

Developer / Applicant

Raleigh Industrial Partners, LLC
 David Durham and Warren Mitchell
 PO Box 58071
 Raleigh NC 27658
 919-593-1916

Architect

Cothran Harris Architecture
 Cothran Harris AIA
 5725 Oleander Drive, Suite E-1
 Wilmington NC 28403
 910-793-3433

Engineer

Warren D Mitchell, PE
 253 Tobacco Farm Way
 Chapel Hill, NC 27516
 919-593-1916

Soil / Environmental Consultant

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

Property Information

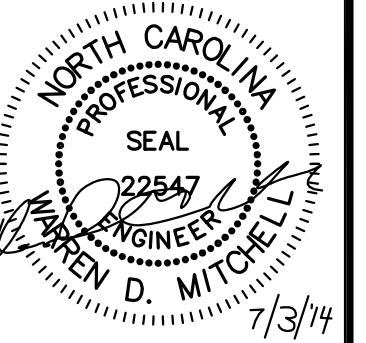
PARCEL #1
 SIZE = 16.45 ACRES
 PARCEL ID: 17890
 PIN 0712-00-23-8514
 DB 872 / 0001

PARCEL #2
 SIZE = 29.24 ACRES
 PARCEL ID: 17890
 PIN 0712-00-33-4491
 DB 872 / 0001

OWNER: John Hedgepeth, Anne Chen, Joan Hamm

EXISTING ZONING: R1
 PROPOSED ZONING: CD RB
 TOTAL ACREAGE = 45.7 ACRES
 MAXIMUM BUILDING HEIGHT = 36 FEET
 WATERSHED: FJ/B
 IMPERVIOUS SURFACE: Existing = 0%
 Proposed = 28% (12.8 AC.)

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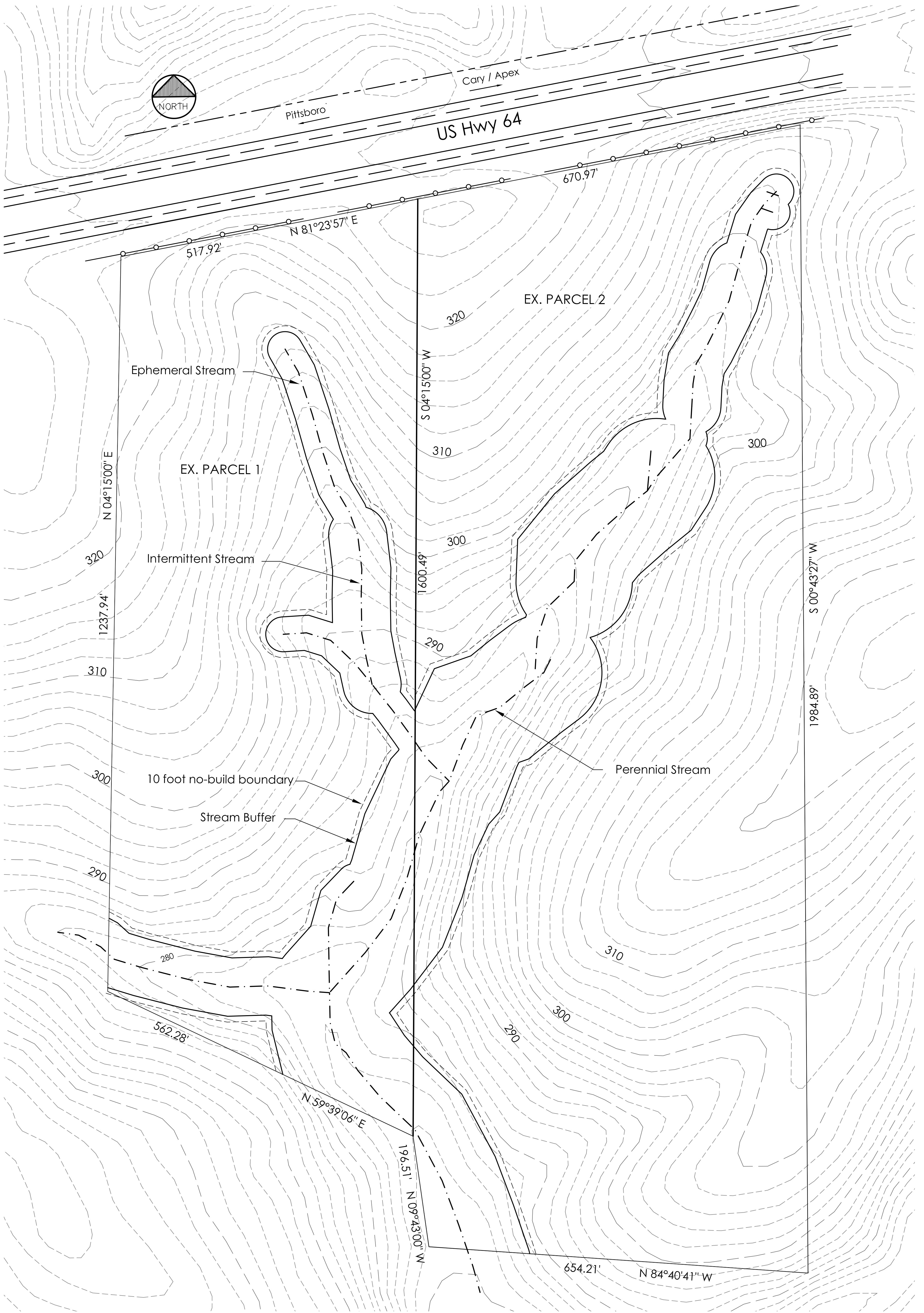
REVISIONS

Space Station Conditional Zoning District
 Self-Storage, Boat + RV Storage, Boat Sales
 Chatham County, North Carolina

July 3, 2014

Cover

C1

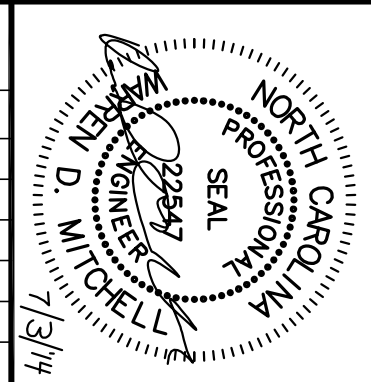


C2
 existing conditions
 Scale: 1"=80'
 July 3, 2014

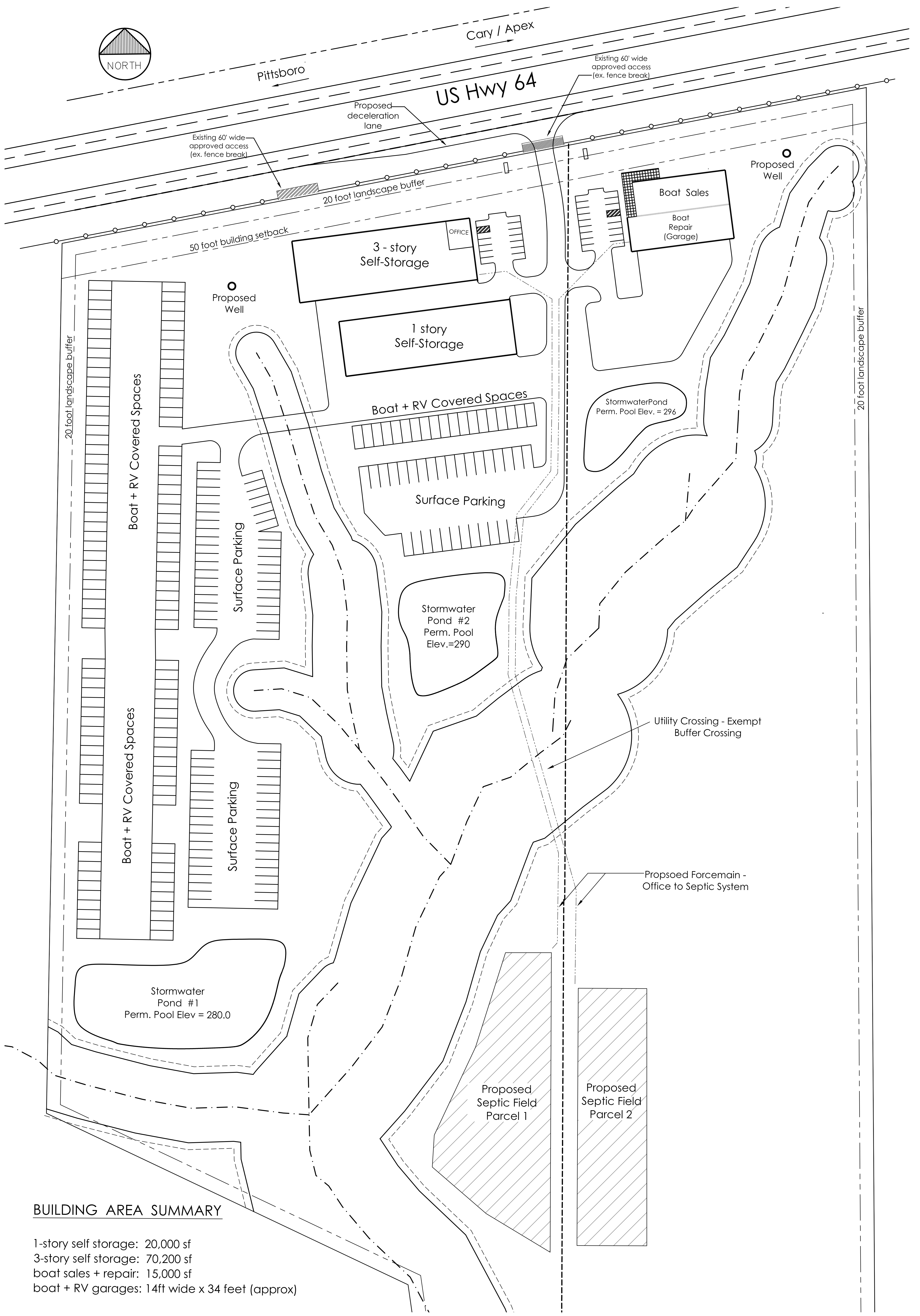
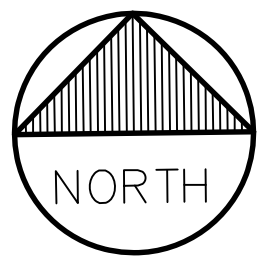
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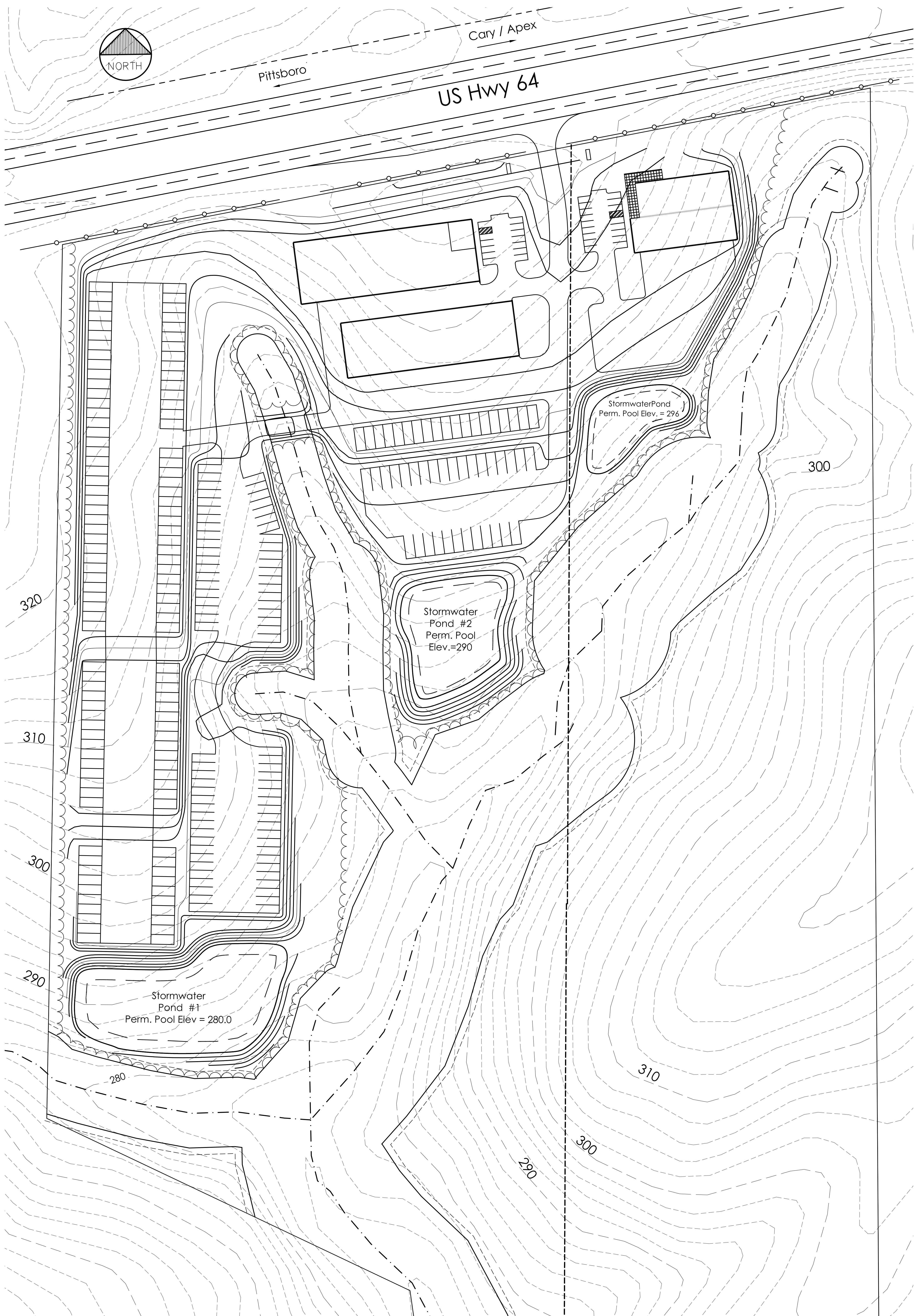
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BUILDING AREA SUMMARY

- 1-story self storage: 20,000 sf
- 3-story self storage: 70,200 sf
- boat sales + repair: 15,000 sf
- boat + RV garages: 14ft wide x 34 feet (approx)

C3	SITE PLAN	Scale: 1"=60'	July 3, 2014	<p>Space Station Conditional Zoning District Self-Storage, Boat + RV Storage, Boat Sales</p> <p>Chatham County, North Carolina</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>										<p>Warren D. Mitchell, PE Civil Engineering 253 Tobacco Farm Way CHAPEL HILL, NORTH CAROLINA 27516 warrendmitchellpe@gmail.com P (919) 593-1916</p>

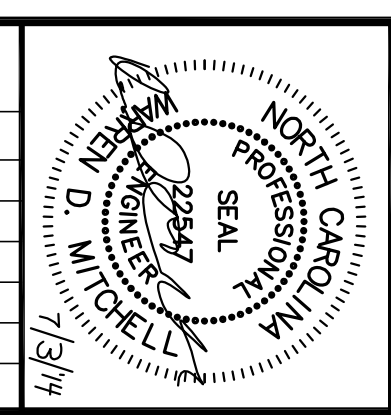


C4
Grading +
Storm Plan
Scale: 1"=60'
July 3, 2014

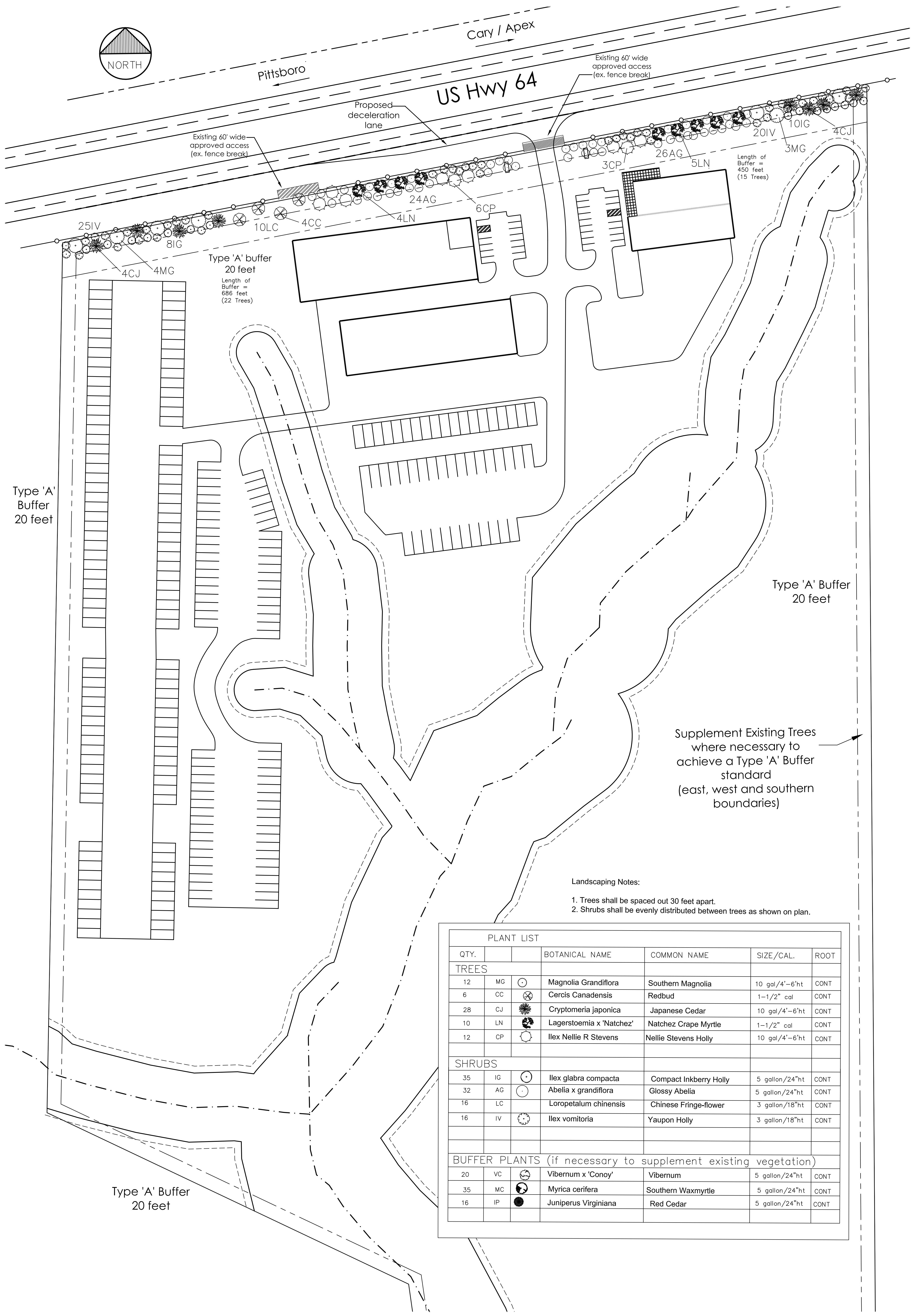
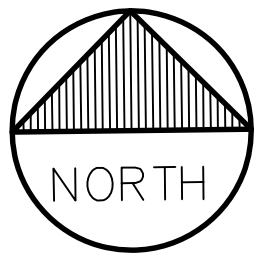
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Supplement Existing Trees where necessary to achieve a Type 'A' Buffer standard (east, west and southern boundaries)

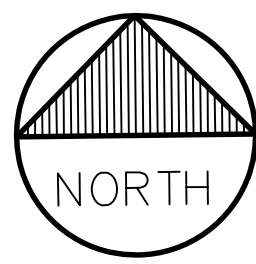
- Landscaping Notes:
1. Trees shall be spaced out 30 feet apart.
 2. Shrubs shall be evenly distributed between trees as shown on plan.

PLANT LIST						
QTY.			BOTANICAL NAME	COMMON NAME	SIZE/CAL.	ROOT
TREES						
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		Ilex Nellie R Stevens	Nellie Stevens Holly	10 gal/4'-6"ht	CONT
SHRUBS						
35	IG		Ilex glabra compacta	Compact Inkberry Holly	5 gallon/24"ht	CONT
32	AG		Abelia x grandiflora	Glossy Abelia	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
BUFFER PLANTS (if necessary to supplement existing vegetation)						
20	VC		Viburnum x 'Conoy'	Viburnum	5 gallon/24"ht	CONT
35	MC		Myrica cerifera	Southern Waxmyrtle	5 gallon/24"ht	CONT
16	IP		Juniperus Virginiana	Red Cedar	5 gallon/24"ht	CONT

Type 'A' Buffer 20 feet

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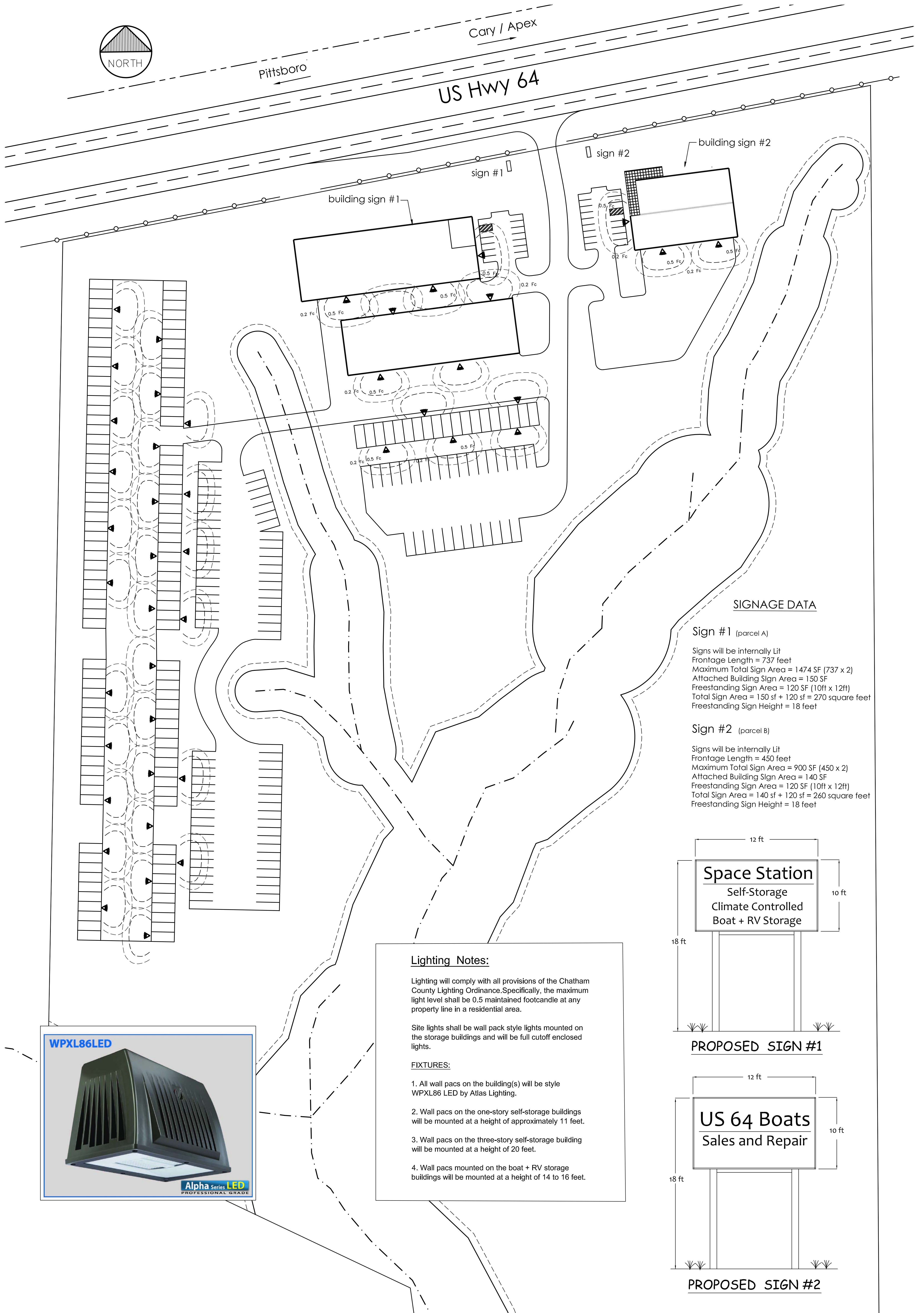
Type 'A' Buffer 20 feet



Pittsboro

Cary / Apex

US Hwy 64



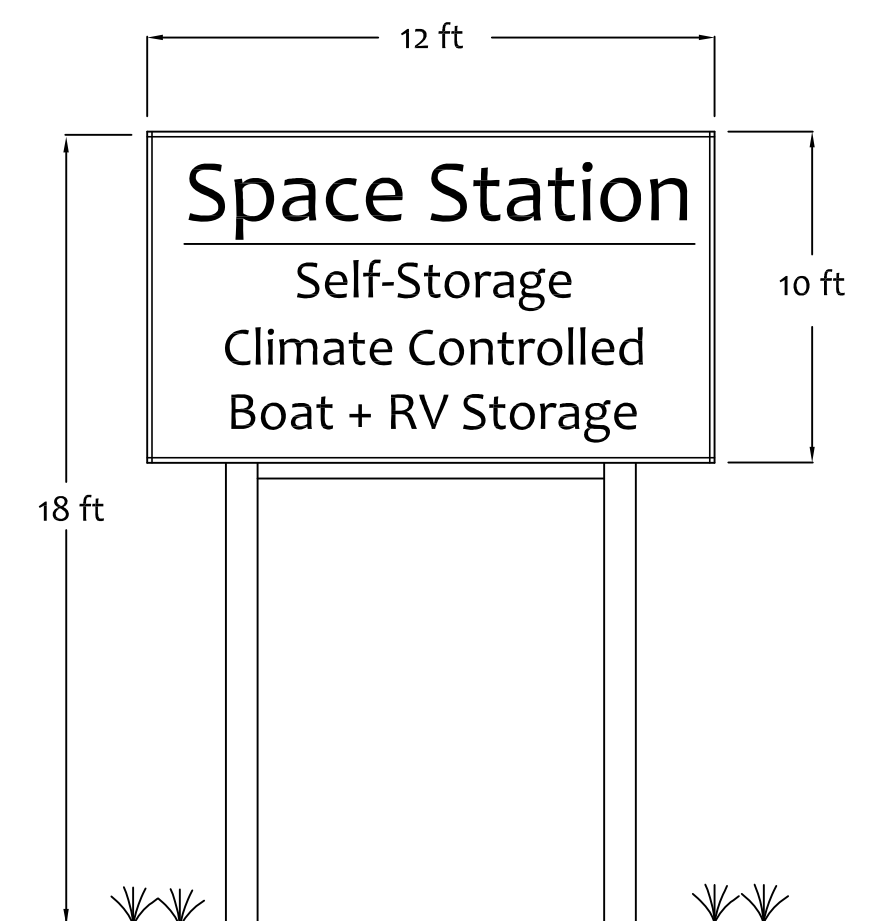
SIGNAGE DATA

Sign #1 (parcel A)

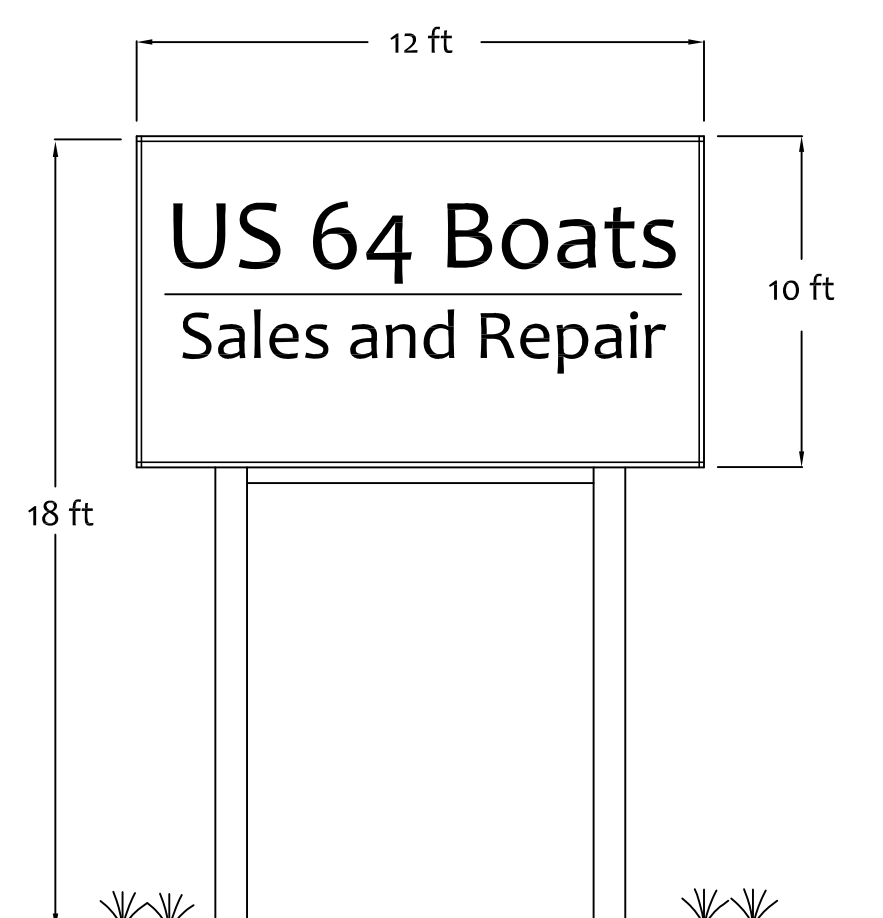
Signs will be internally lit
 Frontage Length = 737 feet
 Maximum Total Sign Area = 1474 SF (737 x 2)
 Attached Building Sign Area = 150 SF
 Freestanding Sign Area = 120 SF (10ft x 12ft)
 Total Sign Area = 150 sf + 120 sf = 270 square feet
 Freestanding Sign Height = 18 feet

Sign #2 (parcel B)

Signs will be internally lit
 Frontage Length = 450 feet
 Maximum Total Sign Area = 900 SF (450 x 2)
 Attached Building Sign Area = 140 SF
 Freestanding Sign Area = 120 SF (10ft x 12ft)
 Total Sign Area = 140 sf + 120 sf = 260 square feet
 Freestanding Sign Height = 18 feet



PROPOSED SIGN #1



PROPOSED SIGN #2

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 WPXL86 LED by Atlas Lighting.
2. Wall pacs on the one-story self-storage buildings will be mounted at a height of approximately 11 feet.
3. Wall pacs on the three-story self-storage building will be mounted at a height of 20 feet.
4. Wall pacs mounted on the boat + RV storage buildings will be mounted at a height of 14 to 16 feet.



C6

Sign + Lighting Plan

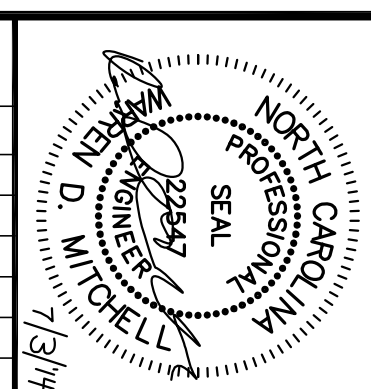
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