



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

To: Planning Board

From: Stuart Bass, Planning Director

Date: February 25, 2015

Re: Powell Place Phase 2E
SD-2015-01
Preliminary Plat Review

The Developer has submitted a Preliminary Plat for review and consideration. The proposed development is for 53 lots located in the Powell Place Mixed Use Planned Development (MUPD).

The property is zoned MUPD and this development section totals 14.64 acres. The average lot size is 7,946 square feet.

Hydrostructures, PA has reviewed the plan and provided comments. The Fire Marshall and Fire Chief have also reviewed the plan. Initial revisions were made based on the comments provided.

Staff Recommendation: Recommendation for conditional approval, subject to final utility revisions {associated primarily with the wastewater line and easement} as requested by Town Engineer and Hydrostructures, PA. Forward to Town Board of Commissioners for consideration.

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POWELL PLACE

February 10, 2015

Mr. Stuart Bass
Town Planner, Town of Pittsboro
635 East Street
Pittsboro, NC 27312

Dear Mr. Bass:

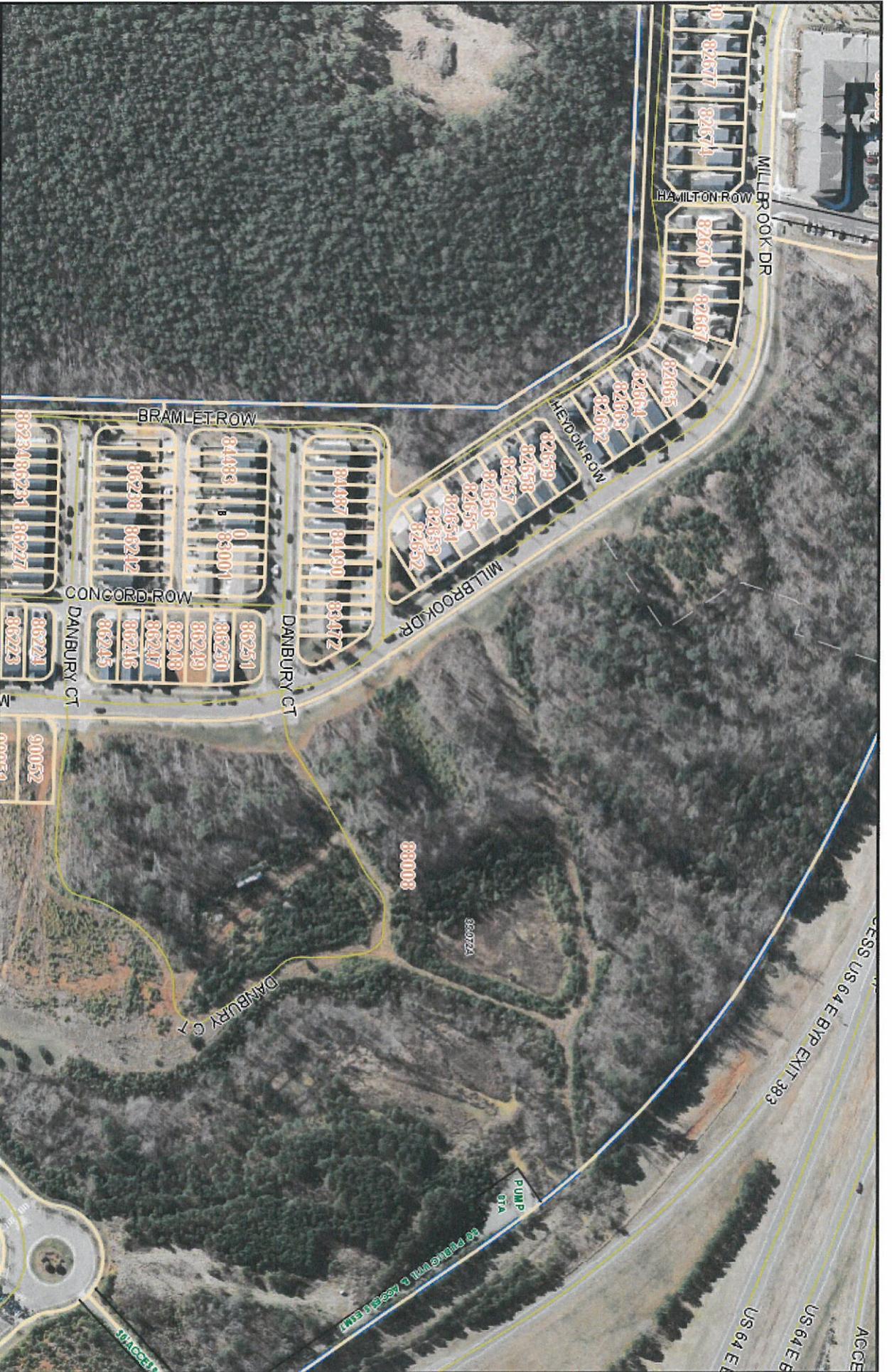
Thank you for sending us your memo dated January 21, 2015 in advance of our planning board meeting in March. This final phase of residential housing in Powell Place is consistent with the Powell Place master plan, where the "Residential Area" allows for single family housing up to a density of 20 units/acre and lot widths ranging from 21' - 75'. This plan proposes conventional homes on 52' lot widths at a density of 3.62 units/acre. The proposed street design, which includes the street trees and sidewalks noted in the master plan, will be consistent with what is currently in Powell Place.

The plan presented for approval conforms with the Town ordinance and the specifications and neighborhood design characteristics set forth in the Powell Place master plan.

Best Regards,



Bryson Powell
Powell Place Development Company



CHATHAM COUNTY, NC

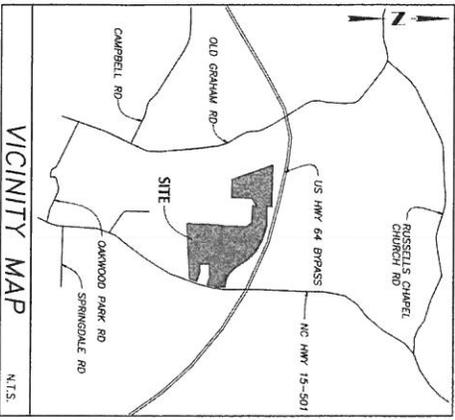
Property Map



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, deeds, 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.



One Inch = 200 Feet

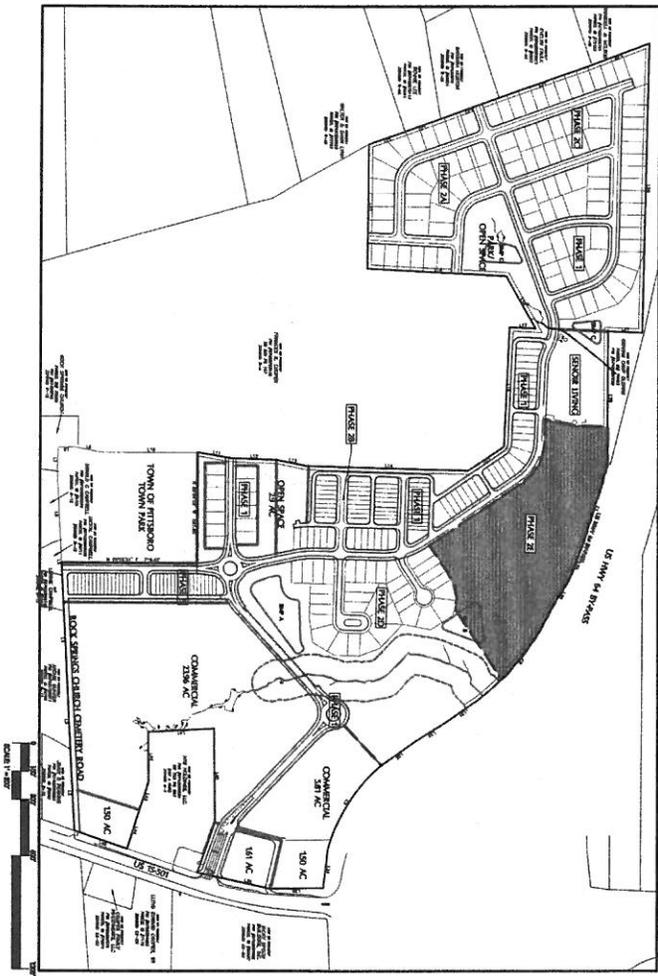


VICINITY MAP
N.T.S.

BOUNDARY LINE TABLE		GMC BOUNDARY CLINE TABLE	
LINE	DESCRIPTION	LINE	DESCRIPTION
1	1.50' TO 1.50' TO 1.50'	1	1.50' TO 1.50' TO 1.50'
2	1.50' TO 1.50' TO 1.50'	2	1.50' TO 1.50' TO 1.50'
3	1.50' TO 1.50' TO 1.50'	3	1.50' TO 1.50' TO 1.50'
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11	1.50' TO 1.50' TO 1.50'	11	1.50' TO 1.50' TO 1.50'
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CONSTRUCTION DRAWINGS FOR POWELL PLACE PHASE 2E PITTSBORO, CHATHAM COUNTY, NC

FEBRUARY 20, 2015
TOWN OF PITTSBORO PROJ. # SD-2015-01



PREPARED BY:
WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
115 Woodman Drive, Cary, North Carolina 27511 Tel: 919-469-5340 www.witherand.com License No. C-4832

OWNER/DEVELOPER:
POWELL PLACE DEVELOPMENT COMPANY
1460 ENVIRON WAY
CHAPEL HILL, NC 27617
TEL: 919-920-0460
FAX: 919-467-0999

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
1" CENTER INTERNAL	---	---
5" CENTER INTERNAL	---	---
EXISTING LINE	---	---
CENTER LINE		

