SITE DEVELOPMENT PLANS
FOR
LOT 9 US 64 EAST BUSINESS PARK

CHATHAM COUNTY, NC
APRIL, 2016
(REVISED AUGUST 8, 2016)

1. THE PERMITEE OR DESIGNEE SHALL SCHEDULE THE PRE-CONSTRUCTION MEETING SEVEN (7) DAYS PRIOR TO COMMENCING WORK WITH THE TOWN OF PITTSBORO ENGINEERING INSPECTOR. (919) 542-2063 OR mmeyer@pittsboronc.gov and froyal@pittsboronc.gov

   THE PERMITEE OR DESIGNEE SHALL NOTIFY THE TOWN OF PITTSBORO AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING ANY CONSTRUCTION WORK. ONCE THE WORK HAS BEGUN, AT LEAST A FORTY-EIGHT (48) HOURS NOTICE SHALL BE GIVEN PRIOR TO ANY SORT OF DISRUPTION TO THE TOWNS' SERVICES, SUCH AS WORKING IN A TOWN ROADWAY, TAPPING WATER MAINS, AND PLUGGING SEWER, ETC.

   NOTIFICATION MUST BE PROVIDED BY DIRECT COMMUNICATION. VOICE MAIL OR EMAIL WILL NOT BE A CONSIDERED NOTIFICATION UNLESS ADEQUATELY RESPONDED TO BY A TOWN OF PITTSBORO REPRESENTATIVE.

   THE PERMITEE OR DESIGNEE SHALL BE RESPONSIBLE FOR NOTIFYING ALL CUSTOMERS AFFECTED BY SERVICE INTERRUPTIONS. THE TOWN OF PITTSBORO WILL NOT APPROVE SERVICE INTERRUPTIONS UNTIL PROOF IS PROVIDED THAT PROPER CUSTOMER NOTIFICATIONS HAS BEEN PROVIDED.

   EXISTING VALVES SHALL BE OPERATED ON ONLY BY TOWN OF PITTSBORO STAFF OR IN CASE OF AN EMERGENCY IN THE PRESENCE OF TOWN STAFF.

2. TOWN OF PITTSBORO CURRENT STANDARD SPECIFICATIONS AND DETAILS ARE AVAILABLE ON LINE AT pittsboronc.gov, UNDER THE ENGINEERING DEPARTMENT PAGE.

UTILITY CONTACTS

PROGRESS ENERGY
PHONE: 800-452-2777
P.O. BOX 1551
RALEIGH, N.C. 27602

NORTH CAROLINA ONE CALL
PHONE: 800-632-4949

BELLSOUTH
PHONE: 800-925-2525

PSNC
PHONE: 888-686-1288

TOWN OF PITTSBORO (WATER AND SEWER)
PHONE: 919-542-4621

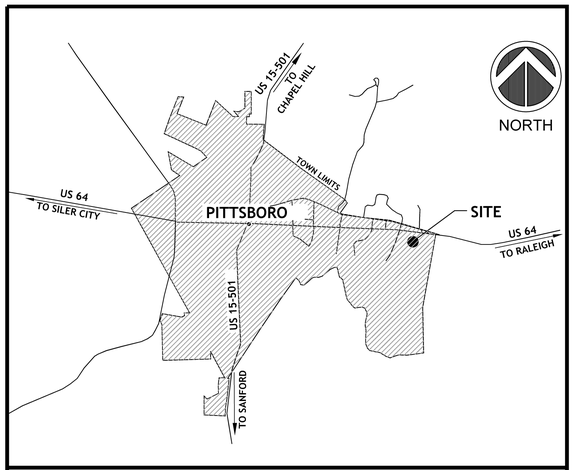
NOTIFICATION

THE OWNER / CONTRACTOR SHALL NOTIFY THE TOWN OF PITTSBORO AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION WORK. ONCE WORK HAS BEGUN, AT LEAST 48 HOURS NOTICE SHALL BE GIVEN PRIOR TO ANY SORT OF DISRUPTION TO THE TOWN'S SERVICES SUCH AS TAPPING WATER MAINS, OPERATING VALVES, CLOSING STREETS, PLUGGING SEWERS, ETC. PLEASE CALL 919-542-4621.

NOTIFICATION MUST BE PROVIDED BY DIRECT COMMUNICATION. VOICE MAIL OR EMAIL WILL NOT BE CONSIDERED PROPER NOTIFICATION UNLESS ADEQUATELY RESPONDED TO BY A TOWN OF PITTSBORO REPRESENTATIVE.

THE OWNER / CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL CUSTOMERS AFFECTED BY SERVICE INTERRUPTIONS. THE TOWN OF PITTSBORO WILL NOT APPROVE SERVICE INTERRUPTIONS UNTIL PROOF IS PROVIDED THAT PROPER CUSTOMER NOTIFICATION HAS BEEN PROVIDED.

EXISTING VALVES SHALL BE OPERATED ONLY WITH A REPRESENTATIVE OF THE TOWN OF PITTSBORO PRESENT.



VICINITY MAP
NOT TO SCALE

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SITE DATA

OWNER: CHATHAM CENTER LLC
2081 SHEPHERDS DR.
APEX, N.C. 27502

SITE ADDRESS: COMMERCE CT.
PITTSBORO, NC 27312
PIN: 9751-36-0677
SITE AREA: ± 0.91 AC.

BUILDING SETBACKS:

FRONT (ALONG STREET)	25 FEET
SIDE	10 FEET
SIDE (ALONG STREET)	20 FEET
REAR	25 FEET

ZONING - C-2 (COMMERCIAL)

WATERSHED - WS-IV-PA

PROPOSED USE:
GENERAL RETAIL (1 BLDG, SINGLE STORY) ± 7,850 SF.

PARKING DATA:

PARKING REQUIRED (± 4,440 SF x 5/1000)=	22.2 SPACES
RESTAURANT (SEATS 52 x 0.25)=	13.0 SPACES
RESTAURANT (EMPLOYEES 6 x 0.67)=	4.0 SPACES
TOTAL REQUIRED=	39.2 SPACES
PARKING PROVIDED (2 VAN ACC. H/C)=	40 SPACES

TOTAL SITE IMPERVIOUS AREA:
(BUILDING, PARKING,
AND SITE DRIVEWAYS) = ±28,244 SF. (±71.25 %)

GENERAL NOTES

1. IF THE GENERAL CONTRACTOR FINDS DISCREPANCIES WITHIN THESE PLANS, THE OWNER MUST BE NOTIFIED DIRECTLY. THE OWNER RESERVES THE RIGHT TO REVERSE ANY FIELD DECISIONS AT NO ADDITIONAL COST TO THE CONTRACT.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING OWNER CONTRACTED SUB-CONTRACTORS. ALL WORK BETWEEN PARTIES SHALL INTERFACE SMOOTHLY AND BE THE ULTIMATE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND SOILS ENGINEER APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER, CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET. TOWN OF PITTSBORO ENGINEERING DEPARTMENT TO BE NOTIFIED OF INSPECTION, TESTING EXT. (919) 542-4621 (48 HOURS IN ADVANCE). WATER, AND SEWER SHALL BE INSPECTED BY TOWN OF PITTSBORO ENGINEERING DEPARTMENTS, OR REPRESENTATIVE. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF PITTSBORO UTILITY SPECIFICATIONS AND DETAILS, LATEST REVISION.
4. LOCATIONS ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL CHECK PLANS AND FIELD CONDITIONS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY CONFLICT BEFORE PERFORMING WORK IN THE AFFECTED AREA.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENT AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
8. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITIONS EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED, DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AT THE SOLE COST OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL AND TO INITIATE CLEAN-UP OF THE LITTER AND REFUSE GENERATED BOTH ON-SITE AND OFF-SITE, DURING THE INSTALLATION OF SERVICES AND CONSTRUCTION OF BUILDINGS UNTIL SUBSTANTIAL COMPLETION OF ALL CONSTRUCTION. THE CLEAN-UP OF LITTER AND REFUSE SHALL BE DONE ON A REGULAR BASIS. THIS SHALL INCLUDE INITIATING ACTION AND ASSUMING ANY COSTS IN REMEDYING THE SITUATION.
11. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE CONTRACTOR IS TO PROVIDE AS-BUILT DRAWINGS IN BOTH HARD AND ELECTRONIC FORMAT SHOWING ALL DEVIATIONS FROM THE APPROVED PLAN INCLUDING BUT NOT LIMITED TO SURFACE FEATURE LOCATIONS SUCH AS MANHOLES, CATCH-BASINS, HYDRANTS, VALVES, METERS, HOT BOXES, CLEAN-OUTS, RETAINING WALLS, TRANSFORMERS, LANDSCAPING, ETC. ALSO, ELEVATIONS AND PIPE SLOPES FOR THE SANITARY AND STORM SEWERS NEED TO BE PROVIDED. IF ANY ADDITIONAL INFRASTRUCTURE IS ADDED OR CHANGES ARE MADE AFTER THE AS-BUILTS ARE SUBMITTED THE DEVELOPER/ OWNER WILL SUBMIT THE REVISIONS THE THE TOWN.
12. THE CE GROUP, INC., IS NOT AWARE OF ANY DEVIATIONS FROM THE TOWN OF PITTSBORO STANDARDS, TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF.
13. THE TOWN OF PITTSBORO CURRENT STANDARD SPECIFICATIONS AND DETAILS ARE AVAILABLE ONLINE AT pittsboronc.gov UNDER THE ENGINEERING DEPARTMENT PAGE.

CE GROUP
301 GLENWOOD AVE. SUITE 220
RALEIGH,NC 27603
PHONE: 919-367-8790
www.cegroupinc.com
License # C-1739

STOP!
BEFORE YOU DIG CALL
THE NC ONE CALL CENTER
1-800-632-4949
IT'S THE LAW!

FINAL DESIGN
NOT RELEASED
FOR CONSTRUCTION

TOWN OF PITTSBORO

ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL STATE, AND FEDERAL RULES AND REGULATIONS.

PUBLIC UTILITIES_____

STORMWATER_____

PLANNING_____

NO.	REVISIONS	DATE
3.	UPDATED IMPERVIOUS COVERAGE	08/08/16
2.	REVISED PER TOWN COMMENTS	7/22/16
1.	REVISED PER TOWN COMMENTS	5/23/16

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH,NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

8/8/16
SEAL 18894

SITE DEVELOPMENT PLANS
FOR
LOT 9 US 64 EAST BUSINESS PARK
COVER SHEET
CHATHAM COUNTY, NC

Date: APRIL, 2016
Scale: -
Drawn: CPM
Checked: MPA
Project No. 127-198
Computer Dwg. Name 127-198_Sht-01-Cover-Sheet

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