

VICINITY MAP
SCALE: 1"=2000'

OWNER
DEPT OF INTERIORS, INC.
2512 HIDDEN MEADOW DR
FUQUAY VARINA, NC 27526
PH: 919 669-7292

ENGINEER
CAPITAL CIVIL ENGINEERING, PLLC
1011 PEMBERTON HILL RD, SUITE 203
APEX, NC 27502
PH: 919 249-8587

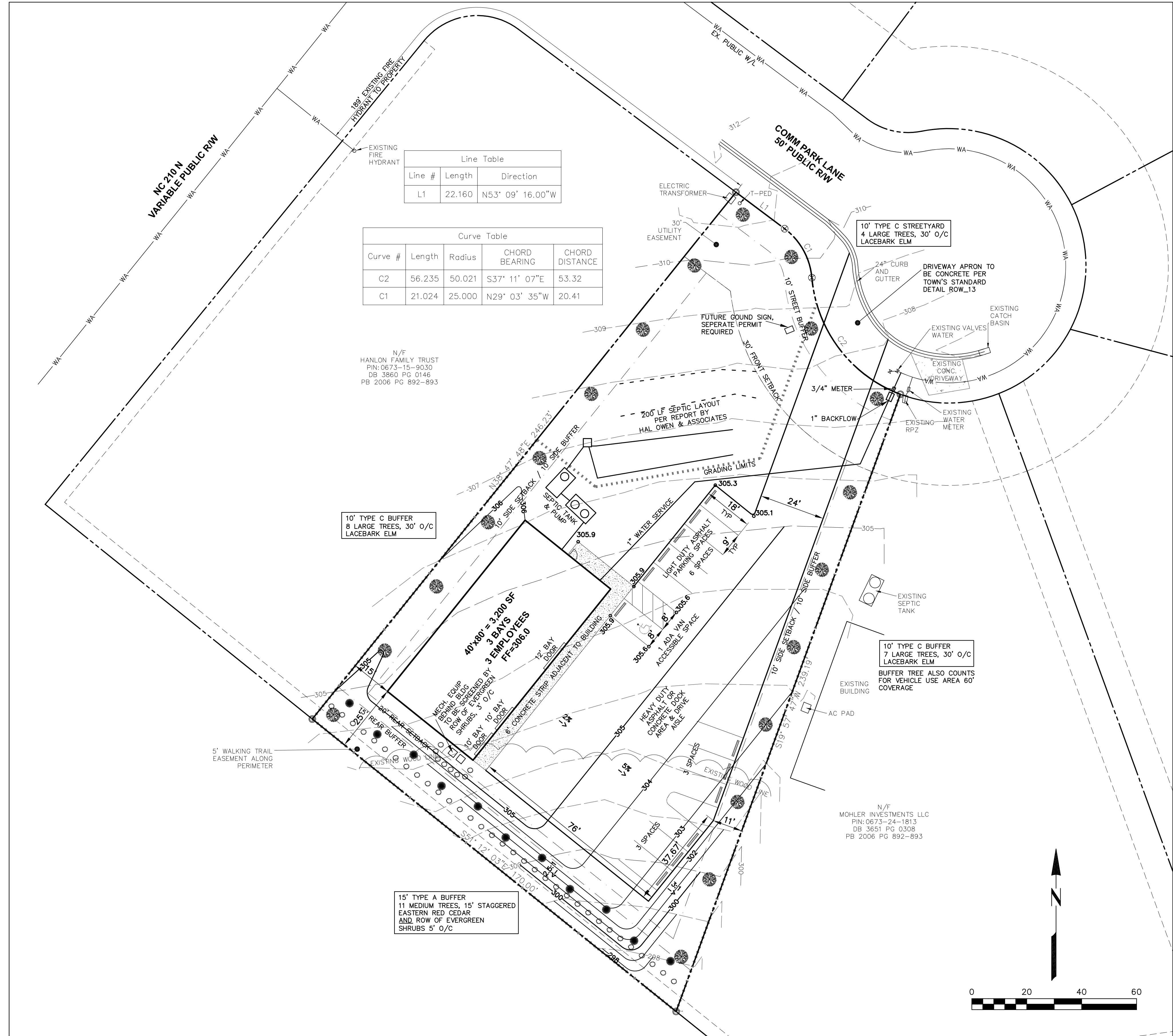


Know what's below.
Call before you dig.

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	0673-24-0911.000
ZONING	GC - 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 ACCES. 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	3720066200J EFFECTIVE 10/3/2006
WATERSHED	N/A
IMPERVIOUS SURFACE COVERAGE	46.1%
HAZARDOUS MATERIALS ONSITE	NONE
STORMWATER EXEMPTION	IMPERVIOUS UNDER 30,000 SF NO 10YR STORM DOWNSTREAM IMPACT STUDY PROVIDED

SITE NOTES:

- ALL CONSTRUCTION PER TOWN OF ANGIER ORDINANCE OR HARNETT COUNTY SPECIFICATIONS.
- EROSION CONTROL
- SITE UNDER 1 ACRE THEREFORE NO EROSION PERMIT REQUIRED.
- EROSION CONTROL PRACTICES TO BE FOLLOWED PER NCDENR FIELD MANUAL
- EROSION MEASURES TO INCLUDE SILT FENCING AROUND ENTIRE PERMETER 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 ANGIER ORD 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'

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

26 COMM PARK LANE

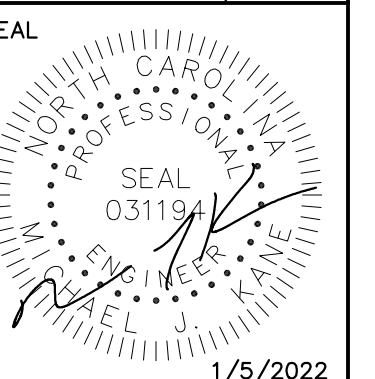
26 COMM PARK LANE, ANGIER, NC 27501

GC (GENERAL COMMERCIAL) ZONING - TOWN OF ANGIER

COVER SHEET & SITE PLAN



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DATE
JANUARY 5, 2022

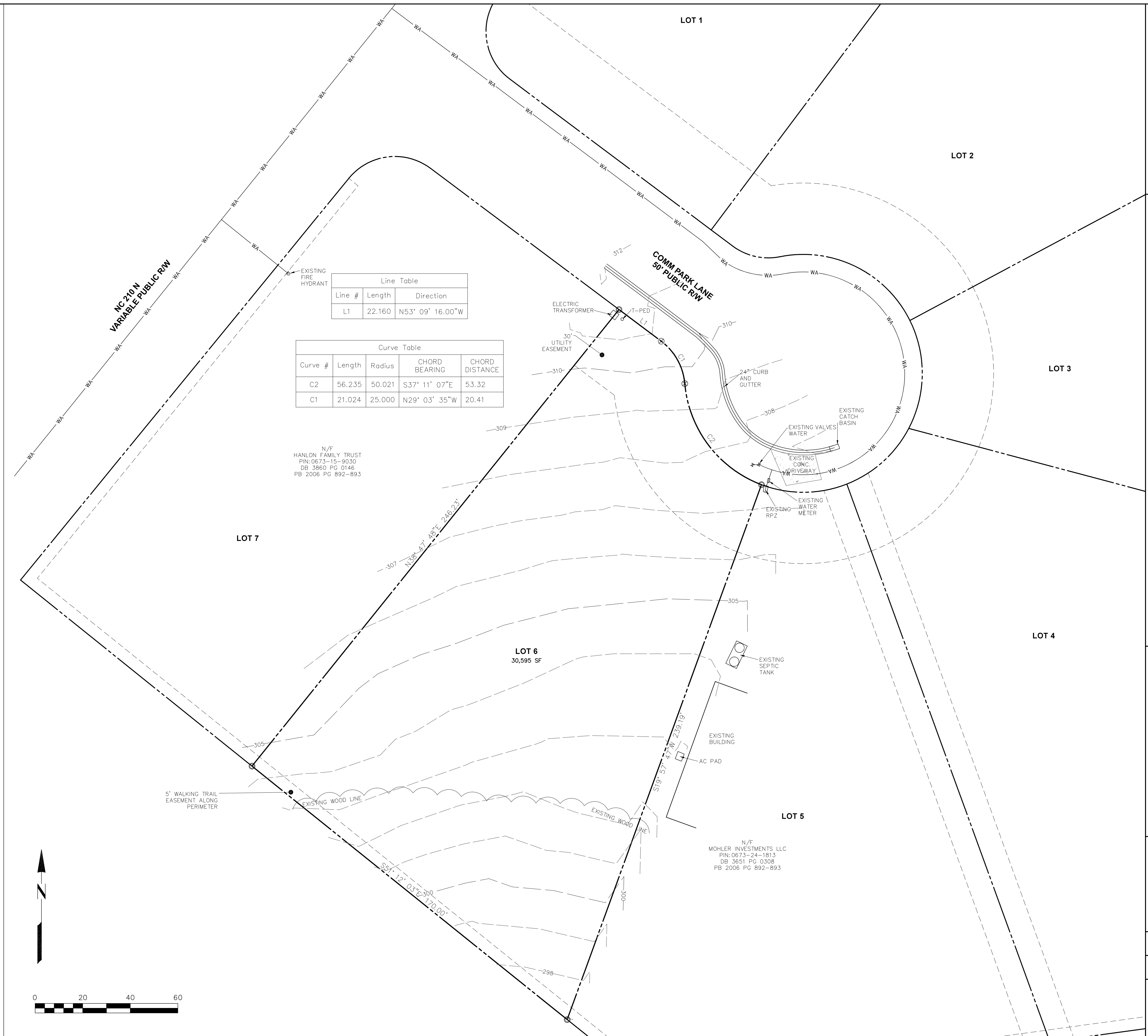
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C1



AERIAL OVERVIEW
SCALE: 1"=100'



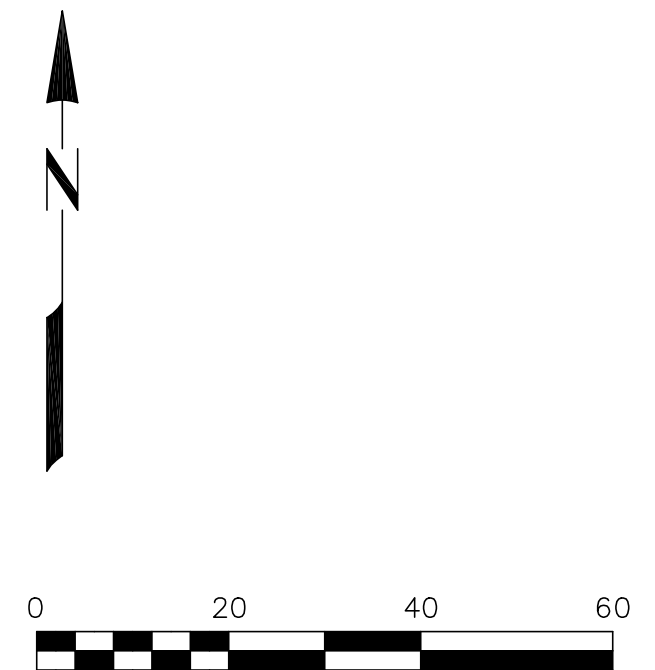
Line Table		
Line #	Length	Direction
L1	22.160	N53° 09' 16.00"W

Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD DISTANCE
C2	56.235	50.021	S37° 11' 07"E	53.32
C1	21.024	25.000	N29° 03' 35"W	20.41

N/F
HANLON FAMILY TRUST
PIN: 0673-15-9030
DB: 3660 PG: 0146
PB: 2006 PG: 892-893

N/F
MOHLER INVESTMENTS LLC
PIN: 0673-24-1813
DB: 3651 PG: 0308
PB: 2006 PG: 892-893

EXISTING SURVEY
SURVEY PROVIDED BY TROY J. KLUNGSETH, PLS L-4644, JUNE 2021
PLAT: 210 COMMERCIAL PARK, PB 2006 PG 892-893
PIN: 0673-24-0911.000
PID: 040683 0206 16
BLACK RIVER TWSP., HARNETT COUNTY
ZONE 'X' PER FIRM MAP 3720066200J, OCTOBER 03, 2006



EXISTING SURVEY
SCALE: 1"=20'

26 COMM PARK LANE
26 COMM PARK LANE, ANGIER, NC 27501
GC (GENERAL COMMERCIAL) ZONING - TOWN OF ANGIER
EXISTING SURVEY

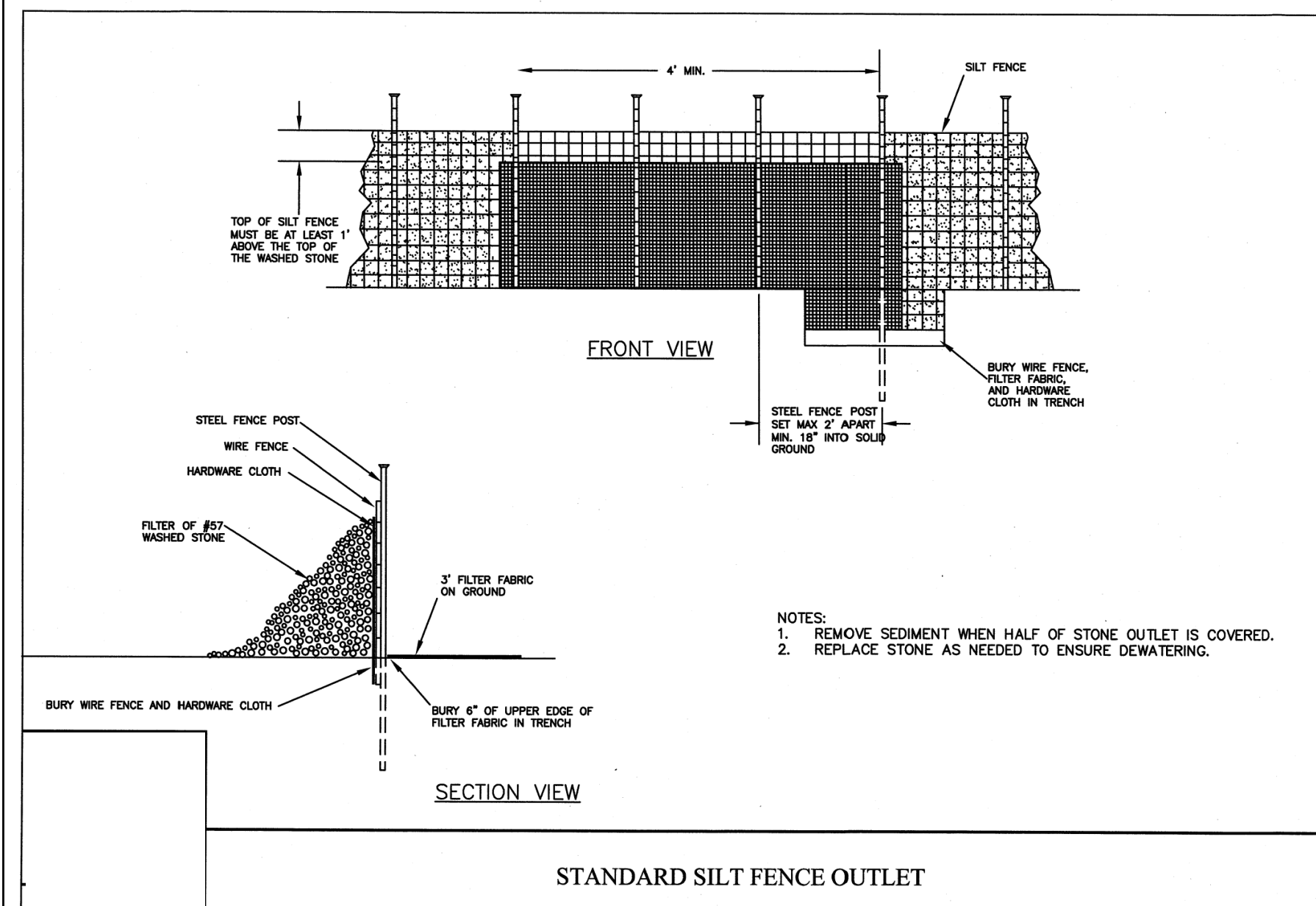
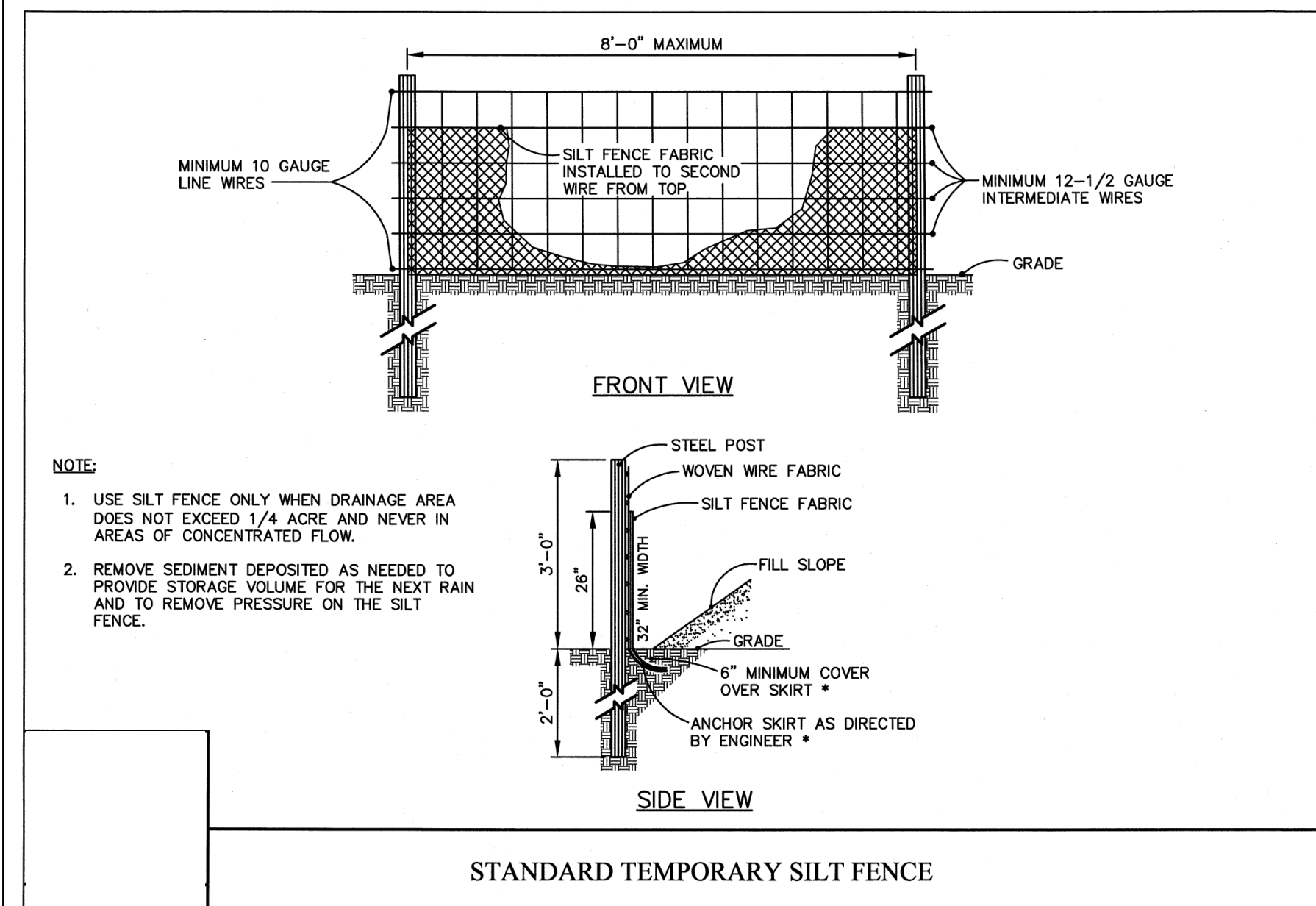
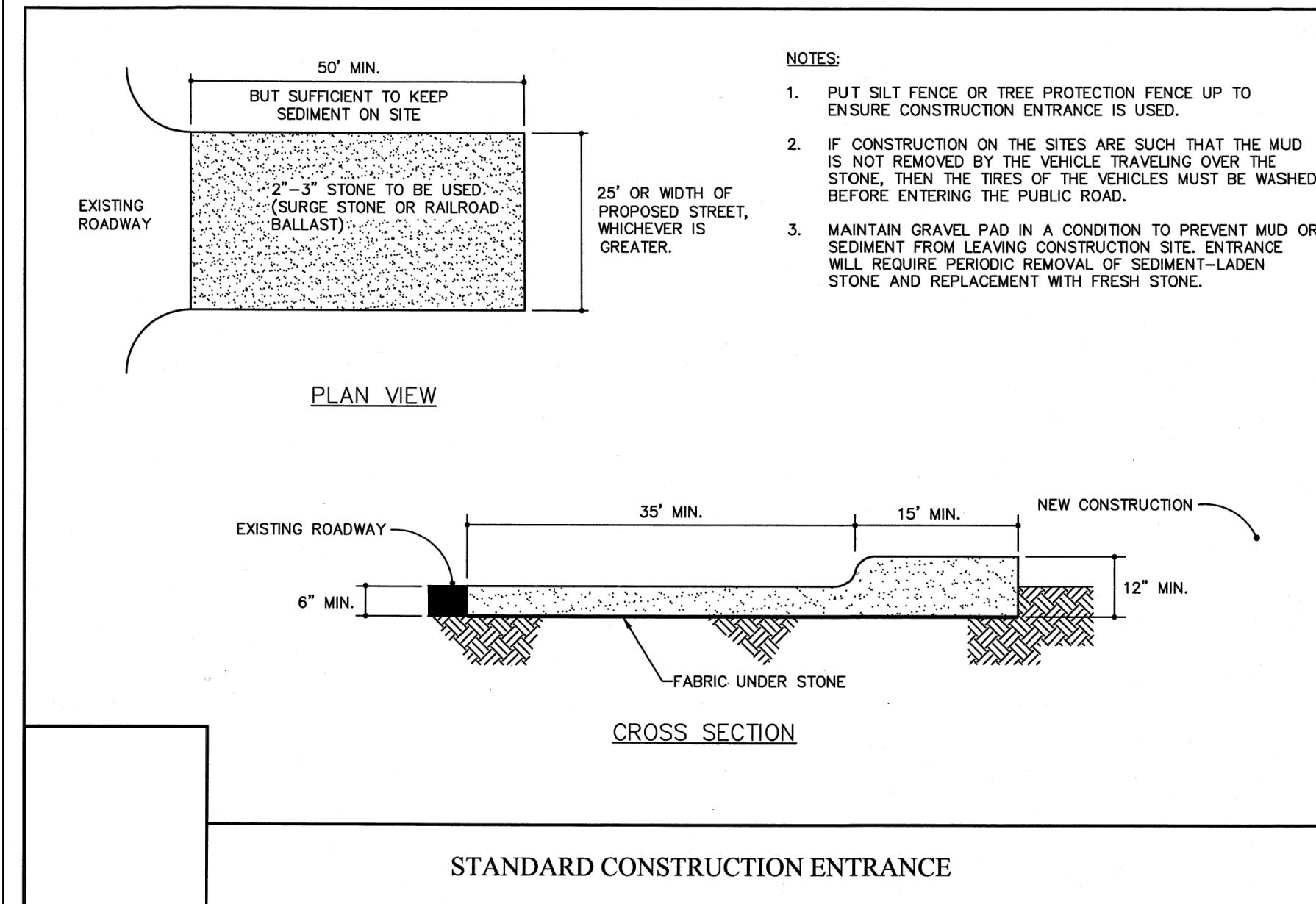
GCE
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SEAL
NORTH CAROLINA PROFESSIONAL ENGINEERING EXAMINING BOARD
TROY J. KLUNGSETH
03119
1/5/2022

DATE: JANUARY 5, 2022
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C2



EROSION CONTROL NOTES AND MAINTENANCE

- PRIOR TO SEEDING, TILL THE AREA TO A MINIMUM OF 4". REMOVE STONES LARGER THAN 3", STICKS, ROOTS OR ANY OTHER MATERIAL THAT ARE PRESENT. ADD LIME, FERTILIZER, SEED, STRAW MULCH, ETC. PER THE SEEDING SPECIFICATIONS.
- CONSTRUCTION ENTRANCE MAINTENANCE:
 - INSPECT AND CLEAN PAD AS NECESSARY ONCE A WEEK AND AFTER EACH RAINFALL.
 - WASH STONE OR TOPDRESS AS NECESSARY TO PREVENT MATERIAL FROM ENTERING PUBLIC ROADWAYS.
- SILT FENCE MAINTENANCE:
 - INSPECT ONCE A WEEK AND AFTER EACH RAINFALL. REPAIR AS NECESSARY.
 - REPAIR FENCE IF IT SHOWS SIGNS OF TEARS, COLLAPSE OR DECOMPOSITION.
 - REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME OR REDUCE STRESS.
- CONTRACTOR SHALL KEEP WRITTEN RECORDS OF ALL EROSION CONTROL INSPECTIONS AND MAINTENANCE PERFORMED.

Seeding

Seedbed Preparation:

- Chisel compacted areas and spread topsoil three inches deep over adverse soil conditions, if available.
- Rip the entire area to six inches deep.
- Remove all loose rock, roots and other obstructions, leaving surface reasonably smooth and uniform.
- Apply agricultural lime, fertilizer and superphosphate uniformly and mix with soil (see mixture).
- Continue tillage until a well-pulverized, firm, reasonably uniform seedbed is prepared four to six inches deep.
- Seed on a freshly prepared seedbed and cover seed lightly with seeding equipment or cultipack after seeding.
- Mulch immediately after seeding and anchor mulch.
- Inspect all seeded areas and make necessary repairs or reseedings within the planting season, if possible. If stand should be more than 60% damaged, re-establish following the original lime, fertilizer and seeding rates.
- Consult S&EC Environmental Engineers on maintenance treatment and fertilization after permanent cover is established.

Mixture

Agricultural Limestone 2 tons/acre (3 tons/acre in clay soils)
 Fertilizer 1,000 lbs/acre - 10-10-10, Superphosphate 500 lbs/acre - 20% analysis
 Mulch 2 tons/acre - small grain straw, Anchor Asphalt Emulsion at 300 gals/acre

Seeding Schedule

For Shoulders, Side Ditches, Slopes (Max 3:1)

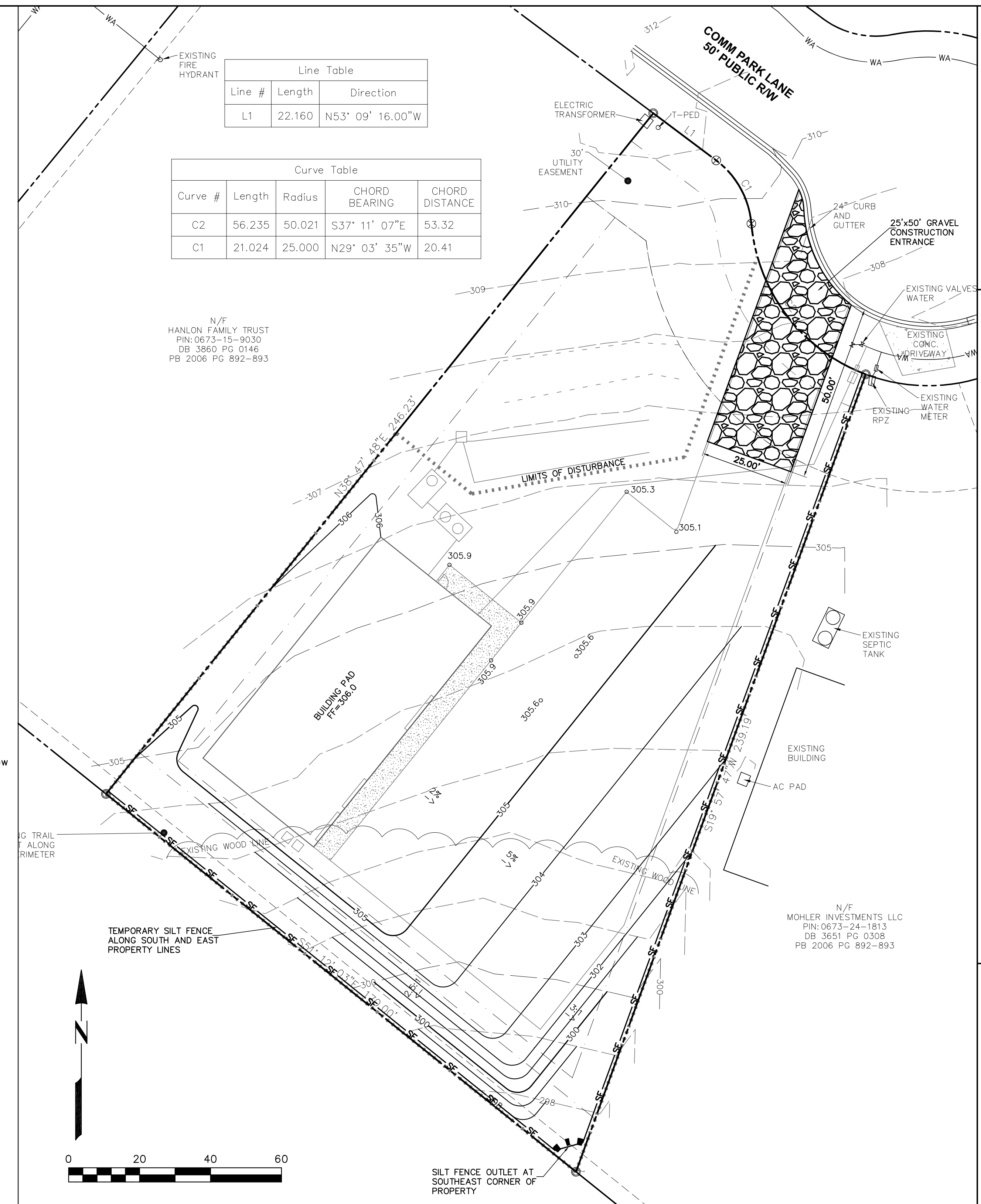
Date	Type	Planting Rate
Aug 15 - Nov 1	Tall Fescue	300 lbs/acre
Nov 1 - Mar 1	Tall Fescue & Abruzzi Rye	300 lbs/acre
Mar 1 - Apr 15	Tall Fescue	300 lbs/acre
Apr 15 - Jun 30	Hulled Common Bermudagrass	25 lbs/acre
Jul 1 - Aug 15	Tall Fescue AND Browntop Millet or Sorghum-Sudan Hybrids***	125 lbs/acre (Tall Fescue); 35 lbs/acre(Browntop Millet); 30 lbs/acre(Sorghum-Sudan Hybrids)

*Consult S&EC Environmental Engineers for additional information concerning other alternatives for vegetation of denuded areas. The above vegetation rates are those that do well under local conditions; other seeding rate combinations are possible.

*** Temporary; Reseed according to optimum season for desired permanent vegetation. Do not allow temporary cover to grow over 12' in height before mowing, otherwise fescue may be shaded out.

CONSTRUCTION SEQUENCE

- SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH WATERSHED MANAGER. OBTAIN A LAND-DISTURBING PERMIT.
- INSTALL GRAVEL CONSTRUCTION PAD, SILT FENCE, SILT FENCE OUTLET OR OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES.
- BEGIN CLEARING AND GRUBBING. MAINTAIN DEVICES AS NEEDED.
- ROUGH GRADE SITE.
- BEGIN CONSTRUCTION, BUILDING, ETC.
- STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, PAWING, DITCH LININGS, ETC. SEED AND MULCH DENUDED AREAS ANYTIME GRADE IS UNDISTURBED FOR 7 DAYS OR MORE.
- WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL FOR AN INSPECTION BY THE WATERSHED MANAGER.
- IF SITE IS APPROVED, REMOVE CONSTRUCTION ENTRANCE, SILT FENCE, SILT FENCE OUTLET, ETC., AND SEED OUT OR STABILIZE ANY RESULTING BARE AREAS.
- WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR A FINAL SITE INSPECTION BY THE WATERSHED MANAGER. OBTAIN A CERTIFICATE OF COMPLETION.



26 COMM PARK LANE

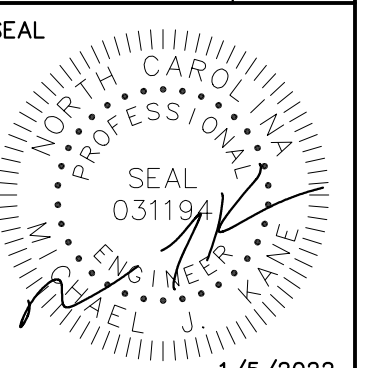
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CC (GENERAL COMMERCIAL) ZONING - TOWN OF ANGIER

EROSION CONTROL PLAN



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