



# Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

To: Planning Board

From: Stuart Bass, Planning Director

Date: April 28, 2015

Re: Suttles Road Subdivision  
Chatham Park Planned Development District  
SD-2015-02  
Final Plat Review

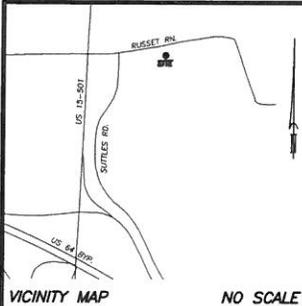
The Developer has submitted a Final Plat for review and consideration. The proposed subdivision is for 10 lots located in the Chatham Park Planned Development District, off of Suttles Road near the 15-501 / US 64 interchange. The proposed subdivision totals approximately 52.3 acres.

Also attached is an overall site layout for your information. Please note that Lot 5 is where the current construction is taking place for the Medical Office Building, (SP-2014-03, approved 8/11/14). Individual site plans for Lots 4 and 8, (another office building and a hospice respectively) are currently under review and will soon be forthcoming to the Board.

Hydrostructures, PA has reviewed the plat and provided comments. The Fire Marshall, Fire Chief, and Town Attorney have also reviewed the plat. Revisions were made based on the comments provided. The layout shown and planned improvements are acceptable.

**Staff Recommendation:** Recommendation for Conditional Approval and forward to the Town Board of Commissioners, subject to the approval of the Subdivision Improvement Agreement with appropriate surety. Forward to Town Board of Commissioners for consideration.

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



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 PLAN 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 PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**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

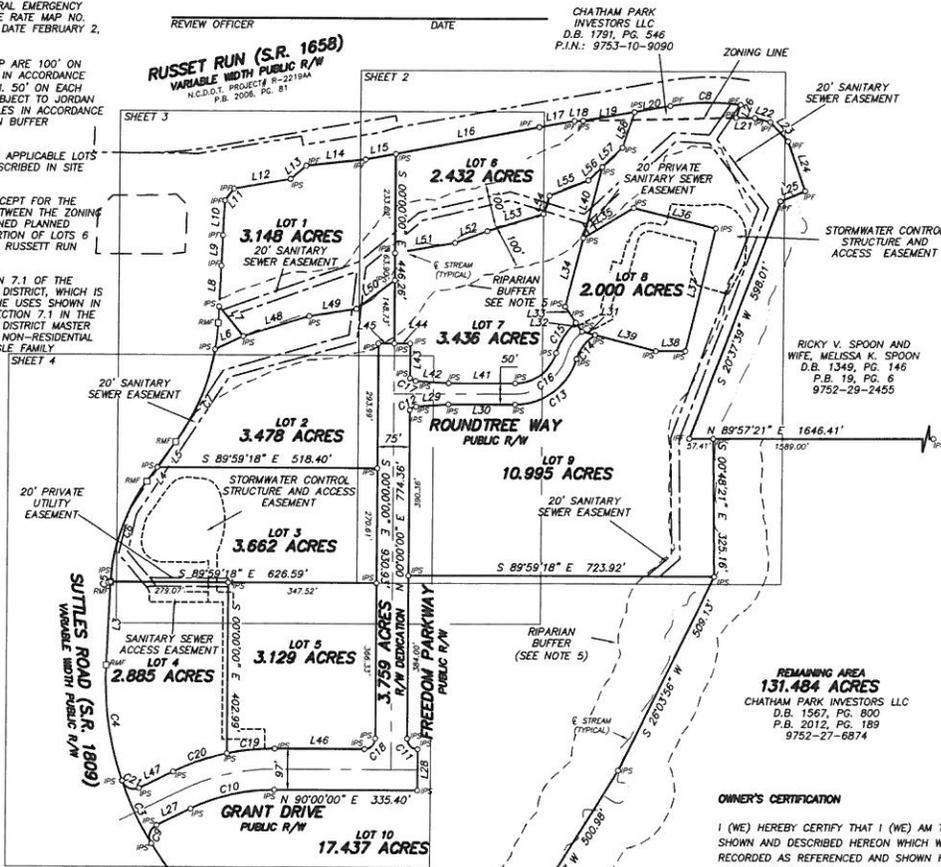
**LINEAR FEET OF PUBLIC STREETS**

GRANT DRIVE	715'
FREEDOM PARKWAY	922'
RD01	497'
TOTAL	2,184'

- ADJOINER - \_\_\_\_\_
- BOUNDARY - \_\_\_\_\_
- BUFFER - \_\_\_\_\_
- CL - \_\_\_\_\_
- CR - CREEK - \_\_\_\_\_
- SE - SANITARY SEWER EASEMENT - \_\_\_\_\_
- SE - STORMWATER EASEMENT - \_\_\_\_\_

- PRIVATE SANITARY SEWER EASEMENT [Symbol]
- SANITARY SEWER ACCESS EASEMENT [Symbol]
- STORMWATER CONTROL STRUCTURE AND ACCESS EASEMENT [Symbol]

- 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. 3710975200J, 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 FPD 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-42.
  - 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 1582, 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 : 168,722±; 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 \_\_\_\_\_

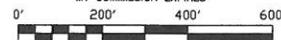
**NOTARY PUBLIC**

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 \_\_\_\_\_



REVISIONS:	DATE: 12-30-2014
SCALE: 1"=200'	
SURVEYED BY: RJ	
DRAWN BY: JSA	
CHECK & CLOSURE BY: JSA	
CAD FILE: BD_14183	
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
ZONE: PDD AND R-A2	P.I.N. 9752-06-6484, 9752-19-4891, 9752-19-9827, 9752-27-6874	

**WITHERS & RAVENEL**  
 ENGINEERS | PLANNERS | SURVEYORS

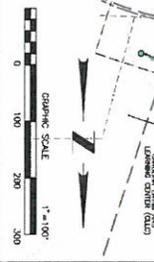
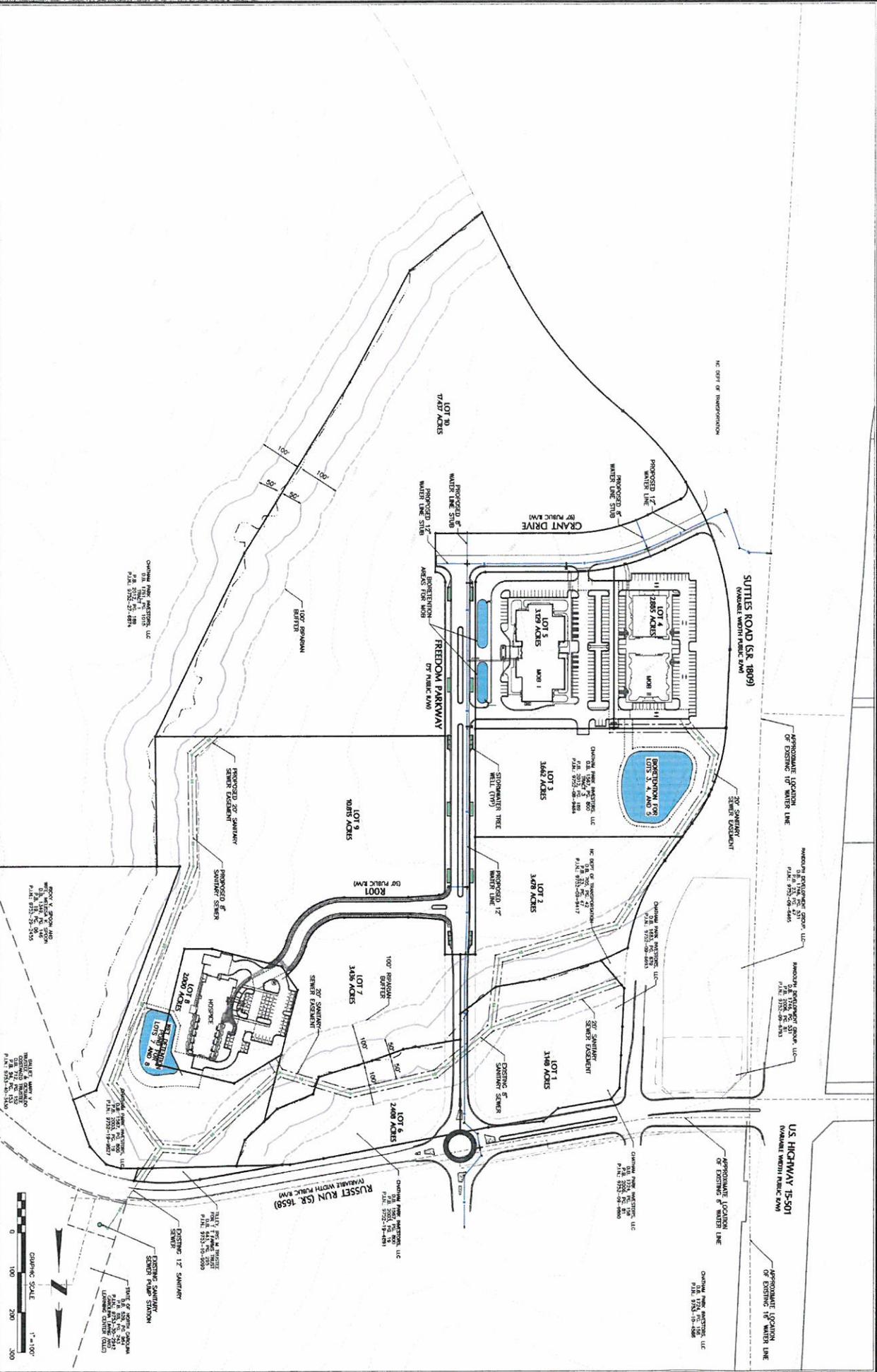
115 MacKenzie Drive Cary, North Carolina 27511 www.wITHERS&RAVENEL.com License No. C-0832  
 tel: 919-469-3340 fax: 919-467-6008

No.	DATE	BY	REVISION
1	10/27/2023	WJR	ISSUE FOR PERMIT
2	11/01/2023	WJR	REVISED PER COMMENTS
3	11/01/2023	WJR	REVISED PER COMMENTS
4	11/01/2023	WJR	REVISED PER COMMENTS
5	11/01/2023	WJR	REVISED PER COMMENTS
6	11/01/2023	WJR	REVISED PER COMMENTS
7	11/01/2023	WJR	REVISED PER COMMENTS
8	11/01/2023	WJR	REVISED PER COMMENTS
9	11/01/2023	WJR	REVISED PER COMMENTS
10	11/01/2023	WJR	REVISED PER COMMENTS

CHATHAM PARK MEDICAL OFFICE BUILDING & HOSPICE  
 GRANT DRIVE & FREEDOM PARKWAY EXTENSION  
 CHATHAM COUNTY  
 NORTH CAROLINA

PRELIMINARY SITE PLAN

WITHERS & RAVENEL  
 ENGINEERS | PLANNERS | SURVEYORS  
 113 Williams Park Lane, Raleigh, NC 27611 | Tel: 919-488-3300 | www.wITHERS-RAVENEL.com | License No. C-002



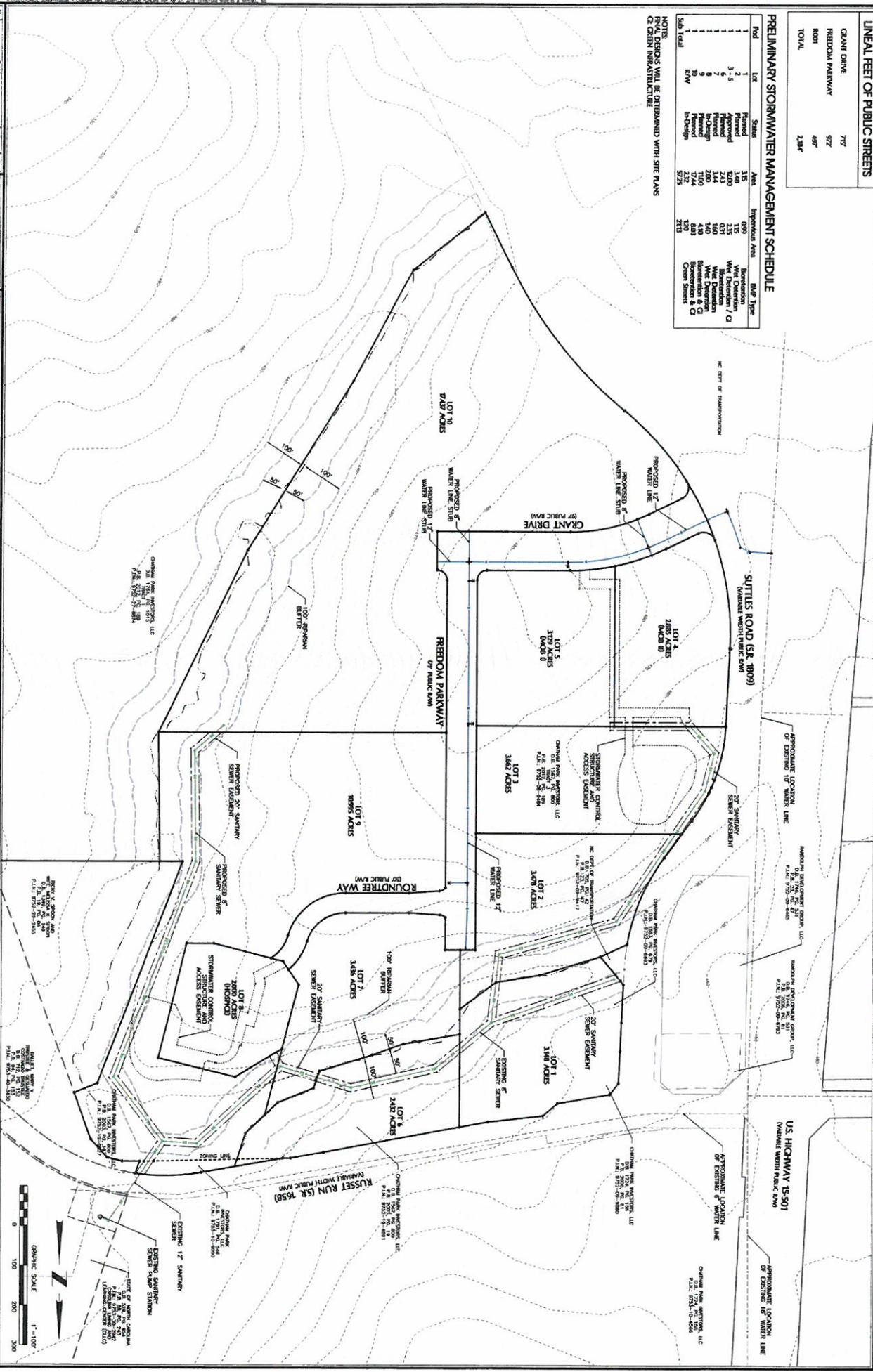
**LINEAL FEET OF PUBLIC STREETS**

GRANT DRIVE	775'
FREEDOM PARKWAY	927'
8001	497'
<b>TOTAL</b>	<b>2,199'</b>

**PRELIMINARY STORMWATER MANAGEMENT SCHEDULE**

NO.	LOT	STATUS	AREA	IMPERVIOUS AREA	IMP. TYPE	REQUIREMENTS
1	1	Proposed	135	029	Asphalt	Retention
2	2	Proposed	135	029	Asphalt	Retention
3, 4	3, 4	Approved	2,000	215	Asphalt	Retention
5	5	Approved	224	021	Asphalt	Retention
6	6	Approved	224	021	Asphalt	Retention
7	7	Approved	200	140	Asphalt	Retention
8	8	In-Design	1749	410	Asphalt	Retention
9	9	In-Design	1749	410	Asphalt	Retention
10	10	In-Design	1749	410	Asphalt	Retention
11	11	In-Design	273	273	Asphalt	Retention
12	12	In-Design	273	273	Asphalt	Retention
13	13	In-Design	273	273	Asphalt	Retention
14	14	In-Design	273	273	Asphalt	Retention
15	15	In-Design	273	273	Asphalt	Retention
16	16	In-Design	273	273	Asphalt	Retention
17	17	In-Design	273	273	Asphalt	Retention
18	18	In-Design	273	273	Asphalt	Retention
19	19	In-Design	273	273	Asphalt	Retention
20	20	In-Design	273	273	Asphalt	Retention
21	21	In-Design	273	273	Asphalt	Retention
22	22	In-Design	273	273	Asphalt	Retention
23	23	In-Design	273	273	Asphalt	Retention
24	24	In-Design	273	273	Asphalt	Retention
25	25	In-Design	273	273	Asphalt	Retention
26	26	In-Design	273	273	Asphalt	Retention
27	27	In-Design	273	273	Asphalt	Retention
28	28	In-Design	273	273	Asphalt	Retention
29	29	In-Design	273	273	Asphalt	Retention
30	30	In-Design	273	273	Asphalt	Retention
31	31	In-Design	273	273	Asphalt	Retention
32	32	In-Design	273	273	Asphalt	Retention
33	33	In-Design	273	273	Asphalt	Retention
34	34	In-Design	273	273	Asphalt </td <td>Retention</td>	Retention
35	35	In-Design	273	273	Asphalt	Retention
36	36	In-Design	273	273	Asphalt	Retention
37	37	In-Design	273	273	Asphalt	Retention
38	38	In-Design	273	273	Asphalt	Retention
39	39	In-Design	273	273	Asphalt	Retention
40	40	In-Design	273	273	Asphalt	Retention
41	41	In-Design	273	273	Asphalt	Retention
42	42	In-Design	273	273	Asphalt	Retention
43	43	In-Design	273	273	Asphalt	Retention
44	44	In-Design	273	273	Asphalt	Retention
45	45	In-Design	273	273	Asphalt	Retention
46	46	In-Design	273	273	Asphalt	Retention
47	47	In-Design	273	273	Asphalt	Retention
48	48	In-Design	273	273	Asphalt	Retention
49	49	In-Design	273	273	Asphalt	Retention
50	50	In-Design	273	273	Asphalt	Retention
51	51	In-Design	273	273	Asphalt	Retention
52	52	In-Design	273	273	Asphalt	Retention
53	53	In-Design	273	273	Asphalt	Retention
54	54	In-Design	273	273	Asphalt	Retention
55	55	In-Design	273	273	Asphalt	Retention
56	56	In-Design	273	273	Asphalt	Retention
57	57	In-Design	273	273	Asphalt	Retention
58	58	In-Design	273	273	Asphalt	Retention
59	59	In-Design	273	273	Asphalt	Retention
60	60	In-Design	273	273	Asphalt	Retention
61	61	In-Design	273	273	Asphalt	Retention
62	62	In-Design	273	273	Asphalt	Retention
63	63	In-Design	273	273	Asphalt	Retention
64	64	In-Design	273	273	Asphalt	Retention
65	65	In-Design	273	273	Asphalt	Retention
66	66	In-Design	273	273	Asphalt	Retention
67	67	In-Design	273	273	Asphalt	Retention
68	68	In-Design	273	273	Asphalt	Retention
69	69	In-Design	273	273	Asphalt	Retention
70	70	In-Design	273	273	Asphalt	Retention
71	71	In-Design	273	273	Asphalt	Retention
72	72	In-Design	273	273	Asphalt	Retention
73	73	In-Design	273	273	Asphalt	Retention
74	74	In-Design	273	273	Asphalt	Retention
75	75	In-Design	273	273	Asphalt	Retention
76	76	In-Design	273	273	Asphalt	Retention
77	77	In-Design	273	273	Asphalt	Retention
78	78	In-Design	273	273	Asphalt	Retention
79	79	In-Design	273	273	Asphalt	Retention
80	80	In-Design	273	273	Asphalt	Retention
81	81	In-Design	273	273	Asphalt	Retention
82	82	In-Design	273	273	Asphalt	Retention
83	83	In-Design	273	273	Asphalt	Retention
84	84	In-Design	273	273	Asphalt	Retention
85	85	In-Design	273	273	Asphalt	Retention
86	86	In-Design	273	273	Asphalt	Retention
87	87	In-Design	273	273	Asphalt	Retention
88	88	In-Design	273	273	Asphalt	Retention
89	89	In-Design	273	273	Asphalt	Retention
90	90	In-Design	273	273	Asphalt	Retention
91	91	In-Design	273	273	Asphalt	Retention
92	92	In-Design	273	273	Asphalt	Retention
93	93	In-Design	273	273	Asphalt	Retention
94	94	In-Design	273	273	Asphalt	Retention
95	95	In-Design	273	273	Asphalt	Retention
96	96	In-Design	273	273	Asphalt	Retention
97	97	In-Design	273	273	Asphalt	Retention
98	98	In-Design	273	273	Asphalt	Retention
99	99	In-Design	273	273	Asphalt	Retention
100	100	In-Design	273	273	Asphalt	Retention

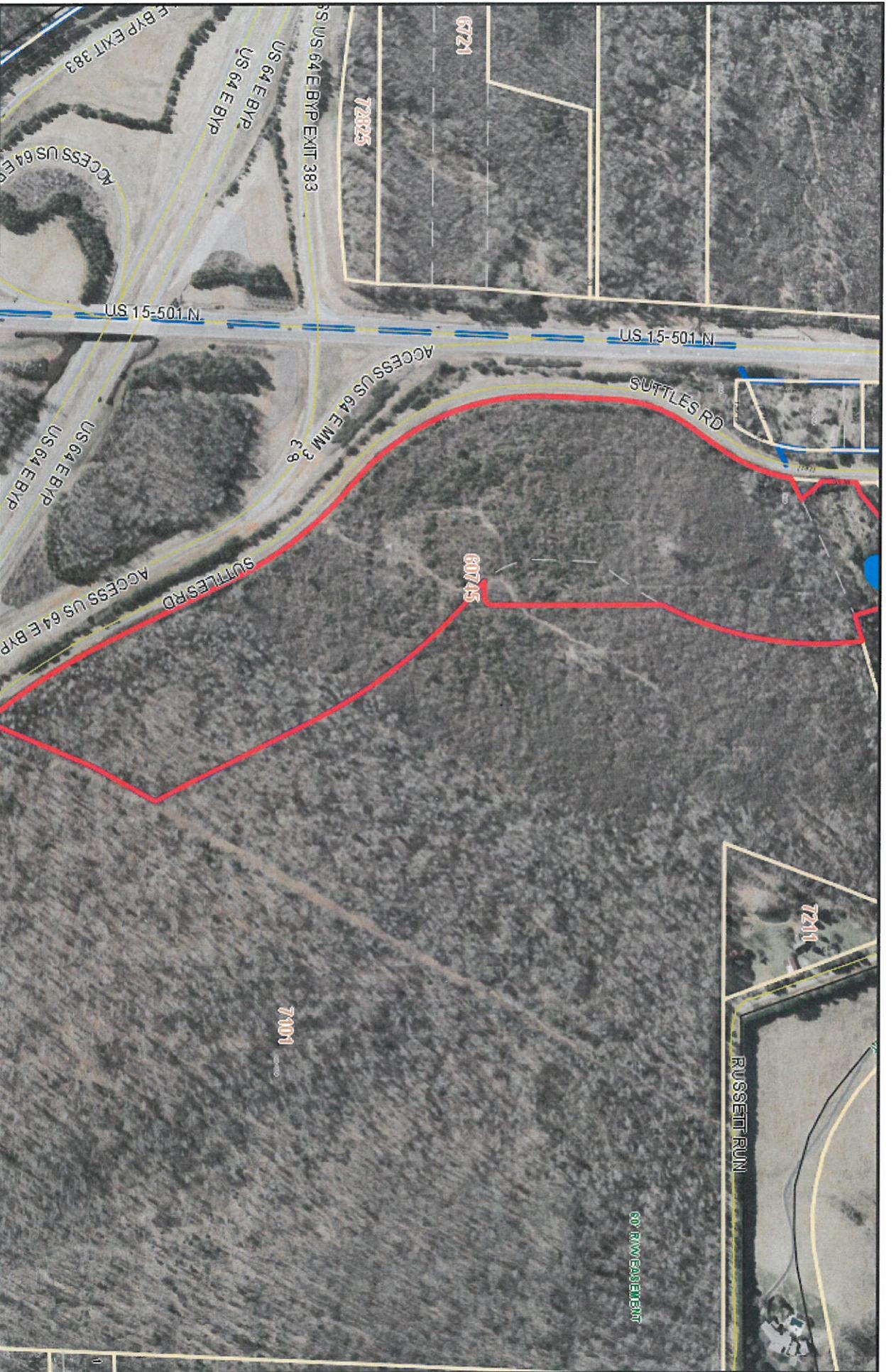
NOTES:  
 1. ALL PROPOSED LOTS WILL BE OBTAINED WITH SITE PLANS  
 2. CROWN INFRASTRUCTURE



**CHATHAM PARK MEDICAL OFFICE BUILDING & HOSPICE**  
**GRANT DRIVE & FREEDOM PARKWAY EXTENSION**  
 CHATHAM COUNTY NORTH CAROLINA

**PRELIMINARY UTILITY PLAN**

**WITHERS & RAVENEL**  
 ENGINEERS I PLANNERS I SURVEYORS



**CHATHAM COUNTY, NC**

**Property Map**



Disclaimer:  
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded public records and data. This data is for informational purposes only and should be used for a true title search, property appraisal, survey, or for zoning verification.

Parcel Number: 60745  
 Map Number: 9752-08-9484  
 Owner Name: CHATHAM PARK INVESTORS LLC  
 Owner Address: PO BOX 3557  
 Owner City: CARY  
 Owner State: NC  
 Owner Zip: 27519  
 Tax Year:  
 Description: TRACT 3

Deed Book: 1567  
 Deed Page: 0800  
 Plat Book: 2014  
 Plat Page: 0254  
 Deed Acres: 33.784  
 Physical Address: 291 SUTTLES RD  
 Improvement Value: 0  
 Land Value: 3764400  
 Fire District: 201  
 Township Code: 5

One Inch = 400 Feet



