

VICINITY MAP
No Scale

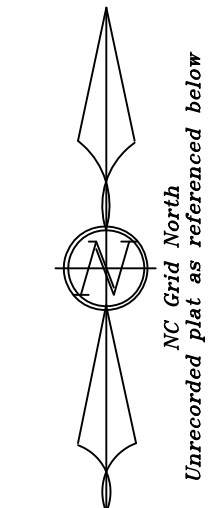
LEGEND:

—	Lines Surveyed	TP	Telephone Pedestal
- - -	Lines Not Surveyed	MH	Manhole
- - -	Tie or Adjoining Lines	WM	Water Meter
- - -	Right of Way Lines	FH	Fire Hydrant
- - -	EIP/EIS Existing Iron Pipe or Stake	Esmt.	Easement
ECM	Existing Concrete Monument	R/W	Right-of-Way
EPK	Existing P.K. Nail	C/L	Centerline
PKS	P.K. Nail Set	P.C.	Plat Cabinet
EMN	Existing MAG Nail	D.B.	Deed Book
MNS	MAG Nail Set	P.B.	Plat Book
ISS	Iron Stake Set	B.M.	Book of Maps
CSS	Cotton Spindle Set	PIN	Parcel Identifier
ECS	Existing Cotton Spindle	Ac.	Acres
RIS	Railroad Spike	Sq. Ft.	square feet
ELS	Existing Lightwood Stake	CP	Computed Point
PP	Power Pole	[]	Street Address
OHE	Overhead Electric Lines		

N.C.G.S. North Carolina Geodetic Survey
 NAD 27 North American Datum of 1927
 NAD 83 North American Datum of 1983
NOTES:
 * Iron Stakes set at all property corners unless noted otherwise.
 * Areas determined by coordinate method.
 * All distances/dimensions are horizontal ground distances unless otherwise indicated.

Use Groups and Buffer Types

Proposed Use	Adjacent Use			
	Group 1	Group 2	Group 3	Group 4
Use Group 1	None	None	None	None
Use Group 2	Type A, C	Type C	Type C	Type C
Use Group 3	Type A, C	Type A, C	Type C	Type C
Use Group 4	Type B	Type B, C	Type A, C	Type C



Sketch Plan
Office Flex Space
 166 N Raleigh Street Angier, NC 27501
 Town of Angier Black River Township
 Harnett County, NC Zoned: GC
 Scale: 1" = 20' Date: 5-16-16
 PIN: 0674-70-2458.000 REID: 0030877



PREPARED BY
STANCIL & ASSOCIATES
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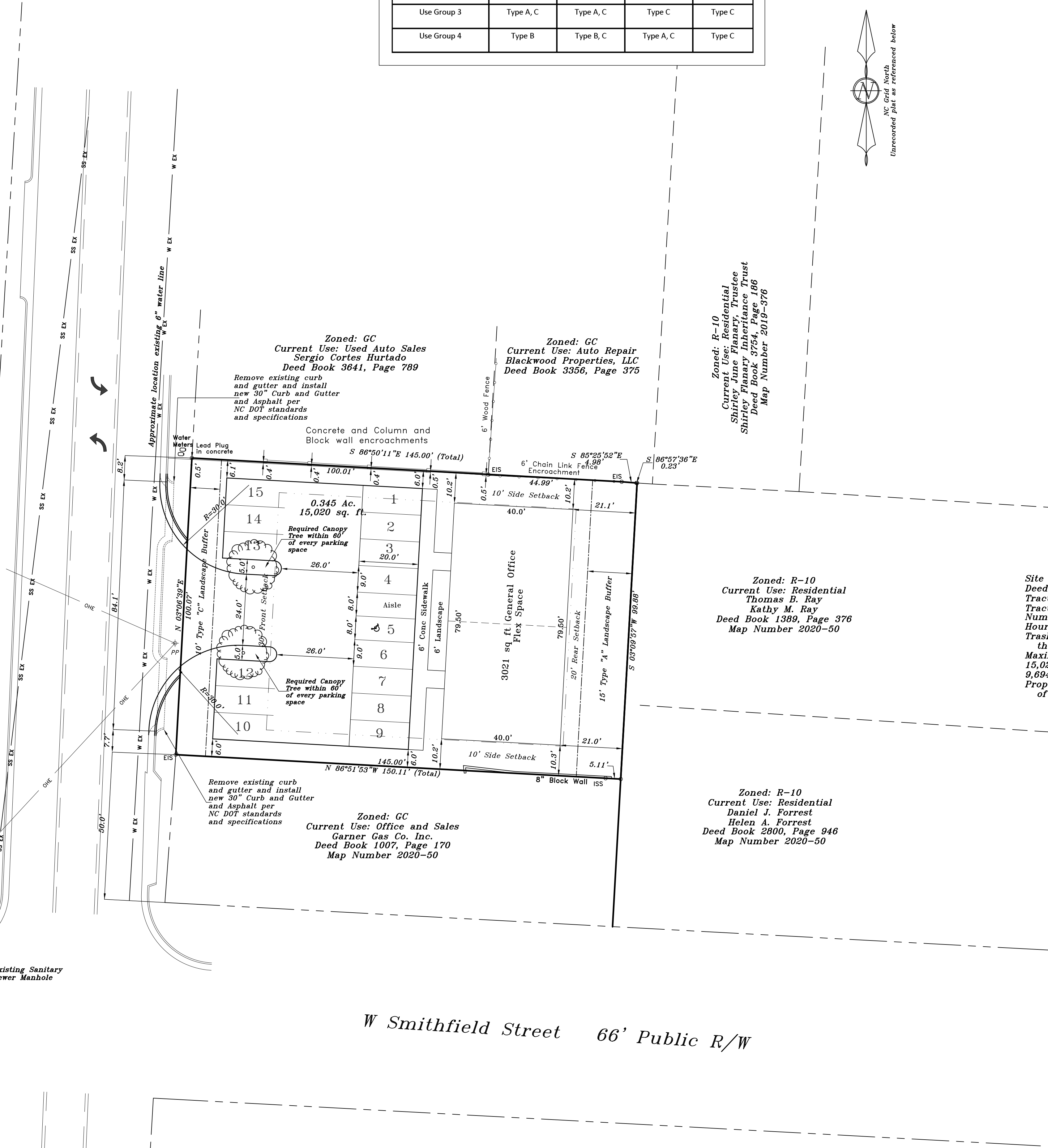
Owner and Developer
Silverstone Investments, LLC
 2309 Old US 1 South Apex, NC 27502
 919-650-9592 rich@coolpoolsnc.com

THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A CERTIFIED PLAT. THIS PLAT SHOULD NOT BE USED FOR CONVEYANCE OF TITLE OR ANY OTHER TRANSACTIONS.
 REVISED: 3-6-19 DOT Comments
 REVISED: 2-19-20 Alley Closure
 REVISED: 2-21-20 Town Comments
 REVISED: 3-2-20 Enlarge Building and Parking
 REVISED: 4-6-20 Encroachments

Type A
15 feet
Side and rear yards
REQUIRED SCREENING: A staggered row of large trees, spaced not more than 30 feet apart or a staggered row of medium trees spaced not more than 15 feet apart; and
OPTION 1: A row of evergreen shrubs placed not more than four (4) to six (6) feet apart which will grow to form a continuous hedge of at least six (6) feet in height within two (2) years of planting; or
OPTION 2: A masonry wall located within the required buffer area; such wall shall be a minimum height of six (6) feet (above finished grade); and, if a block wall, it shall be painted on all sides; or an opaque fence six (6) feet in height, finished side of fence must face out; or
OPTION 3: A berm (maximum of 3:1 slope) and planting combination, with the berm an average height of three (3) feet and dense plantings which will, when combined with the berm, achieve a minimum height of six (6) feet and seventy-five percent opacity within two (2) years.

Type C (street yard)
10 feet
Front yard (within 20 feet of edge of right-of-way)
REQUIRED SCREENING: A staggered row of large trees, spaced not more than 30 feet apart or a staggered row of medium trees spaced not more than 15 feet apart, supplemented by five (5) low growing shrubs for every required large maturing tree.

NC 55 N Raleigh Street 66' Public R/W



Site Data
 Deed Book 3788, Page 590, Map Number 2018-373 and Map Number 2020-50
 Tract shown hereon is not currently in a watershed district.
 Tract shown hereon is located in the TOWN CENTER landuse area
 Number of Employees = 4
 Hours of operation: M-F 9:00 am-5:00 pm, Sat. 10:00 am-2:00 pm
 Trash and recycle to be collected in a roll carts (provided by the town)
 therefore no dumpster is required.
 Maximum Building Height = 35'
 15,020 sq. ft. Total Area in Lot
 9,694 sq. ft. Total Impervious = 64.54%
 Proposed sign shall require a separate permit, see section 5.13.9 Table "E" of the Town of Angier Zoning Ordinance for sign standards.

Parking Data
 Use Group 3
 1 per 300 sq. ft. of Building Area
 10 Parking Spaces Required (Min. Size 9'x18')
 14 Standard Parking Spaces Provided (9'x20')
 1 Handicap Space and Aisle Provided (8'x20')

OWNER CERTIFICATE
 Owner hereby certifies and agrees to take such action as may be required by the Town of Angier to correct any errors, omissions or noncompliance with Town Standards and/or conditions described in this construction plan, including resubmission or re-execution of this construction plan with the appropriate corrections and/or revisions

Owner _____ Date _____

Town of Angier
 Minimum Building Setbacks
 For General Commercial (GC)

Front Setback = 30 feet
 Corner Side Setback = 30 feet
 Side Setback = 10 feet
 Rear Setback = 20 feet
 When parking is on side or in rear reduce front and/or corner side setback to 15 feet and increase landscaping by 25 percent.

FEMA FLOOD HAZARD STATEMENT
 Lots shown on this plat are not located within the FEMA Flood Hazard "Zone AE" as shown on FEMA map No. 3720067400K Effective Date: October 3, 2006

W Smithfield Street 66' Public R/W