

BEAR CREEK FABRICATION CONTRACTOR'S STORAGE YARD & STAGING AREA

1656 Campbell Rd, Bear Creek
FEBRUARY 10, 2026

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SITE PLAN
BEAR CREEK FABRICATION CONTRACTOR'S STORAGE YARD & STAGING AREA

1656 CAMPBELL RD, BEAR CREEK, NC
GULF TOWNSHIP
MOORE COUNTY NORTH CAROLINA
MARCH 17, 2026

OWNER: LOCKLEY HOLDINGS LLC
1930 CAMPBELL RD
BEAR CREEK, NC 27207-9484
ZONING: CURRENT R- RESIDENTIAL
ZONING: PROPOSED SPECIAL USE CONTRACTOR YARD

SETBACKS: FOR R
FRONT 40 FT
REAR 25 FT
SIDE 25 FT
MIN WIDTH 100 FT

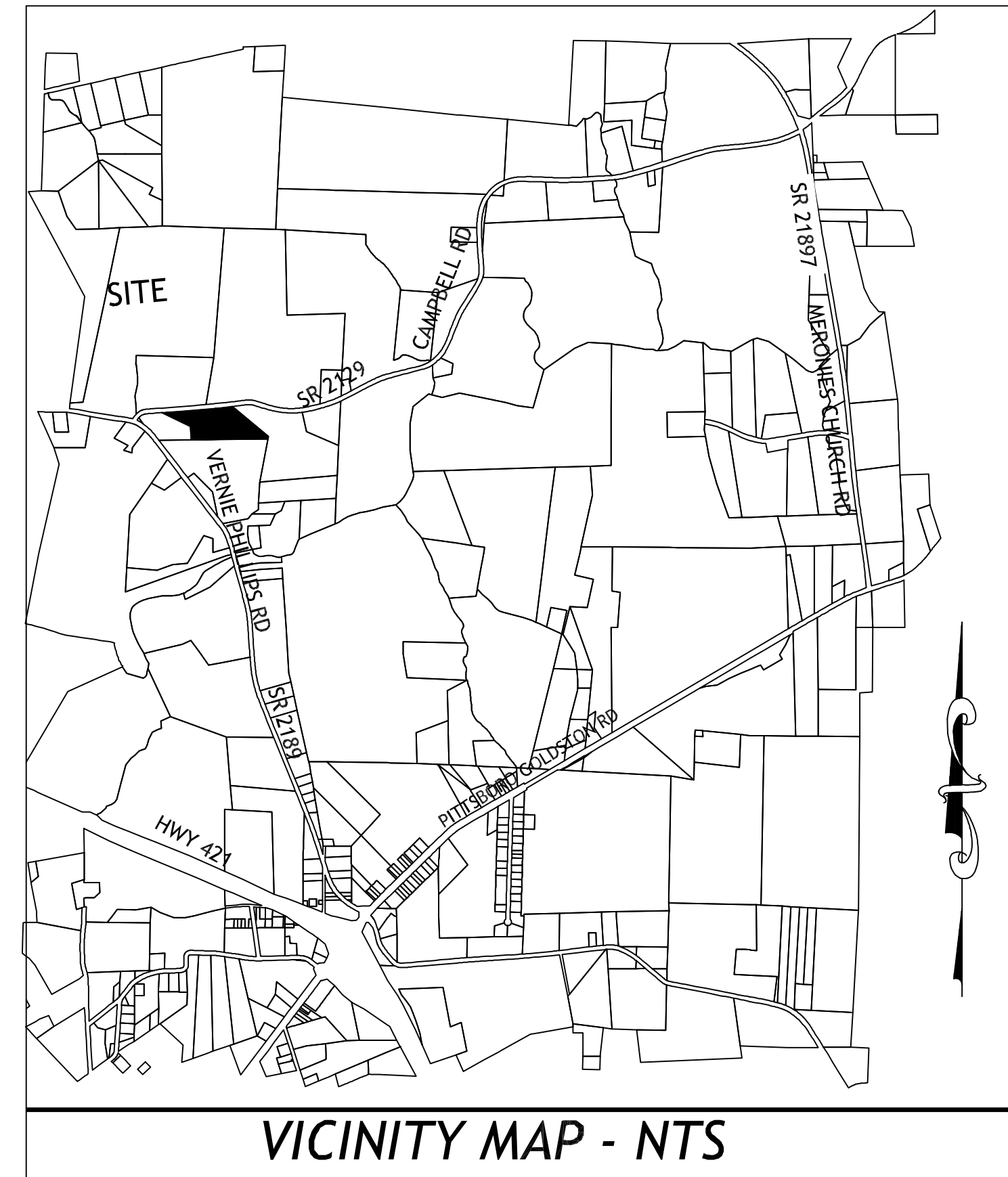
REFERENCES:
DB_1050_P_102
PC 27_SLIDE 46

SITE DATA:
SPECIAL USE AREA = 3.9 Ac
TOTAL ACRES IN SITE: 10.042 AC.
TAX ID #: 960800214820

UTILITIES:
LAYDOWN AREA, NO WATER OR SEWER ARE REQUIRED.

PROJECT DESCRIPTION:
EXISTING USE: VACANT
PROPOSE USE: CONTRACTOR'S STORAGE YARD & STAGING AREA WITH GRAVEL
BUILDING INFORMATION : NA

IMPERVIOUS AREA FOR SPECIAL USE	
EXISTING BUILDING & CONCRETE	9
EXIST. % IMPERVIOUS	0
PROPOSED GRAVEL LAYDOWN AREA	1.36 Ac
PROPOSED % IMPERVIOUS =	1.36 Ac / 3.9 Ac = 35.7%
DISTURBED AREA:	2.4 Ac



VICINITY MAP - NTS

- NOTES:
- BOUNDARY INFORMATION & EXISTING CONDITIONS FROM SURVEY FOR BEAR CREEK FABRICATION LLC OF THE PROPERTY OF JAMES ALLEN JOHNSON, JR. BY SURVEY CAROLINA, PLLC. RECORDED IN PLAT CABINET 27 SLIDE 42 AT THE CHATHAM COUNTY REGISTER OF DEEDS.
 - FLOOD ZONE: X - MINIMAL FLOOD RISK AS PER MAP NO. 3710965100J
 - LOCAL WATERSHED
 - WETLANDS WERE NOT DELINEATED.

PERMITS

AGENCY	PERMIT NUMBER	DATE
PUBLIC WATER SUPPLY	NA	
NCDEQ - LAND QUALITY	-	
USA COE- 404	NA	
SEWER	NA	
NCDOT ENCROACHMENT	NA	
NCDOT DRIVEWAY	NA	
DWR	-	
TRC	NA	
CITY ENGINEERING	NA	



REVISIONS:

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CONTACT:

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M: 919-950-0760
rdowd@bearcreekfab.com

AS SHOWN

SCALE:

BEAR CREEK FABRICATION
CONTRACTOR'S STORAGE YARD & STAGING AREA

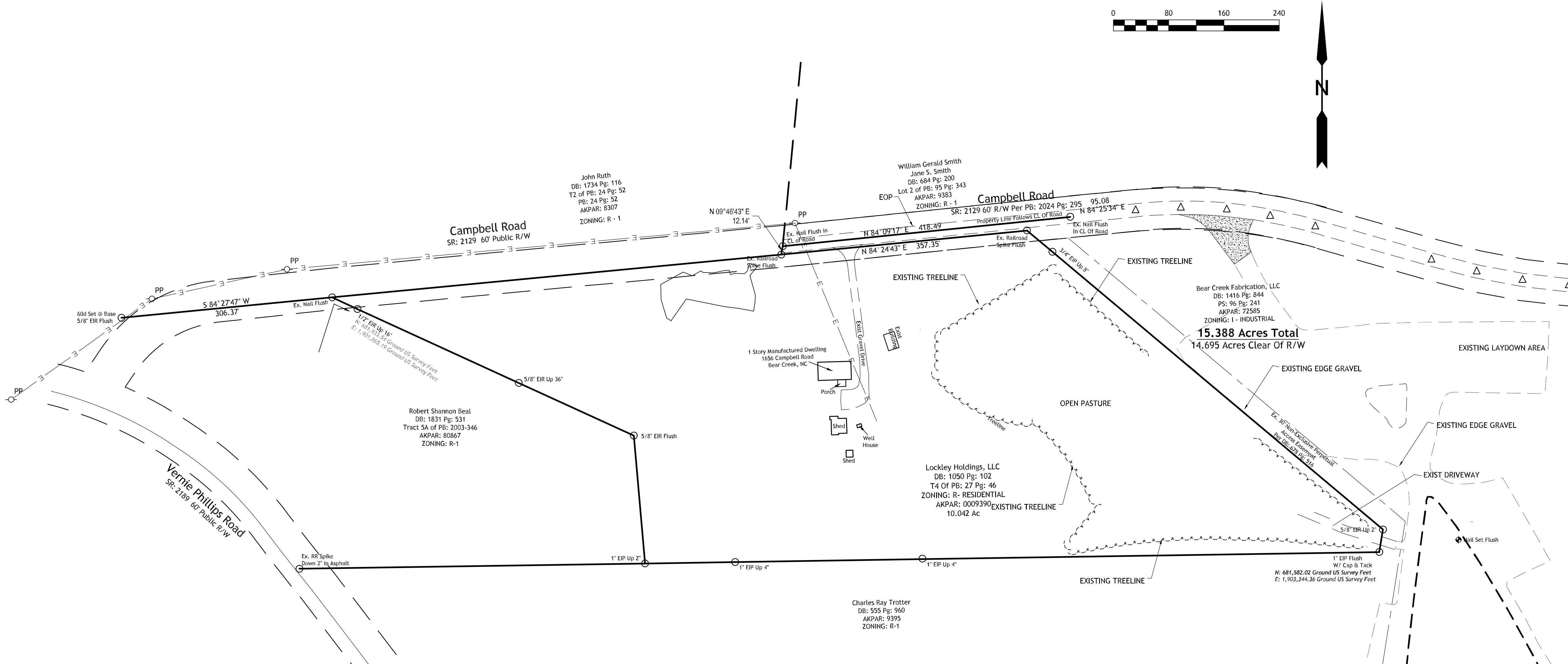
COVER SHEET

DATE: 02/03/2026

C0.0

FILE:

FOR REVIEW ONLY 4/3/2026



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SCALE:

BEAR CREEK FABRICATION
CONTRACTOR'S STORAGE YARD & STAGING AREA
 EXISTING CONDITIONS

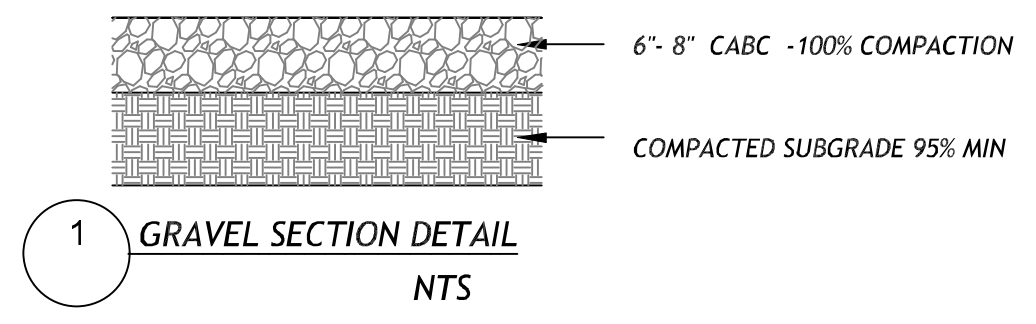
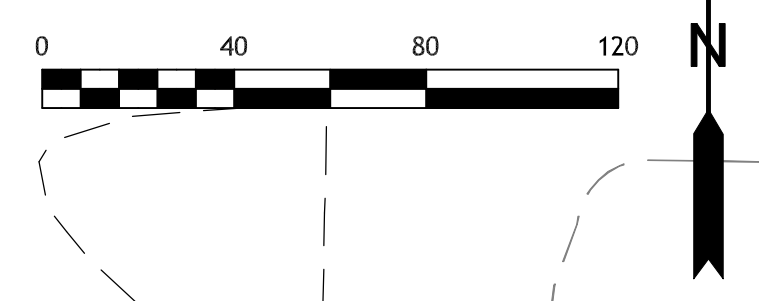
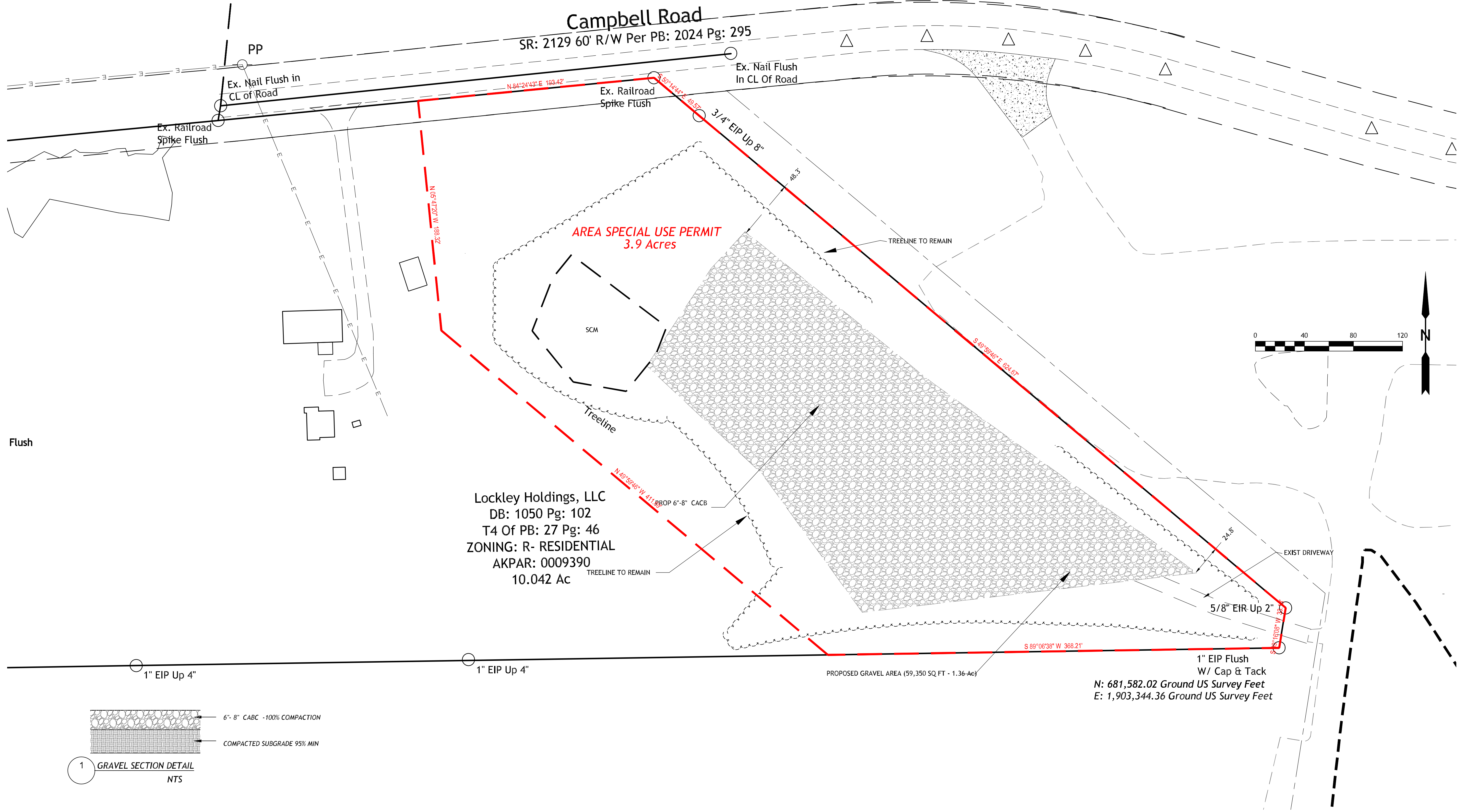
DATE: 04/30/2026

C1.0

FILE:

SB-BEAR-LAYDOWN-021026

FOR REVIEW ONLY 4/3/2026



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DATE: 04/30/2026
SCALE: AS SHOWN
BEAR CREEK FABRICATION
CONTRACTOR'S STORAGE YARD & STAGING AREA
PROPOSED SITE PLAN

C2.0
FILE:
SB-BEAR-LAYDOWN-021026

William Gerald Smith
 Jane S. Smith
 DB: 684 Pg: 200
 Lot 2 of PB: 95 Pg: 343
 AKPAR: 9383
 ZONING: R - 1
 SR: 2129 60' R/W Per PB: 2024 Pg: 295

Campbell Road

PP

NOTE: EXISTING VEGETATION WILL BE USED AND SUPPLEMENTAL PLANTINGS SHALL BE PROVIDED AS NEEDED TO ENSURE CONTINUOUS CANOPY COVERAGE AND FULL SCREENING COMPLIANCE, IN ACCORDANCE WITH COUNTY STANDARDS.

TYPE B BUFFER 20'

Bear Creek Fabrication, LLC
 DB: 1416 Pg: 844
 PS: 96 Pg: 241
 AKPAR: 72585
 ZONING: I - INDUSTRIAL

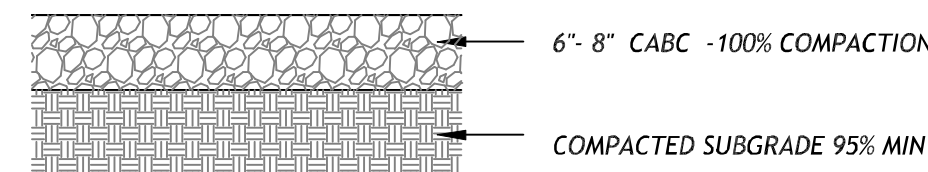
Lockley Holdings, LLC
 DB: 1050 Pg: 102
 T4 Of PB: 27 Pg: 46
 ZONING: R- RESIDENTIAL
 AKPAR: 0009390
 10.042 AC

NOTE: EXISTING VEGETATION WILL BE USED AND SUPPLEMENTAL PLANTINGS SHALL BE PROVIDED AS NEEDED TO ENSURE CONTINUOUS CANOPY COVERAGE AND FULL SCREENING COMPLIANCE, IN ACCORDANCE WITH COUNTY STANDARDS.

TYPE A BUFFER 20'

NOTE: EXISTING VEGETATION WILL BE USED AND SUPPLEMENTAL PLANTINGS SHALL BE PROVIDED AS NEEDED TO ENSURE CONTINUOUS CANOPY COVERAGE AND FULL SCREENING COMPLIANCE, IN ACCORDANCE WITH COUNTY STANDARDS.

N: 681,582.02 Ground US Survey Feet
 E: 1,903,344.36 Ground US Survey Feet



1 GRAVEL SECTION DETAIL
 NTS

Charles Ray Trotter
 DB: 555 Pg: 960
 AKPAR: 9395
 ZONING: R-1

TREE SCHEDULE

KEY	DESCRIPTION	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE AT PLANTING
⊗	EVERGREEN TREES	40	<i>Ilex opaca</i>	AMERICAN HOLLY	3 CAL
⊗	LARGE CANOPY	26	<i>Acer rubrum</i>	RED MAPLE	2.5 CAL
⊗	UNDERSTORY TREE	28	<i>Cercis canadensis cultuvars</i>	REDBUD	2.5" CAL
⊗	SMALL EVERGREEN SHRUB	306	<i>Ilex vomitoria 'NANA'</i>	DWARF HOLLY	24"
⊗	DECIDUOUS SHRUB	10	<i>Viburnum nudum</i>	POSSUMHAW VIBURNUM	24"

SPECIAL USE PERMIT: CONTRACTOR STAGING AREA (COMMERCIAL)

NORTH BOUNDARY: RESIDENTIAL ACROSS THE STREET PARCEL ID: 9383

- ZONING: RESIDENTIAL (R)
- REQUIRED BUFFER: 20', SCREEN TYPE B
- PROPOSED: EXISTING VEGETATION + SUPPLEMENTAL PLANTING

EAST BOUNDARY PARCEL ID: 9383

- ADJACENT USE: RESIDENTIAL
- PROPOSED: EXISTING VEGETATION + SUPPLEMENTAL PLANTING

SOUTH BOUNDARY PARCEL ID: 9395

- ADJACENT ZONING: RESIDENTIAL (R)
- REQUIRED BUFFER: 20', SCREEN TYPE A
- PROPOSED: EXISTING VEGETATION + SUPPLEMENTAL PLANTING

NOTE: SUPPLEMENTAL PLANTINGS SHALL BE PROVIDED AS NEEDED TO ENSURE CONTINUOUS CANOPY COVERAGE AND FULL SCREENING COMPLIANCE, IN ACCORDANCE WITH COUNTY STANDARDS.

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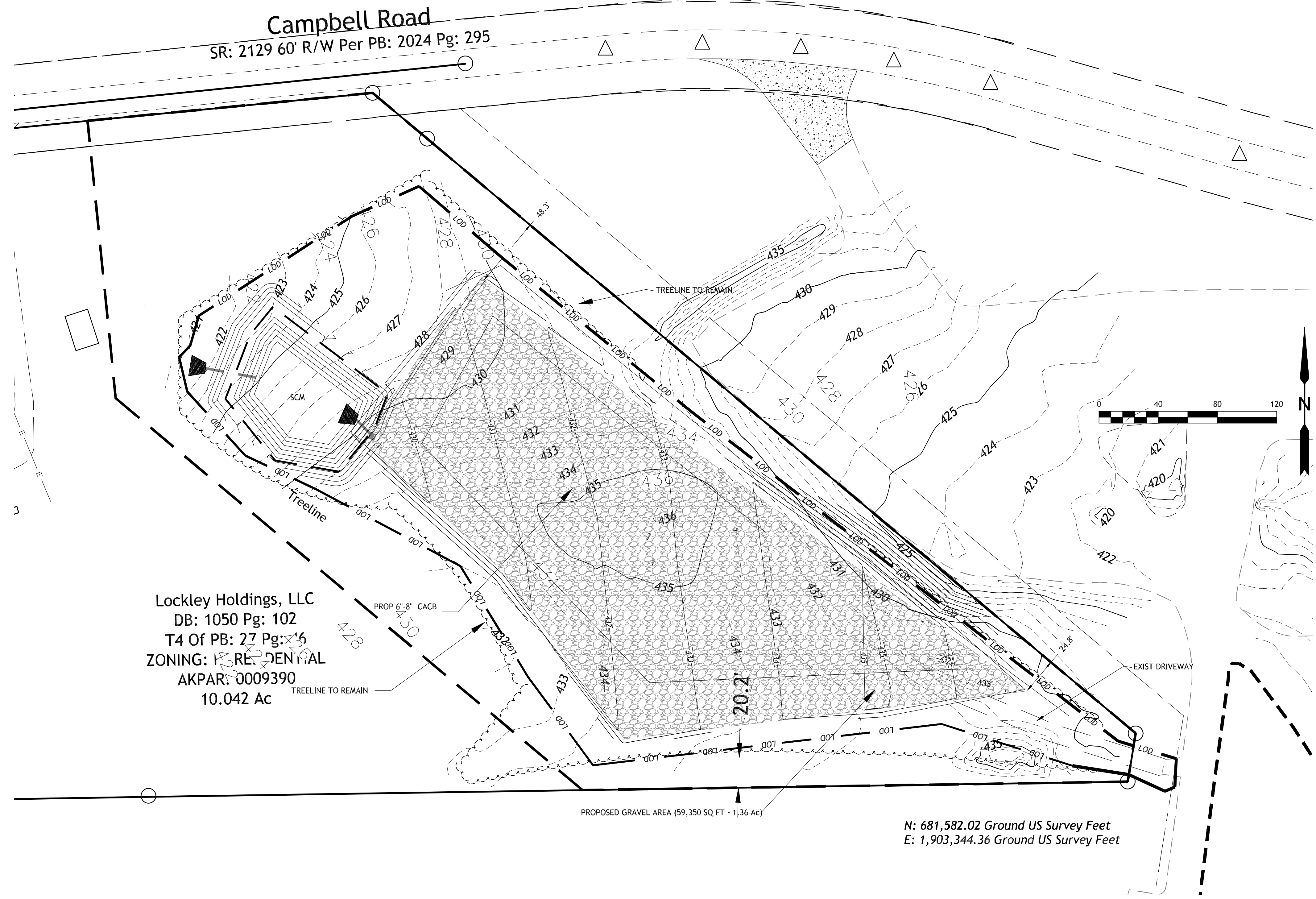
**BEAR CREEK FABRICATION
 CONTRACTOR'S STORAGE YARD & STAGING AREA**

LANDSCAPING PLAN

DATE: 04/30/2026

C3.0

FILE:



Campbell Road
SR: 2129 60' R/W Per PB: 2024 Pg: 295

Lockley Holdings, LLC
DB: 1050 Pg: 102
T4 Of PB: 27 Pg: 6
ZONING: FOREST DENIAL
AKPAR: 0009390
10.042 Ac

PROPOSED GRAVEL AREA (59,350 SQ FT - 1.36 Ac)

N: 681,582.02 Ground US Survey Feet
E: 1,903,344.36 Ground US Survey Feet

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**BEAR CREEK FABRICATION
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GRADING PLAN

C4.0

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