

**LEGEND**

- PAINTED TRAFFIC ARROW
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- LANDSCAPE AREA
- PROPOSED PARKING COUNT
- REGULAR DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- SPILLING CURB AND GUTTER

**SITE PLAN NOTES:**

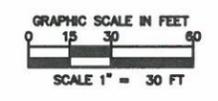
1.) SIGNAGE IS NOT INCLUDED WITHIN THIS SITE PACKAGE AND MAY BE SUBMITTED AND PERMITTED SEPARATELY UNDER SEPARATE COVER.

2.) ROADWAY SIGNAGE INFORMATION IS NOT INCLUDED IN THIS PACKAGE AND IS PROVIDED IN THE OFFSITE ROADWAY PACKAGE (UNDER SEPARATE COVER)

SITE DATA	
<b>PROPERTY INFORMATION</b>	
EXISTING ZONING: C-2 COMMERCIAL	
EXISTING USE: VACANT	
TOTAL SITE AREA:	6.0 ACRES (261,000 SF)
<b>PROPERTY SETBACKS:</b>	
FRONT = 50' (EAST)	
SIDE = 10' (NORTH)	
SIDE = 20' (SOUTH - NEW ROADWAY)	
REAR = 30' (SUTTLES R.O.W.)	
<b>PROJECT DATA:</b>	
PROPOSED USE:	MEDICAL OFFICE BUILDING
PROJECT AREA (LIMITS OF WORK):	7.63 AC.
PROPOSED # OF BUILDINGS:	1 (25,000 GSP)
BUILDING LOT COVERAGE:	9.5% (25,000 SF/261,000 SF)
VEHICULAR SURFACE AREA (NEW):	21.4% (55,945 SF/261,000 SF)
<b>PARKING:</b>	
STANDARD	REQUIRED 100 SPCS / PROVIDED 102 SPCS
HANDICAP	1 SPACE/250 SF / 9 SPACES
<b>OPEN SPACE:</b>	
	N/A
PROPOSED BUILDING HEIGHT:	31.7
SITE IMPERVIOUS AREA:	37.16% (97,003SF/261,000SF)
PHASE 2 IMPERVIOUS:	80.80% (82,340SF/177,340)

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF PITTSBORO AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

**SURVEY NOTE:**  
 ALL EXISTING SITE AND TOPOGRAPHIC INFORMATION SHOWN BASED ON AN ALTA/ACSM LAND TITLE SURVEY DATED FEBRUARY 15, 2013. PROVIDED BY WHITHERS & RAVENEL, 115 MACKENAM DR, CARY NC 27511. PHONE 919-469-3340



Plotted By: D.Kane, Brian, Sheet Set: Chatham Medical Office Building, Layout: C-300 SITE PLAN, July 07, 2014, 09:58:48am, C:\Users\brian.okane\Desktop\C-300 SITE PLAN\_Turning\_Template.dwg  
 This document, together with the contract and design specifications hereon, is an instrument of service, is intended only for the specific purpose and project for which it was prepared, and shall not be used for any other purpose without the written authorization and signature of the engineer or architect who prepared it.

No.	REVISIONS	DATE	BY
1	REVISED PER TOWN OF PITTSBORO 2ND COMMENTS	7/7/14	BTO
2	REVISED PER TOWN OF PITTSBORO 1ST COMMENTS	5/21/14	WJB

**Kimley»Horn**

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 333 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601  
 PHONE: 919-835-1494 FAX: 919-653-5847  
 WWW.KIMLEY-HORN.COM

KHA PROJECT  
 012325022  
 DATE  
 7/7/14  
 SCALE AS SHOWN  
 DESIGNED BY BTO  
 DRAWN BY KCG  
 CHECKED BY WJB PITTSBORO

**CHATHAM MEDICAL OFFICE BUILDING**  
 PREPARED FOR  
**CHATHAM PARK INVESTORES LLC**  
 NC

**SITE PLAN**

SHEET NUMBER  
**C-300**