

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 1/8 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, wide, low-profile

Specifications:

Intended Use: The Beacon Viper Strike is suitable in two applications with a wide choice of different mounting options and a wide choice of different mounting heights. The fixture is suitable for use in both residential and commercial applications.

Construction: Manufactured with die cast aluminum. Constructed with a powder finish that meets ASTM D1735 color and finish requirements. Anodized aluminum mounting hardware. Anodized aluminum mounting hardware. Anodized aluminum mounting hardware. Anodized aluminum mounting hardware.

Electrical: Luminaire accepts 100V through 277V, 50/60 Hz AC input. Maximum wattage is 80W. All electrical components are rated at 50,000 hours. All electrical components are rated at 50,000 hours. All electrical components are rated at 50,000 hours. All electrical components are rated at 50,000 hours.

BEACON

PRODUCT IMAGE:

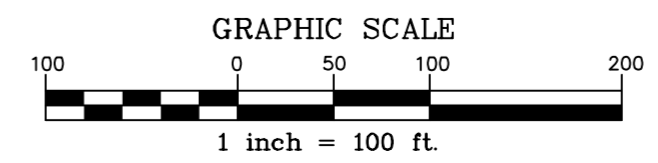
DIMENSIONS:

MOUNTING OPTIONS:

CERTIFICATIONS/TESTING:

- 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 UNIFORMITY RATIO
A. ILLUMINATION LEVELS ARE HORIZONTAL ON THE TASK, E.G. PAVEMENT OR AREA SURFACE.	4:1
B. UNIFORMITY RATIOS INDICATE THAT AVERAGE ILLUMINANCE VALUES SHALL NOT EXCEED MINIMUM VALUES BY MORE THAN THE PRODUCT OF THE MINIMUM VALUE AND THE SPECIFIED RATIO. FOR EXAMPLE, FOR COMMERCIAL PARKING MEDIUM/LOW ACTIVITY, THE AVERAGE FOOT-CANDELES SHALL NOT BE IN EXCESS OF 2.8 (0.7 X 4).	4:1
C. A LOW/MEDIUM ACTIVITY CAN BE RECLASSIFIED UPWARD WHEN APPROPRIATE AND ONLY WITH CHATHAM COUNTY PLANNING DEPARTMENT APPROVAL.	4:1
D. EXAMPLES OF LIGHTING MEASUREMENTS TAKEN DURING THE DEVELOPMENT OF THIS ORDINANCE ARE AVAILABLE FROM THE PLANNING DEPARTMENT.	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 DESCRIBED IN SECTION 13.3 DEFINITIONS.
 - ALL METAL HALIDE SOLID-TOP DECORATIVE POST FIXTURES EQUIPPED WITH A MEDIUM BASE SOCKET MUST USE AN INTERNAL REFRACTIVE LENS, A DIFFUSING PANEL (LENS) OR A WIDE-BODY REFRACTIVE GLOBE AS DESCRIBED IN SECTION 13.3 DEFINITIONS.
 - 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.



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REVISIONS:

NO.	DATE	DESCRIPTION
1	05/04/2017	ISSUE FOR PERMIT

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-OAST
CHECKED BY: LAW
DRAWN BY: MAG
SCALE: 1"=100'
DATE: 05/04/2017
SHEET NO: **C-1**

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