

LEGEND

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

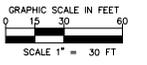
SITE PLAN NOTES:

- 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	
PROPERTY INFORMATION	
EXISTING ZONING: C-2 COMMERCIAL	
EXISTING USE: VACANT	
TOTAL SITE AREA:	6.0 ACRES(261,000 SF)
PROPERTY SETBACKS:	
	FRONT = 50' (EAST)
	SIDE = 10' (NORTH)
	SIDE = 20' (SOUTH-NEW ROADWAY)
	REAR = 30' (SUTTLES R.O.W.)
PROJECT DATA:	
PROPOSED USE:	MEDICAL OFFICE BUILDING
PROJECT AREA (LIMITS OF WORK):	7.63 AC
PROPOSED # OF BUILDINGS:	1 (25,000 GSF)
BUILDING LOT COVERAGE:	9.5% (25,000 SF/261,000 SF)
VEHICULAR SURFACE AREA(NEW):	21.4% (55,945 SF/261,000 SF)
PARKING:	
STANDARD	REQUIRED 100 SPCS PROVIDED 102 SPCS
HANDICAP	1 SPACE / 250 SF 4 SPACES 2 SPACES
OPEN SPACE:	
PROPOSED BUILDING HEIGHT:	N/A
PROPOSED BUILDING HEIGHT:	31.7'
SITE IMPERVIOUS AREA:	
PHASE 2 IMPERVIOUS:	37.16% (97,000SF/261,000SF)
	80.60% (62,340SF/771,340)

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 MACKENAN DR, CARY, NC 27511. PHONE 919-469-3340



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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KHA PROJECT
012325022
DATE
01/28/2014
SCALE AS SHOWN
DESIGNED BY BTO
DRAWN BY KCG
CHECKED BY WJB

CHATHAM MEDICAL OFFICE BUILDING
 PREPARED FOR
CHATHAM PARK INVESTORS LLC

PITTSBORO NC
 SHEET NUMBER
C-300