



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

To: Planning Board

From: Stuart Bass, Planning Director

Date: May 28, 2015

Re: Site Plan SP-2014-03
Chatham Park Hospice Facility

Background

Developer: Chatham Park, LLC

Location: Off of Suttles Road, Northeast Quadrant of US 64 / 15-501 Interchange. Lot 8 of the associated subdivision.

Current Zoning: PDD (Planned Development District)

Adjacent Zoning: R-A2 (Residential-Agricultural), O&I (Office & Institutional), and C2-CZ (Highway Commercial-Conditional Zoning).

Acreage: Limits of Work, 4.8 acres. Site Area, 2.0 acres.

Existing Use: Undeveloped Property

Proposed Use: Hospice Building Facility

Utilities: Planned utilities to the site have been reviewed under separate cover (SP-2015-01) and are in compliance with applicable town ordinances and policies. This would include the portion of Freedom Parkway, Roundtree Way, and the associated utilities. A schematic rendering of the road layout is included.

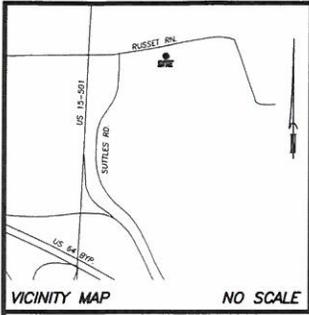
Recommendation

The applicant is proposing to construct an 11,000 square foot building for use as a hospice facility.

Town Hall ~ PO Box 759 ~ Pittsboro, NC 27312
Email: swbass@pittsboronc.gov
Phone: (919) 542-1655
Fax: (919) 542-2310

This proposal is being presented to the Board as a Site Plan for review and recommendation. The plans have been reviewed in accordance with the Town's applicable development ordinances by the appropriate departments. The project was allocated wastewater capacity (6,000 gpd) by the Town Board of Commissioners on March 10, 2014.

The recommendation is for approval, subject to issuance of a Stormwater Permit and authorization by the Town Engineer.



REFERENCE:
 D.B. 1567, PG. 800; P.B. 2012, PG. 189;
 P.B. 2003, PG. 19; D.B. 1651, PG. 843;
 D.B. 1683, PG. 679; P.B. 2006, PG. 81;
 P.B. 2002, PG. 407; D.B. 1791, PG. 546

CERTIFICATE OF APPROVAL
 I DO HEREBY CERTIFY THAT THE PLAN FOR SUBDIVISION SHOWN HEREON COMPLIES WITH THE SUBDIVISION ORDINANCE FOR THE TOWN OF PITTSBORO, NC WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED ON THIS PLAT AND IN THE MINUTES OF THE TOWN OF PITTSBORO TOWN BOARD OF COMMISSIONERS AND IS APPROVED FOR RECORDING IN THE OFFICES OF THE REGISTER OF DEEDS.

DATE: _____ 2015
 BY: _____
 MAYOR

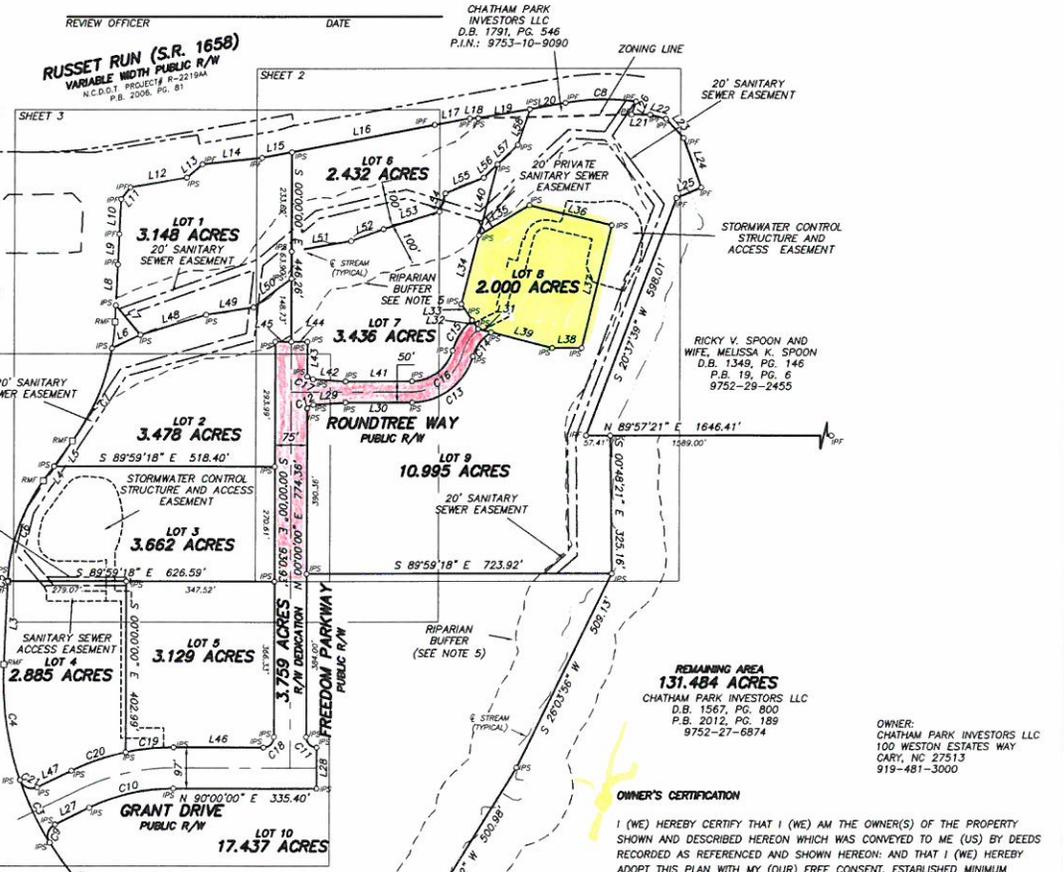
REVIEW OFFICER CERTIFICATION
 I, _____, REVIEW OFFICER FOR CHATHAM COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

LEGEND (UNLESS OTHERWISE NOTED)
 CL - CENTERLINE
 IPF - IRON PIPE FOUND
 IPS - IRON PIPE SET
 R/W - RIGHT OF WAY
 RMF - RIGHT OF WAY MONUMENT FOUND

LINEAR FEET OF PUBLIC STREETS	
GRANT DRIVE	715'
FREEDOM PARKWAY	972'
1800'	497'
TOTAL	2,184'

NOTES

- AREAS COMPUTED BY COORDINATE METHOD.
- BASIS OF BEARING NAD 83(2011)
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 5710952000, PANEL 9752, EFFECTIVE DATE FEBRUARY 2, 2007.
- RIPARIAN BUFFERS SHOWN ON THIS MAP ARE 100' ON EACH SIDE OF THE PERENNIAL STREAM IN ACCORDANCE WITH CHATHAM PARK PDD MASTER PLAN. 50' ON EACH SIDE OF THE PERENNIAL STREAM IS SUBJECT TO JORDAN WATER SUPPLY NUTRIENT STRATEGY RULES IN ACCORDANCE WITH THE TOWN OF PITTSBORO RIPARIAN BUFFER PROTECTION ORDINANCE.
- PERIMETER BOUNDARY TRANSITIONS FOR APPLICABLE LOTS ON THIS SUBDIVISION PLAT WILL BE DESCRIBED IN SITE PLANS FOR THOSE LOTS.
- LOTS 1 THROUGH 10 ON THIS MAP, EXCEPT FOR THE SMALL PORTIONS OF LOTS 6 AND 9 BETWEEN THE ZONING LINE AND RUSSETT RUN ROAD, ARE ZONED PLANNED DEVELOPMENT DISTRICT. THE SMALL PORTION OF LOTS 6 AND 9 BETWEEN THE ZONING LINE AND RUSSETT RUN ROAD ARE ZONED R-A2.
- THE LOTS ON THIS MAP ARE IN SECTION 7.1 OF THE CHATHAM PARK PLANNED DEVELOPMENT DISTRICT, WHICH IS A MIXED-USE SECTION THAT ALLOWS THE USES SHOWN IN THE TABLE OF PERMITTED USES FOR SECTION 7.1 IN THE CHATHAM PARK PLANNED DEVELOPMENT DISTRICT MASTER PLAN. SUCH ALLOWABLE USES INCLUDE NON-RESIDENTIAL AND RESIDENTIAL USES, INCLUDING SINGLE FAMILY RESIDENTIAL USES.



TYPE OF PLAT
 I, JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4411, CERTIFY TO ONE OF THE FOLLOWING AS CHECKED BELOW:
 A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR L-4411

SURVEY CERTIFICATE
 I, JAMES S. ARMSTRONG, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN DEED BOOK 1567, PAGE 800. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK _____ PAGE ____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 168,225; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 30TH DAY OF DECEMBER, A.D., 2014.

JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR L-4411

OWNER'S CERTIFICATION
 I (WE) HEREBY CERTIFY THAT I (WE) AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEEDS RECORDED AS REFERENCED AND SHOWN HEREON; AND THAT I (WE) HEREBY ADOPT THIS PLAN WITH MY (OUR) FREE CONSENT, ESTABLISHED MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, WATER LINES, SOLID WASTE SYSTEMS, UTILITIES, EASEMENTS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN AN AREA THAT IS ZONED AND REGULATED BY THE TOWN OF PITTSBORO WITH A ZONING ORDINANCE AND SUBDIVISION REGULATIONS.

CHATHAM PARK INVESTORS LLC
 BY: _____ MANAGER DATE _____

NOTARY PUBLIC
 I, _____, NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT IN THE CAPACITY INDICATED.

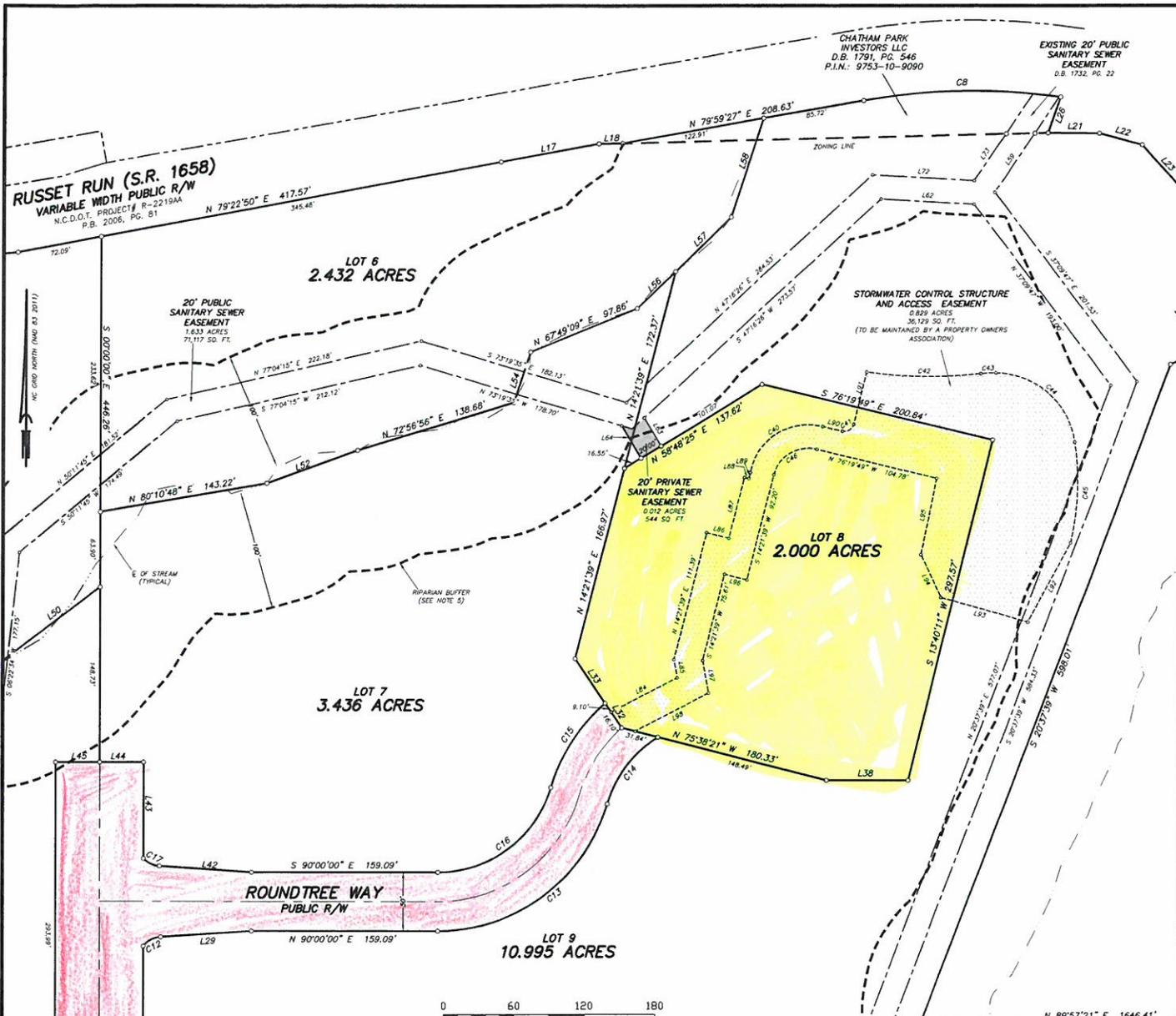
WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2015.
 NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____
 0' 200' 400' 600'

REVISIONS: DATE: 12-30-2014
 SCALE: 1"=200'
 SURVEYED BY: RJ
 DRAWN BY: JSA
 CHECK & CLOSURE BY: JSA
 CAD FILE: BD_14163
 PROJECT NO: _____

SUBDIVISION MAP
 A PORTION OF CHATHAM PARK PLANNED DEVELOPMENT DISTRICT
 OWNER: CHATHAM PARK INVESTORS LLC
 SHEET 1 OF 5
 TOWNSHIP: CENTER COUNTY: CHATHAM STATE: NORTH CAROLINA
 P.L.N. 9752-08-9484, 9752-19-4891, 9752-19-9827, 9752-27-6874
 ZONE: PDD AND R-A2

WITHERS & RAVENEL
 ENGINEERS | PLANNERS | SURVEYORS
 115 MacKenan Drive Cary, North Carolina 27511 www.withersravenel.com License No. C0832
 tel: 919-469-3340 fax: 919-467-6008



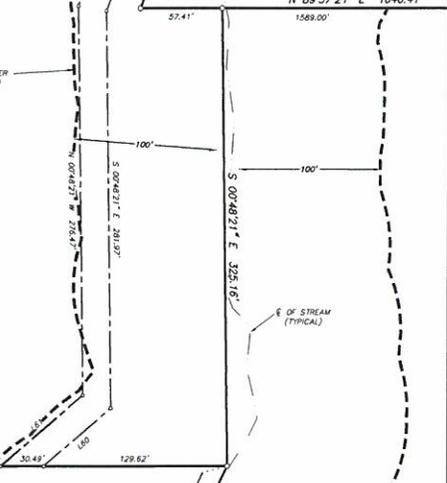
TYPE OF PLAT
 I, JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4411, CERTIFY TO ONE OF THE FOLLOWING AS CHECKED BELOW:
 A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR L-4411

SURVEY CERTIFICATE
 I, JAMES S. ARMSTRONG, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN DEED BOOK 1562, PAGE 800. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 168,725±; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 30TH DAY OF DECEMBER, A.D., 2014.

JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR L-4411

- NOTES**
1. AREAS COMPUTED BY COORDINATE METHOD.
 2. BASIS OF BEARING NAD 83(2011)
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 4. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3710975200J, PANEL 9752, EFFECTIVE DATE FEBRUARY 2, 2007.
 5. RIPARIAN BUFFERS SHOWN ON THIS MAP ARE 100' ON EACH SIDE OF THE PERENNIAL STREAM IN ACCORDANCE WITH CHATHAM PARK PDD MASTER PLAN. 50' ON EACH SIDE OF THE PERENNIAL STREAM IS SUBJECT TO JORDAN WATER SUPPLY NUTRIENT STRATEGY RULES IN ACCORDANCE WITH THE TOWN OF PITTSBORO RIPARIAN BUFFER PROTECTION ORDINANCE.
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 7. LOTS 1 THROUGH 10 ON THIS MAP, EXCEPT FOR THE SMALL PORTIONS OF LOTS 8 AND 9 BETWEEN THE ZONING LINE AND RUSSETT RUN ROAD, ARE ZONED PLANNED DEVELOPMENT DISTRICT. THE SMALL PORTION OF LOTS 6 AND 9 BETWEEN THE ZONING LINE AND RUSSETT RUN ROAD ARE ZONED R-42.
 8. THE LOTS ON THIS MAP ARE IN SECTION 7.1 OF THE CHATHAM PARK PLANNED DEVELOPMENT DISTRICT, WHICH IS A MIXED-USE SECTION THAT ALLOWS THE USES SHOWN IN THE TABLE OF PERMITTED USES FOR SECTION 7.1 IN THE CHATHAM PARK PLANNED DEVELOPMENT DISTRICT MASTER PLAN. SUCH ALLOWABLE USES INCLUDE NON-RESIDENTIAL AND RESIDENTIAL USES, INCLUDING SINGLE FAMILY RESIDENTIAL USES.



	REVISIONS:	DATE: 12-30-2014	SUBDIVISION MAP A PORTION OF CHATHAM PARK PLANNED DEVELOPMENT DISTRICT OWNER: CHATHAM PARK INVESTORS LLC SHEET 2 OF 5		
	SCALE: 1"=200'	SURVEYED BY: RJ			
"PRELIMINARY PLAT" NOT FOR CONVEYANCE, RECORDATION, OR SALES		CHECK & CLOSURE BY: JSA	ZONE: PDD AND R-42	P.I.N. 9752-08-9484, 9752-19-4891, 9752-19-9827, 9752-27-6874	115 MacKean Drive Cary, North Carolina 27511 www.withersravenel.com License No. C-0832 tel: 919-469-3340 fax: 919-467-6008

