

Project Information

Owner & Zoning Information
 Owner: Ridgely Cook & Julia Ann Cooper*
 Note: Jeff Cooper is acting on behalf of the Owners
 PIN: 9776-22-9351
 Parcel #: 2639
 Current Zoning: RA-40
 Current Use- Vacant
 Proposed Zoning: Conditional District - CD-NB
 Proposed Use: Furniture and General Retail Sales (5,000 s.f.) with outdoor display of furniture (1,000 s.f.)

Notes

Existing structures have been removed
 Existing wells on site have been abandoned and filled

Sheet Index

- EX-1 - Survey / Existing Conditions
- SP-1 - Site Plan: Project Information
- SP-2 - Site Plan: Landscape, Signage & Lighting

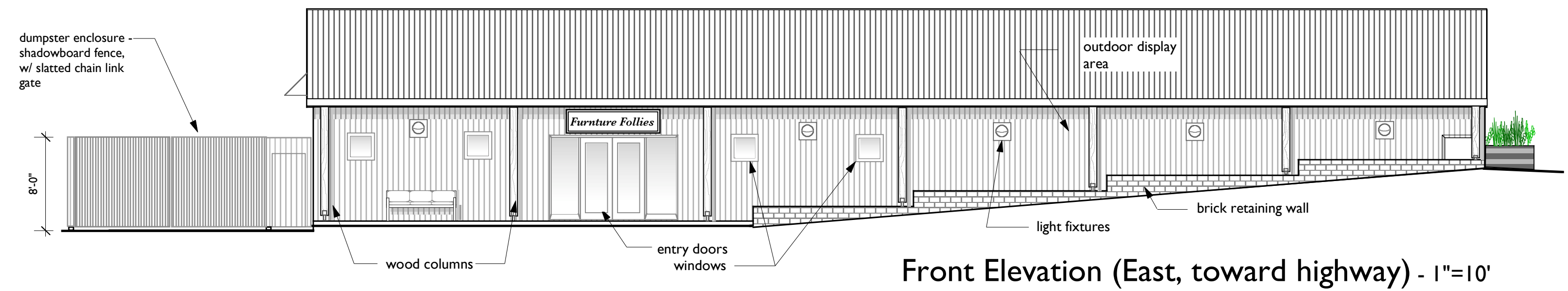
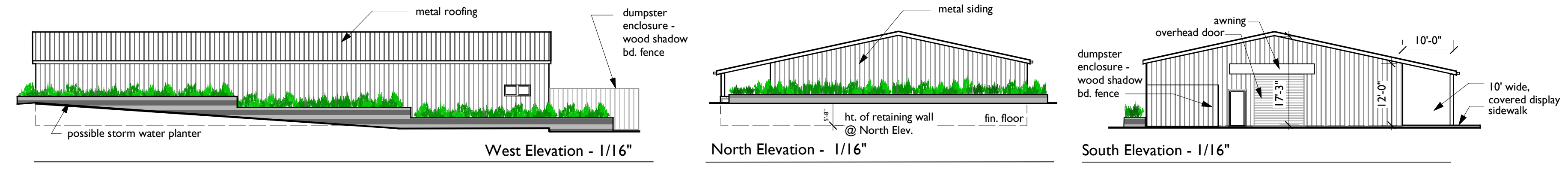
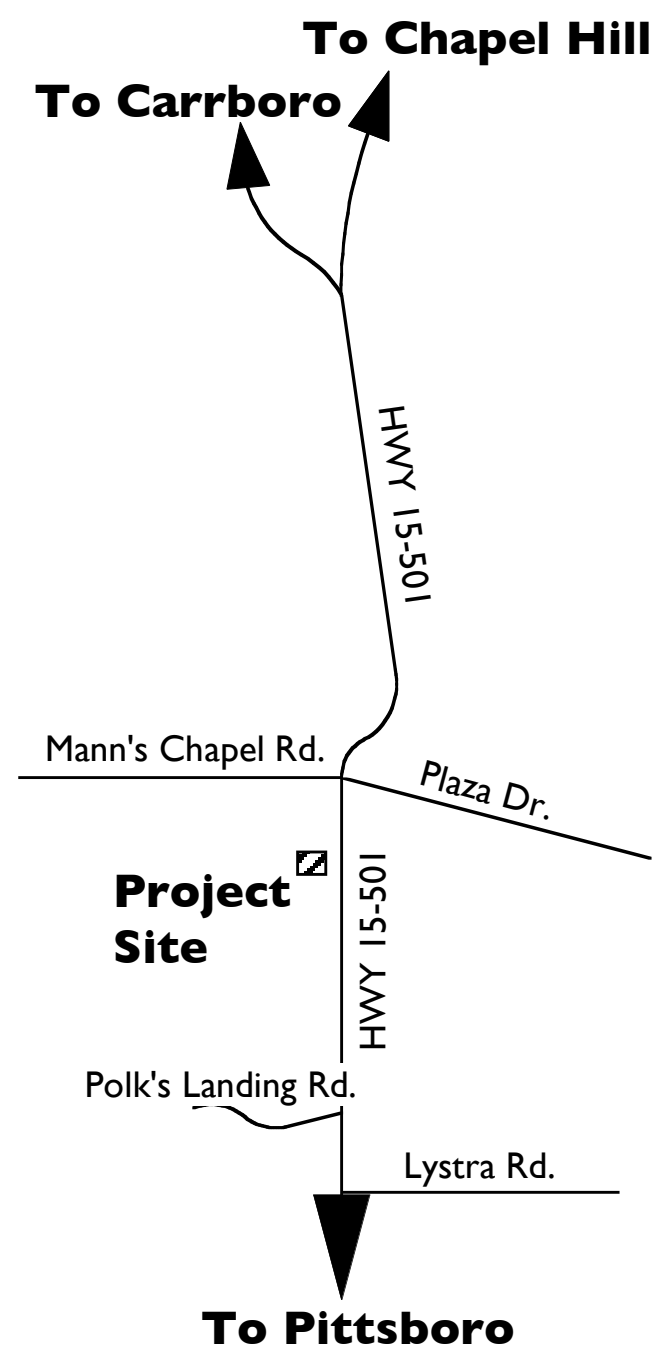
Survey / Existing Conditions

Jack Haggerty, Architect Inc.
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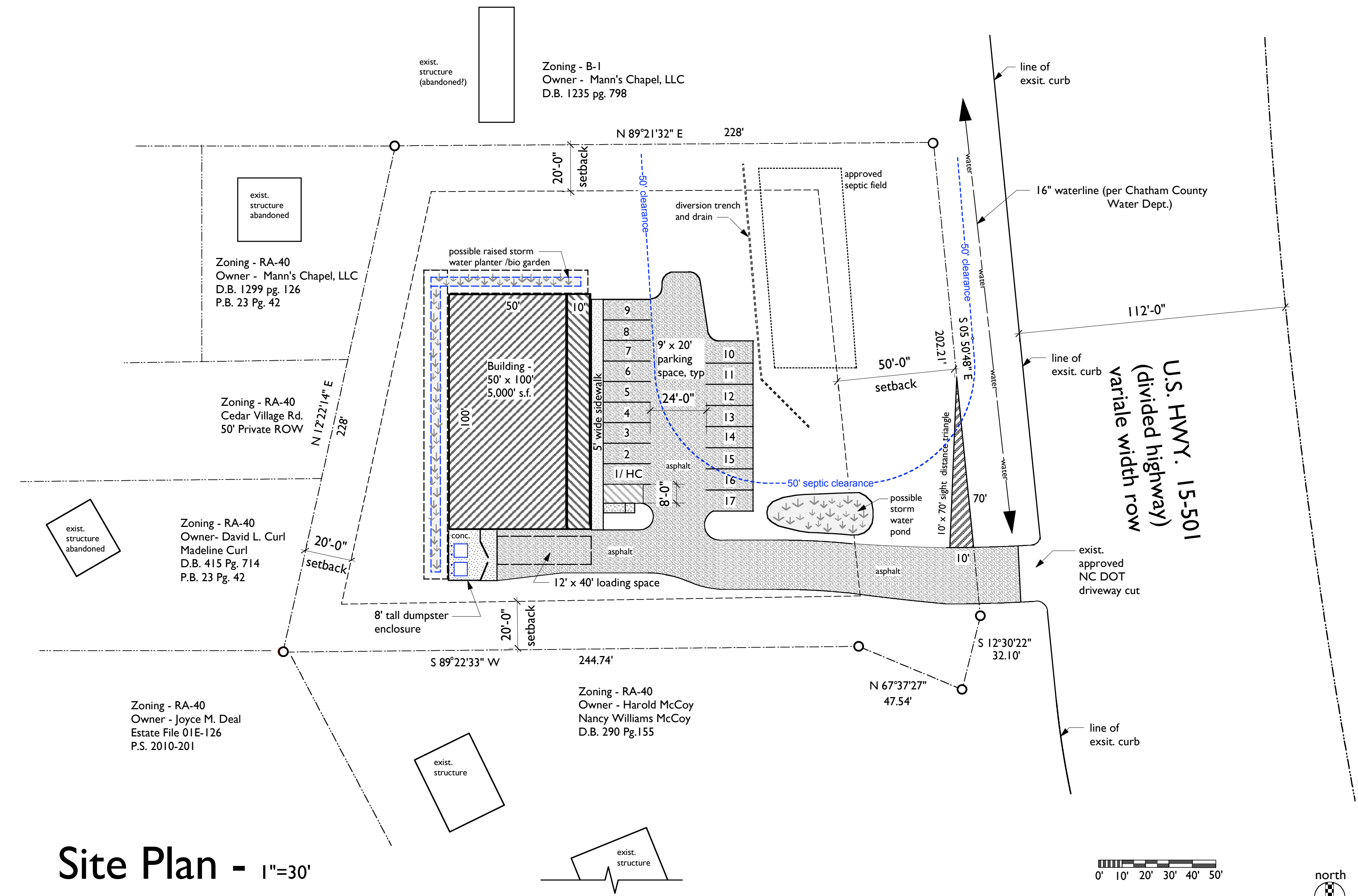
Furniture Follies
 11311 15-501 South
 Pittsboro NC

planning dept. submittal

6/27/14 EX-I



Building Elevations

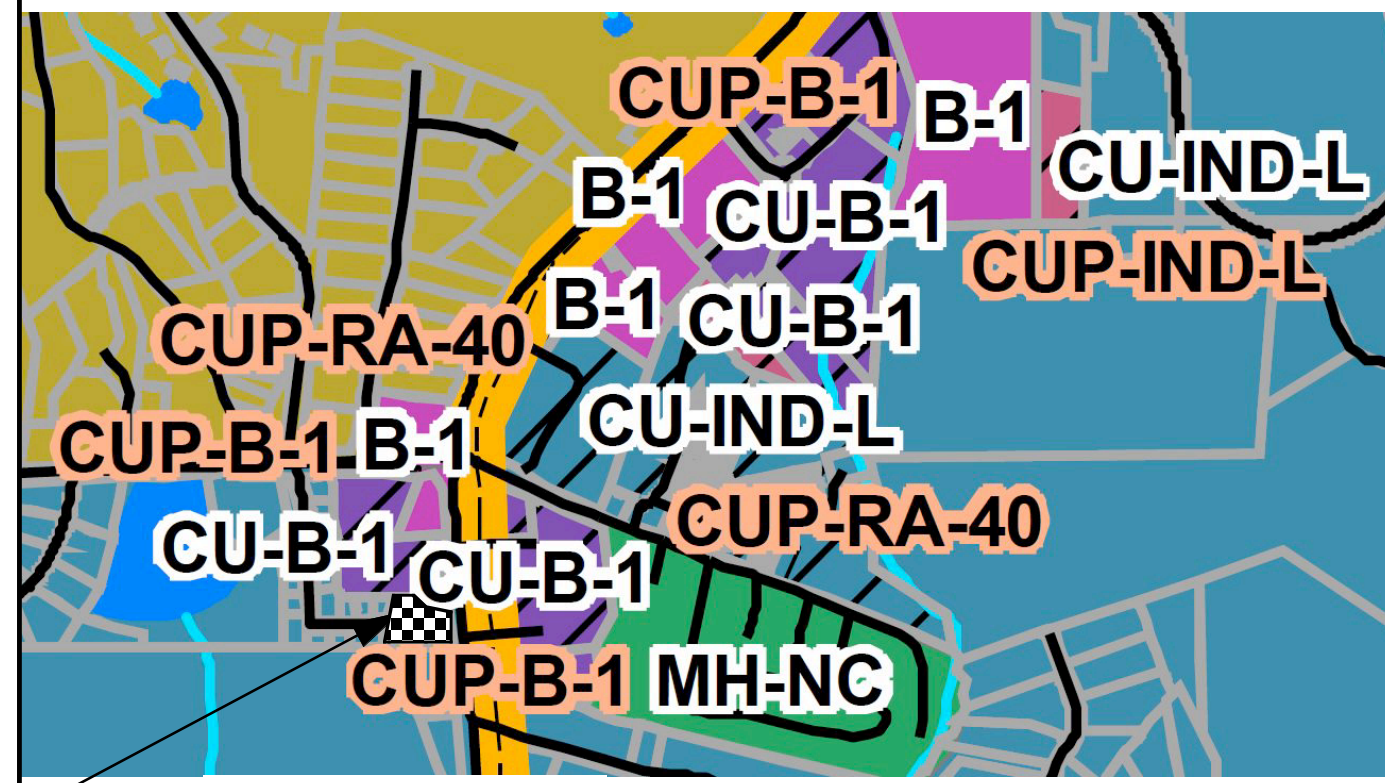


Site Plan - 1"=30'

Note: for topographic information, see SP-2

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PROJECT SITE

Lot & Impervious Surface Information

- Lot Area : 1.299 ac. - 56,584.44 s.f.
- Proposed Impervious Surface- 17,312 s.f. (+/-)
- Maximum impervious Surface Allowed - 20,370 s.f. (36% impervious surface allowed WS-IVPA)
- Proposed Area of Disturbance: 19,312 s.f. (+/-)
- Storm water measures shown are based on redevelopment and 30% of impervious surface area treated - approximate bio-retention ponding req. for first 1.43" of rainfall - 619 c.f.
- There are no riparian buffers on site
- No area of the parcel is within the regulatory floodplain

Utility Notes

- Septic field shown has been sized and located by Chatham County Public Health Department, Division of Environmental Health
- Connection will be made to existing 16" Chatham County Water Dept. waterline.
- Electric service is currently available on site

Parking Requirements

- Use: Retail (furniture)
- Required Parking Ratio: 1 parking space for 300 s.f. gross
- Building in size 5,000 s.f./ 300 s.f. = 17 parking spaces
- No on-street parking or loading required

Off Street-Loading Requirement

- Use: Retail (furniture)
- Required # of 12' x 40' loading spaces: 1 (Note: 14' vertical clearance required.)

Traffic Information

- Average Daily Traffic Count (per NCDOT) is 22,000 vehicles per day
 Expected Daily Trip Generation - 25.3 trips daily (based on Institution of Transportation Engineers Trip Generation Manual, 8th editions)

Miscellaneous Notes

- This is a single phase project.
- There is no "Unusual Topography" or a "Major Wildlife Area" within or adjacent to the site, as identified by the Inventory of Natural Areas and Wildlife Habitats of Chatham County, North Carolina
- There are no known sites of historic or cultural significance within or adjacent to the project site. There are no structures on the site over 50 years old. There is no cemetery on the site.

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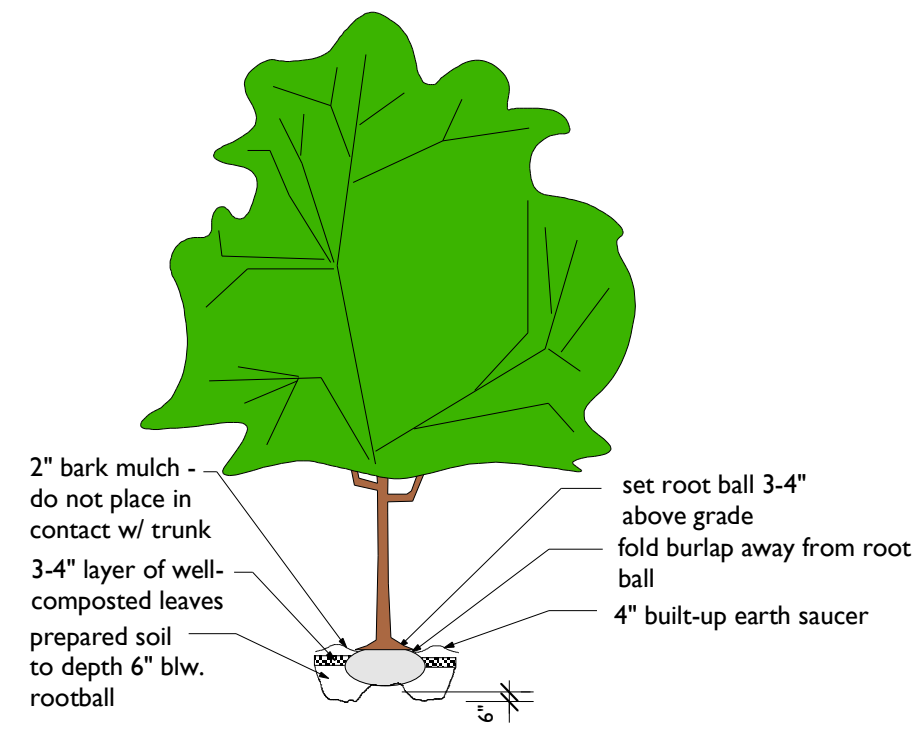
6/27/14
 SP-1

Tree Legend

Existing Trees	# - to be removed
A 12" WILLOW OAK	T 10" CEDAR
B 14" RED OAK	U 8" SWEETGUM
C 8" WHITE OAK	V 12" BLACKJACK OAK
D 19" PINE	W 36" DOUBLE SWEETGUM
E 8" PINE	X 36" DOUBLE LOCUST
F 12" CEDAR	Y 20" WHITE OAK
G 26" PINE	Z 52" DOUBLE SWEETGUM
H 24" MAPLE	AA 18" MAPLE
I 17" MAPLE	BB 26" PINE
J 15" MAPLE	CC 22" MAPLE
K 19" MAPLE	DD 30" PINE
L 36" WILLOW OAK	EE 40" MAPLE
M 18" MAPLE	FF 18" MAPLE
N 19" MAPLE	GG 40" MAPLE
O 40" DOUBLE MAPLE	HH 18" MAPLE
P 24" PINE	II 22" MAPLE
Q 30" PINE	JJ 54" MAPLE
R 12" CEDAR	KK 48" MAPLE
S 12" CEDAR	LL 46" WHITE OAK

New Trees & Shrubs

- Evergreen Shrubs**
 - Carolina Cherry Laurel - Prunus Caroliniana (small evergreen tree/large shrub) | 1/2 gallon
 - Inkberry - Ilex glabra (rev. per App. Comm.) | 1/2 gallon
- Evergreen Medium**
 - Yaupon holly (standard) - Ilex vomitoria (evergreen) | 3 gallon
- Evergreen Trees**
 - Southern Magnolia - Magnolia grandiflora (evergreen) | 1/2" caliper, balled and burlap
 - Virginia Pine - Pinus virginiana (evergreen) | 1/2" caliper, balled and burlap



- do not wrap or stake trunk
- mark north side of trunk @ nursery and plant in field w/ same orientation
- incorporate commercially prepared mycorrhiza spores in soil immediately around the root ball at rates specified by the manufacturer.

Tree/ Shrub Planting Detail - nts

Notes, cont.:

Preparation of planting beds shall be after final grading around building and dumpster screen.

Owner is responsible for continued proper maintenance of all landscaping materials. Dead or unhealthy plants must be replaced within one year or by next planting season, whichever occurs first.

All plants shall be soaked thoroughly with water at planting time and once a week thereafter during the first growing season.

Lighting Legend

Wall-mounted fixture, full cut-off style fixture

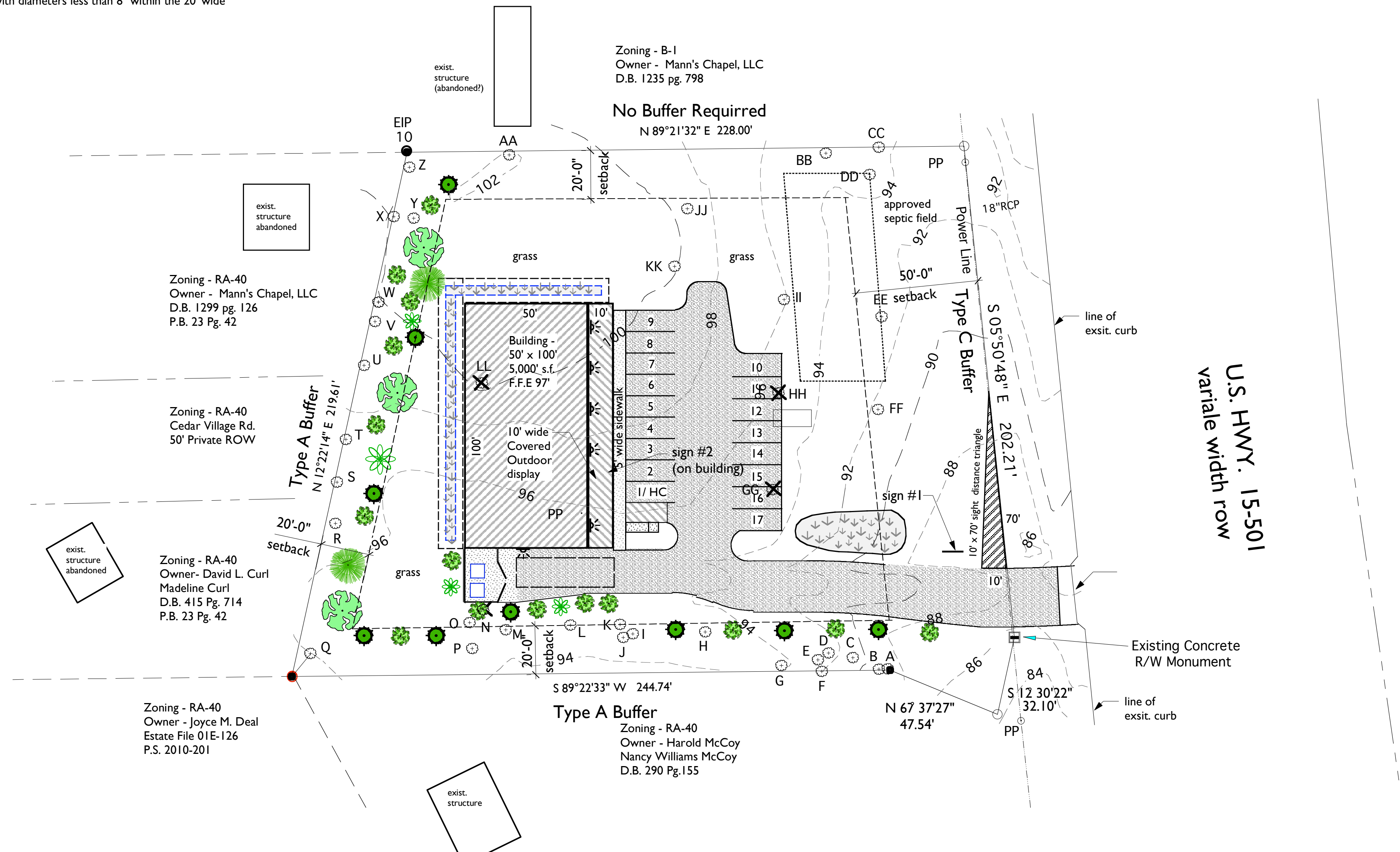
Site Lighting - All Exterior lighting will be in compliance with §13 Lighting of The Chatham County Zoning Ordinance & §5 of The Chatham County Design Guidelines for Commercial, Industrial and Conditional Use Projects and Developments

Required Screening/Buffers:

- North- adjacent property zoning- B-1
- East- adjacent property zoning (across HWY.15-501) CU-B1- Type C buffer
- South- adjacent property zoning- RA-40 - Type A buffer
- West- adjacent property zoning- RA-40 - Type A buffer

Notes:

- Existing Conditions drawing (EC-1) shows only trees with a trunk diameter 8" or greater. There are numerous trees with diameters less than 8" within the 20' wide buffer area.



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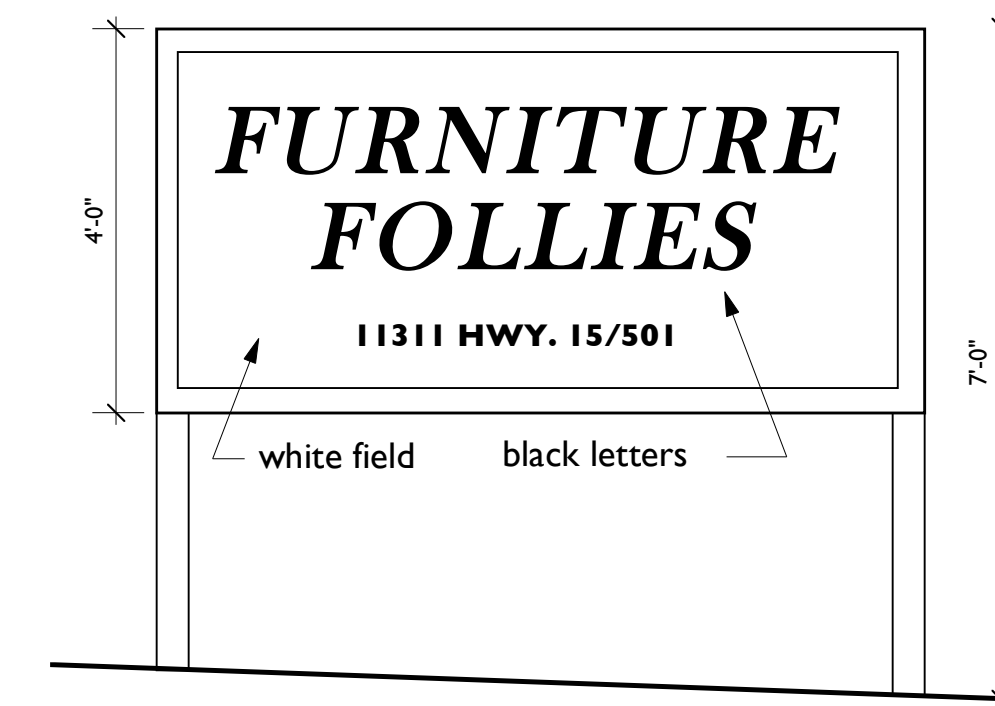
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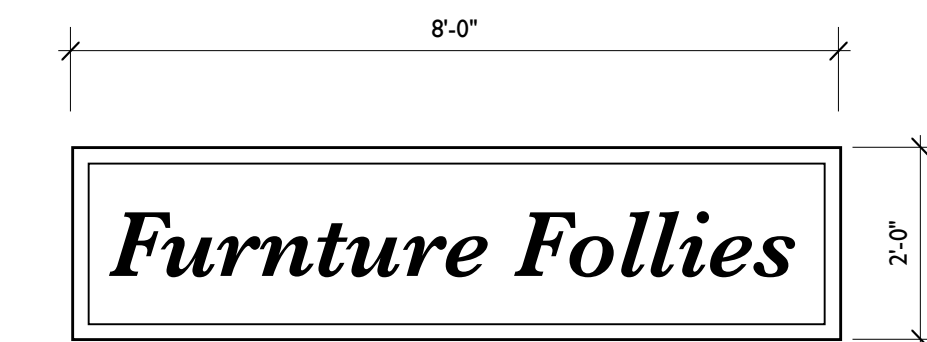
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Sign #1 - two sided sign, (at foot of driveway)



Sign #2 - single sided, at building, see building elevations

Allowed Signage Area: 2 s.f. of sign for every lineal foot of street frontage lot has 202 l.f. of street frontage
Maximum Allowed Signage: 150 s.f. per sign
Proposed Signage Area: Sign 1 - 32. s.f. x 2 = 64 s.f.
Sign 2 - 16 s.f.

Sign

Landscape, Lighting &

Sign Plan - 1"=30'

Note: Existing vegetation will need to be removed prior to planting screening along south buffer., (rev. per App. Comm.)

Note: This drawing was revised per recommendations from the Chatham County Appearance Commission. Project was reviewed by the commission 5/28/2014

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SP-2