

Highway 64 Boat and RV Storage Conditional Zoning Revision

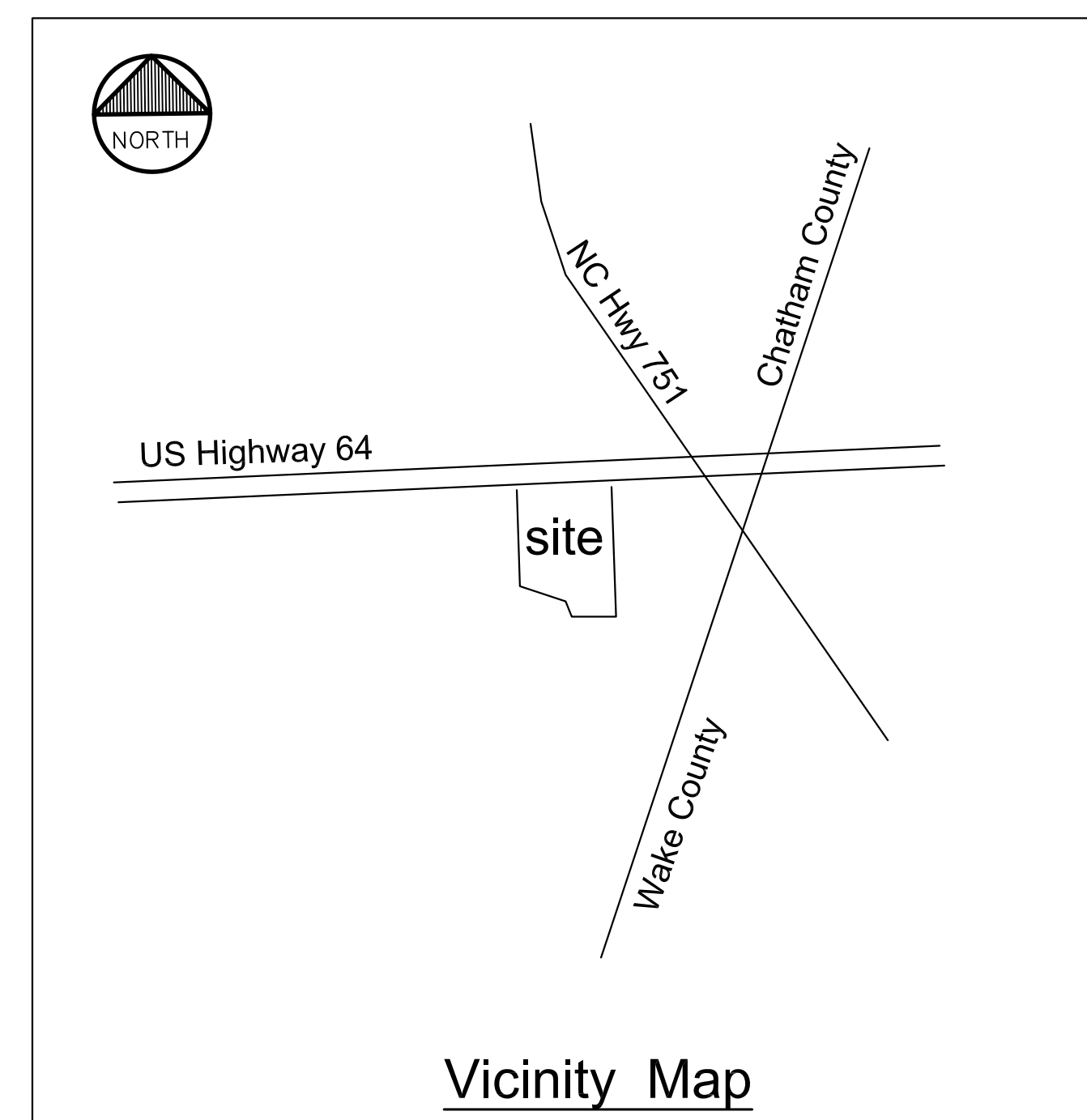
Property Information

PARCEL #1
 SIZE = 20.0 ACRES
 PARCEL ID: 17890
 PIN 0712-00-23-8514
 DB 872 / 0001

PARCEL #2
 SIZE = 25.7 ACRES
 PARCEL ID: 17891
 PIN 0712-00-33-4491
 DB 872 / 0001

Notes:

- 1) EXISTING USE: Boat and RV Storage; Self-Storage; Boat Dealership
 PROPOSED USE: Boat and RV Storage; Self-Storage
- 2) STORMDRAINAGE: Phases 1 and 2 drain to Pond #1 or Pond #2. Pond #2 is finished and functioning as a wet retention pond. Phases 3 and 4 will drain to Pond #1. Pond #1 is currently functioning as a sediment pond but it will be converted to a wet retention pond once Phase 3 is finished. Pond #3 will be constructed to serve Phase 5 and will function as a Primary SCM.
- 3) LIGHTING: Any site lighting will comply with Section 13 of the Chatham County Development Ordinance. Buildings will have full cut-off lighting which complies with Section 13.



Proposed Building Areas

Phase 3A	63,000 SF shown
Phase 3B	0 - surface parking only
Phase 3C+4	90,000 SF
Phase 5	85,000 if covered parking

Developer / Applicant

Apex Storage Partners, LLC
 PO Box 58071
 Raleigh NC 27658
 919-593-1916

Drawing Index

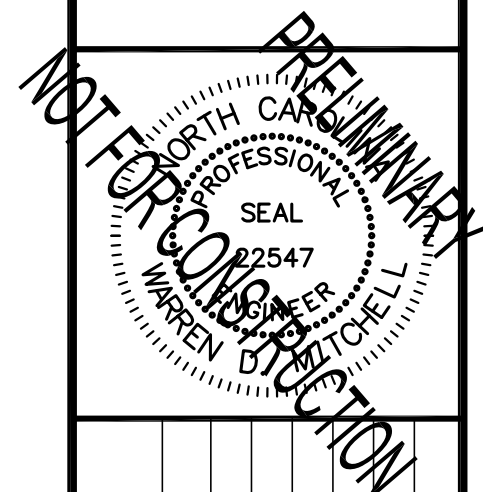
E1	Existing Conditions
S2	Site Plan
L3	Landscape and Signage Plan

Engineer

Warren D Mitchell, PE
 104 Amber Wood Run
 Chapel Hill, NC 27516
 919-593-1916

Built Upon Area (BUA) Summary

Parcel Size:	45.7 acres (2 parcels)
Total BUA allowed:	36% (45.7 x 0.36) = 16.45 acres
EXISTING BUA	
Phase 1 BUA Area:	3.57 acres
Phase 2 BUA Area:	2.72 acres
Phase 1 and 2 BUA area:	3.57 acres + 2.72 acres = 6.29 ac (13.76 %)
PROPOSED BUA	
Phase 3A BUA:	2.60 acres
Phase 3B BUA:	1.31 acres
Phase 4 BUA:	1.9 acres
Phase 5 BUA:	4.20 acres
Total Existing and Proposed BUA =	6.29ac + 2.6ac + 1.31ac + 1.95ac + 4.2ac= 16.35 acres (36%)

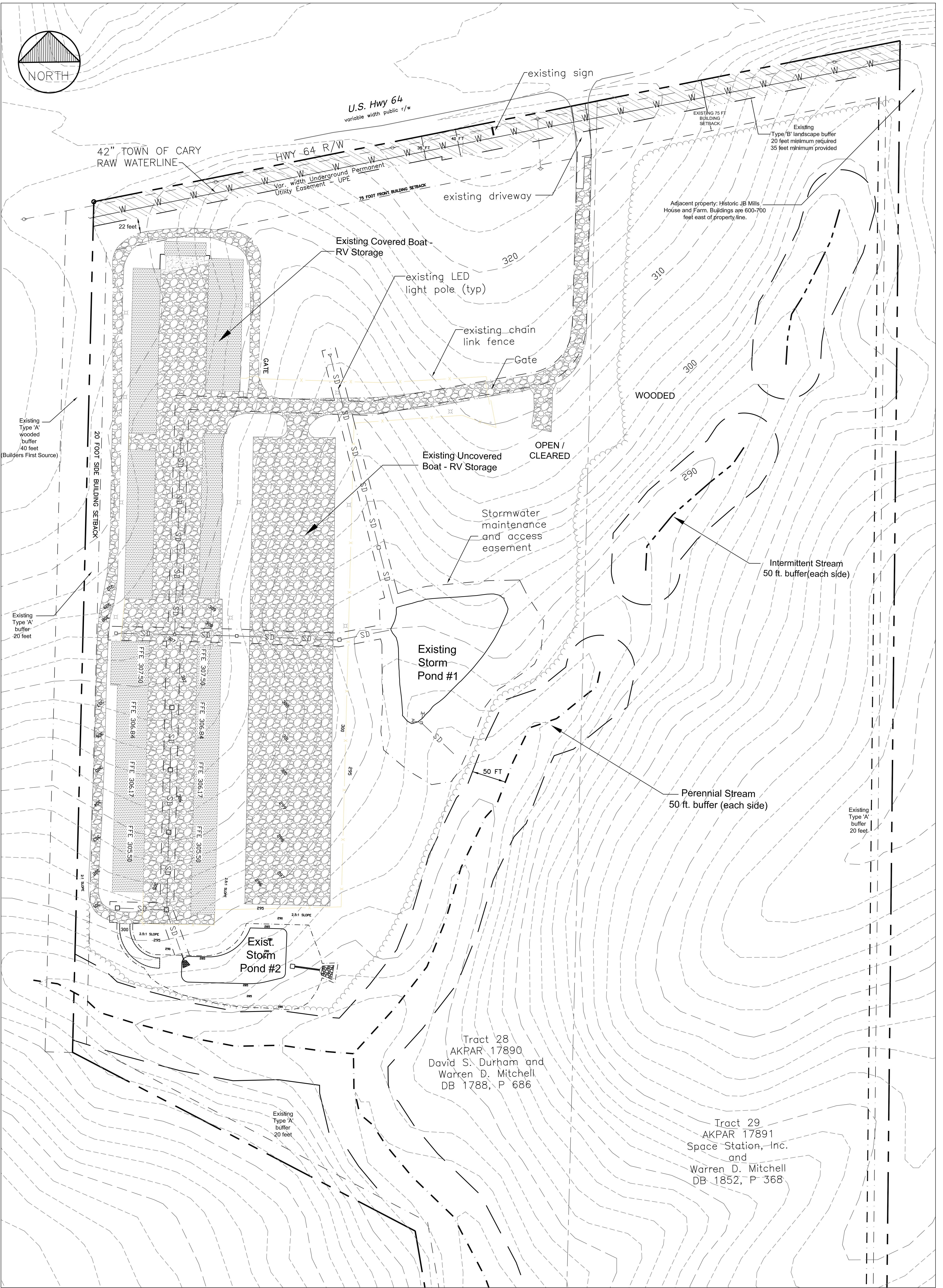
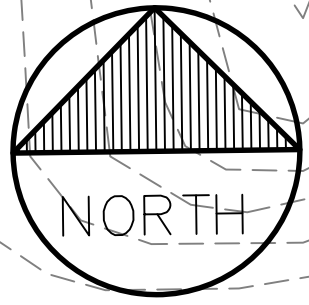


Highway 64 Boat and RV Storage
 Conditional Zoning Revision
 Chatham County, North Carolina

August 2, 2019

Cover Sheet

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 Civil Engineering
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 CHAPEL HILL, NORTH CAROLINA 27516
 warrenmitchellpe@gmail.com
 P (919) 593-1916



E1

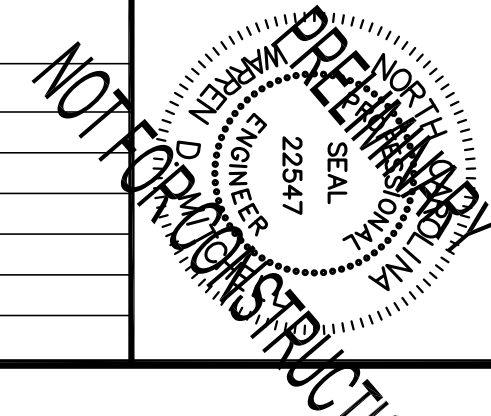
August 2, 2019
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Highway 64 Boat and RV Storage Existing Conditions

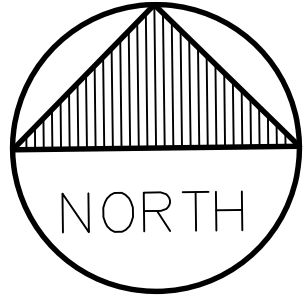
Chatham County, North Carolina

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NO.	DESCRIPTION



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Public Waterline Extension
(1400 feet) from Builders First
Source at Bob Horton Road

Future service road by NCDOT

U.S. Hwy 64
variable width public r/w

75 foot building setback

Covered Boat-RV Storage PH 3A Proposed

Self Storage (ph 3C)

Self Storage (ph4)

Self Storage (ph 4)

Self Storage (ph4)

20 ft existing buffer

30 ft proposed buffer

LED Pole Lights (typ)

PH 3B - Proposed
Uncovered Boat-RV Storage

gravel or asphalt

Ex. Storm Pond #1

Existing
Uncovered
Boat and RV
Storage
(May become covered in the future)

Exist.
Storm
Pond #2

Proposed
storm
pond #3

gravel
or
asphalt

gravel
or
asphalt

Covered or Uncovered
Boat and RV Storage PH 5

500 FT - off
of southern
property
boundary

Maximum of 50 feet
clearing off of
building/parking
area except for
proposed septic
system installation

Septic Field for Self
Storage Office

500 FT

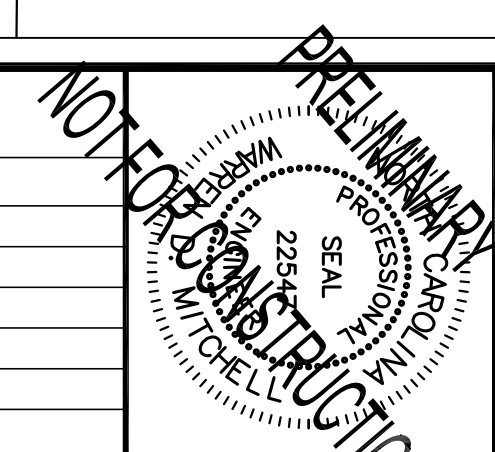
S2

Scale: 1"=60'
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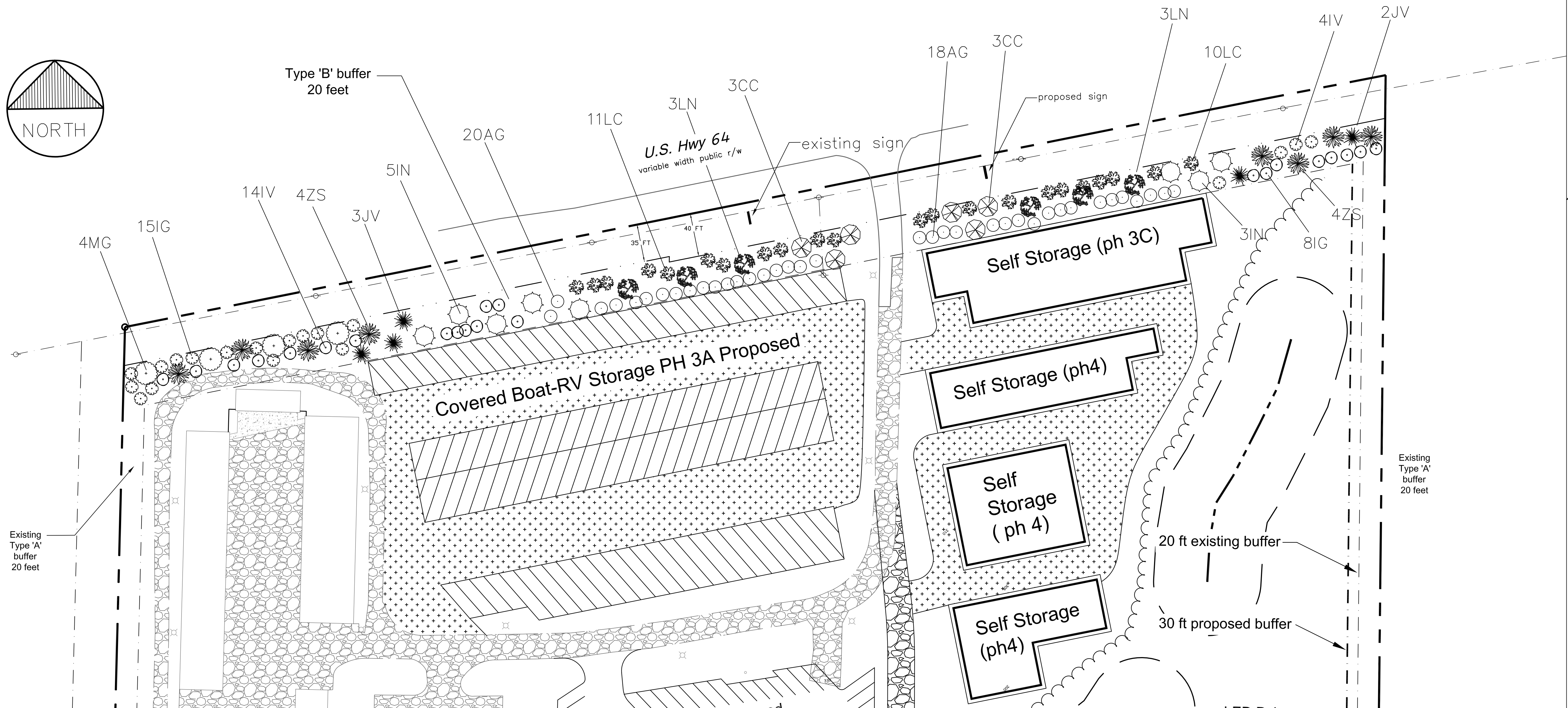
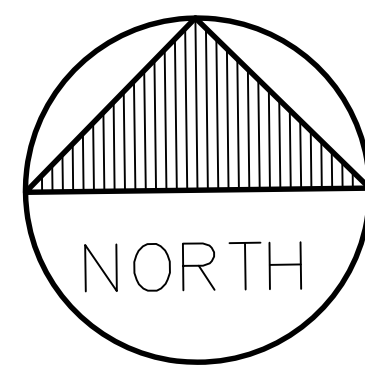
Highway 64 Boat and RV Storage Site Plan

Chatham County, North Carolina

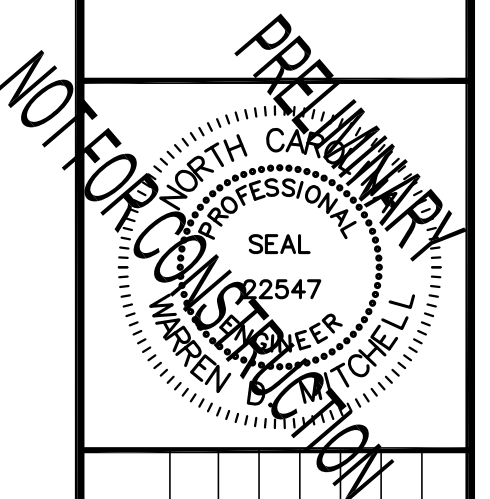
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Highway 64 Boat and RV Storage
 Landscape and Signage Plan
 Chatham County, North Carolina

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Scale: 1"=50'

L3

PLANT LIST						
QTY.			BOTANICAL NAME	COMMON NAME	SIZE/CAL.	ROOT
TREES						
4	MG		Magnolia Grandiflora	Southern Magnolia	10 gal/4'-6"ht	CONT
6	CC		Cercis Canadensis	Redbud	1-1/2" cal	CONT
5	JV		Juniperus Virginiana	Red Cedar	10 gal/4'-6"ht	CONT
6	LN		Lagerstoemia x 'Natchez'	Natchez Crape Myrtle	1-1/2" cal	CONT
8	IN		Ilex Nellie R Stevens	Nellie Stevens Holly	10 gal/4'-6"ht	CONT
8	ZS		Zelkova serrata	Japanese zelkova	10 gal/4'-6"ht	CONT
SHRUBS						
23	IG		Ilex glabra compacta	Compact Inkberry Holly	5 gallon/24"ht	CONT
38	AG		Abelia x grandiflora	Glossy Abelia	5 gallon/24"ht	CONT
21	LC		Loropetalum chinensis	Chinese Fringe-flower	3 gallon/18"ht	CONT
18	IV		Ilex vomitoria	Yaupon Holly	3 gallon/18"ht	CONT
BUFFER PLANTS (if necessary to supplement existing vegetation)						
20	VC		Viburnum x 'Conoy'	Viburnum	5 gallon/24"ht	CONT
35	MC		Myrica cerifera	Southern Waxmyrtle	5 gallon/24"ht	CONT
16	CJ		Cryptomeria japonica	Japanese Cedar	5 gallon/24"ht	CONT

Landscaping Notes:

1. Trees shall be spaced out 30 feet apart.
2. Shrubs shall be evenly distributed between trees as shown on plan.

Lighting Notes:

Lighting will comply with all provisions of the Chatham County Lighting Ordinance. Specifically, the maximum light level shall be 0.5 maintained footcandle at any property line in a residential area.

Site lights shall be wall pack style lights mounted on the storage buildings and will be full cutoff enclosed lights.

Pole Lights will be by Duke Energy and designed by Duke Energy to meet Chatham County Lighting Ordinance.

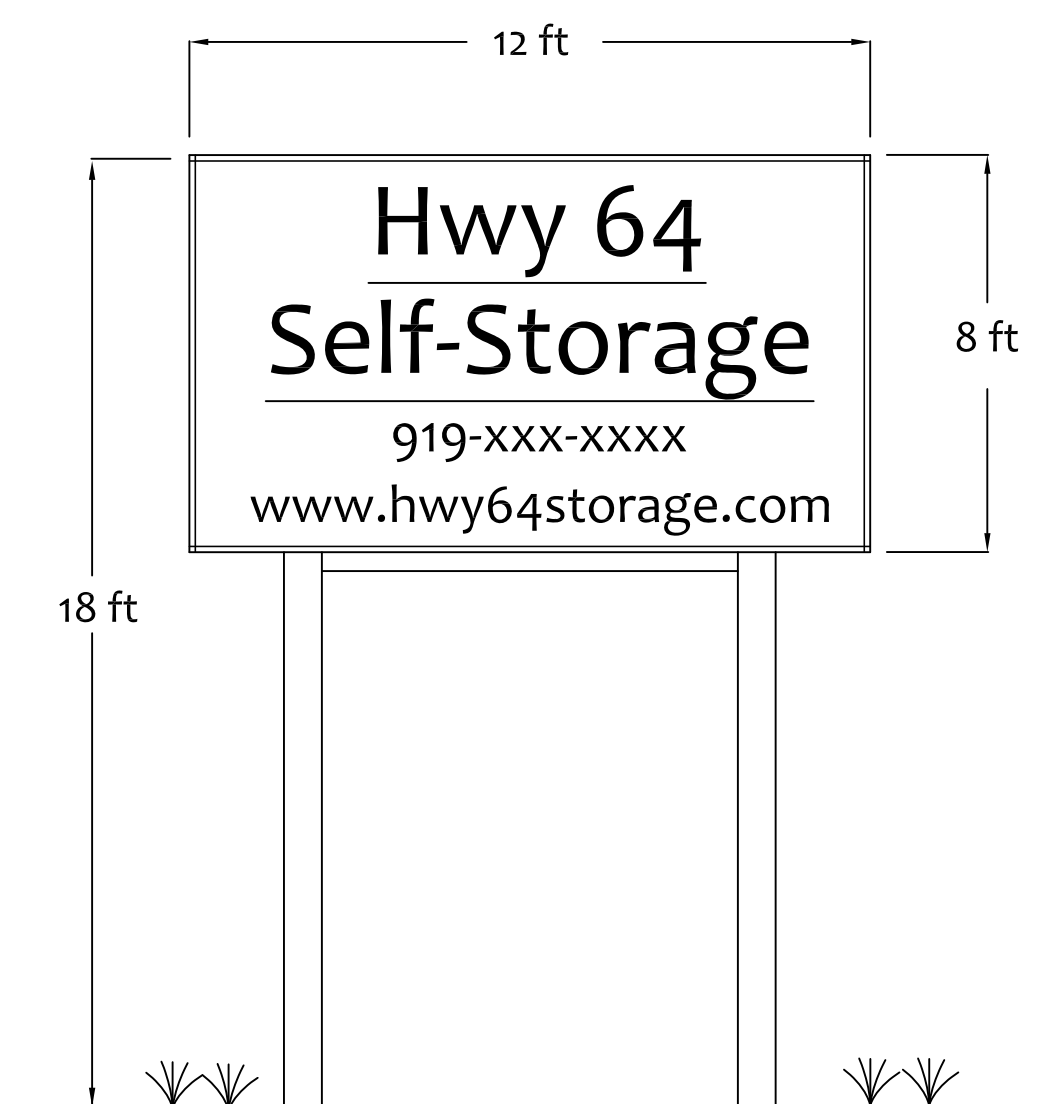
FIXTURES:

1. Wall pacs on the one-story self-storage buildings will be mounted at a height of approximately 10 feet.
2. Wall pacs mounted on the boat + RV storage buildings will be mounted at a height of 16 feet.

SIGNAGE DATA

Sign #2 (parcel B)

Signs will be internally lit
 Frontage Length = 450 feet
 Maximum Total Sign Area = 900 SF (450 x 2)
 Freestanding Sign Area = 96 SF (8ft x 12ft)
 Freestanding Sign Height = 18 feet



PROPOSED SIGN #2