

AS THE OWNER OF RECORD, I HEREBY CONSENT TO THE PROPOSED DEVELOPMENT SHOWN ON THIS SITE PLAN AND ALL REGULATIONS AND REQUIREMENTS OF THE HARNETT COUNTY ORDINANCES.

DATE OWNER SIGNATURE

Note to contractor:
Before starting digging or grading, call to locate all underground utilities.

BUFFERS AND LANDSCAPING

BUFFERS FOR THIS SITE SHALL MEET REQUIREMENT OF SECTION 9.03 OF HARNETT COUNTY ORD. ALL BUFFER TYPES SHALL INCLUDE THE FOLLOWING IN ADDITION TO THE SPECIFIC BUFFERING REQUIREMENT:

- A STAGGERED ROW OF LARGE MATURING TREES, SPACED NOT MORE THAN 10 FEET APART, AND LOW-GROWING EVERGREEN SHRUBS, EVERGREEN GROUND COVER, OR MULCH COVERING THE BALANCE OF THE BUFFER AREA.

TYPE A BUFFER

- MINIMUM WIDTH OF 18' (APPLIES TO SIDES AND REAR PROPERTY LINES).
- OPTION 1: A ROW OF EVERGREEN SHRUBS PLACED NOT MORE THAN FOUR (4) 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 DEVELOPER CAN OPT FOR 3 OR OPTION 2, REFER TO SECTION 9.03(B).
- OPTION 2: A ROW OF EVERGREEN SHRUBS, 10 SHRUBS FOR EVERY REQUIRED LARGE MATURING TREE, PLACED NOT MORE THAN FOUR (4) 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 DEVELOPER CAN OPT FOR 3 OR OPTION 2, REFER TO SECTION 9.03(B).

TYPE B BUFFER

- MINIMUM WIDTH OF 15' FEET (APPLIES TO PROPERTY LINES ADJACENT TO PUBLIC RIGHT-OF-WAY OR AS OTHERWISE NOTED WITHIN THIS ORDINANCE).
- OPTION 1: A ROW OF EVERGREEN SHRUBS, 10 SHRUBS FOR EVERY REQUIRED LARGE MATURING TREE, PLACED NOT MORE THAN FOUR (4) 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 DEVELOPER CAN OPT FOR 3 OR OPTION 2, REFER TO SECTION 9.03(B).
- OPTION 2: A ROW OF EVERGREEN SHRUBS, 10 SHRUBS FOR EVERY REQUIRED LARGE MATURING TREE, PLACED NOT MORE THAN FOUR (4) 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 DEVELOPER CAN OPT FOR 3 OR OPTION 2, REFER TO SECTION 9.03(B).

PUBLIC UTILITIES NOTES (SEE)

1. ALL WATER METERS REQUESTED TO BE INSTALLED BY COUNTY HOW FORCES ON SITE PLAN SHEETS 1 AND 2.
2. LOCATION OF WATER METER AND BACK FLOW PREVENTER ARE SHOWN ON SITE PLAN SHEETS 1 AND 2.
3. PUBLIC WATER SHALL BE USED. PLANS SHALL BE REVIEWED AND APPROVED BY HOW BEFORE CONSTRUCTION BEGINS.
4. THE EXISTING TRANCH WATER MAIN ALONG HWY 210 IS SHOWN ON THE SITE SHEETS 1 AND 2.
5. ATTACHED IS REPORT OVERLAY PERMIT, THESE ARE NOT OVERLAY IMPROVEMENT ON NC 210 IN THE SITE AREA AS PART OF THIS PROJECT.
6. THERE IS NO OFFICE PLANNED FOR THE SITE, THEREFORE NO SIGNAGE IS NEEDED OR REQUESTED, NO NEED FOR FUTURE SEPTIC IS ANTICIPATED.
7. UTILITY IMPROVEMENTS MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH LATEST HARNETT COUNTY AND STATE REGULATIONS.
8. THE ENGINEER OF RECORD SHALL SUBMIT A MATERIAL LIST TO HOW WITH DOCUMENTS PRIOR TO HOW APPROVAL OF OVERLAY EXTENSION.
9. THE ENGINEER OF RECORD SHALL SUBMIT ALL ENGINEERING FINAL DOCUMENTS PRIOR TO HOW APPROVAL OF OVERLAY EXTENSION.
10. ALL HARNETT COUNTY EXISTING AND PROPOSED EASEMENTS SHALL BE CONVEYED AND RECORDED AND NOTED ON THE PROPOSED PLAT PRIOR TO ACTIVATION OF THE UTILITY SYSTEM.
11. PROFESSIONAL ENGINEER (PE) SHALL PROVIDE HOW WITH A SET OF AS-BUILT RECORD DRAWINGS (IN MYLAR, BOND AND DIGITAL FORMATS), THE P.E. THAT THE TAPS AND ASSOCIATED UTILITIES WERE INSTALLED IN ACCORDANCE WITH APPROVED PLANS MARKED AS "RELEASED FOR CONSTRUCTION".
12. THE DEVELOPER SHALL PROVIDE HOW WITH A STATEMENT INDICATING THE COST TO INSTALL THE WATER LINES (MATERIALS AND LABOR) THAT WILL SERVE THIS SITE.
13. THE UTILITY CONTRACTOR SHALL PROVIDE HOW WITH A ONE (1) YEAR WARRANTY ON THE WATER UTILITIES TO COVER ANY AND ALL DEFECTS DUE TO POOR WORKMANSHIP, DEFECTIVE MATERIALS OR OTHERWISE THAT DOES NOT MEET HOW STANDARDS AND SPECIFICATIONS AT THE TIME THE WORK WAS PERFORMED TO INSTALL THE WATER UTILITIES.
14. ALL SERVICES SHALL BE ACTIVATED UNTIL ALL UTILITIES ARE APPROVED IN ACCORDANCE WITH STATE REGULATION AND THE LATEST HOW RULES AND REGULATIONS.

One 3/4" water meter is proposed for the site with estimated water usage of 400 gal. Water usage is basically for occasional washing and/or watering.

PLANNING NOTES

1. LAND USE: MEDIUM DENSITY RESIDENTIAL.
2. HOURS OF OPERATION: GATE WILL REMAIN CLOSED AND ACCESS VIA PRIVATE CODE.
3. CONDITIONAL USE PERMIT # 20A1906-0003 APPROVAL DATE 11/19.
4. WATERED PERMIT# 20A1906-0003 APPROVAL DATE 08/19.
5. REFER TO LANDSCAPE BUFFER NOTES ON SHEET 2 OF PLANS.
6. THERE SHALL BE NO BUSINESS ACTIVITY, SALE, SERVICE, OR REPAIR ACTIVITIES, OTHER THAN RENTAL OF THE STORAGE UNITS CONDUCTED WITHIN THE STORAGE FACILITIES.
7. NO SIGN IS ON THE HARNETT COUNTY COMPREHENSIVE TRANSPORTATION PLAN.
8. THE DEVELOPMENT IS WITHIN ONE MILE OF VOLUNTARY AGRICULTURAL DISTRICT.
9. LIGHTING SHALL BE LOCATED IN SUCH A MANNER AS TO PREVENT EXCESS GLARE AND LIGHTING ON ADJACENT PROPERTY ON INTO THE PUBLIC RIGHT-OF-WAY. ALL FLOOD LIGHTS SHALL BE INSTALLED SUCH THAT THE BEAMS SHALL BE ANGLED DOWN AT LEAST 45 DEGREES FROM VERTICAL.
10. NO OFFICE SHALL BE INSTALLED ON SITE, THEREFORE NO NEED FOR ON SITE SEWER, IF A SEPTIC SYSTEM SHALL BE USED IN THE FUTURE, A SUB REPORT IS NECESSARY FOR APPROVAL.
11. SOLID WASTE/ROLLING TRASH CAN SHALL BE KEPT ON SITE TO BE Hauled BY OWNER TO THE STREET ON PICKUP DAY.

Notes:

- 1. Largest Fire Truck (or (AFD) International (or of Fire Chief and (P.A.M.) Fire Apparatus Manufacturer Association).
- 2. Width 14'.
- 3. Length 33'.
- 4. Six (6) inch diameter Fire truck (shown in this drawing is 170455).
- 5. Gravel Road is shown to have 22,000 LB Max. Vehicle Gross Weight.

THE SITE SHALL COMPLY TO TO STORAGE WATER STATEMENT ARTICLE 9.3 SECTION 9.03 OF THE HARNETT COUNTY ORD.

Primary Site Plan
Conditional Use Permit Required
Gardner Mini Storage
Nails Creek Township Harnett County, NC
Scale: 1" = 40' Date: 9-14-19
Zone: RA-30
PIN: 0661-16-6499.000
PID: 110661 0028 02

PROPERTY INFO AND TOPOGRAPHY TAKEN FROM SURVEY PREPARED BY STANCI & ASSOCIATES MAY 14, 2019

CURRENT OWNER:
TRAVIS SCOTT HEWITT
3631 NC 210 N
LILINGTON, NC 27546
910-881-3463

DEVELOPER:
JULIE GARDNER
1172 TYNGER RD
LILINGTON, NC 27546
910-881-3600

SITE PLAN BY:
SAMIR W. BAHHO, PE
CIVIL & STRUCTURAL ENGINEERING SERVICES, PLLC
4813 KAYLAN DRIVE, RALEIGH, NC 27608
OFFICE PHONE: 919-551-1642
CELL PHONE: 919-521-5028
EMAIL ADDRESS: BA.SAMIR@CSSEMAIL.COM

STANCI & ASSOCIATES, PA. E.-1931
300 GORST STREET, PO BOX 730
ANDER, NORTH CAROLINA 27501
TEL: (919) 639-2121
FAX: (919) 639-2012
EMAIL: STANCI@SURVEYPROJAIL.COM

DATE AND NOTES:

- 1. LOTS BOOK 106 PAGE 393 AND MAP NUMBER 2019-153
- 2. 5.159 AC TOTAL (5.020 AC NET) IN DWMT
- 3. PROPERTY SHOWN HEREIN IS LOCATED IN WATERSEED DISTRICT IV, PROTECTED AND SHALL BE LIMITED TO USE AND PURPOSES SURFACE.
- 4. EXISTING IMPERVIOUS SURFACE: NONE
- 5. PROPOSED IMPERVIOUS SURFACE: 174,000 SF / 2.5 AC
- 6. PERCENT IMPERVIOUS: 50.00%
- 7. NO OFFICE IS PROPOSED FOR THE SITE SO THERE WILL BE NO SEWER CONNECTION.
- 8. ONE 3/4" STUD GUY AND METER WILL BE INSTALLED. THE SITE SHALL BE SERVED BY HARNETT COUNTY MUNICIPAL WATER.
- 9. OWNER OF THIS ASSUMES AND FOR SUCCESSION IN TITLE SHALL MAINTAIN ALL OF THE LANDSCAPING BUFFERS, TRAILWAYS, AND STORAGE AREAS AS SHOWN HEREIN.
- 10. ANY PROPOSED SIGNS SHALL REQUIRE A SEPARATE PERMIT, AND SHALL BE A MINIMUM OF 10 FEET FROM ANY RIGHT-OF-WAY.
- 11. OWNER SHALL BE RESPONSIBLE FOR CONTRACTING FOR THE REMOVAL OF GARBAGE AND CONSTRUCTION DEBRIS FROM THE PROPOSED SITE AS SHOWN HEREIN.
- 12. HAZARDOUS MATERIALS STORED ON SITE: NONE

TYPE D BUFFER

MINIMUM WIDTH IS 15' (APPLIES TO PROPERTY LINES ADJACENT TO PUBLIC RIGHT-OF-WAY OR AS OTHERWISE NOTED WITHIN THIS ORDINANCE)

OPTION 1: A ROW OF EVERGREEN SHRUBS, 10 SHRUBS FOR EVERY REQUIRED LARGE MATURING TREE, PLACED NOT MORE THAN FOUR FEET APART WHICH WILL GROW TO FORM A CONTINUOUS HEDGE OF AT LEAST SIX FEET IN HEIGHT WITHIN TWO YEARS OF PLANTING.

OPTION 2: AN OPAQUE FENCE LOCATED WITHIN THE REQUIRED BUFFER AREA, SUCH FENCE SHALL BE A MINIMUM HEIGHT OF SIX FEET IN HEIGHT.

NOTES:

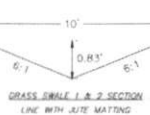
1. NO OFFICE AND NO EMPLOYEES ON SITE. GARDNER MINI STORAGE SHALL SECURELY FENCE AND AUTOMATICALLY OPERATED BY GATES SECURED BY PASSWORD. NO ON-SITE SEWER IS REQUIRED AT THIS STAGE.
2. SITE PLAN, STORMWATER MANAGEMENT PLAN AND EROSION AND SEDIMENT CONTROL PLAN ARE BEING PREPARED TO MEET STATE OF NORTH CAROLINA AND HARNETT COUNTY CODE AND SPECIFICATION REQUIREMENTS.

Plan was reviewed to address Draft comments



9/13/2019

References:
Estate File 92-E-109
Deed Book 408, Page 593 (Title to Master)
Map Number 90-27
Map Number 2019-153
Owners as listed and/or noted herein



GRASS SWALE 1 & 2 SECTION
LINE WITH JULIE MATTING

EXISTING IMPERVIOUS SURFACE: 174,000 SF OF 2.5 AC
PROPOSED IMPERVIOUS AREA: NONE

SAMIR W. BAHHO, PE
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MY STORAGE UNIT, LLC
3740 NC 210 N., NC 27546

DATE: 9/13/2019
SCALE: 1" = 40'
PROJECT NO.: 2019.03