

# POLKS CENTRE

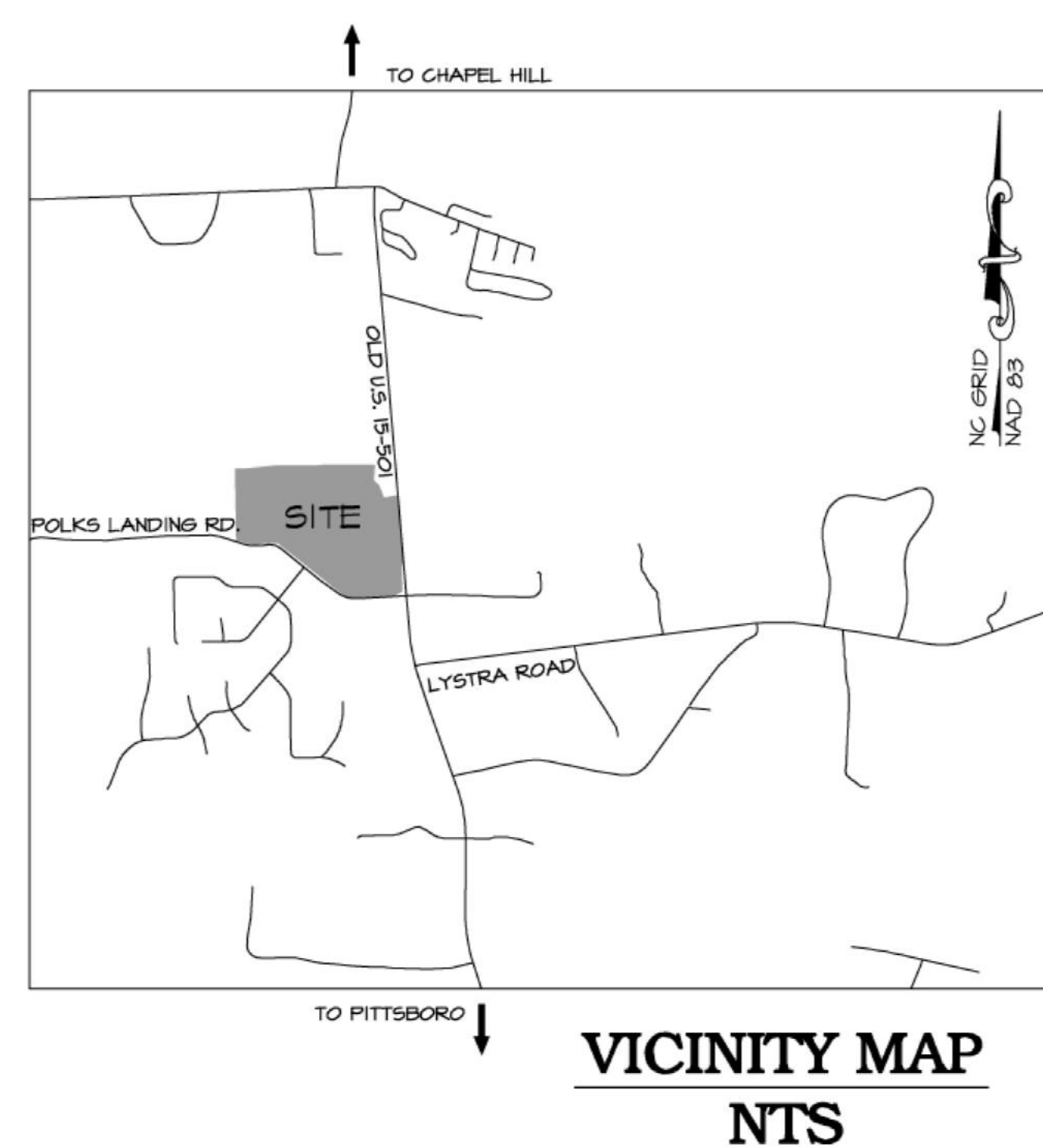
DEVELOPMENT PLAN  
POLKS LANDING ROAD  
CHATHAM COUNTY, NORTH CAROLINA  
PROJECT NUMBER: NCI-06010  
SUBMITTAL DATE: JUNE 19, 2006

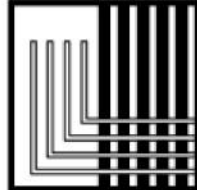
DEVELOPER

**BLAKE & ASSOCIATES, INC.**  
10700 US HIGHWAY 15-501  
CHAPEL HILL, NORTH CAROLINA 27517  
PHONE: 919-968-8848  
FAX: 919-866-889-0765

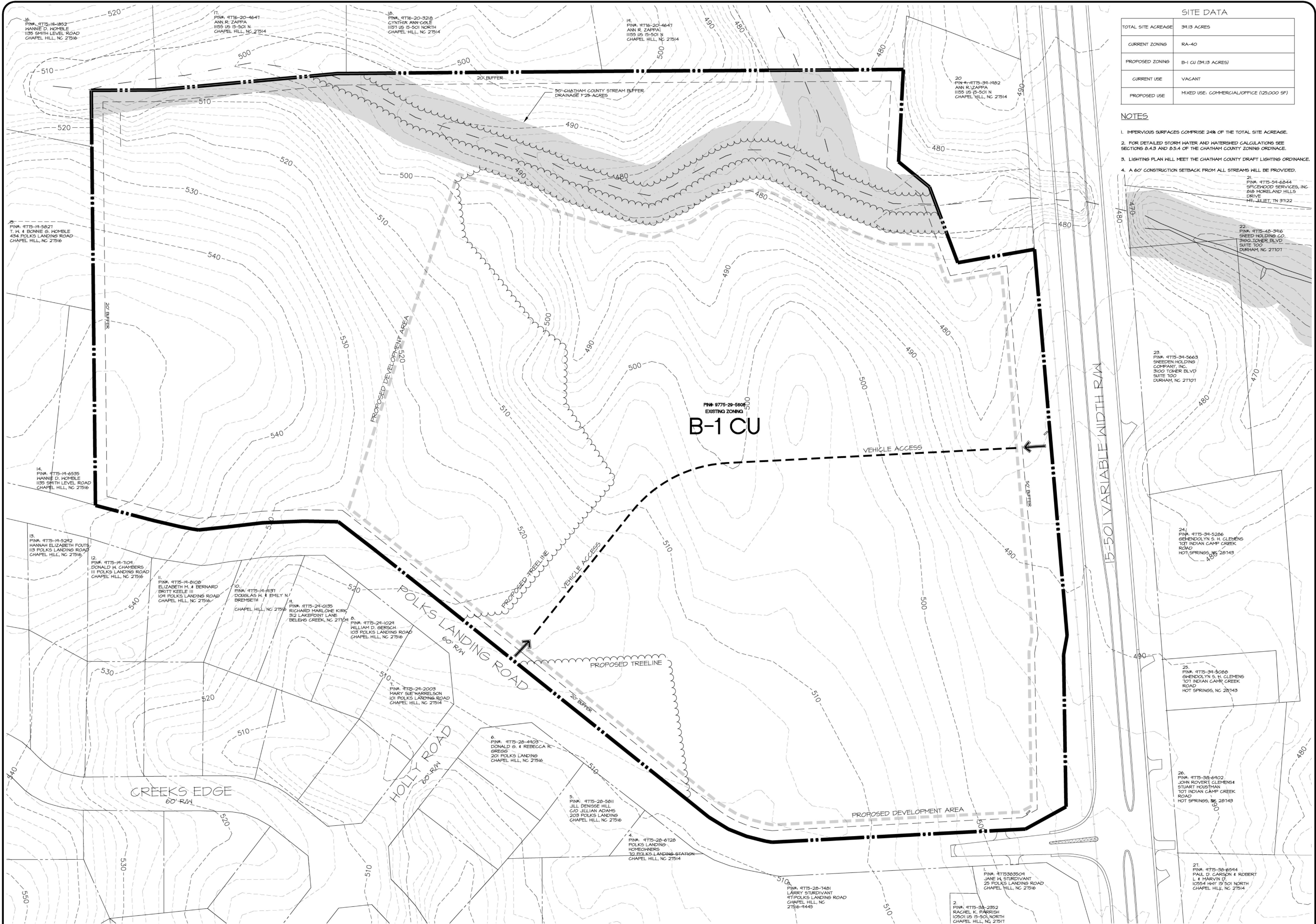
**SHEET INDEX**

C-1 EXISTING CONDITIONS PLAN  
C-2 DEVELOPMENT PLAN  
C-3 LANDSCAPE SKETCH PLAN



 **THE JOHN R. McADAMS  
COMPANY, INC.**  
ENGINEERS/PLANNERS/SURVEYORS  
RESEARCH TRIANGLE PARK, NC  
P.O. BOX 14005 ZIP 27709-4005  
(919) 361-5000





SITE DATA	
TOTAL SITE ACREAGE	34.13 ACRES
CURRENT ZONING	RA-40
PROPOSED ZONING	B-1 CU (24.13 ACRES)
CURRENT USE	VACANT
PROPOSED USE	MIXED USE, COMMERCIAL/OFFICE (125,000 SF)

- NOTES**
- IMPERVIOUS SURFACES COMPRISE 24% OF THE TOTAL SITE ACREAGE.
  - FOR DETAILED STORM WATER AND WATERSHED CALCULATIONS SEE SECTIONS 9.4.3 AND 9.5.4 OF THE CHATHAM COUNTY ZONING ORDINANCE.
  - LIGHTING PLAN WILL MEET THE CHATHAM COUNTY DRAFT LIGHTING ORDINANCE.
  - A 60' CONSTRUCTION SETBACK FROM ALL STREAMS WILL BE PROVIDED.

21. PIN# 4775-51-6344  
SPICEWOOD SERVICES, INC  
818 MORELAND HILLS DRIVE  
MT. JULIET, TN 37122

22. PIN# 4775-45-3416  
SNEED HOLDING CO  
3160 TOWER BLVD  
SUITE 100  
DURHAM, NC 27707

23. PIN# 4775-34-5663  
SNEED HOLDING COMPANY, INC.  
3160 TOWER BLVD  
SUITE 100  
DURHAM, NC 27707

24. PIN# 4775-34-5266  
GEMENDOLYN S. H. CLEMENS  
107 INDIAN CAMP CREEK ROAD  
HOT SPRINGS, NC 28743

25. PIN# 4775-34-5085  
GEMENDOLYN S. H. CLEMENS  
107 INDIAN CAMP CREEK ROAD  
HOT SPRINGS, NC 28743

26. PIN# 4775-38-6402  
JOHN ROBERT CLEMENS  
STUART KOSZMAN  
107 INDIAN CAMP CREEK ROAD  
HOT SPRINGS, NC 28743

27. PIN# 4775-38-6544  
PAUL D. CARSON & ROBERT L. MANNING  
10554 HHTY 15 501 NORTH  
CHAPEL HILL, NC 27514

1. PIN# 4775383501  
JANE M. STURDIVANT  
25 POLKS LANDING ROAD  
CHAPEL HILL, NC 27516

2. PIN# 4775-38-2352  
RACHEL K. FARFISH  
10501 US 15-501 NORTH  
CHAPEL HILL, NC 27517

3. PIN# 4775-28-7441  
LARRY STURDIVANT  
41 POLKS LANDING ROAD  
CHAPEL HILL, NC 27516-4445

4. PIN# 4775-28-6128  
POLKS LANDING HOMEOWNERS  
TO POLKS LANDING STATION  
CHAPEL HILL, NC 27514

5. PIN# 4775-28-5011  
JILL DENESSE HILL  
C/O JILLIAN ADAMS  
203 POLKS LANDING  
CHAPEL HILL, NC 27516

6. PIN# 4775-28-4403  
DONALD G. & REBECCA R. GREGG  
201 POLKS LANDING  
CHAPEL HILL, NC 27516

7. PIN# 4775-24-2003  
MARY SUE MARZELSON  
101 POLKS LANDING ROAD  
CHAPEL HILL, NC 27514

8. PIN# 4775-24-1028  
WILLIAM D. GERSCH  
105 POLKS LANDING ROAD  
CHAPEL HILL, NC 27516

9. PIN# 4775-24-0135  
RICHARD MARLORE KIRK  
312 LAKEPOINT LANE  
BELLEVILLE, NC 27516

10. PIN# 4775-14-4331  
DOUGLAS M. & EMILY N. BREMBETH  
CHAPEL HILL, NC 27516

11. PIN# 4775-14-8108  
ELIZABETH M. & BERNARD BRITT KEELE II  
101 POLKS LANDING ROAD  
CHAPEL HILL, NC 27516

12. PIN# 4775-14-1104  
DONALD W. CHAMBERS III  
111 POLKS LANDING ROAD  
CHAPEL HILL, NC 27516

13. PIN# 4775-14-5282  
HANNAH ELIZABETH FOUTS  
113 POLKS LANDING ROAD  
CHAPEL HILL, NC 27516

14. PIN# 4775-14-6336  
HANNE D. HOMBLE  
135 SMITH LEVEL ROAD  
CHAPEL HILL, NC 27516

15. PIN# 4775-14-8527  
T. M. & BONNIE S. HOMBLE  
654 POLKS LANDING ROAD  
CHAPEL HILL, NC 27516

16. PIN# 4775-14-1853  
HANNE D. HOMBLE  
135 SMITH LEVEL ROAD  
CHAPEL HILL, NC 27516

17. PIN# 4775-20-4641  
ANN R. ZAPPA  
1155 US 15-501 N  
CHAPEL HILL, NC 27514

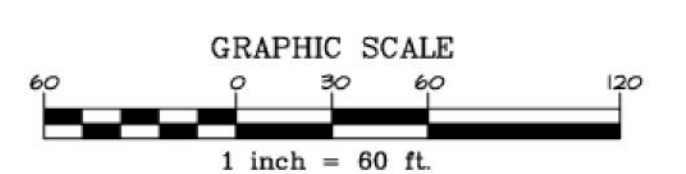
18. PIN# 4775-20-3218  
CYNTHIA ANNGOLE  
1157 US 15-501 NORTH  
CHAPEL HILL, NC 27514

19. PIN# 4775-20-4647  
ANN R. ZAPPA  
1155 US 15-501 N  
CHAPEL HILL, NC 27514

20. PIN# 4775-34-1982  
ANN R. ZAPPA  
1155 US 15-501 N  
CHAPEL HILL, NC 27514

**LEGEND**

STREAM BUFFER  
 EXISTING WATERLINE  
 PROPOSED TREELINE  
 VEHICLE ACCESS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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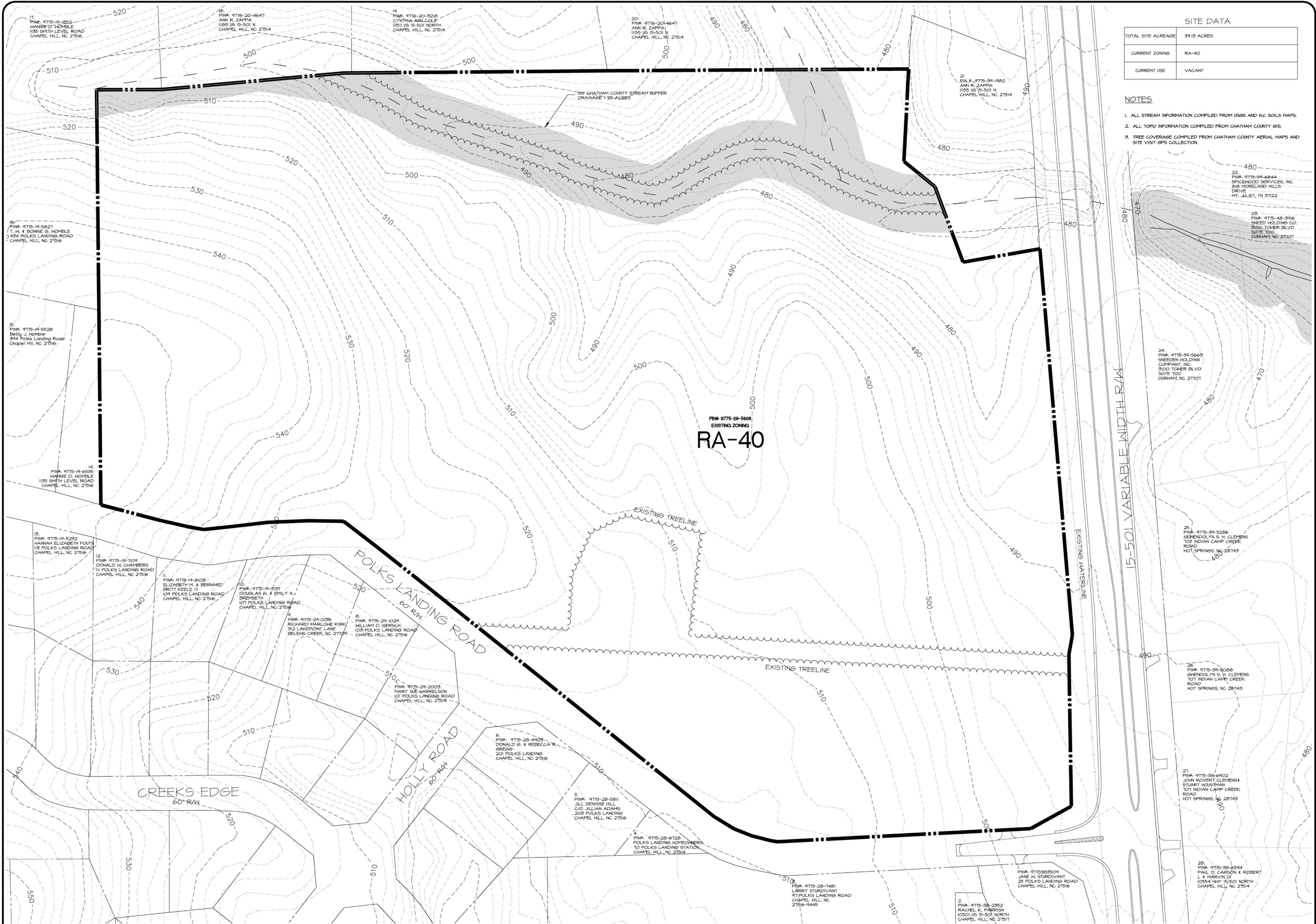
REVISIONS:

DEVELOPER:  
**BLAKE & ASSOCIATES, INC.**  
10700 US HIGHWAY 15-501  
CHAPEL HILL, NORTH CAROLINA 27517  
PHONE: 919-988-8848

**POLKS CENTRE**  
CHATHAM COUNTY, NORTH CAROLINA

PROJECT NO. NCI-06010  
FILENAME: NCI06010X  
DESIGNED BY: -  
DRAWN BY: PL  
SCALE: 1" = 60'  
DATE: 2006-06-15  
SHEET NO. **2 OF 3**  
McADAMS





SITE DATA	
TOTAL SITE ACREAGE	34.13 ACRES
CURRENT ZONING	RA-40
CURRENT USE	VACANT

- NOTES**
1. ALL STREAM INFORMATION COMPILED FROM USGS AND NC SOILS MAPS.
  2. ALL TOPO INFORMATION COMPILED FROM CHATHAM COUNTY GIS.
  3. TREE COVERAGE COMPILED FROM CHATHAM COUNTY AERIAL MAPS AND SITE VISIT GPS COLLECTION.

**LEGEND**

- STREAM BUFFER
- EXISTING WATERLINE
- EXISTING TREELINE

**GRAPHIC SCALE**

**THE JOHN R. McADAMS COMPANY, INC.**  
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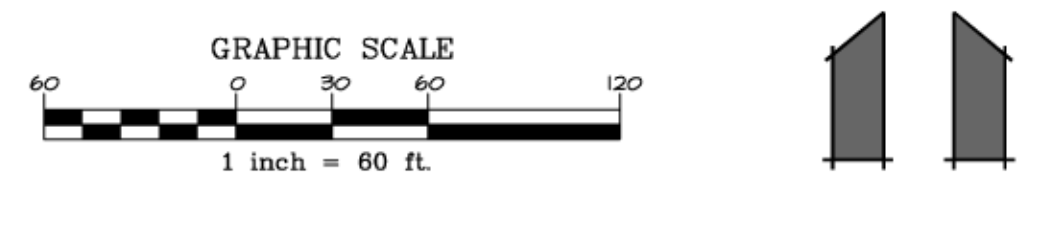
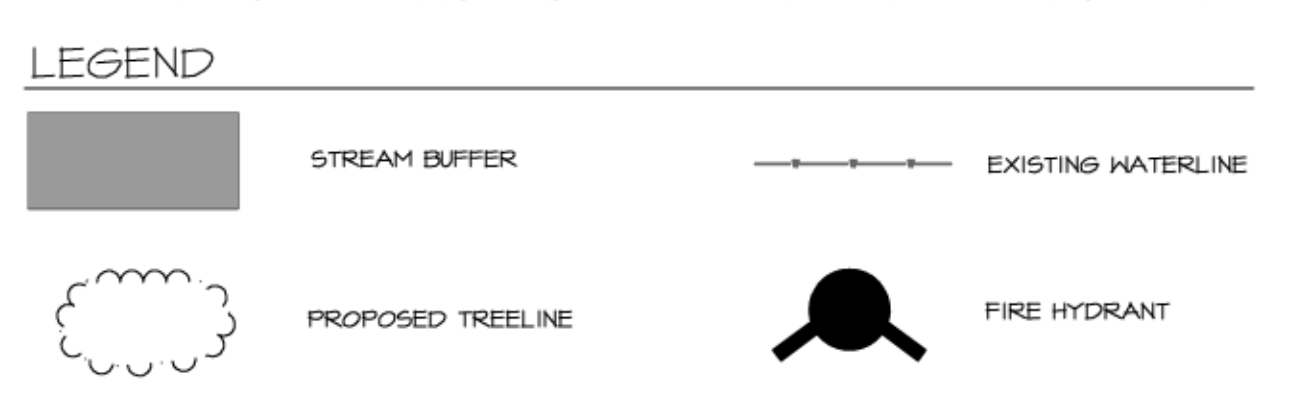
SITE DATA	
TOTAL SITE ACREAGE	34.13 ACRES
CURRENT ZONING	RA-40
PROPOSED ZONING	B-1 CU (34.13 ACRES)
CURRENT USE	VACANT
PROPOSED USE	MIXED USE: COMMERCIAL/OFFICE (125,000 SF)
REQUIRED PARKING*	OFFICE: 1 SPACE/300 SF @ 40,500 SF = 135 SPACES RETAIL: 1 SPACE/250 SF @ 84,500 SF = 338 SPACES
PROVIDED PARKING*	OFFICE: 135 SPACES RETAIL: 338 SPACES

IMPERVIOUS SURFACES COMPRISE 24% OF THE TOTAL SITE ACREAGE.  
 \* PARKING REQUIREMENTS FOR SPECIFIC INDIVIDUAL USES WILL MEET CHATHAM COUNTY REQUIREMENTS AT TIME OF SITE PLAN/CONSTRUCTION DRAWING SUBMITTAL.

- NOTES**
- IMPERVIOUS SURFACES COMPRISE 24% OF THE TOTAL SITE ACREAGE.
  - FOR DETAILED STORM WATER AND WATERSHED CALCULATIONS SEE SECTIONS 6.3.4.2 AND 6.3.4.2.1 OF THE POLKS CENTRE APPLICATION PACKAGE.
  - LIGHTING PLAN WILL MEET THE CHATHAM COUNTY DRAFT LIGHTING ORDINANCE.
  - A 50' CONSTRUCTION SETBACK FROM ALL STREAMS WILL BE PROVIDED.
  - THIS FINAL SITE PLAN MAY BE MODIFIED FROM THIS SKETCH AS NEEDED TO ACCOMMODATE THE FINAL LOCATION OF THE WILLIAMS CORNER ENTRY. BUILDING LOCATION AND SIZES MAY BE ADJUSTED FOR FINAL TENANT AND PARKING NEEDS. NO SINGLE TENANT WILL OCCUPY MORE THAN 40,000 SQUARE FEET. NO SKETCH PLAN MODIFICATION WILL BE DONE WITHOUT PRIOR APPROVAL BY CHATHAM COUNTY PLANNING DEPARTMENT.
  - APPEARANCE COMMITTEE RECOMMENDATION: WITHIN THE 50' BUFFER ALONG 15-50' SCREEN 100% OF PARKING LOTS WITH MIXED EVERGREEN TREES, AND OTHER FRONTAGE AREAS WITH 25% MIXED EVERGREEN TREES.
  - ALL DUMPSTERS SHALL BE SCREENED TO MEET CHATHAM COUNTY ORDINANCE.
  - PER THE APPEARANCE COMMISSION'S RECOMMENDATION A VARIETY OF PLANT MATERIALS WILL BE USED.
  - SIGNAGE WILL MEET THE CHATHAM COUNTY ORDINANCE.

**PLANT MATERIALS**

SYM.	KEY	BOTANICAL NAME	COMMON NAME	ROOT	REMARKS
<b>TREES</b>					
☀	CJ	CRYPTOMERIA JAPONICA OR CUPRESSOCYPARIS LEYLANDII	CRYPTOMERIA OR LEYLAND CYPRESS	B4B	Single Trunk
☀	IB	ILEX CORNUTA 'BURFORDII'	TREE FORM BURFORD HOLLY	B4B	Single Trunk Hill Branched
☀	GB	GINKGO BILOBA	GINKGO	D4B	Single Trunk Hill Branched
☀	LI	LAGERSTROEMIA INDIGA 'NATCHEZ'	NATCHEZ GRAPE MYRTLE	D4B	Single Trunk Hill Branched
☀	PS	PRUNUS SERRULATA	JAPANESE CHERRY	B4B	Single Trunk Hill Branched
☀	QP	QUERCUS PHellos AND/OR TAXODIUM DISTICHUM	HILLTOP OAK AND/OR BALD CYPRESS	B4B	Single Trunk Hill Branched
☀	ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	B4B	Single Trunk Hill Branched
☀	M6	MAGNOLIA GRANDIFLORA AND/OR OTHER EVERGREEN TREES	SOUTHERN MAGNOLIA	D4B	Single Trunk Hill Branched
☀	QA	QUERCUS ACUTISSIMA	SAWTOOTH OAK	B4B	Single Trunk Hill Branched



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 LANDSCAPE SKETCH PLAN

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