

Critical Area Protection Permit
Watersupply Watershed Protection permit
Flood Hazard Area Development permit

Harnett County, North Carolina
Planning Department
108 E. Front Street, Lillington, NC 27546
Phone: (910) 893-7525 Fax: (910) 893-2793

December 18, 2012
Date of Application

_____ Application Number

On a separate sheet of paper, list the Deed Book and page number, the parcel size and the Tax Map and lot number for each parcel of land (if one parcel, list here).

Watershed Name: ^{PA} ~~WS-IV-CA~~ District IV Critical area: Yes/ No

Name of Owner /Applicant: SHC Holding, Inc.

Mailing Address: 466 Stancil Rd.

Street Address: Same as above

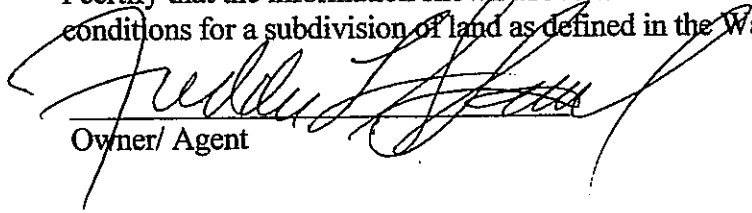
City, State and Zip: Angier, NC 27501

Telephone Number: (W)919-639-2073(H) 919-427-8257

General Description of work under this application, include impervious percentages: Grade and Build 14 Townhomes with 58% impervious surface

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I certify that the information shown above is true and accurate, and is in compliance with the conditions for a subdivision of land as defined in the Watershed Protection Ordinance.


Owner/ Agent

STORMWATER IMPACT STATEMENT

Development Name: Hartwell Townes

Location: *On Hartwell Circle (SR 1570) West of the intersection of Harwell Circle and Main Street.*

Developer: *Bradley Built
466 Stancil Road Angier, NC 27501
919-639-2073*

Consultant: *Lester Stancil & Associates, R.L.S., P.A. C-0831
98 E. Depot St., P. O. Box 730 Angier, N.C. 27501
919-639-2133*

General Information

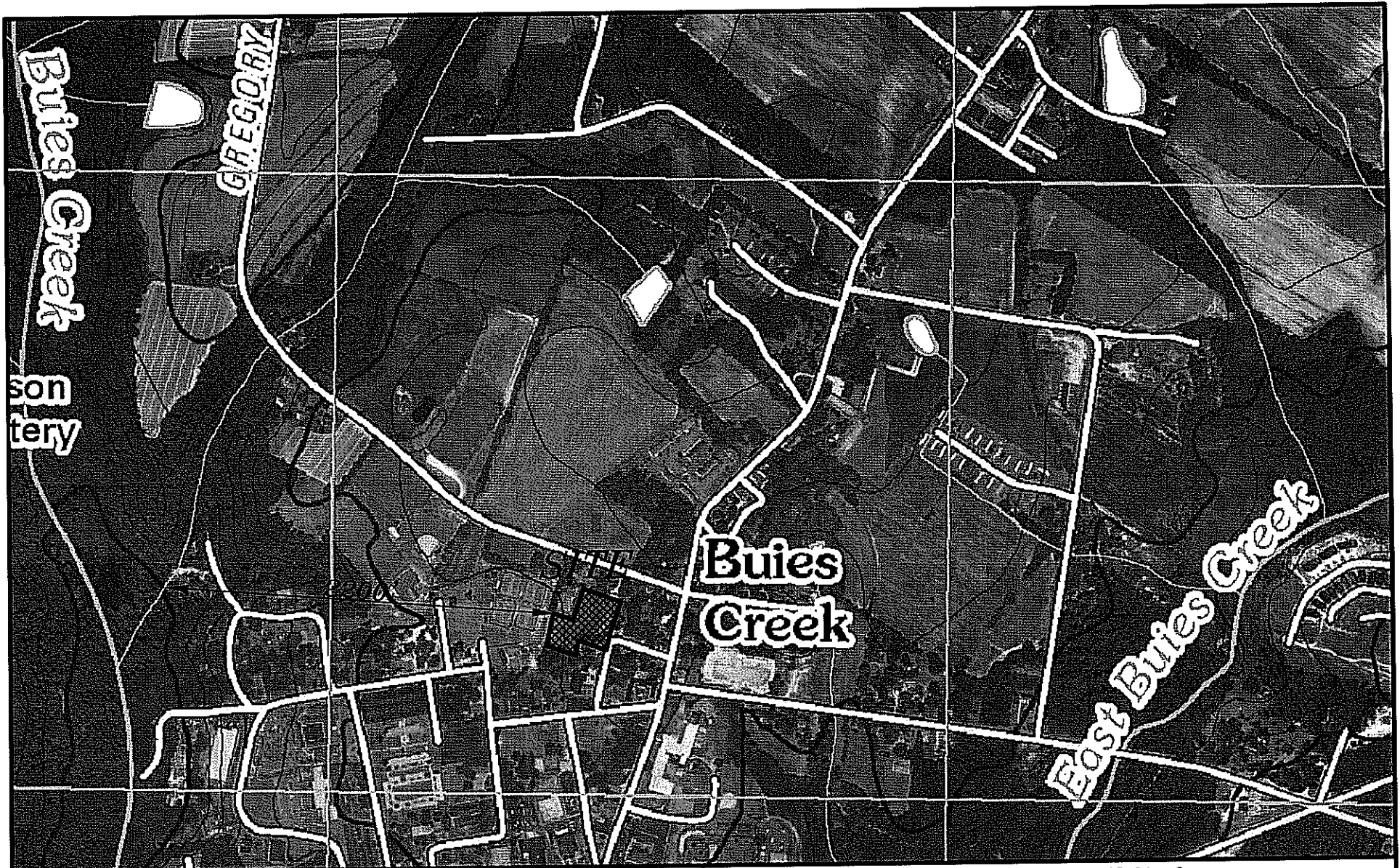
The proposed development acreage is 1.646 acres, see attached plan for dimensions etc...The tract is currently vacant. There are no wetlands or perennial streams on site. This site will drain into a tributary of Buies Creek, which is approximately 2200 feet west of the site. The site is proposed to be 14 townhomes and associated parking and is consistent with existing development in this area. Harnett County Water and Sewer shall be extended to this site.

Impervious Area

The site currently does not contain a significant amount of impervious surface. However the built upon area or BUA is proposed to be 41,483 sq. ft. or 57.9% of the development acreage. 16,683 sq. ft. or 23.3 % of the development is inside required landscape buffers and shall remain undisturbed, and/or may be supplemented by required plantings as per Harnett County UDO. The remaining area shall be managed and maintained area.

In Summary

The development shall be designed in accordance with best management practices in accordance with Harnett County and/or State of North Carolina Regulations. In addition a sediment and erosion control plan SHALL be filed with the NC Department of Natural Resources, the NC Department of Water Quality as well as any other appropriate County or State agencies. The entire project current sheet flows in a westerly direction to a drainage ditch on Campbell University property. This ditch drains into a tributary of Buies Creek. The drainage area of this tributary is approximately 650 acres. The development which is equal to 0.25% of the total drainage area, therefore this project should have an insignificant impact on the drainage area and the water quality of Buies Creek and subsequently the Cape Fear River.



PREPARED BY

STANCIL & ASSOCIATES

PROFESSIONAL LAND SURVEYOR, P.A. C-0831

P.O. Box 730 Angier, N.C. 27501

(919) 639-2133 (919) 639-2602 (FAX)

tlstancil@embarqmail.com

Quad Map Exhibit for

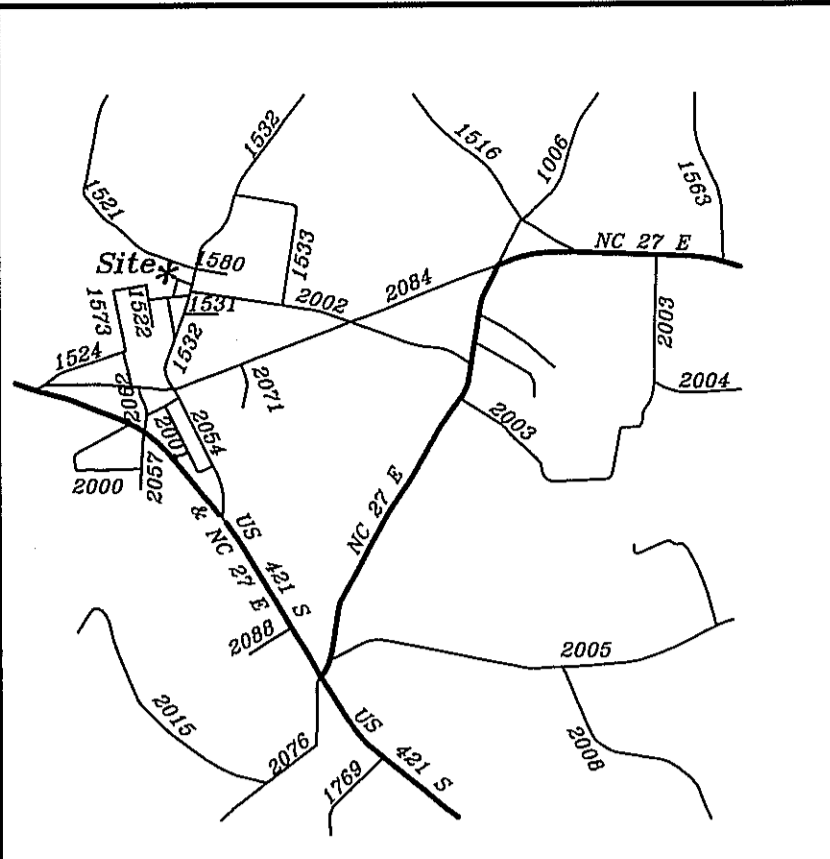
Townes at Hartwell

Neill's Creek Township Harnett County, NC

Not to Scale

1-21-13

Watershed WS-IV-PA



VICINITY MAP
No Scale

LEGEND:

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

NOTES:

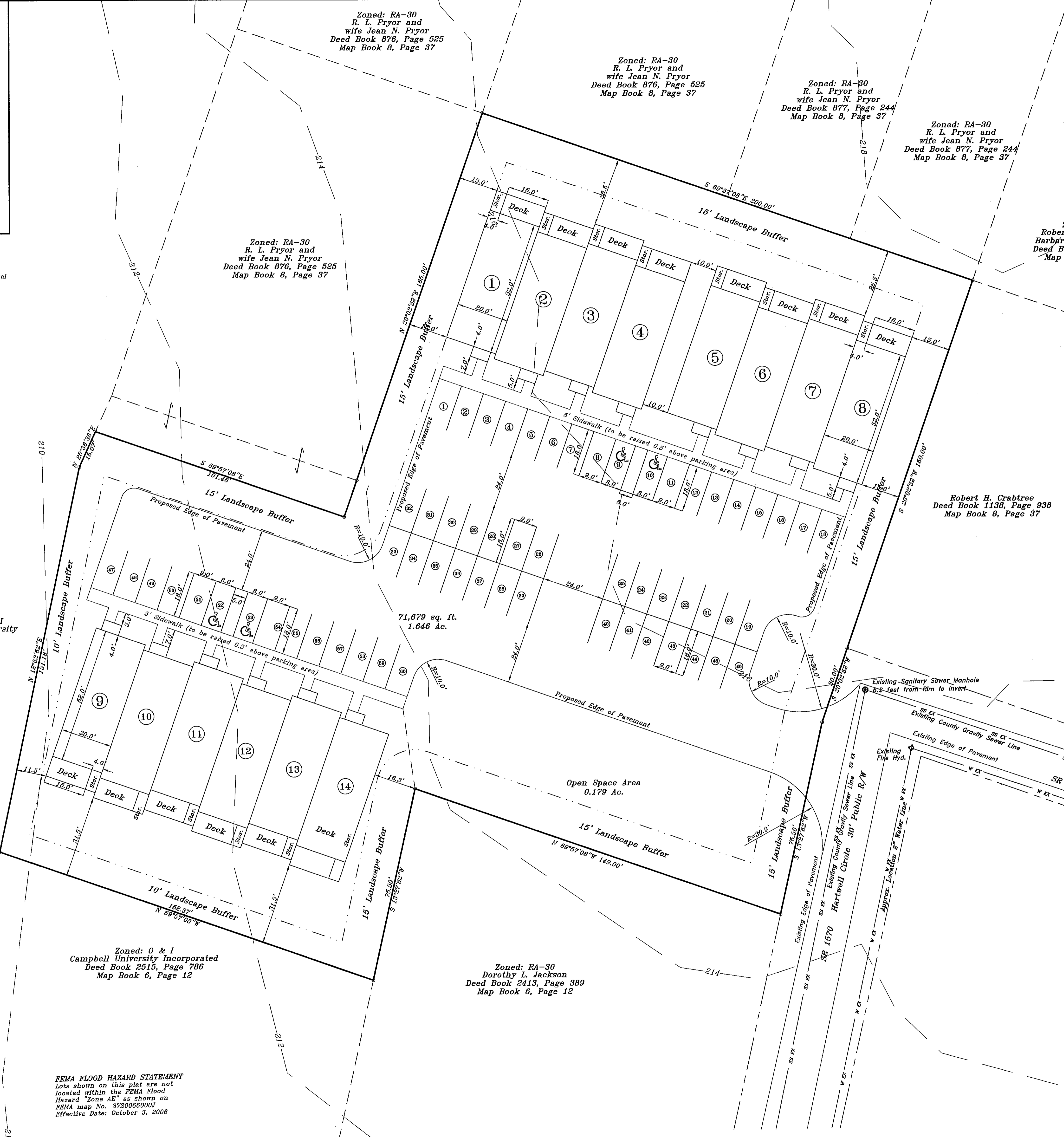
- Iron Stakes set at all property corners unless noted otherwise.
- Areas determined by coordinate method.
- All distances/dimensions are Horizontal ground distances unless otherwise indicated.

Zoned: O & I
Campbell University

Zoned: O & I
Campbell University Incorporated
Deed Book 2515, Page 786
Map Book 6, Page 12

Zoned: RA-30
Dorothy L. Jackson
Deed Book 2413, Page 389
Map Book 6, Page 12

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. 3720060001 Effective Date: October 3, 2006



Zoned: RA-30
R. L. Pryor and wife Jean N. Pryor
Deed Book 876, Page 525
Map Book 8, Page 37

Zoned: RA-30
R. L. Pryor and wife Jean N. Pryor
Deed Book 876, Page 525
Map Book 8, Page 37

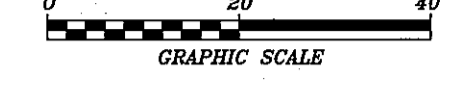
Zoned: RA-30
R. L. Pryor and wife Jean N. Pryor
Deed Book 877, Page 244
Map Book 8, Page 37

Zoned: RA-30
R. L. Pryor and wife Jean N. Pryor
Deed Book 877, Page 244
Map Book 8, Page 37

Zoned: RA-30
Robert Lacy Pryor and Barbara Jean Noah Pryor
Deed Book 1114, Page 278
Map Book 8, Page 37

Robert H. Crabtree
Deed Book 1138, Page 938
Map Book 8, Page 37

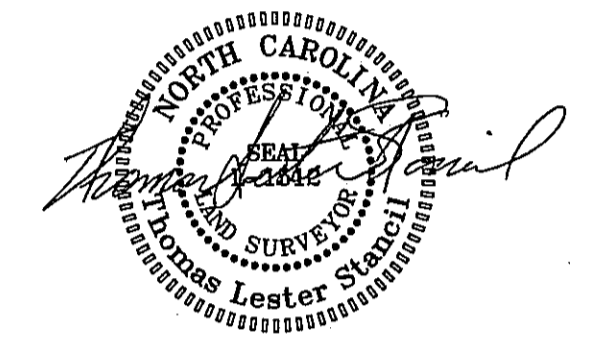
Proposed Sketch Plan for Review
Townes at Hartwell
Neill's Creek Township Harnett County, NC
Zoned: RA-30 Scale: 1" = 20' Date: 2-10-12
PIN: 0670-85-1696.000 and 0670-85-1514.000
PARCEL ID: 110670 0214 and 110670 0213



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tstancil@embarqmail.com

Developer
Bradley Built
466 Stancil Road Angier, NC 27501 919-538-5845

Current Owner
SHC Holdings, Inc.
466 Stancil Road NC 27501 919-639-2073



REVISED: 11-12-12 (Added improvements on South side)
REVISED: 12-10-12 (Revised Building size and location)
REVISED: 12-18-12 (Revised parking layout and building location)
REVISED: 1-28-13 (Revised parking layout and building location)

Site Data and Notes
Deed Book 2536, Page 224
Map Book 6, Page 12 and Map Book 8, Page 37
Total area of parcels: 1.646 Ac. or 71,679 sq. ft.
Density Allowed: 9 Units per Acre (14.8 Units)
Density Provided: 8.5 Units per Acre (14 units)
Proposed development to be served by Harnett County Municipal water and sewer.
Open Space Required: 0.165 Ac.
Open Space Provided: 0.179 Ac.
Parking Required = 3 BR per unit = 4 per unit = 56 spaces
Parking Provided = 59 spaces
Property shown hereon located in Watershed District IV-PA. Approximately 1,040 sq. ft. Per Unit per floor
40,658 sq. ft. Total Impervious Surface = 56.7%
Buffers, 0.383 Ac., to remain as natural as possible, supplemented by vegetation to maintain required county buffers.
Special Proceeding for Road Closure:
Also see BA-CU-02-13