



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

To: Bryan Gruesbeck, Town Manager
From: Stuart Bass, Planning Director
Date: June 4, 2015
Re: Site Plan SP-2014-09
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

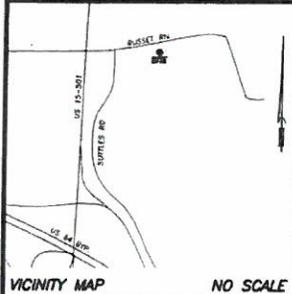
The applicant is proposing to construct an 11,000 square foot building for use as a hospice facility.

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 approval. 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.

The Planning Board recommended approval at its regularly scheduled meeting on June 1, 2015.



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 COMPLES 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

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

REVIEW OFFICER _____ DATE _____

LEGEND (UNLESS OTHERWISE NOTED)

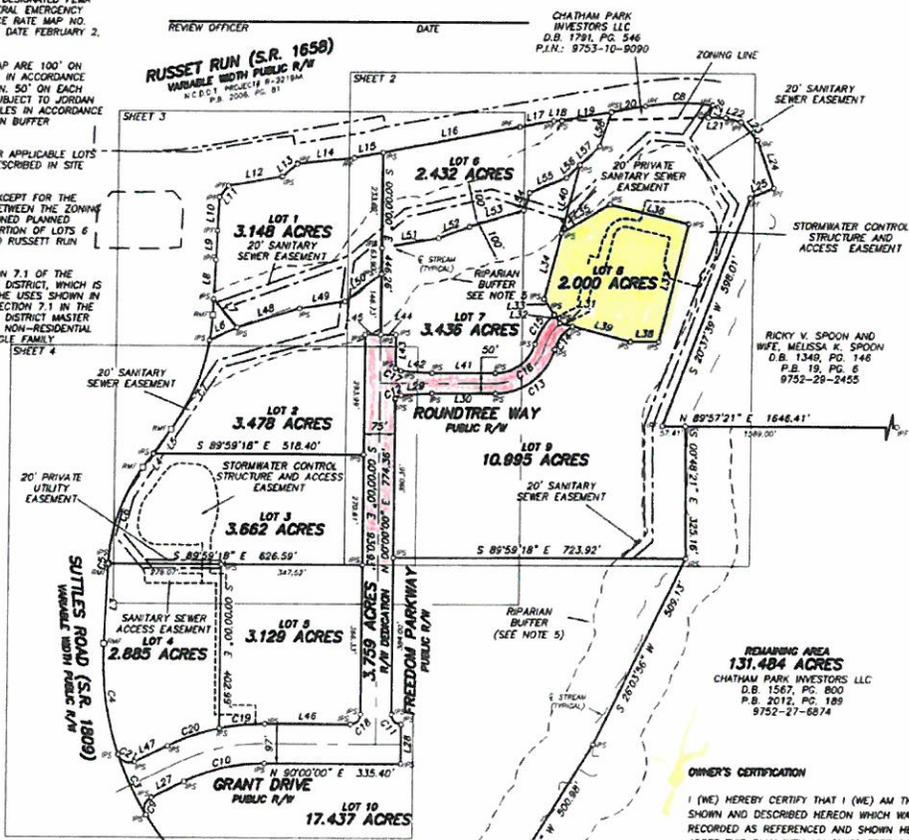
- CENTERLINE
 - IRON PIPE FOUND
 - IRON PIPE SET
 - RIGHT OF WAY
 - RIGHT OF WAY MONUMENT FOUND
-
- ADJOINER ————
 - BOUNDARY ————
 - BUFFER ————
 - CREEK
 - SANITARY SEWER EASEMENT ————
 - STORMWATER EASEMENT ————
 - PRIVATE SANITARY SEWER EASEMENT [Symbol]
 - SANITARY SEWER ACCESS EASEMENT [Symbol]
 - STORMWATER CONTROL STRUCTURE AND ACCESS EASEMENT [Symbol]

LINEAR FEET OF PUBLIC STREETS

GRANT DRIVE	715'
FREEDOM PARKWAY	972'
RD001	492'
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 PLAN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 37109752001, 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 1587, PAGE 802. 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 1:168,224.4; 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

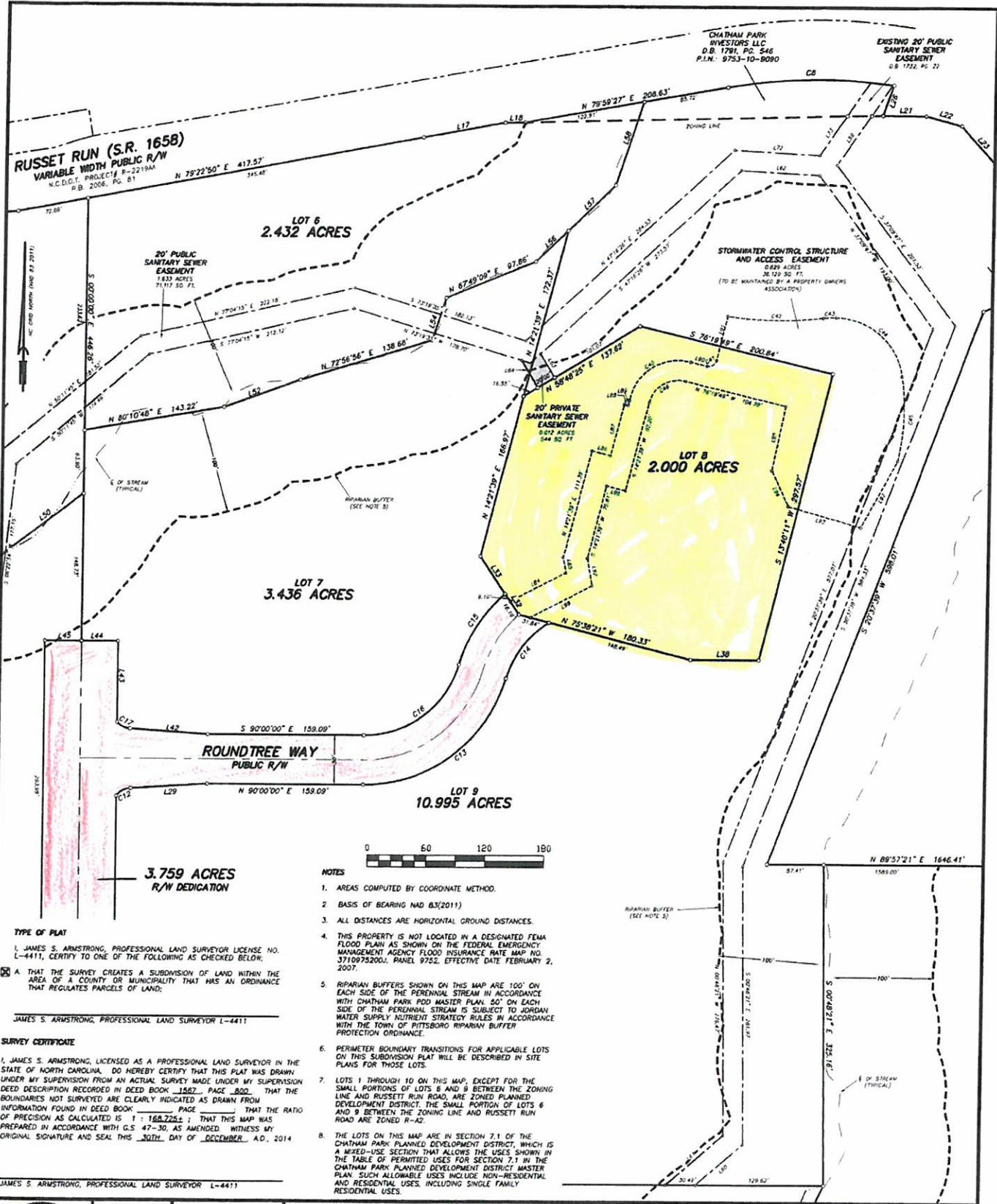


REVISIONS:	DATE: 12-30-2014
SCALE: 1"=200'	
SURVEYED BY: RJ	
DRAWN BY: JSA	
CHECK & CLOSURE BY: JSA	
CAD FILE NO. 14163	
PROJECT NO.	

SUBDIVISION MAP		
A PORTION OF CHATHAM PARK PLANNED DEVELOPMENT DISTRICT		
OWNER: CHATHAM PARK INVESTORS LLC		
SHEET 1 OF 6		
TOWNSHIP: CENTER	COUNTY: CHATHAM	STATE: NORTH CAROLINA
ZONE: PDD AND R-A2	P.I.N. 9752-08-9484, 9752-19-4891, 9752-19-9827, 9752-27-6874	

WITHERS & RAVENEL
 ENGINEERS | PLANNERS | SURVEYORS

115 McKenzie Drive, Cary, North Carolina 27511 | www.witthersravenel.com | License No. C-6832
 Tel: 919-469-3340 | Fax: 919-467-6008



TYPE OF PLAT

1. 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 1587, 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 : 168,226.1. 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

SUBDIVISION MAP	
A PORTION OF CHATHAM PARK PLANNED DEVELOPMENT DISTRICT	
OWNER: CHATHAM PARK INVESTORS LLC	
SHEET 2 OF 5	
TOWNSHIP: CENTER	COUNTY: CHATHAM STATE: NORTH CAROLINA
ZONE: PDD AND R-2	P.I.N. 9752-08-9484, 9752-19-4891, 9752-19-9827, 9752-27-6874

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