

VICINITY MAP
NTS

DRAWING INDEX:

- C1.1 COVER SHEET
- SURVEY BY RS JONES & ASSOCIATES
- C2.2 EXISTING CONDITIONS PLAN
- C3.1 SITE LAYOUT PLAN
- C3.3 CONCEPT PLAN (COLOR)
- C4.1 GRADING & STORM DRAINAGE PLAN
- C6.1 UTILITY PLAN
- C8.1 LANDSCAPE PLAN
- C10.1 SITE LIGHTING PLAN

501 LANDING

CONDITIONAL ZONING

Chatham County, North Carolina

CONDITIONS:

As a condition to the 501 Landing Conditional Zoning District – Neighborhood Business re-zoning the following list of uses designated as Permitted or allowed as Conditional Uses in the Neighborhood Business zoning district of the Chatham County Zoning Ordinance Table of Permitted Uses are hereby prohibited from use on the property.

- Automobile service stations including tune-ups, minor repairs, tire service, washing facilities both manual and automatic and similar services
- Bail and tackle shops
- Blacksmith or horseshoeing shops
- Boat Storage Facility
- Breeding kennels with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located
- Congregate care facilities
- Furrier, retail sales (can include storage)
- Hotels, motels and inns
- Lock and gunsmiths
- Minor Utilities (Any noise producing equipment must be stored within a structure, or must be setback a minimum fifty (50) feet from any public right of way or property line)
- Mixed Use Building
- Natural gas compressor station
- Oil and Gas Exploration, Development and Production
- Open-air sales or displays from a temporary building or structure
- Private recreation camps and ground with a minimum lot area of 10 acres and provided that all buildings, structures, spaces, and high intensity activity areas shall be set back a minimum of fifty (50) feet from all property line/boundary areas except in the Haw River Township, which shall meet the minimum setback requirements of the base zoning district
- Public utility transmission lines
- Recreational vehicle storage facility
- Concealed Wireless Facilities one hundred fifty (150) feet or less in height but greater than sixty (60) feet in height
- Wireless Support structures that are less than one hundred ninety-nine (199) feet, but greater than sixty (60) feet in height
- Wireless support structures that are greater than one hundred ninety-nine (199) feet, but no more than three hundred (300) feet in height
- Temporary construction trailers or structures

SITE DATA:

DEVELOPER/APPLICANT: PITT HILL X, LLC
50201 GOVERNORS DRIVE
CHAPEL HILL, NC 27517
PHONE: (919) 883-5500
CONTACT: CHRIS EHRENFELD

PROJECT: SHOPPING CENTER
AKPAR: 2721
PARCEL ACREAGE: 5.01 ACRES
CURRENT ZONING: ZONE R-1
PROPOSED ZONING: CD-NB
OVERLAY ZONING: NONE
RIVER BASIN: HAW RIVER BASIN

PLAN CHATHAM
FUTURE LAND USE
DESIGNATION: CHATHAM DOWNS
COMMUNITY CENTER

PROJECT DENSITY: 14,400 SF
BUILDING SETBACKS
REQUIRED: 50' FRONT
20' SIDE
20' REAR

MAXIMUM BUILDING
HEIGHT: 60'

PRE-DEVELOPMENT
IMPERVIOUS SURFACE: 0.24 ACRES (4.82%)
POST DEVELOPMENT
IMPERVIOUS SURFACE: 1.69 ACRES (33.7%)

THE PROPOSED DEVELOPMENT GIVEN THE MIX OF USES TO BE INCLUDED SUCH AS RETAIL, OFFICE AND RESTAURANT, WILL BY THEIR NATURE AND DESIGN, COMPLY WITH SECTION 11.2.A THRU I OF THE CHATHAM COUNTY ZONING ORDINANCE DATED SEPTEMBER 16, 2019 AS MAY BE AMENDED FROM TIME TO TIME.

LEGEND

	NEW	EXISTING
DRAINAGE STRUCTURE	■	□
SANITARY SEWER MANHOLE	⊙	○
SANITARY SEWER CLEANOUT	⊙	⊙
WATER VALVE	⊙	⊙
FIRE HYDRANT	⊙	⊙
OVERHEAD UTILITY LINE	— OH —	— XOH —
UNDERGROUND ELECTRIC LINE	— E —	— XE —
UNDERGROUND TELECOM/DATA LINE	— TD —	— XTD —
FIBER OPTIC CABLE	— FO —	— XFO —
GAS LINE	— G —	— XG —
STORM DRAINAGE PIPE	— SD —	— XSD —
SANITARY SEWER LINE	— SS —	— XSS —
WATER LINE	— W —	— XW —
SURFACE ELEVATION CONTOUR	— 400 —	— 400 —
SURFACE SPOT ELEVATION	⊕ 356.44	⊕ 356.44
CLEARING LIMIT/TREE LINE	— — —	— — —
LIMIT OF DISTURBANCE	— — —	— — —
ROOF DRAIN	— RD —	— RD —
ELECTRICAL TRANSFORMER PAD	⊕	⊕
TYPICAL KEYED NOTE LABEL	1	1

REV.	DATE	DESCRIPTION

DATE: SEPTEMBER 25, 2019

THIS DRAWING AND THE DESIGN HEREON ARE THE PROPERTY OF CIVIL CONSULTANTS, INC. THE INFORMATION ON THIS DRAWING IS NOT FOR USE ON ANY OTHER SITE OR PROJECT. THE REPRODUCTION OR OTHER USE OF THIS DRAWING IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF CIVIL CONSULTANTS, INC., IS PROHIBITED.

COPYRIGHT 2019 CIVIL CONSULTANTS, INC.

SHEET NO.

C1.1

811
Know what's below.
Call before you dig.
(Or call: 1-800-632-4949)

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

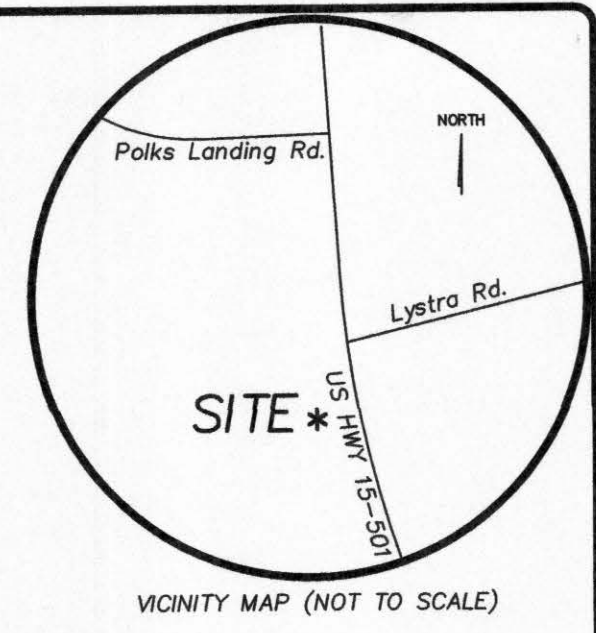
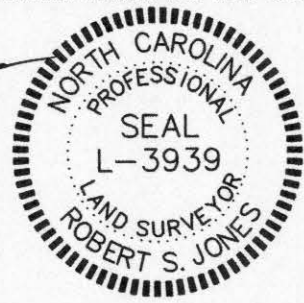
SURVEYOR'S CERTIFICATE
 I, ROBERT S. JONES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 671, PAGE 1058); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 671, PAGE 1058; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THE STATE PLANE COORDINATES FOR THIS PROJECT WERE PRODUCED WITH RTK GPS OBSERVATIONS. THE NETWORK POSITIONAL ACCURACY OF THE RTK DERIVED POSITIONAL INFORMATION IS: 0.08'. HORIZONTAL POSITIONS ARE REFERENCED TO NAD 83(NSRS 2011) AND VERTICAL POSITIONS ARE REFERENCED TO NAVD 88. COMBINED FACTOR=

AND THAT:
 PER NC GS 47-30 (f)(11)(c)(1) THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH DAY OF July, 2018.

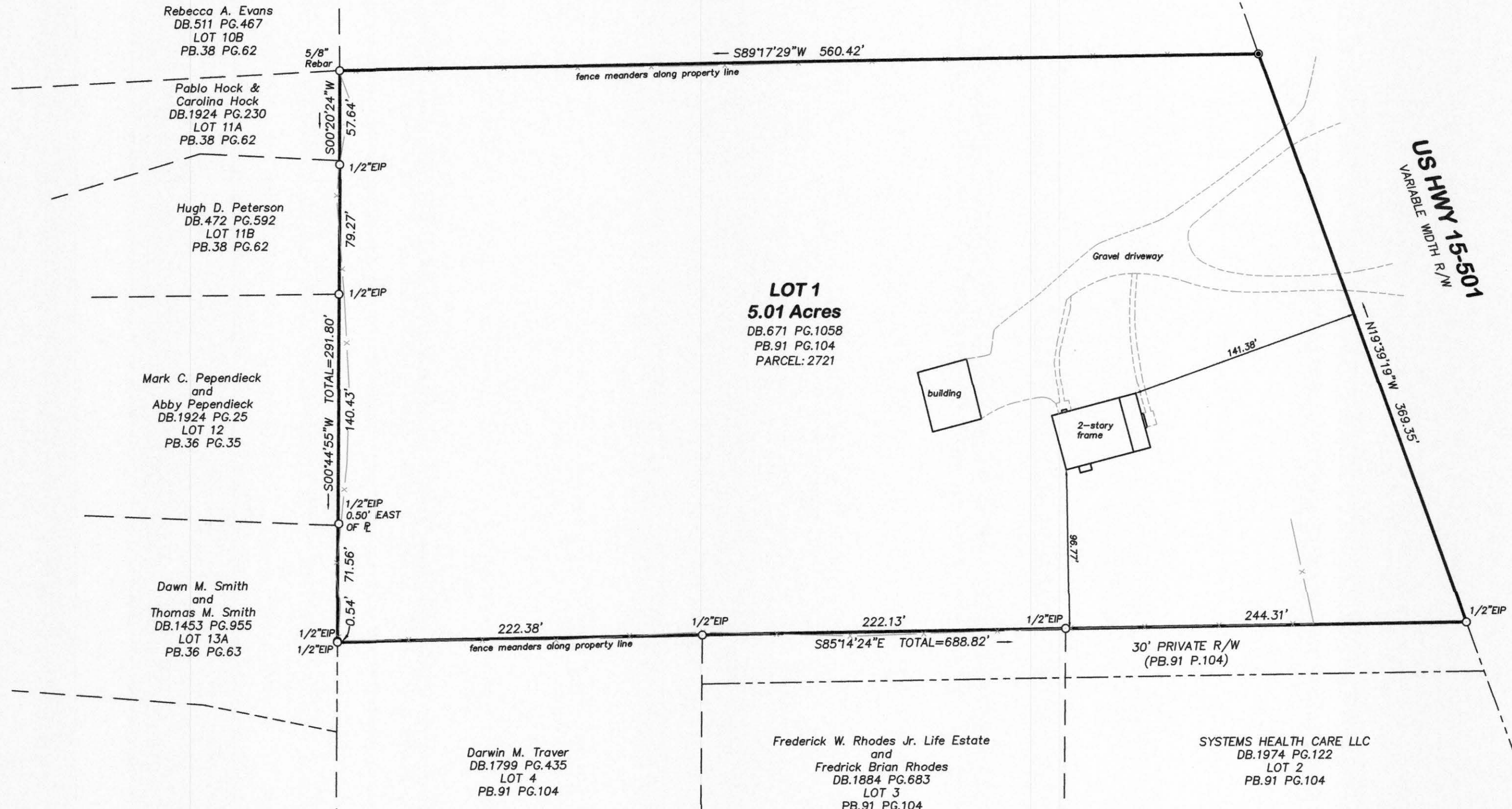
PROFESSIONAL LAND SURVEYOR
 L-3939
 REGISTRATION NUMBER



VICINITY MAP (NOT TO SCALE)



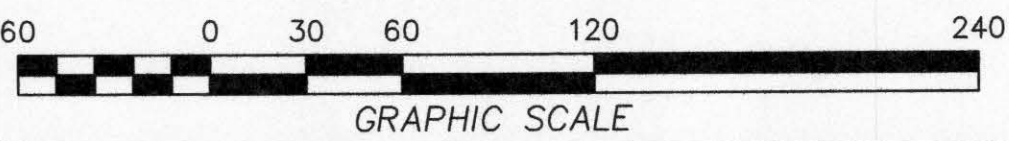
Polly Parrish Wise
 and
 Lisa Parrish Bryant
 DB.17-E-121



LEGEND

These standard symbols will be found in the drawing.

- UTILITY POLE.....⊕
- EXISTING IRON ROD.....●
- PK NAIL.....⊙
- EXISTING IRON PIPE.....○
- 5/8" REBAR SET.....⊕
- STONE FOUND.....■
- CONCRETE MONUMENT.....□
- COMPUTED POINT.....△
- OVERHEAD ELECTRIC.....— — — — —
- RIGHT OF WAY.....- - - - -



- NOTES:**
- 1.) NO GEODETIC MONUMENTS FOUND WITHIN 2000' OF THIS PROPERTY.
 - 2.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - 3.) SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. REFERENCED MATERIALS ONLY USED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT AFFECT THIS PROPERTY.
 - 4.) NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.
 - 5.) ALL AREAS BY COORDINATE COMPUTATION.
 - 6.) NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

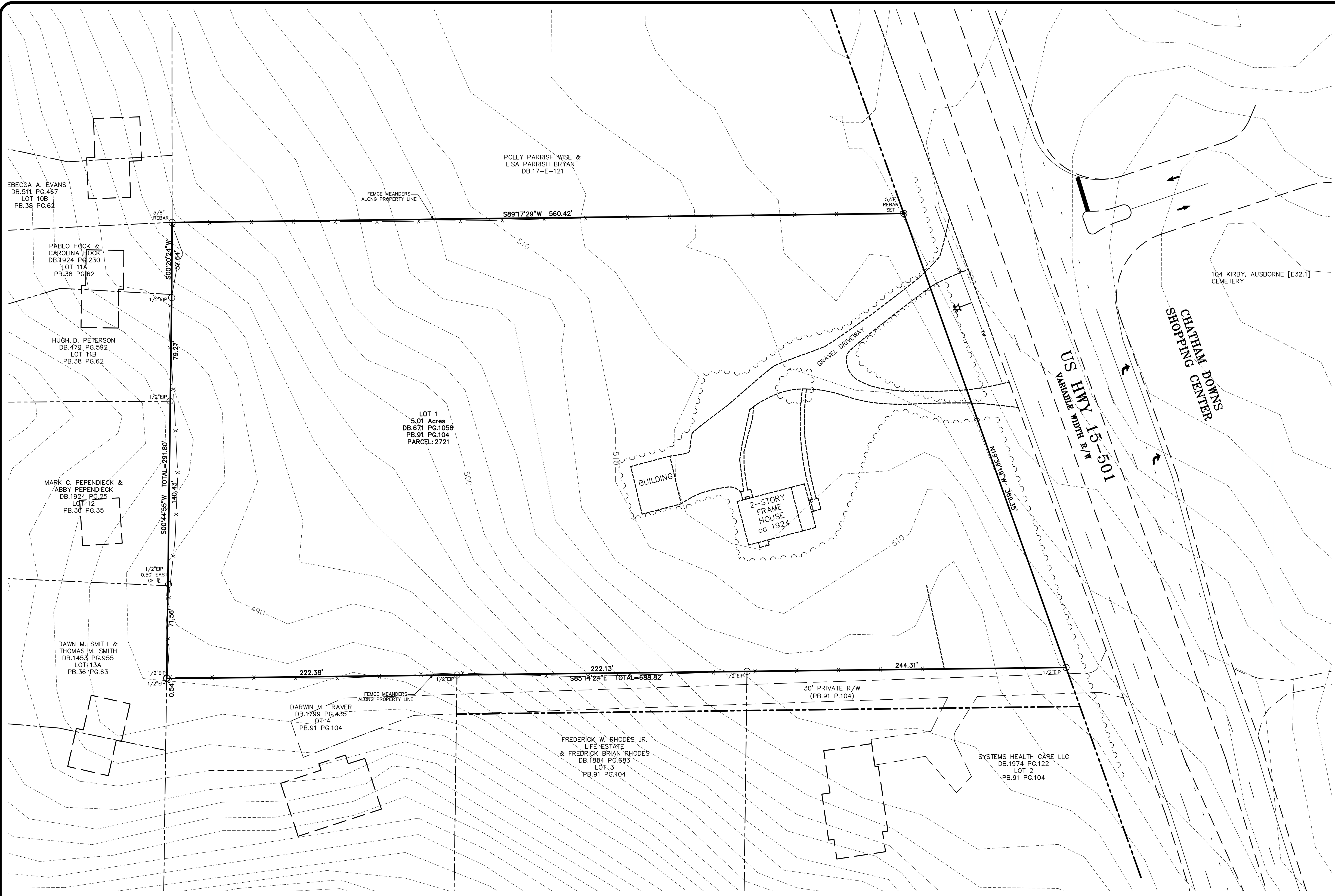
REFERENCES
 DB.671 PG.1058
 PB.91 PG.104

CURRENT OWNER:
 Jean P. Berry &
 Jean T. Berry
 2421 Perkins Road
 Durham NC 27706

SURVEY FOR:
PITT HILL X, LLC

SCALE: 1" = 60'
 WILLIAMS TOWNSHIP - CHATHAM COUNTY, NC
 DATE: JULY 16, 2019

R.S. JONES & ASSOCIATES, INC.
 LAND SURVEYORS
 LICENSE NO.: C-2565
 201 WEST CLAY STREET MEBANE, N.C. 27302
 PH.: (919)563-3623



501 LANDING
 CHATHAM COUNTY, NORTH CAROLINA
 EXISTING CONDITIONS &
 DEMOLITION PLAN

REV.	DATE	DESCRIPTION

DATE: SEPTEMBER 25, 2019

THIS DRAWING AND THE DESIGN HEREON ARE THE PROPERTY OF CIVIL CONSULTANTS, INC. THE INFORMATION ON THIS DRAWING IS NOT FOR USE ON ANY OTHER SITE OR PROJECT. THE REPRODUCTION OR OTHER USE OF THIS DRAWING IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF CIVIL CONSULTANTS, INC. IS PROHIBITED.

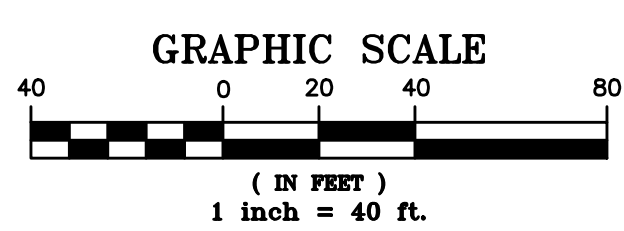
COPYRIGHT 2019 CIVIL CONSULTANTS, INC.

SHEET NO.
C2.2

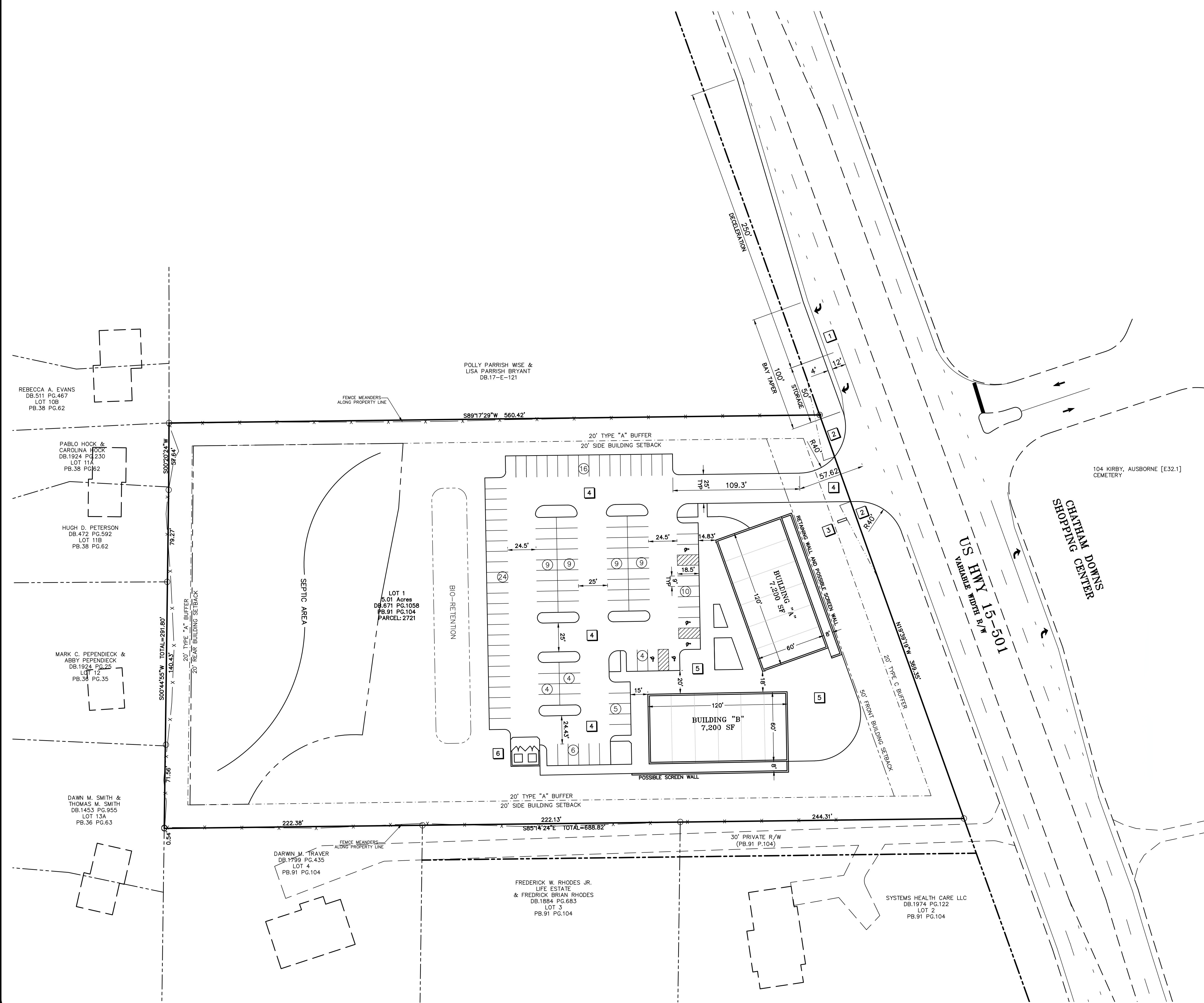


Know what's below.
 Call before you dig.
 (Or call: 1-800-632-4949)

**PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION**



501 LANDING
 CHATHAM COUNTY, NORTH CAROLINA
 SITE LAYOUT
 PLAN



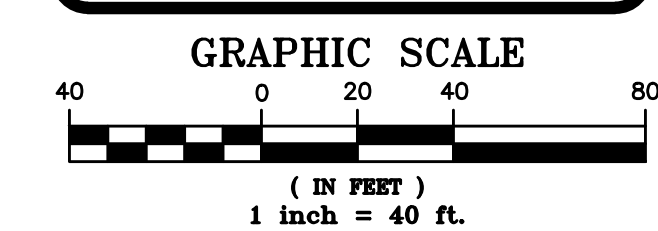
LEGAL DESCRIPTION

Beginning at a 5/8" rebar set in the western R/W US Hwy 15-501, the southeast corner of property of Polly Parrish Wise and Lisa Parrish Bryant, NAD 83 coordinates: Northing: 757310.50' Easting: 1973716.78'; thence with said Wise and Bryant S 89°17'29" W a distance of 560.42' to 5/8" rebar the corner of lot 108 and 11A Hidden Valley; thence with lot 11A said Hidden Valley S00°20'24" W a distance of 57.64' to a 1/2" EIP (existing iron pipe) corner of Lots 11A and 11B; thence with lots 11B, 12, and 13A of said Hidden Valley S 00°44'55" W a distance of 291.50' to a 1/2" EIP in the eastern line of Lot 13A, the Northwest corner of Darwin Traver property; thence with the north line of said Traver, Frederick Rhodes, and Systems Health Care, LLC N 89°17'29" E a distance of 688.82' to a 1/2" EIP in the western R/W of said US Hwy 15-501; thence with said western R/W of US Hwy 15-501 N 19°39'19" W a distance of 369.35' a 5/8" rebar set in the western R/W of US Hwy 15-501 which is the point of beginning, having an area of 5.01 Acres being all of Lot 1 as shown on survey by R.S. Jones & Associates, Inc. entitled "Survey For: Pitt Hill X, LLC" dated July 16, 2019

- KEY**
- 1 NEW TURN LANE. DIMENSIONS SHOWN COORDINATED WITH AND ACCEPTABLE TO NCDOT.
 - 2 10 X 70 SIGHT TRIANGLES.
 - 3 FREESTANDING SIGN SHALL BE NO GREATER THAN 150 SF; NO TALLER THAN 30 FEET.
 - 4 NEW PAVEMENT.
 - 5 CONCRETE AND/OR PAVER SIDEWALK AND DINING PATIO.
 - 6 REFUSE AND RECYCLING AREA WITH FULL SCREEN AND GATES. SCREEN TO MATCH BUILDING MATERIAL.
- KEYED NOTES**



**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**



REV.	DATE	DESCRIPTION

DATE: SEPTEMBER 25, 2019
 THIS DRAWING AND THE DESIGN HEREON ARE THE PROPERTY OF CIVIL CONSULTANTS, INC. THE INFORMATION ON THIS DRAWING IS NOT FOR USE ON ANY OTHER SITE OR PROJECT. THE REPRODUCTION OR OTHER USE OF THIS DRAWING IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF CIVIL CONSULTANTS, INC. IS PROHIBITED.
 COPYRIGHT 2019 CIVIL CONSULTANTS, INC.

SHEET NO.
C3.1



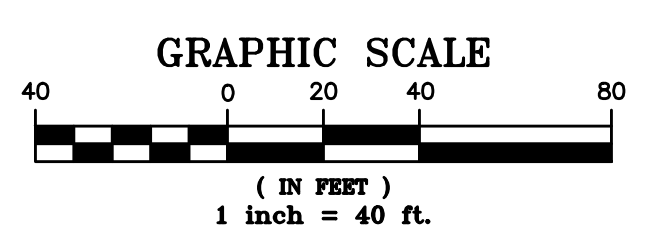
501 LANDING
 CHATHAM COUNTY, NORTH CAROLINA
 CONCEPT
 PLAN

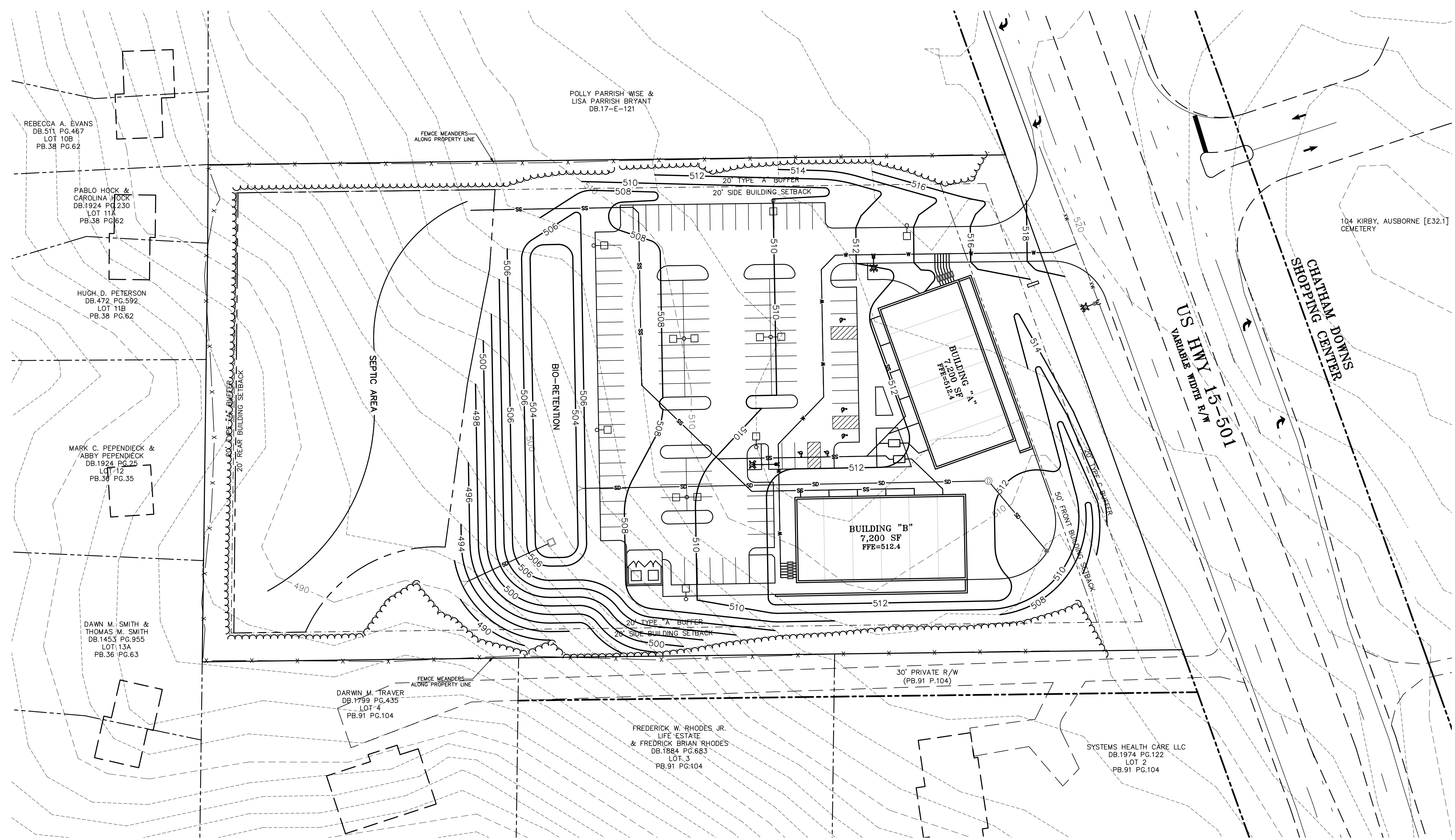
REV.	DATE	DESCRIPTION

DATE: SEPTEMBER 25, 2019
 THIS DRAWING AND THE DESIGN HEREON ARE THE PROPERTY OF CIVIL CONSULTANTS, INC. THE INFORMATION ON THIS DRAWING IS NOT FOR USE ON ANY OTHER SITE OR PROJECT. THE REPRODUCTION OR OTHER USE OF THIS DRAWING IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF CIVIL CONSULTANTS, INC. IS PROHIBITED.

ILLUSTRATIVE PURPOSES

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION





501 LANDING
 CHATHAM COUNTY, NORTH CAROLINA
GRADING & STORM DRAINAGE PLAN

REV.	DATE	DESCRIPTION

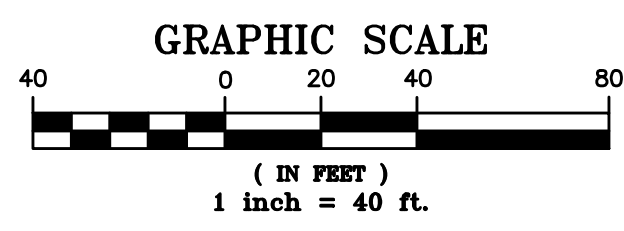
DATE: SEPTEMBER 26, 2019
 THIS DRAWING AND THE DESIGN HEREON ARE THE PROPERTY OF CIVIL CONSULTANTS, INC. THE INFORMATION ON THIS DRAWING IS NOT FOR USE ON ANY OTHER SITE OR PROJECT. THE REPRODUCTION OR OTHER USE OF THIS DRAWING IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF CIVIL CONSULTANTS, INC. IS PROHIBITED.
 COPYRIGHT 2019 CIVIL CONSULTANTS, INC.

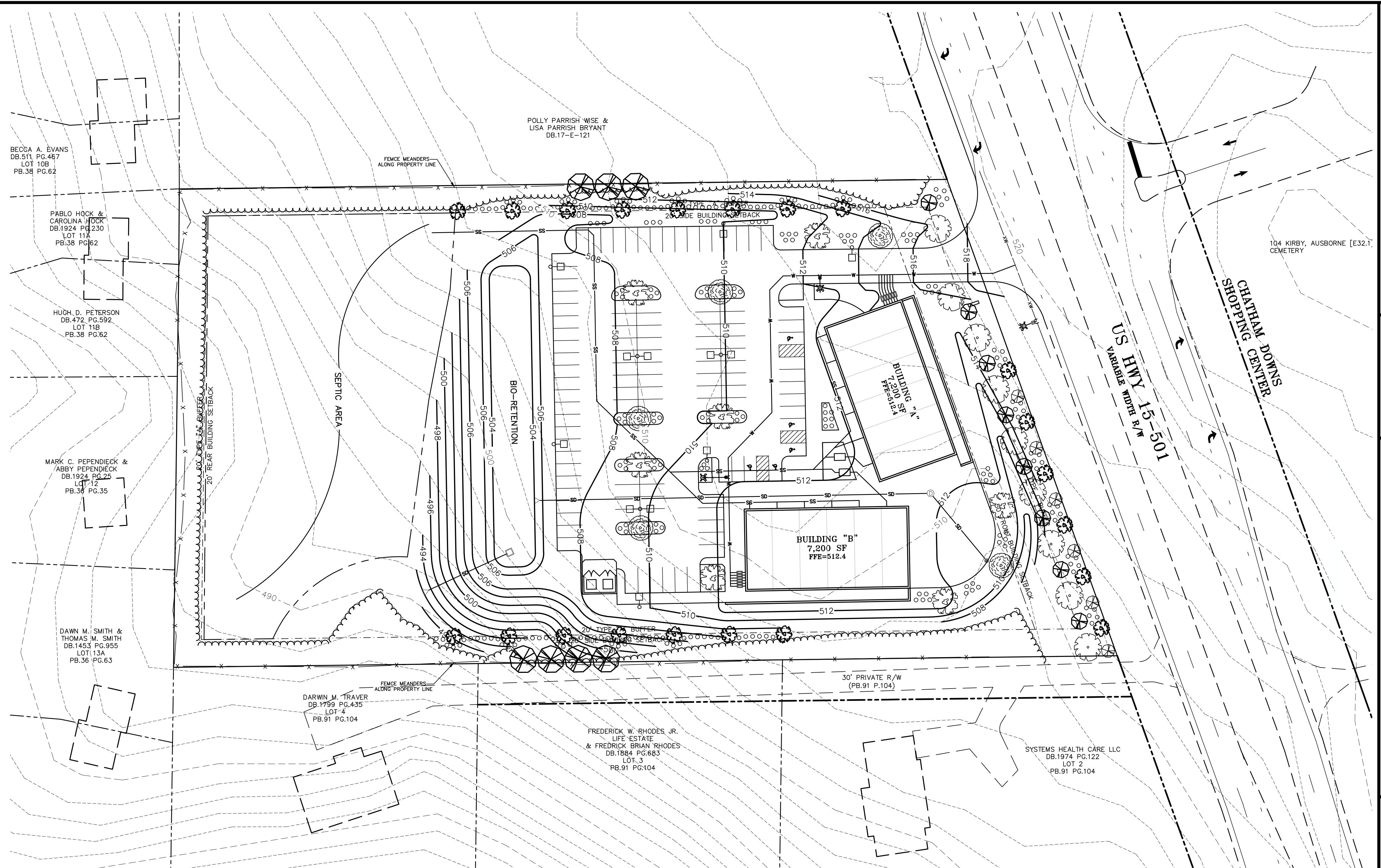
SHEET NO.
C4.1



Know what's below.
 Call before you dig.
 (Or call: 1-800-632-4949)

**PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION**





501 LANDING
CHATHAM COUNTY, NORTH CAROLINA
UTILITY PLAN

REV.	DATE	DESCRIPTION

DATE: SEPTEMBER 26, 2019

THIS DRAWING AND THE DESIGN HEREON ARE THE PROPERTY OF CIVIL CONSULTANTS, INC. THE INFORMATION ON THIS DRAWING IS NOT FOR USE ON ANY OTHER SITE OR PROJECT. THE REPRODUCTION OR OTHER USE OF THIS DRAWING IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF CIVIL CONSULTANTS, INC. IS PROHIBITED.

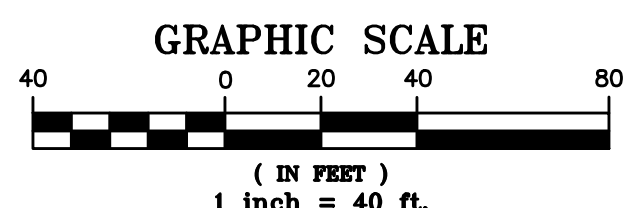
COPYRIGHT 2019 CIVIL CONSULTANTS, INC.

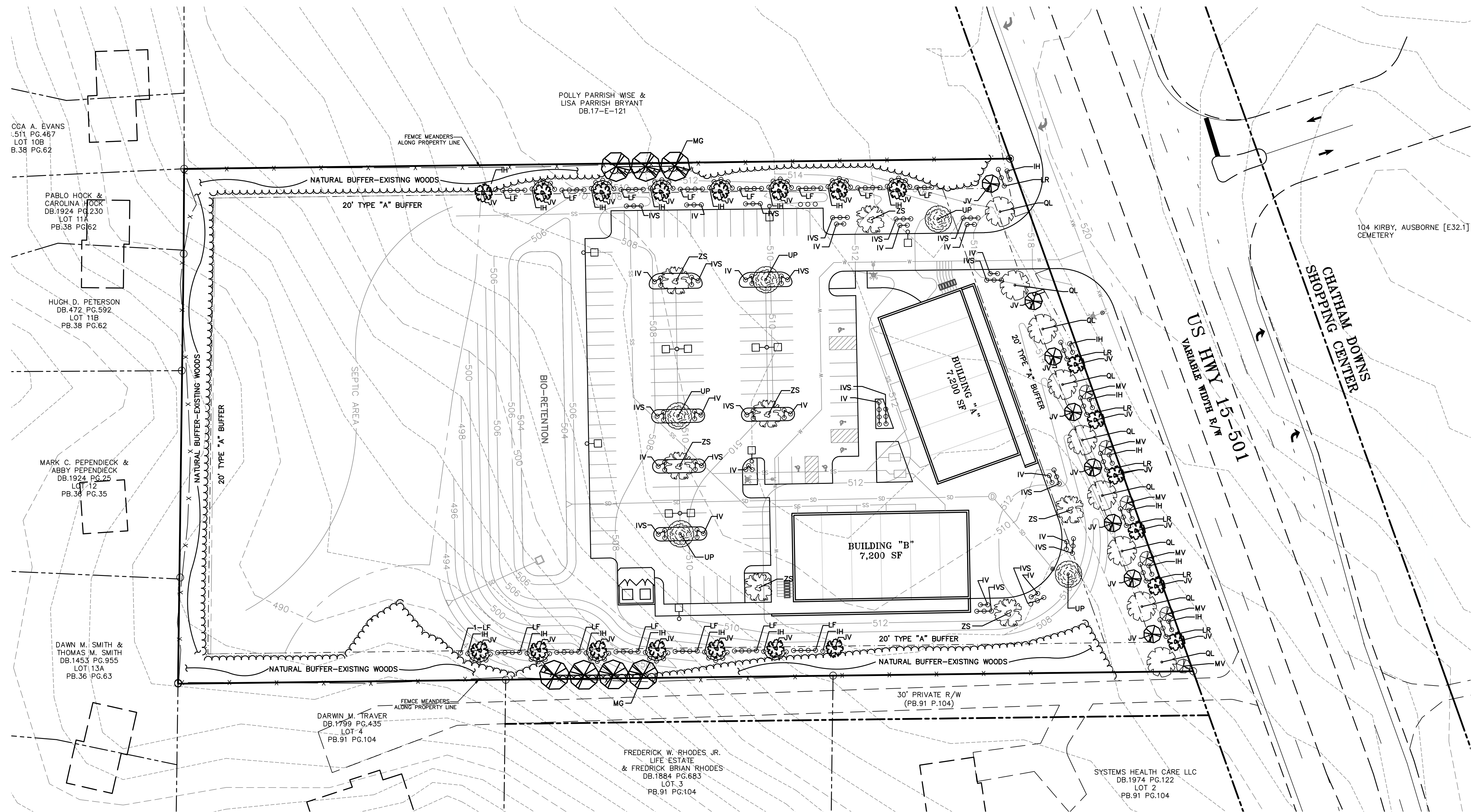
SHEET NO.
C6.1

NOTE:
EASEMENTS SHOWN HEREON SHALL NOT BE USED AS A BASIS FOR A LEGAL DESCRIPTION OR AS AN ATTACHMENT TO A DEED OF EASEMENT.



PRELIMINARY DO NOT USE FOR CONSTRUCTION





501 LANDING
 CHATHAM COUNTY, NORTH CAROLINA
 LANDSCAPING
 PLAN

PLANT LIST			
SYMBOL	LOCATION	BOTANICAL NAME	COMMON NAME
TREES			
QP	Street	Quercus phellos	Willow Oak
JV	Buffers A & C	Juniperus virginiana	Eastern Red Cedar
CC	Buffer C	Cercis canadensis 'Forest Pansy'	Eastern Redbud
MG	Buffer A	Magnolia grandiflora 'little gem'	Little Gem Magnolia
MV	Buffer C	Magnolia virginiana	Sweetbay Magnolia
UP	Parking	Ulmus parvifolia	Lacebark Elm
ZS	Parking	Zelkova serrata	Japanese Zelkova
SHRUBS			
LR	Buffer C	Abelia x grandiflora 'Little Richard'	Little Richard Abelia
LF	Buffer A	Loropetalum chinensis sp.	Chinese Fringe-flower
IH	Buffer A & C	Ilex glabra 'Shamrock'	Inkberry Holly
IV	Parking	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly
IVS	Parking	Ilex vomitoria 'Schillings'	Dwarf Yaupon Holly

BY	
REV.	
DATE	
DESCRIPTION	

DATE: SEPTEMBER 25, 2019

THIS DRAWING AND THE DESIGN HEREON ARE THE PROPERTY OF CIVIL CONSULTANTS, INC. THE INFORMATION ON THIS DRAWING IS NOT FOR USE ON ANY OTHER SITE OR PROJECT. THE REPRODUCTION OR OTHER USE OF THIS DRAWING IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF CIVIL CONSULTANTS, INC., IS PROHIBITED.

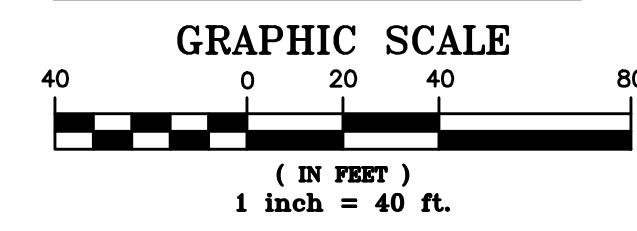
COPYRIGHT 2019 CIVIL CONSULTANTS, INC.

SHEET NO.
C8.1



Know what's below.
 Call before you dig.
 (Or call: 1-800-632-4949)

PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION



PROGRESS ENERGY OUTDOOR LIGHTING

LED Roadway

This energy-efficient luminaire is a green solution and great fit for streets, roads, long narrow areas and parking lots. The LED Roadway delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles (or mount on an existing pole). Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

LED	75	105	215	Watts
	5,050	7,445	13,990	Delivered Lumens*

Mounting Heights 25', 30' or 35'

Color Gray

Poles
 Fiberglass
 Wood
 Metal (special conditions)

*Delivered Lumens—amount of light delivered out of the luminaire (fixture), which is different from non-LED luminaires that utilize lamp lumens (amount of light emitted from a light source).

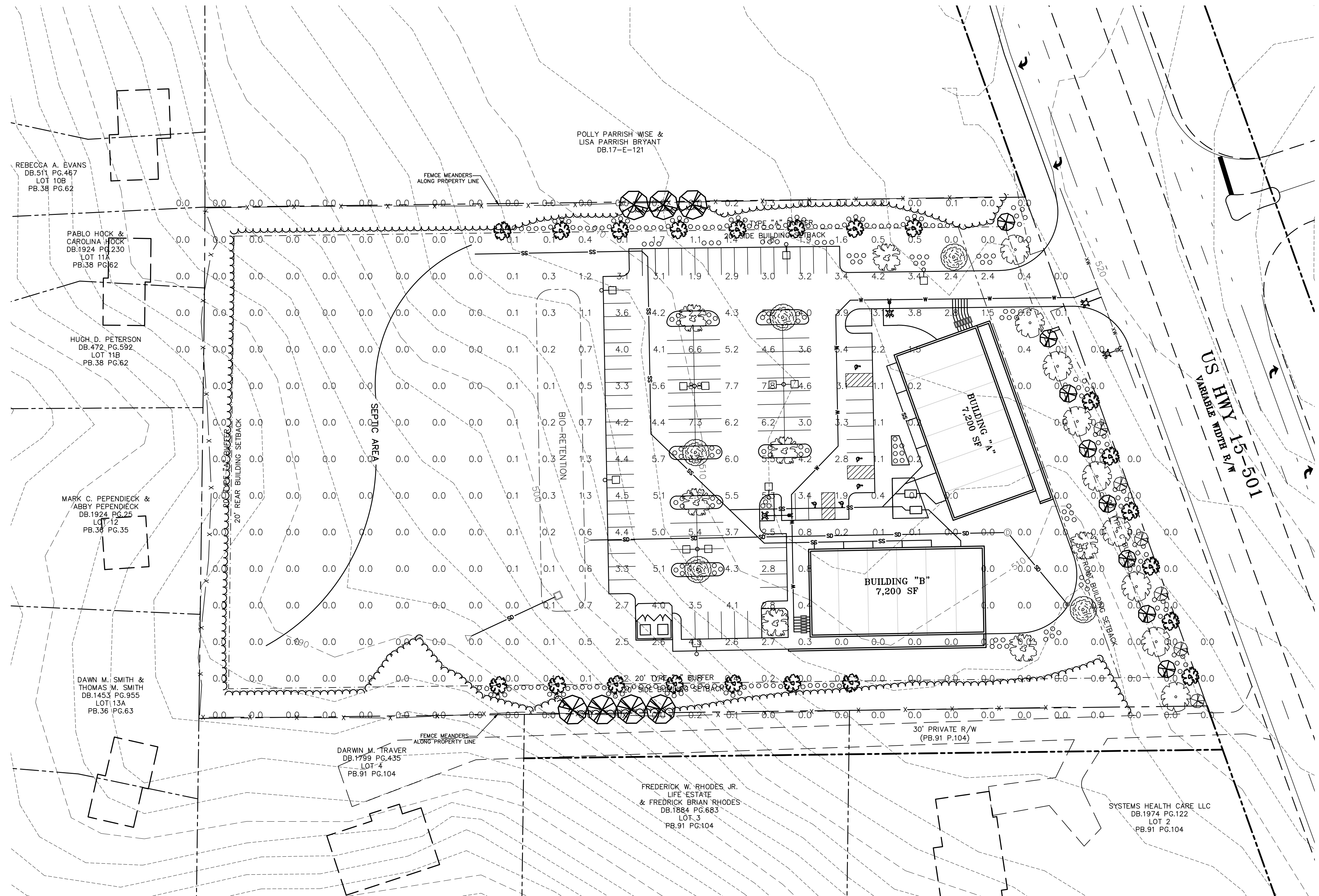


For additional information, visit us at progress-energy.com, e-mail us at lightinginfo@pgnmail.com or call us toll free at 1.877.887.6287.



Note: These fixtures are not stocked by Progress Energy. They must be special-ordered and require up to eight weeks lead time for arrival.

LED Roadway



LIGHTING NOTES:

1. LIGHTS SHOWN ARE 25' MOUNT HEIGHT 250 WATT LED (13,990 LUMENS) FIXTURES. FOOT CANDLE VALUES SHOWN ARE BASED UPON THIS FIXTURE AND MOUNTING HEIGHT.
2. SITE LIGHTING FIXTURES WILL BE LEASED FROM PROGRESS ENERGY.
3. PROPOSED SITE LIGHTING IS PRELIMINARY AND NOT THE FINAL DESIGN FOR THE PROJECT. FINAL DESIGN WILL BE COORDINATED WITH PROGRESS ENERGY BASED UPON THEIR REQUIREMENTS FOR LEASING CONTRACT. FINAL DESIGN WILL BE INCLUDED FOR PERMIT PLAN APPROVAL AND SHALL COMPLY WITH SECTION 13 OF THE CHATHAM COUNTY ZONING ORDINANCE.

REV.	DATE	DESCRIPTION

DATE: SEPTEMBER 25, 2019

THIS DRAWING AND THE DESIGN HEREON ARE THE PROPERTY OF CIVIL CONSULTANTS, INC. THE INFORMATION ON THIS DRAWING IS NOT FOR USE ON ANY OTHER SITE OR PROJECT. THE REPRODUCTION OR OTHER USE OF THIS DRAWING IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF CIVIL CONSULTANTS, INC. IS PROHIBITED.

COPYRIGHT 2019 CIVIL CONSULTANTS, INC.

SHEET NO.

C10.1



Know what's below.
 Call before you dig.
 (Or call: 1-800-632-4949)

**PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION**

