Exhibit A to the Section C Addendum

Site Plan

Womble Farm

PRELIMINARY PLAN

11785 US 15-501 NORTH

11755 US 15-501 NORTH

CHAPEL HILL, NC 27517

DATE: AUGUST 15, 2023

TOWN, COUNTY AND AGENCY CONTACTS

A. Chatham County
Planning Department
80-A East Street
Pittsboro, NC 27312
Phone: 919-542-8204
Contact: Jason Sullivan
Email: jason.sullivan@chathamcountync.gov

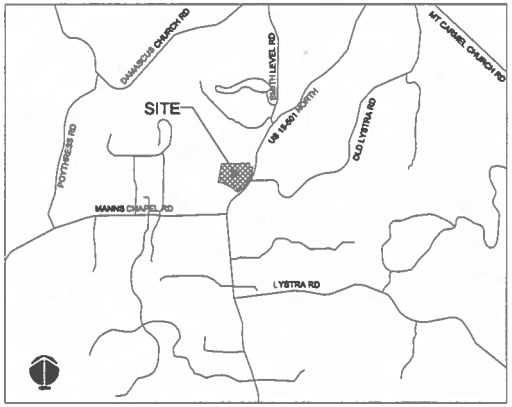
B. Chatham County
Zoning Administrator
80-A East Street
Pittsboro, NC 27312
Phone: 919-542-8285
Contact: Angela Plummer
Email: angela.plummer@chathamcountync.gov

C. Chatham County
Utilities & Water
192 West Street
Pittsboro, NC 27312
Phone: 919-542-8290
Contact: Christopher Summerlin
Email: chris.summerlin@chathamcountync.gov

D. Chatham County
Watershed Protection Department
80-A East Street
Pittsboro, NC 27312
Phone: 919-545-8344
Contact: Justin Hasenfus
Email: justin.hasenfus@chathamcountync.gov

E. Chatham County
Public Health Department
80-A East Street
Pittsboro, NC 27312
Phone: 919-545-8316
Contact: James Tiger
Email: james.tiger@chathamcountync.gov

F. NCDOT
300 DOT Drive
Asheboro, NC 27204
Phone: 336-318-4004
Contact: Jennifer Britt
Email: jbritt@ncdot.gov



VICINITY MAP
NTS

PROJECT DATA

NAME OF PROJECT:

WOMBLE FARM
11785 US 15-501 NORTH
CHAPEL HILL, NC 27517
PIN: 9776-03-35-6242

PREPARED BY:

McKIM & CREED, INC.
1730 VARSITY DRIVE, SUITE 500
RALEIGH, NORTH CAROLINA 27606
PHONE: (919) 233-8091
FAX: (919) 233-8031
CONTACT: ADAM E. FREEMAN, PE
EMAIL: afreeman@mckimcreed.com

DEVELOPER:

CATALYST CAPITAL PARTNERS
1600 CAMDEN ROAD, SUITE 200
CHARLOTTE, NC 28203
PHONE: (910) 885-3390
CONTACT: DAVID LEE
EMAIL: DLEE@CATALYSTCP.COM

CURRENT ZONING:	R-2
PROPOSED ZONING:	CD-MU
COUNTY:	CHATHAM
PROPOSED USE:	MIXED-USE RESIDENTIAL/COMMERCIAL
OPEN SPACE AREA:	52.5 AC
TOTAL IMPERVIOUS AREA:	5.5 AC (10.89% OF TOTAL SITE AREA)
PIN 1 # 9776-34-6917	±50.030 AC
PIN 2 # 9776-34-9420	±1.000 AC

MINIMUM BUILDING SETBACK REQUIREMENTS:
EXTERIOR BOUNDARY SETBACK: 100'

Sheet List Table	
Sheet Number	Sheet Title
C0.1	COVER
C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.0	SITE PLAN - OVERALL
C3.1	SITE PLAN - ENLARGED
C10.0	LANDSCAPE PLAN

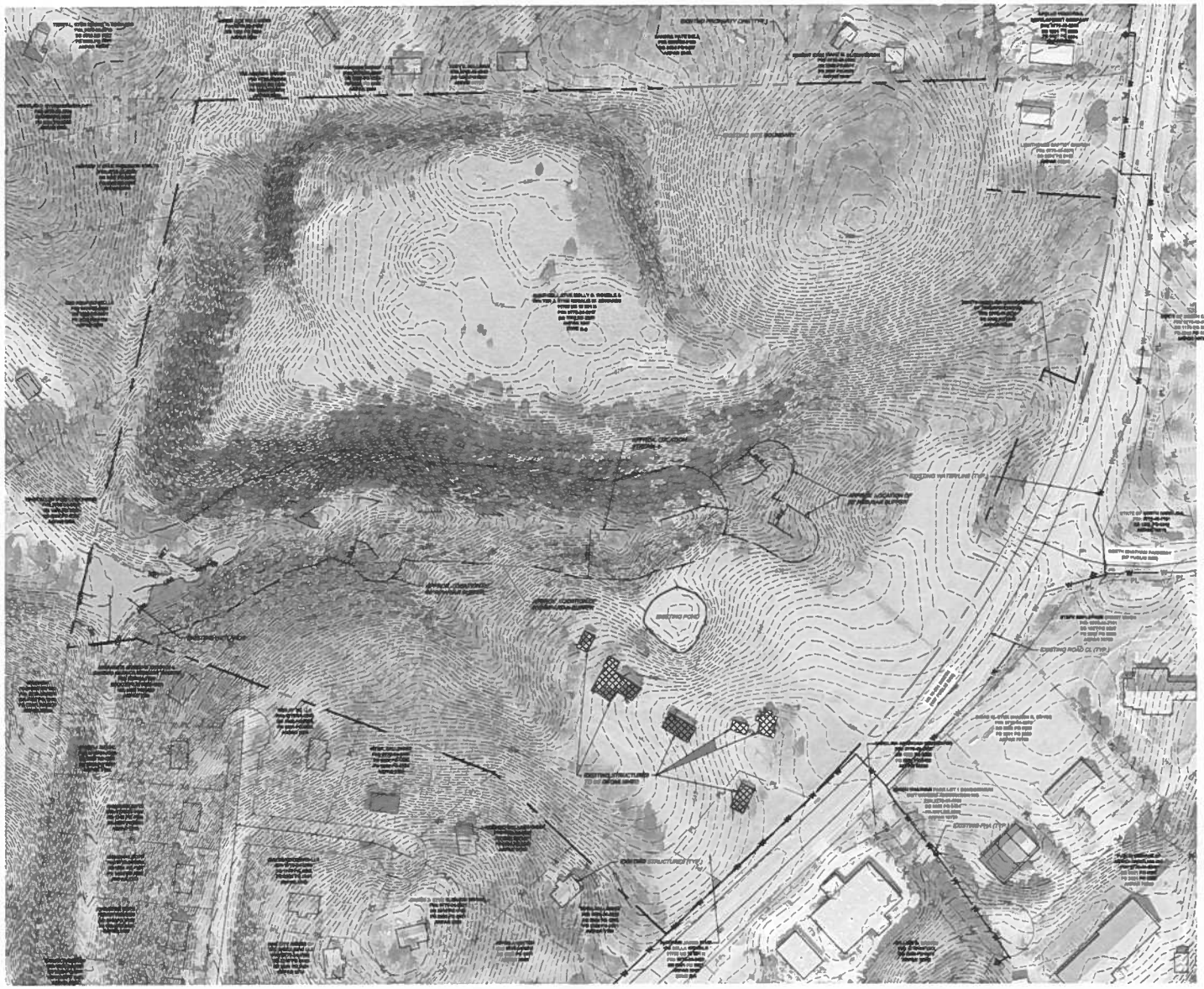
McKIM&CREED
1730 Varsity Drive, Suite 500
Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
F-1222

www.mckimcreed.com

CALL N.C. ONE CALL CENTER BEFORE YOU DIG
STOP
1-800-632-4949
AVOID UTILITY DAMAGE

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

WOMBLE FARM
08682-0002
PRELIMINARY PLANS



NOTES:

1. ALL TOPOGRAPHIC, BOUNDARY, WETLAND, STRUCTURE, ETC. DATA SHOWN IS BASED ON CHATHAM COUNTY GIS.
2. THE SUBJECT PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA, AS SHOWN ON FIRM MAP 3710587700JK, WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2017

LEGEND:

- EXISTING CONTOUR
- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING STREAM CENTERLINE
- EXISTING STREAM BUFFER/SITE BUFFER
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING WETLANDS
- STRUCTURES TO BE DEMOLISHED

CALL N.C. ONE CALL CENTER BEFORE YOU DIG STOP 1-800-632-4949 AVOID UTILITY DAMAGE

NORTH

100' 0 100' 200'

SCALE: 1"=100' (Horiz.)

REV. NO.	DESCRIPTION	DATE
0	FOR APPROVAL/CONDITION REVIEW	2023-08-16

REVISIONS

PRELIMINARY PLAN

FOR REVIEW PURPOSES ONLY

McKIM&CREED
1730 Varsity Drive, Suite 500
Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
F-1222
www.mckimcreed.com

CATALYST CAPITAL PARTNERS

WOMBLE FARM
PRELIMARY PLAN
CHAPEL HILL, NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION PLAN

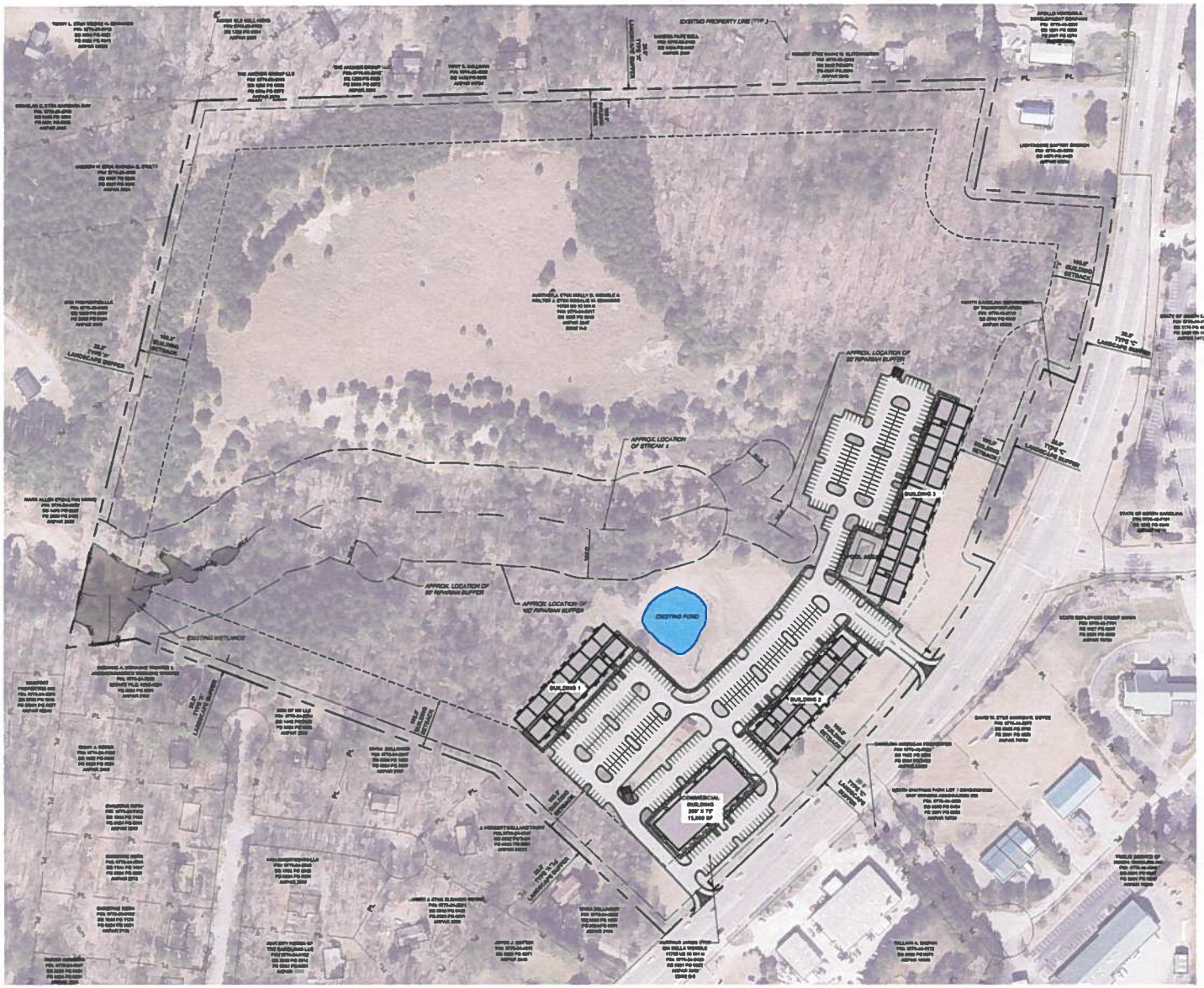
DATE:	AUGUST 15, 2023
MCE PROJ. #	06883-0002
DRAWN:	MMS
DESIGNED:	AEF
CHECKED:	AEF
PROJ. MGR.	PEHH

SCALE
HORIZONTAL: 1"=100'
VERTICAL: N/A

DRAWING NUMBER: C2.0

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY

SHEET 1



SITE DATA

CURRENT ZONING R-2
PROPOSED ZONING CD-MU

MKPAR 2646 AND 2647

GROSS TRACT AREA 59.0 ACRES
PROPERTY ADDRESS 11785 US 15-501 N AND 11755 US 15-501 N

PLAT/DEED REFERENCE DB 1009 PG 0245

PIN NUMBER 9776-34-6817 & 9776-34-9420

PROPOSED MULTIFAMILY UNITS: ± 250 UNITS

PARKING FOR APARTMENT DEVELOPMENT: ± 407 SPACES (16 ADA)

PROPOSED COMMERCIAL AREA: ±15,000 SF

PARKING FOR COMMERCIAL DEVELOPMENT:
REQUIRED: 5 SPACES/1000 SF = 15,000 SF = 75 SPACES
PROVIDED: 76 SPACES (4 ADA)

TOTAL IMPERVIOUS AREA= +/- 6.49 AC (10.99% OF PARCEL)

MINIMUM BUILDING SETBACK REQUIREMENTS:

EXTERIOR BOUNDARY SETBACK	100'

REFER TO SHEET C2.0 FOR ADJOINING OWNER INFORMATION

LEGEND:

- PROPOSED EDGE OF PAVEMENT
- PROPOSED FACE OF CURB
- PROPOSED BACK OF CURB
- PROPOSED SITE BUFFER
- PROPOSED BUILDING SETBACK
- PROPOSED PARKING LOT STRIPING
- PROPOSED BUILDINGS
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK/PAVEMENT

CALL ALL 811 CALL CENTER BEFORE YOU DIG STOP 1-800-632-4949 AGR UTILITY SERVICE

NORTH

100' 0 100' 200'
SCALE: 1"=100' (Horiz.)

REVISIONS

PRELIMINARY PLAN

FOR REVIEW PURPOSES ONLY

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CATALYST CAPITAL PARTNERS

WOMBLE FARM
PRELIMINARY PLAN
CHAPEL HILL, NORTH CAROLINA

OVERALL SITE PLAN

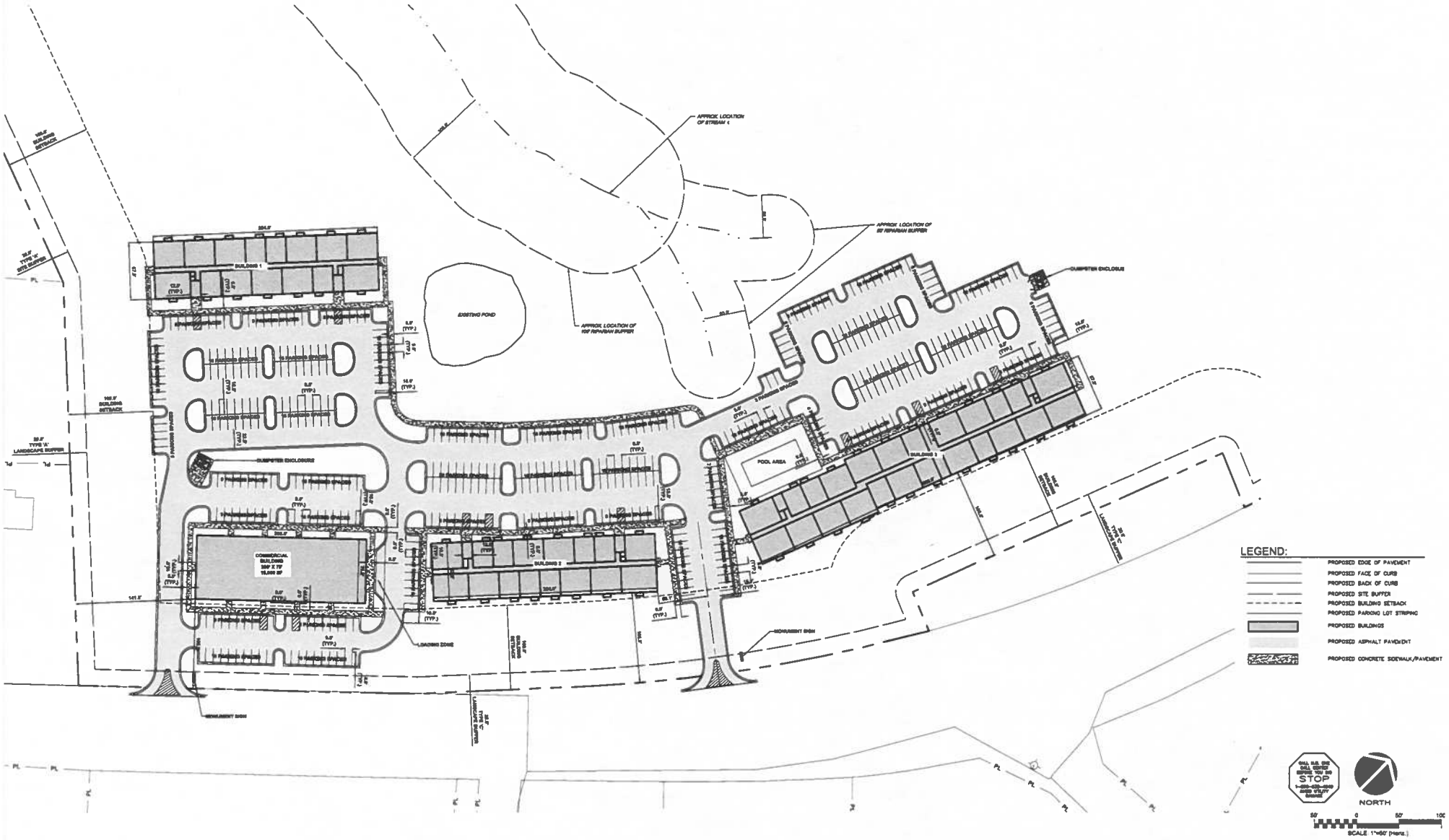
DATE	AUGUST 15 2023
MCE PROJ. #	09062-0002
DRAWN	MAS
DESIGNED	AFT
CHECKED	AFT
PROJ. MGR	PEHH

SCALE
HORIZONTAL 1"=100'
VERTICAL N/A

C3.0

STATUS PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY

REVISION 1



REVISIONS

PRELIMINARY PLAN

FOR REVIEW PURPOSES ONLY

McKIM&CREED

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Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
F-1222

www.mckimcreed.com

WOMBLE FARM
PRELIMARY PLAN
CHAPEL HILL, NORTH CAROLINA

SITE PLAN - ENLARGED

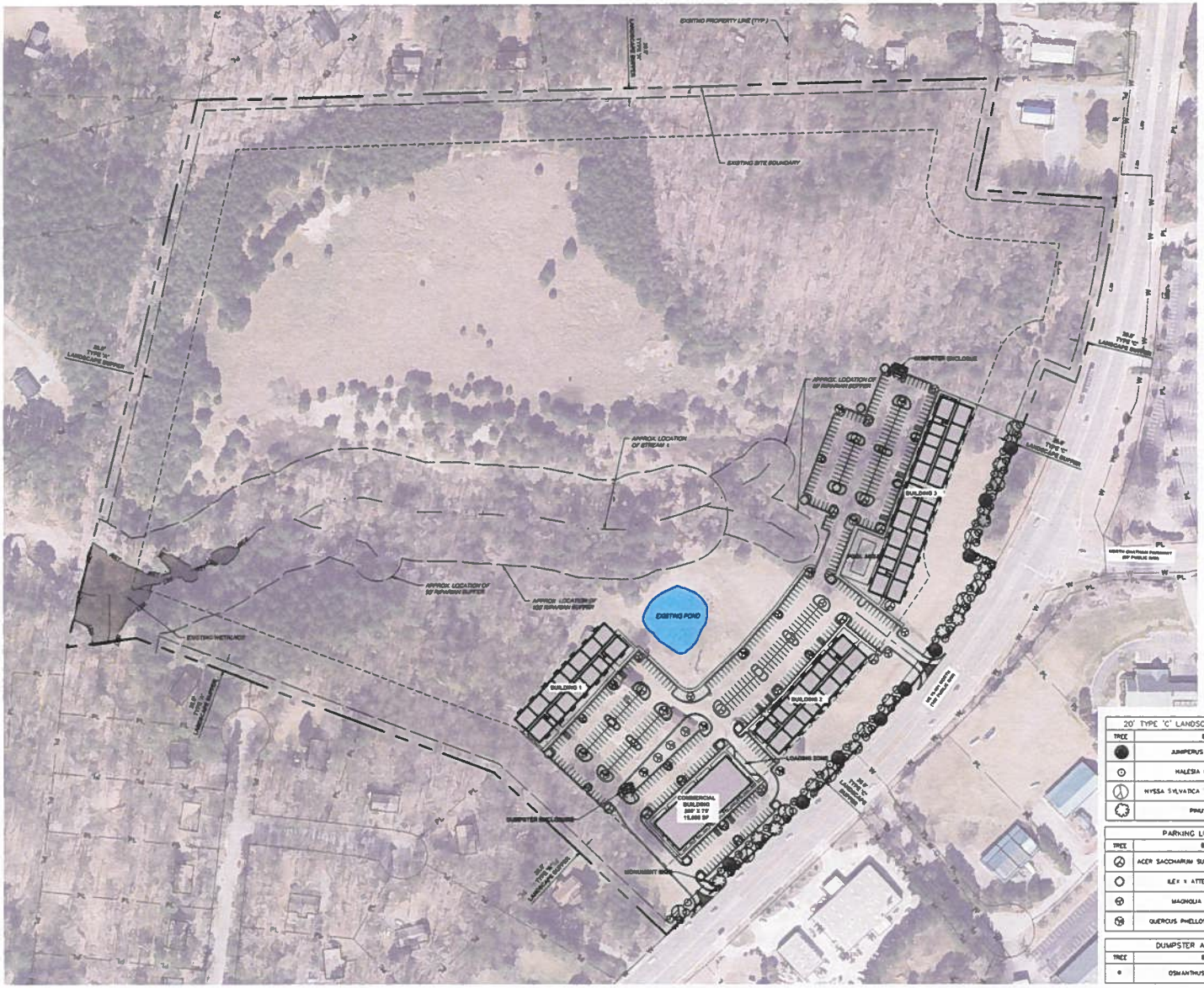
DATE:	AUGUST 18, 2022
MCE PROJ. #	00002-0002
DRAWN:	MMB
DESIGNED:	AEF
CHECKED:	AEF
PROJ. MGR.:	PERH

SCALE
HORIZONTAL: 1"=50'
VERTICAL: N/A

C3.1

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY

REVISION 1



GENERAL NOTES – APPLY TO ALL LANDSCAPE SHEETS

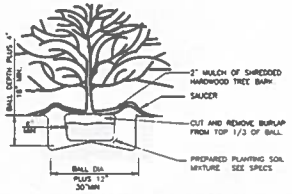
1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ADHERENCE TO ORDINANCES, REGULATIONS, LAWS AND CODES HAVING JURISDICTION OVER THE PROPERTY PRIOR TO COMMENCING WORK
3. ALL MATERIALS CONSTRUCTION, AND WORKMANSHIP SHALL MEET THE CHATHAM COUNTY ZONING ORDINANCE STANDARDS
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-632-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN
5. ALL WORK WITHIN THE NCDOT ROW SHALL CONFORM TO NCDOT STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN ALL NEEDED PERMITS, AGREEMENTS AND SUPPLY NOTIFICATIONS OF CLOSURES FROM THE NCDOT
6. CONSTRUCTION STAKEOUT FOR THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR USING A DIGITAL (CADD) FILE PROVIDED THROUGH THE CLIENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE DIGITAL FILE AND THE STAKING DIMENSIONS SHOWN ON THE PLAN OR DISCREPANCIES FOUND BETWEEN THE LAYOUT AND THE SITE. ANY MODIFICATIONS MADE BY OWNERS TO THE DIGITAL FILE PROVIDED SHALL RENDER IT VOID. IN THE EVENT OF DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE DESIGN LAYOUT OR EXISTING CONDITIONS, THE CONTRACT DOCUMENTS TAKE PRECEDENCE OVER THE DIGITAL FILE.
7. UTILITIES ARE SHOWN FOR COORDINATION AND REFERENCE ONLY. CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR ALL UTILITY INFORMATION.

PLANTING NOTES

1. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-632-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN
2. AFTER THE SITE IS STABILIZED AND FREE OF SEDIMENTATION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES, SILT, RIP RAP, AND TEMPORARY STONE STAGING AREAS FOR REPLACEMENT WITH PLANTING SOIL. PROVIDE PLANTING ACCORDING TO THE LANDSCAPE PLAN
3. TEMPORARY EROSION CONTROL SEED MUST BE FULLY REMOVED PRIOR TO PREPARATION OF PERMANENT SEED, SOD OR LANDSCAPE BEDS.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL OBTAIN AND INSTALL ONLY PLANT MATERIAL THAT IS GROWN ON ITS OWN ROOT. ALL GRAFTED OR BUDDED PLANT MATERIAL WILL BE REJECTED
5. ALL TREES SHALL BE OBTAINED FROM THE NURSERY WITH EXPOSED ROOT CROWNS. B&B MATERIAL DELIVERED TO SITE WITH BURIED OR RECENTLY BURIED ROOT CROWNS WILL BE REJECTED
6. FURNISHED PLANT MATERIAL SHALL MEET THE MINIMUM HEIGHT OR MINIMUM SPREAD DIMENSIONS SHOWN IN THE PLANT LIST HEADINGS. THE CONTRACTOR SHALL UTILIZE THE MOST STRINGENT DIMENSION SHOWN ON THE PLANT LIST
7. DO NOT PLANT IN STORM WATER CONVEYANCE SWALES OR PROVIDE FINE GRADING THAT DISRUPTS FLOW OR CHANGES LONGITUDINAL SLOPES.
8. THE PLANTING LAYOUT WITHIN PLANTING BEDS SHOULD BE SHIFTED TO MINIMIZE CONFLICTS WITH EXISTING TREE ROOTS
9. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS INCLUDING CONSTRUCTION ACCESS OUTSIDE PROJECT LIMITS
10. SPACING OF TREES SHOULD ALLOW FOR A CLEAR VIEW OF BUILDINGS AND LAND USE

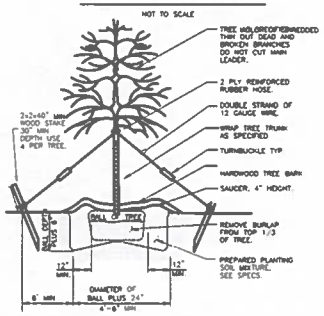
LANDSCAPE BUFFER NOTES

1. TYPE 'A' BUFFER: MINIMUM SPACING SHALL GENERALLY BE NO WIDER THAN 20 FEET BETWEEN TREE TRUNKS (BUT MAY BE WIDER DEPENDING ON TREE TYPE), WITH EVERGREEN SHRUBS SPACE FIVE FEET ON CENTER
2. TYPE 'C' BUFFER: MINIMUM SPACING SHALL GENERALLY BE NO WIDER THAN 40 FEET BETWEEN CANOPY TREE TRUNKS AN NO WIDER THAN 20 FEET BETWEEN ORNAMENTAL TREE TRUNKS.
3. TYPE 'A' AND TYPE 'C' LANDSCAPE BUFFERS IN AREAS UNDISTURBED BY DEVELOPMENT SHALL BE COMPROMISED OF EXISTING VEGETATION AND SHALL ONLY BE SUPPLEMENTED BY PLANTINGS TO MEET SPACING REQUIREMENTS.



SHRUB PLANTING DETAIL

NOT TO SCALE



TREE PLANTING DETAIL-LARGE TREE

NOT TO SCALE

20' TYPE 'C' LANDSCAPE BUFFER – PLANT SCHEDULE	
TREE	BOTANICAL/COMMON NAME
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	HALESIA CAROLINA / CAROLINA SILVERBELL
	NYSSA SYLVATICA "JFS-PH LEGACY" / GUM DROP BLACK GUM
	PINUS SYLVESTRIS / SCOTCH PINE

PARKING LOT – PLANT SCHEDULE	
TREE	BOTANICAL/COMMON NAME
	ACER SACCHARUM SUBSP. FLORIDANUM / SOUTHERN SUGAR MAPLE
	ILEX X ATTENUATA 'FOSTERI' / FOSTER'S HOLLY
	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA
	QUERCUS PHELLOS 'HIGHTOWERS' / HIGHTOWER WILLOW OAK

DUMPSTER AREA – PLANT SCHEDULE	
TREE	BOTANICAL/COMMON NAME
	OSMANTHUS FRAGRANS / FRAGRANT TEA OLIVE

CALL N.C. ONE CALL CENTER BEFORE YOU DIG STOP 1-800-632-4949 AVOID UTILITY DAMAGE

NORTH

100' 0 100' 200'

SCALE 1"=100' (Horiz.)

D	FOR APPROVAL & CLEARINGS REVIEW	08/16/23
REV NO.	DESC. APPROVAL	BY

REVISIONS

PRELIMINARY PLAN

FOR REVIEW PURPOSES ONLY

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F-1222
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CATALYST CAPITAL PARTNERS

WOMBLE FARM
PRELIMARY PLAN
CHAPEL HILL, NORTH CAROLINA

LANDSCAPE PLAN

DATE	AUGUST 16 2023
MCE PROJ. #	06862-0002
DRAWN	MMS
DESIGNED	AFF
CHECKED	AFF
PROJ. MGR	PEHH

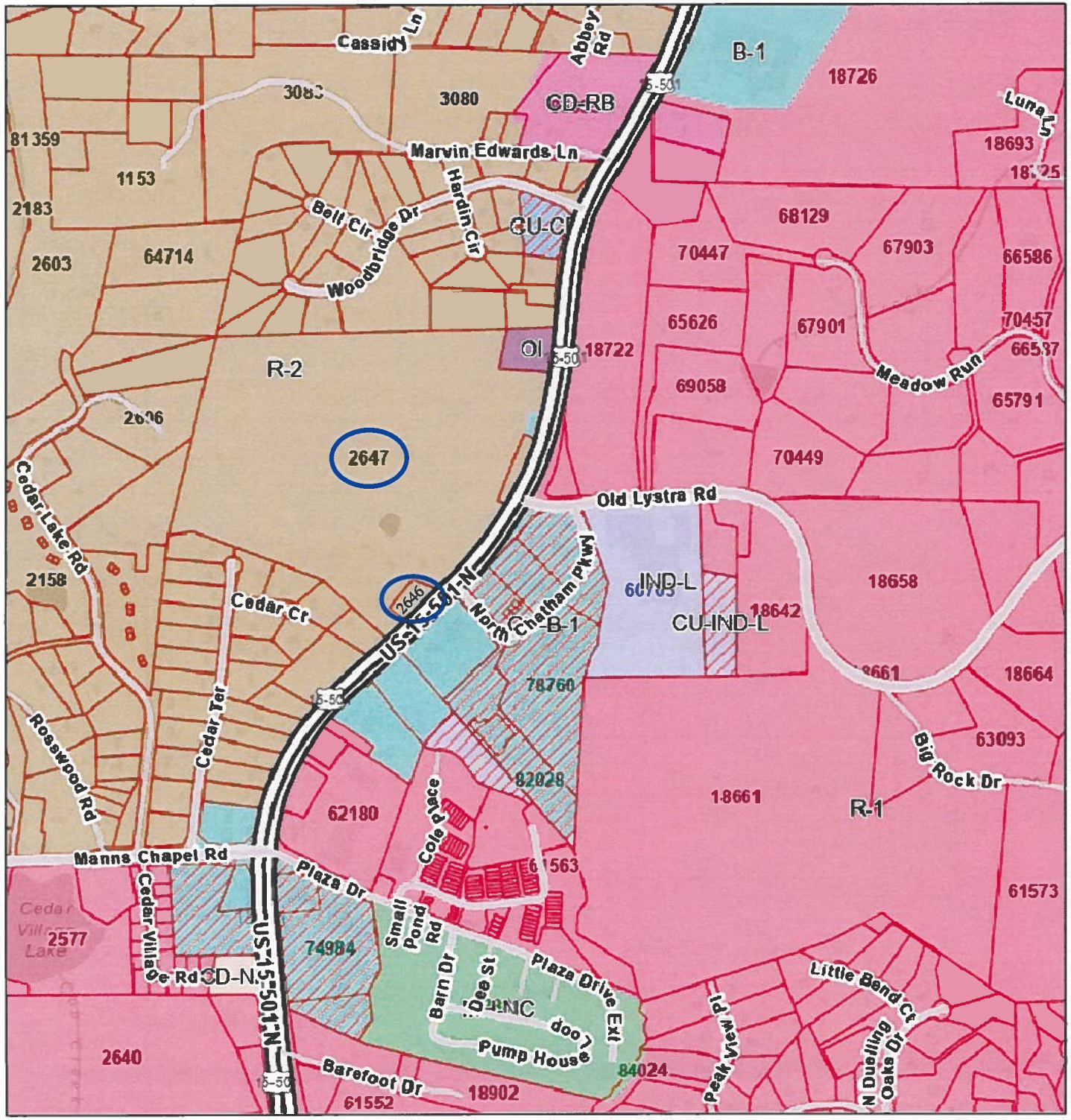
SCALE
HORIZONTAL 1"=100'
VERTICAL N/A

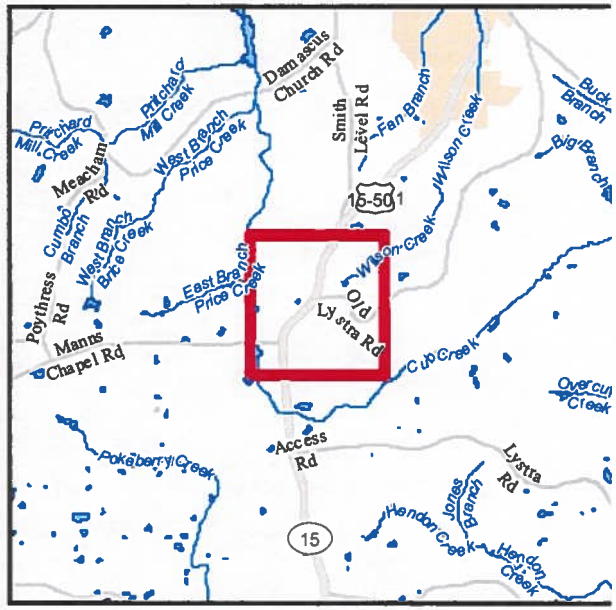
ARCH D (24"x36") SHEET
LANDSCAPE PLAN
DRAWING NUMBER
C10.0

STATUS PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY

REVISION 1

Chatham County Tax Map





Legend

Parcel Pop-Up

RoadCenterlines...

- Freeway
- Highway
- Major Arterial
- Minor Arterial
- Collector
- Local

Cary Zoning

- PDD Major
- R12-CU
- R40
- R40-CU
- R8-CU
- RR
- TR-CU

0 0.15 0.3 mi

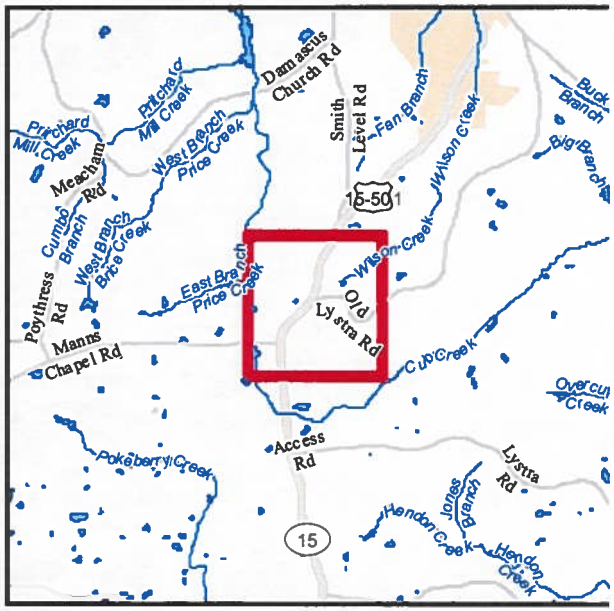
N

Service Layer Credits: Esri., Inc., City of Naperville, Illinois Chatham County,

CHATHAM COUNTY
NORTH CAROLINA

Date: 6/14/2023

Chatham County Tax Map



Legend

- Parcel Pop-Up
- RoadCenterlines...
- Freeway
- Highway
- Major Arterial
- Minor Arterial
- Collector
- Local
- Parcels

0 0.15 0.3 mi

N

Service Layer Credits: Esri., Inc., City of Naperville, Illinois Chatham County,

CHATHAM COUNTY
NORTH CAROLINA

Date: 6/14/2023