

- PRELIMINARY SITE PLAN NOTES:**
1. PARCEL BOUNDARIES ARE SHOWN PER PRELIMINARY SURVEY RECEIVED FROM TIMMONS GROUP.
 2. EXISTING TOPOGRAPHY IS SHOWN PER NC SPATIAL DATA DOWNLOAD INFORMATION & PRELIMINARY SURVEY RECEIVED FROM TIMMONS GROUP.
 3. PROPOSED BUILDING FOOTPRINT IS SHOWN PER INFORMATION RECEIVED FROM OWNER.
 4. PROPOSED WELL AND SEPTIC LOCATION IS SHOWN FOR REFERENCE ONLY AND SHALL BE CONFIRMED WITH FINAL CHATHAM COUNTY ENVIRONMENTAL HEALTH PERMITS.
 5. EXISTING ROADWAYS, EDGE OF PAVEMENT, AND TREELINES HAVE BEEN SHOWN PER AERIAL IMAGERY.
 6. ALL INFORMATION SHOWN ON THIS PLAN SHALL BE CONSIDERED APPROXIMATE. FOR REFERENCE ONLY AND SHALL NOT BE CONSIDERED ADEQUATE FOR CONSTRUCTION PURPOSES.
 7. EXISTING VEGETATION TO BE PRESERVED AND FUNCTION AS THE REQUIRED TYPE B BUFFER AREAS WHERE EXISTING VEGETATION IS SUFFICIENT. ADDITIONAL PLANTINGS MAY BE REQUIRED. FINAL TREE SURVEY TO BE OBTAINED PRIOR TO CONSTRUCTION DRAWING DESIGN.
 8. EXISTING WELL INFORMATION HAS BEEN SHOWN PER SEPTIC SOILS MAP INFORMATION RECEIVED FROM HAYWOOD PITTMAN.

R1 DIMENSIONAL STANDARDS

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|---|
| MINIMUM REQUIRED LOT AREA: 65,340 SF (WITH WELL AND SEPTIC) |
| MIN. LOT WIDTH: 100 FT |
| MIN. FRONT SETBACK: 40 FT |
| MIN. SIDE SETBACK: 25 FT |
| MIN. REAR SETBACK: 25 FT |
| MAX BUILDING HEIGHT: 60 FT |

CD-NB DIMENSIONAL STANDARDS

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| MINIMUM REQUIRED LOT AREA: 65,340 SF (WITH WELL AND SEPTIC) |
| MIN. LOT WIDTH: 75 FT |
| MIN. FRONT SETBACK: 50 FT |
| MIN. SIDE SETBACK: 20 FT |
| MIN. REAR SETBACK: 20 FT |
| MAX BUILDING HEIGHT: 60 FT |
| MAX BLDG SQ FOOTAGE: - 40,000 SF PER BUILDING - 160,000 SF TOTAL |

PROPOSED SITE AREA CALCULATIONS:

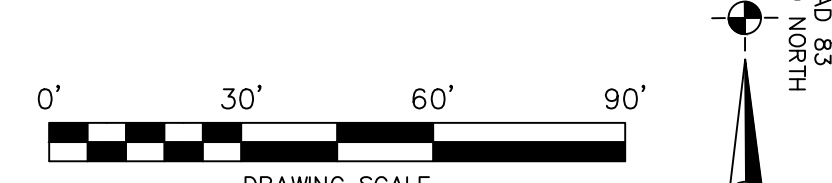
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|-------------|------------|-----------|
| GRASS: | 69,073 SF | (1.59 AC) |
| IMPERVIOUS: | 35,471 SF | (0.81 AC) |
| TOTAL AREA: | 104,544 SF | (2.40 AC) |
| BUAR: | 33.9% | |

SITE DATA TABLE

| PARCEL PIN # | TBD |
|---|--|
| PARCEL NUMBER | 68537 |
| SITE ADDRESS | 0 NC HWY 87 PITTSBORO, NC 27312 |
| SITE LAT. / LONG. | 35.804698 / -79.250427 |
| DEED BOOK / PAGE | 2254 / 1004 |
| PLAT BOOK / PAGE | 2012 - 56 |
| EXISTING PARCEL ACERAGE | 5.527 |
| PROPOSED SITE AREA | 2.40 ACRES |
| LOCAL ZONING JURISDICTION | CHATHAM COUNTY |
| OWNER | RONALD & GLENETTE VAUGHN |
| OWNER ADDRESS | 8847 NC HWY 87 NORTH PITTSBORO, NC 27312 |
| DEVELOPER | GLANDON FOREST EQUITY, LLC |
| DEVELOPER ADDRESS | 3825 BARRETT DRIVE - SUITE 100 RALEIGH, NC 27609 |
| EXISTING LAND USE | VACANT |
| PROPOSED LAND USE | RETAIL |
| EXISTING ZONING | R-1 |
| PROPOSED ZONING | R-1 : 2.63 ACRES (TO REMAIN UNCHANGED) CD-NB : 2.40 ACRES (PROJECT PARCEL) IND-L : 0.10 ACRES (TO BE COMBINED WITH PARCEL 10810) |
| MAXIMUM BUA (PER ZONING) | 36% (WITH NO CURB AND GUTTER) |
| PROPOSED BUILDING SQ FT | 10,640 SF |
| PARKING REQ'D | 1 SPACE / 200 SF GFA (10,640 / 200) 53.2 SPACES REQUIRED |
| PARKING PROVIDED | 43 SPACES (INCLUDING 2 ADA SPACES) |
| PROPOSED IMPERVIOUS AREA | 0.81 ACRES |
| PROPOSED DISTURBED AREA | ±2.1 ACRES |
| PROPOSED UTILITIES | WATER : PRIVATE WELL SEWER : PRIVATE SEPTIC |
| STREETYARD / BUFFER REQUIRED | 20' - TYPE B BUFFER (ALL PROPERTY BOUNDARIES) |
| RIVER BASIN | CAPE FEAR |
| NEAREST SURFACE WATER | TERRELLS CREEK (SOUTH OF HAW RIVER) 16-31-(2.5) SURFACE WATER CLASS: WS-IV, NSW |
| POST CONSTRUCTION STORMWATER REQUIREMENTS | PROJECT MUST COMPLY WITH CHATHAM COUNTY POST-CONSTRUCTION STORMWATER TREATMENT/ATTENUATION PERMITTING |

DRAWING LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - PROPOSED LOT LINE
- ~ ~ ~ EXISTING TREELINE
- ~ ~ ~ PROPOSED TREELINE
- SETBACK LINES
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM PIPE
- LANDSCAPE AREAS
- PERMANENT DIVERSION DITCH
- PERMANENT CLEAN WATER DIVERSION



OWNER: ADAM PAGE & CHRISTINA INFANTI
PARCEL ID: 68419
DEED BK / PG : 2246 / 333
PLAT BK / PG : 93 / 226
SIZE: 9.10 ACRES
ZONING: R-1

OWNER: CHATHAM PARK GATEWAY, LLC
PARCEL ID: 67585
DEED BK / PG : 577 / 795
PLAT BK PG : 2023 / 168
SIZE: 17.616 ACRES
ZONING: R-1

OWNER: RONALD & GLENETTE VAUGHN TRUSTEE
PARCEL ID: 10810
DEED BK / PG : 2254 / 1004
PLAT BK / PG : 2012 / 56
SIZE: 1.806 ACRES
ZONING: IND-L

PRELIMINARY PLAN
NOT FOR
CONSTRUCTION



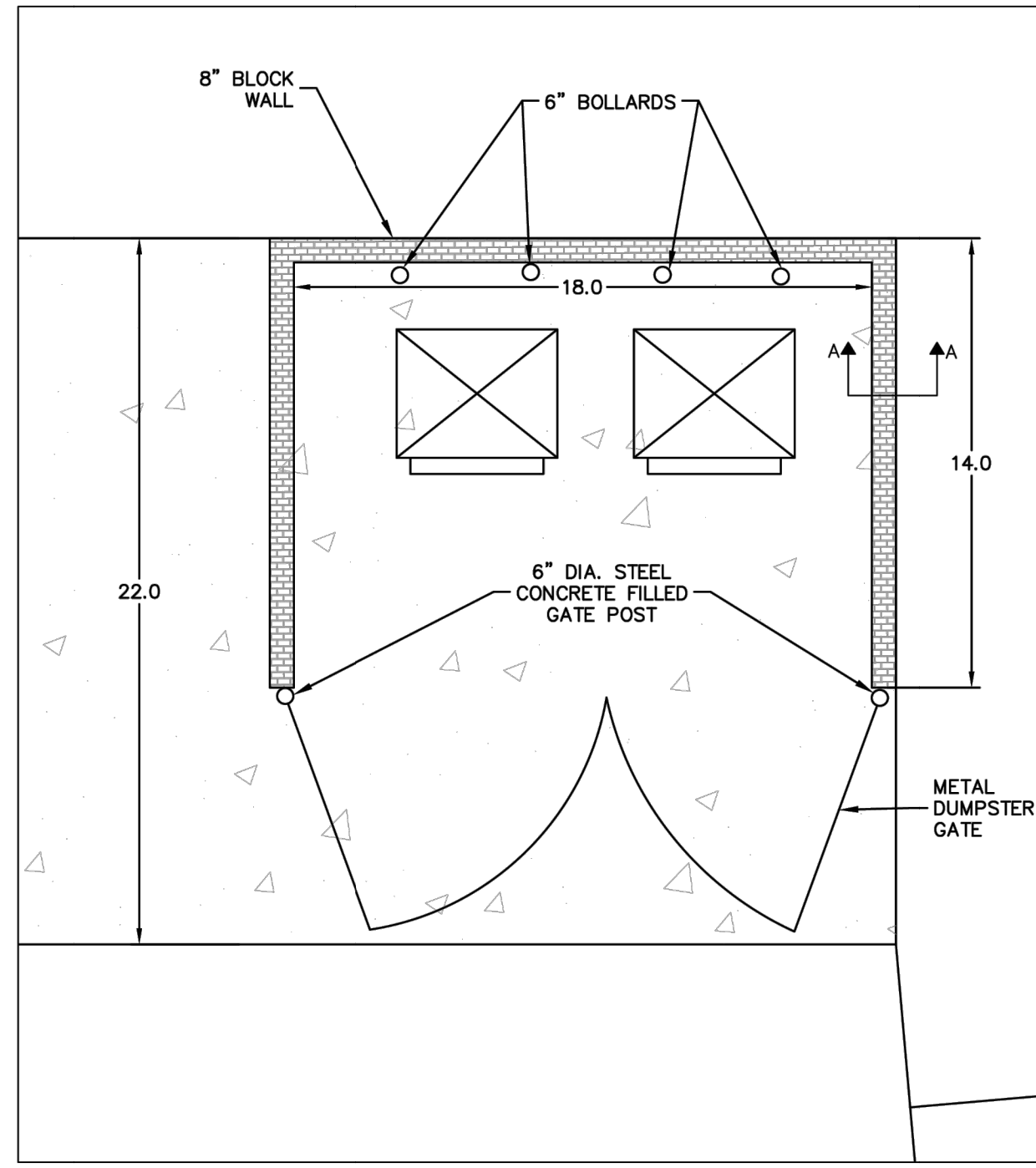
Gardener Engineering, PLLC
Engineering - Land Planning - Permitting
NC Engineering Firm Cert. Auth. # P-2804
P.O. Box 3048
Asheboro, NC 27204
P: (336-302-4949) Email: zach@gardenerengineeringpllc.com
www.gardenerengineeringpllc.com

| BY | DESCRIPTION | DATE |
|----|-------------|------|
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SITE PLAN
DOLLAR GENERAL
PITTSBORO - NC 87
NC 87
PITTSBORO - NC - CHATHAM COUNTY

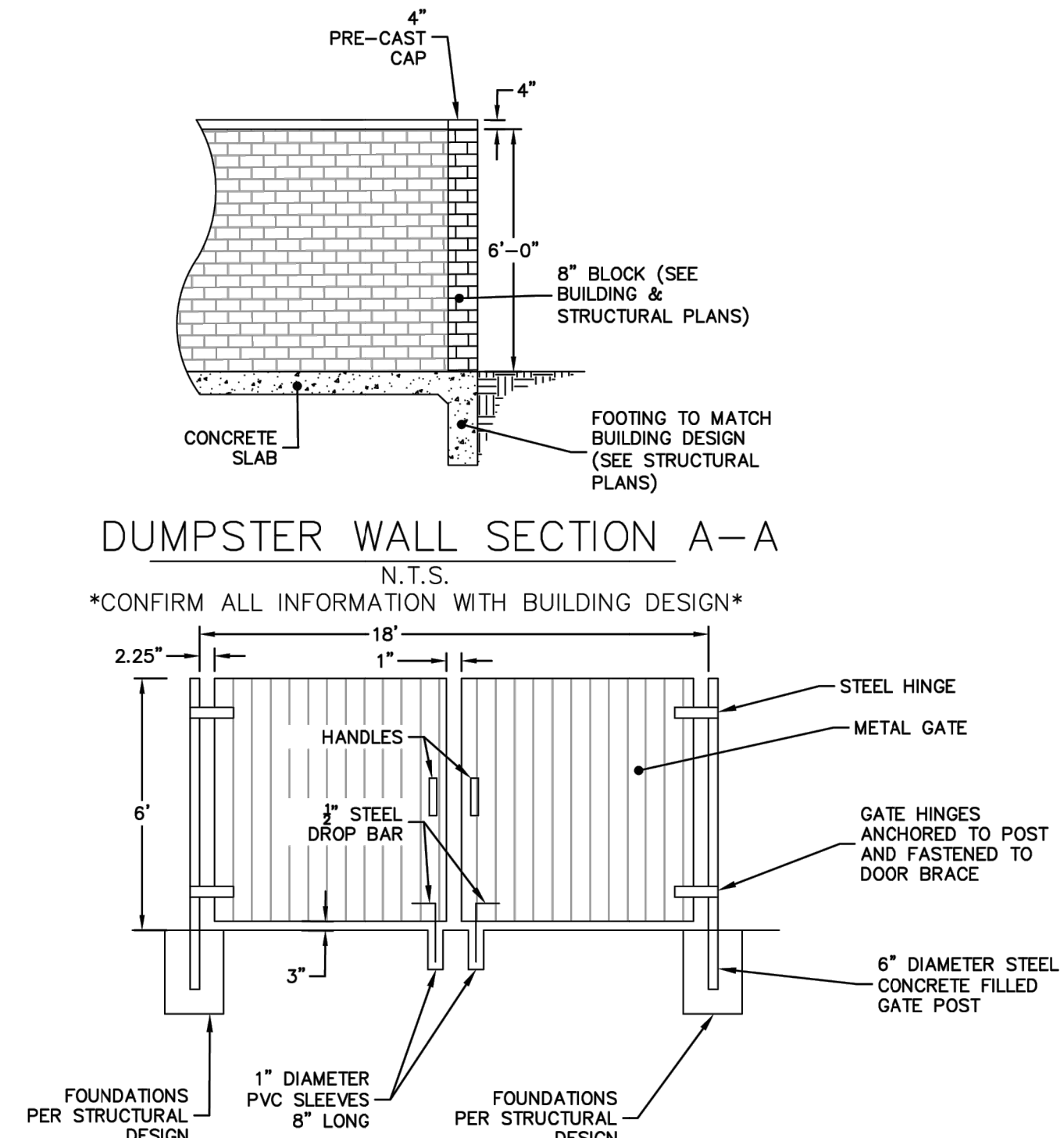
SCALE AS NOTED
DATE AUGUST 2024
DRAWN BY ZHG
CHECKED BY ZHG
PROJECT NO. 24.0021
SHEET NO.

C-1



DUMPSTER ENCLOSURE DETAIL

N.T.S.
CONFIRM ALL INFORMATION WITH BUILDING DESIGN

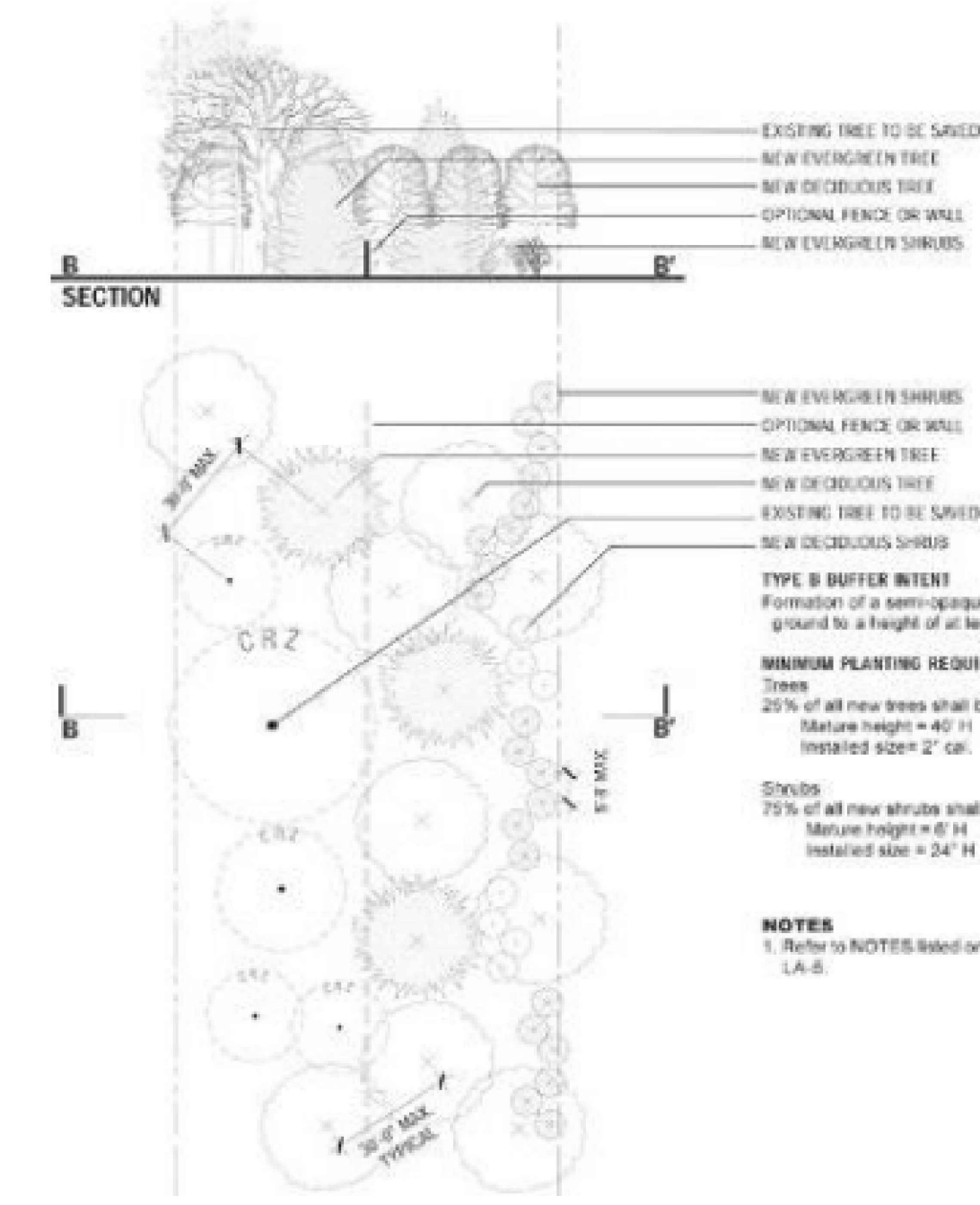


DUMPSTER WALL SECTION A-A

N.T.S.
CONFIRM ALL INFORMATION WITH BUILDING DESIGN

DUMPSTER GATE DETAIL

N.T.S.
CONFIRM ALL INFORMATION WITH BUILDING DESIGN



TYPE B BUFFER INFORMATION
NOT TO SCALE

Screen B: This screen breaks up the view such that some elements of the property can be seen from some views and/or during some seasons. 25 – 35% deciduous plants may be allowed. Minimum spacing shall generally be no wider than 30 feet between tree trunks (but may be wider depending on tree type), with evergreen shrubs spacing ranging from five to eight feet on center.

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www.gardnerengineeringpllc.com

| # | DATE | DESCRIPTION | BY |
|---|------|-------------|----|
| | | | |
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| | | | |

MISC. DETAILS
DOLLAR GENERAL
PITTSBORO - NC 87
NC 87
PITTSBORO - NC - CHATHAM COUNTY

SCALE AS NOTED
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PROJECT NO. 24.0021
SHEET NO.