



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

To: Bryan Gruesbeck, Town Manager

From: Stuart Bass, Planning Director

Date: May 5, 2015

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

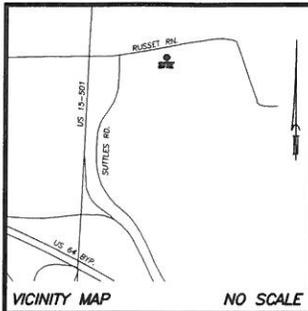
The Developer has submitted a Subdivision Plat for review and consideration. The proposed subdivision is for 10 lots located in the Chatham Park Planned Development District, off of Suttles Road near the 15-501 / US 64 interchange. The proposed subdivision totals approximately 52.3 acres.

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. Planning Board recommended approval per Staff's recommendation at its regularly scheduled meeting on May 4, 2015. Forward to Town Board of Commissioners for consideration.

Town Hall ~ PO Box 759 ~ Pittsboro, NC 27312
Email: 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. 678; 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 PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

LEGEND (UNLESS OTHERWISE NOTED)

- ☐ - CENTERLINE
- IPF - IRON PIPE FOUND
- IPS - IRON PIPE SET
- R/W - RIGHT OF WAY
- RMF - RIGHT OF WAY MONUMENT FOUND

- ADJOINER - _____
- BOUNDARY - _____
- BUFFER - _____
- ☐ - CREEK
- ☐ - SANITARY SEWER EASEMENT
- ☐ - STORMWATER EASEMENT

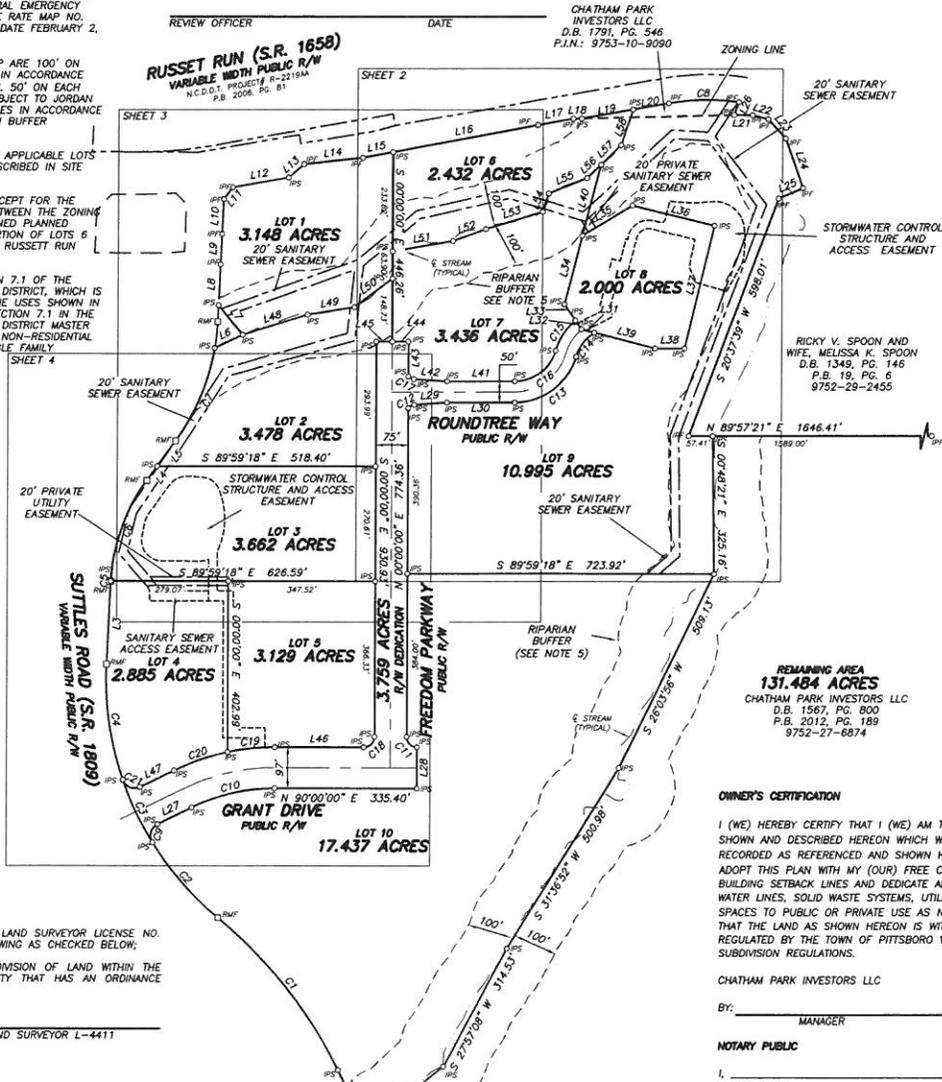
- PRIVATE SANITARY SEWER EASEMENT
- SANITARY SEWER ACCESS EASEMENT
- STORMWATER CONTROL STRUCTURE AND ACCESS EASEMENT

LINEAR FEET OF PUBLIC STREETS

GRANT DRIVE	715'
FREEDOM PARKWAY	972'
RD01	497'
TOTAL	2,184'

NOTES

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARING MD 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. 3710975200I, 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.
6. PERIMETER BOUNDARY TRANSITIONS FOR APPLICABLE LOTS ON THIS SUBDIVISION PLAT WILL BE DESCRIBED IN SITE PLANS FOR THOSE LOTS.
7. 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.
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.



REMAINING AREA
131.484 ACRES
 CHATHAM PARK INVESTORS LLC
 D.B. 1567, PG. 800
 P.B. 2012, PG. 189
 9752-27-6874

OWNER:
 CHATHAM PARK INVESTORS LLC
 100 WESTON ESTATES WAY
 CARY, NC 27513
 919-481-3000

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 _____

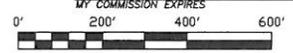
NOTARY PUBLIC

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 _____



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 : 168.725+/-; 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

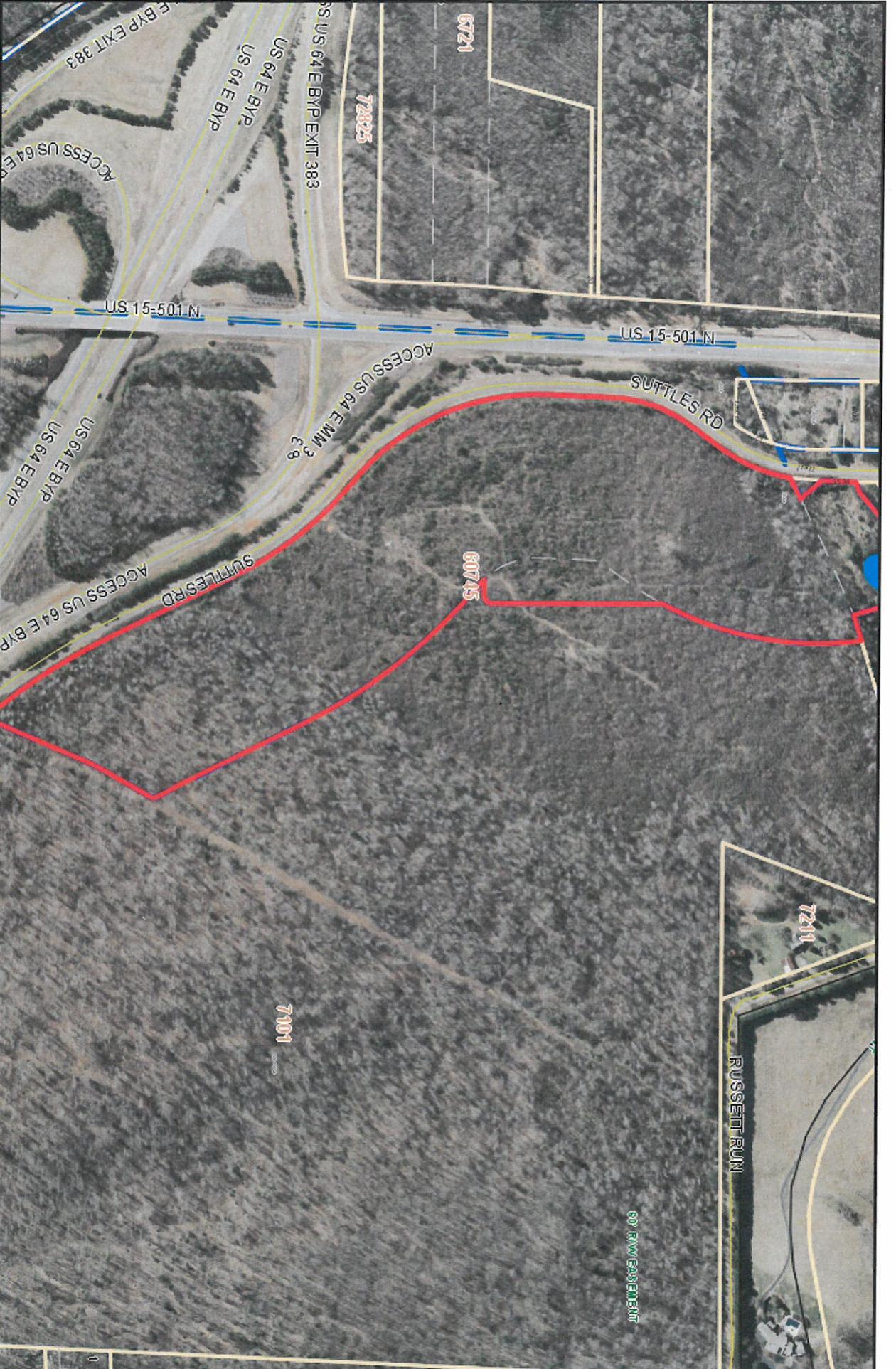
	REVISIONS:	DATE: 12-30-2014
	SCALE: 1"=200'	
	SURVEYED BY: RJ	
	DRAWN BY: JSA	
	CHECK & CLOSURE BY: JSA	
JAD FILE NO. 14163	TOWNSHIP: CENTER	COUNTY: CHATHAM
PROJECT NO:	ZONE: PDD AND R-A2	STATE: NORTH CAROLINA

SUBDIVISION MAP
 A PORTION OF CHATHAM PARK PLANNED DEVELOPMENT DISTRICT
 OWNER: CHATHAM PARK INVESTORS LLC
 SHEET 1 OF 5

P.I.N. 8752-08-9484, 9752-19-4891, 9752-19-0827, 9752-27-6874

WITHERS & RAVENEL
 ENGINEERS | PLANNERS | SURVEYORS

115 MacKenan Drive Cary, North Carolina 27511 www.wITHERSRAVENEL.com License No. C-0832
 tel: 919-469-3340 fax: 919-467-6008



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 plats, deed records, public records and data. This data is for informational purposes only and should not be substituted 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: TRACT 3
 Description:

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





CHATHAM COUNTY, NC

Property Map



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One Inch = 800 Feet

NO.	DATE	BY	REVISION
1	10/2/2018	WJR	ISSUE FOR PERMITTING

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

PRELIMINARY SITE PLAN

WITHERS & RAVENEL
 ENGINEERS & PLANNERS I SURVEYORS
 115 Melrose Oaks Way, Suite 200, Raleigh, NC 27603
 Tel: 919-488-3300 Fax: 919-488-3301
 www.wr-engineers.com License No. S-6822

