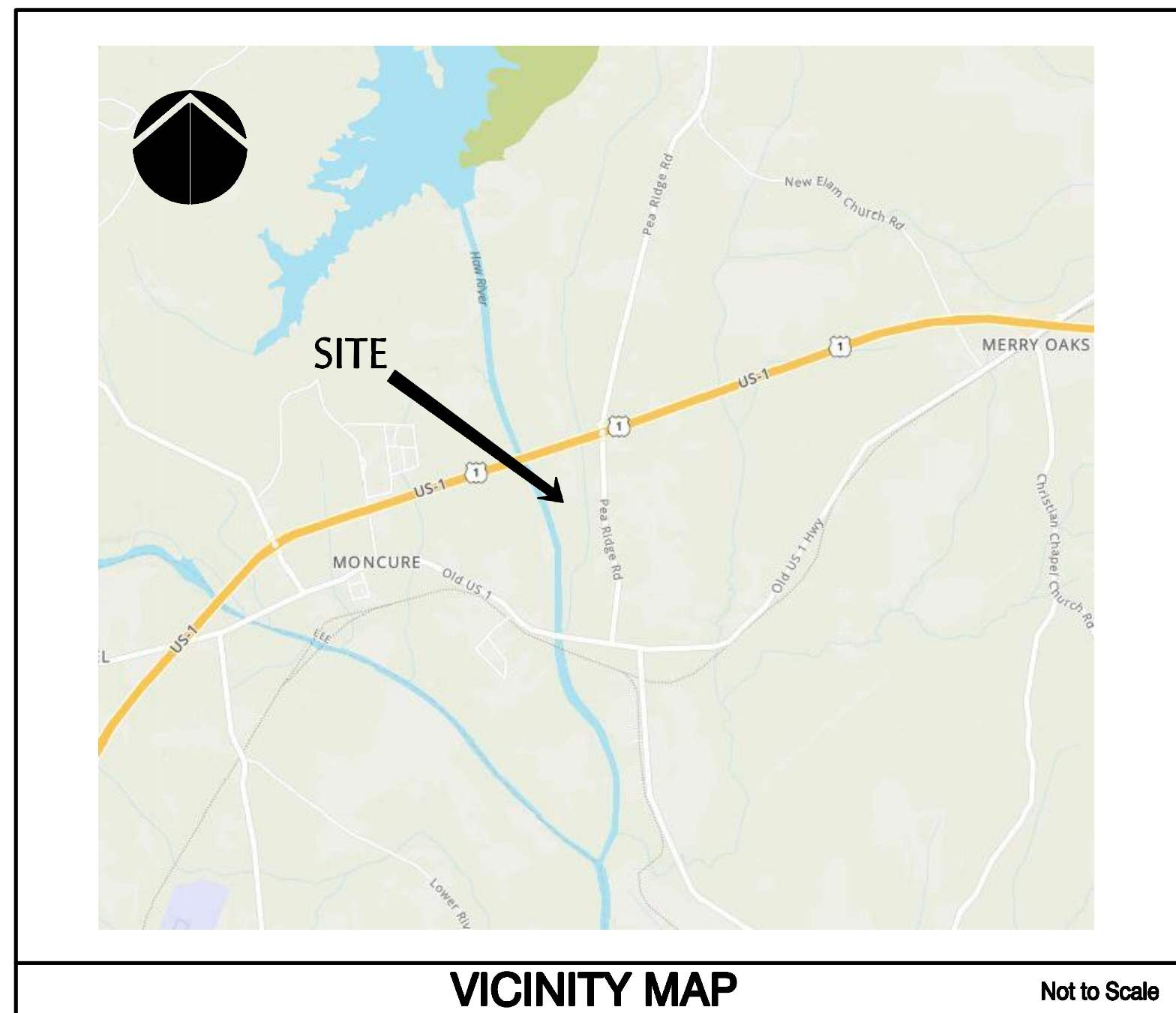
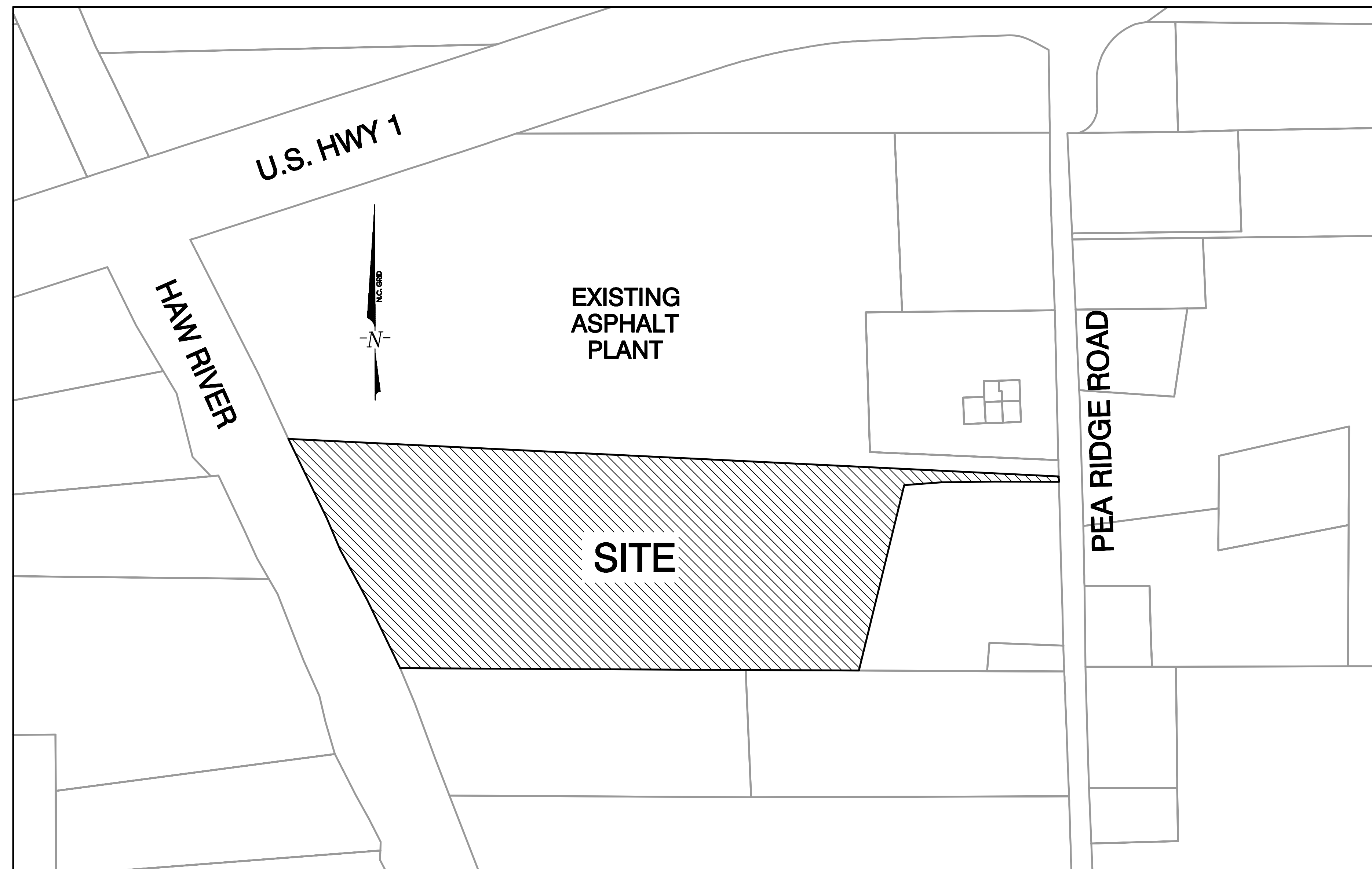


# CONDITIONAL ZONING APPLICATION FOR S.T. WOOTEN CORPORATION Pea Ridge Concrete Batch Plant

CHATHAM COUNTY, NORTH CAROLINA  
 August 17, 2022

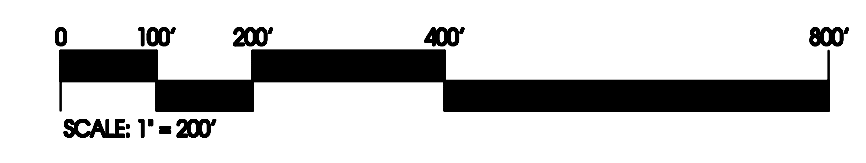


| PROPERTY / SITE DATA INFORMATION   |   |
|--|---|
| OWNER  | LOIS MOORE HEIRS  |
| ADDRESS  | 957 PEA RIDGE ROAD<br>NEW HILL, NC 27562  |
| PIN  | 9688 00 33 4991   |
| FIRE DISTRICT  | MONCURE FIRE DISTRICT   |
| DEED BOOK/PAGE   | 0595 / 0179   |
| PLAT SLIDE/PAGE  | 92 / 203  |
| TOTAL ACREAGE  | 21.26 AC ±  |
| CURRENT USE  | VACANT/AGRICULTURAL   |
| PROPOSED USE   | INDUSTRIAL USE (CONCRETE BATCH PLANT)   |
| CURRENT ZONING   | R-1   |
| PROPOSED ZONING  | CD-IH HEAVY INDUSTRIAL  |
| # OF EMPLOYEES   | UP TO 15  |
| EXISTING BUILDING (GSF)  | 0 SF  |
| PROPOSED BUILDING (GSF)  | 560 SF  |
| NUMBER OF STORIES  | 1   |
| AREA PER FLOOR (SF)  | 560 SF  |
| BUILDING HEIGHT  | 15'   |
| PLANT STRUCTURE HEIGHT   | UP TO 80'   |
| # OF PARKING SPACES REQUIRED   | 15  |
| # OF PARKING SPACES PROPOSED   | 15 (1 VAN ACCESSIBLE H/C)<br>5 SPACES (1 H/C VAN ACCESSIBLE)<br>10 TRUCK STORAGE SPACES |
| NO AUTOMATIC SPRINKLER SYSTEM PROPOSED   |   |
| FRONT SETBACK  | 20'   |
| REAR SETBACK   | 20'   |
| SIDE SETBACK   | 20'   |
| THERE ARE SPECIAL FLOOD HAZARD AREAS LOCATED ON THIS PROPERTY<br>PER FIRM PANEL 3710968800K EFFECTIVE DATE NOVEMBER 17, 2017 |   |
| NO HISTORICAL STRUCTURES LOCATED ON PROPERTY   |   |




| INDEX OF SHEETS |  |
|-----------------|--|
| SHT No.         | DRAWING DESCRIPTION                            |
| C1.0            | Existing Conditions Plan                       |
| C1.1            | Preliminary Site Plan                          |
| C1.2            | Preliminary Grading, Stormwater & Utility Plan |
| LX.01           | Overall Landscape Plan                         |
| SL1.0           | Preliminary Lighting Plan                      |

**PRELIMINARY**  
 NOT APPROVED FOR CONSTRUCTION



**APPLICANT**



**3801 BLACK CREEK ROAD  
 WILSON, NC 27893  
 ATTN: GARY HODGES  
 TEL (252) 291-5165  
 FAX (252) 243-0900**

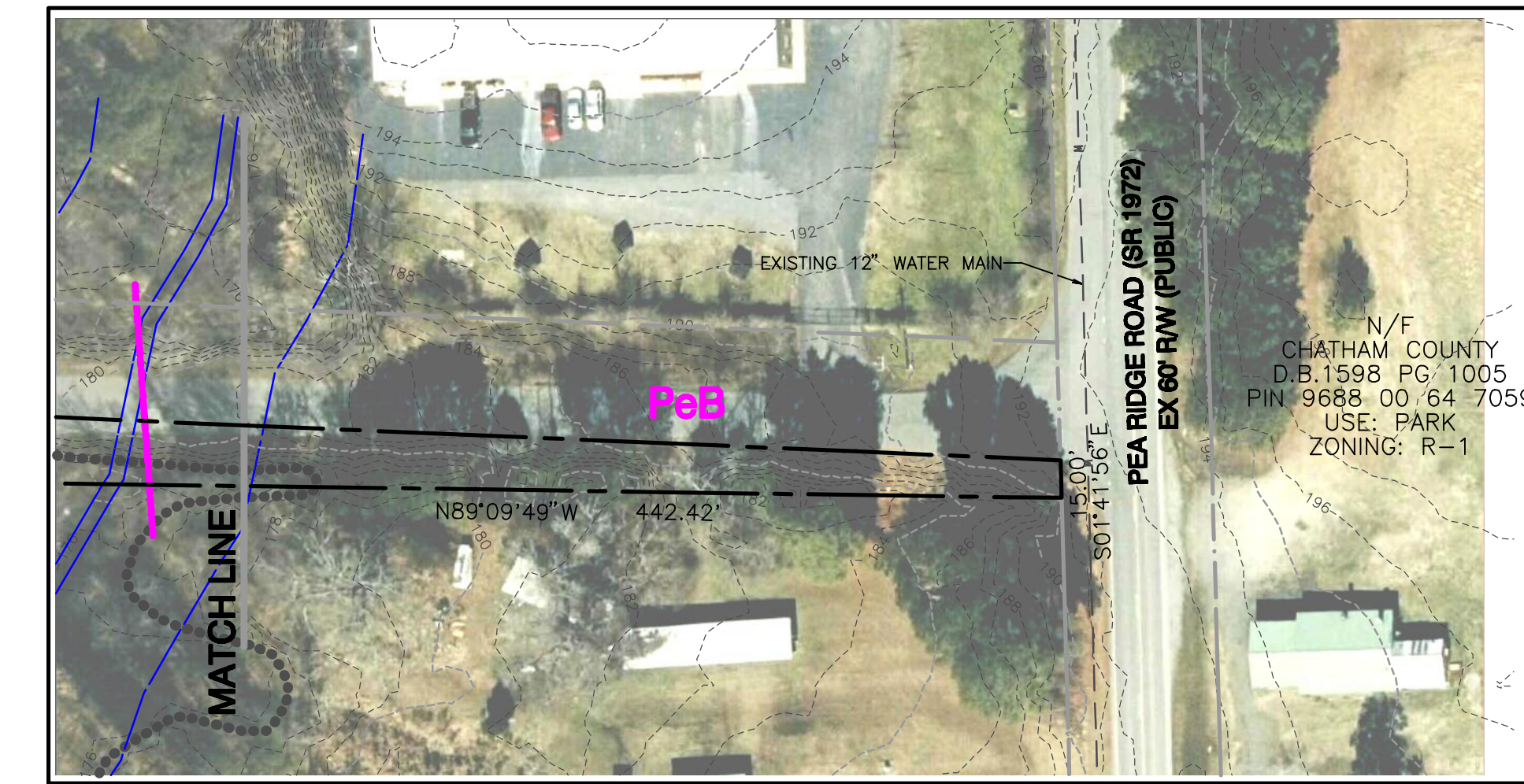
**PREPARED BY:**



**WithersRavenel**  
 Engineers | Planners | Surveyors  
 115 MacKenan Drive Cary, NC 27511 | t: 919.469-3340 | license #:C-0832| www.withersravenel.com

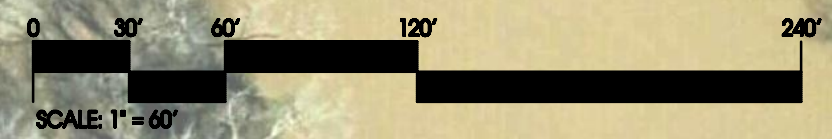


| USDA/NRCS Soil Codes |  |
|----------------------|--|
| ChA                  | Chewacla and Wehadkee soils, 0 to 2 percent slopes, frequently flooded |
| MaB                  | Maitsoni fine sandy loam, 2 to 6 percent slopes                        |
| PeB                  | Peawick fine sandy loam, 2 to 6 percent slopes                         |
| RvA                  | Riverview silt loam, 0 to 3 percent slopes, frequently flooded         |



REFERENCES:  
 • BOUNDARY INFORMATION PER PLAT SLIDE 92-203.  
 • TOPOGRAPHIC INFORMATION PER GIS LIDAR SOURCES AND FIELD DATA PROVIDED BY OWNER.

**PRELIMINARY**  
 NOT APPROVED FOR CONSTRUCTION



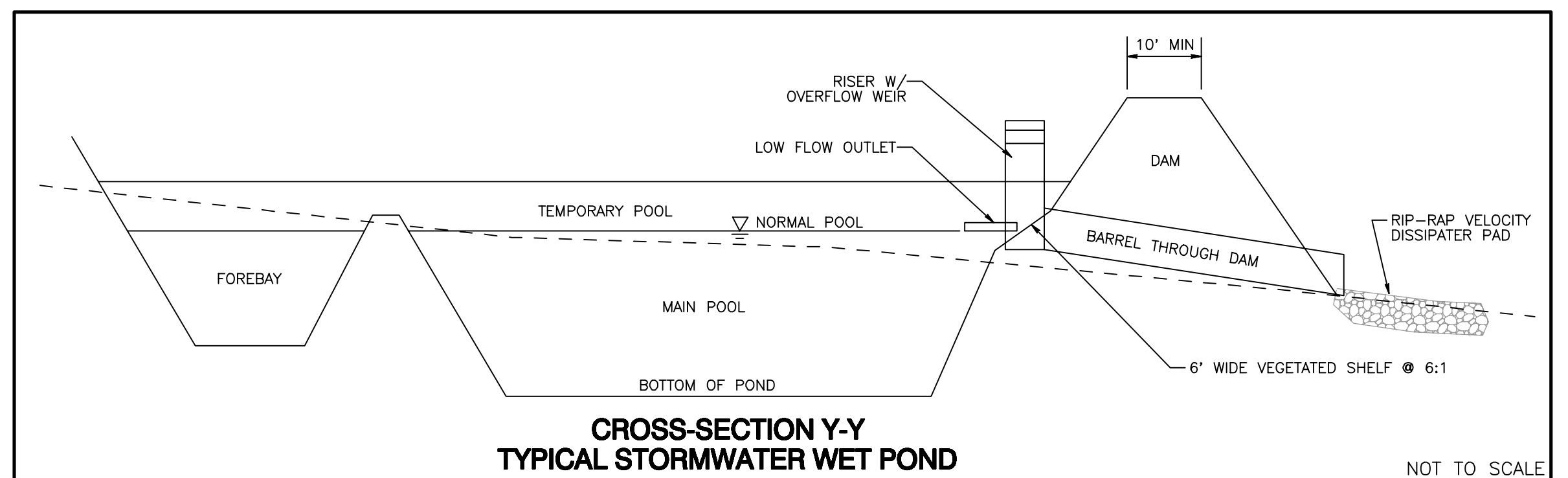
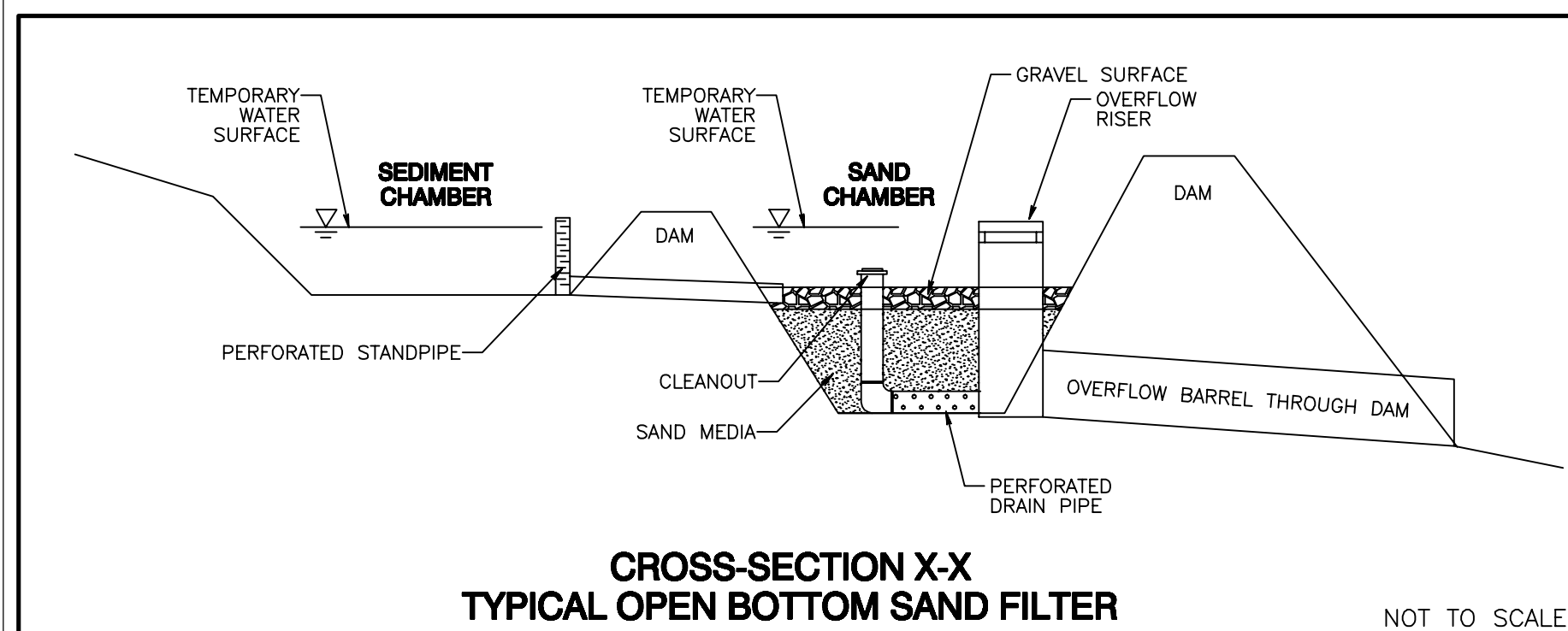
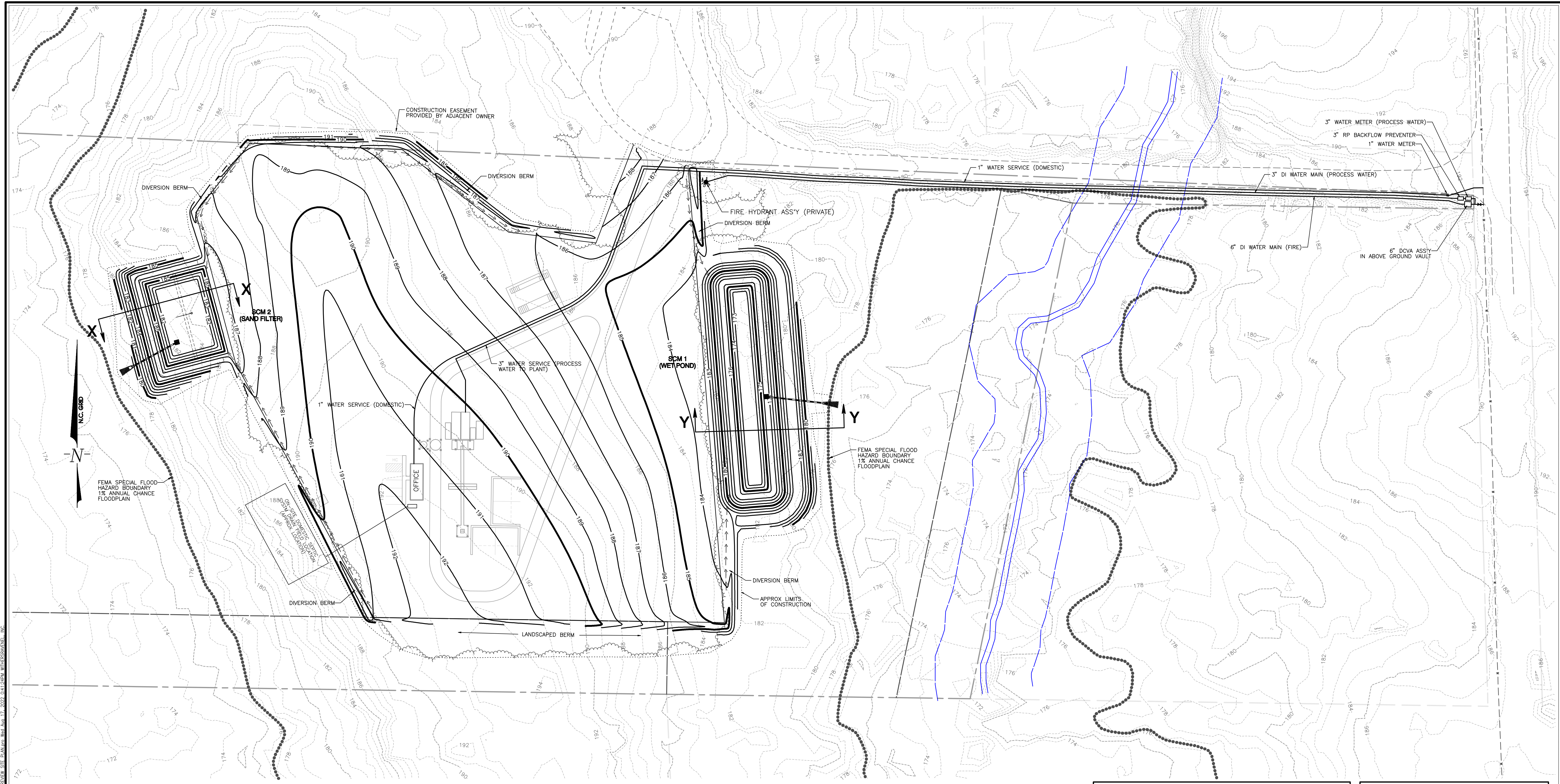
| No. | Revision               | Date       | By | Designer   | Scale      |
|-----|------------------------|------------|----|------------|------------|
| 1   | FOR SUFFICIENCY REVIEW | 2022.08.17 | DW | WR         | 1"=60'     |
|     |                        |            |    | Drawn By   | Date       |
|     |                        |            |    | Checked By | Job No.    |
|     |                        |            |    |            | 2130019.10 |

**S.T. WOOTEN CORPORATION**  
**Pea Ridge Concrete Batch Plant**  
 CHATHAM COUNTY NORTH CAROLINA

**Existing Conditions Plan**

**WithersRavenel**  
 Engineers | Planners | Surveyors  
 115 MacKean Drive Cary, NC 27511 | T: 919.466.3340 | License #F-1476 | www.withersravenel.com

Sheet No.  
**C1.0**

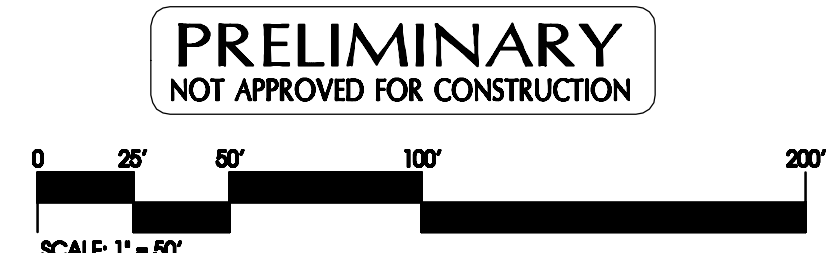


|  |                         |
|--|-------------------------|
| SITE AREA:                             | 21.26 AC                |
| APPROX. LIMITS OF DISTURBANCE:         | 7.4 AC                  |
| TOTAL IMPERVIOUS SURFACE AREA PROPOSED | 5.40 AC (25.4%)         |
| <b>VEGETATED AREAS:</b>                |                         |
| EXISTING VEGETATION AREA TOTAL:        | 15.4 AC (72.7% OF SITE) |
| PROPOSED VEGETATION AREA:              |                         |
| UNDISTURBED:                           | 14.07 AC                |
| DISTURBED & REVEGETATED:               | 0.43 AC                 |
| TOTAL:                                 | 14.5 AC (68.2% OF SITE) |

|  |               |
|--|---------------|
| <b>PRELIMINARY NITROGEN AND PHOSPHORUS LOADING RATES</b> |               |
| NITROGEN -   | X.XX LB/AC/YR |
| PHOSPHORUS -   | X.XX LB/AC/YR |

|   |          |
|---|----------|
| <b>PRELIMINARY PRE DEVELOPMENT PEAK FLOWS</b> |          |
| 1 YEAR -                                      | X.XX CFS |
| 2 YEAR -                                      | X.XX CFS |
| 5 YEAR -                                      | X.XX CFS |
| 10 YEAR -                                     | X.XX CFS |
| 25 YEAR -                                     | X.XX CFS |
| 100 YEAR -                                    | X.XX CFS |

|                                       |          |
|---------------------------------------|----------|
| <b>PRELIMINARY EARTHWORK ANALYSIS</b> |          |
| EXCAVATION VOLUME (CY):               | 6,000 CY |
| FILL VOLUME (CY):                     | 5,000 CY |
| LANDSCAPED BERMS                      | 1,000 CY |



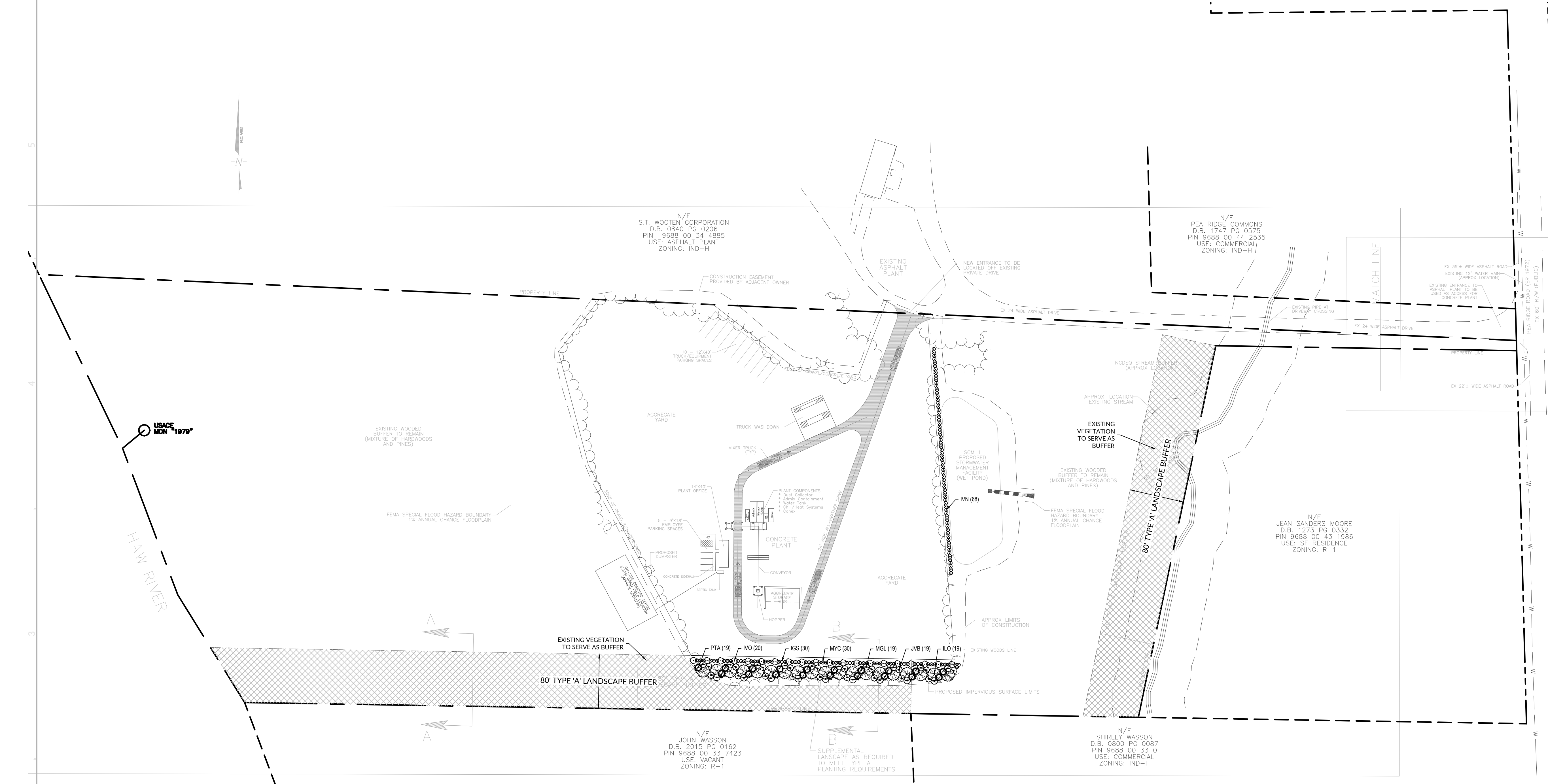
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| 1   | FOR SUFFICIENCY REVIEW | 2022.08.17 | DW | WR         | 1"=50'     |
|     |                        |            |    | Drawn By   | Date       |
|     |                        |            |    | Checked By | Job No.    |
|     |                        |            |    |            | 2130019.10 |

**S.T. WOOTEN CORPORATION**  
**Pea Ridge Concrete Batch Plant**  
 CHATHAM COUNTY NORTH CAROLINA

**Preliminary Grading, Stormwater & Utility Plan**

  
**WithersRavenel**  
 Engineers | Planners | Surveyors  
 115 MacKenan Drive Cary, NC 27511 | T: 919.468.3340 | License #F-1476 | www.withersravenel.com

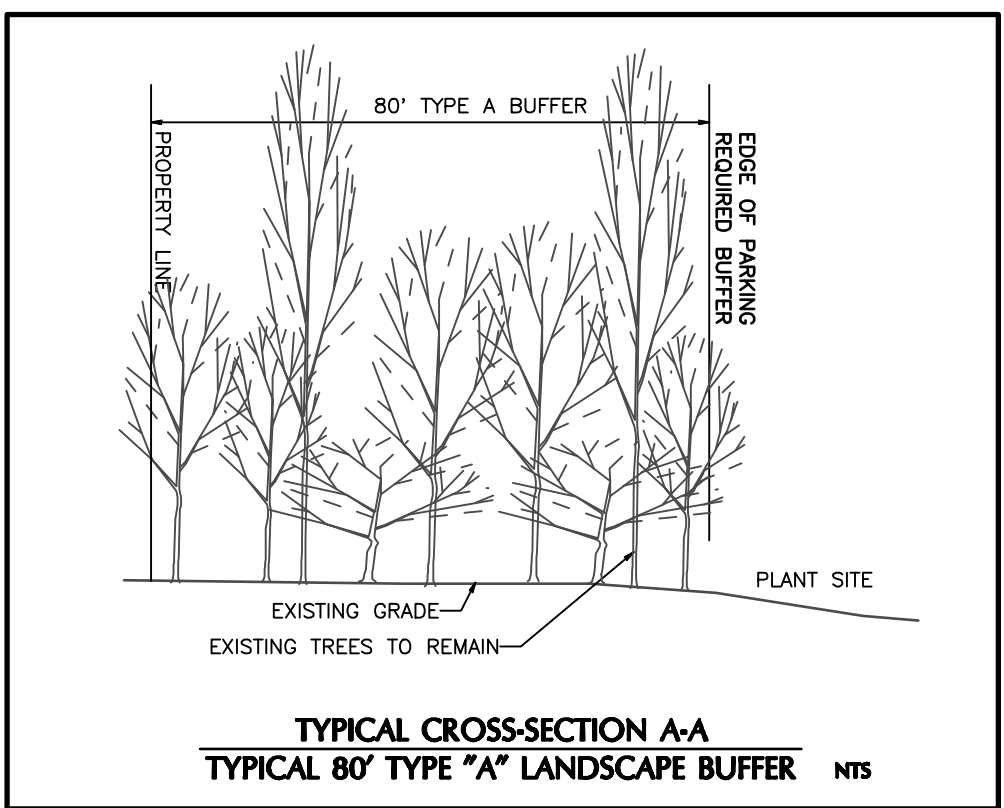
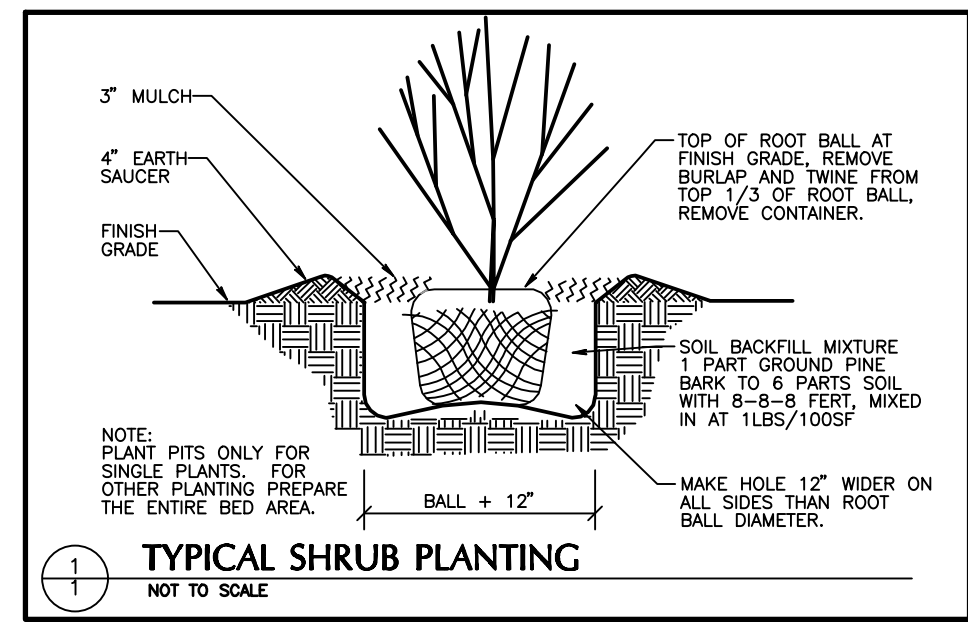
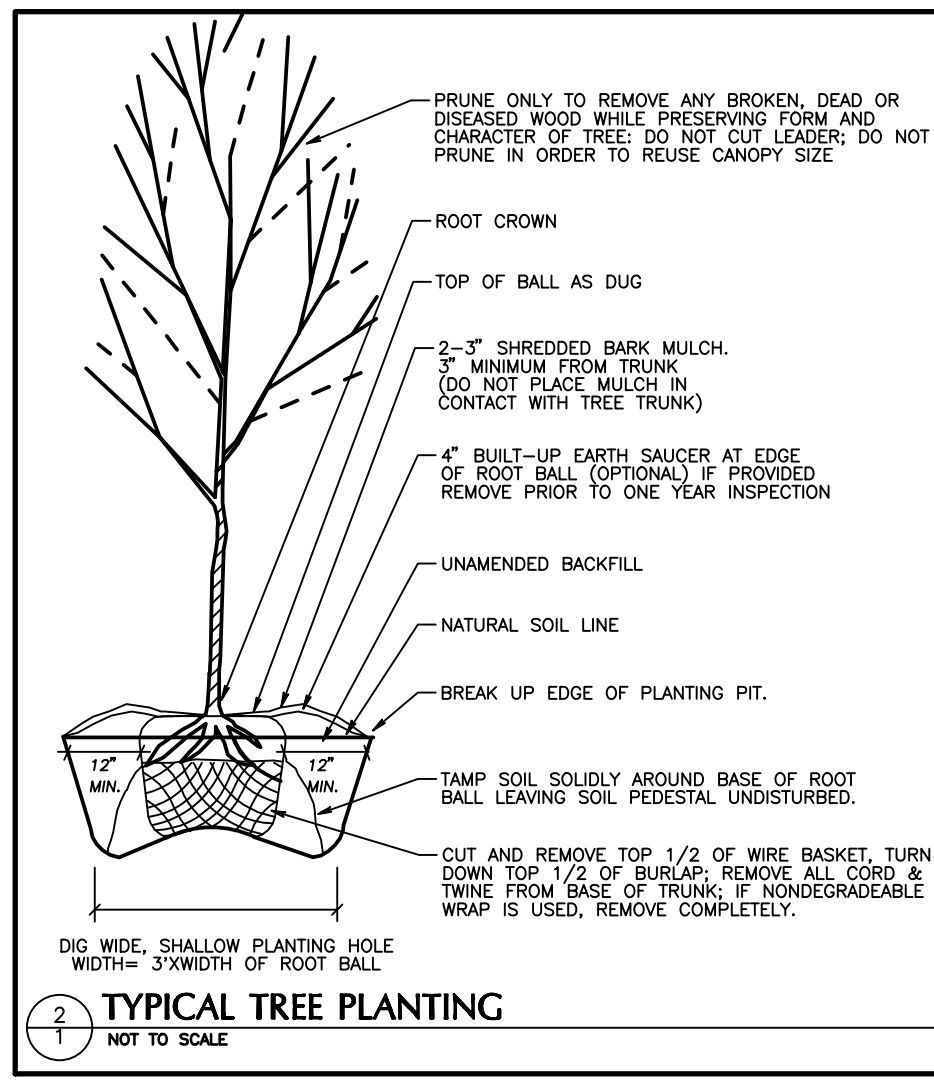
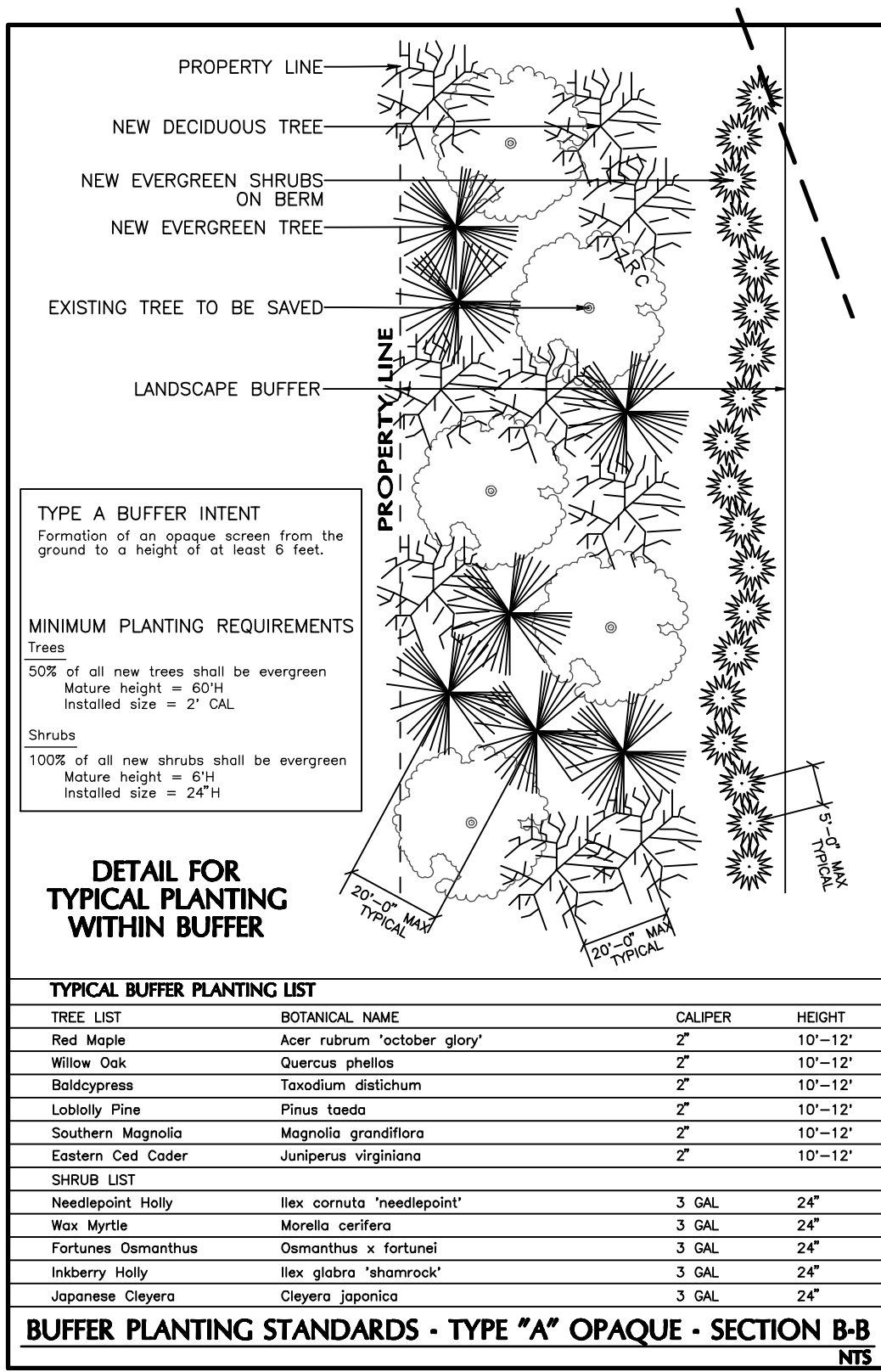
Sheet No. **C1.2**



- GENERAL PLANTING NOTES:**
- LOCATE ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL. NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON THE PLAN.
  - VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - LAWN AREAS SHALL BE SEEDDED WITH BERMUDA. 90% COVERAGE SHALL BE ATTAINED PRIOR TO FINAL INSPECTION.
  - ALL PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSN. OF NURSERYMEN AND THE WRITTEN SPECIFICATIONS.
  - PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 3" OF CLEAN PINE STRAW. ALL PLANT GROUPINGS SHALL BE MULCHED AS ONE BED.
  - APPLY PRE-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDED RATE PRIOR TO INSTALLATION OF PLANT MATERIAL.
  - ESTABLISH POSITIVE DRAINAGE IN ALL PLANTING BEDS AND AWAY FROM BUILDINGS.
  - CUT AND FILL SLOPES THAT ARE 2:1 OR GREATER SHALL BE STABILIZED WITH JUTE MATS AND BERMUDA.
  - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE PAVEMENT ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
  - UNDISTURBED BUFFER SHALL REMAIN IN ITS NATURAL STATE EXCEPT AT ACCESS DRIVE LOCATIONS. FENCES AND EARTHEN BERMS CAN BE LOCATED WITHIN THE BUFFER ALONG WITH SUPPLEMENTAL PLANTINGS.
  - BOUNDARY SURVEY INFORMATION PROVIDED BY CHATHAM COUNTY GIS INFORMATION.
  - TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY CHATHAM COUNTY GIS INFORMATION.
  - DOMESTIC WATER WILL BE PROVIDED BY COUNTY WATER.
  - DOMESTIC SEWER WILL BE PROVIDED BY AN ON-SITE SEWAGE DISPOSAL SYSTEM.
  - THERE IS 100 YEAR FEMA FLOODPLAIN LOCATED ON THIS PROPERTY PER FIRM PANEL 3710968800K EFFECTIVE DATE NOVEMBER 17, 2017 PER NCFLOODMAPS.COM
  - THE OWNER IS RESPONSIBLE FOR LOCATING AND IDENTIFYING ON-SITE WETLANDS. WETLAND DELINEATION WILL BE REVIEWED AND APPROVED BY USCO.
  - ALL NC BUILDING CODE REQUIREMENTS WILL BE MET DURING BUILDING PERMITTING PROCESS.
  - A SEPTIC SYSTEM PERMIT WILL BE OBTAINED FOR THE PROPOSED OFFICE PRIOR TO PLANT OPERATION.
  - DUST CONTROL MEASURES WILL BE EMPLOYED.
  - THIS PROPERTY MAY BE SUBJECT TO NCDEQ RIPARIAN BUFFER RULES.

**LANDSCAPE LEGEND:**

| SYMBOL                                | SYMBOL |
|---------------------------------------|--------|
| 10 UPPER STORY TREES                  |        |
| 10 - ILEX OPACA                       |        |
| 20 UNDERSTORY TREES                   |        |
| 10 - ILEX VOMITORIA                   |        |
| JVB - JUNIPERUS VIRGINIANA BRODIE     |        |
| MGL - MAGNOLIA GRANDIFLORA LITTLE GEM |        |
| PTA - PINUS TAEDA LOBLOLLY            |        |
| 30 SHRUBS                             |        |
| ISS - ILEX GLABRA SHAMROCK            |        |
| IVN - ILEX VOMITORIA NANA             |        |
| MYC - MYRTICA CERIFERA                |        |
| 40 BUFFERS / MISCELLANEOUS            |        |
| TYPE 'A' BUFFER                       |        |



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**WithersRavenel**  
115 MackKann Drive | Cary, NC 27511  
License #: F-1479 | t: 919.469.8340 | www.withersravenel.com

**S.T. WOOTEN**  
STREET ADDRESS | CITY, STATE, ZIP | CHATHAM COUNTY

**S.T. WOOTEN CORPORATION**  
PEA RIDGE CONCRETE PLANT

**PRELIMINARY**  
NOT APPROVED  
FOR CONSTRUCTION

SCALE: 1 inch = 80 ft.

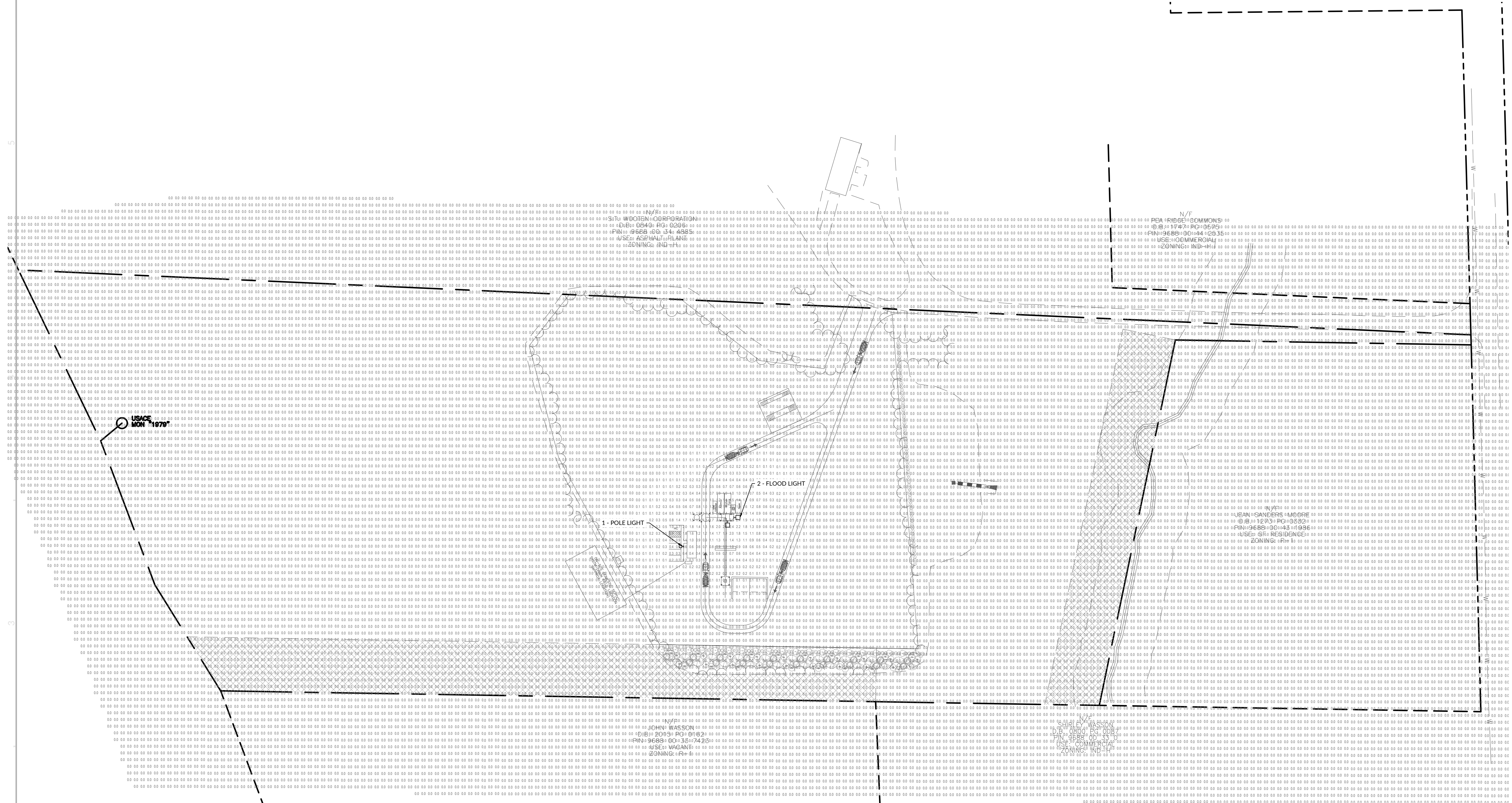
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REVISIONS:

WR Job No. DATE  
2130019.10 XX/XX/XXXX  
DRN: WR DGN: WR CKD: WR

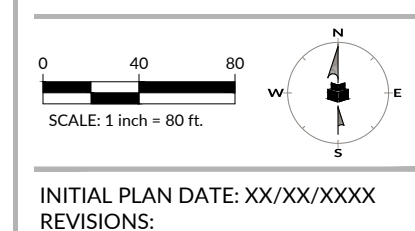
**OVERALL LANDSCAPE PLAN**

**LX.01**

our people • your success



**PRELIMINARY**  
 NOT APPROVED  
 FOR CONSTRUCTION



INITIAL PLAN DATE: XX/XX/XXXX  
 REVISIONS:

WR Job No. DATE  
 213019.10 XX/XX/XXXX  
 DRN:WR DGN:WR CKD:WR

**LIGHTING PLAN**

**SL1.0**

**Atlas Dusk to Dawn**  
 DD2G42LED5K 42 Watt LED Dusk to Dawn

**PHOTOMETRIC Recommended Mounting Height - 13.14 ft.**

| Beam Angle | 12 Mtg Height | 13.14 Mtg Height |
|------------|---------------|------------------|
| 12°        | 5.3           | 4.4              |
| 14°        | 4.4           | 3.6              |
| 16°        | 3.7           | 3.0              |
| 18°        | 3.2           | 2.5              |
| 20°        | 2.8           | 2.1              |
| 22°        | 2.5           | 1.8              |
| 24°        | 2.2           | 1.6              |
| 26°        | 2.0           | 1.4              |
| 28°        | 1.8           | 1.3              |
| 30°        | 1.6           | 1.2              |

**Specifications:**  
 Lumens: 4500  
 Watts: 42W  
 CRI: 70  
 Beam Angle: 30°  
 Output: 120-277VAC, 50-60 Hz  
 Dimensions: 5.000 x 3.000 x 1.500 in.

**Atlas Dusk to Dawn**  
 DD2G42LED5K 42 Watt LED Dusk to Dawn

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 Watts: 42W  
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 Output: 120-277VAC, 50-60 Hz  
 Dimensions: 5.000 x 3.000 x 1.500 in.

**Atlas Extra-Wide Flood**  
 PFLXW8LED 86 Watt LED Extra-Wide Flood Light

**PHOTOMETRIC Recommended Mounting Height - 13.14 ft.**

| Beam Angle | 12 Mtg Height | 13.14 Mtg Height |
|------------|---------------|------------------|
| 12°        | 5.3           | 4.4              |
| 14°        | 4.4           | 3.6              |
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| 24°        | 2.2           | 1.6              |
| 26°        | 2.0           | 1.4              |
| 28°        | 1.8           | 1.3              |
| 30°        | 1.6           | 1.2              |

**Specifications:**  
 Lumens: 10730  
 Watts: 86W  
 CRI: 70  
 Beam Angle: 30°  
 Output: 120-277VAC, 50-60 Hz  
 Dimensions: 8.000 x 5.000 x 2.000 in.

**Atlas Extra-Wide Flood**  
 PFLXW8LED 86 Watt LED Extra-Wide Flood Light

**PHOTOMETRIC Recommended Mounting Height - 13.14 ft.**

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|------------|---------------|------------------|
| 12°        | 5.3           | 4.4              |
| 14°        | 4.4           | 3.6              |
| 16°        | 3.7           | 3.0              |
| 18°        | 3.2           | 2.5              |
| 20°        | 2.8           | 2.1              |
| 22°        | 2.5           | 1.8              |
| 24°        | 2.2           | 1.6              |
| 26°        | 2.0           | 1.4              |
| 28°        | 1.8           | 1.3              |
| 30°        | 1.6           | 1.2              |

**Specifications:**  
 Lumens: 10730  
 Watts: 86W  
 CRI: 70  
 Beam Angle: 30°  
 Output: 120-277VAC, 50-60 Hz  
 Dimensions: 8.000 x 5.000 x 2.000 in.

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