

# CHATHAM COUNTY RETAIL

## APPEARANCE COMMISSION

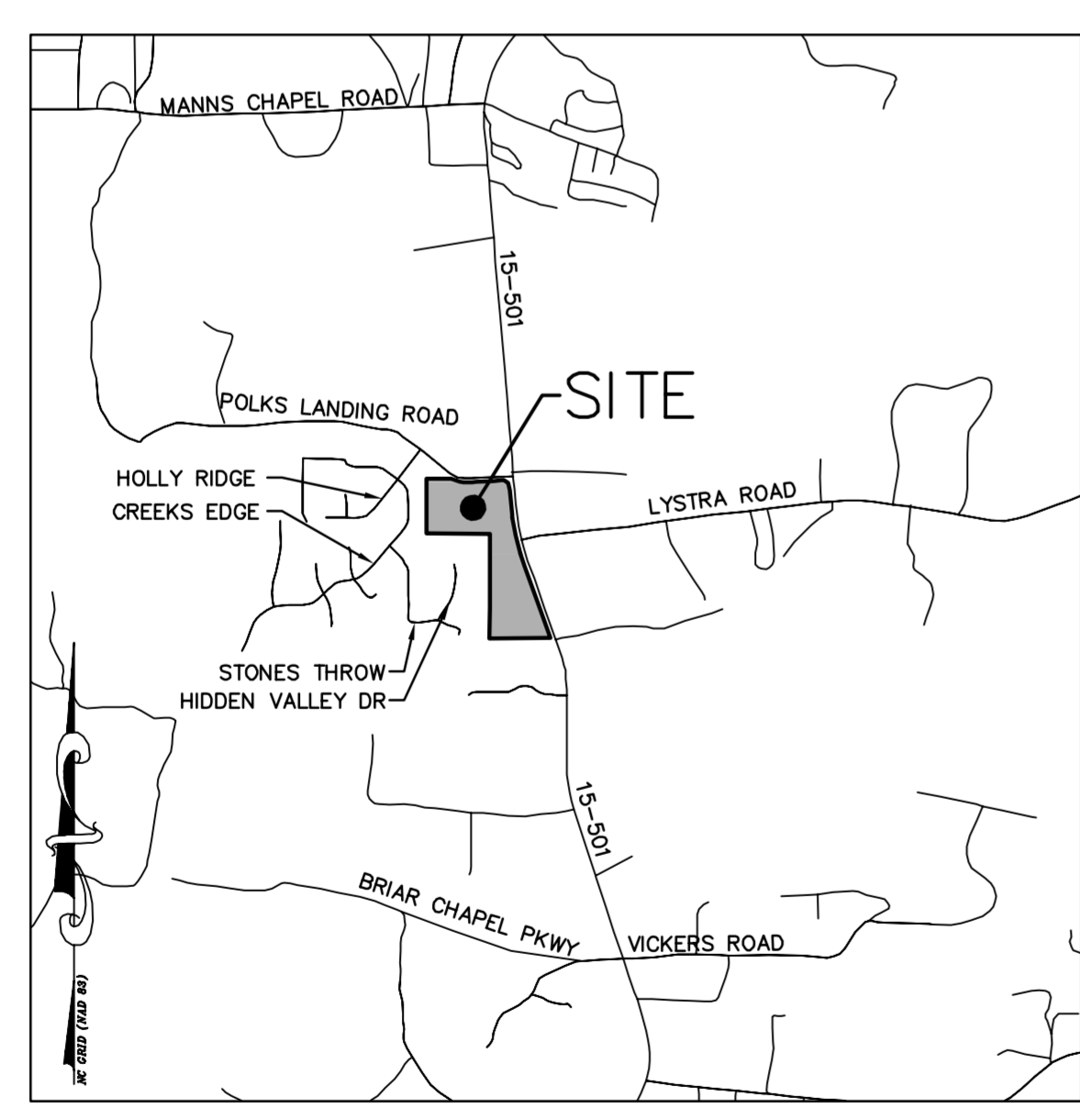
10501 US 15-501 N  
CHAPEL HILL, NC

PROJECT NUMBER: SPEC-16998

DATE: APRIL 19, 2017

### SHEET INDEX

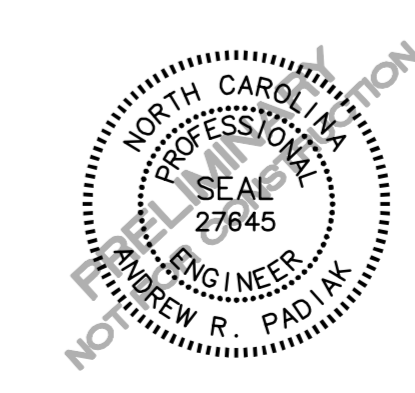
- 2 of 3 EXISTING CONDITIONS
- 3 of 3 EXISTING CONDITIONS
- C-1 OVERALL SITE PLAN
- C-2 SITE PLAN
- LS-1 OVERALL LANDSCAPE PLAN
- LS-2 LANDSCAPE PLAN
- A-1 RETAIL 1 EXTERIOR ELEVATIONS
- A-2 RETAIL 2 EXTERIOR ELEVATIONS
- A-3 RETAIL 1 RENDERING



VICINITY MAP  
1"=2000'

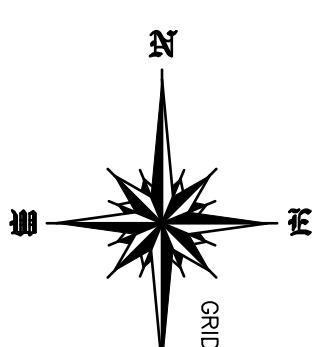
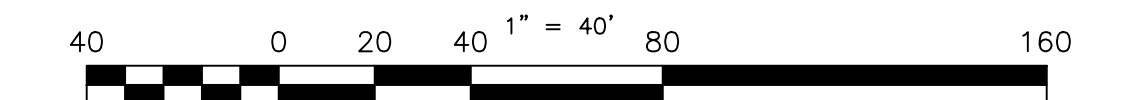
### DEVELOPER:

**MORGAN PROPERTY GROUP**  
**13024 BALLANTYNE CORP. PLACE**  
**SUITE 500**  
**CHARLOTTE, NC 28277**



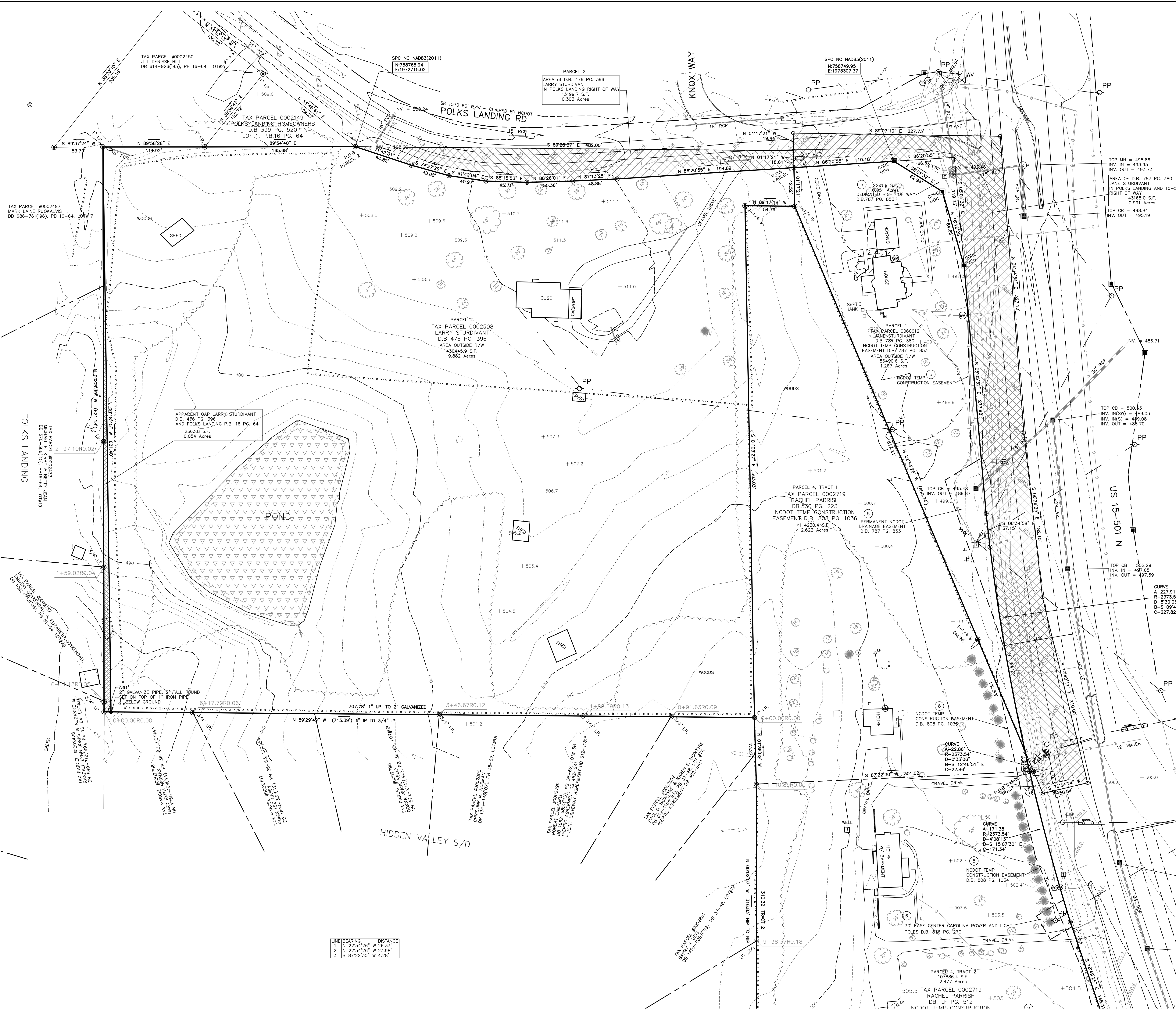
**THE JOHN R. McADAMS COMPANY, INC.**  
2905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0293  
(800) 733-5646 • McAdamsCo.com  
Contact: Andy Padiak  
Padiak@mcadamsco.com





**LEGEND**

- AIR CONDITIONING
- BOLLARD
- CURB INLET
- CONCRETE MONUMENT
- ELECTRIC BOX
- EXISTING IRON PIPE
- ELECTRIC METER
- EVERGREEN
- FIRE HYDRANT
- GAS METER
- GUY WIRE
- GAS VALVE
- LIGHT POLE
- TELEPHONE MH
- PKF OR MAG NAIL
- GUY POLE
- POWER POLE
- REBAR
- SIGN
- SIGN
- TREE
- BENCHMARK
- TELEPHONE PEDESTAL
- TRANSFORMER
- CATCH BASIN
- CLEAN OUT
- GRATE INLET
- MAN HOLE
- MONITORING WELL
- WATER METER
- WATER VALVE
- MANHOLE DRAINAGE
- FINISHED FLOOR ELEV.
- SPOT ELEVATION
- SEWER MANHOLE
- STORM SEWER
- SEWER
- BUILDING
- BURIED ELECTRIC
- BURIED TELEPHONE
- WATER LINE
- CENTER LINE
- FENCE
- GAS
- GUARD RAIL
- OVERHEAD WIRE



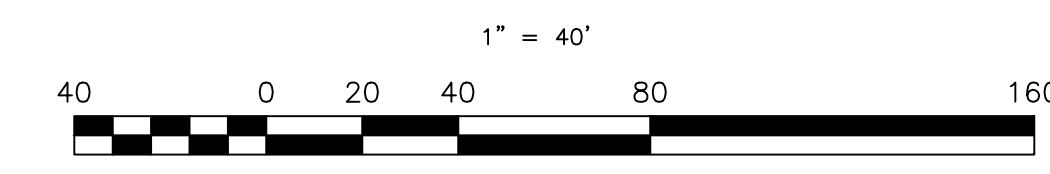
LINE BEARING	DISTANCE
L1 N 22°54'28" W	13.33
L2 N 22°54'28" W	23.38
L3 S 87°22'30" W	4.28





### LEGEND

- AIR CONDITIONING
- BOLLARD
- CURB INLET
- CONCRETE MONUMENT
- ELECTRIC BOX
- EXISTING IRON PIPE
- ELECTRIC METER
- EVERGREEN
- FIRE HYDRANT
- GAS METER
- GUY WIRE
- GAS VALVE
- LIGHT POLE
- TELEPHONE MH
- PKF OR MAG NAIL
- GUY POLE
- POWER POLE
- REBAR
- SIGN
- SIGN
- TREE
- BENCHMARK
- TELEPHONE PEDESTAL
- TRANSFORMER
- CATCH BASIN
- CLEAN OUT
- GRATE INLET
- MAN HOLE
- MONITORING WELL
- WATER METER
- WATER VALVE
- MANHOLE DRAINAGE
- FINISHED FLOOR ELEV.
- SPOT ELEVATION
- SEWER MANHOLE
- STORM SEWER
- SEWER
- BUILDING
- BURIED ELECTRIC
- BURIED TELEPHONE
- WATER LINE
- CENTER LINE
- FENCE
- GAS
- GUARD RAIL
- OVERHEAD WIRE

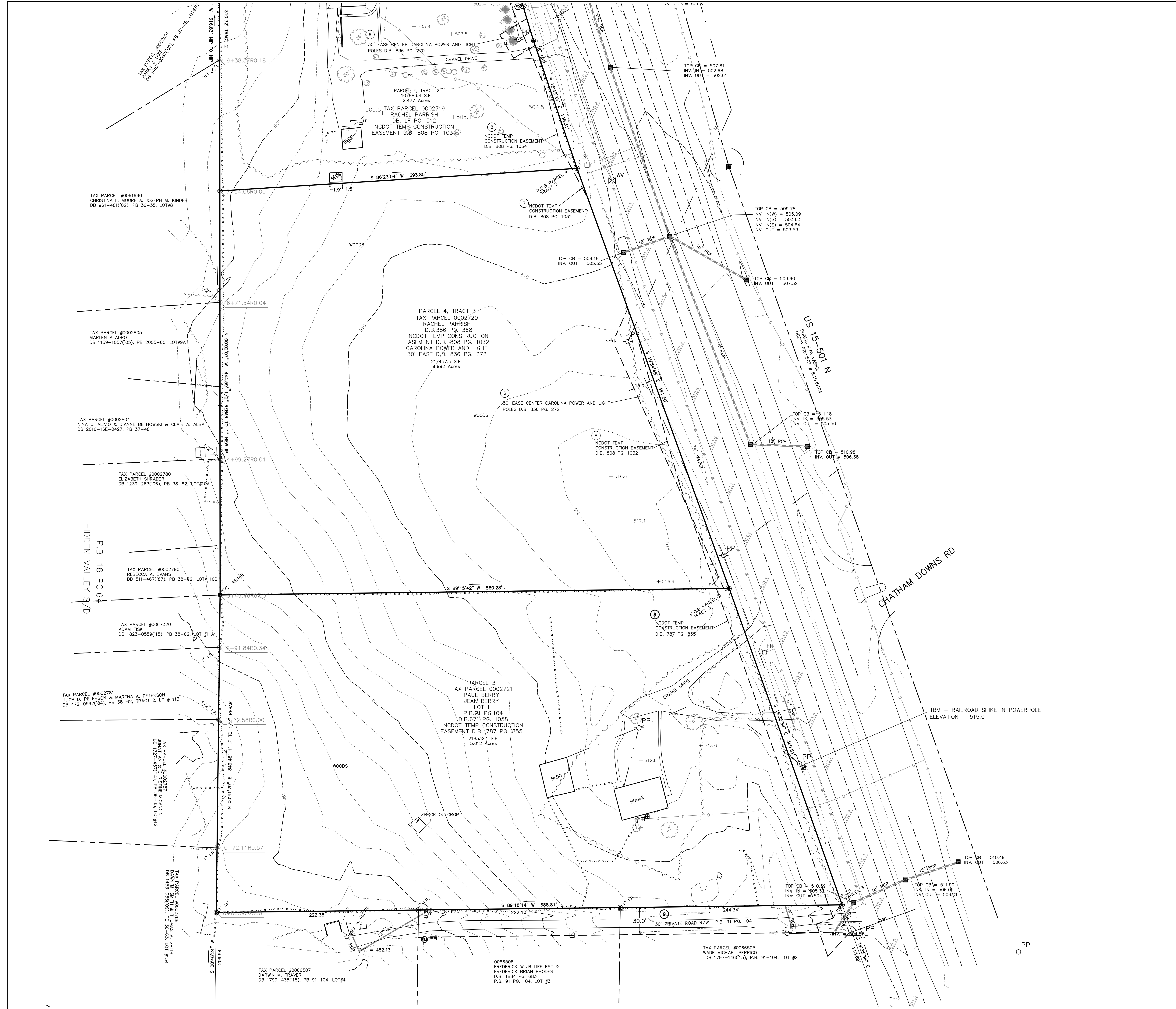


ALTA/NSPS SURVEY FOR :  
MID-ATLANTIC COMMERCIAL PROPERTIES, LLC.  
POLKS LANDING RD, US 15-501  
NEAR CHAPEL HILL  
CHATHAM TOWNSHIP  
CHATHAM COUNTY, NC

SGROLAND SURVEYING, PLLC.  
145 W. PARRIS AVE., SUITE 101  
HIGH POINT N.C. 27262  
336-885-1366

PROJECT NO: 17-18  
DRAWN BY: DJS  
DATE: MARCH 20 2017  
PAGE 3 OF 3

COMPANY REGISTRATION P-0136



TAX PARCEL #006507  
DARWIN M. TRAVER  
DB 1799-435(15), PB 91-104, LOT#4

0066506  
FREDERICK W. JR LIFE EST &  
FREDERICK BRIAN RHODES  
D.B. 1864 PG. 685  
P.B. 91 PG. 104, LOT #3

TAX PARCEL #0066505  
WAKE MICHAEL FERRIQUO  
DB 1797-146(15), P.B. 91-104, LOT #2

TAX PARCEL #0002781  
HUGH D. PETERSON & MARTHA A. PETERSON  
DB 472-0592(84), PB 38-62, TRACT 2, LOT# 118

TAX PARCEL #0002787  
JONATHAN W. SMITH & THOMAS W. SMITH  
DB 1453-856(09), PB 36-63, LOT# 94

TAX PARCEL #0002790  
REBECCA A. EVANS  
DB 511-467(97), PB 38-62, LOT# 108

TAX PARCEL #0002780  
ELIZABETH SHRADER  
DB 1239-263(06), PB 38-62, LOT#10A

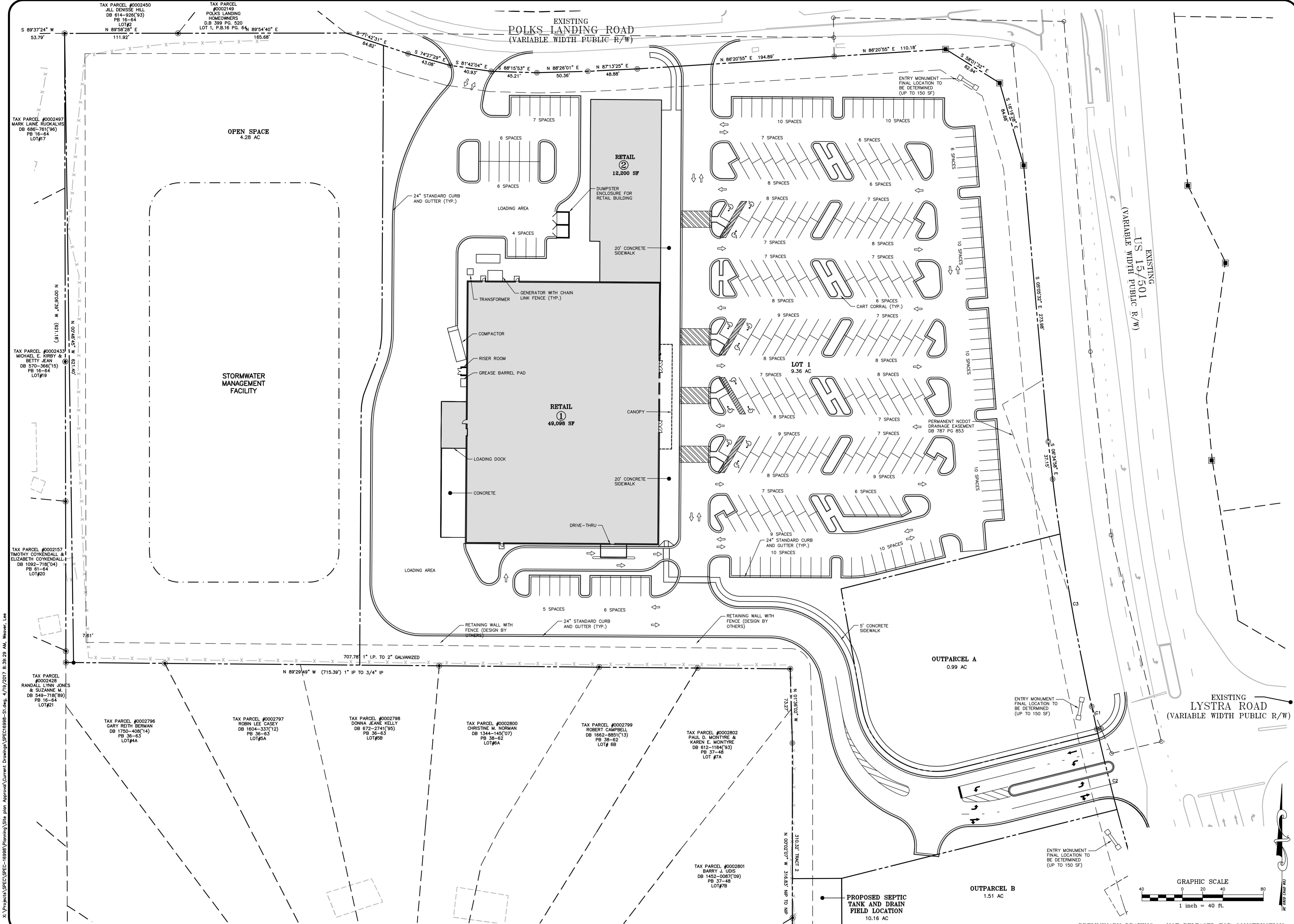
TAX PARCEL #0002804  
NINA C. ALVARO & DIANE BETHOWSKI & CLAIR A. ALBA  
DB 2016-166-0427, PB 37-48

TAX PARCEL #0061660  
CHRISTINA L. MOORE & JOSEPH M. KINDER  
DB 961-481(02), PB 36-35, LOT#8









TAX PARCEL #0002450  
JILL DENNIS HILL  
DB 614-238(133)  
PB 16-64  
LOT#2

TAX PARCEL #0002497  
MARK LAINE RUKALVUS  
DB 696-781(186)  
PB 16-64  
LOT#17

TAX PARCEL #0002433  
MICHAEL E. KIRBY &  
BETTY JEAN  
DB 570-366(165)  
PB 16-64  
LOT#19

TAX PARCEL #0002157  
TIMOTHY COYKENDALL &  
ELIZABETH COYKENDALL  
DB 1092-718(04)  
PB 61-64  
LOT#20

TAX PARCEL #0002428  
RANDALL LYNN JONES  
& SUZANNE M.  
DB 546-718(89)  
PB 16-64  
LOT#21

TAX PARCEL #0002796  
GARY REITH BERMAN  
DB 1750-408(114)  
PB 36-63  
LOT#4A

TAX PARCEL #0002797  
ROBIN LEE CASEY  
DB 1604-337(12)  
PB 36-63  
LOT#5A

TAX PARCEL #0002798  
DONNA JEAN KELLY  
DB 672-2741(95)  
PB 36-63  
LOT#5B

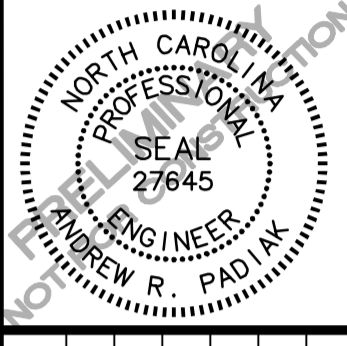
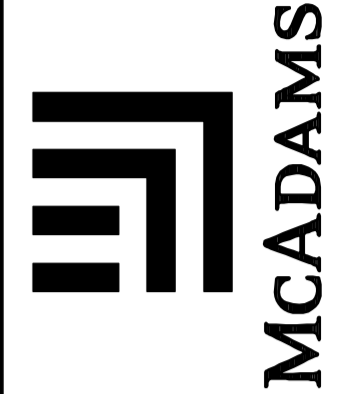
TAX PARCEL #0002800  
CHRISTINE M. NORMAN  
DB 1344-145(07)  
PB 38-62  
LOT#6A

TAX PARCEL #0002799  
ROBERT CAMPBELL  
DB 1662-885(113)  
PB 38-62  
LOT# 6B

TAX PARCEL #0002802  
PAUL D. MONTYRE &  
KAREN E. MONTYRE  
DB 612-1184(93)  
PB 37-48  
LOT #7A

TAX PARCEL #0002801  
BARRY J. UDIS  
DB 1452-0887(09)  
PB 37-48  
LOT#7B

THE JOHN R. MCADAMS  
COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
Phone: 919-487-1100  
Fax: 919-487-1101  
www.mcadamsco.com  
(800) 733-5646

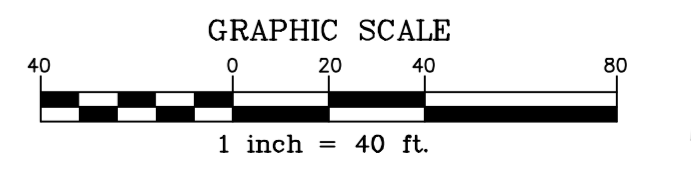


REVISIONS:


DEVELOPER:  
MORGAN PROPERTY GROUP  
13024 BALLANTYNE CORP.  
PLACE, SUITE 500 CHARLOTTE,  
NORTH CAROLINA 28277

# CHATHAM COUNTY RETAIL APPEARANCE COMMISSION CHATHAM COUNTY, NORTH CAROLINA

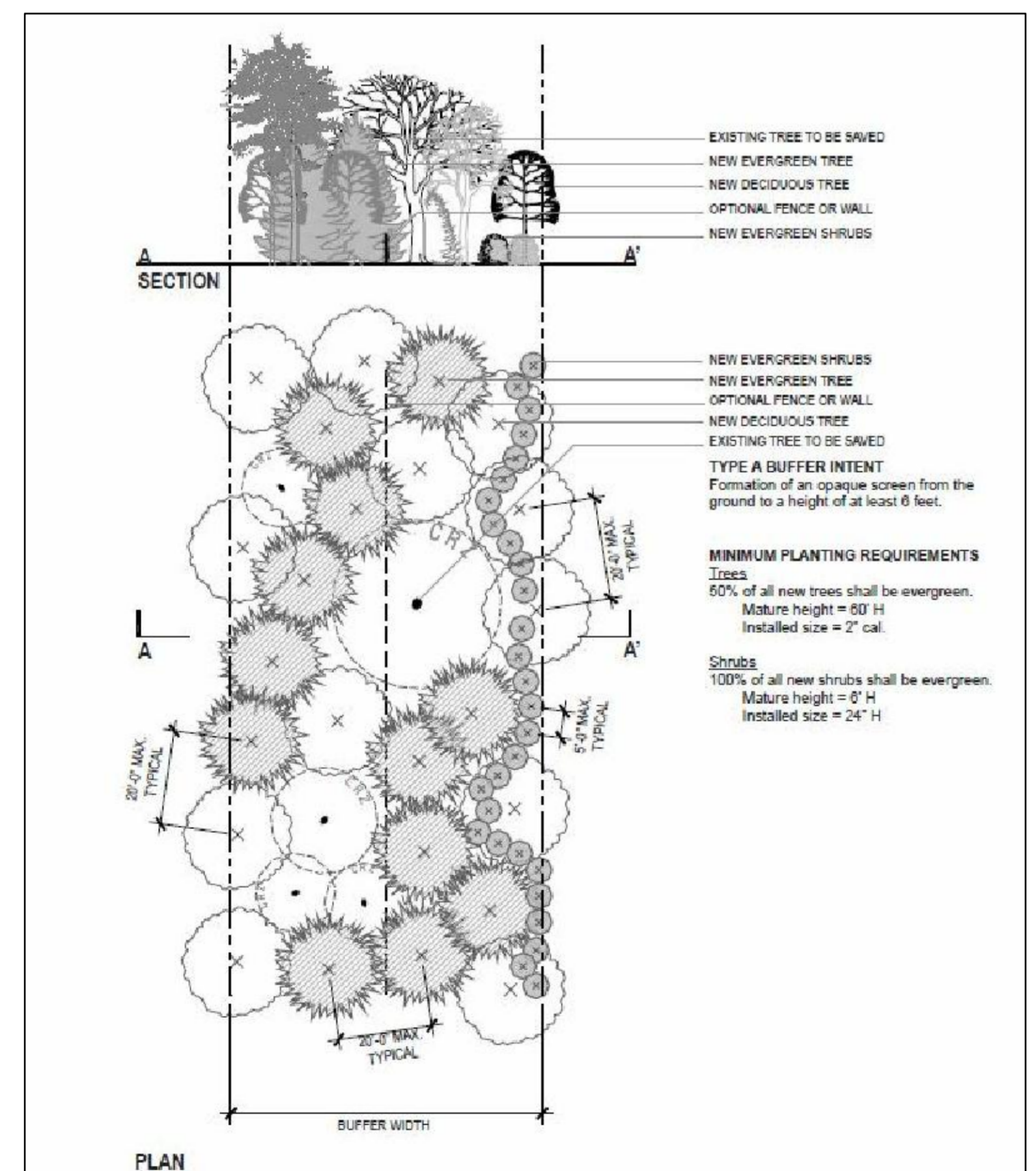
PROJECT NO: SPEC-16998  
FILENAME: SPEC16998-OAST  
CHECKED BY: LAW  
DRAWN BY: MAG  
SCALE: 1"=40'  
DATE: 2017  
SHEET NO: C-2



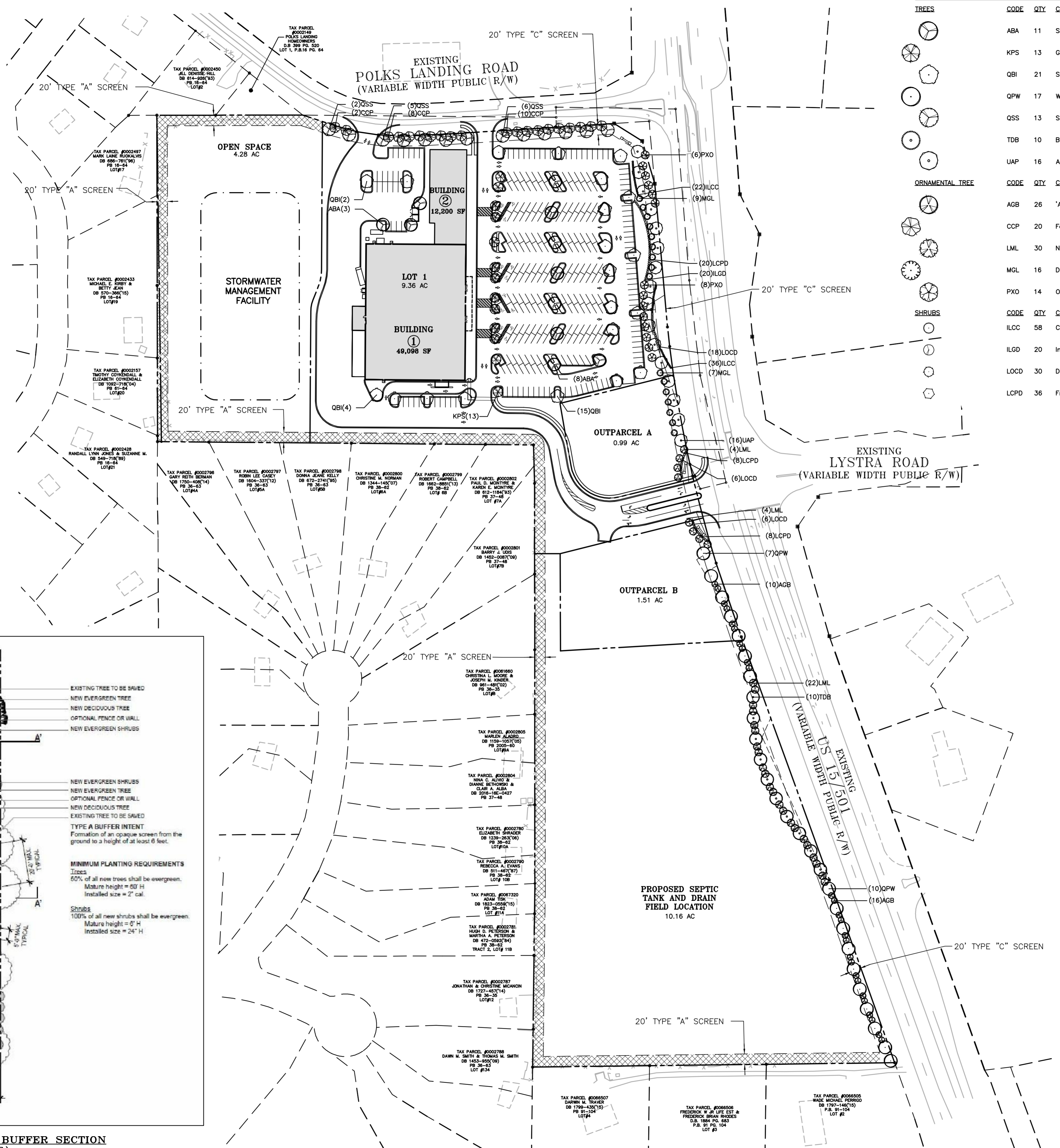
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



X:\Projects\SPEC-16998\Planning\Site plan Approval\Current Drawings\SPEC16998-0ALSI.dwg, 4/19/2017 9:08:13 AM, Vampron, Michael



TYPICAL TYPE 'A' BUFFER SECTION (N.T.S.)



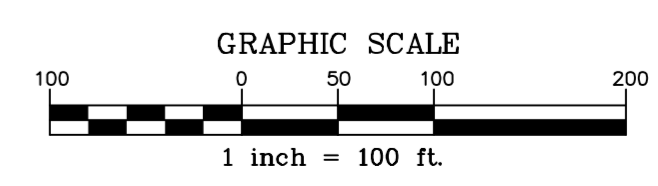
PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HGT
	ABA	11	Southern Sugar Maple	Acer barbatum	2.5"	10'
	KPS	13	Golden Rain Tree	Koeleruteria paniculata 'September'	2.5"	10'
	QBI	21	Swamp White Oak	Quercus bicolor	2.5"	10'
	QPW	17	Willow Oak	Quercus phellos	2.5"	10'
	QSS	13	Shumard Red Oak	Quercus shumardii	2.5"	10'
	TDB	10	Bald Cypress	Taxodium distichum	2.5"	10'
	UAP	16	American Elm	Ulmus americana 'Princeton'	2.5"	10'
ORNAMENTAL TREE	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HGT
	AGB	26	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	-	6'
	CCP	20	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'™	1.5"	8'
	LML	30	Natchez Crape Myrtle Multi-Trunk	Lagerstroemia x 'Natchez'	-	8'
	MGL	16	Dwarf Southern Magnolia	Magnolia grandiflora 'Little Gem'	-	6'
	PXO	14	Okame Cherry	Prunus x okame	1.5"	8'
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HGT	QC
	ILCC	58	Carissa Holly	Ilex cornuta 'Carissa'	18"	
	ILGD	20	Inkberry Holly	Ilex glabra 'Densa'	18"	
	LOCD	30	Daruma Fringe Flower	Loropetalum chinense 'Daruma'	24"	
	LCPD	36	Fringe Flower	Loropetalum chinense 'Purple Diamond'	18"	

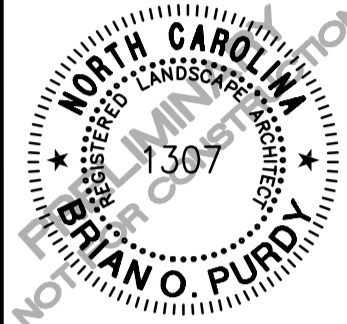
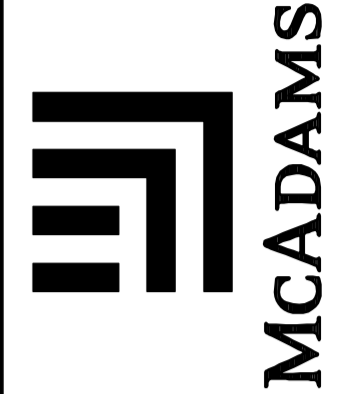
LANDSCAPE CALCULATIONS

STREET TREES	REQUIREMENTS	PROVIDED
POLKS LANDING ROAD:	TREES REQUIRED/PROVIDED:	20 (1/40 LF)
US 15/501:	TREES REQUIRED/PROVIDED:	1,720 LF / 43 (1/40 LF)
LANDSCAPE BUFFERING		
*20' TYPE "A" SCREEN:		
SWM PROPERTY LINE:	TREES REQUIRED/PROVIDED:	621 LF / 32 (1/20 LF)
	SHRUBS REQUIRED/PROVIDED:	125 (1/5 LF)
LOT 4A-7A PROPERTY LINE:	TREES REQUIRED/PROVIDED:	708 LF / 36 (1/20 LF)
	SHRUBS REQUIRED/PROVIDED:	142 (1/5 LF)
WEST PROPERTY LINE:	TREES REQUIRED/PROVIDED:	1,184 LF / 60 (1/20 LF)
	SHRUBS REQUIRED/PROVIDED:	237 (1/5 LF)
SOUTH PROPERTY LINE:	TREES REQUIRED/PROVIDED:	689 LF / 35 (1/20 LF)
	SHRUBS REQUIRED/PROVIDED:	138 (1/5 LF)
*20' TYPE "C" SCREEN:		
US 15/501:	TREES REQUIRED:	780 LF
	ORNAMENTAL TREES REQUIRED:	39 (1/20 LF)
EAST PROPERTY LINE:	TREES REQUIRED/PROVIDED:	1,720 LF / 43 (1/40 LF)
	ORNAMENTAL TREES REQUIRED/PROVIDED:	86 (1/20 LF)

\*PERIMETER BUFFER LANDSCAPE REQUIREMENTS TO BE MET WITH A COMBINATION OF EXISTING VEGETATION AND NEWLY PLANTED TREES AND SHRUBS.



THE JOHN R. MCADAMS COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
Tel: 919-488-2222  
Fax: 919-488-2222  
(800) 733-5646 • mcadamsco.com



REVISIONS:

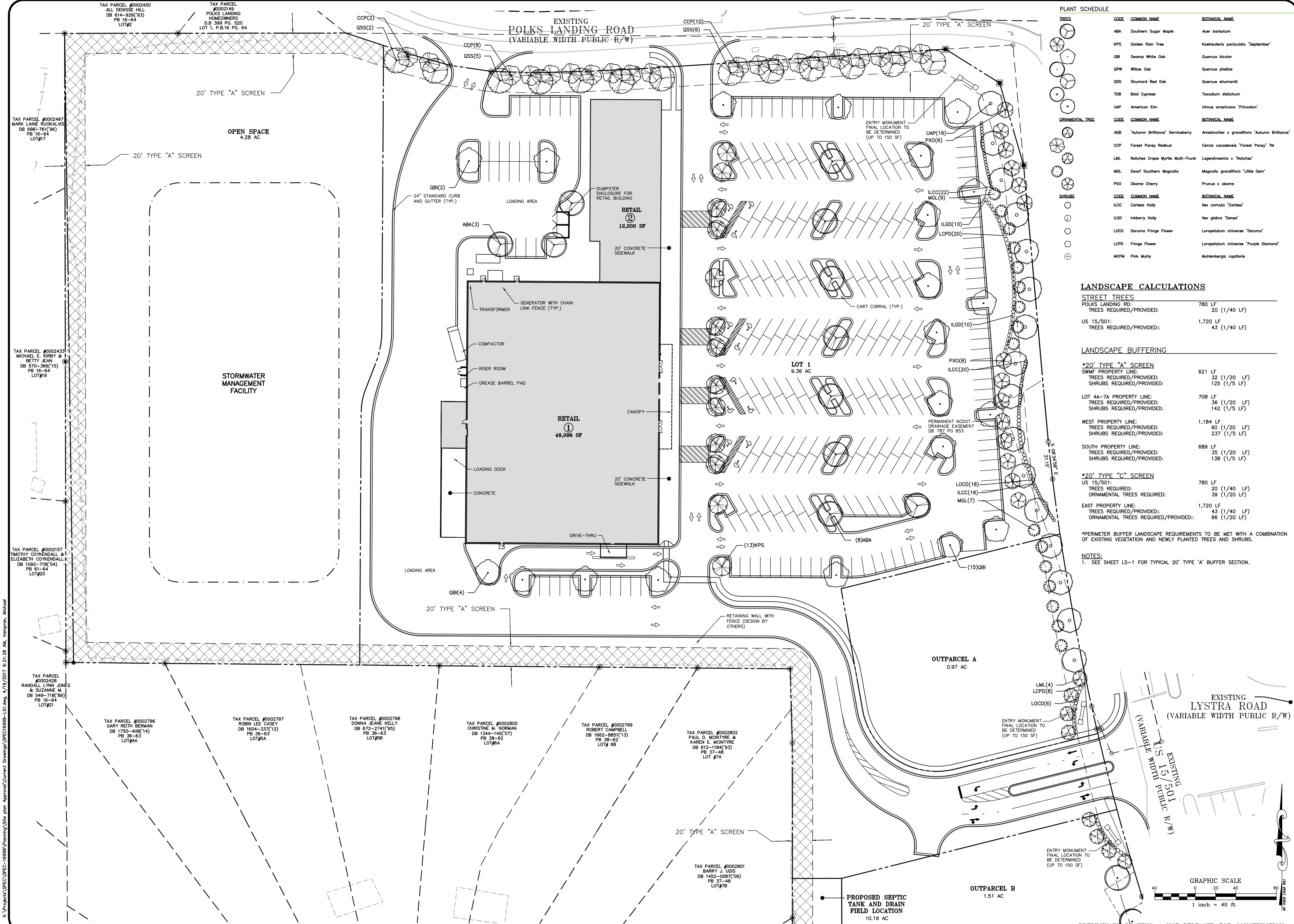
DEVELOPER:  
MORGAN PROPERTY GROUP  
13024 BALLANTYNE CORP.  
PLACE, SUITE 500 CHARLOTTE,  
NORTH CAROLINA 28277

CHATHAM COUNTY RETAIL  
APPEARANCE COMMISSION  
CHATHAM COUNTY, NORTH CAROLINA  
OVERALL LANDSCAPE PLAN

PROJECT NO: SPEC-16998  
FILENAME: SPEC16998-0ALSI  
CHECKED BY: LAW  
DRAWN BY: MAG  
SCALE: 1"=100'  
DATE: 2017  
SHEET NO: LS-1







**PLANT SCHEDULE**

TREES	CODE	COMMON NAME	BOTANICAL NAME
	ABA	Southern Sugar Maple	Acer barbatum
	KPS	Golden Rain Tree	Koelerutaria paniculata 'September'
	QBI	Swamp White Oak	Quercus bicolor
	QPW	Willow Oak	Quercus phellos
	QSS	Shumard Red Oak	Quercus shumardii
	TDB	Bald Cypress	Taxodium distichum
	UAP	American Elm	Ulmus americana 'Princeton'
ORNAMENTAL TREE	CODE	COMMON NAME	BOTANICAL NAME
	AGB	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'
	CCP	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy' TM
	LML	Natchez Crepe Myrtle Multi-Trunk	Lagerstrœmia x 'Natchez'
	MGL	Dwarf Southern Magnolia	Magnolia grandiflora 'Little Gem'
	PXO	Okame Cherry	Prunus x okame
SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	ILCC	Carleso Holly	Ilex cornuta 'Carleso'
	ILGD	Inberry Holly	Ilex glabra 'Denso'
	LOCD	Daruma Fringe Flower	Loropetalum chinense 'Daruma'
	LCPD	Fringe Flower	Loropetalum chinense 'Purple Diamond'
	MCPM	Pink Muhly	Muhlenbergia capillaris

**LANDSCAPE CALCULATIONS**

**STREET TREES**  
 POLKS LANDING RD: 780 LF  
 TREES REQUIRED/PROVIDED: 20 (1/40 LF)  
 US 15/501: 1,720 LF  
 TREES REQUIRED/PROVIDED: 43 (1/40 LF)

**LANDSCAPE BUFFERING**

**\*20' TYPE "A" SCREEN**  
 SWM PROPERTY LINE: 621 LF  
 TREES REQUIRED/PROVIDED: 32 (1/20 LF)  
 SHRUBS REQUIRED/PROVIDED: 125 (1/5 LF)

LOT 4A-7A PROPERTY LINE: 708 LF  
 TREES REQUIRED/PROVIDED: 36 (1/20 LF)  
 SHRUBS REQUIRED/PROVIDED: 142 (1/5 LF)

WEST PROPERTY LINE: 1,184 LF  
 TREES REQUIRED/PROVIDED: 60 (1/20 LF)  
 SHRUBS REQUIRED/PROVIDED: 237 (1/5 LF)

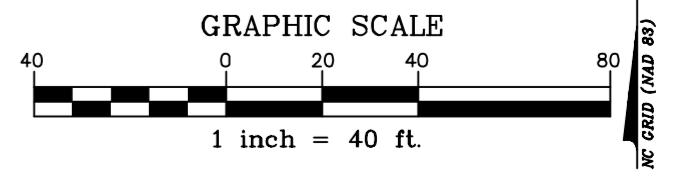
SOUTH PROPERTY LINE: 689 LF  
 TREES REQUIRED/PROVIDED: 35 (1/20 LF)  
 SHRUBS REQUIRED/PROVIDED: 138 (1/5 LF)

**\*20' TYPE "C" SCREEN**  
 US 15/501: 780 LF  
 TREES REQUIRED: 20 (1/40 LF)  
 ORNAMENTAL TREES REQUIRED: 39 (1/20 LF)

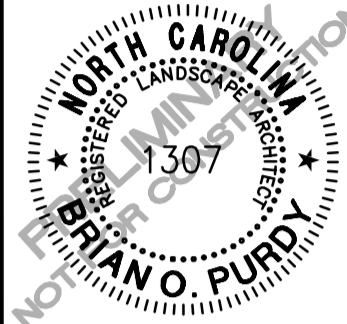
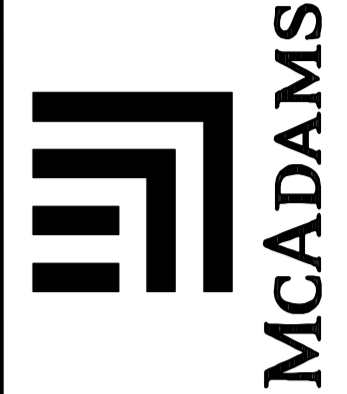
EAST PROPERTY LINE: 1,720 LF  
 TREES REQUIRED/PROVIDED: 43 (1/40 LF)  
 ORNAMENTAL TREES REQUIRED/PROVIDED: 86 (1/20 LF)

\*PERIMETER BUFFER LANDSCAPE REQUIREMENTS TO BE MET WITH A COMBINATION OF EXISTING VEGETATION AND NEWLY PLANTED TREES AND SHRUBS.

**NOTES:**  
 1. SEE SHEET LS-1 FOR TYPICAL 20' TYPE 'A' BUFFER SECTION.



THE JOHN R. MCADAMS COMPANY, INC.  
 2905 Meridian Parkway  
 Durham, North Carolina 27713  
 Tel: 919-487-0288  
 Fax: 919-487-0289  
 (800) 733-5646 • mcadamsco.com



REVISIONS:

DEVELOPER:  
 MORGAN PROPERTY GROUP  
 13024 BALLANTYNE CORP.  
 PLACE, SUITE 500 CHARLOTTE,  
 NORTH CAROLINA 28277

**CHATHAM COUNTY RETAIL**  
**APPEARANCE COMMISSION**  
 CHATHAM COUNTY, NORTH CAROLINA  
**LANDSCAPE PLAN**

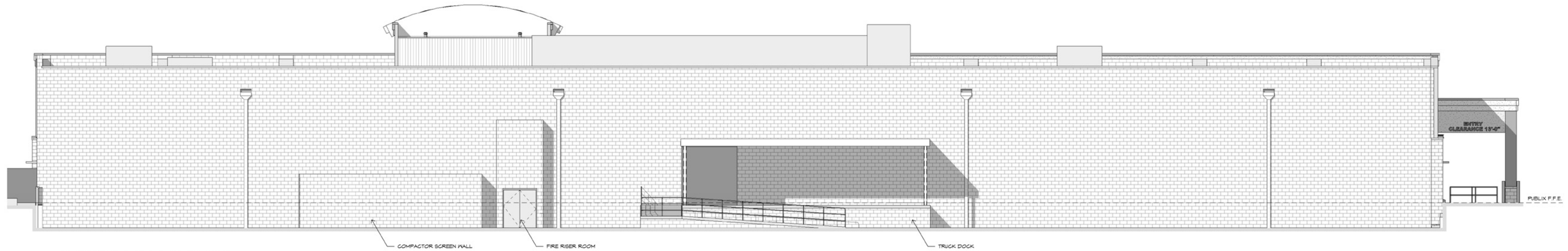
PROJECT NO:	SPEC-16998
FILENAME:	SPEC16998-LS1
CHECKED BY:	LAW
DRAWN BY:	MAG
SCALE:	1"=40'
DATE:	2017
SHEET NO.	LS-2



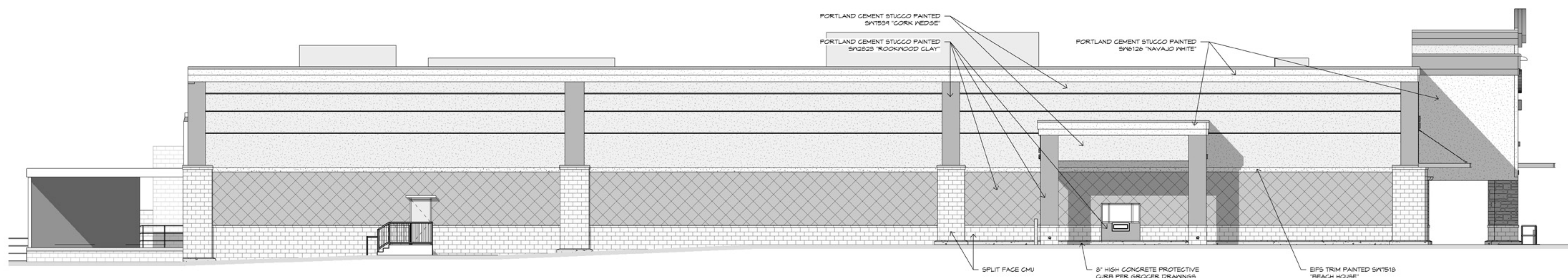
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\SPEC-16998\Planning\Site plan Approval\Current Drawings\SPEC16998-LS1.dwg, 4/17/2017 9:21:28 AM, Vampron, Michael

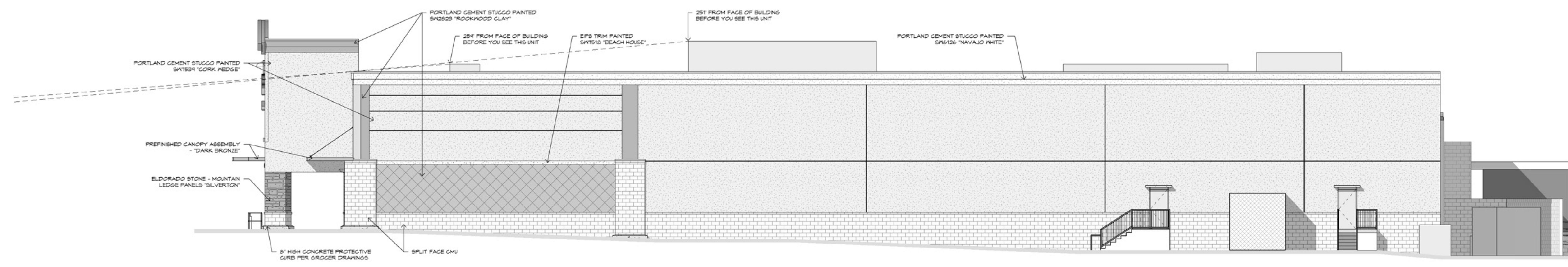




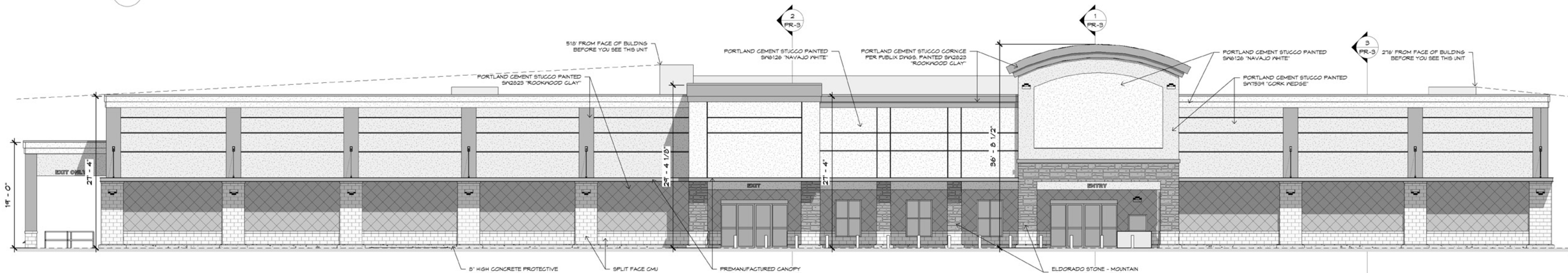
**4 REAR ELEVATION**  
FR-1 SCALE 1/8" = 1'-0"



**3 LEFT SIDE ELEVATION**  
FR-1 SCALE 1/8" = 1'-0"

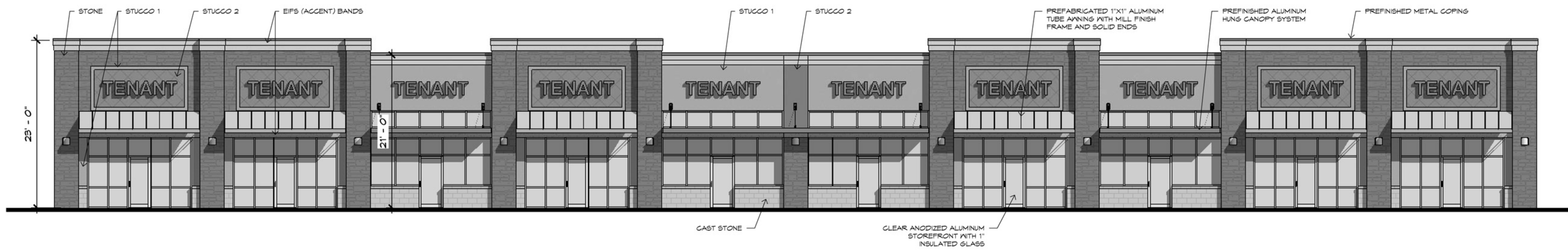


**2 RIGHT SIDE ELEVATION**  
FR-1 SCALE 1/8" = 1'-0"



**1 FRONT ELEVATION**  
FR-1 SCALE 1/8" = 1'-0"









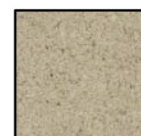
**STONE**  
Mountain Ledge Panels "Silverton"  
Eldorado Stone



**EIFS 1/STUCCO 1**  
Painted SW7539 "Cork Wedge"  
Dryvit



**EIFS 3/STUCCO 3**  
Painted SW6126 "Navajo White"  
Dryvit



**SPLIT-FACE CMU**  
"Antique White"  
Oldcastle Masonry



**EIFS 2/STUCCO 2**  
Painted SW2823 "Rookwood Clay"  
Dryvit



**PREFINISHED METAL**  
"Dark Bronze"  
Pac-Clad

# Chatham County Retail

Lystra Road and 15-501, Chatham County North Carolina