

CHATHAM COUNTY RETAIL

DEVELOPMENT PLAN - REZONING

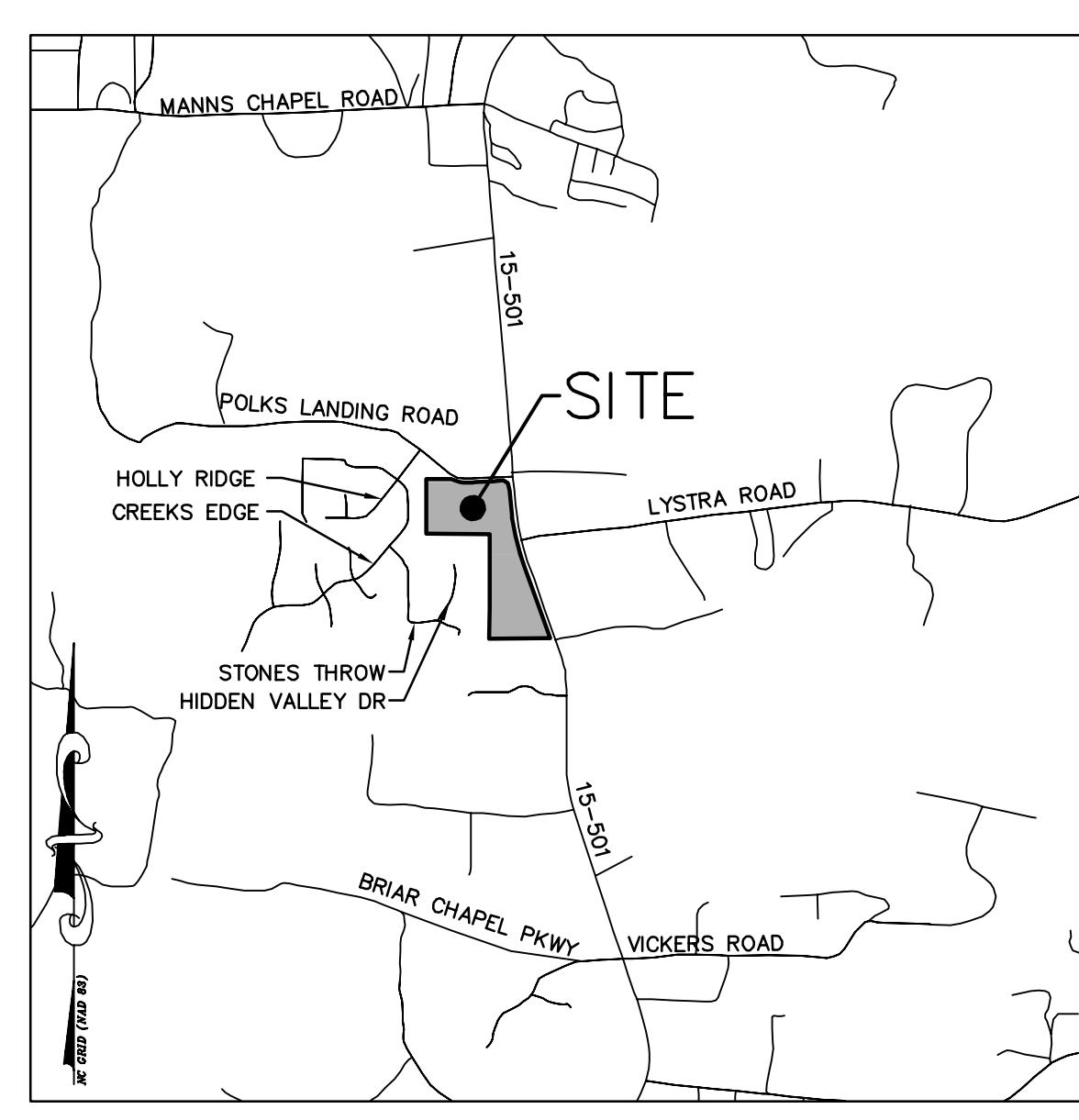
10501 US 15-501 N
CHAPEL HILL, NC

PROJECT NUMBER: SPEC-16998

DATE: MAY 5, 2017

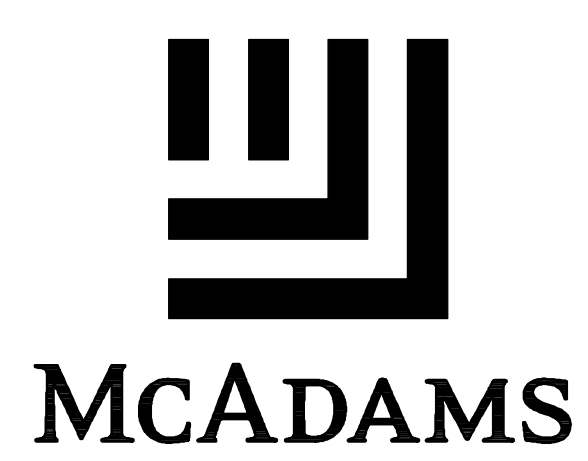
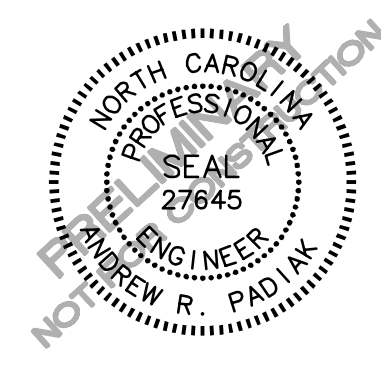
SHEET INDEX

- 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

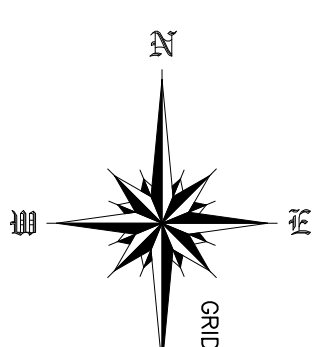
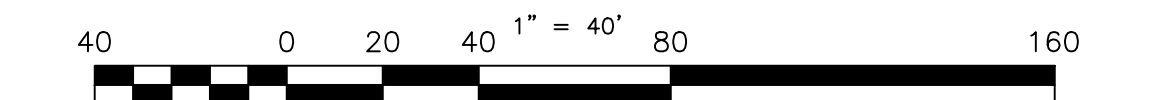


VICINITY MAP
1"=2000'

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

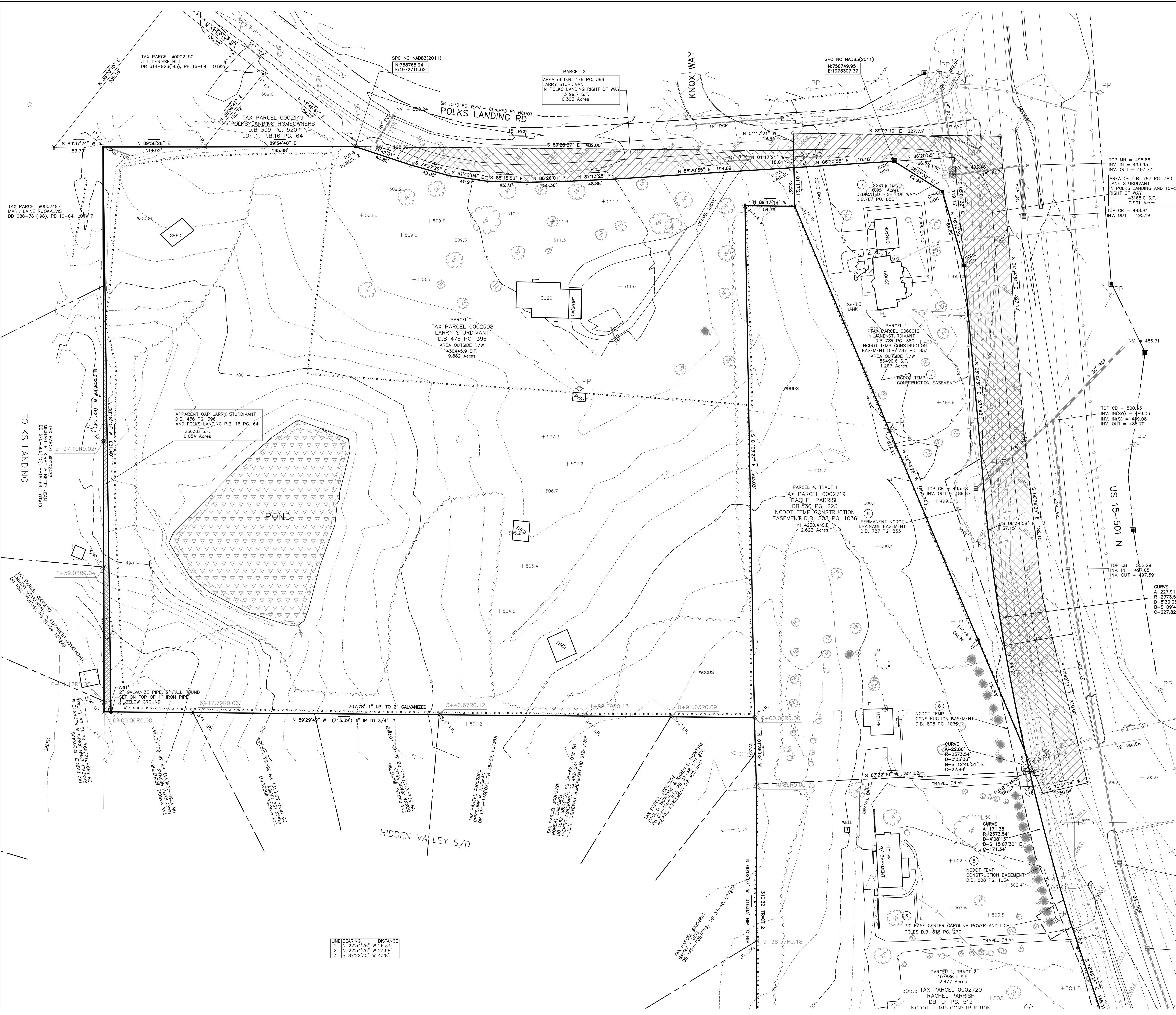


THE JOHN R. McADAMS COMPANY, INC.
 2905 Meridian Parkway
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 Contact: Andy Padiak
 Padiak@mcadamsco.com

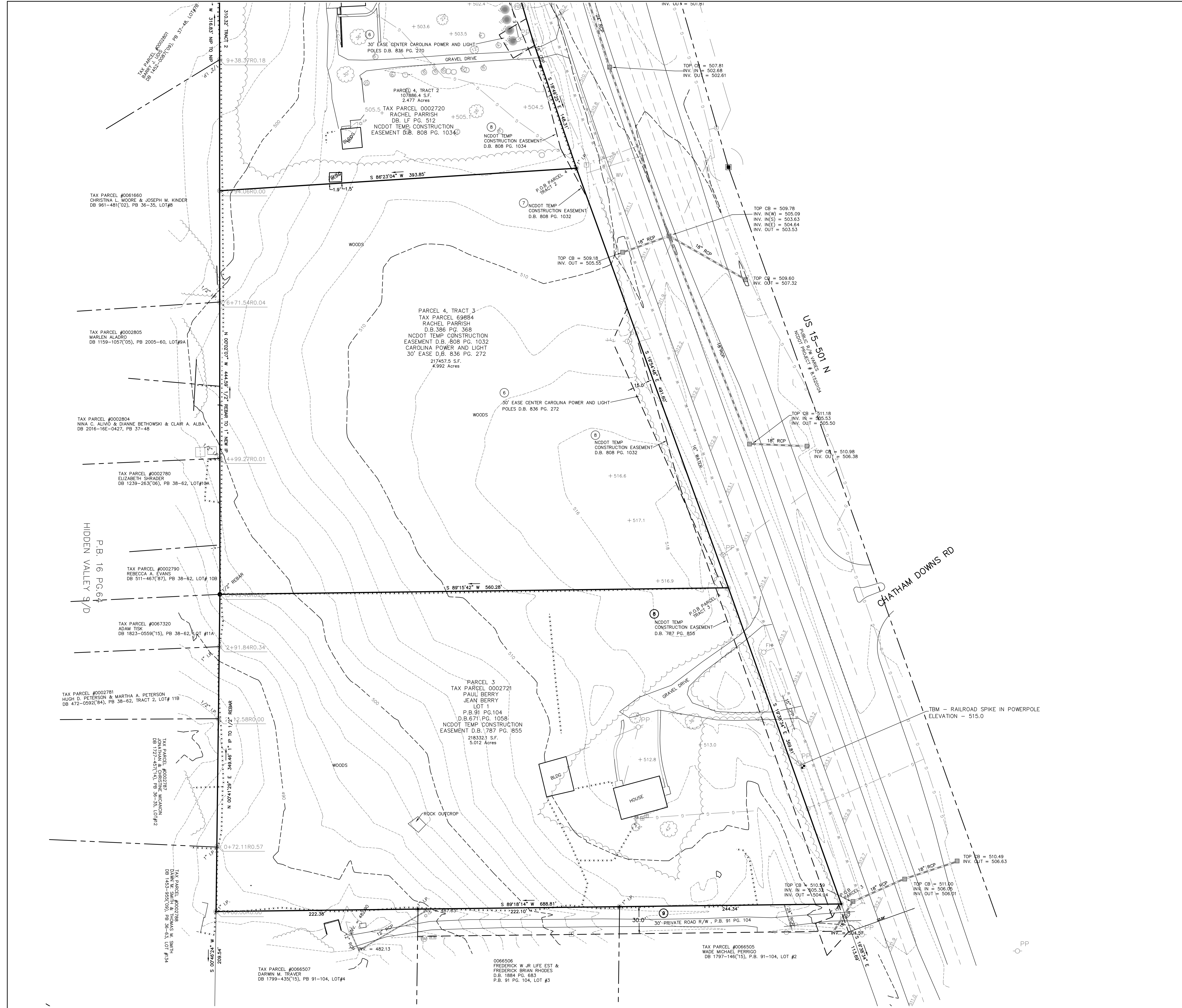


LEGEND

- 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
- BUILDING
- BURIED ELECTRIC
- BURIED TELEPHONE
- WATER LINE
- CENTER LINE
- FENCE
- GAS
- GUARD RAIL
- OVERHEAD WIRE

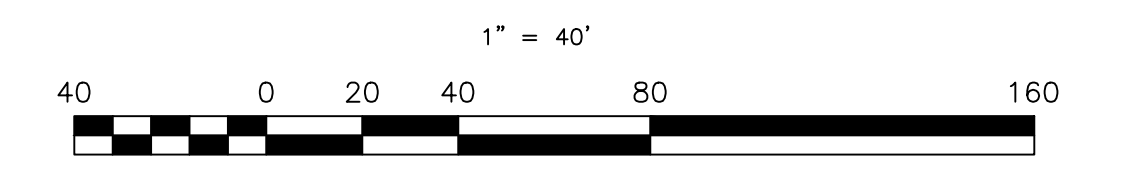


LINE BEARING	DISTANCE
L1 N 22°54'28" W	123.38
L2 N 22°54'28" W	23.38
L3 S 87°22'30" W	4.28



LEGEND

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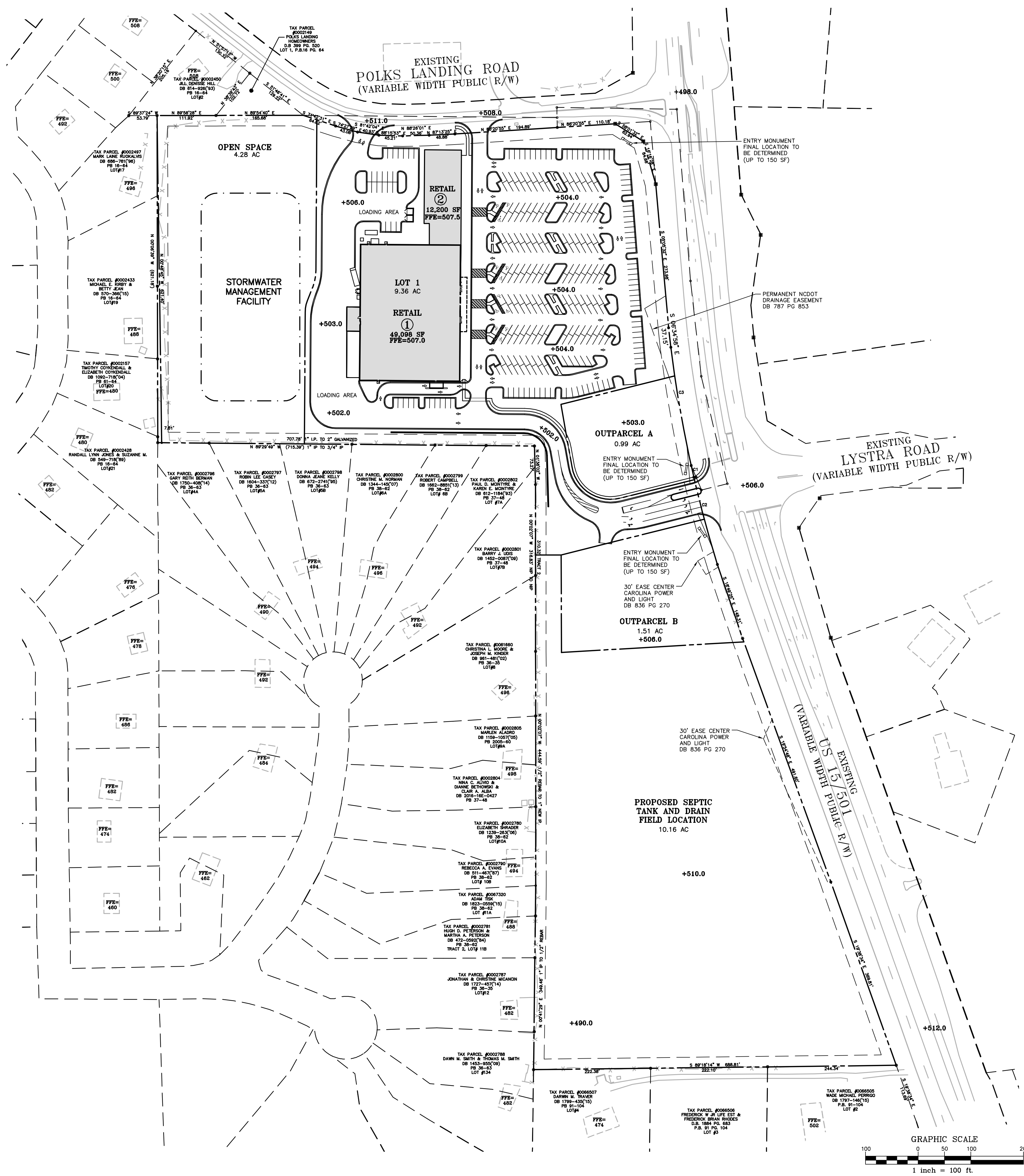


ALTA/NSPS SURVEY FOR :
MID-ATLANTIC COMMERCIAL PROPERTIES, LLC.
POLKS LANDING RD, US 15-501
NEAR CHAPEL HILL
CHATHAM TOWNSHIP
CHATHAM COUNTY, NC

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

SGROLAND SURVEYING, PLLC.
145 W. PARRIS AVE., SUITE 101
HIGH POINT N.C. 27262
336-885-1366
COMPANY REGISTRATION P-0138

X:\Projects\SPEC-16998\Planning\Site Plan Approval\Current Drawings\SPEC16998-OASI.dwg, 5/1/2017 4:09:18 PM, Weaver, Lee



SITE DATA	
DEVELOPER	MORGAN PROPERTY GROUP 13024 BALLANTYNE CORP PLACE, SUITE 500 CHARLOTTE, NC 28277
PARCEL	TAX# 2508, 2719, 2720, 69884, 2721
EXISTING ZONING	R-1
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	RETAIL
RIVER BASIN	CAPE FEAR
WATERSHED	WS-IV PA
EXISTING PARCEL AREA	GROSS: 26.28 AC
BUILDING AREA	RETAIL: 61,298 SF
SETBACK/YARD REQUIREMENTS	REQUIRED POLKS LANDING RD: 20' US 15-501: 20' WEST PROPERTY LINE: 20' SOUTH PROPERTY LINE: 20'
PARKING	REQUIRED 307 SPACES (1 PER 200 SF) PROPOSED 312 SPACES
HC PARKING	REQUIRED 8 SPACES PROPOSED 12 SPACES
HC VAN PARKING	REQUIRED 1/6 HC SPACES = 2 SPACES PROPOSED 4 SPACES
IMPERVIOUS SURFACE	EXISTING 0.99 AC PROPOSED LOT 1 = 7.35 AC OUTPARCEL A = 0.75 AC OUTPARCEL B = 1.13 AC OPEN SPACE LOT = 0.00 AC SEPTIC FIELD LOT = 0.00 AC TOTAL = 9.23 AC (35.12%)
DISTURBED AREA	MAXIMUM 9.46 AC (36%) 1.90 AC

VIPER L STRIKE

Large Flood Light

Color: Job Type: Approvals: BEACON

SPECIFICATIONS

Intended Use:
The Beacon Viper L Striker is suitable in two applications with a wide range of different lighting requirements and applications. It is designed for use in areas where the maximum mounting height is 15 feet. The maximum mounting height is 15 feet. The maximum mounting height is 15 feet.

Construction:
Manufactured with die cast aluminum. Constructed with a powder coated finish. Meets ASTM A113.300 and meets requirements for 304 stainless steel. Meets requirements for 304 stainless steel. Meets requirements for 304 stainless steel.

Electrical:
Luminaire accepts 100V through 277V, 50/60 Hz. All electrical components are rated at 50/60 Hz. All electrical components are rated at 50/60 Hz. All electrical components are rated at 50/60 Hz.

PRODUCT IMAGE(S)

DIMENSIONS

Model	A	B	C	D	Weight	IP Rating
2912	24 1/2"	14 1/2"	4 1/2"	25 1/2"	12.8 lb	IP65
2914	24 1/2"	14 1/2"	4 1/2"	25 1/2"	12.8 lb	IP65

MOUNTING OPTIONS

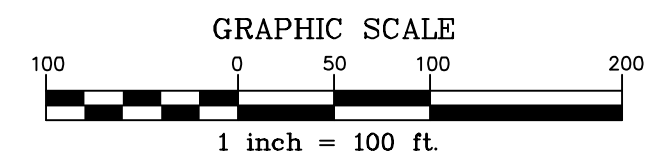
CERTIFICATIONS/RATINGS

- UL Listed (UL 159)
- ETL Listed (ETL 159)
- CE Marked
- RoHS Compliant
- Energy Star Qualified

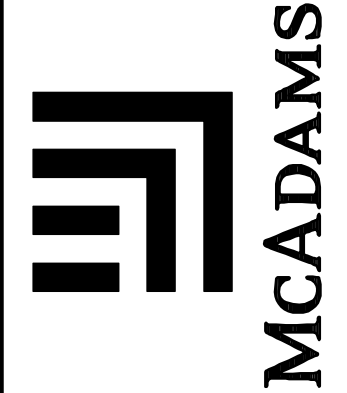
LIGHT DETAIL
N.T.S.

- 13.6 LIGHTING IN OUTDOOR AREAS (RESIDENTIAL AND NON-RESIDENTIAL)**
- OTHER THAN FLOOD LIGHTS AND FLOOD LAMPS, ALL OUTDOOR AREA AND PARKING LOT LIGHTING FIXTURES OF MORE THAN 2,000 LUMENS SHALL BE FULL CUTOFF FIXTURES, OR COMPLY WITH SUBSECTION (4) BELOW.
 - THE MOUNTING HEIGHT OF ALL OUTDOOR LIGHTING, EXCEPT OUTDOOR SPORTS FIELD LIGHTING AND OUTDOOR PERFORMANCE AREA LIGHTING SHALL NOT EXCEED THIRTY-SEVEN (37) FEET ABOVE FINISHED GRADE, UNLESS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AS HAVING NO ADVERSE EFFECT.
 - SECURITY LIGHTING FOR OPEN PARKING FACILITIES: FOR LIGHTED PARKING LOTS THE MINIMUM LIGHT LEVEL SHALL BE NO LESS THAN 0.2 FOOT-CANDELES. ALL LIGHT LEVELS ARE MEASURED AT GROUND LEVEL. THE MINIMUM LIGHT LEVEL REQUIREMENTS VARY DEPENDING ON THE ACTIVITY CLASSIFICATION. THE SPECIFIED MINIMUM FC VALUE ABOVE 0.2 FC AS OUTLINED IN THE FOLLOWING TABLE MEANS THAT THE LOWEST LIGHT LEVEL POINT OR LOCATION IN THE PARKING LOT MUST NOT EXCEED THE MINIMUM STATED FC VALUE IN THE TABLE (I.E. 0.9 FC FOR LARGE SHOPPING CENTERS); AN AVERAGE TO MINIMUM UNIFORMITY RATIO OF 4:1 MEANS THAT THE AVERAGE FC TO MINIMUM FC RATIO CANNOT BE WORSE (HIGHER) THAN 4:1. SEE THE FOLLOWING TABLE:

Activity Classification	Minimum Light Level (Foot-Candles)	Uniformity Ratio
Large Shopping Centers	0.9	4:1
Medium Shopping Centers	0.6	4:1
Small Shopping Centers	0.4	4:1
Office Parks	0.3	4:1
Industrial Parks	0.2	4:1
 - EXCEPTIONS:
 - NON-CUTOFF DECORATIVE POST-MOUNTED FIXTURES MAY BE USED BUT MUST BE EQUIPPED WITH A SOLID TOP WHEN AVAILABLE TO DIRECT THE LIGHT DOWNWARD OR MEET THE CUTOFF CLASSIFICATION. MOUNTING HEIGHTS OF 18 FEET OR LESS ABOVE GROUND ARE ALLOWED WHEN THE MAXIMUM INITIAL LUMENS GENERATED BY EACH FIXTURE DOES NOT EXCEED 9500 INITIAL LAMP LUMENS.
 - ALL METAL HALIDE, MERCURY VAPOR, FLUORESCENT, INDUCTION, WHITE HIGH PRESSURE SODIUM AND COLOR IMPROVED HIGH PRESSURE SODIUM LAMPS USED IN NON-CUTOFF FIXTURES SHALL BE COATED WITH AN INTERNAL WHITE FROSTING INSIDE THE OUTER LAMP ENVELOPE.
 - DUSK-TO-DAWN OPEN BOTTOM SECURITY LIGHTS SHALL BE FULLY SHIELDED TO PROVIDE A FULL CUTOFF LIGHT DISTRIBUTION.
 - TEMPORARY LIGHTING FOR SPECIAL EVENTS OF SHORT DURATION, TYPICALLY THESE ARE LOW WATTAGE OR LOW VOLTAGE APPLICATIONS FOR PUBLIC FESTIVALS, CELEBRATIONS, AND THE OBSERVANCE OF HOLIDAYS, CARNIVALS, AND CELEBRATIONS. PORTABLE (NON-PERMANENT) INTERNALLY-ILLUMINATED SIGNS COME UNDER THIS CLASSIFICATION AND, AS SUCH, CAN BE USED FOR UP TO THIRTY (30) DAYS ONLY.
 - AIRPORT LIGHTING CONTROLLED BY THE FEDERAL AVIATION ADMINISTRATION (FAA).
 - LIGHTING OF THE UNITED STATES OF AMERICA AND STATE OF NORTH CAROLINA FLAGS AND OTHER FLAGS OR INSIGNIA OF ANY GOVERNMENTAL ENTITY.



THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Charlotte, NC 28228
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REGISTERED PROFESSIONAL ENGINEER
No. 27645
MICHAEL R. PADIK

REVISIONS:

No.	Description

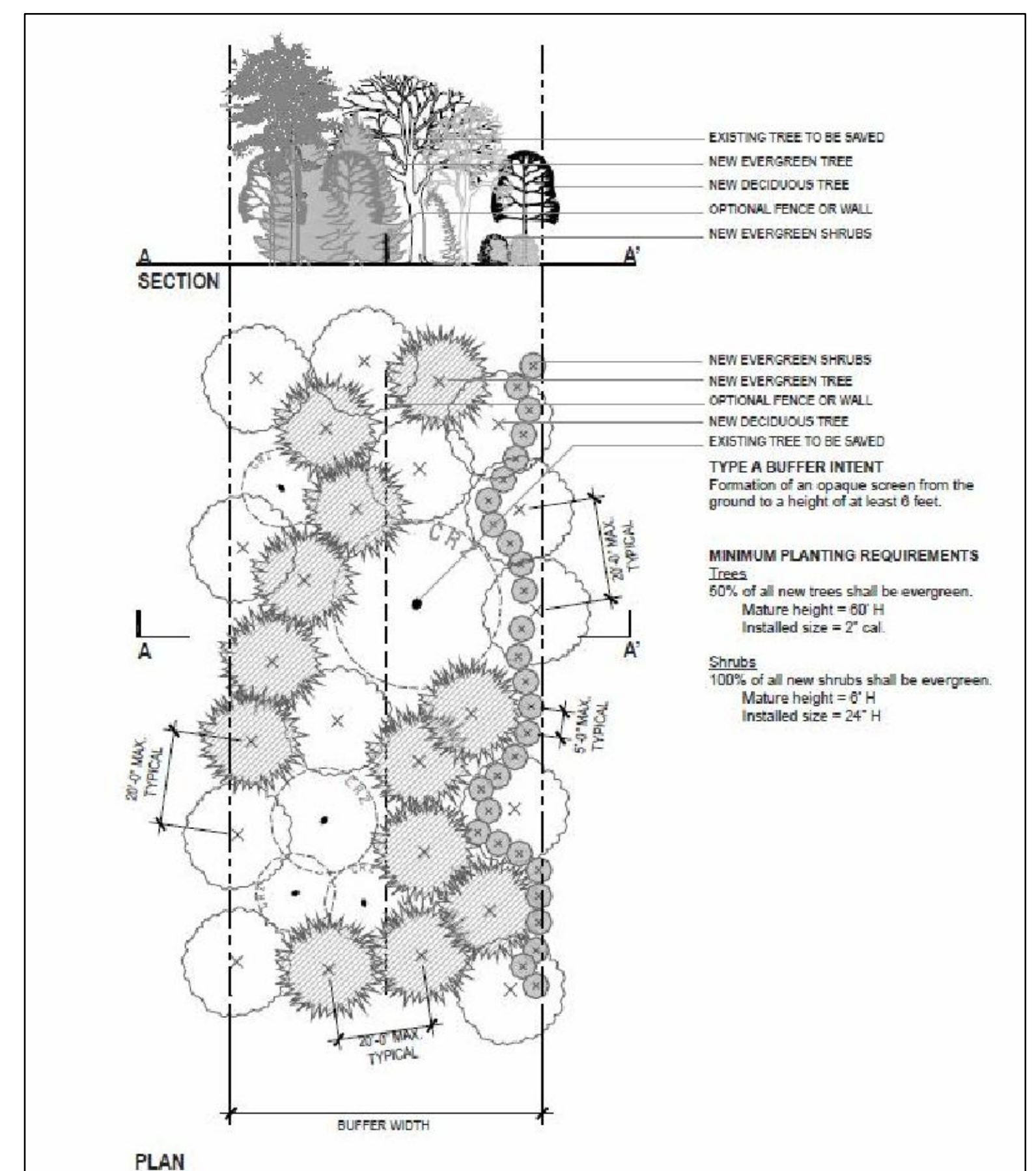
DEVELOPER:
MORGAN PROPERTY GROUP
13024 BALLANTYNE CORP.
PLACE, SUITE 500 CHARLOTTE,
NORTH CAROLINA 28277

CHATHAM COUNTY RETAIL
SITE PLAN
CHATHAM COUNTY, NORTH CAROLINA
OVERALL SITE PLAN

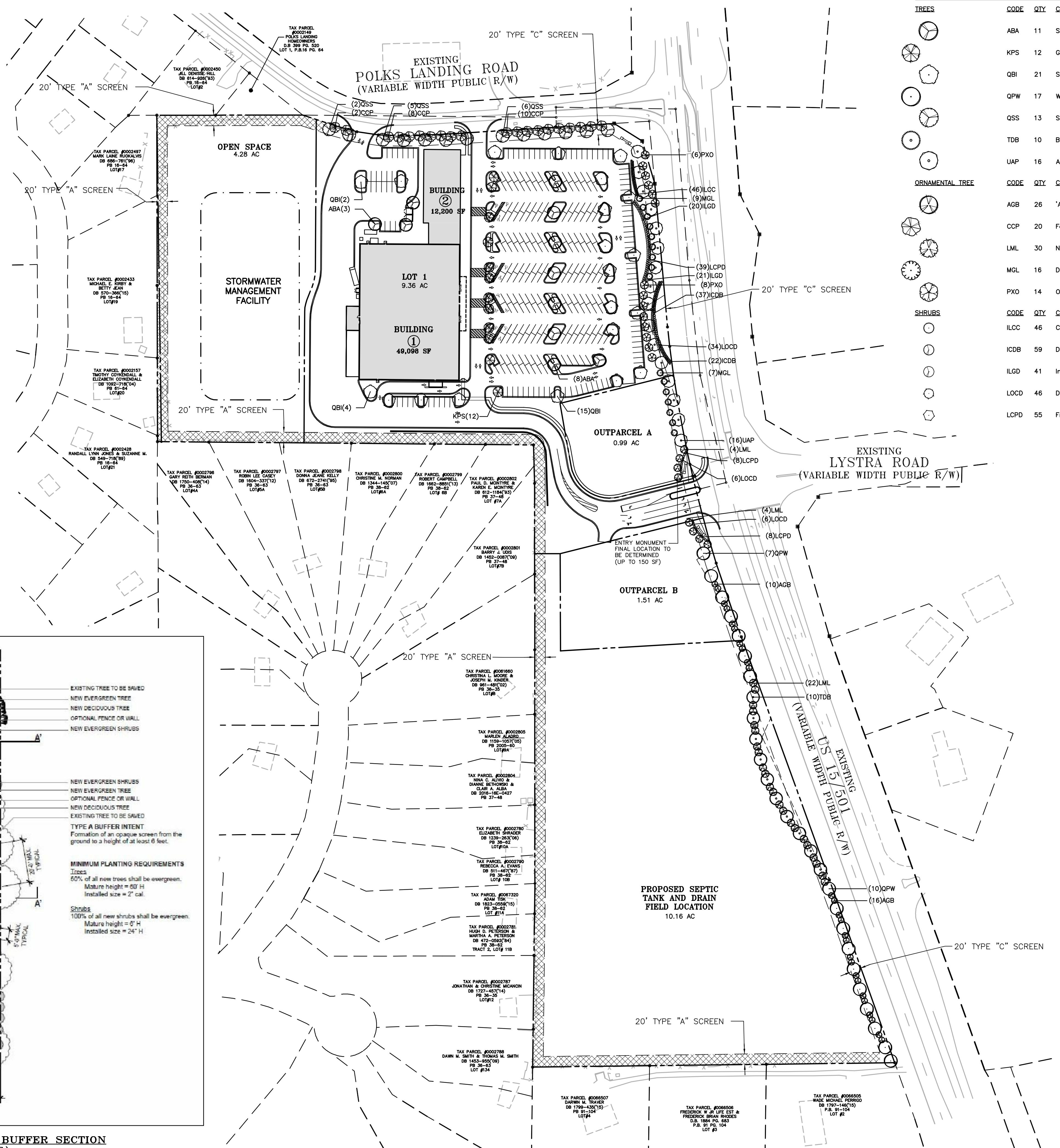
PROJECT NO. SPEC-16998
FILENAME: SPEC16998-OASI
CHECKED BY: LAW
DRAWN BY: MAG
SCALE: 1"=100'
DATE: 05/04/2017
SHEET NO.

C-1
McAdams

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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	12	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'
	PXS	14	Okame Cherry	Prunus x okame	1.5"	8'
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HGT	QC
	ILCC	46	Carissa Holly	Ilex cornuta 'Carissa'	18"	
	ICDB	59	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	18"	
	ILGD	41	Inkberry Holly	Ilex glabra 'Densa'	18"	
	LOCD	46	Daruma Fringe Flower	Loropetalum chinense 'Daruma'	24"	
	LCPD	55	Fringe Flower	Loropetalum chinense 'Purple Diamond'	18"	

LANDSCAPE CALCULATIONS

STREET TREES

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

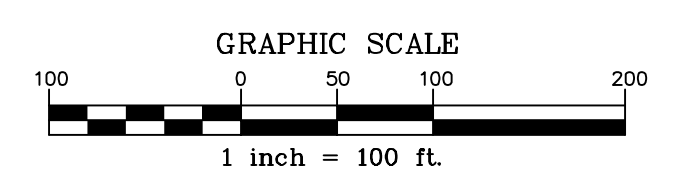
LANDSCAPE BUFFERING

PROPERTY LINE	TREES REQUIRED/PROVIDED:	SHRUBS REQUIRED/PROVIDED:
*20' TYPE "A" SCREEN SWM PROPERTY LINE:	621 LF 32 (1/20 LF)	125 (1/5 LF)
LOT 4A-7A PROPERTY LINE:	708 LF 36 (1/20 LF)	142 (1/5 LF)
WEST PROPERTY LINE:	1,184 LF 60 (1/20 LF)	237 (1/5 LF)
SOUTH PROPERTY LINE:	689 LF 35 (1/20 LF)	138 (1/5 LF)

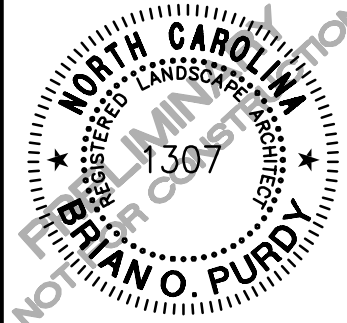
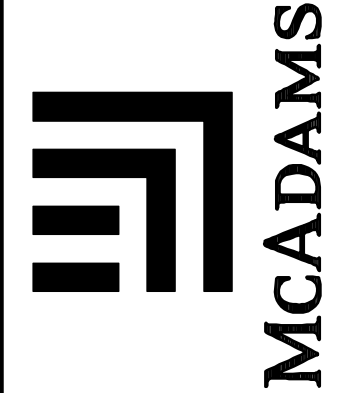
*20' TYPE "C" SCREEN

PROPERTY LINE	TREES REQUIRED/PROVIDED:	ORNAMENTAL TREES REQUIRED/PROVIDED:
US 15/501:	780 LF 20 (1/40 LF)	39 (1/20 LF)
EAST PROPERTY LINE:	1,720 LF 43 (1/40 LF)	86 (1/20 LF)

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



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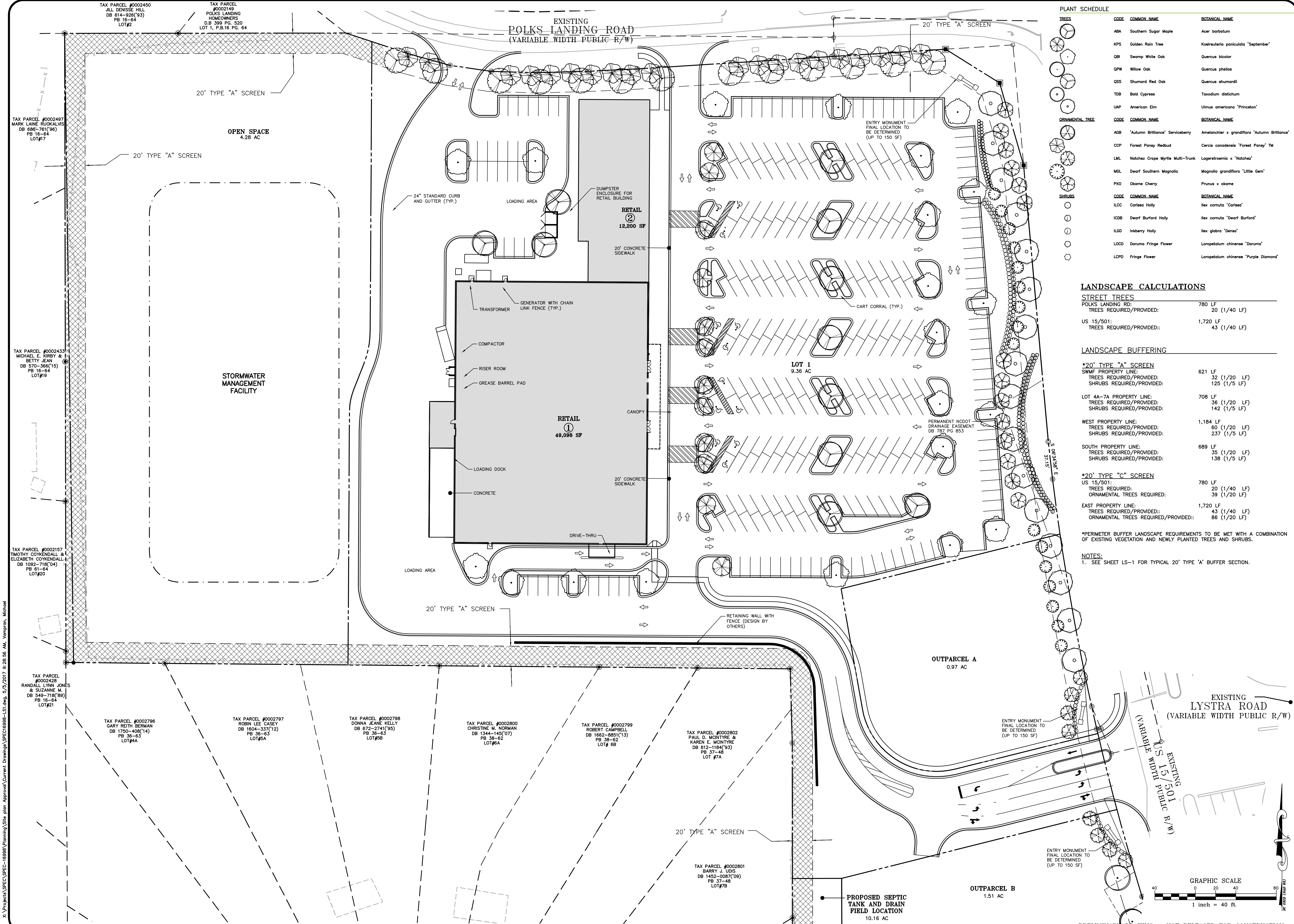
REVISIONS:

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

CHATHAM COUNTY RETAIL
SITE PLAN
CHATHAM COUNTY, NORTH CAROLINA
OVERALL LANDSCAPE PLAN

PROJECT NO. SPEC-16998
FILENAME: SPEC16998-0ALSI
CHECKED BY: LAW
DRAWN BY: MAG
SCALE: 1"=100'
DATE: 05/04/2017
SHEET NO. LS-1





PLANT SCHEDULE

TREES	CODE	COMMON NAME	BOTANICAL NAME
	ABA	Southern Sugar Maple	Acer barbatum
	KPS	Golden Rain Tree	Koelreuteria 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	Lagerstroemia x 'Natchez'
	MGL	Dwarf Southern Magnolia	Magnolia grandiflora 'Little Gem'
	PXO	Okame Cherry	Prunus x okame
SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	ILCC	Carlesse Holly	Ilex cornuta 'Carlesse'
	ICDB	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'
	ILGD	Inkberry Holly	Ilex glabra 'Densa'
	LOCD	Daruma Fringe Flower	Loropetalum chinense 'Daruma'
	LCPD	Fringe Flower	Loropetalum chinense 'Purple Diamond'

LANDSCAPE CALCULATIONS

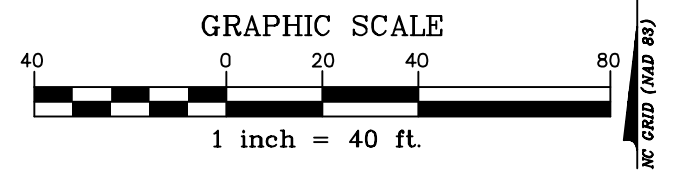
STREET TREES
 POLKS LANDING RD: 780 LF
 TREES REQUIRED/PROVIDED: 20 (1/40 LF)
 US 15/501: 1,720 LF
 TREES REQUIRED/PROVIDED: 43 (1/40 LF)

LANDSCAPE BUFFERING

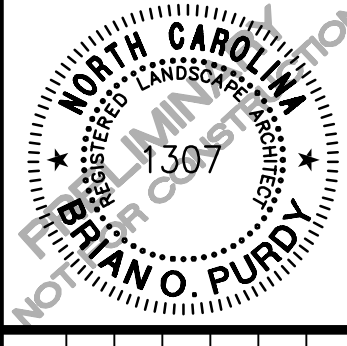
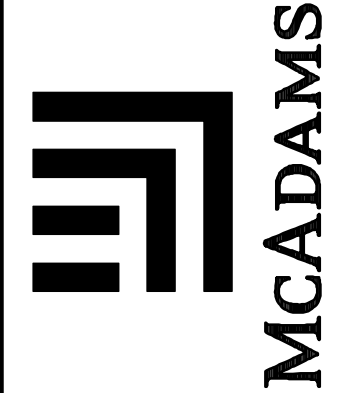
***20' TYPE "A" SCREEN**
 SWM PROPERTY LINE: 621 LF
 TREES REQUIRED/PROVIDED: 32 (1/20 LF)
 SHRUBS REQUIRED/PROVIDED: 125 (1/5 LF)
 LOT 4A-7A PROPERTY LINE: 708 LF
 TREES REQUIRED/PROVIDED: 36 (1/20 LF)
 SHRUBS REQUIRED/PROVIDED: 142 (1/5 LF)
 WEST PROPERTY LINE: 1,184 LF
 TREES REQUIRED/PROVIDED: 60 (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)

NOTES:
 *PERIMETER BUFFER LANDSCAPE REQUIREMENTS TO BE MET WITH A COMBINATION OF EXISTING VEGETATION AND NEWLY PLANTED TREES AND SHRUBS.
 1. SEE SHEET LS-1 FOR TYPICAL 20' TYPE 'A' BUFFER SECTION.



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REVISIONS:

DEVELOPER:
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 13024 BALLANTYNE CORP.
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**CHATHAM COUNTY RETAIL
 SITE PLAN
 CHATHAM COUNTY, NORTH CAROLINA
 LANDSCAPE PLAN**

PROJECT NO. SPEC-16998
FILENAME: SPEC16998-LS1
CHECKED BY: LAW
DRAWN BY: MAG
SCALE: 1"=40'
DATE: 05/04/2017
SHEET NO. LS-2



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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