

VIRIDIAN BOAT & RV STORAGE

2649 FARRINGTON POINT ROAD

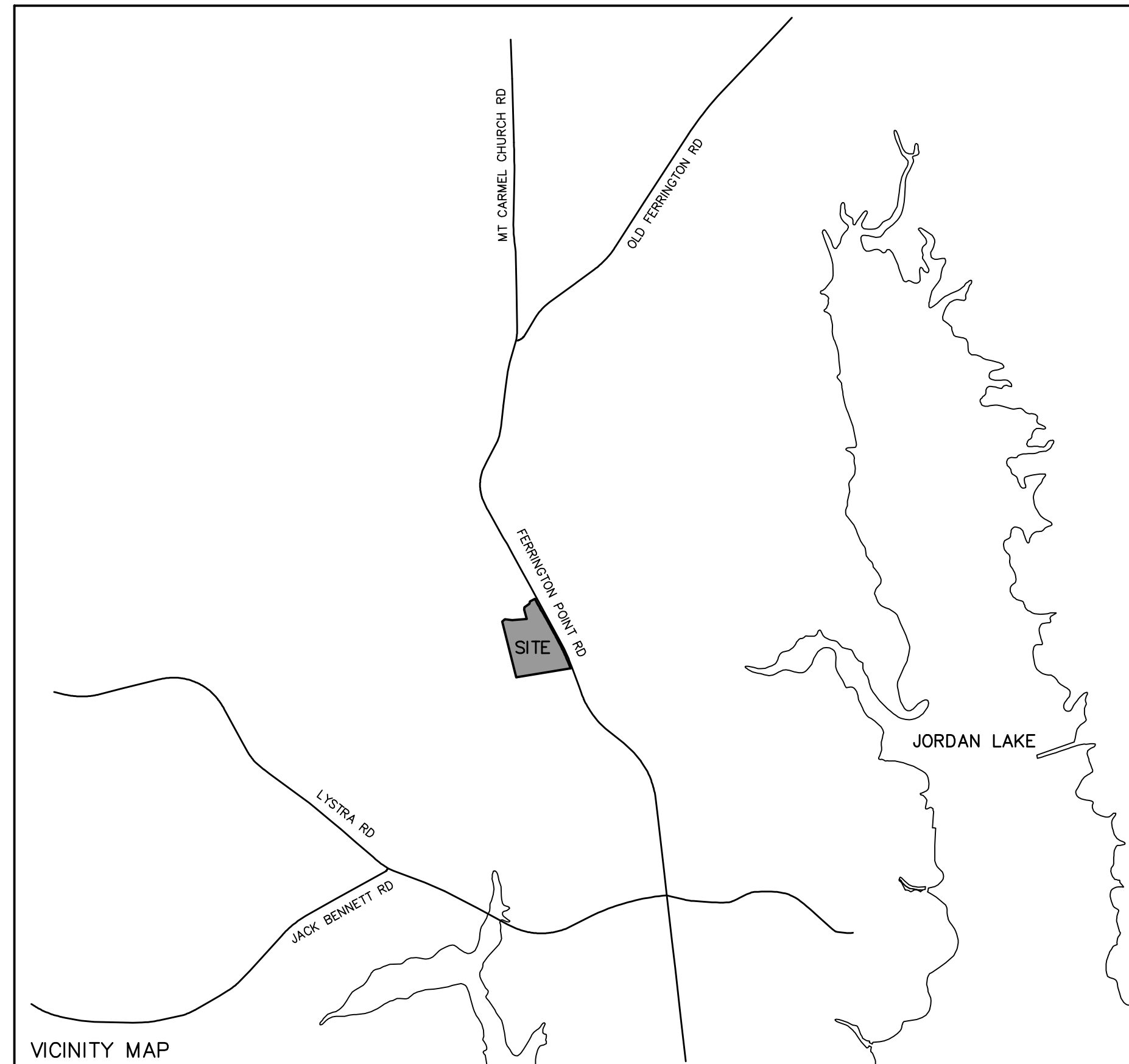
Chatham County, North Carolina

REZONING PLAN REVIEW



NC ENGINEERING
LICENSE NO. P-0803

PRELIMINARY
NOT FOR
CONSTRUCTION



VICINITY MAP

SITE DATA SUMMARY

PROJECT NAME:	VIRIDIAN BOAT & RV STORAGE
PROPERTY OWNER:	PARKER HERBERT HEIRS
PID:	19522
PIN(S):	9795-27-5534
SITE ADDRESS:	2649 FARRINGTON POINT RD.
JURISDICTION:	CHATHAM COUNTY
EXISTING ZONING:	R-1
PROPOSED ZONING:	CD-NB (NEIGHBORHOOD BUSINESS)
OVERLAY DISTRICT:	N/A
WATERSHED:	JORDAN LAKE
GROSS SITE AREA:	21.0 AC.
CURRENT USE:	RESIDENTIAL
PROPOSED USE:	SELF STORAGE
EXISTING BUILDING AREA:	5,481 SF.
NEW BUILDING AREA:	129,440 SF.
PROPOSED IMPERVIOUS AREA:	294,440 SF. (32.1% OF SITE)
BUILDING SETBACKS:	
FRONT:	50'
SIDE:	50'
REAR:	50'
FLOOD ZONE:	NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #3710978400K
LIMITS OF DISTURBANCE:	434,801 SF./9.98 AC.

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHATHAM COUNTY AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SITE INFORMATION IS TAKEN FROM A CHATHAM COUNTY GIS.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

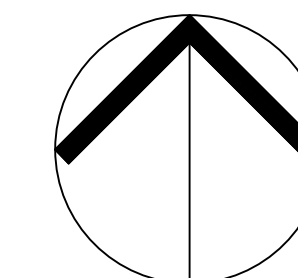
DRAWINGS INDEX:

SITE 001	COVER SHEET
SITE 100	EXISTING CONDITIONS PLAN
SITE 200	SITE LAYOUT PLAN
SITE 300	LANDSCAPE PLAN
SITE 301	LANDSCAPE NOTES & DETAILS
SITE 400	VICINITY MAP EXHIBIT

OWNER:
HERBERT PARKER HEIRS
c/o IVADALE PARKER LAW
PO BOX 802
SNOW CAMP, NC 27349
PHONE: (336) 376-0623
EMAIL: iowscabin@aol.com

CONTACT:
SAMUEL NYE, P.E., LEED AP
THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: srm@thesitegroup.net

DEVELOPER:
ROCKY SMITH
VIRIDIAN CONTRACTORS LLC
392 VALLEY MEADOW DRIVE
CHAPEL HILL, NC 27516
EMAIL: rockybsmith@viridiancontractors.com



NORTH

COVER SHEET

SCALE: 1" = 2,000' (DRAWING SCALED FOR 24x36 INCH PLOTS)



THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
 THE SITE GROUP, PLLC
 1111 OBERLIN ROAD
 RALEIGH, NC 27605-1136 USA
 Office: 919.835.4787
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 E Mail: srm@thesitegroup.net

REZONING PLAN REVIEW FOR:
VIRIDIAN BOAT & RV STORAGE
 2649 FARRINGTON POINT RD.
 CHATHAM COUNTY, NORTH CAROLINA

Drawn By: **NLB**
Checked By: **SRN**

DATE: 19 SEP 2023
REVISED: 05 OCT 2023

PRELIMINARY DOCUMENTS

COVER SHEET

Job Code: **VCSS**

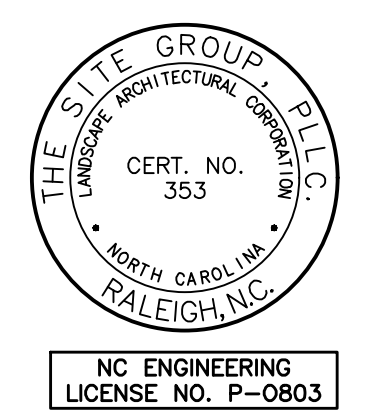
Dwg No. **SITE 001**



LINE LEGEND

---	PROPERTY BOUNDARY LINE
---	ADJACENT LOT LINE
---	SETBACK LINE
---	EXISTING EASEMENTS
-x-	PROPOSED FENCE LINE
---	EXISTING ROW LINE

- GENERAL NOTES**
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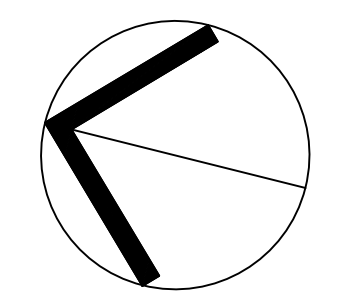
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PRELIMINARY DOCUMENTS

EXISTING CONDITIONS PLAN

Job Code: **VCSS**

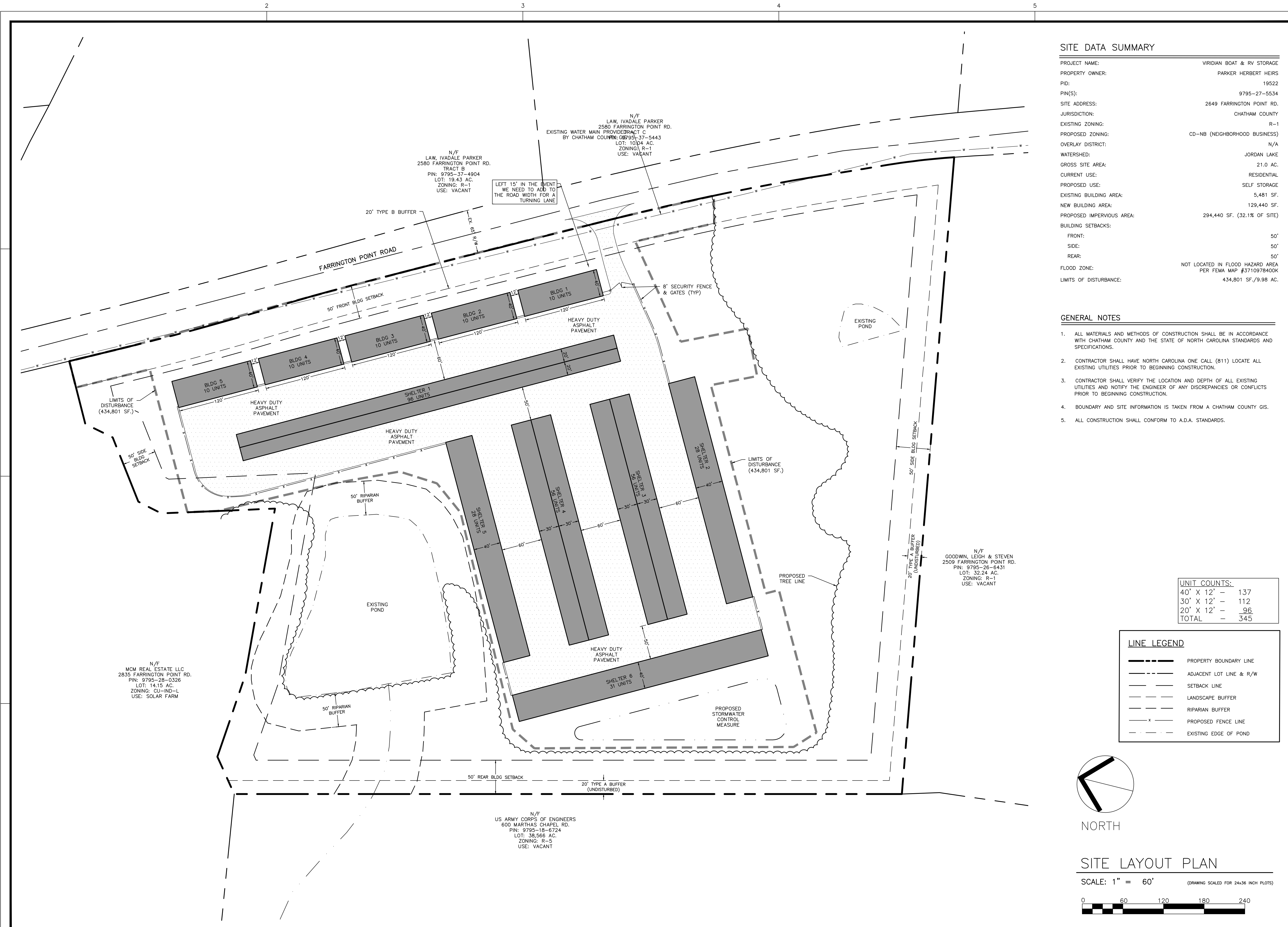
Dwg No. **SITE 100**



NORTH
EXISTING
CONDITIONS PLAN

SCALE: 1" = 60' (DRAWING SCALED FOR 24x36 INCH PLOTS)

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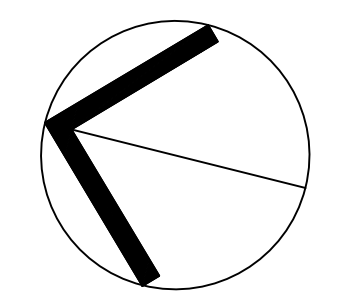
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UNIT COUNTS:

40' X 12'	=	137
30' X 12'	=	112
20' X 12'	=	96
TOTAL	=	345

LINE LEGEND

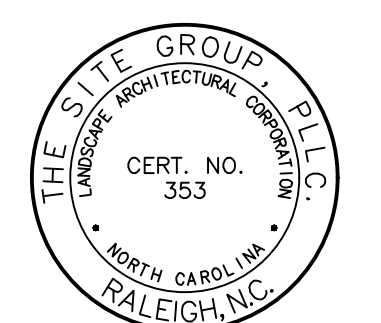
	PROPERTY BOUNDARY LINE
	ADJACENT LOT LINE & R/W
	SETBACK LINE
	LANDSCAPE BUFFER
	RIPARIAN BUFFER
	PROPOSED FENCE LINE
	EXISTING EDGE OF POND



NORTH

SITE LAYOUT PLAN

SCALE: 1" = 60' (DRAWING SCALED FOR 24x36 INCH PLOTS)



NC ENGINEERING LICENSE NO. P-0803

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 THE SITE GROUP, PLLC
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 Raleigh, NC 27608-1136 USA
 Office: 919.835.4787
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SITE LAYOUT PLAN

Job Code: **VCSS**

Dwg No. **SITE 200**

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PLANTING NOTES:

LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, O.C. = ON-CENTER, (R) = TO REMAIN
MULCH: MULCH ALL BED AREAS WITH SHREDDED PINE MULCH TO A DEPTH OF 3".

NOTE:

- ANY TREES IN SIGHT TRIANGLES WILL BE LIMBED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 2'.
- ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.

LANDSCAPE NOTES:

- ANY TREES IN SIGHT TRIANGLES WILL BE LIMBED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 2'.

N/F
 LAW, IVADALE PARKER
 2580 FARRINGTON POINT RD.
 TRACT B
 PIN: 9795-37-4904
 LOT: 19.43 AC.
 ZONING: R-1
 USE: VACANT

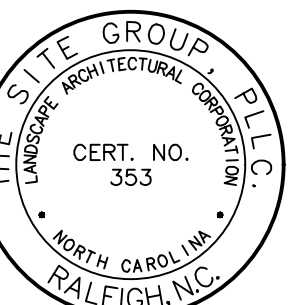
N/F
 LAW, IVADALE PARKER
 2580 FARRINGTON POINT RD.
 TRACT C
 PIN: 9795-37-5443
 LOT: 10.04 AC.
 ZONING: R-1
 USE: VACANT

N/F
 MCM REAL ESTATE LLC
 2835 FARRINGTON POINT RD.
 PIN: 9795-28-0326
 LOT: 14.15 AC.
 ZONING: CU-IND-L
 USE: SOLAR FARM

N/F
 US ARMY CORPS OF ENGINEERS
 600 MARTHAS CHAPEL RD.
 PIN: 9795-18-6724
 LOT: 38,566 AC.
 ZONING: R-5
 USE: VACANT

CHATHAM COUNTY LANDSCAPE REQUIREMENTS

REQUIREMENT & CALCULATION	SIZE (AT TIME OF PLANTING)
PARKING LOT: CHATHAM COUNTY GUIDELINES SECTION 7: LANDSCAPE PLANTINGS CONSISTING OF A MIX OF TREES AND SHRUBS SHALL BE PLANTED BETWEEN PARKING BAYS AND AROUND PERIMETER OF PARKING AREAS TO PROVIDE SCREENING, SHADE AND VISUAL VARIETY.	TREES: 2.5" CALIPER SHRUBS: 24" HT. MIN.
STREET TREES: CHATHAM COUNTY DESIGN GUIDELINES SECTION 8: STREET TREES SHALL BE REQUIRED EVERY 40'	2.5" CALIPER
FOUNDATION PLANTINGS & SCREENING: GROUND MOUNTED ELECTRICAL TRANSFORMERS SHALL BE SCREENED ON THE TWO MOST VISIBLE SIDES. PLANTINGS ADJACENT TO BUILDING WALLS SHOULD BE INCLUDED ALONG SIDES OF BUILDINGS WHERE DEVOID OF ARCHITECTURAL INTEREST.	24" HT. MIN.
BUFFERS: TYPE A: MINIMUM SPACING SHALL BE NO WIDER THAN 20' BETWEEN TREE TRUNKS (BUT MAYBE WIDER DEPENDING ON TREE TYPE), WITH EVERGREEN SHRUBS SPACED AT 5' ON CENTER. SOUTH & WEST TYPE A BUFFER REQUIREMENT SHALL BE MET USING EXISTING VEGETATION.	24" HT. MIN.
TYPE B: 25-35% DECIDUOUS PLANTS MAY BE ALLOWED. MINIMUM SPACING SHALL GENERALLY BE NO WIDER THAN 30 FEET BETWEEN TRUNKS (BUT MAY BE WIDER DEPENDING ON TREE TYPE), WITH EVERGREEN SHRUBS SPACING FROM 5 TO 5 FEET ON CENTER.	24" HT. MIN.



NO ENGINEERING LICENSE NO. P-0803

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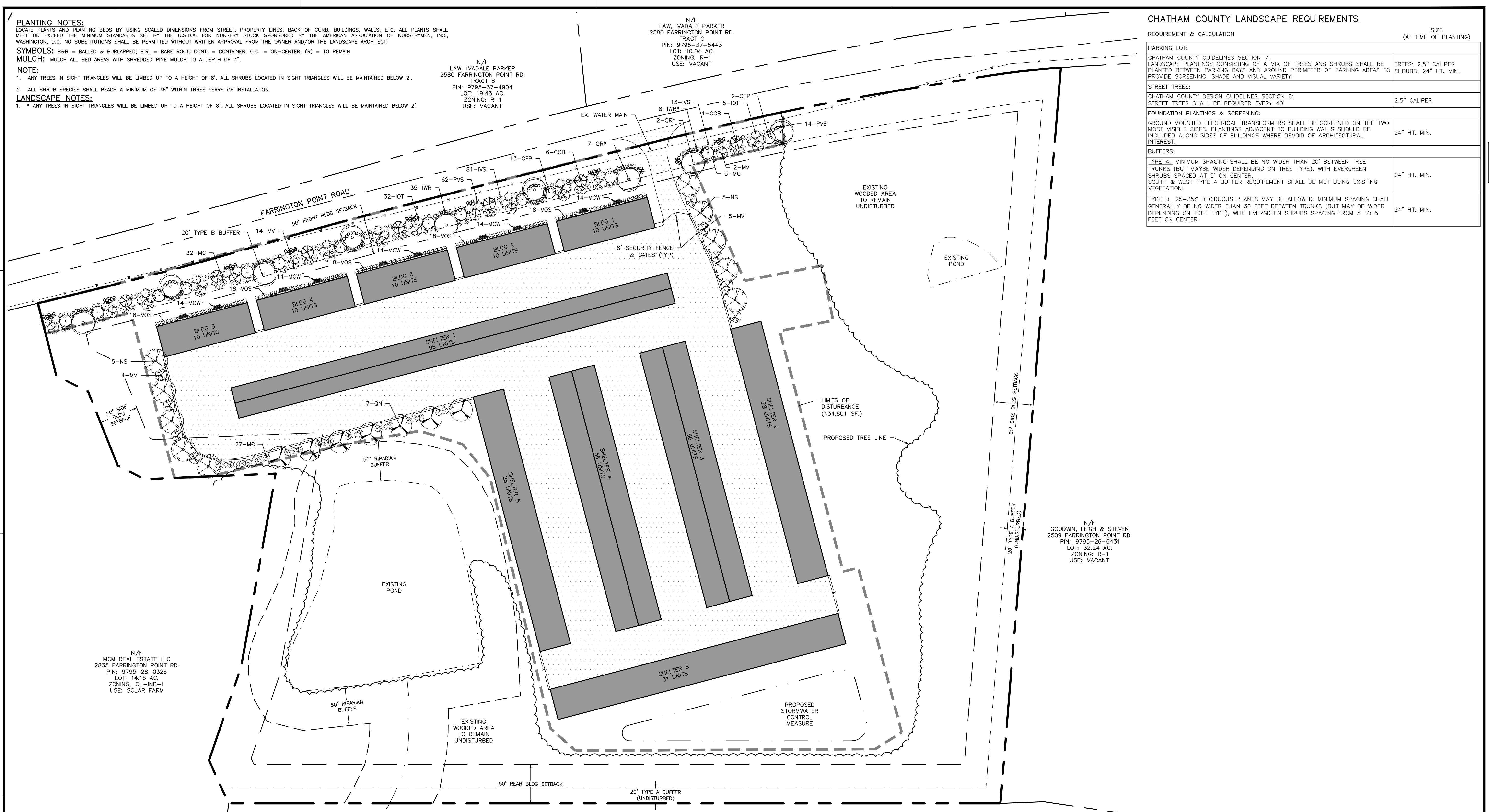
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PRELIMINARY DOCUMENTS

LANDSCAPE PLAN

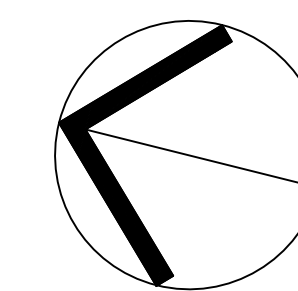
Job Code: **VCSS**

Dwg No. **SITE 300**



OVERALL PLANT LIST

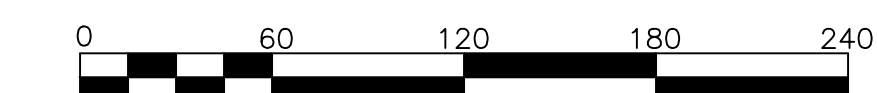
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	MATURE HEIGHT/CROWN	ROOT	REMARKS	LOCATION
SHADE TREES									
NS	10	NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE BLACK GUM	10'	2.5" CAL.	50'/30'	B&B	DECIDUOUS	INTERIOR
QN	7	QUERCUS NIGRA	WATER OAK	10'	2.5" CAL.	60'/50'	B&B	DECIDUOUS	INTERIOR
QR	9	QUERCUS RUBRA	RED OAK	10'	2.5" CAL.	60'/35'	B&B	DECIDUOUS	BUFFER
UNDERSTORY TREES									
CFP	15	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6' HT. MIN.	1.5" CAL.	25'/20'	B&B	SINGLE-STEM	BUFFER
CCB	7	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD	6' HT. MIN.	1.5" CAL.	25'/20'	B&B	SINGLE-STEM	BUFFER
MV	25	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6' HT. MIN.	20 GAL.	25'/25'	CONT.	MULTI-STEM	INTERIOR
SHRUBS									
IOT	37	ILEX OPACA 'TINGA'	TINGA AMERICAN HOLLY	48" HT. MIN.	10 GAL.	25'/12'	CONT.	EVERGREEN	BUFFER
IVS	94	ILEX VOMITORIA 'SCHILLINGS'	SCHILLINGS DWARF YAUPON HOLLY	18" HT. MIN.	3 GAL.	5'/5'	CONT.	EVERGREEN	BUFFER
IWR	43	ILLICUM X 'WOODLAND RUBY'	WOODLAND RUBY ANISE	36" HT. MIN.	10 GAL.	6'/6'	CONT.	EVERGREEN	BUFFER
MC	64	MYRICA CERIFERA	SOUTHERN WAX MYRTLE	48" HT. MIN.	7 GAL.	12'/8'	CONT.	EVERGREEN	BUFFER
VOS	90	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	24" HT. MIN.	7 GAL.	5'/5'	CONT.	EVERGREEN	FOUNDATION
GRASSES									
MWC	70	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	18" HT. MIN.	3 GAL.	3'/3'	CONT.		FOUNDATION
PVS	76	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	15" HT. MIN.	1 GAL.		CONT.		BUFFER



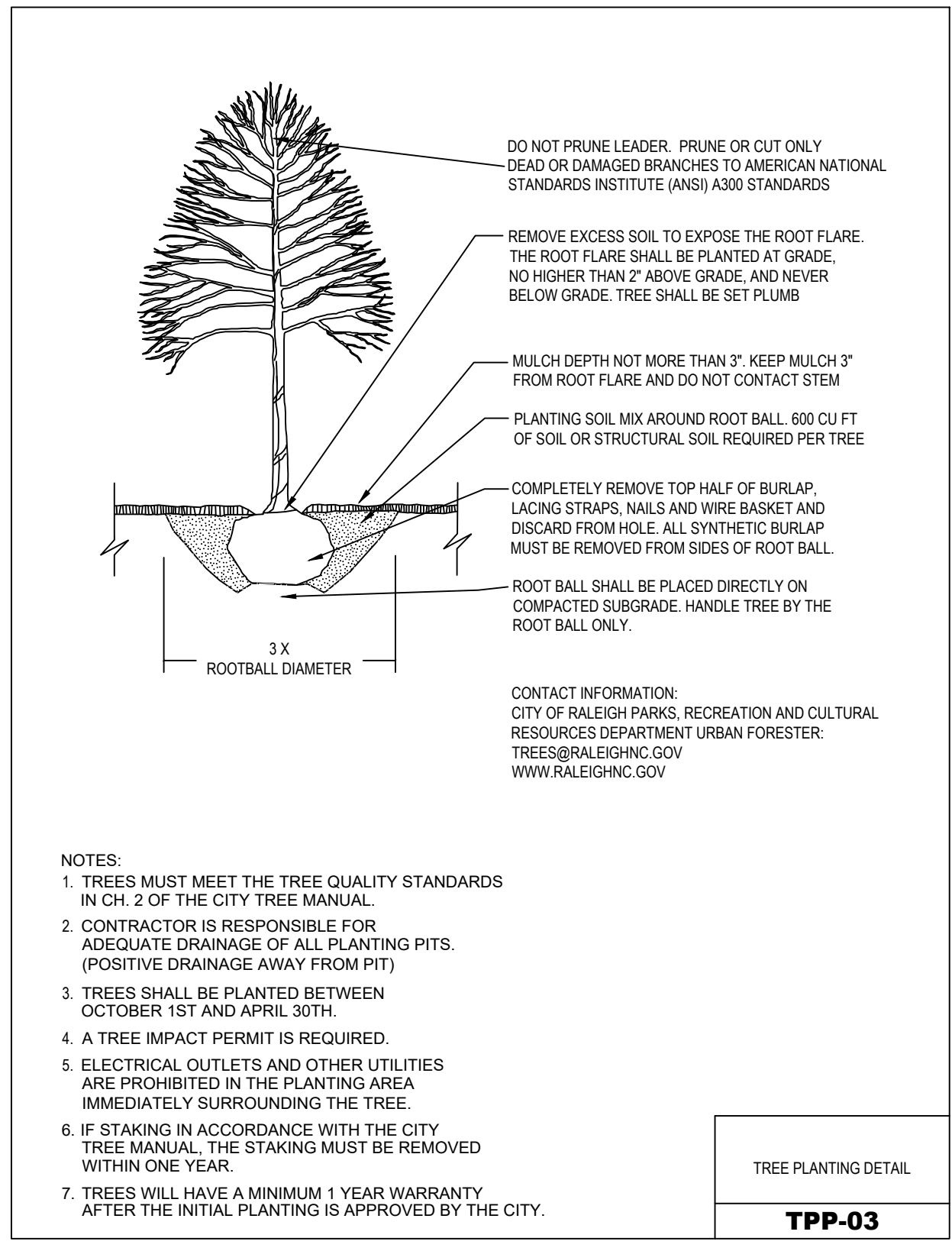
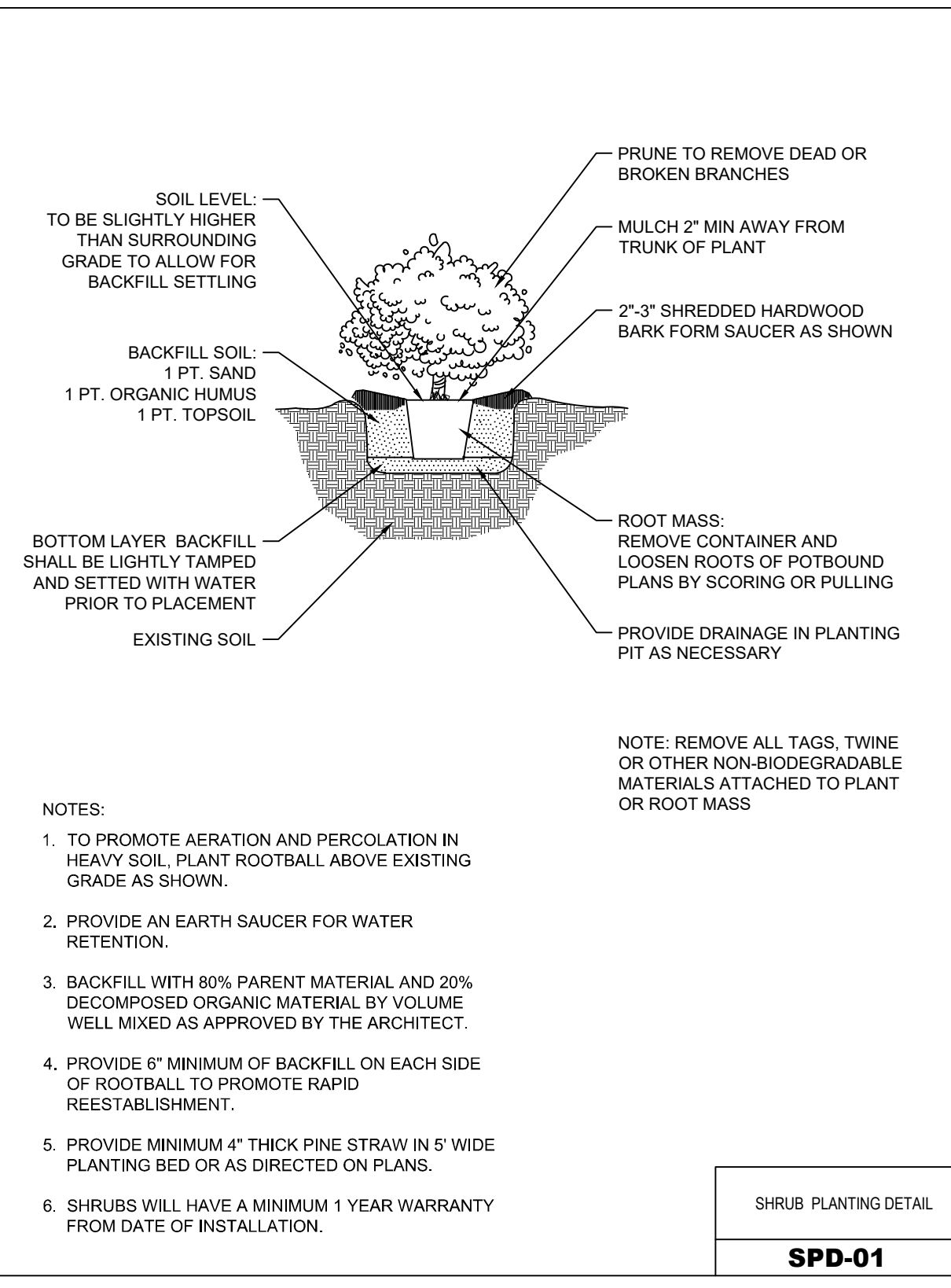
NORTH

LANDSCAPE PLAN

SCALE: 1" = 60' (DRAWING SCALED FOR 24x36 INCH PLOTS)



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LANDSCAPE MAINTENANCE PLAN:

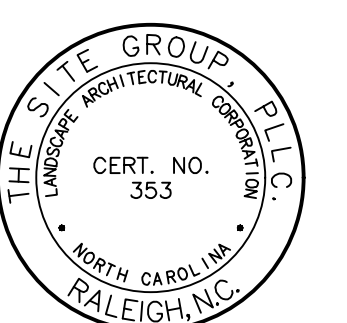
THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:

- FERTILIZATION:** FERTILIZE LAWNS TWICE PER YEAR (FEBRUARY 15-MARCH 15 AND AGAIN SEPTEMBER 1-OCTOBER 31) ACCORDING TO SOIL TEST. FERTILIZE WARM SEASON GRASSES ONCE DURING THE GROWING SEASON PER SOIL TEST.
- PRUNING:** PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCES/SAFETY REASONS. THE ANSI A300 STANDARDS SHOULD BE ADHERED TO. THE PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHEARED HEDGES.
- PEST CONTROL:** PRE-EMERGENT WEED CONTROL FOR SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
- MULCHING:** MULCHING SHALL BE MAINTAINED AT A DEPTH OF 2-3" IN SHRUB BEDS. MULCH SHALL BE REAPPLIED EVERY TWO YEARS. AS NECESSARY TO MAINTAIN THE AVERAGE DEPTH OF THE PLANT BED.
- MOWING:** PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT A HEIGHT OF 3" AND SHALL BE MOWED APPROXIMATELY 30 TIMES PER YEAR. SECONDARY TURF AREAS MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. WARM SEASON GRASSES SHALL BE MOWED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.
- PLANT PROTECTION:** AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
- WATERING:** IF ANY IRRIGATION SYSTEM IS UTILIZED, THE SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1" OF RAINFALL PER WEEK DURING THE GROWING SEASON. (PENDING CHATHAM COUNTY WATER/IRRIGATION SUPPLIES).
- PLANT REPLACEMENT:** ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER DATE OF PLANTING SHALL BE REPLACE DURING THE NEXT PLANTING SEASON. ALSO, ANY TREE IN A TREE PRESERVATION AREA WHICH IS REMOVED OR DIES SHALL BE REPLACED DURING THE NEXT PLANTING SEASON.

REMOVAL OF DISEASE INFESTED MATERIAL SHALL BE ALLOWED SO LONG AS REQUIRED SHRUBS ARE REPLACED AT THE REQUIRED RATES AND SIZES.
FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE A VIOLATION OF THIS UDO ENFORCEABLE UNDER THE PROVISIONS OF SECTION 10-ENFORCEMENT.

LANDSCAPE REQUIREMENTS:

- THE SITE SHALL BE STABILIZED AND SEEDDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL MECHANICAL EQUIPMENT, WASTE DISPOSAL FACILITIES, AND VEHICULAR USE AREAS (DRIVES AND PARKING) SHALL BE SCREENED FROM PUBLIC VIEW.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OF REAR YARD AREA OF THE SITE AND SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.
- THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF CURB.
- NO TREE SHALL BE LOCATED WITHIN A ROADWAY RIGHT OF WAY OR WITHIN 5' OF A SIDEWALK AND WITHIN 20' OF A LIGHTING LOCATION.
- ALL SHRUBS INSTALLED AS VEHICULAR USE SCREENING WILL BE MAINTAINED AS A CONTINUOUS HEDGE AT A MINIMUM HEIGHT OF 36 INCHES.
- WHERE EXISTING OR PROPOSED VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED, THE CHATHAM COUNTY SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE LANDSCAPE PLAN BASED ON ACTUAL FIELD CONDITIONS.
- UPON ESTABLISHMENT OF FINISHED GRADES AND PRIOR TO BEGINNING INSTALLATION OF ANY TREES, A SOIL AMENDMENT SCHEDULE FOR ALL TREE PLANTINGS SHALL BE PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT AND BE PROVIDED TO THE CHATHAM COUNTY PLANNING DEPARTMENT.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A CERTIFIED STATEMENT SHALL BE PROVIDED TO CITY STAFF SITE INSPECTOR ATTESTING TO THE FACT THAT THE SOIL AMENDMENT SCHEDULE WAS FOLLOWED AS SPECIFIED IN THE APPROVED SITE AND/OR SUBDIVISION PLAN. THIS STATEMENT SHALL BE CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT, CERTIFIED ARBORIST, OR OTHER SPECIALIST AS DETERMINED ACCEPTABLE BY THE PLANNING DIRECTOR.
- THE PROPERTY OWNER OR DEVELOPER SHALL PROVIDE FOR CONTINUOUS MAINTENANCE OF THE LANDSCAPE AREAS AFTER OCCUPANCY OF THE BUILDING. THE PROPERTY OWNER SHALL ENSURE THAT PERFORMANCE CRITERIA WITHIN THIS ORDINANCE AND/OR INCLUDED ON THE APPROVED SITE AND/OR SUBDIVISION PLAN ARE MET. FAILURE TO CORRECT DEFICIENCIES IN A TIMELY MANNER SHALL RESULT IN A CITATION FOR VIOLATION OF THIS ORDINANCE IN ACCORDANCE WITH CHAPTER 11.
- ALL FOUNDATION PLANTINGS SHALL BE DESIGNED TO CHATHAM COUNTY UDO SECTION REQUIREMENTS. THE CHATHAM COUNTY SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE ADDITIONAL PLANTINGS BASED ON ACTUAL FIELD CONDITIONS.
- ALL PLANTINGS WITHIN THE SIGHT DISTANCE TRIANGLES MUST BE 30 INCHES OR LESS IN HEIGHT OR MUST BE LIMBED UP TO PROVIDE 8' FROM THE LOWEST LIMBS TO THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.



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Drawn By: **JHJ**
Checked By: **SRN**

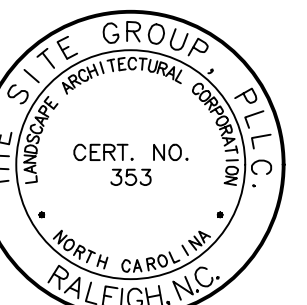
DATE: 19 SEP 2023
REVISED: 05 OCT 2023

PRELIMINARY DOCUMENTS

LANDSCAPE NOTES & DETAILS

Job Code: **VCSS**

Dwg No.
SITE 301



NC ENGINEERING
LICENSE NO. P-0803

PRELIMINARY
NOT FOR
CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
111 Jordan Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

REZONING PLAN REVIEW FOR:
**VIRIDIAN BOAT
& RV STORAGE**
2649 FARRINGTON POINT RD,
CHATHAM COUNTY, NORTH CAROLINA

Drawn By: **NLB**
Checked By: **SRN**

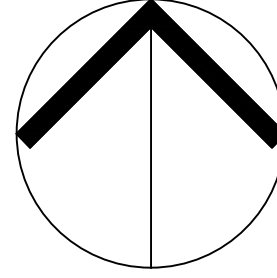
DATE:
19 SEP 2023
REVISED:
05 OCT 2023

PRELIMINARY
DOCUMENTS

VICINITY
MAP
EXHIBIT

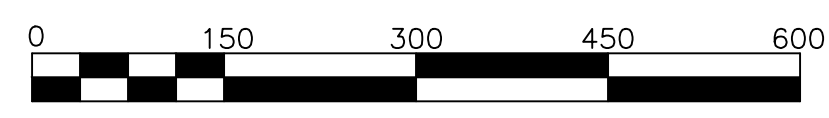
Job Code: **VCSS**

Dwg No.
**SITE
400**



NORTH
VICINITY
MAP EXHIBIT

SCALE: 1" = 150' (DRAWING SCALED FOR 24x36 INCH PLOTS)



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