

Developer / Applicant

Meadows Land Investment, LLC
 Jim Anderson and Warren Mitchell
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 919-593-1916

Architect

Cothran Harris Architecture
 Cothran Harris AIA
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 Wilmington NC 28403
 910-793-3433

Surveyor

Puckett Surveyors, PLLC
 Steve Puckett PLS
 1555 NC 56 Suite 2
 Creedmoor NC 27522
 919-528-8900

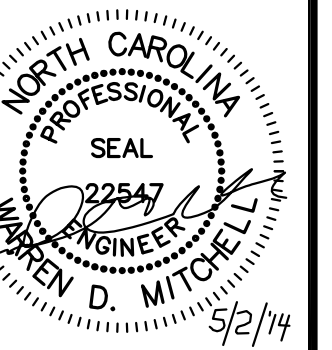
Soil / Environmental Consultant

Mitchell Environmental
 Scott Mitchell, PE LSS
 PO Box 341
 Fuquay Varina NC 27526
 919-557-4682

Property Information

SIZE = 3.677 ACRES (160,172 SF)
 PARCEL ID: 18727
 PIN 9776-56-4988
 DB 1718 / 65
 OWNER: Diane Dodge
 ADDRESS: 12330 US 15-501 Highway
 EXISTING ZONING: R1
 WATERSHED: FJ/B - Upper New Hope

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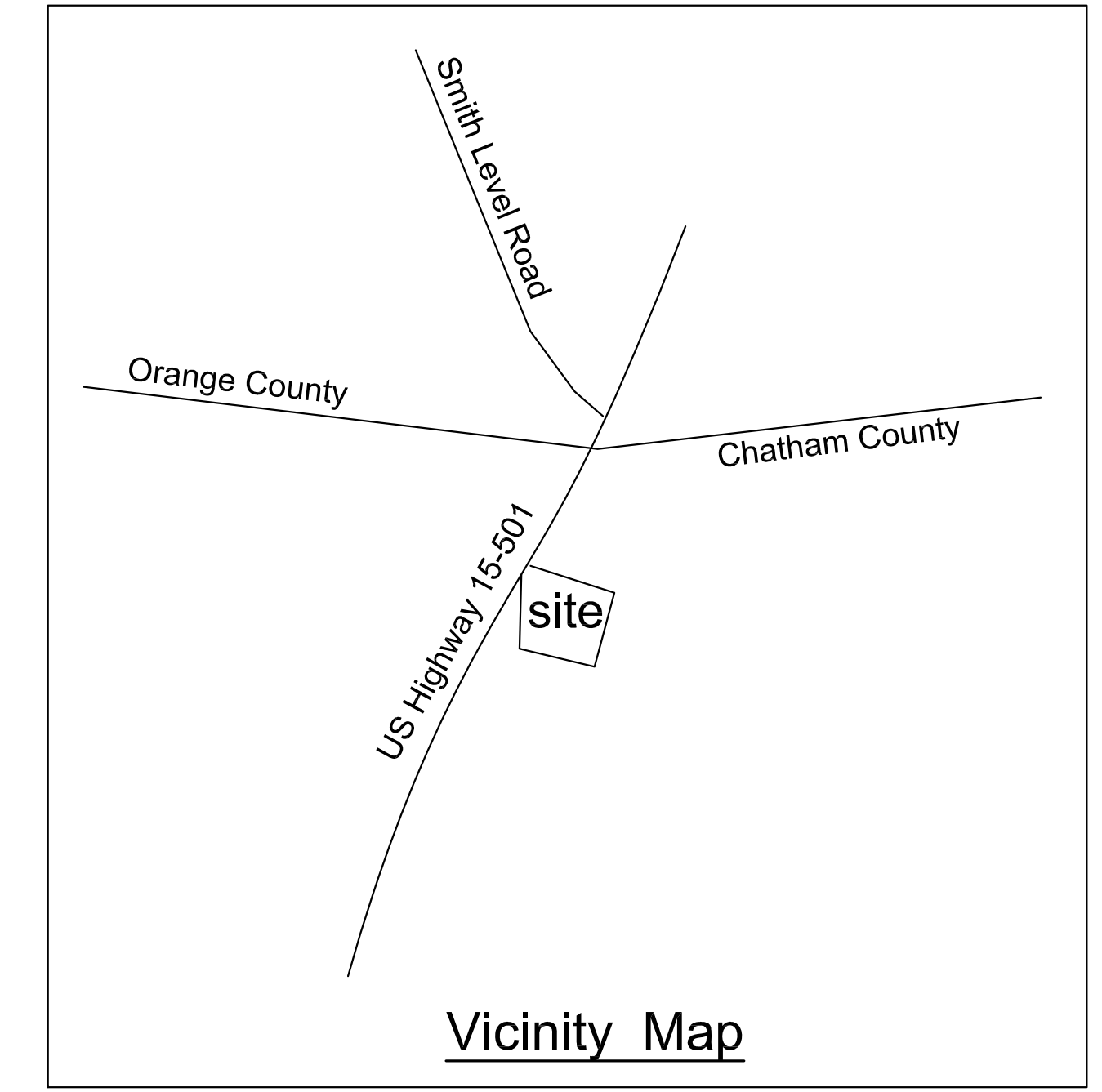
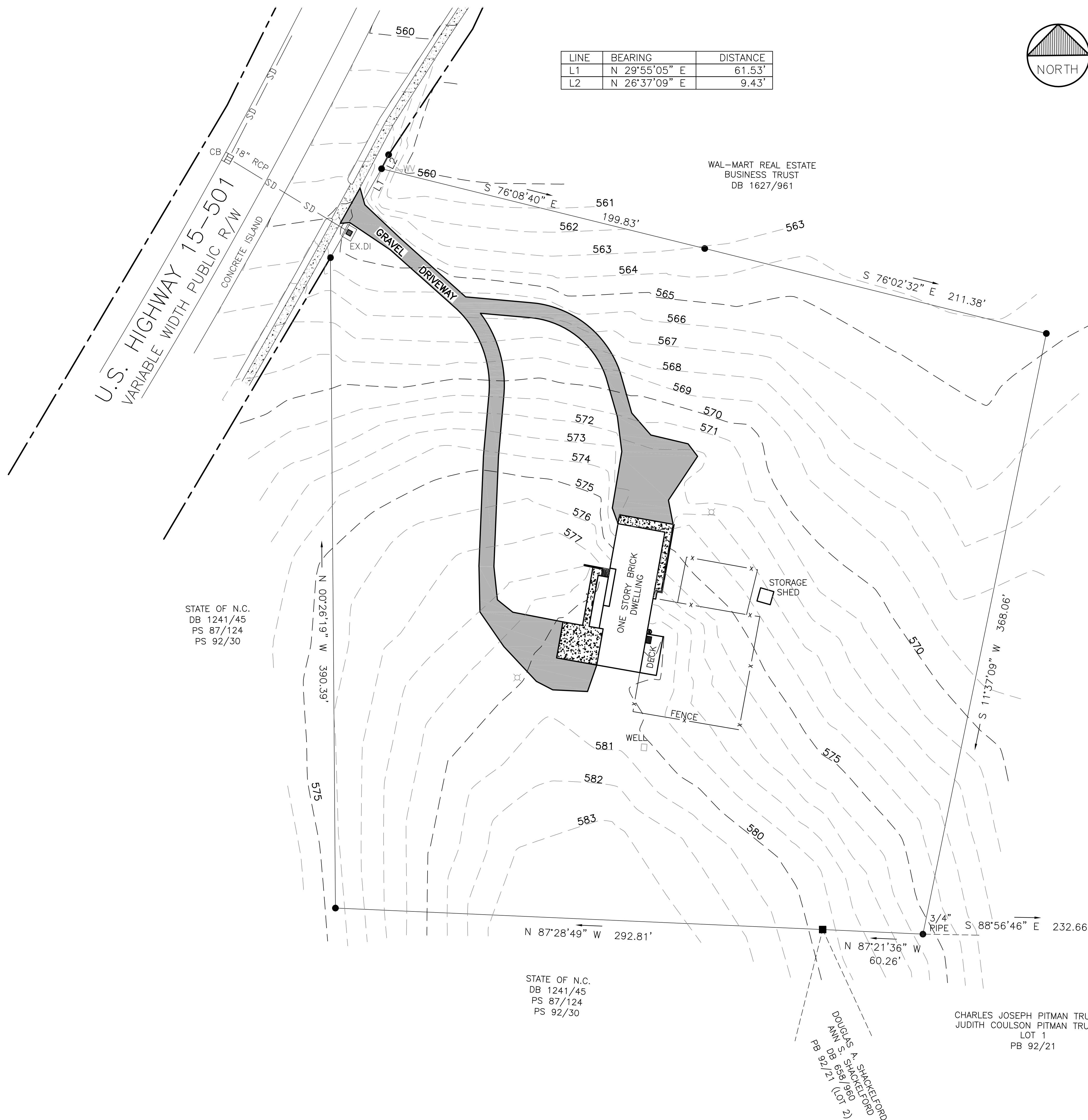
Countyline Self-Storage

Chatham County, North Carolina

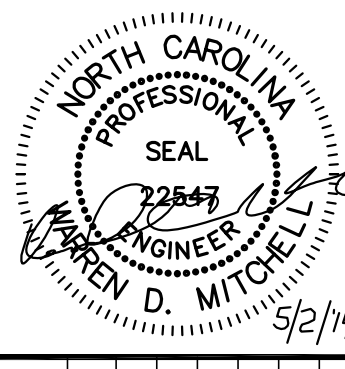
Cover

May 2, 2014

cover



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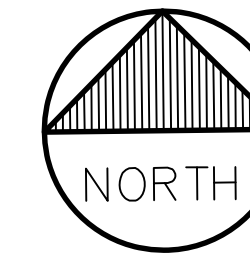
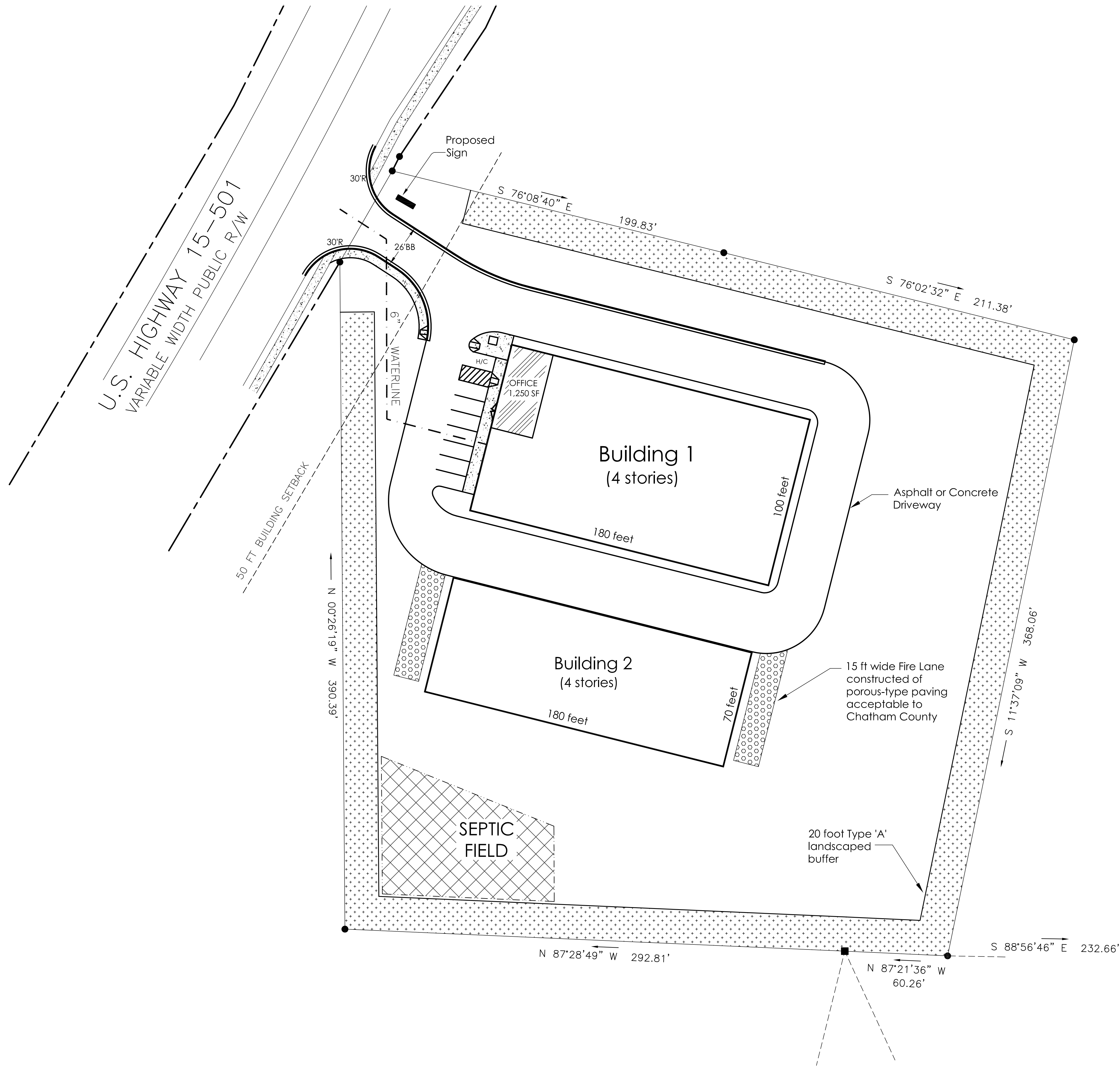
Countyline Self-Storage
 Chatham County, North Carolina
 Existing Conditions

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May 2, 2014
 Scale: 1"=30'

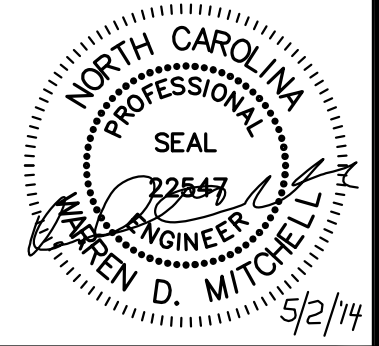
C-1



Zoning and Site Plan Information

ZONING: Existing R1
 Proposed CD-RB
 BUILDING HEIGHT: 50 Feet maximum
 IMPERVIOUS SURFACE: 36% Proposed

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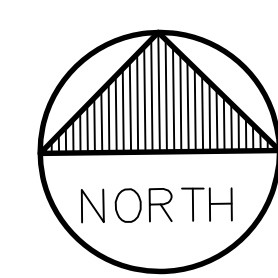
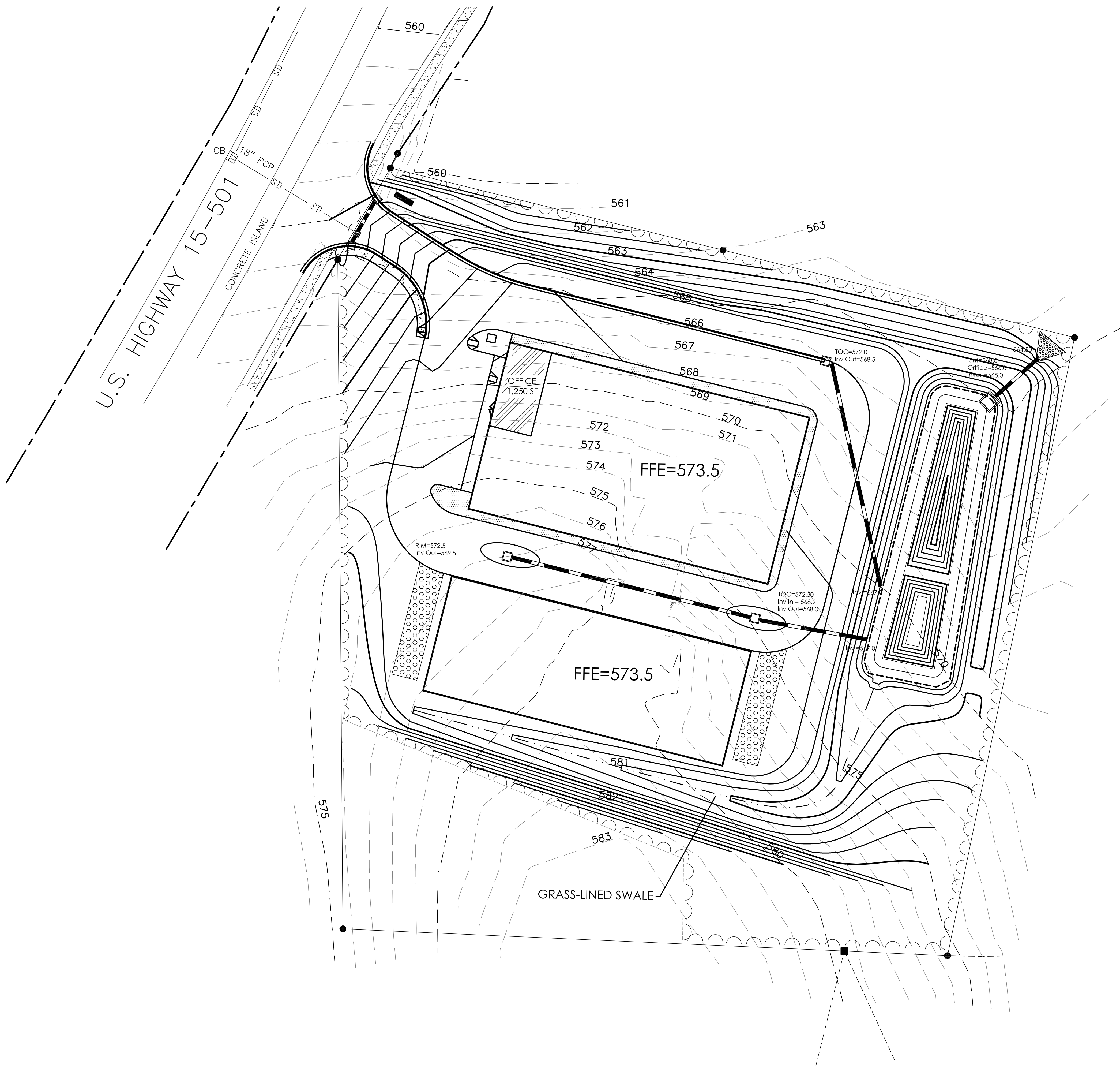
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Countyline Self-Storage
 Chatham County, North Carolina
Site and Utility Plan

May 2, 2014

Scale: 1"=30'

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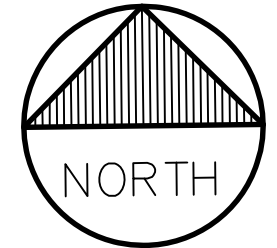
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Countyline Self-Storage
 Chatham County, North Carolina
 Grading and Stormdrainage Plan

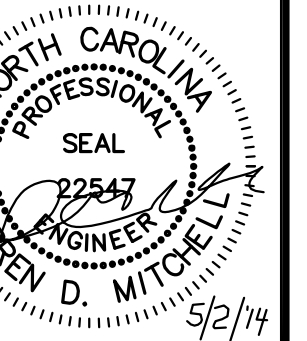
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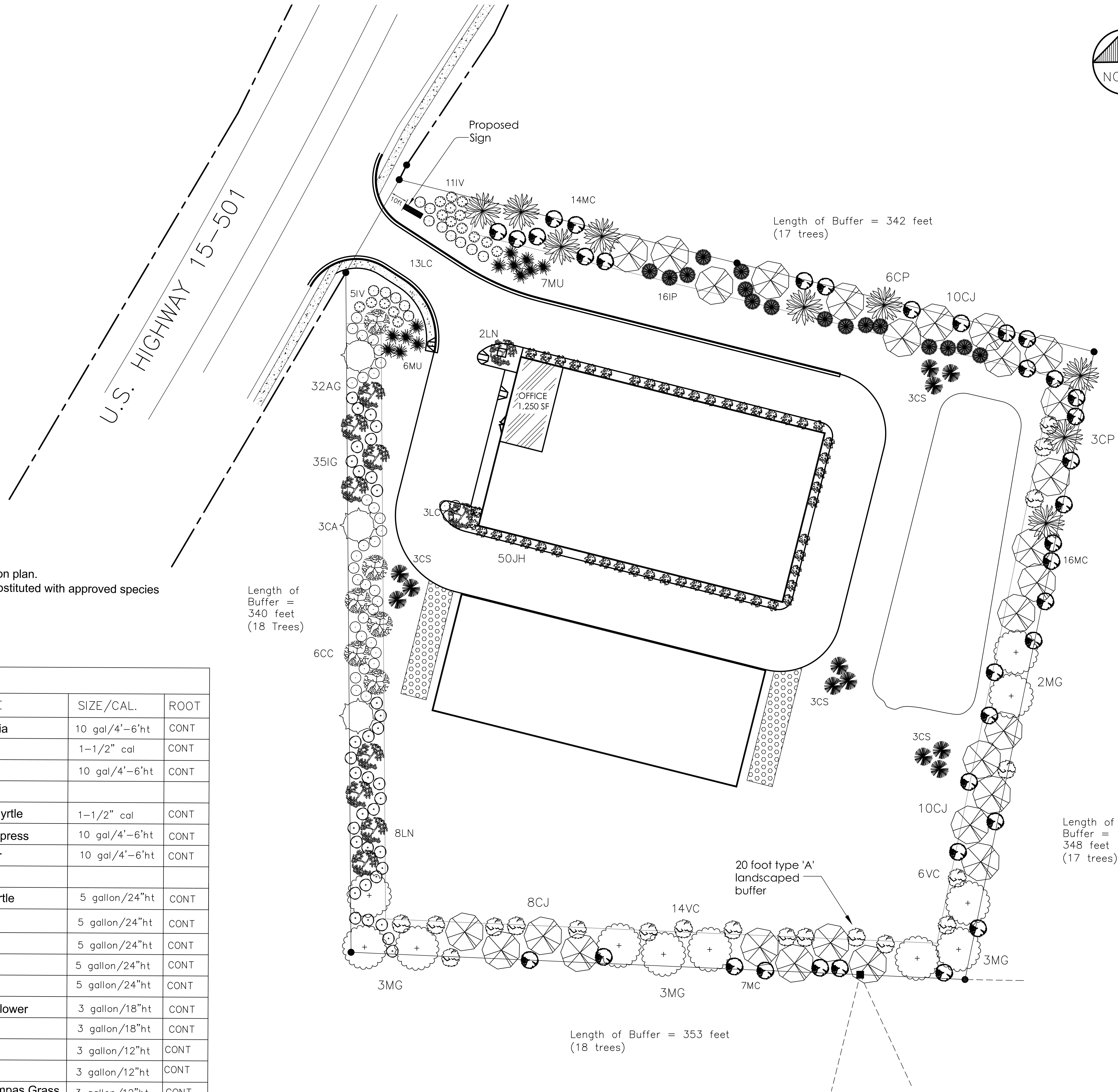
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Countyline Self-Storage
 Chatham County, North Carolina
 Landscape and Buffer Plan

May 2, 2014

Scale: 1"=30'

C-4



Landscaping Notes:

1. Trees shall be spaced out 20 feet apart.
2. Shrubs shall be evenly distributed between trees as shown on plan.
3. Shrubs outside of the required buffer may be modified or substituted with approved species

PLANT LIST

QTY.			BOTANICAL NAME	COMMON NAME	SIZE/CAL.	ROOT
12	MG		Magnolia Grandiflora	Southern Magnolia	10 gal/4'-6'ht	CONT
6	CC		Cercis Canadensis	Redbud	1-1/2" cal	CONT
28	CJ		Cryptomeria japonica	Japanese Cedar	10 gal/4'-6'ht	CONT
10	LN		Lagerstoemia x 'Natchez'	Natchez Crape Myrtle	1-1/2" cal	CONT
12	CP		Chamaecyparis pisifera	Sawara False Cypress	10 gal/4'-6'ht	CONT
3	CA		Cedrus Atlantica	Blue Atlas Cedar	10 gal/4'-6'ht	CONT
35	MC		Myrica cerifera	Southern Waxmyrtle	5 gallon/24"ht	CONT
16	IP		Illicium parviflorum	Small Anise Tree	5 gallon/24"ht	CONT
35	IG		Ilex glabra	Inkberry	5 gallon/24"ht	CONT
32	AG		Abelia x grandiflora	Glossy Abelia	5 gallon/24"ht	CONT
20	VC		Vibernum x 'Conoy'	Vibernum	5 gallon/24"ht	CONT
16	LC		Loropetalum chinensis	Chinese Fringe-flower	3 gallon/18"ht	CONT
16	IV		Ilex vomitoria	Yaupon Holly	3 gallon/18"ht	CONT
50	JH		Juniperus horizontalis	Andora Juniper	3 gallon/12"ht	CONT
13	MU		Muhlenbergia capillaris	Pink muhly	3 gallon/12"ht	CONT
12	CS		Cortaderia Selloana Pumila	Ivory feathers Pampas Grass	3 gallon/12"ht	CONT

Classic Series LED
TRADITIONAL HID REPLACEMENT



Optional Factory Installation Signifier
FLDX84LES5

84 Watts | Replaces up to 400W MH

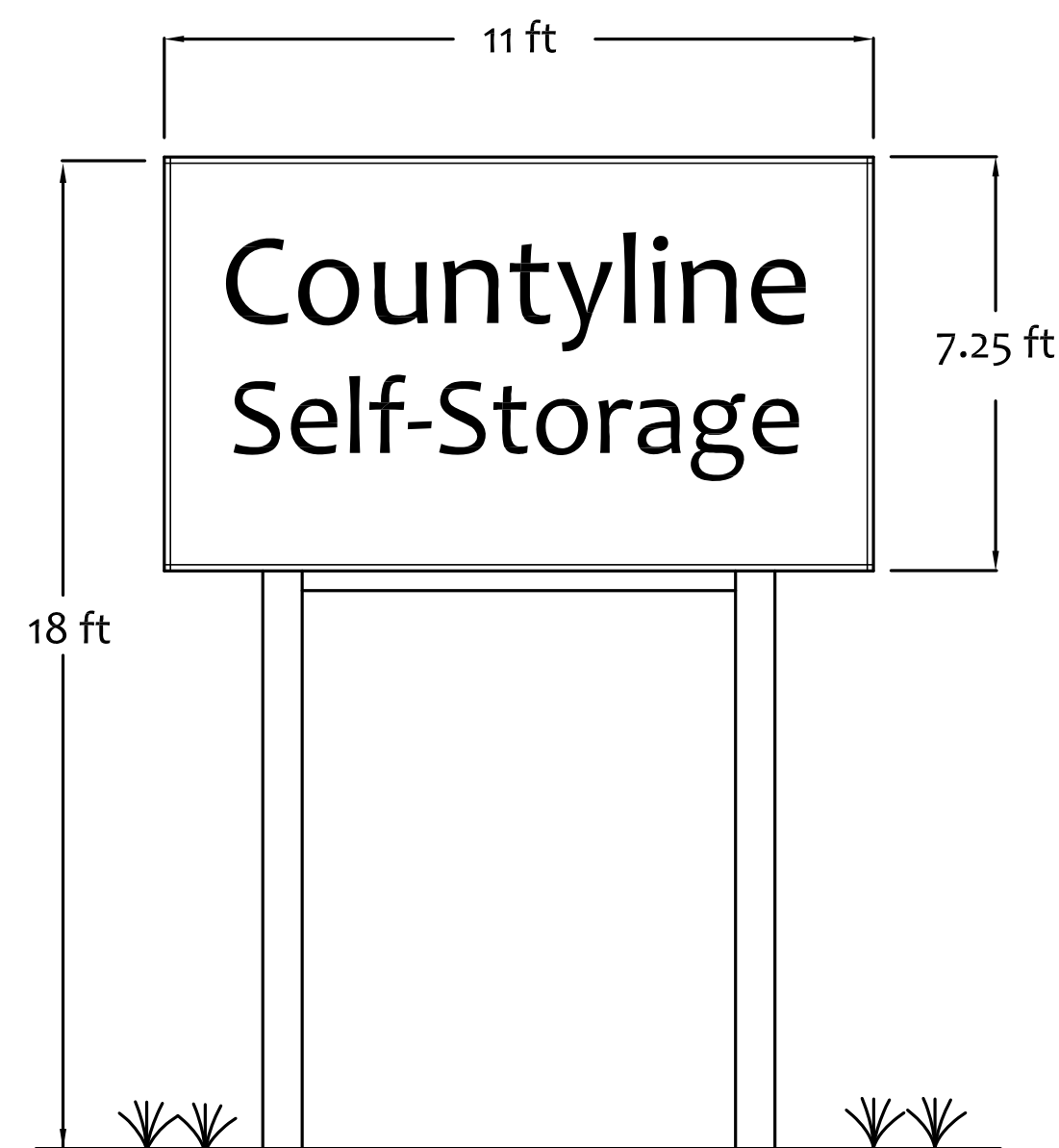
FLDX84LED
Lumens: 6767 | Lumens/Watt: 82
Watts: 82.07 | CRI: 71

Classic Series LED
TRADITIONAL HID REPLACEMENT



64 Watts | Replaces up to 400W MH

WLDFC64LED
Lumens: 4598 | Lumens/Watt: 75
Watts: 60.98 | CRI: 72



PROPOSED SIGN

Sign Area :

Within the B-1, NB, CB and RB Districts, each lot or parcel may have a maximum of two square feet of sign area for each lineal foot of frontage on a private- or public-maintained street or highway.

Freestanding Signs:

Not more than 2/3 the total sign area for any one lot may be in the form of freestanding signs. No part of any freestanding sign shall exceed a height of 30 feet above the ground at its base.

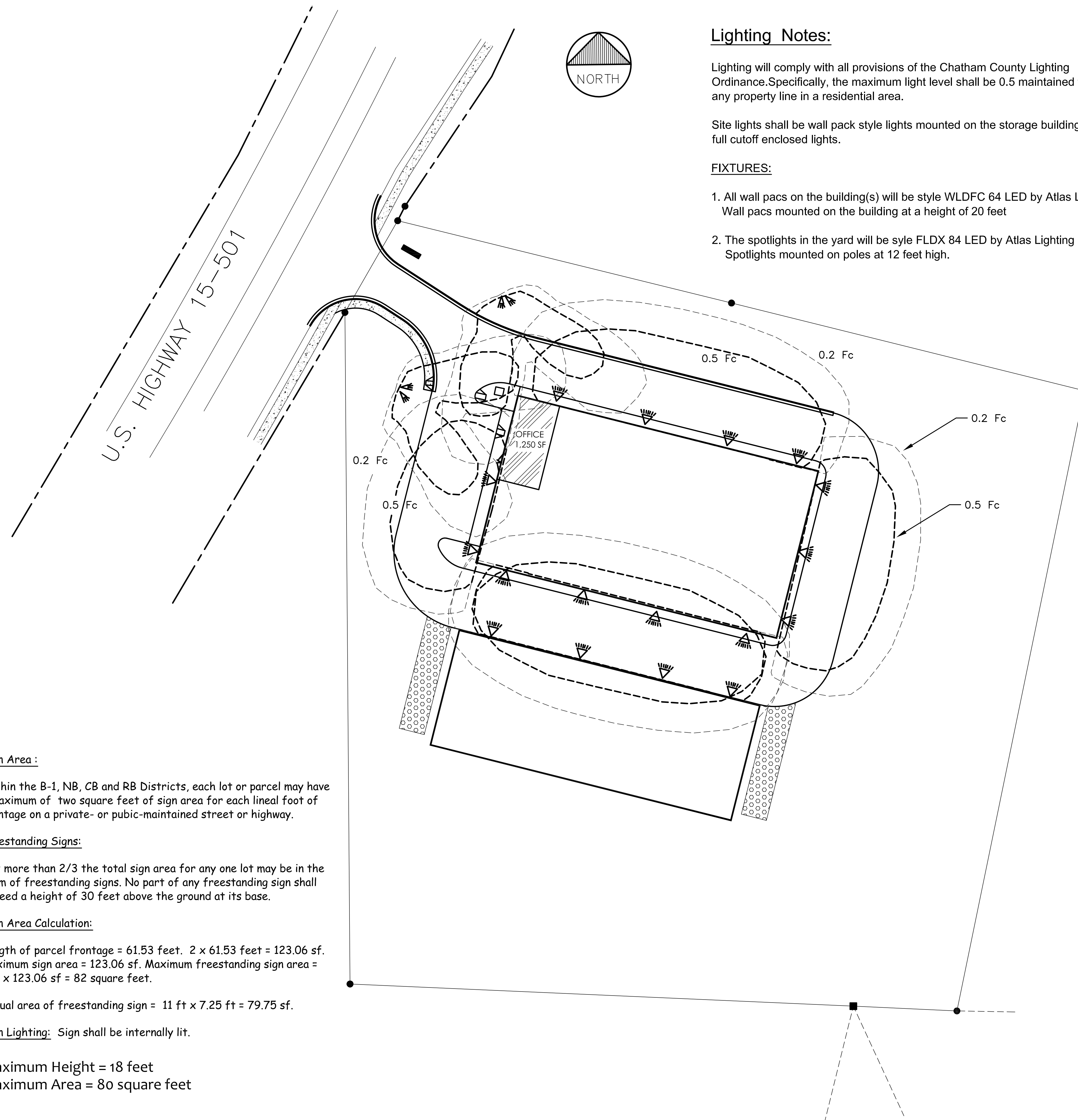
Sign Area Calculation:

Length of parcel frontage = 61.53 feet. $2 \times 61.53 \text{ feet} = 123.06 \text{ sf}$.
Maximum sign area = 123.06 sf. Maximum freestanding sign area = $2/3 \times 123.06 \text{ sf} = 82 \text{ square feet}$.

Actual area of freestanding sign = $11 \text{ ft} \times 7.25 \text{ ft} = 79.75 \text{ sf}$.

Sign Lighting: Sign shall be internally lit.

Maximum Height = 18 feet
Maximum Area = 80 square feet



Lighting Notes:

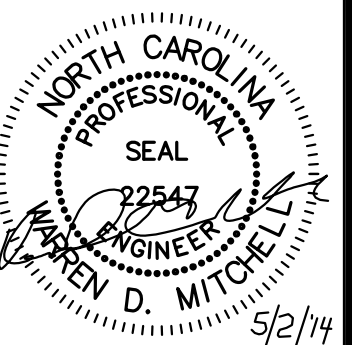
Lighting will comply with all provisions of the Chatham County Lighting Ordinance. Specifically, the maximum light level shall be 0.5 maintained footcandle at any property line in a residential area.

Site lights shall be wall pack style lights mounted on the storage buildings and will be full cutoff enclosed lights.

FIXTURES:

1. All wall pacs on the building(s) will be style WLDFC 64 LED by Atlas Lighting
Wall pacs mounted on the building at a height of 20 feet
2. The spotlights in the yard will be syle FLDX 84 LED by Atlas Lighting
Spotlights mounted on poles at 12 feet high.

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Countyline Self-Storage
Chatham County, North Carolina
Signage and Lighting Plan

May 2, 2014

Scale: 1"=30'

C-5