



**Engineers and Soil Scientists**

Agri-Waste Technology, Inc.  
501 N. Salem Street, Suite 203  
Apex, North Carolina 27502  
919-859-0669  
www.agriwaste.com

September 24, 2014

Ms. Angela Birchett, CZO  
Zoning Administrator  
Chatham County Planning Department  
PO Box 54  
Pittsboro, North Carolina 27312

Subject: **CUP Application – Kunal Enterprises, LLC (Farrell HWY 64 Storage)**  
Additional Information Request  
Chatham County

Dear Ms. Birchett,

Thank you for your comments regarding the review of the Conditional Use Permit (CUP) application for the Kunal Enterprises, LLC, (c/o George Farrell) HWY 64 Storage proposed site expansion. Following, please find a response to each of the questions listed in your request e-mail dated September 18, 2014. To facilitate the review of this response, I have included each point from the comment e-mail in **bold**.

**Comments from Thomas Bender, Fire Marshal:**

- 1. The travel ways are going in all directions, there doesn't seem to be a clear path for citizens to maneuver through the site; especially if they're bringing in boats or RVs.**

*Response:* To clarify the flow of traffic throughout the site, the traffic patterns were addressed in a meeting held with Mr. Bender on September 22, 2014. It was explained that all areas not occupied by buildings, graded areas behind buildings, areas designated for stormwater devices, or designated landscaped buffers would be covered with gravel and would be utilized as a travel path. It was agreed upon that adequate space was provided to maneuver throughout the site.

- 2. There appear to be several areas where the travel way just ends with no option for turning around.**

*Response:* To clarify how traffic would turn around in the site, the travel ways in question were addressed in a meeting held with Mr. Bender on September 22, 2014. It was explained that traffic was intended to circulate in a loop through the travel paths if there was no adequate space to turn around between buildings. It was agreed upon that adequate space was provided to turn around or loop through in the travel ways.

- 3. By putting the new storage buildings up against the landscape and setback buffer, an emergency response vehicle cannot access within 150 feet of all points of those structures.**

*Response:* Sheet SP-2 has been updated to show that all buildings are located a minimum of 5' from any fence, building, stormwater, or landscaping obstruction so that emergency responders may safely access all sides of all buildings. Access for emergency response vehicles is provided within 150 feet of all points of all structures.

- 4. We need to know the turning radius in various points within the storage facility areas.**

*Response:* Various dimensions have been added to Sheet SP-2 to show turning radii and travel widths throughout the property.

**General Comments:**

- 1. We will need to see an email or something in writing from the state about the “dump station” you have proposed. I don’t think it will be a problem but we need to know how it’s monitored and maintained? Is it inspected routinely by the state?**

*Response:* A letter has been added as "Attachment 6" to the Conditional Use Permit Application Package explaining the implications of the dump station.

- 2. There is an existing easement of some sort that we can’t read the description of. On that easement sits the corner of the 6,720 S.F. covered boat and RV storage shed.**

*Response:* The easement in question is actually the outline of an existing stormwater conveyance swale. Sheet SP-2 has been updated to show this swale more clearly. Sheet SP-2 has also been updated to show that the 6,720 S.F. covered boat and RV storage shed has been shortened and shifted slightly to the north so that it does not encroach on the conveyance and so emergency access can be provided to the building. This 6,720 S.F. structure is now 5,760 S.F. The Conditional Use Permit Application Package and the Environmental Impact Assessment have also been updated appropriately to reflect these changes.

- 3. The gravel/asphalt/concrete access roads need to be shown as such that includes their width overall and the width of travel. It appears everywhere there’s not a structure is to be gravel and asphalt. Is that the case?**

*Response:* All areas not occupied by buildings, graded areas behind buildings, areas designated for stormwater devices, or designated landscaped buffers will be covered with gravel and would be utilized as a travel path. Various

dimensions have been added to Sheet SP-2 to show turning radii and travel widths throughout the property.

- 4. Per Dan LaMontagne, you can't have a bio-retention area that's surrounded by gravel. I'm not sure if that's what you are proposing as the BMP in the middle of all the back area or not but we wanted to make sure you know that.**

*Response:* Sheet SP-2 has been updated to show the area in question reserved for a stormwater BMP is now labeled as an "Area Reserved for Stormwater Device". Upon receiving the CUP approval, Dan LaMontagne will be consulted with to select the most appropriate BMP for this area. If it is determined that a stormwater BMP is not suitable for this area, it will be used as a grassed depression with a drop inlet for stormwater conveyance.

- 5. We need to see on the site plan the total allowance numbers for the offset of the impervious surface that includes the Marshall Road site (Parcel 69707).**

*Response:* The "Site Information Table" on Sheet SP-2 has been updated to show a more detailed description of impervious areas and the area allocated at the Marshall Road site.

- 6. The Marshall Rd site, Parcel No. 69707 needs to have a note put on the proposed plat the area reserved for the impervious surface allocation for Parcel No. 70029 shall be defined as a non-buildable lot.**

*Response:* A Note 7. has been added to the Marshall Road site plat that states "Lot B is not approved as a separate lot for building development but is approved for recording purposes only." The plat for the site on Marshall Road (Parcel No. 69707) is included as Attachment 5 to the Conditional Use Permit Application Package.

Sixteen (16) sets of the revised drawings and Conditional Use Permit Application Package have been included for your review, as well as two copies of the revised Environmental Impact Assessment. Please contact me if additional copies are needed.

Thank you for your assistance with this application. If I can be of assistance, please feel free to contact me at 919-859-0669 or via email at [kdavidson@agriwaste.com](mailto:kdavidson@agriwaste.com).

Sincerely,



Kevin D. Davidson, P.E.  
Sr. Project Engineer



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September 24, 2014 (Revised)

Ms. Angela Birchett, CZO  
Zoning Administrator  
Chatham County Planning Department  
PO Box 54  
Pittsboro, North Carolina 27312

RE: CUP Application – Kunal Enterprises, LLC (Farrell HWY 64 Storage)

Dear Ms. Birchett;

Enclosed, please find information supporting a Conditional Use Permit (CUP) application for the Kunal Enterprises, LLC, (c/o George Farrell) HWY 64 Storage propose site expansion. The site is located at 43 Jordan Lake Commons Drive. The planned expansion is to increase the existing site storage capabilities (boat, RV and enclosed storage) as well as provide additional commercial space for the existing businesses as well as for potential businesses.

The following information is included for your review:

- Conditional Use Permit Application including
  - o Adjacent Landowners List
  - o Submission Materials Checklist for Applications Requesting Conditional Use Permits
- Preliminary Site Drawings
- Preliminary Plat for Marshall Road Site.

In addition, two copies of an Environmental Impact Assessment (EIA) have been included. A check in the amount of \$300.00 is also included.

Thank you for your previous and on-going assistance with this project. Please feel free to contact us with any questions or comments or if

Sincerely;

A handwritten signature in blue ink, appearing to read 'K. Davidson', is written over a light blue horizontal line.

Kevin D. Davidson, P.E.  
Sr. Project Engineer

## Attachment List

- Attachment 1: Conditional Use Permit Application
- Attachment 2: Adjacent Landowners List
- Attachment 3: Submission Materials Checklist for Applications Requesting Conditional Use Permits
- Attachment 4: Preliminary Site Drawings
- Attachment 5: Preliminary Plat for Marshall Road Site
- Attachment 6: Letter Concerning State Requirements for Dump Station

Attachment 1:

Conditional Use Permit Application



## APPLICATION ACCEPTANCE POLICY

## CUP NEW AND AMENDMENTS

Chatham County understands that clear expectations make the application and development review processes easier for both applicants and staff. The policies outlined below will enable Planning Department staff to move the process along in a way that ensures that each application receives the attention it deserves. Staff desires to complete review of projects in an accurate and timely manner. Due to the preparation, reviews, and public hearing schedules, working with incomplete materials detracts from the timely review of applications.

1. Applications are to be reviewed for completeness by staff prior to being officially accepted for review. Applications that are dropped off or mailed in cannot be accepted without prior approval from the Zoning Administrator.
2. Checklists for each type of request are provided with each application package. If the application does not contain all required items on the checklist, it will be considered incomplete and shall not be accepted. **PLEASE REVIEW SECTION 17 FOR CONDITIONAL USE PERMITS IN ITS ENTIRETY TO MAKE SURE ALL AREAS FOR SUBMISSION ARE COVERED. \*\*CUPs are required to have the same site plan information submitted\*\***
3. Upon determination by staff that an application is complete, it will be officially accepted by the Planning Department by accepting payment and issuing receipt. Staff will not hold materials for incomplete applications or any monies associated with the submittal of an application. Application fees must be paid at the time an application is submitted for acceptance.
4. In order to allow time to process fees, applications will not be accepted after 4:00 pm each day.
5. For your convenience, applicants may schedule an appointment with staff to review the application package before the official submission.

The Planning Department staff looks forward to working with you during the application process. If you have questions or need further assistance, please call 919-542-8204.

# CONDITIONAL USE PERMIT

## APPLICATION FOR NEW CUP OR A REVISION TO AN EXISTING CUP

Chatham County  
Planning Department

P. O. Box 54, 80-A East St, Pittsboro, NC 27312  
Telephone: (919) 542-8204 FAX: (919)542-2698

### Section A. APPLICANT INFORMATION

NAME OF APPLICANT: Kunal Enterprises, LLC c/o George Farrell, Jr

MAILING ADDRESS OF APPLICANT: 354 McGhee Rd Chapel Hill NC 27517

PHONE NUMBER/E-MAIL OF APPLICANT: 919 417 1417 grfarrjr@aol.com

PROPERTY OWNER INFORMATION (If different from the applicant): \*Owner Authorization Signature Required; See end of application.

Name(s) Kunal Enterprises, LLC

Address: 210 Joesph Pond Lane

Cary NC

ZIP 27519

Telephone: (919) 345-2075

FAX: \_\_\_\_\_

E-Mail Address: sunil.kamerkar@reportinghouse.com

**PROPERTY INFORMATION:** The following information is required to provide the necessary information to process the rezoning request:

ADDRESS OF SUBJECT SITE: Jordan Lake Commons Dr . Apex NC 27523

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 70029

CURRENT ZONING DISTRICT/CLASSIFICATION: B1-CU

TOTAL SITE ACRES/SQUARE FEET: 15.34 Acres (668,210 s/f) + 17.83 Marshall Rd

GENERAL ASSEMBLY OF NORTH CAROLINA SESSION 2011 SESSION LAW 2012-200 SENATE BILL 229

PART VII. PROVIDE CONDITIONS TO ALLOW FOR TWO NONCONTIGUOUS PROPERTIES TO BE TREATED AS A SINGLE CONTIGUOUS PROPERTY FOR PURPOSES OF COMPLIANCE WITH LOCAL WATER SUPPLY WATERSHED PROGRAMS.

SECTION 7 G.S. 143-214.5

**PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: Please select the use/s category from Section 10.13 of Zoning Ordinance**

Expansion of existing uses.



It is important that the applicant provide information to explain how the permit request or revision satisfies the following required five findings. **All applications shall contain the following information.** Please use attachments or additional sheets in order to completely answer these findings if necessary. If there is a finding that you feel does not apply to this submittal, please mark with "N/A" for not applicable. **Please use the "Materials Checklist" to complete each finding.**

- 1. **The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.**

Expansion of existing uses.

- 2. **The requested conditional use permit or revision to the existing permit is either essential or desirable for the public convenience or welfare.**

With continued growth and development in the Apex Pittsboro area, Jordan Lake is a major attraction for tourism activities, we have a waiting list for boat & RV storage spaces and need to expand.

- 3. **The requested permit or revision to the existing permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community.**

The area is primarily rural, but with urban development quickly encroaching from the east. There is a large unmet need for support facilities serving existing traffic close to the lake. These types of businesses only require minimum infrastructure, making them more desirable than other types.

- 4. **The requested permit will be or remain consistent with the objectives of the Land Conservation and Development Plan.**

The Land Conservation and Development Plan states: A broad range of economic activities should be permitted, in the area just west of the Chatham/Wake County line near the US 64/NC 751 intersection. This area may link to infrastructure and build on the economic activity in western Wake County.

- 5. **Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies and regulations.**

Yes, all items addressed in checklist.



You must meet with the Chatham County Appearance Commission and hold the Community Meeting BEFORE you can submit the application to the Planning Department. Please check the boxes below once these meetings have been held:

X Chatham County Appearance Commission      Date of Meeting 2014-08-27  
 Held Community Meeting      Date of Meeting N/A



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## Section B. SUBMITTAL INFORMATION AND PROCEDURE

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- (1) Sixteen (16) completed application packets and all supporting information shall be submitted to the Planning Department at least forty-five (45) days prior to the Public Hearing. A digital copy of the application packet shall be submitted pursuant to the Planning Department Digital Document Submission Guidelines.
- (2) The Planning Department shall, before scheduling the public hearing, ensure that the application contains all the required information as specified in Section 5 of the zoning ordinance.
- (3) The Planning Department shall have fifteen (15) days from the date of submittal to notify the applicant that the application is complete for scheduling the public hearing.
  - a. If the Planning Department determines the information is not sufficient for review, the Department shall notify the applicant of the specific information that is required for review.
  - b. The Planning Department shall take no further action on the application until the applicant submits the required information.
  - c. Once the applicant corrects the identified deficiencies, the applicant shall resubmit to the Planning Department at least 45 days prior to the next Public Hearing meeting, and the Department shall have 15 days to review the information and notify the applicant that the information is sufficient for review.
  - d. A determination that an application contains sufficient information for review as provided in this subsection (b) does not limit the ability of other county agencies, the Planning Board or the Board of Commissioners to request additional information during the review process.
- (4) The application is reviewed by the Technical Review Committee prior to the Public Hearing for comments and recommendations from other agencies.

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## Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION and REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN

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**PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF).** Please check the list below carefully before you submit:

- (1) The application shall include a **site plan**, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to the predetermined ordinance requirements, will govern the development and use of the property. The following information must be provided, if applicable:
    - a. Information showing the boundaries of the proposed property as follows:
      1. If the entire parcel will be zoned, a GIS or survey map and parcel number of the subject property.
      2. If only a portion of the parcel will be zoned, a boundary survey and vicinity map showing the property's total acreage, parcel number, current zoning classification(s) and the general location in relation to major streets, railroads, and/or waterways,
    - b. Legal Description of proposed conditional zoning district;
    - c. All existing and proposed easements, reservations, and rights-of-way;
    - d. Proposed number and general location of all building sites, their approximate location, and their approximate dimensions;
    - e. Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development;
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- f. All yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant; **(SECTION 12 LANDSCAPING & BUFFERING REQUIREMENTS)**
- g. All existing and proposed points of access to public and/or private streets;
- h. Stream buffers required through this or other Chatham County Ordinances or Regulations, and other Local, State, or Federal regulatory agencies. Delineation of areas within the regulatory floodplain as shown on the Official Flood Insurance Rate Maps for Chatham County; N/A
- i. Proposed phasing, if any; N/A
- j. Generalized traffic, parking, and circulation plans; **(SECTION 14 OFF STREET PARKING)**
- k. Proposed provision of utilities; Water/Wastewater shown
- l. The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old; N/A
- m. The approximate location of any cemetery; N/A
- n. Proposed number, location, and size of signs; **(SECTION 15 SIGN REGULATIONS)** N/A - Existing
- o. Location and description of any proposed lighting on the project site with a note that any lighting will comply with Section 13; **(SECTION 13 LIGHTING STANDARDS)**
- p. The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations; and
- q. Environmental Impact Assessment pursuant to **Section 11.3** of the Zoning Ordinance, if applicable. **If you are or will be disturbing two or more acres in connection with this application, you are required to submit and EIA with this application. Failure to do so will result in the delay of scheduling your request for public hearing or may be returned completely for re-submission.**

**The above information is required to be shown on the site plan submitted with this application. If, for some reason, any of the required items above are not included on the site plan, reasons for excluding those requirements must be given.**

- (2) In the course of evaluating the proposed use, the Zoning Administrator, Planning Board, Chatham County Appearance Commission, or Board of Commissioners may request additional information from the applicant. This information may include, but not be limited to, the following:
- a. Proposed screening, buffers, and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
- b. Existing and general proposed topography;
- c. Scale of buildings relative to abutting property;
- d. Height of structures;
- e. Exterior features of the proposed development;
- f. A traffic impact analysis of the proposed development prepared by a qualified professional. The traffic impact analysis shall follow the NCDOT TIA Analysis Guidelines, and shall also include consideration for non-motorized and public transportation;
- g. Any other information needed to demonstrate compliance with these regulations.

**NOTE: The Zoning Administrator has the authority to waive any application requirement where the type of use or scale of the proposal makes providing that information unnecessary or impractical.**

**SECTION D.**

**SIGNATURE STATEMENTS**

**OWNER'S SIGNATURE\*:** In filing this application, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate George R. Farrell Jr. to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to speak for me in any public meeting regarding this application.

Signature: See Attached

Date: \_\_\_\_\_

**APPLICANT SIGNATURE:** I hereby acknowledge that I am making this application on behalf of the above owner's statement or myself as the owner and that all the information presented in this application is accurate to the best of my knowledge, information, and belief. I acknowledge understanding of the requirements set out in this application and in the ordinances and/or guidelines used to determine the completeness of this submittal and to proceed as determined.

Signature: [Handwritten Signature]

Date: 9/5/14

**OFFICE USE ONLY:**

DATE RECD: \_\_\_\_\_

BY: \_\_\_\_\_

APPLICATION #: PL20 \_\_\_\_\_

FEE PAID \$: \_\_\_\_\_

Check No. \_\_\_\_\_  Cash  CC  Money Order



Website: www.chathamnc.org

### AUTHORIZED AGENT FOR LEGAL REPRESENTATION FORM

**PROPERTY LEGAL DESCRIPTION:**

LOT NO. \_\_\_\_\_ PARCEL ID (PIN) 9725-80-7407 PARCEL SIZE 22.33 Acres

STREET ADDRESS: Marshall Rd Pittsboro NC 27312

Please print:

Property Owner: Sunil Kamerkar

Property Owner: \_\_\_\_\_

The undersigned, owner(s) of the above described property, do hereby authorize

George Farrell Jr., of \_\_\_\_\_  
(Contractor/Agent) (Name of consulting firm if applicable)

to act on my/our behalf and take all actions, I/we could have taken if present, necessary for the processing, issuance and acceptance of reviews, inspections, or permits and any and all standard and special conditions attached to these approvals. The activities authorized include the following **(initial all that apply)**:

- Building Permit
- Zoning Compliance Permits
- Floodplain Determination
- Soil Erosion and Sedimentation Control Permit
- Permits to install, repair, evaluate, or expand onsite wastewater system(s)
- Evaluation/inspection/permitting of a private drinking water well(s)
- Riparian Buffer Review pursuant to §304 of the Chatham County Watershed Protection Ordinance
- Other: \_\_\_\_\_

**Property Owner's Address** (if different than property above):

Owner Telephone: 919 345-2075 Email: sunil.kamerkar@reportinghouse.com

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

[Signature]  
Owner Authorized Signature

\_\_\_\_\_  
Agent Authorized Signature

Date: 07/12/2014

Date: \_\_\_\_\_

Attachment 2:

Adjacent Landowners List

**Adjacent/Adjoining Landowners: These are those properties that share a common property line as well as those that are directly across a public or private road, easement, or waterway.**

Legal notices are mailed to these owners so please type or write neatly

- |   |                              |
|---|------------------------------|
| (1) Jean Fish<br>_____<br>209 Bob Horton Rd<br>_____<br>Apex NC 27523<br>_____                                      | (2) _____<br>_____<br>_____  |
| (3) Andrew Clark & Staley Smith<br>_____<br>PO Box 457<br>_____<br>Apex NC 27502<br>_____                           | (4) _____<br>_____<br>_____  |
| (5) Kathy Booth<br>_____<br>114 Palace Garden<br>_____<br>Cary NC 27518<br>_____                                    | (6) _____<br>_____<br>_____  |
| (7) Jerry & Inez Poe, Trustees Dewey C Poe Trust<br>_____<br>892 Tody Goodwin Rd<br>_____<br>Apex NC 27502<br>_____ | (8) _____<br>_____<br>_____  |
| (9) Extra Garage Self Storage Center LLC<br>_____<br>109 Tropez Lane<br>_____<br>Cary NC 27511<br>_____             | (10) _____<br>_____<br>_____ |
| (11) Goldston Apex Properties LLC<br>_____<br>7728 Grace Cove Lane<br>_____<br>Wake Forest NC 27587<br>_____        | (12) _____<br>_____<br>_____ |
| (13) _____<br>_____<br>_____  | (14) _____<br>_____<br>_____ |
| (15) _____<br>_____<br>_____  | (16) _____<br>_____<br>_____ |
| (17) _____<br>_____<br>_____  | (18) _____<br>_____<br>_____ |
| (19) _____<br>_____<br>_____  | (20) _____<br>_____<br>_____ |
| (21) _____<br>_____<br>_____  | (22) _____<br>_____<br>_____ |
| (23) _____<br>_____<br>_____  | (24) _____<br>_____<br>_____ |
| (25) _____<br>_____<br>_____  | (26) _____<br>_____<br>_____ |

Attachment 3:

Submission Materials Checklist for Applications Requesting Conditional  
Use Permits





**Submission Materials Checklist for  
Applications Requesting Conditional Use  
Permits**

## General Application Requirements

A detailed description of the project, a requirement that is common to all applications, is discussed in this section. A general outline or introductory page containing the following information is acceptable. **Information applicable to this site has been included in Bold.**

1) **Location** <US-Hwy-64 & Bob Horton Road> the location of the site in Chatham County. Include:

- a. Public highway(s) serving this site<US Hwy 64 and Bob Horton Rd>
- b. Private road(s) serving the site<Jordan Lake Commons Drive>
- c. The current zoning of the site <**B-1 Business district with conditional use. Last revision was 2/20/2006.**>
- d. Watershed designation and % impervious surface allowed <'WS-IV PA'> <**36%**>
- e. Is the site in or border “Major Wildlife Areas” identified in the “Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina”, under “Plans and Guidelines”? (a copy of this inventory is located on the Planning Department webpage) <**NO**>
- f. The size (in acres) of the site <**15.34-acres**>
- g. Current utility or other easements assigned to this site <**Duke Energy, Chatham Water**>
- h. The current use of the site <**Self Storage, Boat & RV Storage, Wrecker Service, RV Dealer**>
- i. Description of current contents of the site (e.g. buildings, utilities, etc.) <**Metal Buildings, Modular Home, vehicle storage**>
- j. Other Conditional Use Permits that have been granted for this site; if applicable. <**Last revision was 2/20/2006**>

2) **Description of Use** <**Required**>. Provide a description of the requested use. This is a general statement. More detail must be provided when addressing the five (5) findings below. <**The project proposal is a 6.28-acre expansion to the current storage facilities and RV center on the undeveloped portion of the lot. The expansion will include increased canopy parking stalls for boat and RV parking and storage on the far north side of the lot. Two additional single-story, prefabricated metal self-storage buildings will be built directly north of the present storage facilities. Two additional rows of canopy boat/RV storage stalls will also be constructed immediately north of the existing storage buildings. The project will include the demolition of the abandoned one-story frame dwelling and storage sheds. This area extending west to Bob Horton Road will be developed with a commercial building (HVAC company), open gravel parking, and stormwater treatment devices. Lastly, construction of an RV Repair/Showroom building just north of the existing modular RV office is also planned. General information on the planned buildings is included with this letter.**>

3) **Start and Completion Projections** <**Start grading in spring of 2015 and complete grading by Dec 2015. Add buildings as needed over the next 3 years. Expected site usage to begin in early 2016.**>. Provide a project plan. Provide the approximate start time for the project

development. Provide the approximate completion time for the project; when it will be ready for operation.

4) **Reference to Existing County Plans** <The area just west of the Chatham/Wake County line near the US 64/NC 751 intersection should link to infrastructure and build on the economic activity in western Wake County. A broad range of economic activities should be permitted;>. Is this site or use specifically mentioned in any adopted county plan (such as the highway plan, watershed plan, etc.)? (If the requested use of the site is specifically counter to an existing plan, the application must provide a compelling argument as to why the provisions in the plan should be set aside and the permit granted.) The Land Conservation and Development Plan is available on the Planning Department webpage under “Plans and Guidelines”.

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### **SITE PLAN REQUIREMENTS**

1) **Information to be included on Site Plan/s** <Site plans have been developed for the proposed expansion and have been included for review.>. A detailed site plan must accompany every application for CUP. Provide a detailed plan/s for how you envision the site will look. This information should be of adequate detail (a drawing done by a licensed land surveyor and design details from a licensed architect are **strongly recommended but are not required**) to address the following:

- a. Existing conditions (i.e. existing buildings on site, vegetation, access, water features, etc.)
- b. Proposed new buildings, location on site, size, and construction description in adequate detail to determine the general appearance of the building and to establish the architectural design
- c. Show or state the amount of acreage to be disturbed
- d. Landscape plan with materials used (Refer to Section 12 of the Zoning Ordinance and the Chatham County Design Guidelines) for screening and vegetative buffer minimums.
- e. Setbacks from all property lines
- f. Natural preserved areas that will remain in this condition
- g. Site boundaries with adjacent properties (Refer to Section 15 of the Zoning Ordinance)
- h. Parking and/or parking lot design (Refer to Section 14 of the Zoning Ordinance and the Chatham County Design Guidelines)
- i. Sign location, type, size
- j. Areas reserved for future development or improvements
- k. Lighting plan (See Section 13 of the Zoning Ordinance)
- l. Percentage of impervious surface (includes storm drainage management plan, all gravel, concrete, asphalt, rooftops, or other impervious materials)
- m. Topographical description/drawing of current site and after improvements have been made to the site
- n. Show all creeks/streams, floodable areas, and wetlands with water hazard setback areas

### Additional Information Required

- 1) **Adjoining Property Owners** <Adjoining property owners list has been included>. Provide the names and addresses of the property owners adjoining this site. This includes property owners across a public or private road and those who share any part of a property line with the property listed in this application request. This information may be obtained from the county's GIS webpage at [www.chathamnc.org](http://www.chathamnc.org) under GIS Tax Mapping.
- 2) Environmental Impact Assessment <Environmental Impact Assessment has been completed and is included for review>. Per Section 11.3 of the Chatham County Zoning Ordinance, if the total area of land disturbance to grade, install, and construct driveways, access road areas, parking, buildings, stormwater retention area/s, etc. is two (2) contiguous acres or more in extent that disturbs two or more acres, an EIA in accordance with Section 6.2 of the Chatham County Subdivision Regulations must be conducted and submitted to the Environmental Quality Director and a copy provided with this application.

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### Specific Conditional Use Permit Application Requirements

The five (5) findings listed below are the supporting documentation required in order to consider the application for approval. All of these findings must be met to grant the application.

**Finding #1:** The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.

- A. Validation of Use in Zoning Ordinance <The request is to expand what uses that have been previously approved>. Simply confirm that the requested use is listed as a permitted use within the existing zoning district.

**Finding #2:** The requested conditional use permit is either essential or desirable for the public convenience or welfare.

- A. Need and Desirability <The proposal is to expand current site uses. The current RV Dealer that is on our site is growing and they need more space to put RVs. We are also getting more requests for boat and RV storage space from the general public. Our site is so convenient for the Cary and Apex residents and therefore additional space is needed. > The application should describe why there is a need for the proposed use in the area being applied for. Describe how this was determined (for example an analysis of present or projected demands on existing similar uses). This is an opportunity for the applicant to establish the benefit to the county that will result from approval of this permit. Why is the proposed use more desirable than other uses permitted under the existing zoning?
- B. Survey of Similar Uses < 1. Extra Garage storage - has enclosed boat and RV storage

**2. Jordan Lake Boat storage - has covered and open space storage 3. There are 2 other proposed sites in the area. There is a current storage facility on property across Bob Horton road. Expansion of the existing uses is needed to meet the needs of the current business and to continue to meet the needs of the general public. >** How many other instances of this use are currently in Chatham or within an adjacent county? Are there similar uses already approved for the requested use on adjacent properties? Provide summary of existing similar uses. If there are already a number of such uses allowed in the County or another similar use in reasonably close proximity to the new requested site, why is this new instance of this use essential? Are these other instances currently in operation and successful?

- C. Public Provided Improvements **<Adequate services have been previously installed to meet additional request and no additional public improvements are anticipated.>** Identify any public improvements, services, etc., that the county would be required to provide in support of this site if the use is approved. If no additional public improvements are needed, then state this as the case.
- D. Tax considerations **<Optional>** If appropriate, or of advantage to the application, provide an estimate of the tax revenue (direct and indirect) to the County that this use would provide. Describe how this estimate was determined. What is the net result of expenditure of County services and facilities required vs. the tax revenue generated?
- E. Employment **<Increased wastewater allowance will enable an additional 49 employees vs. 18 currently. The majority of these positions would likely be full time with some part time positions also possible. We are unable to provide expected salary ranges.>** Discuss the number of jobs that would be created by this use. Designate these positions as full time or part time. If possible, describe the salary ranges of the employees.

**Finding #3: The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety, or welfare of the community.**

- A. Emergency Services **<Minimal to no impact anticipated, due to primarily metal structures and passive businesses>**
1. Fire Protection - Document the impact on respective volunteer fire department's ability to service the site with the requested use. This should come from the Chatham County Fire Marshal as a letter.
  2. Police Protection - Document the impact to the Chatham County Sheriff Department's ability to provide protection for the site with the requested use. This should come from the Sheriff in the form of a supporting letter.
  3. Rescue 911 - Document the impact to rescue and ambulance ability to provide support to the site; provide approximate arrival time to site after a 911 call is placed.
- B. Traffic **< US-Hwy-64 ADT-2013 is 19,000. Traffic to and from site is primarily along HWY 64, a major four lane state highway. Customer traffic entering Bob Horton**

**Rd will have the advantage of a crossover at this intersection. No U turns will be required. Entry drives to the site are off Hwy 64 and a side road Bob Horton Rd. The site will generate traffic on and off the site consisting of employees and clients who use the storage facilities. The traffic will consist of cars, trucks, boats/boat trailers, and RV's. Jordan Lake Commons Drive is capable of serving the influx and outflux of traffic safely onto Highway 64. The speed limit of the road will not need to be changed. A turn lane from Highway 64 onto Jordan Lake Commons Drive is already present, so road modifications will not be needed.**

> Document projected traffic generated by the use. Document current capacity for the road that serves this site (available for all/most roads from NCDOT). What kinds of traffic will this be (car, bus, truck, etc.) and what will be the peak time of day for the traffic? Do you anticipate changes to the speed limit on the principal service road for this site? Are modifications to the road system needed (e.g. a turning lane)? How will these road improvements be financed? A letter of opinion from NCDOT would be required if introduction of significant new traffic loads were expected or there is already a high accident rate at this location. Will the road(s) included in the County Thoroughfare Plan accommodate these anticipated requirements?

- C. Impact to surrounding Land Values <**Because this is an expansion of current uses, it is expected that minimal changes to land values will occur.**> What will be the impact to surrounding land values as a result of the proposed use? Is this impact anticipated to change with time or create possible changes in use of the surrounding properties? Note that if the applicant does choose to provide this information to support the application, then the basis for the information must be provided. For example, if a real estate appraiser's opinion is presented, then the opinion is expected to be derived from an analysis of comparison sites with requested use, some other real estate study or survey.
- D. Visual Impact & Screening < **Required landscaping has been previously installed when the original development occurred. Visual screening for the planned expansion (at the rear of the property) will be installed according to the proposed site plan and Appearance Committee comments. The completed project will include a chain link fence surrounding the property** > Describe the visual presentation of the **completed** project in context with the adjoining properties. How will fencing and/or plantings alter the future visual presentation?
- E. Lighting < **The proposed lighting plan follows the County guidelines. See site plan for details. In general the proposed lights are being installed for security purposes and will be pole mounted lights (30' height). The lights are proposed to be Duke Progress LED 215 lights. The lights are expected to be in use throughout the night for security purposes. Placement of the lights is also based on the required property line lighting standards. The initial light density from these fixtures will be no greater than 0.5 foot-candles at any property line. A minimum sustained light density of 0.2 foot-candles will be present in all parking areas. The biggest increase in light density will occur on the newly developed portion of the lot.** > Will there be lights associated with the use? This includes but is not limited to pole lights whether for security or decorative post mounted lights, lights on buildings/structures, landscape

lighting, flood lights, etc. If so, describe the wattage, type, method of support (if on poles, give height of pole), and times of night the lights would be in use. What considerations and methods have been considered to the shielding of the light from adjacent properties? Are similar lights in use elsewhere that can be evaluated?

- F. Noise **<It is expected that very minimal noise generated from the site, with the noise occurring within the site boundaries>** Will there be noise generated by the use? If so, what will be the source of this noise? Provide an estimate of the level of noise in decibels at the property lines of the site. Provide the basis for this estimate. If the noise generated is anticipated to exceed the County Noise Ordinance, a permit must be requested and approved to exceed the ordinance requirements.
- G. Chemicals, Biological and Radioactive Agents **<NONE, runoff contained on site with stormwater requirements>**. Identify types and amounts of chemicals, explosives, biological and radioactive materials that will be utilized by the requested use. What is the estimated amounts of these agents that will be generated as waste; how will they be disposed? Identify the possible biochemical or radioactive hazards that may be associated with this use; how will these be handled? Identify the potential for emissions into the air. Identify the potential for discharges or runoff of liquids that would pollute the surface and/or groundwater sources.
- H. Signs **< Existing signs for the self-storage will be maintained with no additional storage signage anticipated. If future businesses desire additional signage, it will follow County guidelines >** Will the use include the display of a sign (advertisement or identification)? If so, describe the method of display, lighting, color, size, number and location on the site.

**Finding #4: The requested permit will be consistent with the objectives of the Land Conservation and Development Plan.**

- A. Land Conservation and Development Plan Reference **< The site is located in the area just west of the Chatham/Wake County line near the US 64/NC 751 intersection. This area may link to infrastructure and build on the economic activity in western Wake County. A broad range of economic activities should be permitted; >** Provide information which demonstrates how this request would conform to each relevant provision of the current Land Conservation and Development Plan.
- B. Watershed and Flood Considerations **<The site watershed is WS-IV PA'. The site is not located in a 100 year floodplain. Buildings will be protected from inundation from the 50 yr, 24 hour storm through the use of structural BMPs. Impervious area is 36% however this is offset by the Marshall Road property.>** Provide information that demonstrates how the requested use conforms to the Watershed Protection Ordinance and the Flood Damage Prevention Ordinance.

**Finding #5: Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.**

- A. Water Source and Requirements <**Current water bill \$50-60-month, 2 meters installed (1 for future growth not being used). We are currently using County water and a well on site.**>. How much water will the use require? What is the source of the water (county water or private well)? If the supply is to be supplied by the county, then with the help of the Public Works Dept. (542-8270) identify how the water connections are to be provided.
- B. Wastewater Management <**On site septic with new recent approvals have increased from 18 to 49 employees. Septic Improvement Letter is included.**>. What is the wastewater capacity needs for this use? Specify the treatment and disposal methods to be used. WWTP, public (i.e. Aqua of NC), or private septic. If individual septic, provide septic improvements permit letter from the Chatham County Environmental Health Department. If other than individual septic systems are to be used, submit a plan for wastewater management. If system requires approval from NCDENR or Aqua of NC or any other state or public source, please provide preliminary approval towards getting approval.
- C. Water/Sewer Impact Statement <**Currently use about 7,000-gal-month, full build out expected to be in the range of 19,100-gal-month (actual)**>. All applications where a public utility is to be utilized, (water or sewer) must state clearly the amount of usage that is anticipated. The usage estimate must be validated by the County Public Works Director, along with an updated usage vs. capacity statement. The impact statement should provide a projection of the demand after the site is fully developed.
- D. Access Roads <**NO NEW ROAD IMPROVEMENTS NEEDED. Traffic ingress and egress utilizes the SR-1744 Bob Horton Road crossover of US-Hwy-64 without the need for u-turns, with side accesses on each.**>
- E. Stormwater Runoff <**The site plan shows proposed locations for stormwater devices. Per Chatham County stall, the full stormwater plan can be developed and submitted upon receipt of the permit**>. Detail the methods and various structures that will be used to control stormwater runoff. (If disturbing more than 20,000 square feet of area, a stormwater management plan must be submitted with this application) This information will detail all points of offsite discharge with design techniques used and projected impact on neighboring properties.

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If you have questions or concerns regarding the requirements as set forth in this document, please contact the following:

Angela Birchett, CZO  
Zoning Administrator  
919-542-8285  
[angela.birchett@chathamnc.org](mailto:angela.birchett@chathamnc.org)



For more information on county ordinances, departments, GIS, etc., please visit our website at [www.chathamnc.org](http://www.chathamnc.org)

Document revised 06-2012 apb

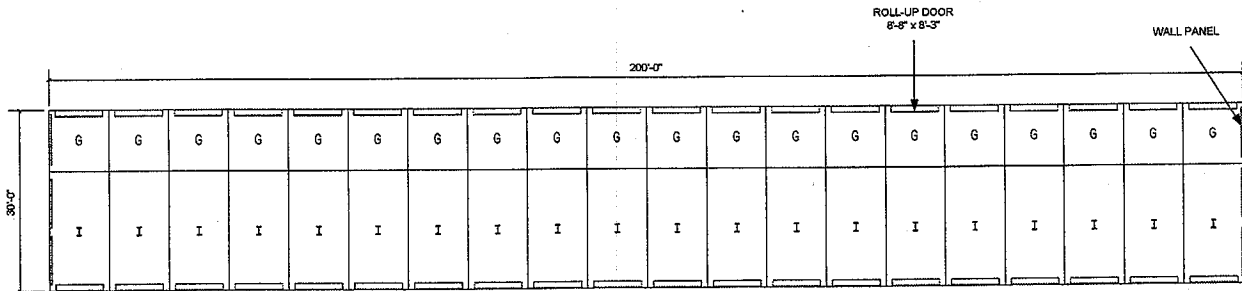
## Appendix List

Appendix 1: General Information on Proposed Buildings

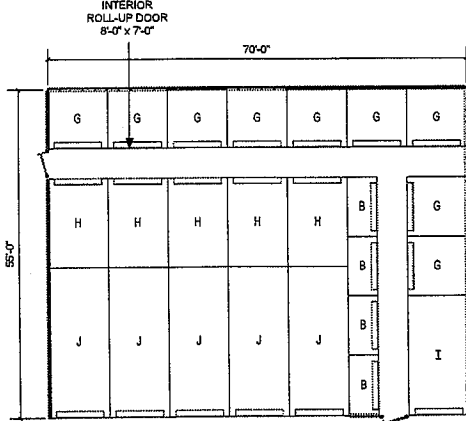
Appendix 2: Wastewater Information

Appendix 1:  
General Information on Proposed Buildings

NOTE: BETCO INC. ESTIMATING DRAWING  
NOT FOR FIELD CONSTRUCTION



BUILDING "1"



BUILDING "2"

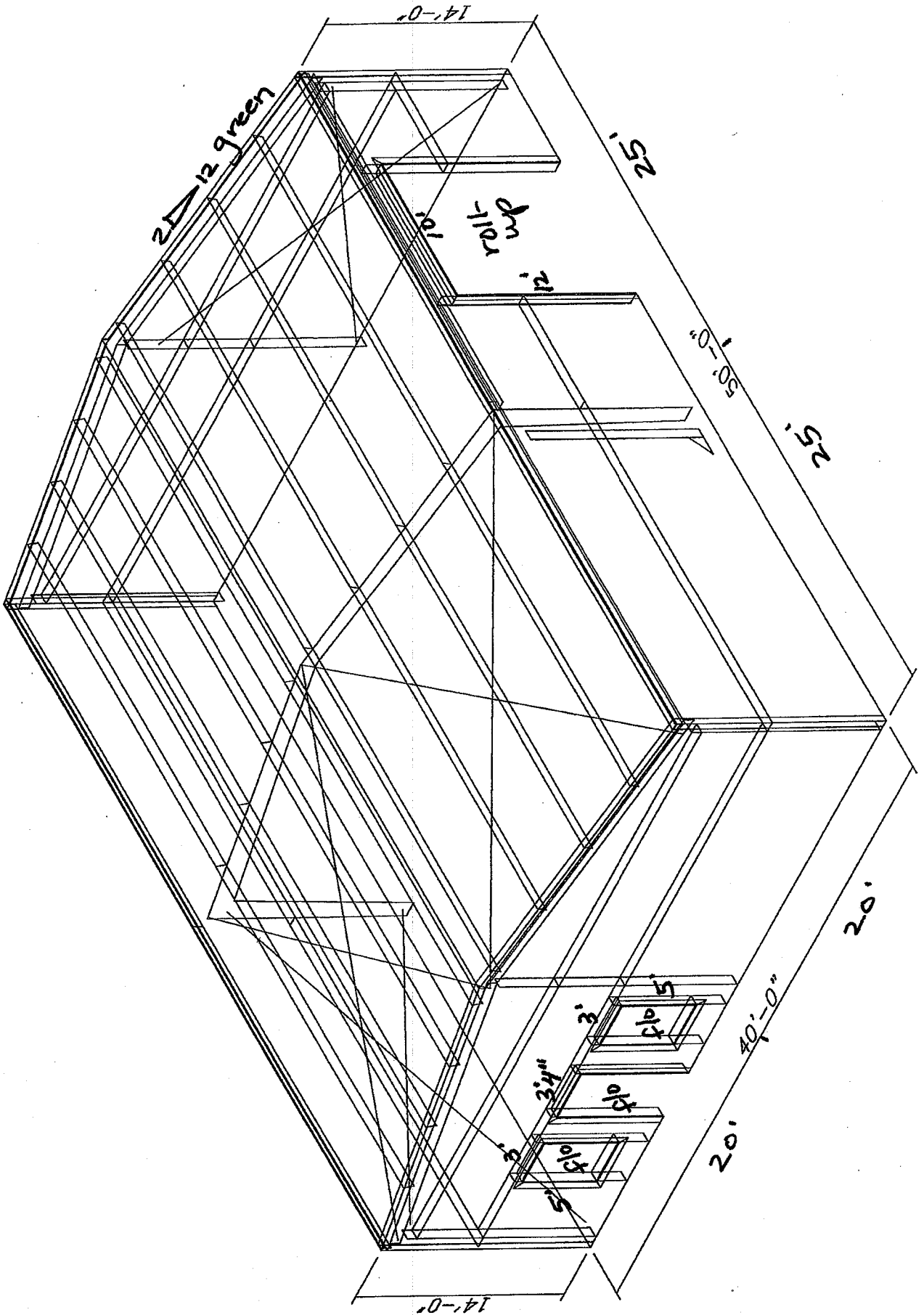
**UNIT MIX SCHEDULE**

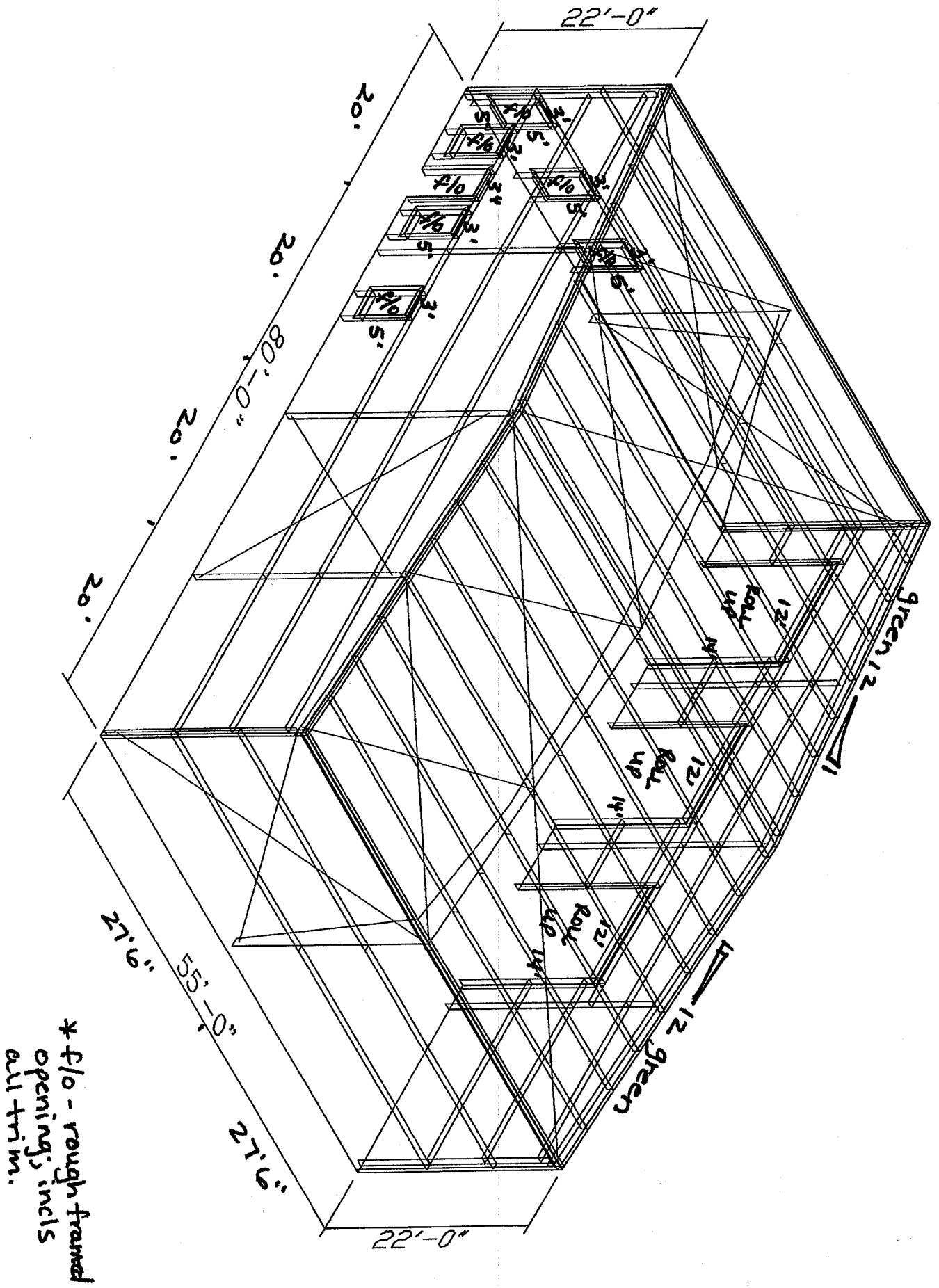
UNIT TYPE	DESCRIPTION	UNIT COUNT	UNIT TYPE	DESCRIPTION	UNIT COUNT
A	5' x 5'	0	I	10' x 20'	21
B	5' x 10'	4	J	10' x 25'	5
C	5' x 15'	0	K	10' x 30'	0
D	5' x 20'	0	L	15' x 15'	0
E	7.5' x 10'	0	M	15' x 20'	0
F	8' x 10'	0	N	15' x 25'	0
G	10' x 10'	29	O	15' x 30'	0
H	10' x 15'	5	P	20' x 30'	0

FOR APPROVAL ONLY  
NOT FOR FIELD USE

ALL DRAWINGS, DETAILS, CALCULATIONS, OR OTHER DESIGN DOCUMENTS PROVIDED ARE THE PROPERTY OF BETCO, INC. AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF BETCO, INC.

DATE	8/19/14		PROJECT NAME	MINI STORAGE PROJECT	
DRAWN BY	CWM		PROJECT ADDRESS	APEX, NC	
SCALE	NOT TO SCALE		OWNER	GEORGE FARRELL	PROJECT NO.
			228 COMMERCE BLVD STATESVILLE, NC 28677	SHEET TITLE	FLOOR PLAN BUILDINGS 1 & 2
				DRAWING NUMBER:	1 of 1



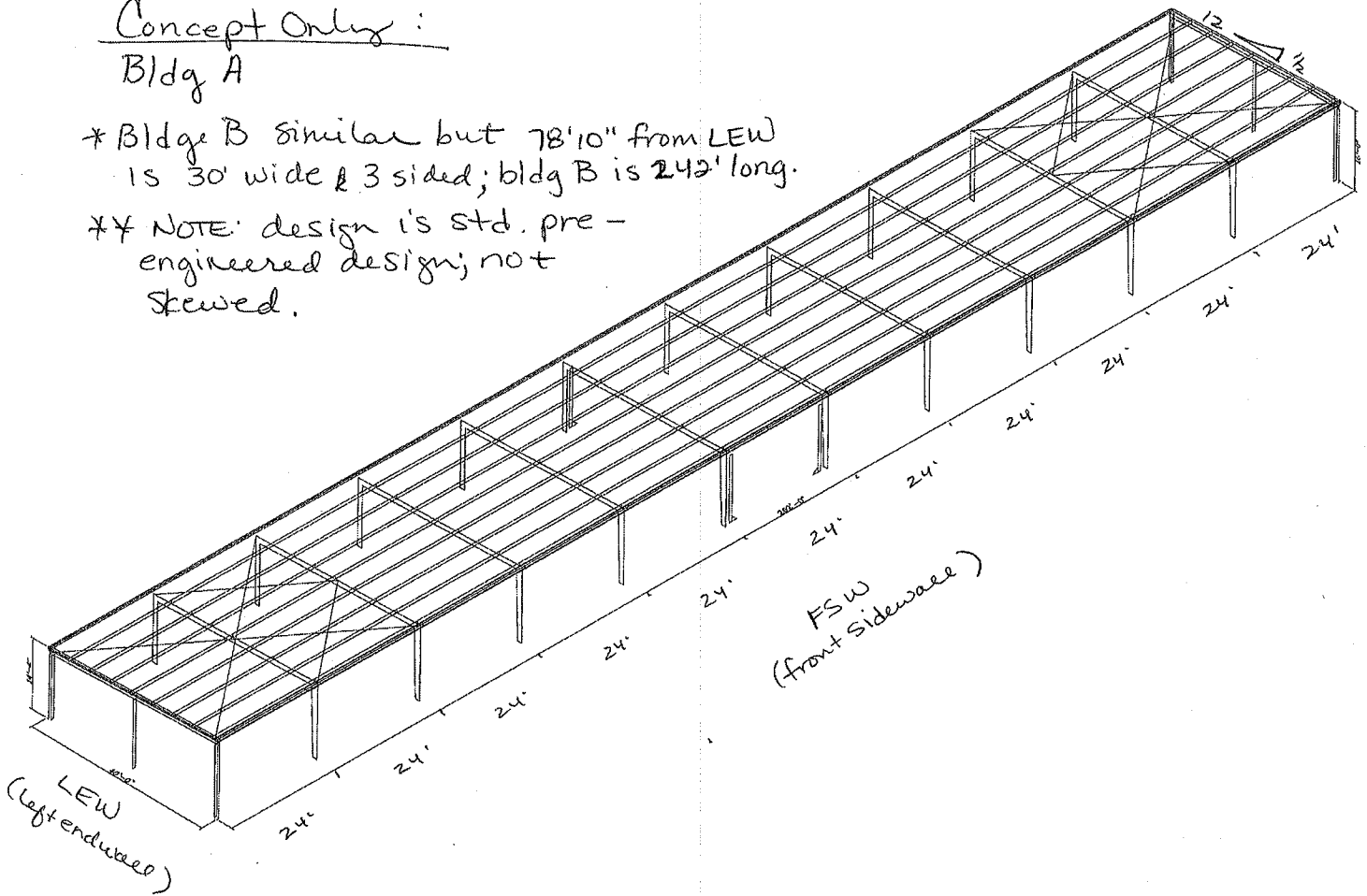


Concept Only:

Bldg A

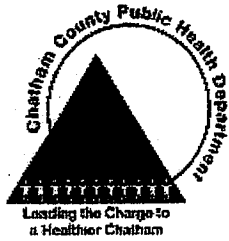
\* Bldg B similar but 78'10" from LEW  
is 30' wide & 3 sided; bldg B is 242' long.

\*\* NOTE: design is std. pre-  
engineered design; not  
skewed.



Appendix 2:  
Wastewater Information





**Construction Authorization for Wastewater Systems**  
**CHATHAM COUNTY PUBLIC HEALTH DEPARTMENT**  
**DIVISION OF ENVIRONMENTAL HEALTH**  
80 EAST ST., P.O. BOX 130 - PITTSBORO, NC 27312-0130  
PHONE 919-542-8208 / FAX 919-542-8288  
[www.chathamnc.org/environmentalhealth](http://www.chathamnc.org/environmentalhealth)

Expiration Date: 7/2/18

Permit Number: PR201302292

**Expansion**

Owner: KUNAL ENTERPRISES LLC  
911 Address: 43 JORDAN LAKE COMMONS DR  
Parcel Number: 70029  
Name/Subdivision Name: Subdivision Lot:

- This permit authorizes its permit holder to install the sewage disposal system within five years of the issue date on the Improvement Permit.
- **This permit is non-transferable.**
- The installer must be registered with NCOWCICB.
- This authorization is required prior to the issuance of a building permit.
- Before an Operations Permit is issued, all required inspections and conditions of the permit must be completed and verified by this department and payment of applicable fees must be received.

**Instructions and Conditions:**

- X Design capacity: Number of Bedrooms: or 480 GPD.
- X System Type: IV
- X Nitrification Line: Existing conventional & LPP systems to be used

Approximate contour in the the system area is shown on site plan. The installer must flag the system prior to installation to ensure proper grade.

- X Approximate system component locations shown on site plan; contractor must verify component locations prior to installation to assure proper fall from house to septic tank and from septic tank to approved system area.

Approved site plan attached.

- X Site plan per Improvement Permit approved.
- X System Type IV.

System types IIIb, IV, V, and VI require the payment of annual onsite wastewater monitoring fees to the Chatham County Public Health Department.

***Payment of the first annual fee is required prior to the issuance of the Operation Permit.***

Special Conditions: As listed on improvement permit. Certified subsurface operator required.

**The Operation Permit is required to be recorded at the Chatham County Register of Deeds Office prior to Environmental Health notifying Chatham County Building Inspections Department of Septic System Approval.**

This Construction Authorization is subject to revocation if the site plan, plat or the intended use changes. This Construction Authorization is subject to compliance with the provisions of the Laws and Rules for Sewage Treatment and Disposal conditions on this permit.

*Kim Warren, REHS*  
Permit issued by Kim Warren  
Registered Environmental Health Specialist

Date: Jul 05, 13



Website: www.chathamnc.org

### AUTHORIZED AGENT FOR LEGAL REPRESENTATION FORM

**PROPERTY LEGAL DESCRIPTION:**

LOT NO. \_\_\_\_\_ PARCEL ID (PIN) 0712-15-7130 PARCEL SIZE 15.34 Acres

STREET ADDRESS: Jordan Lake Commons Dr. Apex NC 27523

Please print:

**Property Owner:** Kunal Enterprises LLC

**Property Owner:** \_\_\_\_\_

The undersigned, owner(s) of the above described property, do hereby authorize

George Farrell Jr., of \_\_\_\_\_  
(Contractor/Agent) (Name of consulting firm if applicable)

to act on my/our behalf and take all actions, I/we could have taken if present, necessary for the processing, issuance and acceptance of reviews, inspections, or permits and any and all standard and special conditions attached to these approvals. The activities authorized include the following **(initial all that apply)**:

- Building Permit
- Zoning Compliance Permits
- Floodplain Determination
- Soil Erosion and Sedimentation Control Permit
- Permits to install, repair, evaluate, or expand onsite wastewater system(s)
- Evaluation/inspection/permitting of a private drinking water well(s)
- Riparian Buffer Review pursuant to §304 of the Chatham County Watershed Protection Ordinance
- Other: \_\_\_\_\_

**Property Owner's Address** (if different than property above):

210 Joesph Pond Lane Cary NC 27519

Owner Telephone: 919 345 2075 Email: sunil.kamerkar@reportinghouse.com

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

[Signature]  
Owner Authorized Signature

\_\_\_\_\_  
Agent Authorized Signature

Date: 07/12/2014

Date: \_\_\_\_\_

Attachment 4:

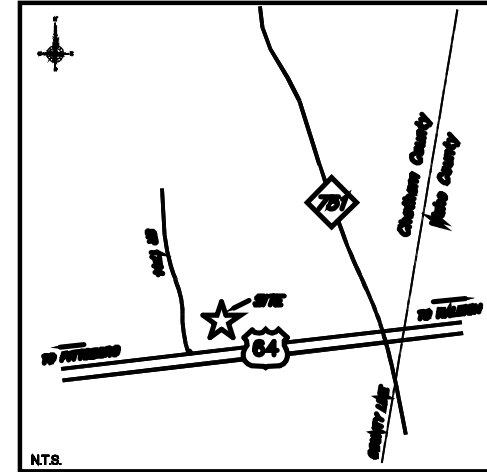
Preliminary Site Drawings

# Kunal Enterprises, LLC – Hwy 64 Storage Site

Project Location: 12820 Jordan Lake Commons Drive  
Apex, NC 27523  
Chatham County, NC  
PIN# 0712-15-7130  
Parcel# 70029

Project Owner: Kunal Enterprises, LLC  
c/o George Farrell  
210 Joseph Pond Lane  
Cary, NC 27519  
919-417-1417

Project Consultant: Kevin Davidson, P.E.  
kdavidson@agriwaste.com  
Scott Jones, E.I.T.  
sjones@agriwaste.com  
Agri-Waste Technology, Inc.  
501 N. Salem Street, Suite 203  
Apex, NC 27502  
(919) 859-0669  
(919) 233-1970 Fax



VICINITY MAP

## Sheet Index

- Sheet 1: Cover Sheet
- Sheet 2: Site Plan
- Sheet 3: Landscape Plan
- Sheet 4: Lighting Plan
- Sheet 5: Stormwater Routing Plan
- Sheet 6: Existing Site Topography
- Sheet 7: General Grading Plan



Kunal Enterprises, LLC  
Hwy. 64 Storage Site

Owner Information:  
Kunal Enterprises, LLC  
c/o George Farrell  
210 Joseph Pond Lane  
Cary, NC 27519  
919-417-1417  
gfarri@cool.com

Property Information:  
12820 Jordan Lake Commons Dr.  
Apex, NC 27523  
Chatham County  
PIN# 0712-15-7130  
Parcel# 70029

PROFESSIONAL ENGINEER SEAL

This document originally issued and sealed by Kevin Davidson, #024582, on September 24, 2014. This medium shall not be considered a certified document.

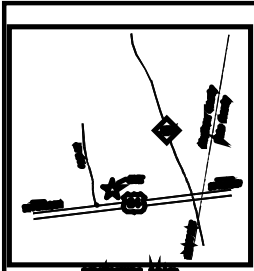
PRELIMINARY DESIGN  
NOT RELEASED FOR CONSTRUCTION

REV.	ISSUED DATE	DESCRIPTION
1.)	9/24/2014	Rev. per Chatham County Comments

SHEET TITLE  
Cover Sheet

DRAWN BY: Scott Jones	CREATED ON: 8/5/2014
REVISED BY: Scott Jones	REVISED ON: 9/24/2014
RELEASED BY:	RELEASED ON:

DRAWING NUMBER  
**SP-1**



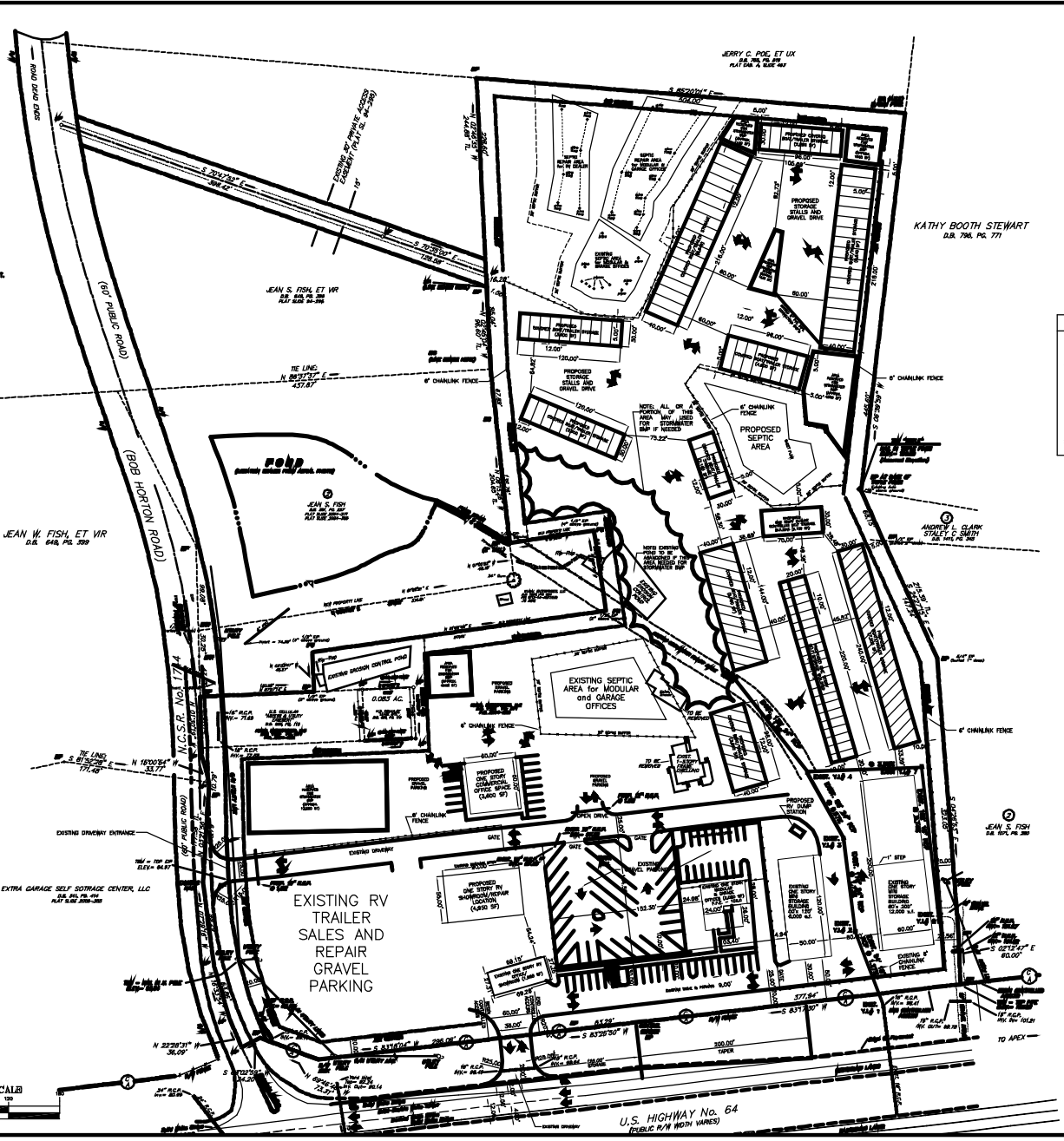
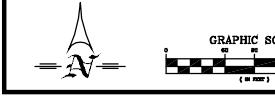
THIS SURVEY WAS CONDUCTED UNDER THE COMMON N.C. ASSURANCE.  
 ALL DISTANCES ARE HORIZONTAL, UNLESS INDICATED OTHERWISE.  
 AREA MEASUREMENTS UNDER N.C. STAT. 86-103.

REFERENCE: PLAT SLIDE 2004-308  
 CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON AN  
 AN ASSUMED ELEVATION (100.00').  
 CONTOURS ARE AT ONE FOOT INTERVAL.

- LEGEND**
- EP - Existing Iron Pipe
  - EIS - Existing Iron Spike
  - IP - Iron Pipe Set
  - CSM - Existing Concrete Monument
  - CMS - Concrete Monument Set
  - P-MS - Persen-son Nail Set
  - NLS - 600 Nail Found
  - NLS - 600 Nail Set
  - ORS - Existing Railroad Spike
  - RFS - Railroad Spike Set
  - MP - Mathematical Point (Not Set)
  - EP - Existing Iron Pipe
  - EP - New Pipe Set (Unless Otherwise Designated)
  - 600 Nail Found
  - 600 Nail Set
  - Existing Concrete Monument
  - Concrete Monument Set
  - Controlled Access

- 60 - Proposed area to be removed or altered by the owner.
- 61 - Proposed area to be removed or altered by the owner.
- 62 - Proposed area to be removed or altered by the owner.
- 63 - Proposed area to be removed or altered by the owner.
- 64 - Proposed area to be removed or altered by the owner.

- PROPERTY REFERENCES**
- DB 547, PG 679
  - DB 821, PG 727
  - DB 817, PG 1003
  - PLAT SLIDE 93-286
  - PLAT SLIDE 2000-20
  - PLAT SLIDE 2003-264



SITE INFORMATION TABLE	
Property Owner	Kunal Enterprises, LLC
Property Owner Address	210 Joseph Pond Lane, Cary, NC 27519
Property Address	12820 Jordan Lake Commons Drive, Apex, NC 27523
Parcel Number	70029
Planning Jurisdiction	Chatham County
Floodplain	Site does not contain a FEMA designated 100-year Floodplain per FIRM Panel 8320071200K
Property Watershed District	CU-8-1 Conditional Use Business District
Property Watershed District	Lower New Hope Arm of Jordan Lake CV5-IV PAW
Adjacent Properties Zoning	R 1 Residential District
Adjacent Properties Overlay District	University Lake Protected Watershed Overlay District
Current Property Use	Commercial
Lot Size	15.34-acres
Off-Site Designated Preserved Wetland Area	17.83-acre Marshall Road Site - Parcel No. 69747
On-site and designated off-site	33.17-acres
Impervious Surface Area	1181-acres
% Impervious	35.60%
Alloable % Impervious	36.00%
Disturbed Area	15.37-acres

- NOTES**
1. READONLY INFORMATION TAKEN FROM MAP PREPARED BY SMITH & SMITH SURVEYORS AND DATED 4/27/2004.
  2. TOPOGRAPHIC INFORMATION INTERPOLATED FROM 2002 DATA SHEETS.
  3. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CHATHAM COUNTY STANDARDS.
  4. ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BE IN COMPLIANCE WITH THE CHATHAM COUNTY ZONING AND WETLANDS ORDINANCES AND SHALL BE SET TO BE IN COMPLIANCE WITH THE CHATHAM COUNTY ZONING AND WETLANDS ORDINANCES.
  5. LOCATIONS FOR EXISTING UTILITIES SHOWN IN THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
  6. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY FEATURES, ACTIVITIES, AND BARRIERES FOR THE PROTECTION OF ALL PERSONS IN OR ABOUT THE LOCATION OF THE SITE.
  7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE NORTH CAROLINA STATE BUILDING CODE FOR ALL NECESSARY PARKING SPACES AS NOTED IN PLANS.
  8. CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
  9. CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
  10. CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
  11. THE SITE IS NOT WITHIN A 100-FOOT FLOODPLAIN.
  12. NO ADDITIONAL SIGNAGE SHALL BE ADDED TO THE PROPERTY.
  13. ALL PROPERTY LIGHTING SHALL COMPLY WITH SECTION 13 OF THE CHATHAM COUNTY ZONING ORDINANCE.



Kunal Enterprises, LLC  
 Hwy. 64 Storage Site

Owner Information:  
 Kunal Enterprises, LLC  
 c/o George Farrel  
 210 Joseph Pond Lane  
 Cary, NC 27519  
 919-417-1417  
 gfarrel@kool.com

Property Information:  
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 Chatham County  
 PIN# 0712-15-1130  
 Parcel# 70029

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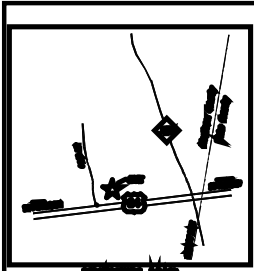
PRELIMINARY DESIGN NOT RELEASED FOR CONSTRUCTION

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1.)	9/24/2014	Rev. per Chatham County Comments

SHEET TITLE  
 Site Plan

DRAWN BY: Scott Jones	CREATED ON: 8/5/2014
REVISED BY: Scott Jones	REVISED ON: 9/24/2014
RELEASED BY:	RELEASED ON:

DRAWING NUMBER  
**SP-2**



THIS SURVEY WAS CONDUCTED UNDER THE SUPERVISOR AND AUTHORITY OF:  
 ALL DISTANCES ARE HORIZONTAL UNLESS INDICATED OTHERWISE.  
 AREA MEASUREMENTS UNDER STATION METHOD.

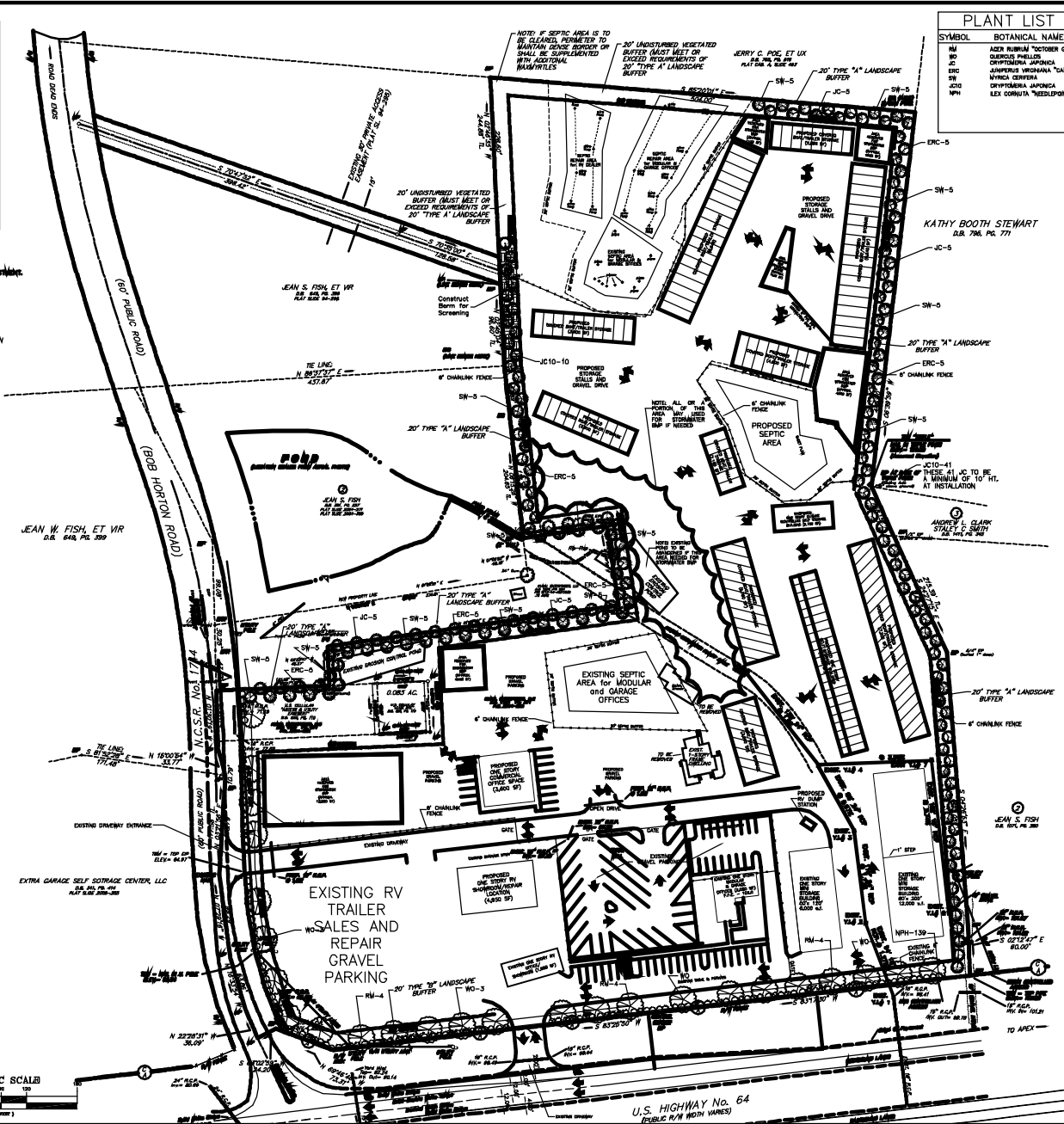
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  - 600 Nail Set
  - Existing Concrete Monument
  - Concrete Monument Set
  - Controlled Access

PROPERTY REFERENCES

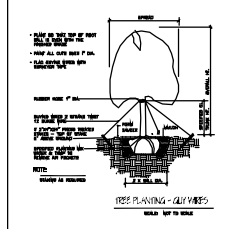
- DB 547, PG 679
- DB 821, PG 727
- DB 817, PG 1003
- PLAT SLIDE 93-286
- PLAT SLIDE 2000-20
- PLAT SLIDE 2003-264



PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
NM	ASER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	2 1/2" CAL.	10	8" MIN. HT. B. & B.
NO	QUERCUS PHELLOX	WHITE OAK	1 1/2" CAL.	10	8" MIN. HT. B. & B.
NC	QUERCUS JAPONICA	JAPANESE CEDAR	1 1/2" CAL.	10	8" MIN. HT. B. & B.
NE	JAPONICA VIRENOSA "CAMAKIT"	CAMAKIT EASTERN RED CEDAR	1 1/2" HT.	20	8" MIN. HT. B. & B.
NS	QUERCUS CERRIS	SOUTHERN REDWOOD	1 1/2" HT.	40	8" MIN. HT. B. & B.
NH	QUERCUS JAPONICA	JAPANESE CEDAR	1 1/2" HT.	40	10" MIN. HT. B. & B.
NJ	LEY COGNATA "REDLIPST"	REDLIPST CHERRY HOLLY	30" HT.	100	30" MIN. HT. CONT.

**PLANTING NOTES & SPECIFICATIONS**

- ALL TREES AND SHRUBS HAVE BEEN LOCATED WITH RESPECT TO EXISTING UTILITIES AND EXISTING LANDSCAPE.
- ALL TREES AND SHRUBS SHALL BE PLANTED WITHIN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL TREES AND SHRUBS SHALL BE PLANTED TO ACCEPTED STANDARDS ESTABLISHED BY THE NATIONAL ARBOR DAY ASSOCIATION.
- ALL TREES AND SHRUBS SHALL BE PLANTED WITHIN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL TREES AND SHRUBS SHALL BE PLANTED WITHIN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL TREES AND SHRUBS SHALL BE PLANTED WITHIN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
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Kunal Enterprises, LLC  
 Hwy. 64 Storage Site

Owner Information:  
 Kunal Enterprises, LLC  
 c/o George Farrell  
 210 Joseph Pond Lane  
 Cary, NC 27519  
 919-417-1417  
 gfarrell@kool.com

Professional Engineer Seal:  
 12820 Jordan Lake Commons Dr.  
 Apex, NC 27523  
 Chatham County  
 PIN# 0712-15-7130  
 Parcel# 70029

PROFESSIONAL ENGINEER SEAL  
 This document originally issued and sealed by Kevin Davidson, #024582, on September 24, 2014. This medium shall not be considered a certified document.

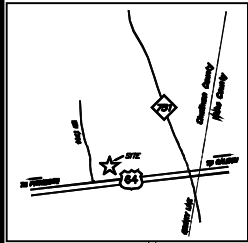
PRELIMINARY DESIGN  
 NOT RELEASED FOR CONSTRUCTION

REV.	ISSUED DATE	DESCRIPTION
1.)	9/24/2014	Rev. per Chatham County Comments

SHEET TITLE  
 Landscape Plan

DRAWN BY: Scott Jones	CREATED ON: 8/5/2014
REVISED BY: Scott Jones	REVISED ON: 9/24/2014
RELEASED BY:	RELEASED ON:

DRAWING NUMBER  
**SP-3**



VICINITY MAP

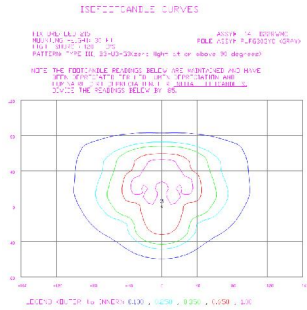
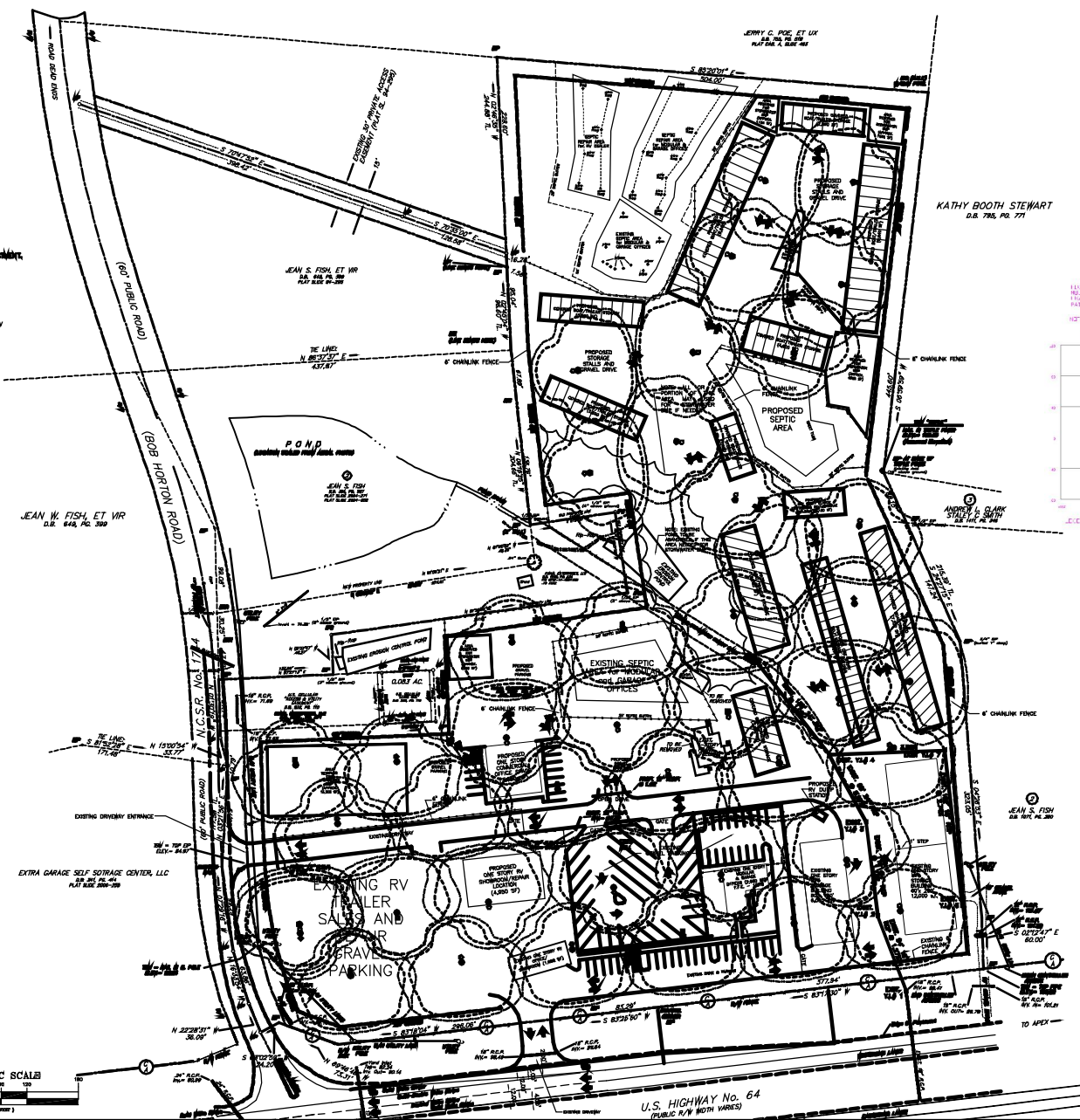
THIS SURVEY WAS BALANCED UNDER THE COMMON RULE ASSEMBLY.  
 ALL SURVEYS ARE HEREBY CORRECTED UNDER MEASUREMENTS.  
 THESE MEASUREMENTS UNDER MEASUREMENTS.

VERTICAL CURVE PLAT SLIDE 2004-308  
 CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON AN  
 AN ASSUMED ELEVATION (100.00').  
 CONTOURS ARE AT ONE FOOT INTERVAL.

- LEGEND**
- EP - Existing Iron Pipe
  - ES - Existing Iron Stake
  - IP - Iron Pipe Set
  - CSM - Existing Concrete Monument
  - CM - Concrete Monument Set
  - P-K - Partner-iron Nail Set
  - N-F - 600 Nail Found
  - N-S - 800 Nail Set
  - ERS - Existing Railroad Spike
  - RSS - Railroad Spike Set
  - MP - Mathematical Point (Not Set)
  - Existing Iron Pipe
  - ▲ Iron Pipe Set (Unless Otherwise Designated)
  - ▲ 600 Nail Found
  - ▲ 800 Nail Set
  - Existing Concrete Monument
  - Concrete Monument Set
  - ⊙ Controlled Access

1. PROPERTY LINES, EXISTING AND PROPOSED, SHALL BE AS SHOWN ON THIS PLAN.  
 2. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES.  
 3. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES.  
 4. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES.

- PROPERTY REFERENCES**
- DB 547, PG 679
  - DB 621, PG 727
  - DB 617, PG 1003
  - PLAT SLIDE 93-286
  - PLAT SLIDE 2000-20
  - PLAT SLIDE 2003-264



Kunal Enterprises, LLC  
 Hwy. 64 Storage Site

**Owner Information:**  
 Kunal Enterprises, LLC  
 c/o George Farrell  
 210 Joseph Pond Lane  
 Cary, NC 27519  
 919-417-1417  
 gfarrell@kool.com

**Property Information:**  
 12820 Jordan Lake Commons Dr.  
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 Chatham County  
 PIN# 0712-15-7130  
 Parcel# 70029

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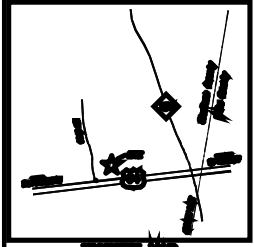
PRELIMINARY DESIGN  
 NOT RELEASED FOR CONSTRUCTION

REV.	ISSUED DATE	DESCRIPTION
1.)	9/24/2014	Rev. per Chatham County Comments

SHEET TITLE  
 Lighting Plan

DRAWN BY: Scott Jones	CREATED ON: 8/5/2014
REVISED BY: Scott Jones	REVISED ON: 9/24/2014
RELEASED BY:	RELEASED ON:

DRAWING NUMBER  
**SP-4**

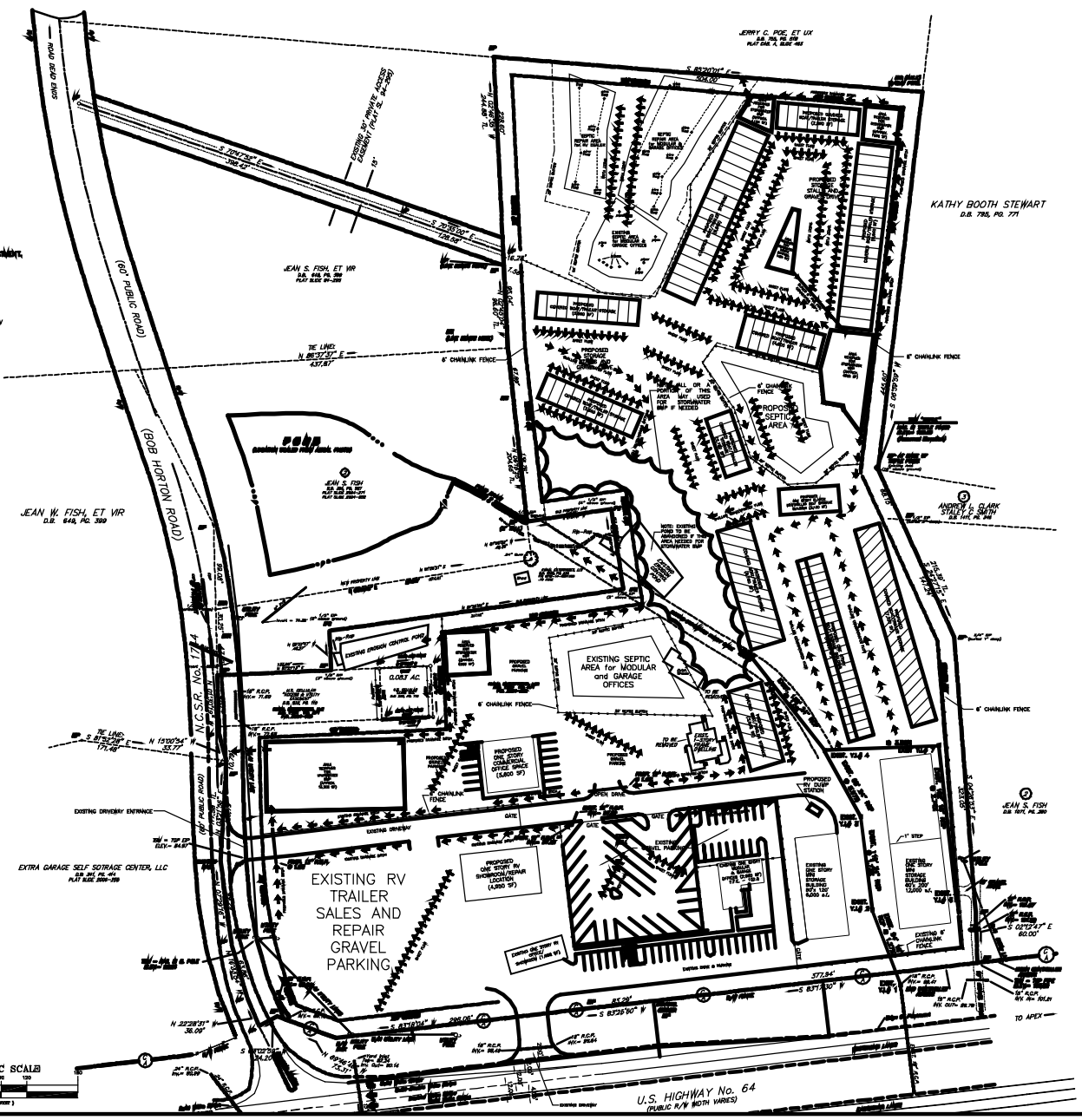


THIS SURVEY WAS BALANCED UNDER THE CLOSEST POINT ADJUSTMENT.  
 ALL SURVEYS ARE HORIZONTAL, UNLESS INDICATED OTHERWISE.  
 ALL VERTICALS ARE UNDER THE CLOSEST POINT ADJUSTMENT.  
 UNLESS OTHERWISE NOTED, ALL ANGLES ARE IN DEGREES.  
 UNLESS OTHERWISE NOTED, ALL DISTANCES ARE IN FEET.  
 UNLESS OTHERWISE NOTED, ALL ELEVATIONS ARE IN FEET.  
 UNLESS OTHERWISE NOTED, ALL CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED ELEVATION (100.00').  
 UNLESS OTHERWISE NOTED, ALL CONTOURS ARE AT ONE FOOT INTERVAL.

- LEGEND**
- EP - Existing Iron Pipe
  - ES - Existing Iron Stake
  - IP - Iron Pipe Set
  - ESM - Existing Concrete Monument
  - CM - Concrete Monument Set
  - P-IC - Pattern-Iron Nail Set
  - N-F - 800 Nail Found
  - N-S - 800 Nail Set
  - ERS - Existing Railroad Spike
  - RSS - Railroad Spike Set
  - MP - Mathematical Point (Not Set)
- Existing Iron Pipe
  - Iron Pipe Set (Unless Otherwise Designated)
  - ▲ 800 Nail Found
  - △ 800 Nail Set
  - Existing Concrete Monument
  - Concrete Monument Set
  - ⊙ Controlled Access

1. THIS PROPERTY IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE STATE OF NORTH CAROLINA AS SHOWN ON THE PLAT SLIDE 2004-308.
2. THIS PROPERTY IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE STATE OF NORTH CAROLINA AS SHOWN ON THE PLAT SLIDE 2000-20.
3. THIS PROPERTY IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE STATE OF NORTH CAROLINA AS SHOWN ON THE PLAT SLIDE 2003-264.

- PROPERTY REFERENCES**
- DB 547, PG 679
  - DB 621, PG 727
  - DB 617, PG 1003
  - PLAT SLIDE 93-286
  - PLAT SLIDE 2000-20
  - PLAT SLIDE 2003-264



Kunal Enterprises, LLC  
 Hwy. 64 Storage Site

**Owner Information:**  
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 Chatham County  
 PIN# 0712-15-7130  
 Parcel# 70029

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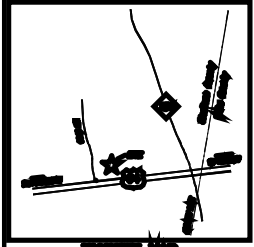
REV.	ISSUED DATE	DESCRIPTION
1.)	9/24/2014	Rev. per Chatham County Comments

SHEET TITLE  
 Stormwater Routing Plan

DRAWN BY: Scott Jones	CREATED ON: 8/5/2014
REVISED BY: Scott Jones	REVISED ON: 9/24/2014
RELEASED BY:	RELEASED ON:

DRAWING NUMBER  
**SP-5**





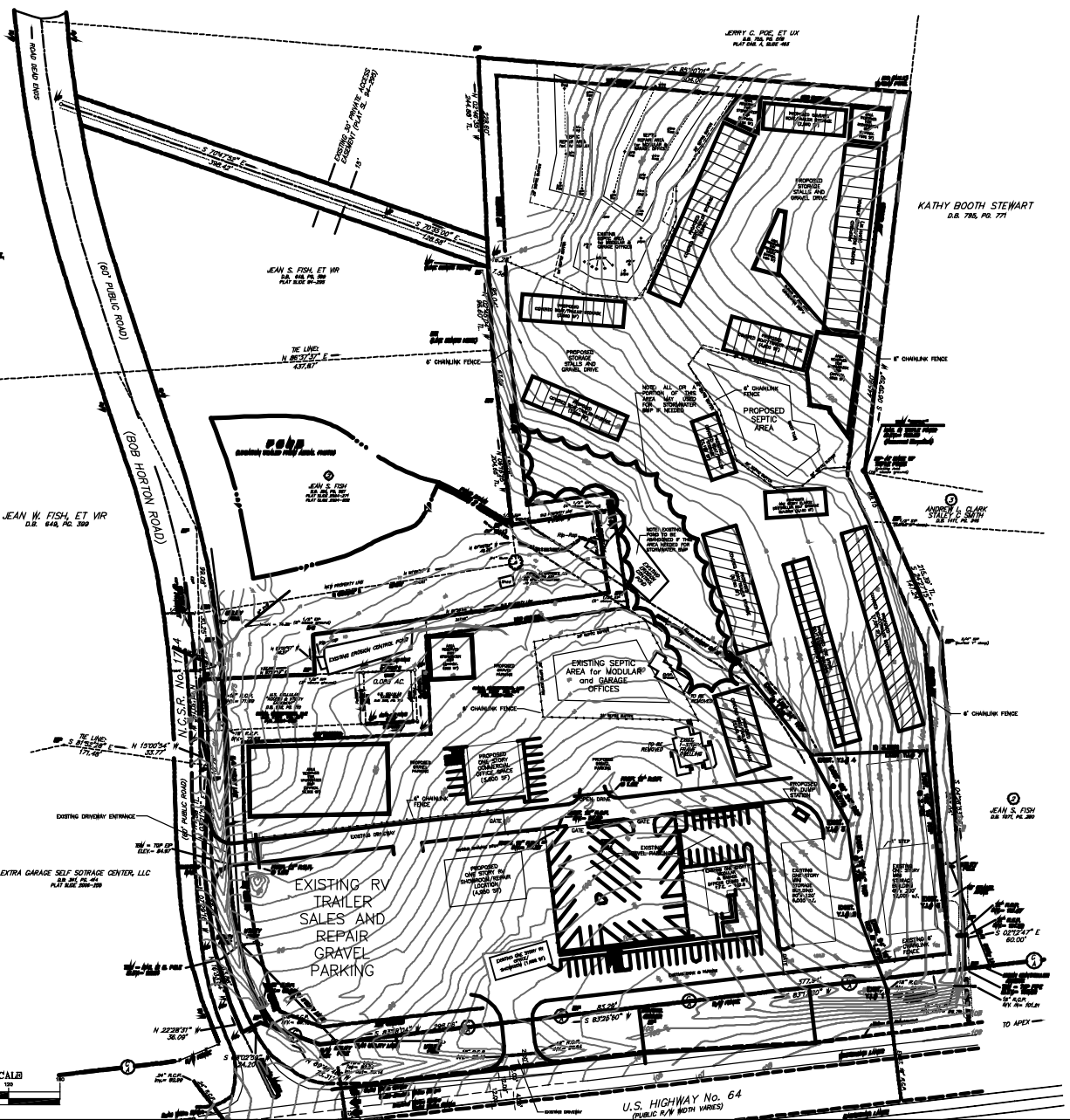
THIS SURVEY WAS BALANCED UNDER THE COLLIER RULE ADJUSTMENT.  
 ALL DISTANCES ARE HORIZONTAL, UNLESS INDICATED OTHERWISE.  
 ANGLES MEASURED UNDER SIGHT, UNLESS NOTED.

PLAT SLIDE 2004-308  
 CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON AN  
 ASSUMED ELEVATION (100.00').  
 CONTOURS ARE AT ONE FOOT INTERVAL.

- LEGEND**
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  - CM - Concrete Monument Set
  - P-IC - Pattern-Iron Nail Set
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  - MP - Mathematical Point (Not Set)
- Existing Iron Pipe
  - Iron Pipe Set (Unless Otherwise Designated)
  - ▲ 800 Nail Found
  - 800 Nail Set
  - Existing Concrete Monument
  - Concrete Monument Set
  - ⊙ Controlled Access

NOTES:  
 01 THE PROPERTY BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.  
 02 THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA PROVIDED BY THE CLIENT.  
 03 THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA PROVIDED BY THE CLIENT.  
 04 THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA PROVIDED BY THE CLIENT.

**PROPERTY REFERENCES**  
 DB 547, PG 679  
 DB 621, PG 727  
 DB 617, PG 1003  
 PLAT SLIDE 93-286  
 PLAT SLIDE 2000-20  
 PLAT SLIDE 2003-264



**AWT**  
 Engineers and Soil Scientists  
 Agri-Waste Technology, Inc.  
 501 N. Salem Street, Suite 203  
 Apex, North Carolina 27502  
 919-859-0669  
 www.agriwaste.com

Kunal Enterprises, LLC  
 Hwy. 64 Storage Site

**Owner Information:**  
 Kunal Enterprises, LLC  
 c/o George Farrel  
 210 Joseph Pond Lane  
 Cary, NC 27519  
 919-417-1417  
 gfarrel@kool.com

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PRELIMINARY DESIGN  
 NOT RELEASED FOR CONSTRUCTION

REV. ISSUED DATE DESCRIPTION

1.)	9/24/2014	Rev. per Chatham County Comments
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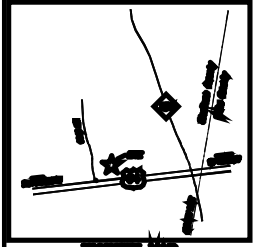
SHEET TITLE

Existing Site Topography

DRAWN BY:	SCOTT JONES	CREATED ON:	8/5/2014
REVISED BY:	SCOTT JONES	REVISED ON:	9/24/2014
RELEASED BY:		RELEASED ON:	

DRAWING NUMBER

**SP-6**



THIS SURVEY WAS BALANCED UNDER THE COLLIER RULE ADJUSTMENT.  
 ALL DISTANCES ARE HORIZONTAL, UNLESS INDICATED OTHERWISE.  
 AREA MEASUREMENTS UNDER STATION NUMBER.

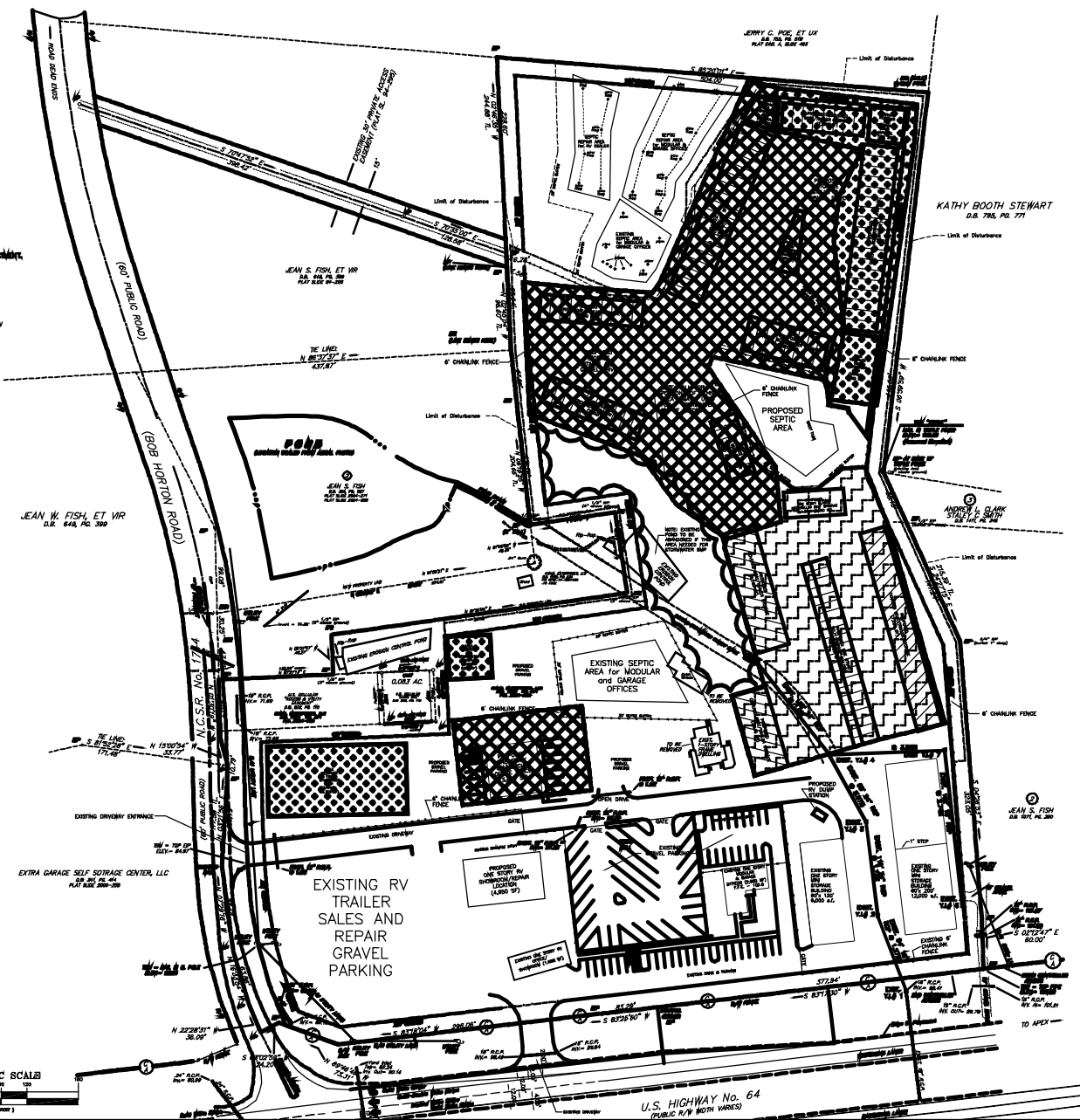
PLAT SLIDE 2004-308

CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED ELEVATION (100.00').  
 CONTOURS ARE AT ONE FOOT INTERVAL.

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  - ERS - Existing Railroad Spike
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  - MP - Mathematical Point (Not Set)
- Existing Iron Pipe
  - Iron Pipe Set (Unless Otherwise Designated)
  - 800 Nail Found
  - 800 Nail Set
  - Existing Concrete Monument
  - Concrete Monument Set
  - ⊙ Controlled Access

1. THE PROPERTY BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY OF THE PROPERTY BY THE ENGINEER.
2. THE PROPERTY BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY OF THE PROPERTY BY THE ENGINEER.
3. THE PROPERTY BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY OF THE PROPERTY BY THE ENGINEER.
4. THE PROPERTY BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY OF THE PROPERTY BY THE ENGINEER.

- PROPERTY REFERENCES**
- DB 547, PG 679
  - DB 621, PG 727
  - DB 617, PG 1003
  - PLAT SLIDE 93-286
  - PLAT SLIDE 2000-20
  - PLAT SLIDE 2003-264



- APPROX. CUT AREA
- APPROX. FILL AREA
- MIX OF CUT AND FILL
- LIMIT OF DISTURBANCE



Kunal Enterprises, LLC  
 Hwy. 64 Storage Site

**Owner Information:**  
 Kunal Enterprises, LLC  
 c/o George Farrell  
 210 Joseph Pond Lane  
 Cary, NC 27519  
 919-417-1417  
 gfarrel@kool.com

**Property Information:**  
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PRELIMINARY DESIGN  
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REV.	ISSUED DATE	DESCRIPTION
1.)	9/24/2014	Rev. per Chatham County Comments

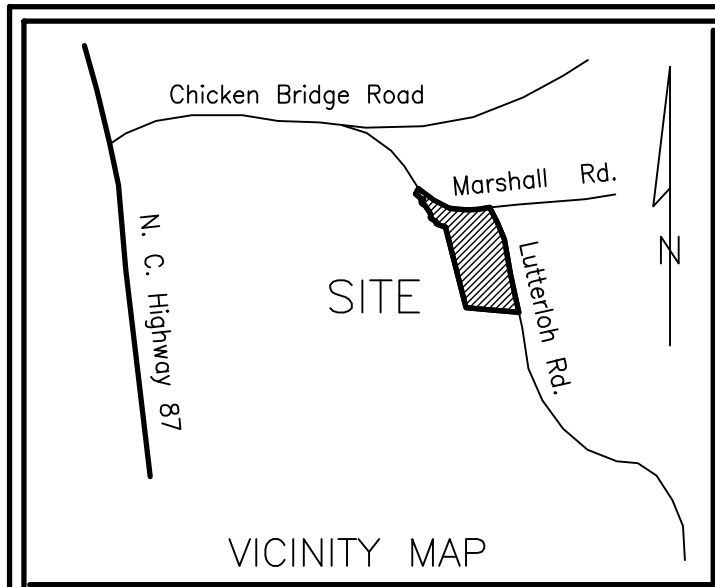
SHEET TITLE  
 General Grading Plan

DRAWN BY: Scott Jones	CREATED ON: 8/5/2014
REVISED BY: Scott Jones	REVISED ON: 9/24/2014
RELEASED BY:	RELEASED ON:

DRAWING NUMBER  
**SP-7**

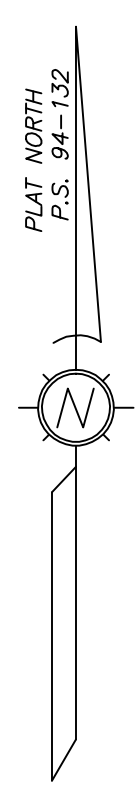
Attachment 5:

Preliminary Plat for Marshall Road Site

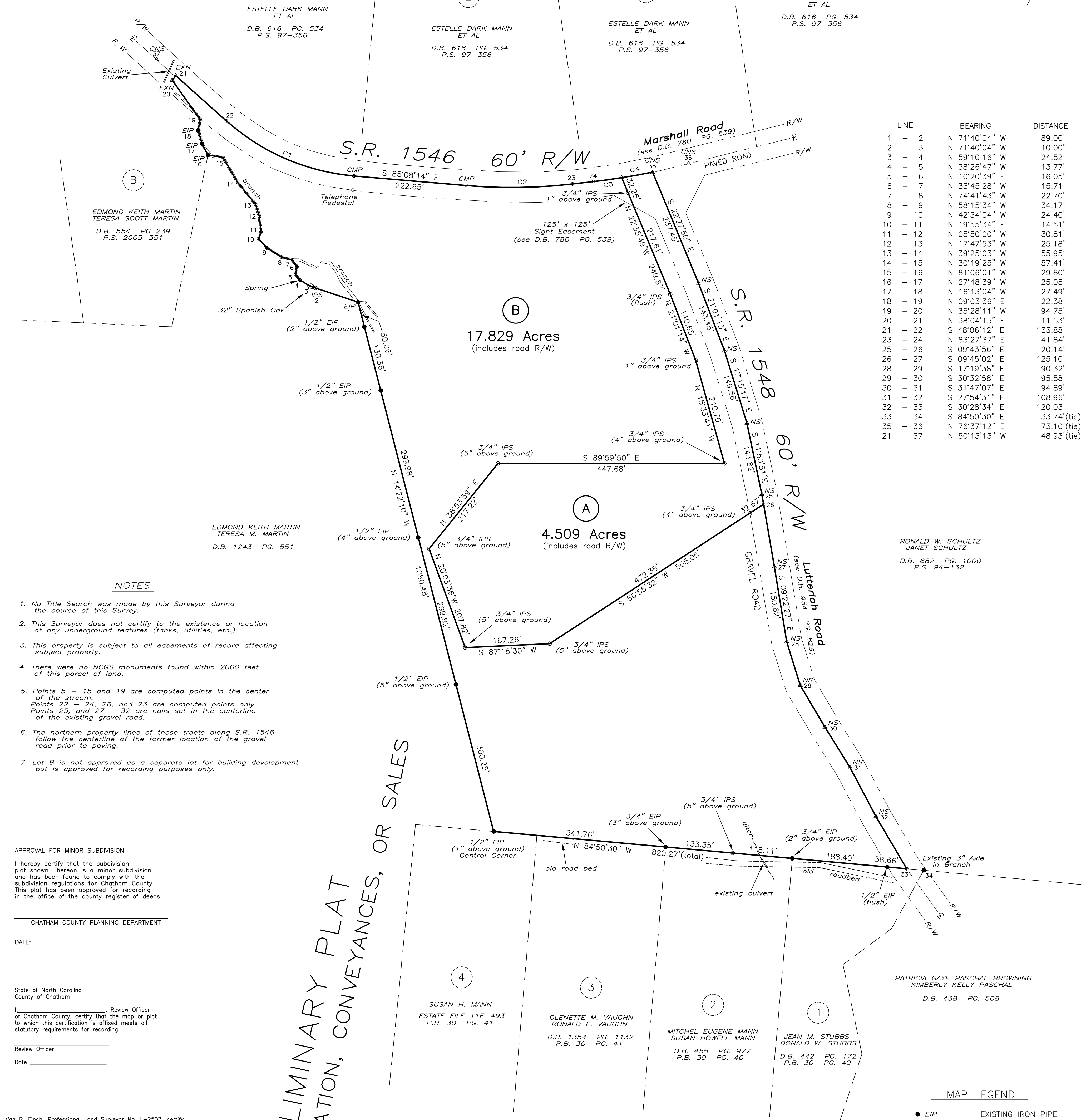


NOTE: These parcels are located near an area that is presently used for agricultural purposes. Normal agricultural operations may conflict with residential land use. NC law (General Statutes Section 106-701) provides some protection for existing agricultural operations against nuisance lawsuits.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	434.00'	279.74'	274.92'	S 66°40'19" E	36°55'50"
C2	1060.36'	211.02'	210.67'	N 89°09'42" E	11°24'08"
C3	1347.00'	56.37'	56.36'	N 82°15'41" E	02°23'51"
C4	1347.00'	61.99'	61.99'	N 79°44'39" E	02°38'13"



- EIP 1 1/2" IRON PIPE 2" ABOVE GROUND
- IPS 2 3/4" IRON PIPE 8" ABOVE GROUND
- EIP 16 3/4" IRON PIPE ON BANK OF BRANCH
- EIP 17 1" IRON PIPE UP 3" IN CENTERLINE OF BRANCH
- EIP 18 1" IRON PIPE UP 12" IN CENTERLINE OF BRANCH



LINE	BEARING	DISTANCE
1 - 2	N 71°40'04" W	89.00'
2 - 3	N 71°40'04" W	10.00'
3 - 4	N 59°10'16" W	24.52'
4 - 5	N 38°26'47" W	13.77'
5 - 6	N 10°20'39" E	16.05'
6 - 7	N 33°45'28" W	15.71'
7 - 8	N 74°41'43" W	22.70'
8 - 9	N 58°15'34" W	34.17'
9 - 10	N 42°34'04" W	24.40'
10 - 11	N 19°55'34" E	14.51'
11 - 12	N 05°50'00" W	30.81'
12 - 13	N 17°47'53" W	25.18'
13 - 14	N 39°25'03" W	55.95'
14 - 15	N 30°19'25" W	57.41'
15 - 16	N 81°06'01" W	29.80'
16 - 17	N 27°48'39" W	25.05'
17 - 18	N 16°13'04" W	27.49'
18 - 19	N 09°03'36" E	22.38'
19 - 20	N 35°28'11" W	94.75'
20 - 21	N 38°04'15" E	11.53'
21 - 22	S 48°06'12" E	133.88'
22 - 23	N 83°27'37" E	41.84'
23 - 24	S 09°43'56" E	20.14'
24 - 25	S 09°45'02" E	125.10'
25 - 26	S 17°19'38" E	90.32'
26 - 27	S 30°32'58" E	95.58'
27 - 28	S 31°47'07" E	94.89'
28 - 29	S 27°54'31" E	108.96'
29 - 30	S 30°28'34" E	120.03'
30 - 31	S 84°50'30" E	33.74'(tie)
31 - 32	N 76°37'12" E	73.10'(tie)
32 - 33	N 50°13'13" W	48.93'(tie)

**NOTES**

- No Title Search was made by this Surveyor during the course of this Survey.
- This Surveyor does not certify to the existence or location of any underground features (tanks, utilities, etc.).
- This property is subject to all easements of record affecting subject property.
- There were no NCGS monuments found within 2000 feet of this parcel of land.
- Points 5 - 15 and 19 are computed points in the center of the stream. Points 22 - 24, 26, and 23 are computed points only. Points 25, and 27 - 32 are nails set in the centerline of the existing gravel road.
- The northern property lines of these tracts along S.R. 1546 follow the centerline of the former location of the gravel road prior to paving.
- Lot B is not approved as a separate lot for building development but is approved for recording purposes only.

**APPROVAL FOR MINOR SUBDIVISION**

I hereby certify that the subdivision shown hereon is a minor subdivision and has been found to comply with the subdivision regulations for Chatham County. This plat has been approved for recording in the office of the county register of deeds.

CHATHAM COUNTY PLANNING DEPARTMENT

DATE: \_\_\_\_\_

State of North Carolina  
County of Chatham

I, \_\_\_\_\_, Review Officer of Chatham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer \_\_\_\_\_

Date \_\_\_\_\_

I, Van R. Finch, Professional Land Surveyor No. L-2507, certify to one of the following as indicated thus, -

- (a) That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- (b) That the survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- (c) That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
- (d) That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.

I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book \_\_\_\_\_ Page \_\_\_\_\_) (Other) that the boundaries not surveyed are clearly indicated as drawn from information found in Book \_\_\_\_\_ Page \_\_\_\_\_; that the ratio of precision as calculated is 1:\_\_\_\_\_; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, license number, and seal this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2014.

SURVEYOR  
LICENSE NUMBER L-2507

NOT FOR RECORDATION, CONVEYANCES, OR SALES

REFERENCE: DEED BOOK 1364 PAGE 345  
PARCEL #69707  
P.I.N. 9725-80-7407

Development or redevelopment of a Minor Subdivision or an individual residential lot cumulatively exceeding 20,000 square feet of land disturbance shall comply with Section 165.045(E) (d) and (e), [formerly Section 400(5) (d) and (e)] of the Chatham County Stormwater Ordinance.

RONALD W. SCHULTZ  
JANET SCHULTZ  
D.B. 682 PG. 1000  
P.S. 94-132

PATRICIA GAYE PASCHAL BROWNING  
KIMBERLY KELLY PASCHAL  
D.B. 438 PG. 508

**MAP LEGEND**

- EIP EXISTING IRON PIPE
- EIS EXISTING IRON STAKE
- IPS IRON PIPE SET
- ISS IRON STAKE SET
- ECM EXISTING CONCRETE MONUMENT
- ▲ RRS RAILROAD SPIKE
- △ EXN EXISTING NAIL
- △ CNS CONCRETE NAIL SET
- △ NS NAIL SET (60d)
- PP POWER POLE
- CMP COMPUTED POINT

AREA COMPUTED BY COORDINATE METHOD

SURVEY FOR

## GEORGE FARRELL

OWNER: SUNIL KAMERKAR  
210 JOSEPH POND LANE  
CARY, N.C. 27519

DATE: AUGUST 18, 2014

HADLEY TOWNSHIP  
CHATHAM COUNTY, N.C.

VAN R. FINCH - LAND SURVEYS, P.A.  
109 Hillsboro St. Pittsboro, N.C. 27312  
FIRM LICENSE #C-513

SCALE: 1" = 100'

Attachment 6:

Letter Concerning State Requirements for Dump Station



**Engineers and Soil Scientists**

---

Agri-Waste Technology, Inc.  
501 N. Salem Street, Suite 203  
Apex, North Carolina 27502  
919-859-0669  
www.agriwaste.com

September 24, 2014

Ms. Angela Birchett, CZO  
Zoning Administrator  
Chatham County Planning Department  
PO Box 54  
Pittsboro, North Carolina 27312

Subject: Proposed Dump Station Information

Dear Ms. Birchett,

As you are aware a planned RV Dump Station was shown on the plans for the Conditional Use Permit (CUP) application for the Kunal Enterprises, LLC, (c/o George Farrell) HWY 64 Storage proposed site expansion. In the recent review letter regarding the application, additional information related to the dump station was requested. Specifically an email or something in writing from the state about the proposed “dump station” was desired. Previously, we had initial communication with the state regarding this type of proposed facility. Unfortunately, recent repeated contacts back to the state to respond to your information request have gone un-fulfilled.

Given the situation and to respond to your request in a timely manner, hopefully the following information will alleviate your concerns. The proposed RV Dump Station will be permitted through the NC DENR Division of Solid Waste as a “Septage Detention and Treatment Facility”. Regulation of this facility is covered by 15 NCAC 13B .0832(c)(3) with the permitting requirements outlined in 15 NCAC 13B .0836 “Septage Detention and Treatment Facility Permits”.

The permit application submitted to the state will include an engineered design for the station as well as appropriate documentation on how to properly operate and maintain the system. The authorization to construct the station will not be issued until the state approves the site.

The planed dump station will consist of a buried holding tank and related appurtenances to allow for the dumping of waste into the tank. The station will also be outfitted with an alarm to alert site staff when the tank is full and needs to be emptied. At a minimum, the tank will be emptied every 6 months. As needed, the holding tank will be pumped out by a licensed septage hauler (septic pumper) with the waste taken to a permitted treatment facility.

An Operation Permit will be issued by the state after the facility is constructed. Per the applicable regulations, the Operation Permit will not be issued until the constructed facility is inspected by the state and found to be consistent with the permit application. The Operation Permit is required to be renewed by the state every five (5) years.

From an inspection and monitoring standpoint, there will be several layers of oversight. Overall, staff of the RV facility will be responsible for overseeing the operation and maintenance of the station. The domestic wastewater systems that are planned for the facility will have an Operator in Responsible Charge (ORC). The ORC will also be able to observe the station and alert the RV staff or the owner of any issues. Finally, the state does have the ability to inspect the station as desired.

Hopefully the above information is sufficient in alleviating any concerns you have with the dump station. Thank you again for your assistance with this issue and if I can be of assistance, please feel free to contact me at 919-859-0669 or via email at [kdavidson@agriwaste.com](mailto:kdavidson@agriwaste.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Davidson', with a long horizontal flourish extending to the right.

Kevin D. Davidson, P.E.  
Sr. Project Engineer