIRE PERIMETER OR PROPERTY AND CONSTRUCTION ENTRANCE
- TRASH TO BE CONTAINED IN BUILDING IN ROLL OUT BINS. IF A DUMPSTER IS ADDED TO SITE IT IS TO BE SCREENED FROM STREET VIEW BY WOODEN FENCING MINIMUM OF ONE FOOT HIGHER THAN DUMPSTERS.
- NO SITE IRRIGATION SHALL BE PROVIDED.
- LANDSCAPE INSTALLATION AND MAINTENANCE PER ANGER GRD 7.4.2 AND 7.4.3
- ASPHALT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER UPON TESTING OF EXISTING SUBGRADE.



SITE PLAN
SCALE: 1"=20'

INDEX

C1	COVER SHEET AND SITE PLAN
C2	EXISTING SURVEY
C3	EROSION CONTROL PLAN

26 COMM PARK LANE

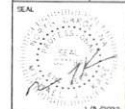
26 COMM PARK LANE, ANDER, NC 27501

CC (GENERAL COMMERCIAL) ZONING - TOWN OF ANDER

COVER SHEET & SITE PLAN



CAPITAL CIVIL ENGINEERING, PLLC
1011 PEMBERTON HILL RD, SUITE 203, RFX, NC 27602
COPYRIGHT 2022 CAPITAL CIVIL ENGINEERING, PLLC P-086



DATE: JANUARY 5, 2022

ISSUED FOR: REVIEW

SHEET NO:

C1