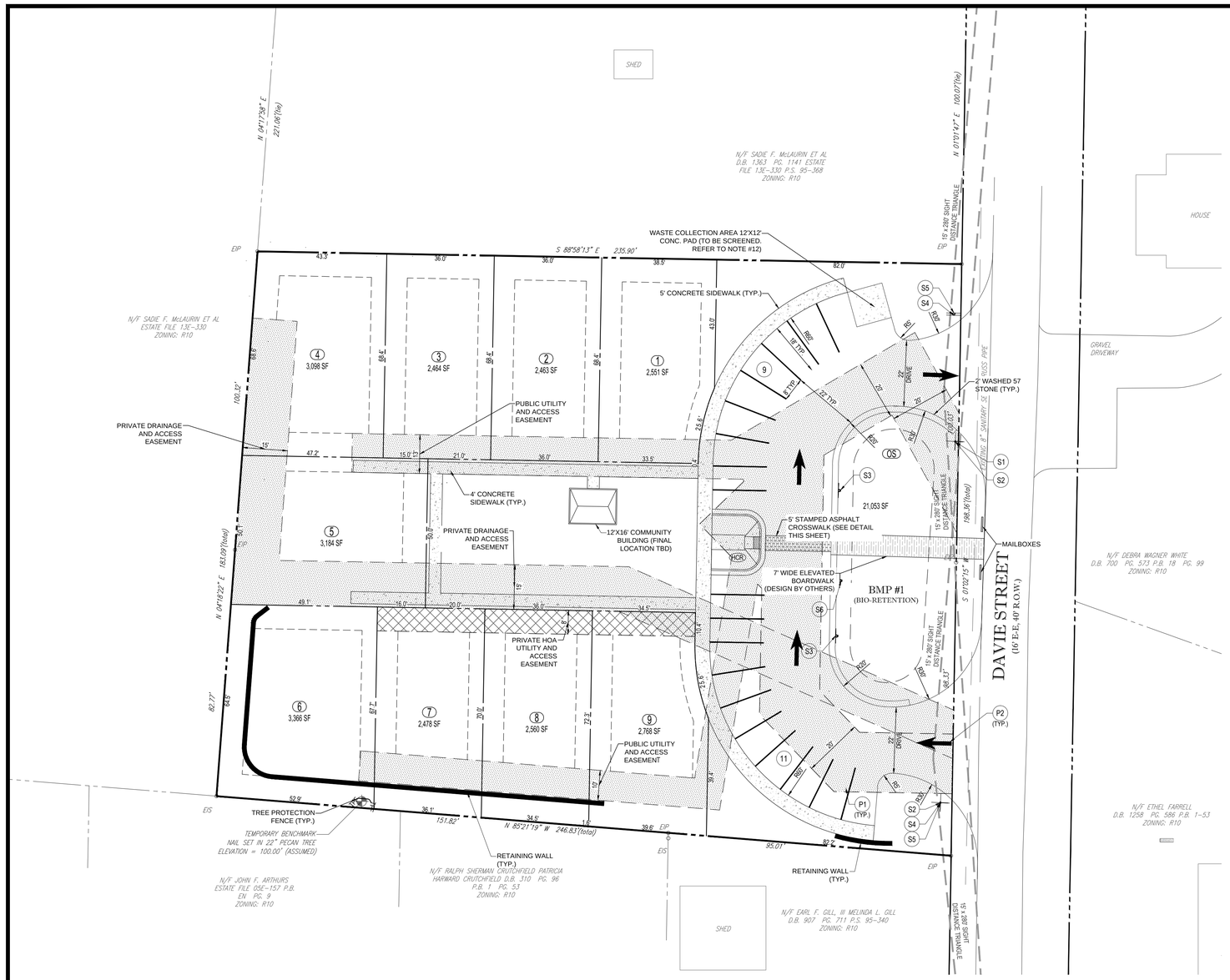


SITE LAYOUT NOTES

1. REFER TO GENERAL NOTES ON SHEET C-100.

2. SETBACKS ARE SHOWN IN ACCORDANCE WITH THE APPROVED TOWN OF PITTSBORO STANDARDS. REFER TO TOWN OF PITTSBORO ORDINANCE FOR PORCHES, DECKS, GARAGES, ETC.

3. UTILITY AND PIPELINE EASEMENTS SHALL BE RECORDED AS PART OF THE SUBDIVISION PLAT AFTER CONSTRUCTION IS COMPLETED.

4. ALL PAVEMENT MARKING AND STREET SIGNAGE SHALL BE IN ACCORDANCE WITH THE MUTCD. ALL SPECIALTY STREET SIGNS AND POSTS SHALL BE SUBMMITTED TO THE TOWN OF PITTSBORO FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

5. COMMON OPEN SPACE WILL BE RECORDED AS LOTS ARE RECORDED AND SHALL BE MAINTAINED BY THE NEIGHBORHOOD HOMEOWNERS ASSOCIATION.

6. ALL SIGHT DISTANCE TRIANGLES ARE IN ACCORDANCE WITH AASHTO STANDARDS.

7. ALL TRASH AND RECYCLING SHALL BE HANDLED AT THE WASTE COLLECTION AREA WITH SERVICE PROVIDED BY WASTE INDUSTRIES. DUMPSTERS / RECYCLING SHALL BE SCREENED FROM VIEW BY A STRUCTURAL ENCLOSURE. CONCRETE PAD SHALL BE 4" THICK, 4000 PSI CONCRETE WITH EXPANSION JOINTS SPACED NO MORE THAN 15' APART.

8. A PRIVATE LANDSCAPE FEATURE SHALL BE PROVIDED FOR EACH LOT WITHIN THE P.O.S. AREA. REFER TO C-2-0 FOR DETAILS.

9. EACH LOT SHALL HAVE A WALKWAY FROM THE MAIN SIDEWALK. MATERIAL FOR THE PATH MAY VARY FROM LOT TO LOT AND MAY INCLUDE PAVERS, FLAGSTONE, OR EQUIVALENT.

10. SITE LIGHTING FOR PARKING & COMMON AREAS SHALL BE COORDINATED WITH DUKE-PROGRESS. POWER SHALL BE BROUGHT TO THE SITE FROM EXISTING POLES AND SHALL BE UNDERGROUND WITHIN THE SITE. ALL POWER STRUCTURES SHALL BE SCREENED WITH PLANTINGS IN ACCORDANCE WITH PITTSBORO REQUIREMENTS.

11. ONE COVERED PARKING SPACE PER UNIT WILL BE PROVIDED IN THE PARKING AREA.

12. ARCHITECTURAL PLANS FOR ALL THE SITE STRUCTURES INCLUDING THE COVERED PARKING, MAILBOXES, SHELTER, WASTE COLLECTION AREA, FENCING, RETAINING WALLS, RAILINGS, AND BARRIERS SHALL BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL.

13. ALL SITE AMENITIES, INCLUDING SIGNAGE, SITE STRUCTURES (AS MENTIONED ABOVE), AND LANDSCAPED FEATURES, SHALL BE DESIGNED IN A COHESIVE MANNER USING SIMILAR COLORS, MATERIALS, AND THEMES.

14. THE HOA SHALL RESERVE FUNDS IN ESCROW FOR THE MAINTENANCE OF ALL SITE IMPROVEMENTS INCLUDING THE STAMPED ASPHALT, PRIVATE UTILITIES, STORMWATER PIPES AND BMP, RETAINING WALLS, SIDEWALKS, STREETS AND PARKING LOT, BUT NOT INCLUDING PUBLIC PORTIONS OF WATER AND SEWER. THE OWNER MUST AGREE TO THAT AMOUNT PRIOR TO PLAN APPROVAL.

15. SCREENING SHALL BE PROVIDED ON THE NORTH, WEST, AND SOUTH PERIMETER OF THE SITE FROM ADJACENT OWNERS BY FENCING OR EVERGREEN PLANTINGS. REFER TO L-1.0 FOR DETAILS.

PAVEMENT MARKING AND SIGNAGE NOTES

1. ALL SIGNAGE INSTALLED SHALL CONFORM TO STANDARDS SET FORTH BY THE LATEST PUBLISHED EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD CONSTRUCTION DRAWINGS, AND THE TOWN OF PITTSBORO STANDARDS.

2. SIGNAGE MATERIAL SHALL CONFORM TO MUTCD COLOR AND REFLECTIVITY STANDARDS AND SHALL AT A MINIMUM BE ENGINEERING GRADE REFLECTIVE MATERIAL, EXCEPT STOP SIGNS. STOP SIGNS SHALL BE CONSTRUCTED OF HI-INTENSITY GRADE MATERIAL ON A 30-INCH BY 30-INCH OCTAGONAL STOP SIGN BLANK.

3. ALL SIGNS, EXCEPT STREET MARKERS, SHALL BE MOUNTED IN A MANNER THAT THE BOTTOM OF THE SIGN IS A MINIMUM OF 7-FEET ABOVE GROUND LEVEL. STREET MARKER SIGNS SHALL BE MOUNTED OVER THE TOP OF STOP SIGNS.

4. GROUND MOUNTED SIGN POSTS USED TO INSTALL STREET SIGNAGE SHALL BE 12-FEET LONG AND CONSTRUCTED OF 14 GAUGE GALVANIZED STEEL "U" CHANNEL POSTS OR TWO INCH (2-IN) GALVANIZED SQUARE STEEL TUBING. ALTERNATE SIGN POSTS MAY BE PROPOSED TO BETTER MATCH SITE FEATURES.

5. GROUND MOUNTED SIGN POSTS SHALL BE DRIVEN TO A MINIMUM OF 30-INCHES BELOW GROUND LEVEL. ALL POSTS SHALL BE PLUMBED AND LEVELED AS THE POST IS INSTALLED.

6. PAVEMENT MARKINGS MUST BE MADE OF A THERMOPLASTIC MATERIAL AND ADHERE TO SECTION 1200 OF THE NCDOT ROADWAY STANDARD DRAWINGS, 2002 EDITION.

EASEMENT NOTES

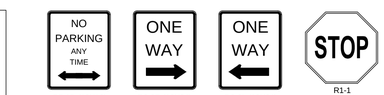
1. THIS PLAN SHOWS LIMITS AND USES OF PROPOSED EASEMENTS. FINAL LABELS AND DESCRIPTIONS SHALL BE PROVIDED BY A P.L.S. AT TIME OF PLAT.

2. PUBLIC EASEMENTS ENCOMPASS ACCESS TO ALL **PUBLIC** UTILITIES, DRAINAGE SYSTEMS, PRIVATE BMPS, AND ASSOCIATED RETAINING WALLS. EASEMENTS SHALL ALLOW TOWN STAFF AND/OR APPOINTED THIRD PARTIES, INCLUDING BUT NOT LIMITED TO PRIVATE CONTRACTORS, TO ACCESS, ASSESS, REPAIR, AND MAINTAIN FACILITIES AS NEEDED. PUBLIC EASEMENTS MAY SHARE CORRIDORS WITH OVERHEAD POWER. EASEMENTS MAY VARY IN WIDTH.

3. PRIVATE HOA EASEMENTS ENCOMPASS ACCESS TO ALL **PRIVATE** UTILITIES, DRAINAGE SYSTEMS, BMPS, AND RETAINING WALLS. EASEMENTS SHALL ALLOW HOA STAFF AND/OR APPOINTED THIRD PARTIES, INCLUDING BUT NOT LIMITED TO PRIVATE CONTRACTORS, TO ACCESS, ASSESS, REPAIR, AND MAINTAIN FACILITIES AS NEEDED. EASEMENTS MAY VARY IN WIDTH.

LEGEND

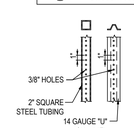
- # PARKING COUNT
- HCR HANDICAP RAMP
- PUBLIC EASEMENT
- PRIVATE EASEMENT



R7-1D (12X18) R6-2R (18X24) R6-2L (18X24) R1-1 (30x30)

SIGNAGE AND MARKING LEGEND

SYMBOL	SIGN	MUTCD #	DIMENSIONS
S1	STOP SIGN	R1-1	30" x 30"
S2	STREET MARKER	D-3-1	VARIES
S3	NO PARKING	R7-1D	12" x 18"
S4	ONE WAY (RIGHT)	R6-2R	18" x 24"
S5	ONE WAY (LEFT)	R6-2L	18" x 24"
S6	ENVIRONMENTAL PLACARD	SEE DETAIL ON SHEET C-6.0	
P1	WHITE STRIPE	4"	18'
P2	STRAIGHT ARROW	-	9.5'



SIGN POST DETAIL
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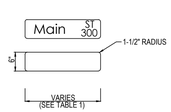
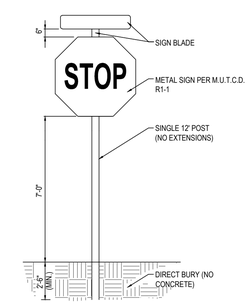
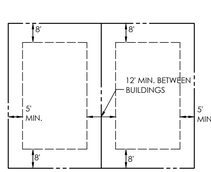


STREET MARKER DETAIL
N.T.S.

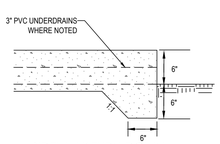
ALTERNATE SIGN POSTS MAY BE PROPOSED TO BETTER MATCH SITE FEATURES



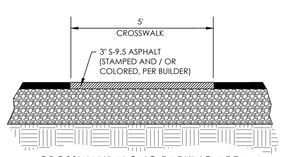
STOP SIGN WITH STREET MARKER DETAIL
N.T.S.



TYPICAL LOT SETBACKS
NTS



SIDEWALK TURN-DOWN
N.T.S.



CROSSWALK ALONG PARKING AREA
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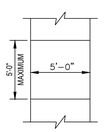
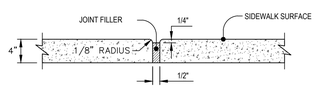


PLAN VIEW

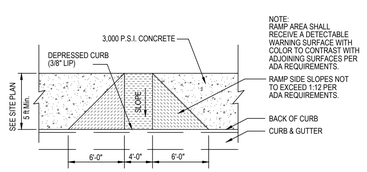


TRANSVERSE EXPANSION JOINT

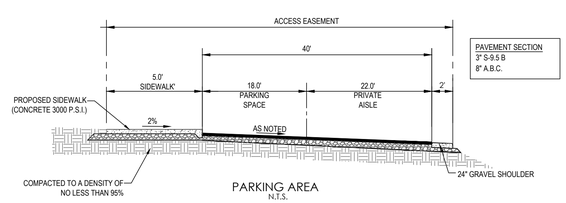
NOTES:

1. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 5 FEET.
2. ALL CONCRETE TO BE FINISHED WITH CURING COMPOUND.
3. A 6 INCH DEPTH IS REQUIRED AT LOCATIONS OF DRIVEWAY CROSSINGS, AT STREET INTERSECTIONS (ALONG THE LENGTH OF RADIUS CURB RETURNS), AND IN THE HANDICAP RAMPS.

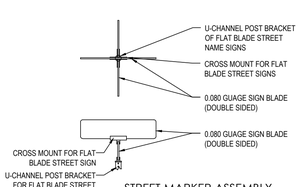
STANDARD CONCRETE SIDEWALK
N.T.S.



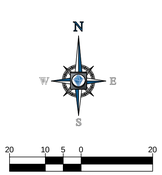
HANDICAP RAMP
N.T.S.



PARKING AREA
N.T.S.



STREET MARKER ASSEMBLY
N.T.S.



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1	5/13/15	TOWN OF PITTSBORO COMMENTS	AWA

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PROJECT:
CONSTRUCTION PLANS
FOR
DAVIE STREET COTTAGES
LOCATION OF SITE
PITTSBORO, NC

BOHLER ENGINEERING
NC, PLLC NCBELS P-1132
4011 WESTCHASE BLVD., SUITE 290
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032472

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-2.0

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