



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

To: Planning Board

From: Stuart Bass, Planning Director

Date: March 31, 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.

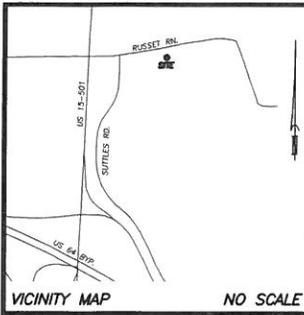
Staff Recommendation: Recommendation for Conditional Approval and forward to the Town Board of Commissioners, subject to the approval of the Subdivision Improvement Agreement with appropriate surety. Forward to Town Board of Commissioners for consideration.

Town Hall ~ PO Box 759 ~ Pittsboro, NC 27312

Email: swbass@pittsboronc.gov

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. 84.3;
 D.B. 1683, PG. 678; P.B. 2006, PG. 81;
 P.B. 2002, PG. 407
 OWNER: CHATHAM PARK INVESTORS LLC
 ADDRESS: P.O. BOX 3557, CARY, NC 27519

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

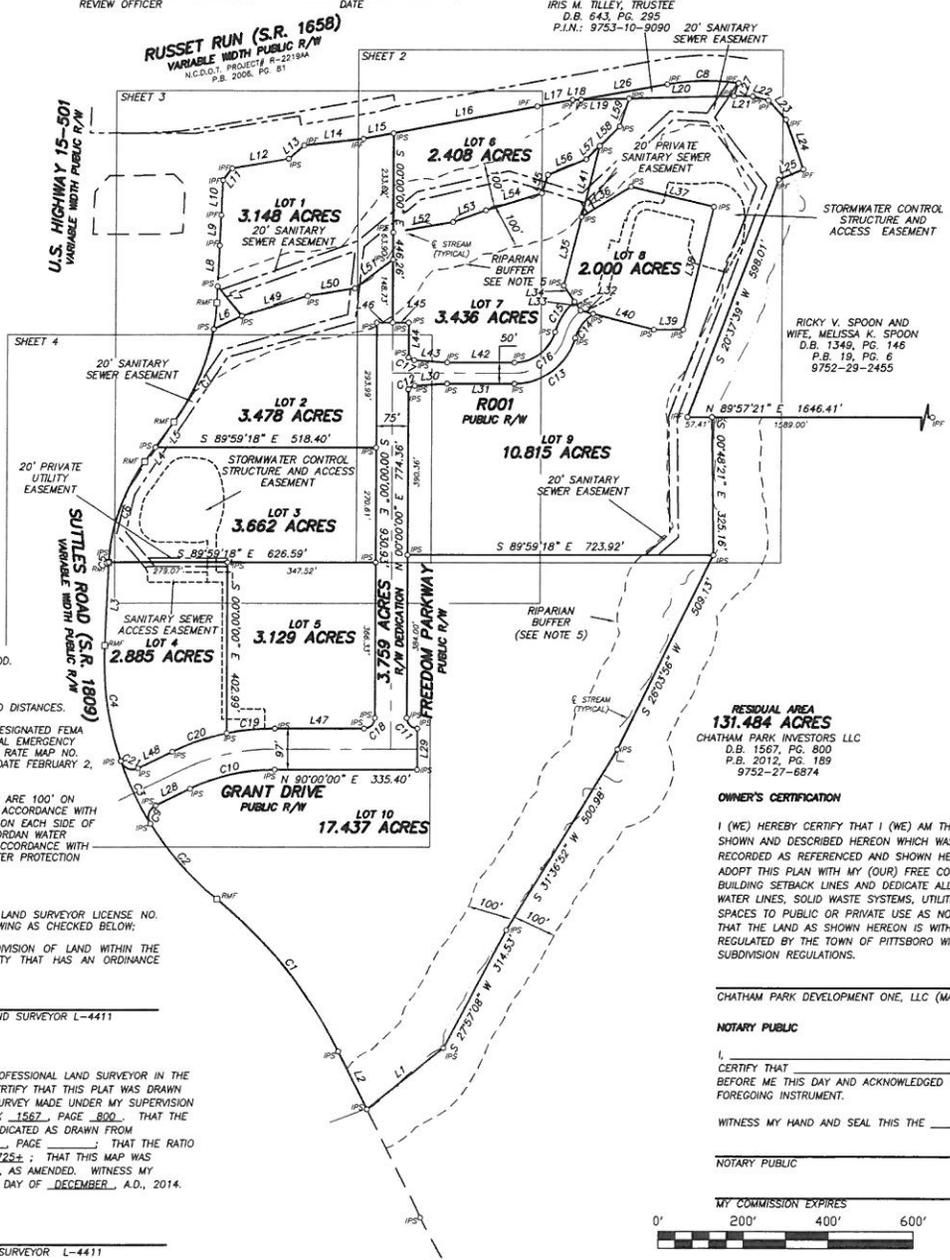
BY: _____
 MAYOR

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
 - IRS - 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



- 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. 3710975200, PANEL 9752, EFFECTIVE DATE FEBRUARY 2, 2007.
 - RIPARIAN BUFFERS SHOWN ON THIS MAP ARE 100' ON EACH SIDE OF THE STREAM FEATURE IN ACCORDANCE WITH CHATHAM PARK PDD MASTER PLAN. 50' ON EACH SIDE OF THE STREAM FEATURE IS SUBJECT TO JORDAN WATER SUPPLY NUTRIENT STRATEGY RULES IN ACCORDANCE WITH THE TOWN OF PITTSBORO RIPARIAN BUFFER PROTECTION ORDINANCE.

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 : 188,222; 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

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

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 DEVELOPMENT ONE, LLC (MANAGER)

NOTARY PUBLIC

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

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:

"PRELIMINARY PLAT" NOT FOR CONVEYANCE, RECORDATION, OR SALES

J.S. ARMSTRONG

SUBDIVISION MAP

CHATHAM DEVELOPMENT ONE LLC

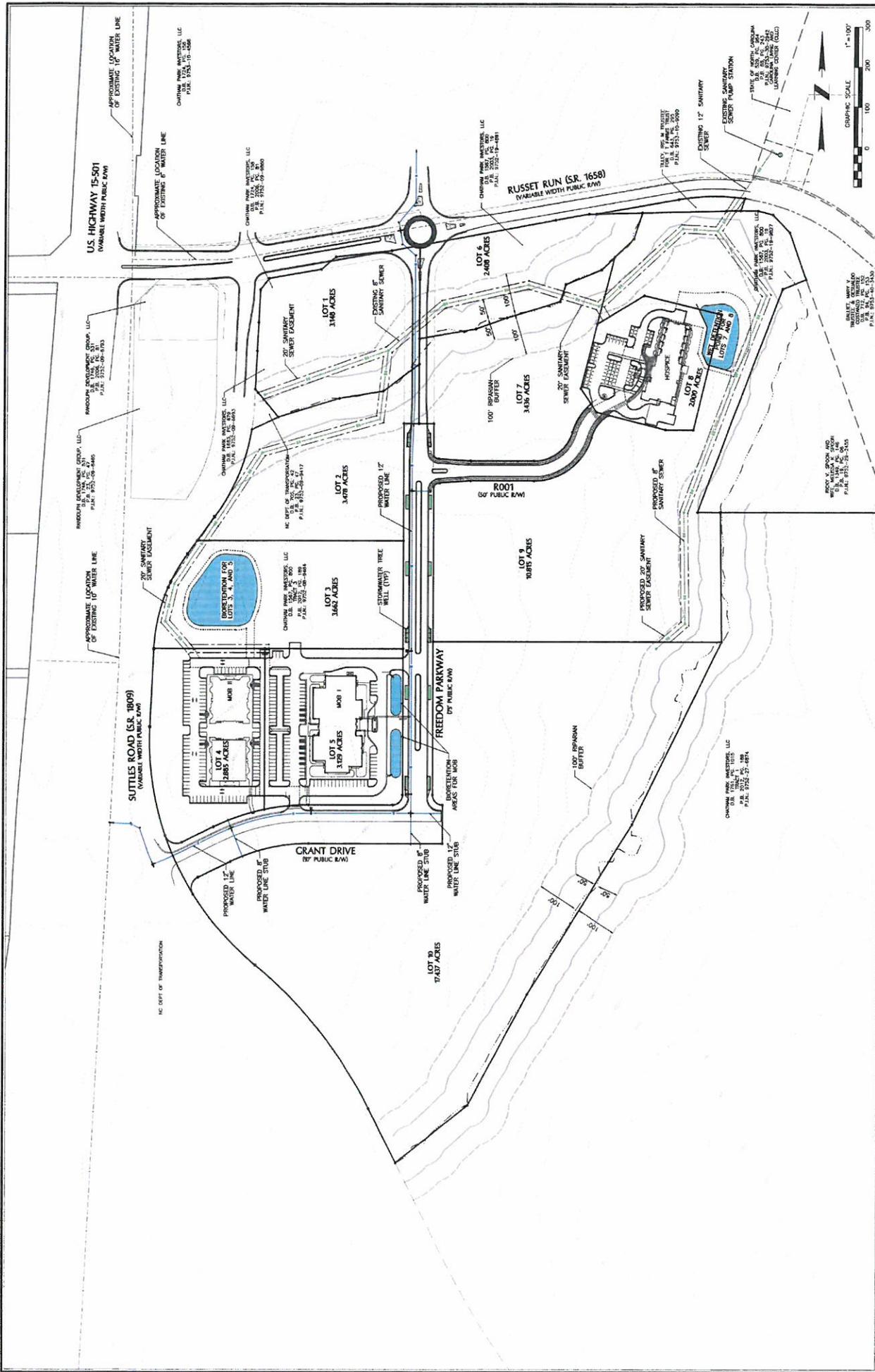
SHEET 1 OF 5

TOWNSHIP: CENTER	COUNTY: CHATHAM	STATE: NORTH CAROLINA
ZONE: RA-2	P.I.N. 9752-08-9484, 9752-19-4891, 9752-19-9827, 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



Scale: 1" = 100'

GRAPHIC SCALE: 0 100 200 300

WITHERS & RAVENEL
 ENGINEERS | PLANNERS | SURVEYORS

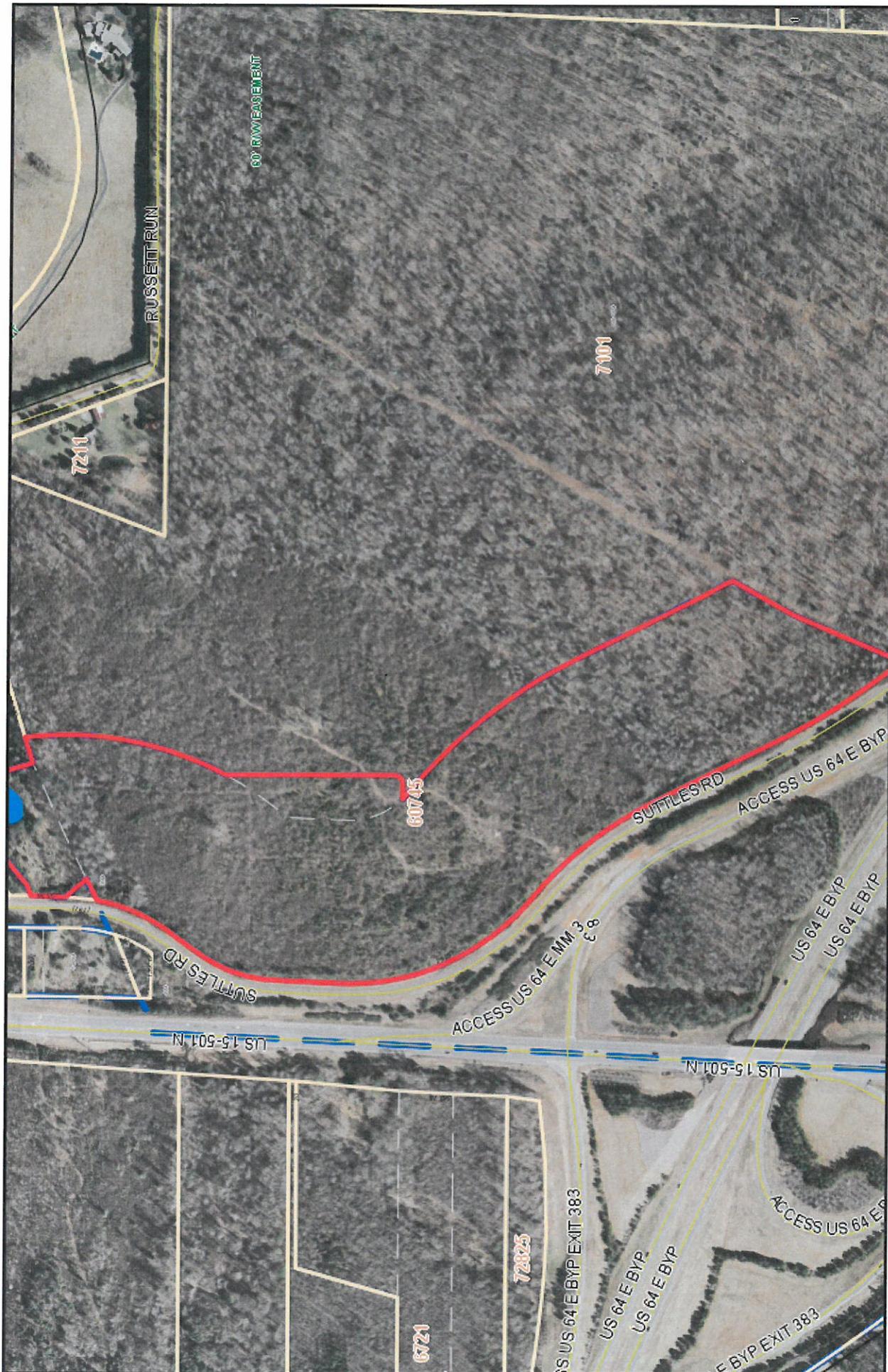
1.1

PRELIMINARY SITE PLAN

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

CHATHAM COUNTY
 TOWN OF PITTSBORO
 NORTH CAROLINA

NO.	DATE	BY	CHKD.	APP. BY
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CHATHAM COUNTY, NC

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: 2014
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



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 plat maps and other 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.