

SITE PLAN NOTES:

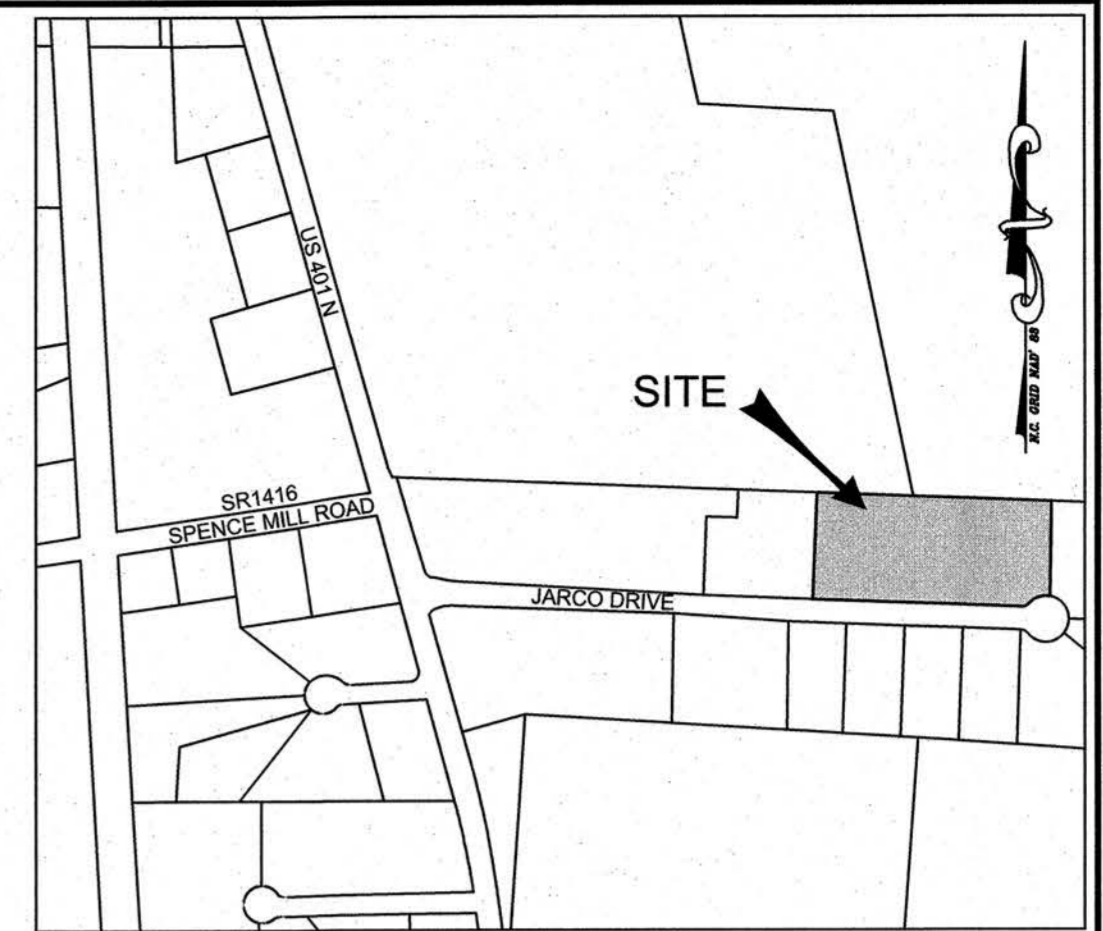
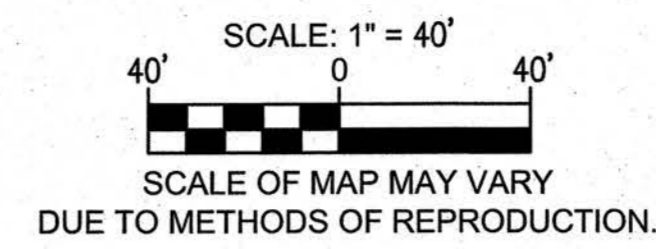
- ROLL OUT TRASH CANS WILL BE USED FOR TRASH COLLECTION.
- OWNER WILL BE RESPONSIBLE FOR PARKING AREA MAINTENANCE AND LANDSCAPE BUFFERING.
- AT THIS TIME, NO BULK HAZARDOUS MATERIAL WILL BE STORED ON-SITE.
- OWNER MUST APPLY FOR SIGN PERMIT IF APPLICABLE.
- THIS DEVELOPMENT IS WITHIN ONE MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.

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.

FENCE NOTE: OWNER DESIRES TO SECURE SITE WITH SECURITY FENCE TYPE AND LOCATION OF FENCE AND ACCESS GATES SHALL BE DETERMINED AT A LATER DATE. FENCE GATES AND HARDWARE SHALL BE EQUIPPED WITH KNOX BOX FOR EMERGENCY VEHICLE ACCESS.

SEPTIC SYSTEM NOTE: SEPTIC SYSTEM DESIGN SHALL BE PROVIDED BY OTHERS. THE SEPTIC SYSTEM SHALL BE DESIGNED FOR 15 EMPLOYEES x 25 GALLONS PER DAY = 375 GAL/DAY TO ALLOW FOR FUTURE GROWTH.



VICINITY MAP
SCALE: 1"=500'



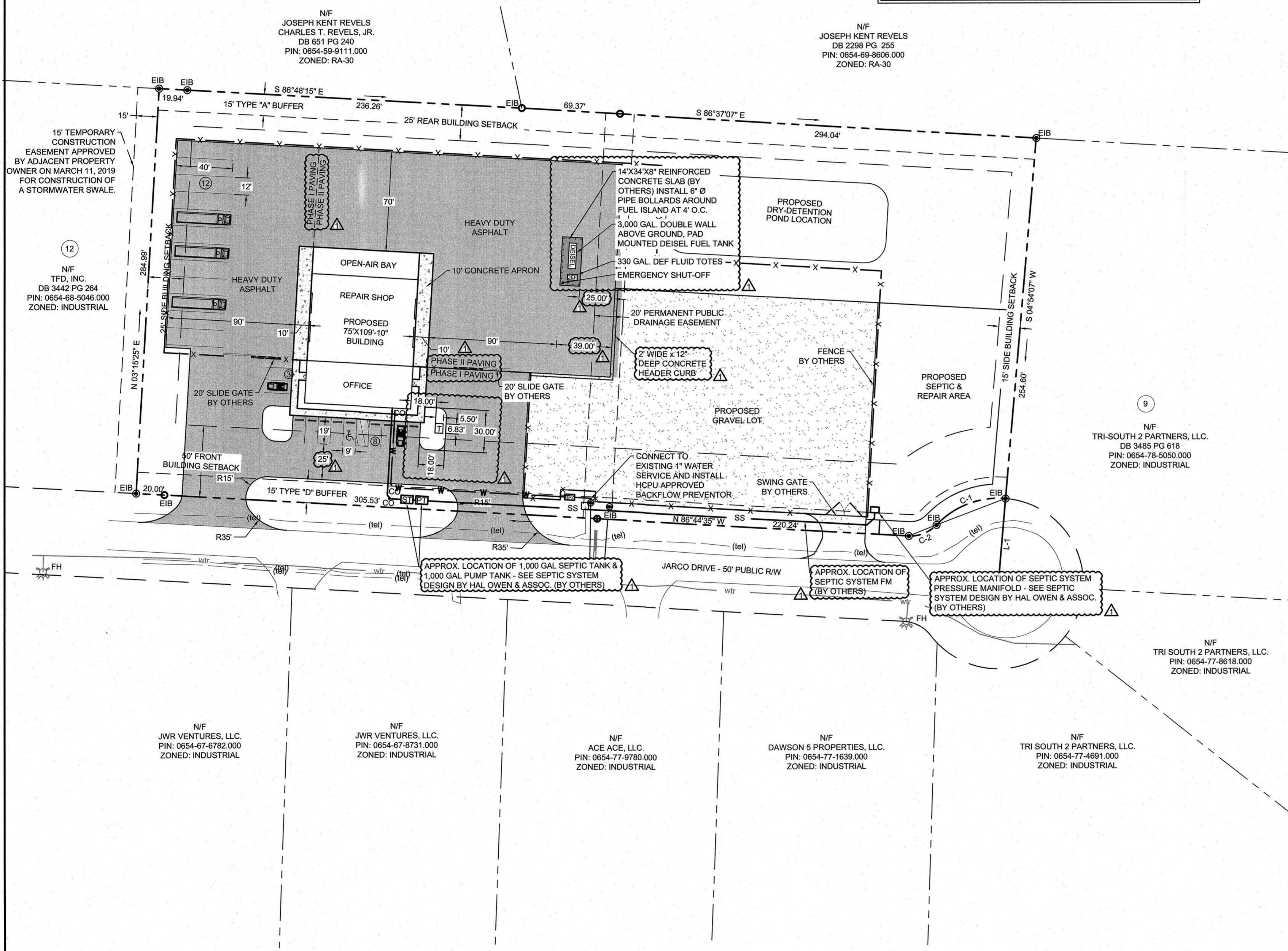
FINAL DRAWING FOR REVIEW PURPOSES ONLY

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SITE PLAN INFORMATION:

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|--|--|
| 1. NAME: | G&D HAULING AND D&J DIESEL FLEET SERVICES |
| 2. STREET ADDRESS: | JARCO DRIVE
FUQUAY-VARINA, NORTH CAROLINA 27526 |
| 3. P.I.N.: | 0654-78-1063.000 |
| 4. LAND USE (EXISTING/PROPOSED): | VACANT / EMPLOYMENT MIXED USE |
| 5. SPECIFIC USE: | OFFICE AND VEHICLE REPAIR |
| 6. TOTAL NUMBER OF LOTS (EXISTING/PROPOSED): | 1 |
| 7. TOTAL AREA: | 174,241 SF / 4.00 ACRES |
| 8. DISTURBED AREA: | 4.00 ACRES |
| 9. CURRENT/PROPOSED ZONING: | INDUSTRIAL |
| 10. PROPOSED BUILDING SQUARE FOOTAGE: | 2,258 SF OFFICE
4,563 SF TRUCK REPAIR
1,338 SF OPEN-AIR BAY
8,238 SF TOTAL |
| 11. PROPOSED BUILDING LOT COVERAGE: | 3.91% |
| 11. BUILDING SETBACKS: | STREET YARD - 50 FT.
SIDE YARD - 15 FT.
REAR - 25 FT. |
| 12. PARKING REQUIREMENTS: | 1 PER 300 SF OF OFFICE X 2, 258 SF = 8 SPACES
3 PER BAY/LIFT X 4 LIFTS = 12 SPACES
1 PER SHOP EMPLOYEE X 3 EMP. = 3 SPACES
TOTAL REQUIRED PARKING = 23 SPACES |
| TOTAL PARKING PROVIDED: | 11 CUSTOMER & EMPLOYEE SPACES
12 TRUCK REPAIR SHOP SPACES
23 SPACES (1 ACCESSIBLE SPACE) |
| 13. HOURS OF OPERATION: | MONDAY - SATURDAY 7AM - 5PM |
| 14. PROPOSED WATER DEMAND: | 10 EMPLOYEES x 25 GPD = 250 GPD |
| 15. INSIDE CITY LIMITS: | NO / HARNETT COUNTY |
| 16. INSIDE FLOOD HAZARD BOUNDARY: | NO (PER FEMA MAP #3720065400J)
EFFECTIVE DATE: OCTOBER, 6 2006 |
| 17. IMPERVIOUS SURFACE AREA: (MAX ALLOWED 65%) | EXISTING
103,429 SF / 2.37 ACRES (59%)
PROPOSED
113,257 SF / 2.60 ACRES (65%) |
| 18. WATERSHED: | CAPE FEAR (WS-IV) |
| 19. OWNER: | TRI SOUTH 2 PARTNERS, LLC.
2520 COTESWORTH DRIVE
WAKE FOREST, NORTH CAROLINA 27587 |
| 20. DEVELOPER: | GAP PROPERTIES, LLC.
409 COMMUNITY DRIVE
FUQUAY-VARINA, NORTH CAROLINA 27526 |



WATER SUPPLY WATERSHED SPECIAL INTENSITY ALLOCATION PERMIT (SNIA1901-0001) APPROVED 2/11/19, FOR 65% MAXIMUM IMPERVIOUS AREA.

EROSION CONTROL NOTE: AN APPROVED SEDIMENTATION AND EROSION CONTROL PERMIT SHALL WAS APPROVED FROM NCDEQ-DEMLR ON MARCH 5, 2019. THE OWNER SHALL PROVIDE A COPY OF THIS PERMIT TO HARNETT COUNTY PRIOR TO CONSTRUCTION.

MAINTENANCE NOTE: PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PARKING, GRAVEL AREAS, AND LANDSCAPE AREAS OUTSIDE OF THE PUBLIC RIGHT OF WAY.

UTILITY NOTE: HARNETT COUNTY PUBLIC UTILITIES SHALL PROVIDE WATER SERVICE TO THE PROPERTY LINE. DEVELOPER/OWNER SHALL INSTALL WATER SERVICE FROM METER TO THE BUILDING. THE OWNER SHALL INSTALL AN APPROVED RPZ IN HOTBOX ENCLOSURE. THE RPZ MUST BE APPROVED BY HARNETT COUNTY PUBLIC UTILITIES.



TRI-SOUTH INDUSTRIAL PARK - LOT 10

JARCO DRIVE
FUQUAY-VARINA, NORTH CAROLINA 27526

PROPOSED SITE AND UTILITY PLAN

REVISIONS:	DATE:
FIELD REV #1	8/7/19

ISSUED FOR:	DATE:
DRB TO HC	3/5/19
CONSTRUCTION	3/13/19

PROJECT NO.:	18-022
DRAWN BY:	CSB
REVIEWED BY:	GJM

SHEET NUMBER:

C3

OF 11 SHEETS