

SECTION C ADDENDUM

See Exhibits A-H.

**EXHIBIT A**

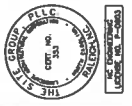
(Site Plan, Renderings, and GIS Maps)

# VIRIDIAN BOAT & RV STORAGE

## 2649 FARRINGTON POINT ROAD

### Chatham County, North Carolina

#### REZONING PLAN REVIEW



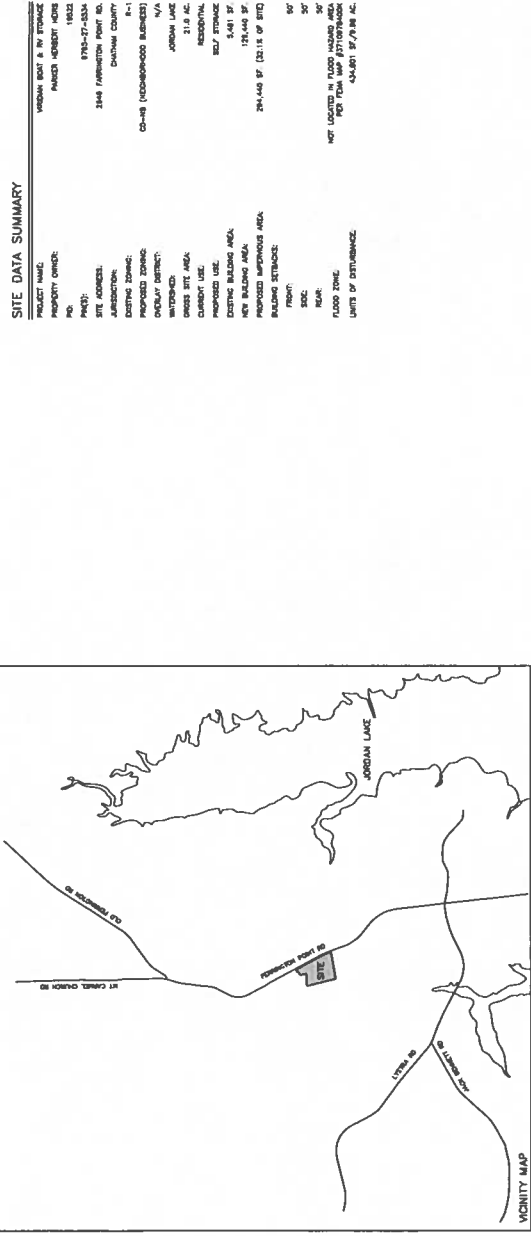
PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THE SITE GROUP**  
CML ENGINEERS • LANDSCAPE ARCHITECTS  
1111 GREENHILL ROAD  
ROSELAND, NC 27803-1136 USA  
TEL: 919.439.4732  
FAX: 919.439.4733  
E-MAIL: SRS@the-sitegroup.com

**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: 21 OCT 2023

PRELIMINARY DOCUMENTS  
COVER SHEET  
JOB NO. VCS5  
Dwg No. SITE 001



**SITE DATA SUMMARY**

PROJECT NAME:	VIRIDIAN BOAT & RV STORAGE
PROPERTY OWNER:	INDEXED
NO:	10023
PKNO:	0783-27-2524
SITE ADDRESS:	2649 FARRINGTON POINT RD.
JURISDICTION:	CHATHAM COUNTY
EXISTING ZONING:	
PROPOSED ZONING:	R-1
OVERLAY DISTRICT:	CD-1 (COURTSHIP SUBDIVISION)
WATERED:	JORDAN LAKE
ADJACENT USE:	RESIDENTIAL
EXISTING BUILDING AREA:	0.00 AC
PROPOSED IMPROVED AREA:	0.00 AC
FRONT:	0'
SIDE:	0'
REAR:	0'
FLOOD ZONE:	NO FLOODING
UNITS OF DETACHMENT:	0

- GENERAL NOTES**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA COUNTY AND THE STATE OF NORTH CAROLINA STANDARDS AND REGULATIONS.
  2. CONTRACTOR SHALL NOTIFY THE ENGINEER AND CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
  3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONTACTS PRIOR TO BEGINNING CONSTRUCTION.
  4. BOUNDARY AND SITE INFORMATION IS TAKEN FROM A CHATHAM COUNTY GIS.
  5. ALL CONSTRUCTION SHALL COMPLY TO A.S.A. STANDARDS.

**DRAWINGS INDEX:**

SITE 001	COVER SHEET
SITE 100	EXISTING CONDITIONS PLAN
SITE 200	PROPOSED CONSTRUCTION PLAN
SITE 300	LANDSCAPE PLAN
SITE 400	PROPOSED UTILITIES DETAILS
SITE 500	VICINITY MAP INDEX

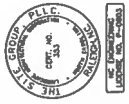
**OWNER:**  
INDEXED  
PROJECT USE:  
2649 FARRINGTON POINT RD.  
CHATHAM COUNTY, NC 27803  
PHONE: (919) 439-4732  
FAX: (919) 439-4733  
EMAIL: info@the-sitegroup.com

**CONTACT:**  
THE SITE GROUP, LLC  
1111 GREENHILL ROAD  
ROSELAND, NC 27803  
PHONE: (919) 439-4732  
FAX: (919) 439-4733  
EMAIL: info@the-sitegroup.com

**DEVELOPER:**  
VIRIDIAN CONTRACTORS LLC  
2649 FARRINGTON POINT RD.  
CHATHAM COUNTY, NC 27803  
EMAIL: info@viridiancontractors.com



**COVER SHEET**  
SCALE: 1" = 2,000'  
GRAPHIC SCALE BAR: 0 2000 4000 6000 8000



PRELIMINARY  
NOT FOR  
CONSTRUCTION



THE SITE GROUP  
LANDSCAPE ARCHITECTS  
CIVIL ENGINEERS

111 QUARRY ROAD  
RALEIGH, NC 27605-1136 USA  
PHONE: 919.435.4787  
FAX: 919.435.4783  
SME@thesitegroup.net

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

Drawn  
by NLS  
Checked  
by SRN

DATE:  
19 SEP 2023  
REVISED:  
08 OCT 2023

PRELIMINARY  
DOCUMENTS

EXISTING  
CONDITIONS  
PLAN

VCS5

Dwg No.  
SITE  
100

**LINE LEGEND**

---	PROPERTY BOUNDARY LINE
---	ADJACENT LOT LINE
---	SETBACK LINE
---	EXISTING DRAINAGE
---	PROPOSED POOL LINE
---	EXISTING ROW LINE

**GENERAL NOTES**

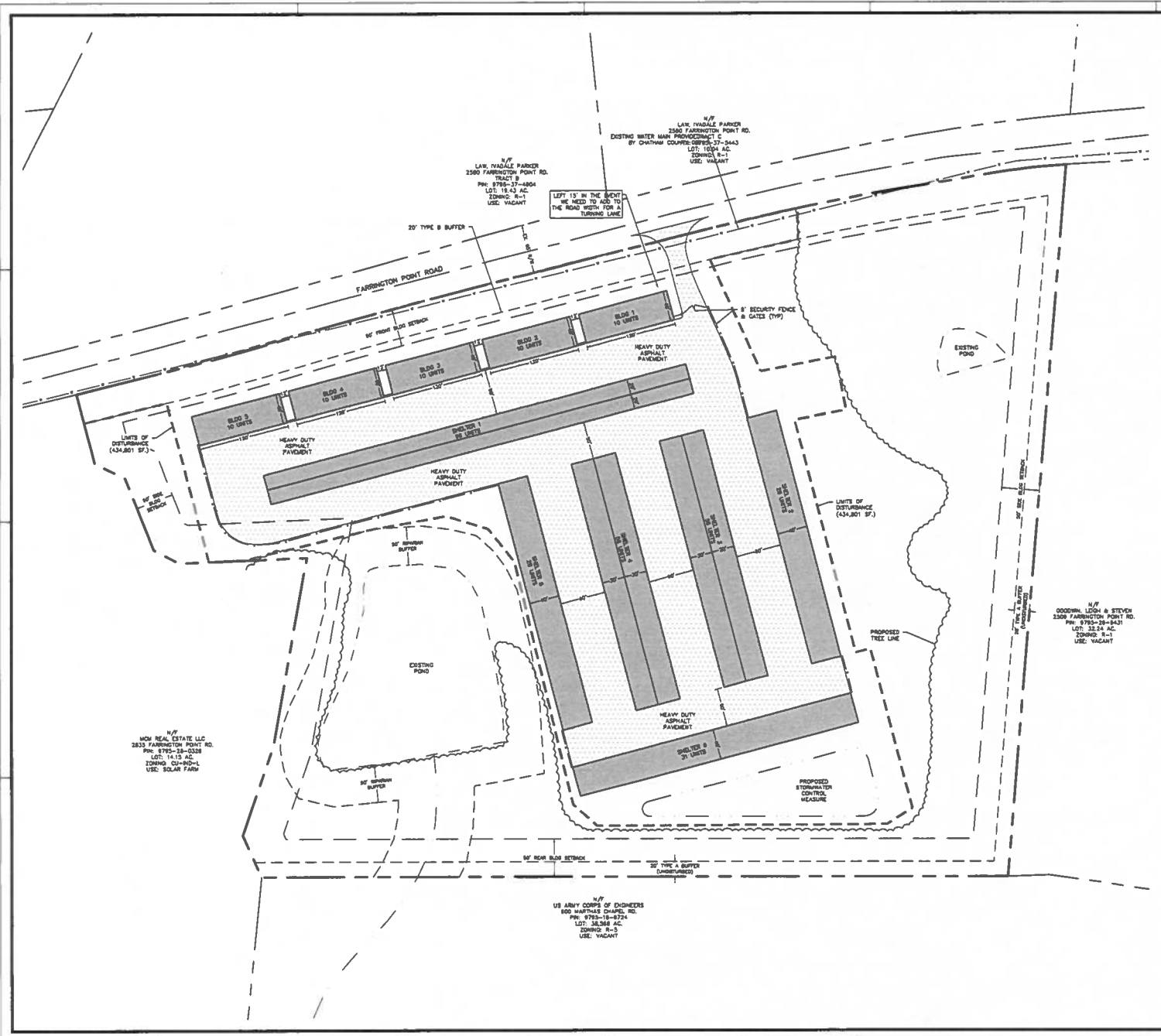
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHATHAM COUNTY AND THE STATE OF NORTH CAROLINA ENGINEERING AND INSPECTION.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHATHAM COUNTY ORDINANCE 1111 LOCATE ALL UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGGINING CONSTRUCTION.
3. BOUNDARY AND SITE INFORMATION IS TAKEN FROM A CHATHAM COUNTY GIS.
4. ALL CONSTRUCTION SHALL CONFORM TO A.S.A. STANDARDS.



NORTH  
EXISTING  
CONDITIONS  
PLAN

SCALE: 1" = 60'





**SITE DATA SUMMARY**

PROJECT NAME:	VRIDIAN BOAT & RV STORAGE
PROPERTY OWNER:	PARKER HERBERT HEERS
PI#: 15323	
PROJ#:	8792-27-5534
SITE ADDRESS:	2649 FARRINGTON POINT RD.
JURISDICTION:	CHATHAM COUNTY
EXISTING ZONING:	R-1
PROPOSED ZONING:	CO-H9 (INDUSTRIOUS 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:	128,440 SF.
PROPOSED IMPERVIOUS AREA:	284,440 SF. (33.1% OF SITE)
BUILDING SETBACKS:	
FRONT:	50'
SIDE:	30'
REAR:	50'
FLOOD ZONE:	NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #271087600K
LIMITS OF DISTURBANCE:	434,801 SF. (20.1% OF SITE)

**GENERAL NOTES**

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

**UNIT COUNTS:**

40' X 12' -	137
30' X 12' -	112
20' X 12' -	96
<b>TOTAL -</b>	<b>345</b>

**LINE LEGEND**

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



**SITE LAYOUT PLAN**

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



**PRELIMINARY NOT FOR CONSTRUCTION**

**THE SITE GROUP**  
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS  
 THE SITE GROUP, P.L.L.C.  
 2700 N. W. 107th Ave., Suite 200  
 Fort Lauderdale, FL 33322  
 Phone: 954.339.2255  
 Fax: 954.339.2255  
 E-Mail: SRS@thesitegroup.net

**REZONING PLAN REVIEW FOR:**  
**VRIDIAN BOAT & RV STORAGE**  
 CHATHAM COUNTY, NORTH CAROLINA

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

DATE: **19 SEP 2023**  
 REVISED: **05 OCT 2023**

**PRELIMINARY DOCUMENTS**

**SITE LAYOUT PLAN**

Job Code: **VCSS**  
 Dwg No.: **SITE 200**

N/W  
 NOW REAL ESTATE LLC  
 2833 FARRINGTON POINT RD.  
 PR# 8792-28-0328  
 LOT: 14.15 AC.  
 ZONING: CU-90-L  
 USE: SOLAR FARM

N/W  
 LAK. MADALE PARKER  
 2580 FARRINGTON POINT RD.  
 TRACT B  
 PR# 8798-17-4804  
 LOT: 18.42 AC.  
 ZONING: R-1  
 USE: VACANT

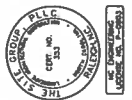
N/E  
 LAK. MADALE PARKER  
 2580 FARRINGTON POINT RD.  
 BY CHATHAM COUNTY ORDINANCE C  
 LOT: 10.94 AC.  
 ZONING: R-1  
 USE: VACANT

N/W  
 US ARMY CORPS OF ENGINEERS  
 800 WATPHAS CHAPEL RD.  
 PR# 8792-18-8724  
 LOT: 38.98 AC.  
 ZONING: R-3  
 USE: VACANT

N/W  
 GOODWIN, LOON & STEVEN  
 2508 FARRINGTON POINT RD.  
 PR# 8792-28-8421  
 LOT: 32.24 AC.  
 ZONING: R-1  
 USE: VACANT







PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THE SITE GROUP**  
CIVIL ENGINEERS LANDSCAPE ARCHITECTS  
1111 Quail Road  
Raleigh, NC 27603-1136 USA  
Tel: 919.838.2205  
E-Mail: [SRN@thesitegroup.net](mailto: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 No. VCSS

Dwg No. SITE 400



NORTH  
VICINITY  
MAP EXHIBIT

SCALE: 1" = 150'  
0 150 300 450 600  
DIMENSIONS IN FEET



LOT 10  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 11  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 12  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 13  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 14  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 15  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 16  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 17  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 18  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 19  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 20  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 21  
M/F  
USDA RURAL HOUSING  
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FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 22  
M/F  
USDA RURAL HOUSING  
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FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 23  
M/F  
USDA RURAL HOUSING  
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USE: RESIDENTIAL

LOT 24  
M/F  
USDA RURAL HOUSING  
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USE: RESIDENTIAL

LOT 25  
M/F  
USDA RURAL HOUSING  
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USE: RESIDENTIAL

LOT 26  
M/F  
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USE: RESIDENTIAL

LOT 27  
M/F  
USDA RURAL HOUSING  
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USE: RESIDENTIAL

LOT 28  
M/F  
USDA RURAL HOUSING  
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USE: RESIDENTIAL

LOT 29  
M/F  
USDA RURAL HOUSING  
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FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 30  
M/F  
USDA RURAL HOUSING  
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USE: RESIDENTIAL

LOT 31  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 32  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 33  
M/F  
USDA RURAL HOUSING  
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USE: RESIDENTIAL

LOT 34  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 35  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 36  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 37  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 38  
M/F  
USDA RURAL HOUSING  
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FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 39  
M/F  
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FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 40  
M/F  
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USE: RESIDENTIAL

LOT 41  
M/F  
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FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 42  
M/F  
USDA RURAL HOUSING  
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FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 43  
M/F  
USDA RURAL HOUSING  
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FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 44  
M/F  
USDA RURAL HOUSING  
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FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 45  
M/F  
USDA RURAL HOUSING  
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FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 46  
M/F  
USDA RURAL HOUSING  
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FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 47  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

LOT 48  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL

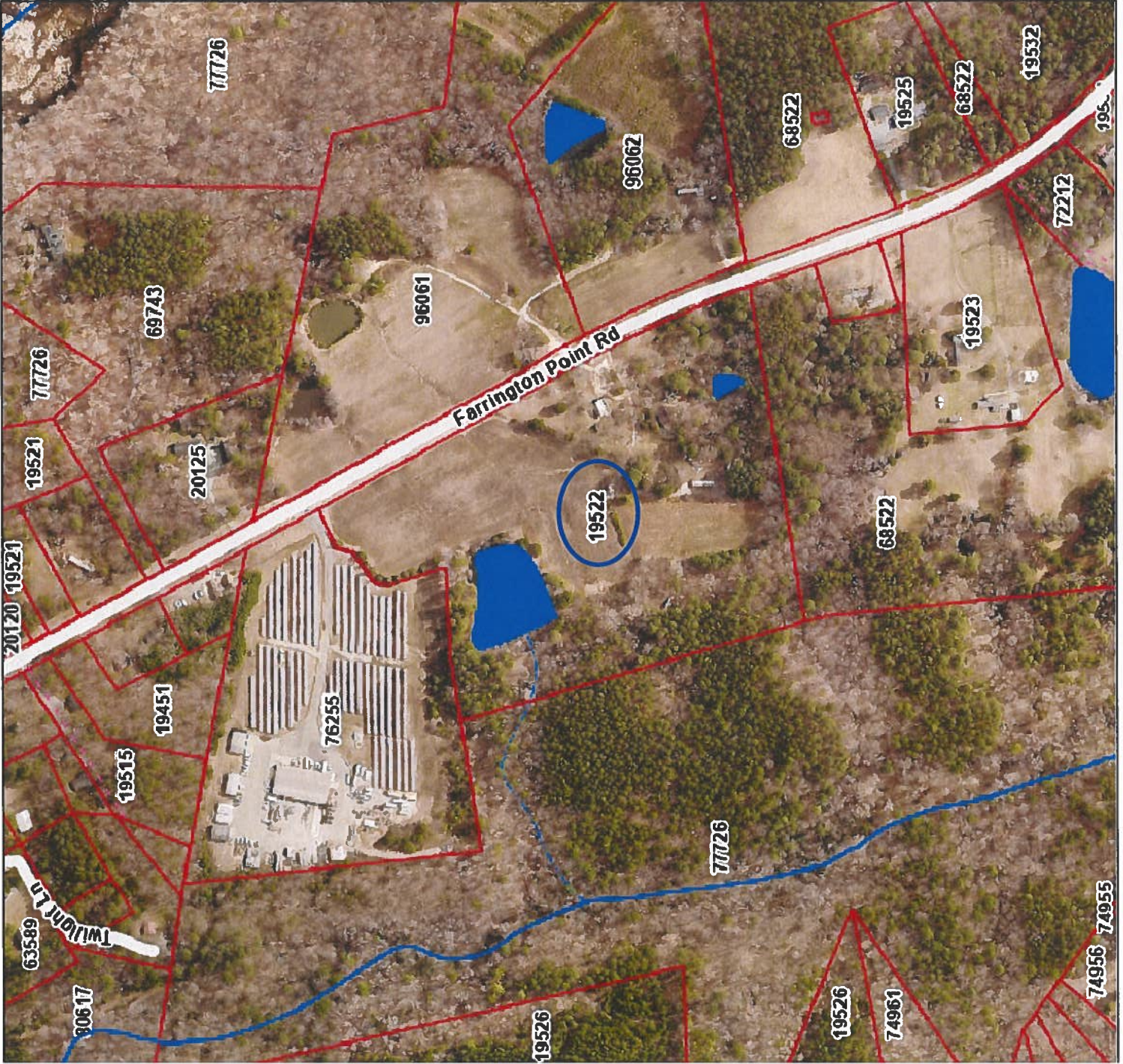
LOT 49  
M/F  
USDA RURAL HOUSING  
1000 FARRINGTON POINT RD.  
FARRINGTON POINT, NC 27834  
USE: RESIDENTIAL







# Chatham County Tax Map



**Legend**

- Parcel Pop-Up
- Road Centerline
- Rivers / Streams
- Streams / Rivers
- Intermittent Streams
- Lakes / Ponds

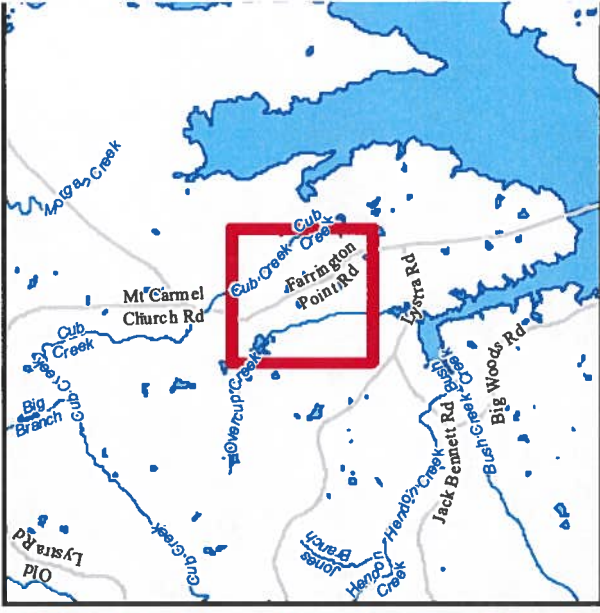
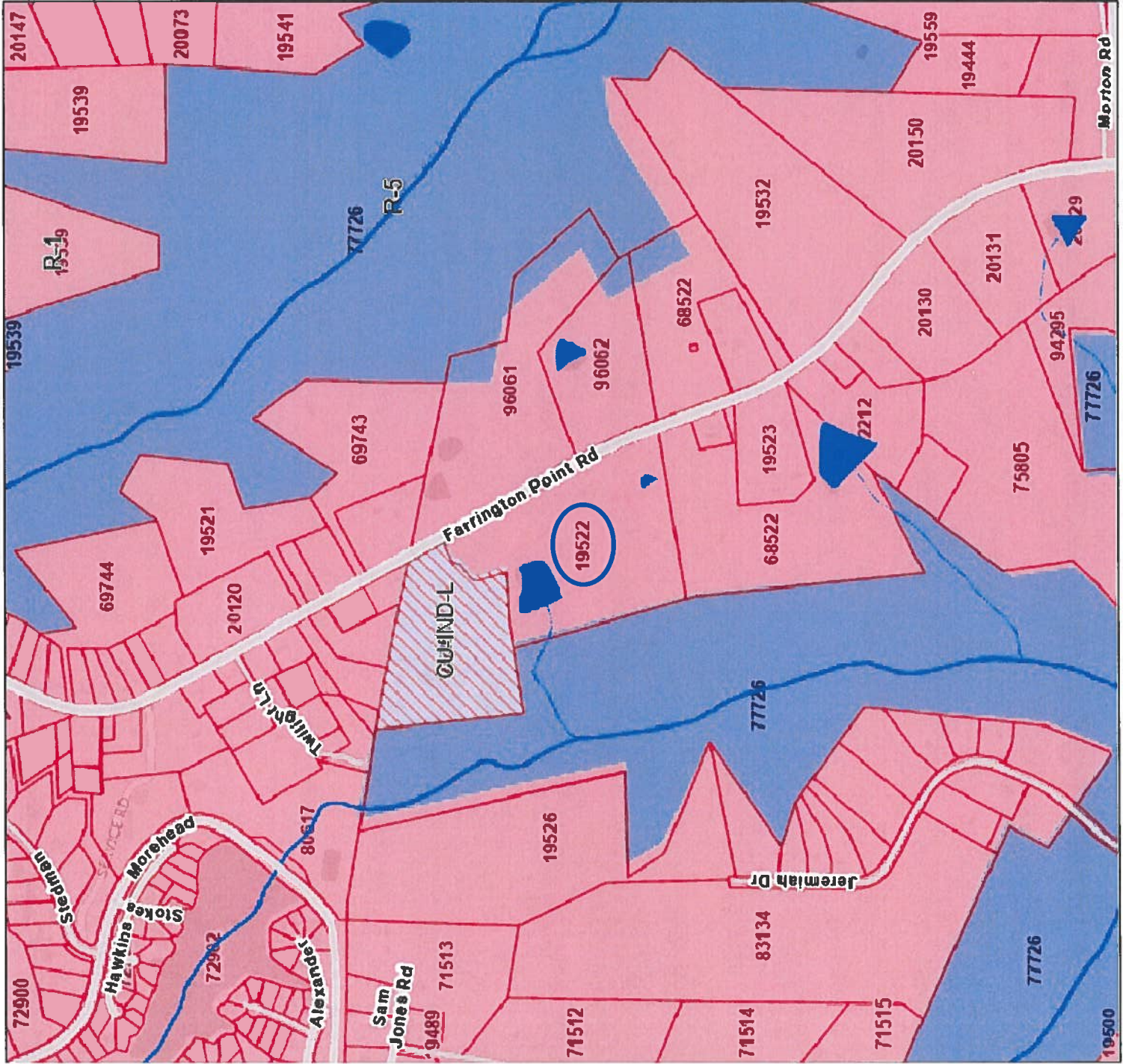


Service Layer Credits:  
 Esri., Inc., City of  
 Naperville, Illinois  
 Chatham County.

Date: 9/15/2023



# Chatham County Tax Map



**Legend**

Parcel Pop-Up — Local

Road Centerlines...

- == Freeway
- == Highway
- == Major Arterial
- == Minor Arterial
- == Collector

Rivers / Streams

- Streams / Rivers
- Intermittent Streams
- == Lakes / Ponds



Service Layer Credits:  
Esri, Inc., City of  
Naperville, Illinois  
Chatham County.