

- PRELIMINARY SITE PLAN NOTES:**
1. PARCEL BOUNDARIES ARE SHOWN PER SURVEY RECEIVED FROM TIMMONS GROUP DATED 09-12-2024.
 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 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. PRELIMINARY TREE SURVEY INFORMATION HAS BEEN INCORPORATED INTO THE LANDSCAPE PLAN. SEE LANDSCAPE PLAN FOR MORE INFORMATION.
 8. EXISTING SEPTIC FIELD INFORMATION HAS BEEN SHOWN PER SEPTIC SOILS MAP INFORMATION RECEIVED FROM HAYWOOD PITTMAN.

R1 DIMENSIONAL STANDARDS

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

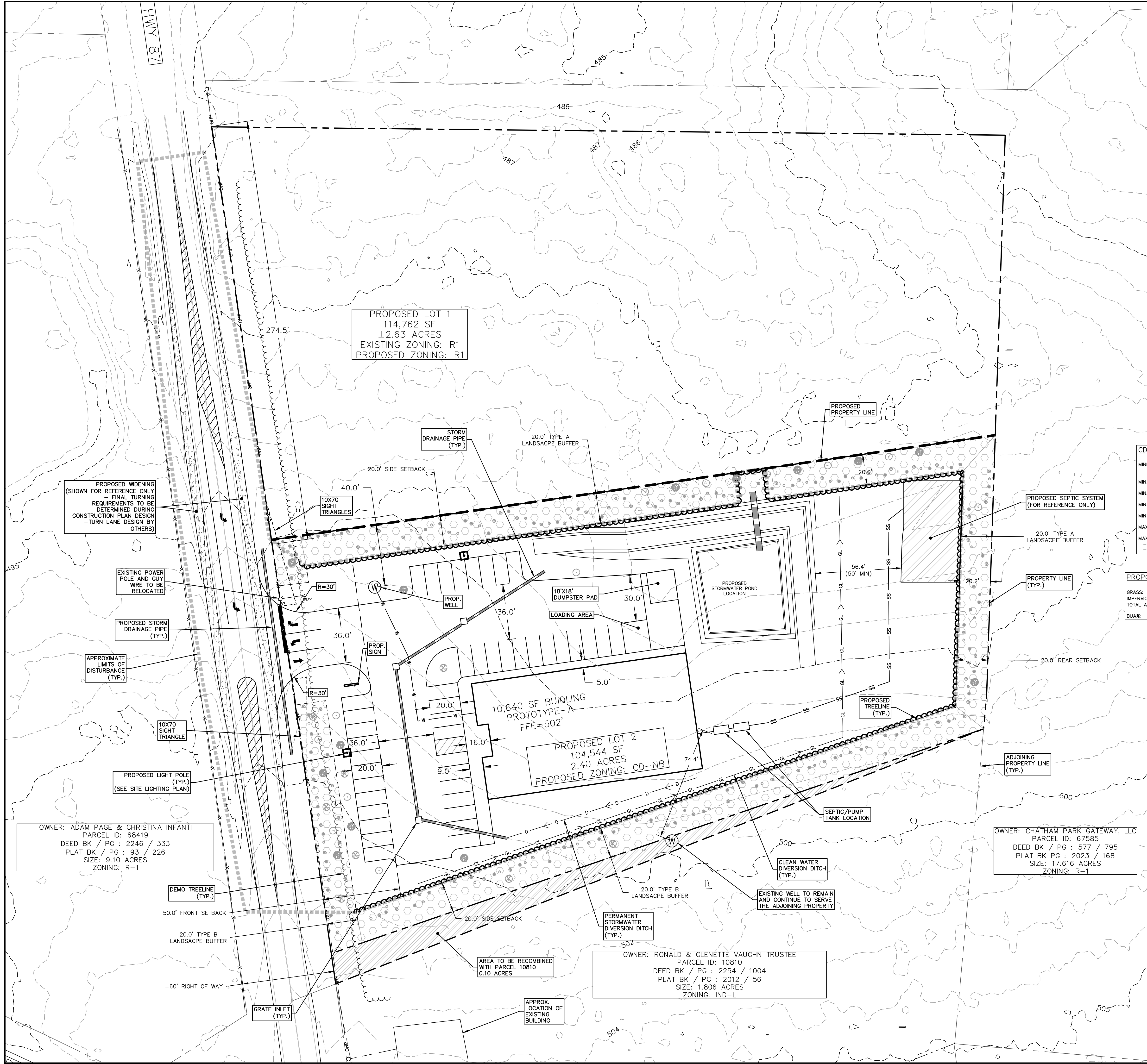
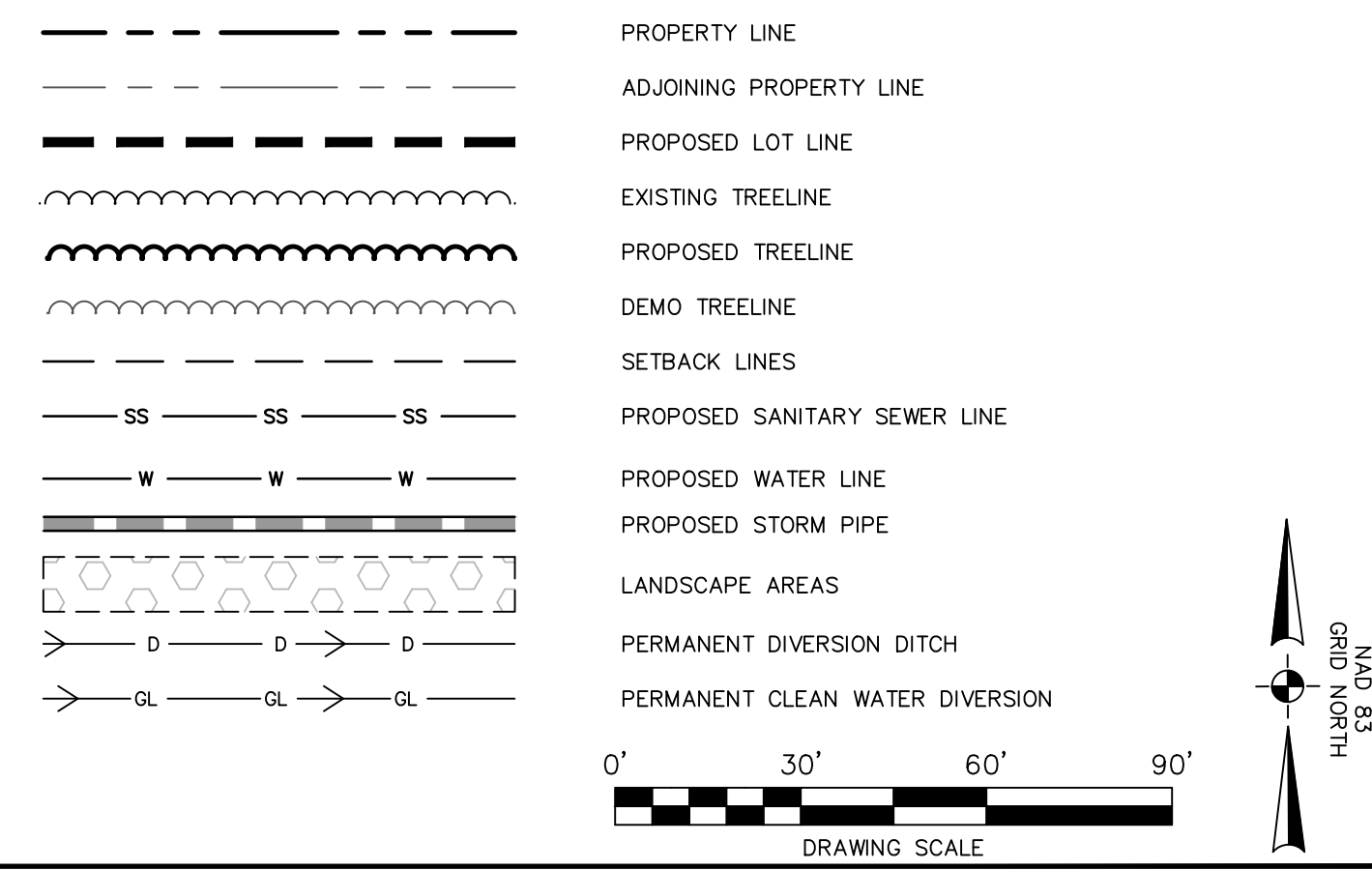
MINIMUM REQUIRED LOT AREA: 65,340 SF (WITH WELL AND SEPTIC)
MIN. LOT WIDTH: 75 FT
MIN. FRONT SETBACK: 50 FT
MIN. SIDE SETBACK: 20 FT
MIN. REAR SETBACK: 20 FT
MAX BUILDING HEIGHT: 60 FT
MAX BLDG SQ FOOTAGE: - 40,000 SF PER BUILDING - 160,000 SF TOTAL

PROPOSED SITE AREA CALCULATIONS:

GRASS:	69,073 SF (1.59 AC)
IMPERVIOUS:	35,471 SF (0.81 AC)
TOTAL AREA:	104,544 SF (2.40 AC)
BUA%:	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	±2.52 ACRES
PROPOSED UTILITIES	WATER : PRIVATE WELL SEWER : PRIVATE SEPTIC
STREETYARD / BUFFER REQUIRED	NORTH AND EAST : 20' TYPE A WEST & SOUTH : 20' TYPE B
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



BY	DESCRIPTION	DATE

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

NORTHERN SCREEN : TYPE A (20 FT)
 431 LF
 22 TREES REQUIRED
 87 SHRUBS REQUIRED

- 52 EXISTING LARGE PINE TREES TO REMAIN

PROPOSED

- 5 ITALIAN CYPRESS
- 5 ATLANTIC WHITE CEDAR
- 31 YAUPON HOLLIES
- 29 INKBERRY HOLLIES
- 29 BOXWOODS

WESTERN SCREEN : TYPE B (20 FT) (STREETYARD)
 227 LF
 8 TREES REQUIRED
 38 SHRUBS REQUIRED

PROPOSED

- 3 LOBLOLLY PINES
- 3 ATLANTIC WHITE CEDARS
- 3 ITALIAN CYPRESS
- 13 INKBERRY HOLLIES
- 14 YAUPON HOLLIES
- 14 BOXWOODS

INTERNAL LANDSCAPING PROPOSED

- 3 ITALIAN CYPRESS
- 4 ATLANTIC WHITE CEDAR
- 3 LOBLOLLY PINES

SOUTHERN SCREEN : TYPE B (20 FT)
 411 LF
 14 TREES REQUIRED
 69 SHRUBS REQUIRED

- 72 EXISTING LARGE PINE TREES TO REMAIN

PROPOSED

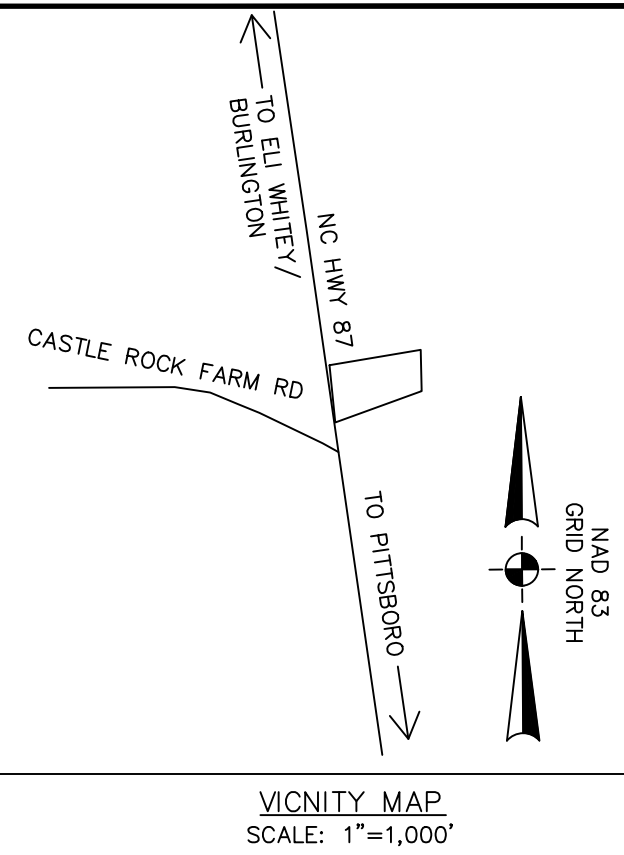
- 1 ITALIAN CYPRESS
- 1 ATLANTIC WHITE CEDAR
- 24 YAUPON HOLLIES PROPOSED
- 22 INKBERRY HOLLIES
- 23 BOXWOODS

EASTER SCREEN : TYPE A (20 FT)
 153 LF
 8 TREES REQUIRED
 31 SHRUBS REQUIRED

- 23 EXISTING LARGE PINE TREES TO REMAIN

PROPOSED

- 1 ITALIAN CYPRESS
- 1 ATLANTIC WHITE CEDAR
- 12 YAUPON HOLLIES
- 10 INKBERRY HOLLIES
- 10 BOXWOODS



PRELIMINARY PLAN
 NOT FOR CONSTRUCTION



Gardner 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@gardnerengineeringpllc.com
 www.gardnerengineeringpllc.com

#	DATE	DESCRIPTION	BY

LANDSCAPE 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.

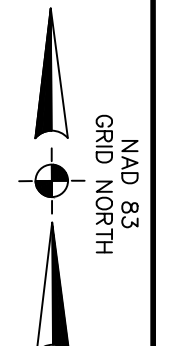
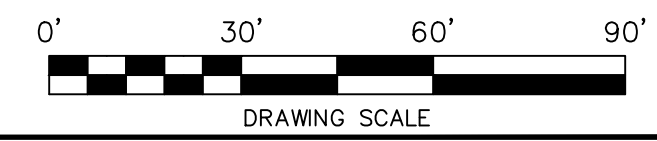
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EXISTING TREE INFORMATION NOTE:
 EXISTING TREES HAVE BEEN SHOWN PER PRELIMINARY SURVEY PREPARED BY TIMMONS GROUP.

PLANT MATRIX

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY (TOTAL)
	LOBLOLLY PINE	PINUS TAEDA	2" CALIPER	9
	ITALIAN CYPRESS	CUPRESSUS SEMPERVIRENS	2" CALIPER	12
	ATLANTIC WHITE CEDAR	CHAMAECYPARIS THYROIDES	2" CALIPER	13
	INKBERRY HOLLY	ILEX GLABRA	3 GALLON	73
	LITTLE LEAF BOXWOOD	BUXUXS MICROPHYLLA	3 GALLON	75
	YAUPON HOLLY	ILEX VOMITORIA	3 GALLON	81
	EXISTING EVERGREEN TREE TO REMAIN			
	EXISTING DECIDUOUS TREE TO REMAIN			



C:\Gardner Engineering\2 - Project\34.0021 - Base A - DG Pittsboro - 2024.08.16.dwg, 9/26/2024, 1:28:43 PM, AutoCAD PDF (General Documentation) Plot3, AECI full bleed D (4,00 x 36.00) Inches