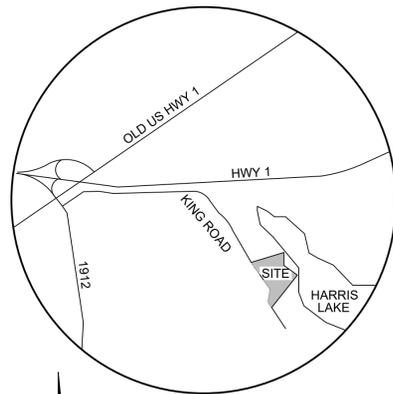


KING ROAD ASPHALT PLANT

MONCURE, NORTH CAROLINA APPEARANCE COMMISSION APPLICATION

CHATHAM COUNTY
PRELIMINARY REVIEW SET: JULY 26, 2023



VICINITY MAP
SCALE: 1" = 2000'

Sheet List Table

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C0.2	PROPERTY DATA PLAN
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C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
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C5.0	PRELIMINARY LIGHTING PLAN
L-1.0	LANDSCAPE PLAN

SITE INFORMATION

LOCATION: 1535 KING RD.
MONCURE, NC 28334
COUNTY: CHATHAM
ACREAGE: 18.69 AC
DB/PG: 1915 / 0431
ZONING: IND-H (HEAVY INDUSTRIAL)
CURRENT LAND USE: VACANT

MINIMUM BUILDING SETBACKS:
FRONT: 130'
SIDE: 100'
REAR: 100'

OFF-STREET PARKING:
PARKING REQUIRED: 2 (1 SPACE / 3 EMPLOYEES)
PROVIDED: 2 (FOR 6 EMPLOYEES)
TOTAL PARKING PROVIDED: 3 PARKS (1 STD W/ 1 ADA)

IMPERVIOUS AREAS:
ROADWAYS / PARKING: 0.35 AC
BUILDING: 0.15 AC
GRAVEL: 3.08 AC
SIDEWALK: 4.52 AC
TOTAL: 5.03% AC

Developer / Land Owner:

1535 KING ROAD, LLC
421 N BLOUNT ST
Raleigh, NC 27601
919-291-2179 (m)

Civil Engineering:

The Curry Engineering Group, PLLC
NC License # P-0799
205 S. Fuquay Ave
Fuquay-Varina, NC 27526
919.552.0849 (o)
Contact: Jared Matthews, PE
jared@curryeng.com

Surveying:

Robinson and Plant, PC
1240 SE Maynard Road #203
Cary, NC 27511
919.859.6030 (o)
Contact: Buddy Plante

REVISIONS	PROFESSIONAL'S SEAL	CONSULTANT	CLIENT
			1535 King Road, LLC 421 Blount Street Raleigh, NC 27601
STATUS: FOR REVIEW ONLY NOT FOR CONSTRUCTION DATE: MARCH, 2022 FILE NO. 2021-021			
HORZ. SCALE: NTS ORIG. SHEET SIZE: 24 x 36		CHATHAM COUNTY PROJECT # XXXXXXXXX	CONSTRUCTION DRAWINGS SPECIAL USE PERMIT KING ROAD ASPHALT PLANT COVER SHEET

DUKE ENERGY
PROGRESS LLC
PIN 0609-00-41-7149
D.B. 1811 PG. 572
ZONING: IND-H

DUKE ENERGY
PROGRESS INC.
PIN 0608-03-42-0089
D.B. 16104 PG. 107
ZONING: R-80
(WAKE COUNTY)

DUKE ENERGY
PROGRESS INC.
PIN 0617.03-34-7352
D.B. 15289 PG. 2437
ZONING: R-80
(WAKE COUNTY)

1535 KING ROAD LLC
PIN 0608-00-35-0179
DB: 1915, PG. 0431
DEEDED ACREAGE: 71.79 AC
PROJECT ACREAGE: 18.69 AC
ZONING: IND-H (HEAVY INDUSTRIAL)

ELKINS SAWMILL, INC
PIN 0608-00-35-0179
DB: 1915, PG. 0431
DEEDED ACREAGE:
71.79 AC
ZONING: IND-H
(HEAVY INDUSTRIAL)

HAROLD E. DAY
PIN 0608-00-38-4143
D.B. 04E-311
ZONING: IND-H

DUKE ENERGY
PROGRESS LLC
PIN 0608-00-36-0457
D.B. 1811 PG. 572 PB
2002-346
ZONING: IND-H

DUKE ENERGY
PROGRESS LLC
PIN 0608-00-28-4004
D.B. 1811 PG. 572
ZONING: IND-H

SOIL TYPE: CrC

SOIL TYPE: CrC

SOIL TYPE: CrB

SOIL TYPE: CrC

SOIL TYPE: CrC

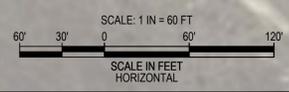
SOIL TYPE: CrB

PROPERTY BOUNDARY

STREAM BUFFER

LIMITS OF SOIL TYPE

LIMITS OF SOIL TYPE



REVISIONS	DATE	DESCRIPTION

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FILE NO. 2021-021 ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

**PRELIMINARY
FOR REVIEW ONLY**

CONSULTANT

EST. 1910
10
NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0840 205 S. Furgate Avenue
F (919) 552-2043 Furgate/Vernon, NC 27526

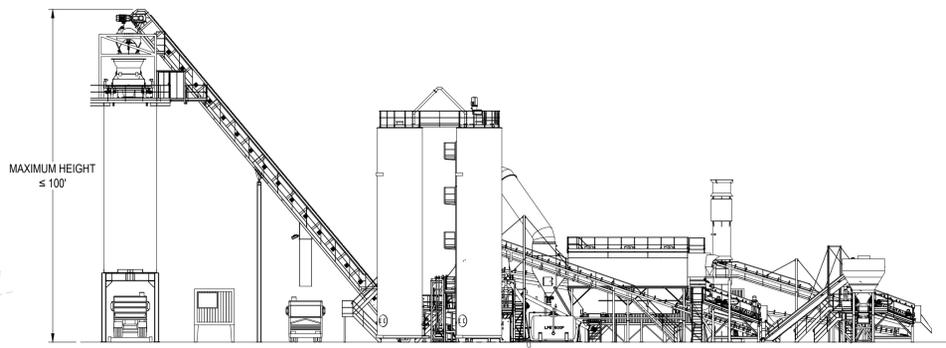
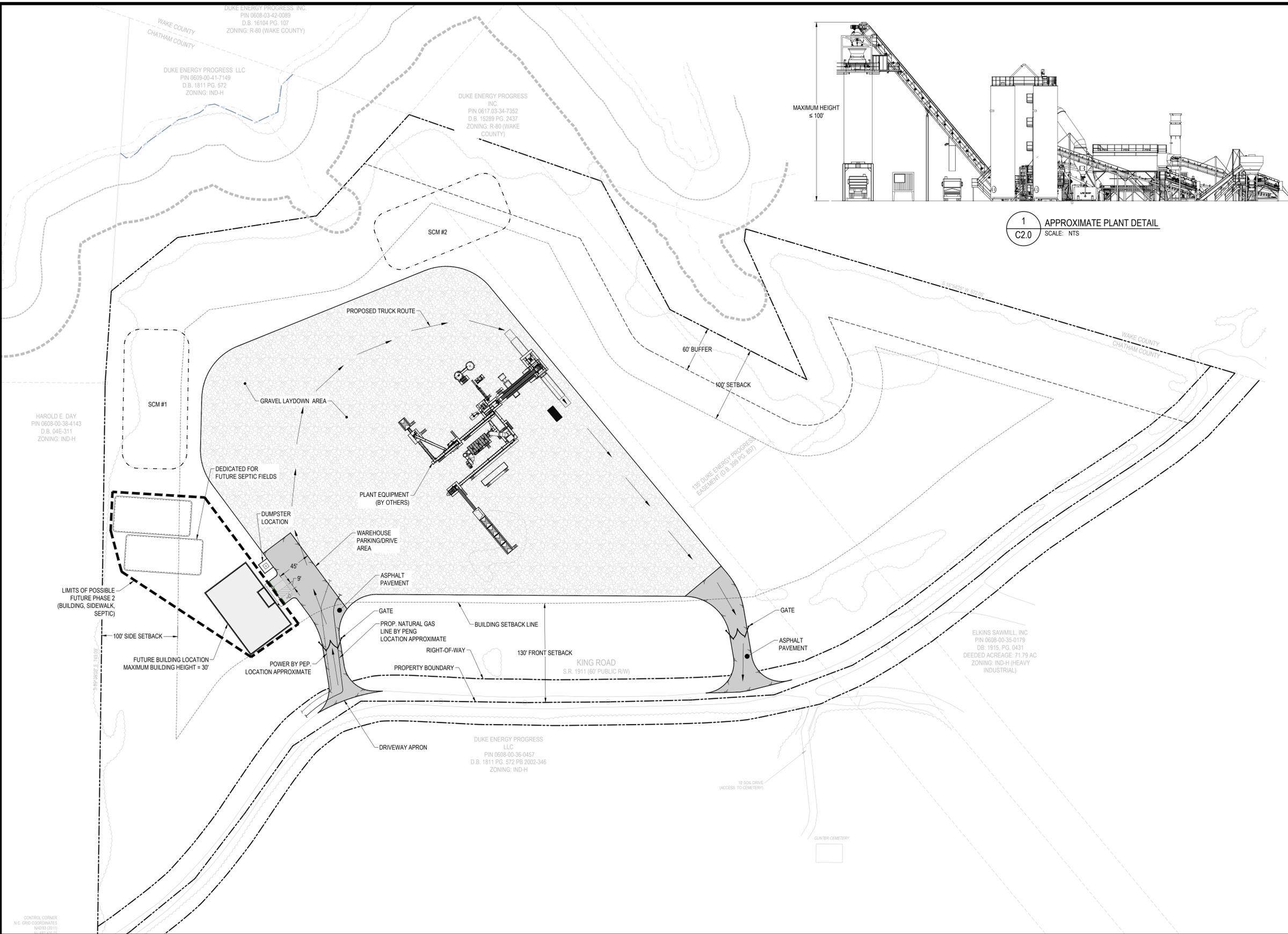
CLIENT

1535 King Road, LLC
421 Blount Street
Raleigh, NC 27601

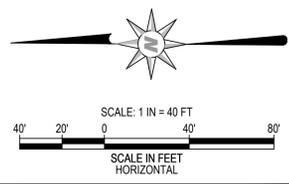
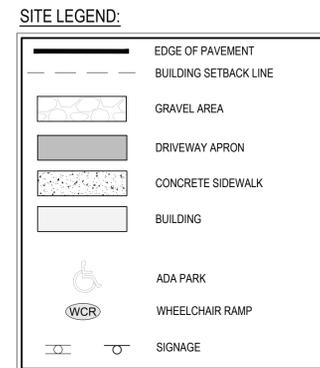
CONSTRUCTION DRAWINGS
SPECIAL USE PERMIT
KING ROAD ASPHALT PLANT
PROPERTY DATA PLAN

CHATHAM COUNTY PROJECT # XXXXXXXXX

C0.2



- SITE NOTES:**
- ALL SIGNS SHOULD USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
 - ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH TOWN OF CHATHAM COUNTY, NCDOT, AND NCDEQ STANDARD SPECIFICATIONS AND DETAILS.
 - ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET AT 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOINT FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED/RESURFACED.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GRADES PRIOR TO THE START OF CONSTRUCTION.
 - EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS SHOWN OTHERWISE.
 - TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
 - ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 - MAX. SIDEWALK CROSS-SLOPE IS 2%.



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PROFESSIONAL'S SEAL

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ENGINEER
HAROLD B. MATTHEWS

CONSULTANT

Curry
ENGINEERING

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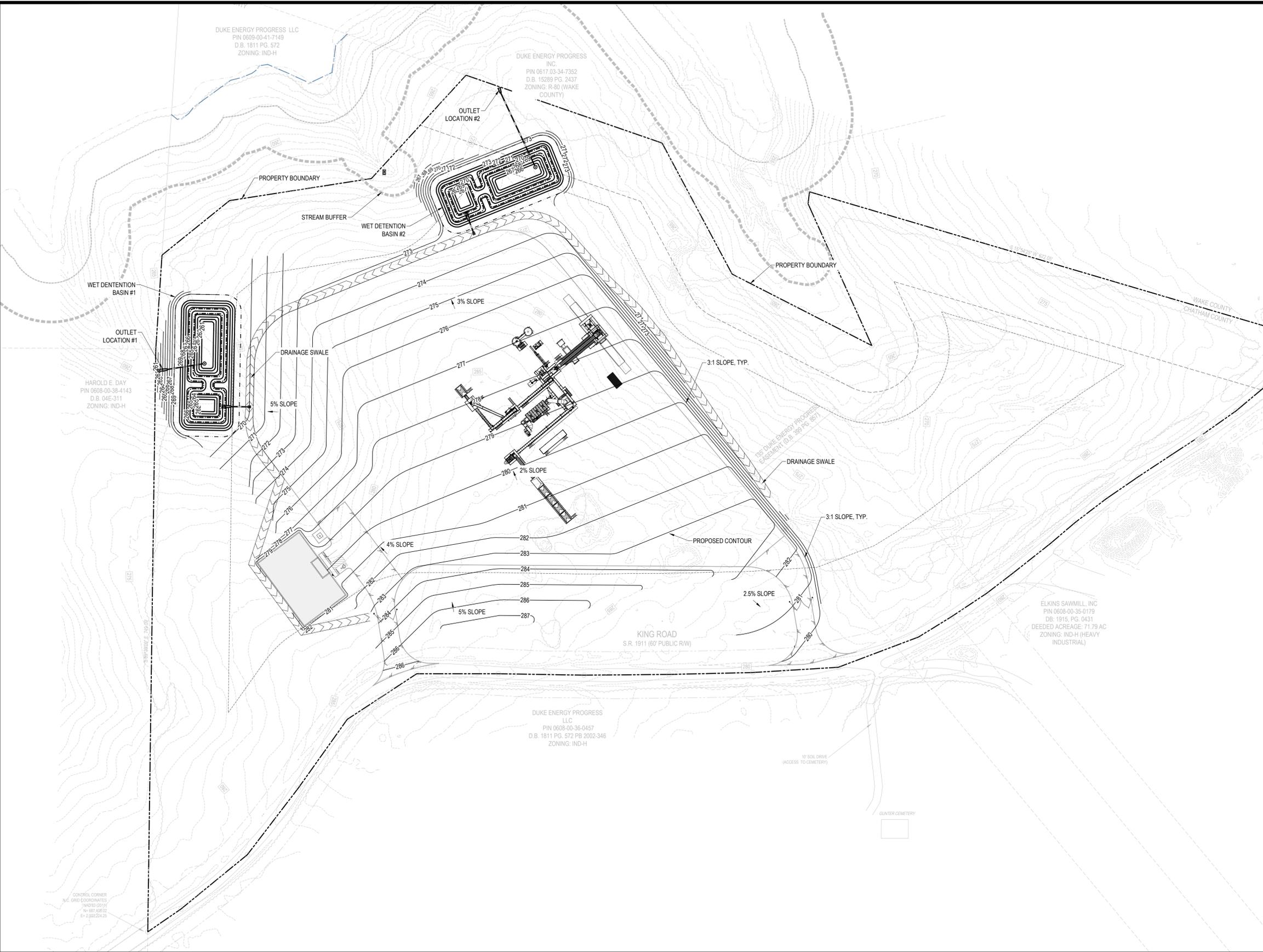
CLIENT

1535 King Road, LLC
421 Blount Street
Raleigh, NC 27601

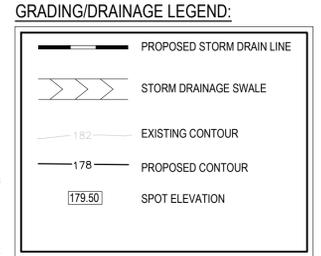
CONSTRUCTION DRAWINGS
SPECIAL USE PERMIT
KING ROAD ASPHALT PLANT
PRELIMINARY SITE PLAN

CHATHAM COUNTY PROJECT # XXXXXXXXX

C2.0

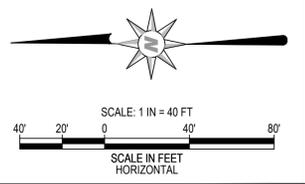
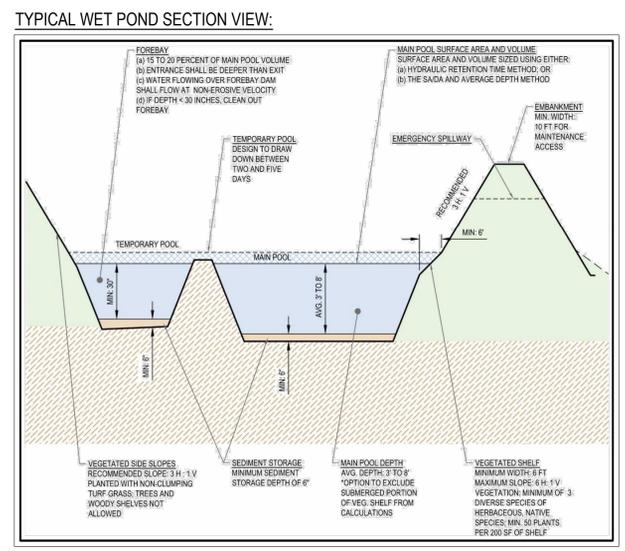


- GRADING/DRAINAGE NOTES:**
1. ALL STORM DRAINAGE PIPING SHALL BE CLASS III RCP UNLESS NOTED OTHERWISE.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDOT, NCDOT, AND CHATHAM COUNTY STANDARDS AND SPECIFICATIONS.
 3. CONTRACTOR SHALL COORDINATE ALL GRADING OPERATIONS WITH THE OWNER'S GEOTECHNICAL ENGINEER, AS APPROPRIATE.
 4. CONTRACTOR SHALL MAINTAIN POSITIVE SLOPE AND OUTFALL OF ANY FOUNDATION DRAIN SYSTEMS.
 5. ALL STORM DRAIN HOODS, MANHOLE COVERS AND GRATES ARE TO BE LABELED "NO DUMPING DRAINS TO STREAM".
 6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GRADES PRIOR TO THE START OF CONSTRUCTION.



PRELIMINARY EARTHWORK CALCULATION:

TOTAL CUT:	30,000 CY
TOTAL FILL:	7,600 CY
NET:	22,400 CY (CUT)



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PROFESSIONAL'S SEAL

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CLIENT

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Raleigh, NC 27601

CONSTRUCTION DRAWINGS

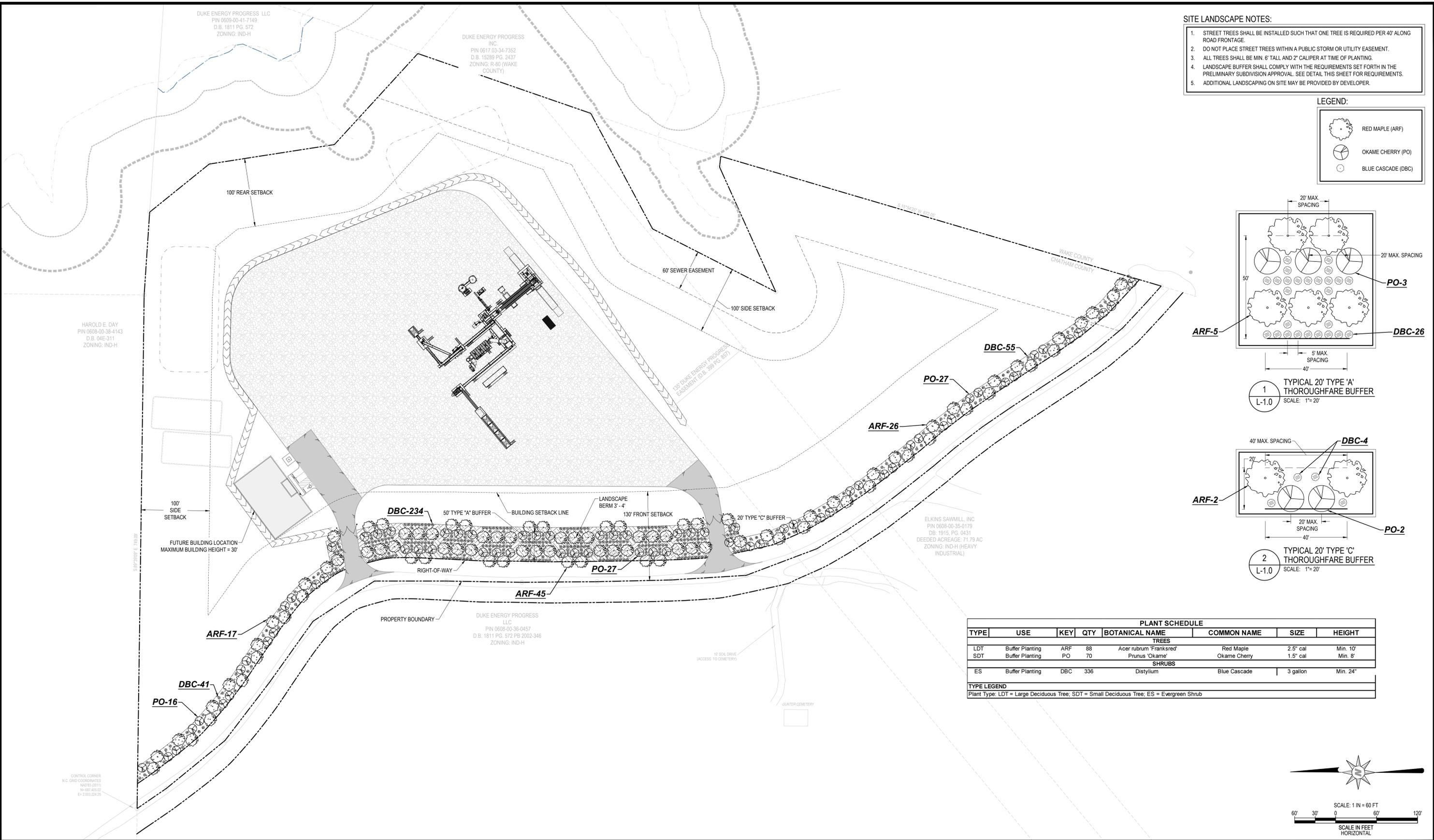
SPECIAL USE PERMIT

KING ROAD ASPHALT PLANT

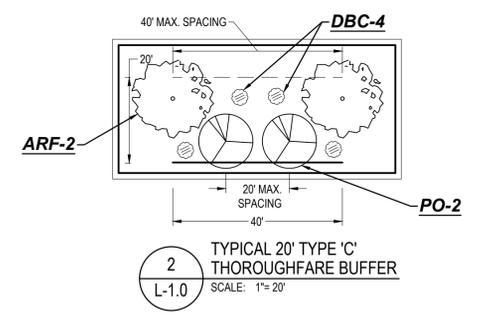
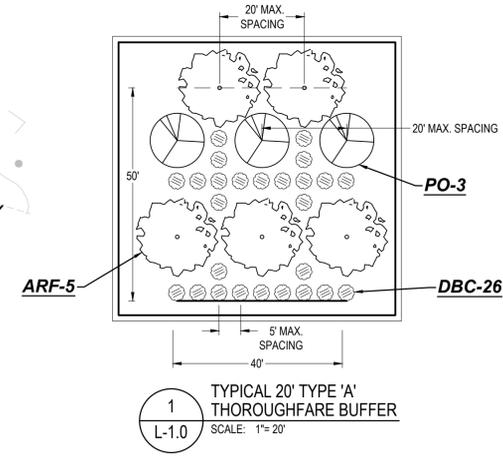
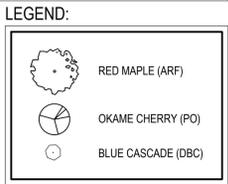
PRELIMINARY GRADING AND DRAINAGE PLAN

CHATHAM COUNTY PROJECT # XXXXXXXXX

C3.0

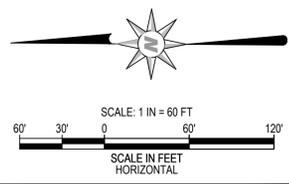


- SITE LANDSCAPE NOTES:**
- STREET TREES SHALL BE INSTALLED SUCH THAT ONE TREE IS REQUIRED PER 40' ALONG ROAD FRONTAGE.
 - DO NOT PLACE STREET TREES WITHIN A PUBLIC STORM OR UTILITY EASEMENT.
 - ALL TREES SHALL BE MIN. 6' TALL AND 2" CALIPER AT TIME OF PLANTING.
 - LANDSCAPE BUFFER SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE PRELIMINARY SUBDIVISION APPROVAL. SEE DETAIL THIS SHEET FOR REQUIREMENTS.
 - ADDITIONAL LANDSCAPING ON SITE MAY BE PROVIDED BY DEVELOPER.



PLANT SCHEDULE							
TYPE	USE	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
TREES							
LDT	Buffer Planting	ARF	88	Acer rubrum 'Franksred'	Red Maple	2.5" cal	Min. 10'
SDT	Buffer Planting	PO	70	Prunus 'Okame'	Okame Cherry	1.5" cal	Min. 8'
SHRUBS							
ES	Buffer Planting	DBC	336	Distylium	Blue Cascade	3 gallon	Min. 24"

TYPE LEGEND
 Plant Type: LDT = Large Deciduous Tree; SDT = Small Deciduous Tree; ES = Evergreen Shrub



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CONSULTANT

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 10 YEARS
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CLIENT

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 Raleigh, NC 27601

CHATHAM COUNTY PROJECT # XXXXXXXXX

CONSTRUCTION DRAWINGS
 SPECIAL USE PERMIT
KING ROAD ASPHALT PLANT
 LANDSCAPE PLAN

L-1.0