



Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

To: Bryan Gruesbeck, Town Manager

From: Stuart Bass, Planning Director

Date: April 7, 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. Revisions were made based on the comments provided. The layout shown and planned improvements are acceptable and meet the terms and requirements of the Town's ordinances. Project is also subject to issuance of a Stormwater Permit authorized by the Town Engineer.

Staff Recommendation: Recommendation for approval.

Planning Board Recommendation: The Planning Board recommend approval at its regularly scheduled meeting on March 2, 2015.

Town Hall ~ PO Box 759 ~ Pittsboro, NC 27312
Email: swbass@pittsboronc.gov
Phone: (919) 542-1655
Fax: (919) 542-2310



Town of Pittsboro, North Carolina

Engineering Department

Memorandum

To: Stuart Bass, AICP, Planning Director
From: Fred Royal, PE, Town Engineer 
Subject: Powell Place Development: Phase 2E review comments
Date: April 9, 2015

General Engineering Plan Review Comments

The following comments apply to the review of the submitted revised plans, dated and sealed, 3/24/15:

1. The Operations and Maintenance Manual for the Powell Place Community described in your response is required to be reviewed and approved by the Town Stormwater Administrator and recorded at Chatham County prior to any CO approvals at Phase 2E. It must indicate ownership, inspections schedules and maintenance responsibility for all BMP's in the community.

Town Hall ~ PO Box 759 ~ Pittsboro, NC 27312
Email: froyal@pittsboronc.gov
Phone: (919) 542-2063
Fax: (919) 542-2310

MEMORANDUM

To: Town of Pittsboro
Stuart Bass

From: Hydrostructures, P.A. *PLS*

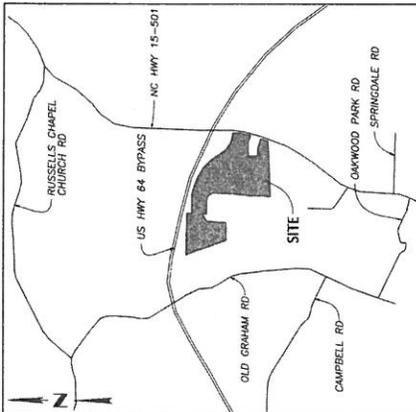
Date: April 7, 2015

Subject: Powell Place Phase 2E

Hydrostructures, PA has reviewed the water and sanitary sewer systems for conformance with the Town of Pittsboro specifications. Withers & Ravenel has addressed all of our review comments.

CONSTRUCTION DRAWINGS FOR POWELL PLACE PHASE 2E PITTSBORO, CHATHAM COUNTY, NC

MARCH 24, 2015
TOWN OF PITTSBORO PROJ. # SD-2015-01



VICINITY MAP N.T.S.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERNAL	---	---
5' CONTOUR INTERNAL	---	---
EASEMENT LINE	---	---
CENTER LINE	---	---
SANITARY EXIST	---	---
STORM DRAINAGE	---	---
WATERLINE	---	---
FIRE HYDRANT ASSEMBLY	---	---
WATERWAYS	---	---
WETLANDS	---	---
BUFFER	---	---
BUILDING SETBACK	---	---
PHASE LINE	---	---
SIDEWALK/BIKEWAY RAMP	---	---

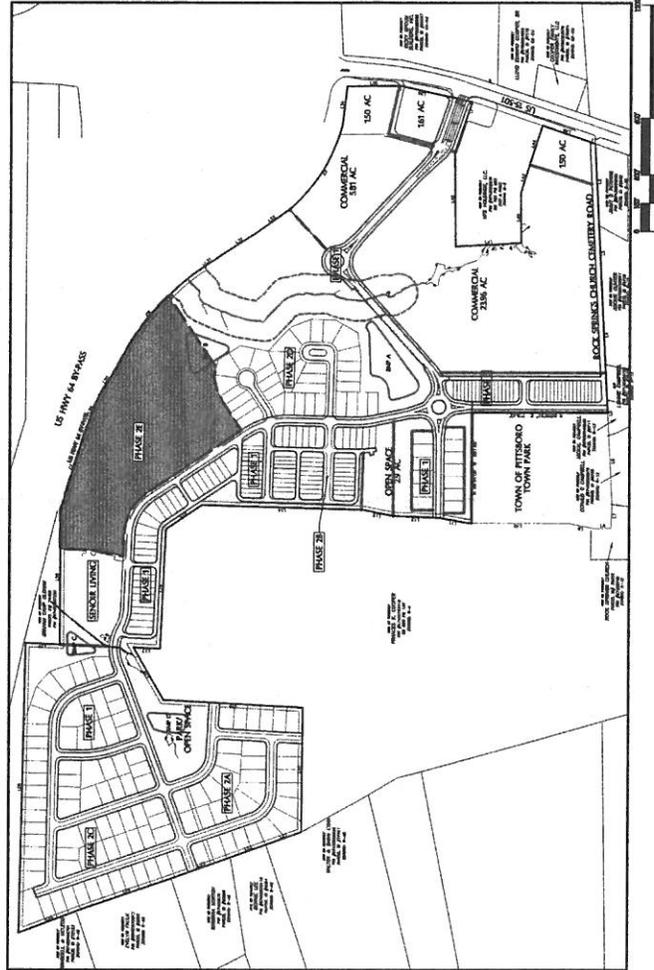
INDEX OF SHEETS

SHEET NO.	DRAWING DESCRIPTION
1	SUBDIVISION PLAN
2	UTILITY PLAN
3	CONCRETE AND INFRASTRUCTURE
4	GRAVING PLAN
5	ROAD PLAN & PROFILE
6	SOIL PLAN & PROFILE AND
7	UTILITY DETAILS AND ROADWAY DETAILS

PRELIMINARY PLAN
NOT APPROVED FOR CONSTRUCTION



No.	Name	Title
1	WITHERS & RAVENEL	OWNER
2	WITHERS & RAVENEL	DESIGNER



PREPARED BY:

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
115 Mackean Drive Cary, North Carolina 27511 Tel: 919-468-3340 www.wITHERSRAVENEL.com License No. C-8032

OWNER/DEVELOPER:
POWELL PLACE DEVELOPMENT COMPANY
1460 ENVIRON WAY
CHAPEL HILL, NC 27617
TEL 919-998-6460
FAX 919-997-0899

BOUNDARY USE TABLE

LINE	SECTION	START	END	LENGTH	AREA	MARKING
1	1	11,550.17	11,550.17	0.00	0.00	20' W.P.
2	2	11,550.17	11,550.17	0.00	0.00	20' W.P.
3	3	11,550.17	11,550.17	0.00	0.00	20' W.P.
4	4	11,550.17	11,550.17	0.00	0.00	20' W.P.
5	5	11,550.17	11,550.17	0.00	0.00	20' W.P.
6	6	11,550.17	11,550.17	0.00	0.00	20' W.P.
7	7	11,550.17	11,550.17	0.00	0.00	20' W.P.
8	8	11,550.17	11,550.17	0.00	0.00	20' W.P.
9	9	11,550.17	11,550.17	0.00	0.00	20' W.P.
10	10	11,550.17	11,550.17	0.00	0.00	20' W.P.
11	11	11,550.17	11,550.17	0.00	0.00	20' W.P.
12	12	11,550.17	11,550.17	0.00	0.00	20' W.P.
13	13	11,550.17	11,550.17	0.00	0.00	20' W.P.
14	14	11,550.17	11,550.17	0.00	0.00	20' W.P.
15	15	11,550.17	11,550.17	0.00	0.00	20' W.P.
16	16	11,550.17	11,550.17	0.00	0.00	20' W.P.
17	17	11,550.17	11,550.17	0.00	0.00	20' W.P.
18	18	11,550.17	11,550.17	0.00	0.00	20' W.P.
19	19	11,550.17	11,550.17	0.00	0.00	20' W.P.
20	20	11,550.17	11,550.17	0.00	0.00	20' W.P.
21	21	11,550.17	11,550.17	0.00	0.00	20' W.P.
22	22	11,550.17	11,550.17	0.00	0.00	20' W.P.
23	23	11,550.17	11,550.17	0.00	0.00	20' W.P.
24	24	11,550.17	11,550.17	0.00	0.00	20' W.P.
25	25	11,550.17	11,550.17	0.00	0.00	20' W.P.
26	26	11,550.17	11,550.17	0.00	0.00	20' W.P.
27	27	11,550.17	11,550.17	0.00	0.00	20' W.P.
28	28	11,550.17	11,550.17	0.00	0.00	20' W.P.
29	29	11,550.17	11,550.17	0.00	0.00	20' W.P.
30	30	11,550.17	11,550.17	0.00	0.00	20' W.P.
31	31	11,550.17	11,550.17	0.00	0.00	20' W.P.
32	32	11,550.17	11,550.17	0.00	0.00	20' W.P.
33	33	11,550.17	11,550.17	0.00	0.00	20' W.P.
34	34	11,550.17	11,550.17	0.00	0.00	20' W.P.
35	35	11,550.17	11,550.17	0.00	0.00	20' W.P.
36	36	11,550.17	11,550.17	0.00	0.00	20' W.P.
37	37	11,550.17	11,550.17	0.00	0.00	20' W.P.
38	38	11,550.17	11,550.17	0.00	0.00	20' W.P.
39	39	11,550.17	11,550.17	0.00	0.00	20' W.P.
40	40	11,550.17	11,550.17	0.00	0.00	20' W.P.
41	41	11,550.17	11,550.17	0.00	0.00	20' W.P.
42	42	11,550.17	11,550.17	0.00	0.00	20' W.P.
43	43	11,550.17	11,550.17	0.00	0.00	20' W.P.
44	44	11,550.17	11,550.17	0.00	0.00	20' W.P.
45	45	11,550.17	11,550.17	0.00	0.00	20' W.P.
46	46	11,550.17	11,550.17	0.00	0.00	20' W.P.
47	47	11,550.17	11,550.17	0.00	0.00	20' W.P.
48	48	11,550.17	11,550.17	0.00	0.00	20' W.P.
49	49	11,550.17	11,550.17	0.00	0.00	20' W.P.
50	50	11,550.17	11,550.17	0.00	0.00	20' W.P.
51	51	11,550.17	11,550.17	0.00	0.00	20' W.P.
52	52	11,550.17	11,550.17	0.00	0.00	20' W.P.
53	53	11,550.17	11,550.17	0.00	0.00	20' W.P.
54	54	11,550.17	11,550.17	0.00	0.00	20' W.P.
55	55	11,550.17	11,550.17	0.00	0.00	20' W.P.
56	56	11,550.17	11,550.17	0.00	0.00	20' W.P.
57	57	11,550.17	11,550.17	0.00	0.00	20' W.P.
58	58	11,550.17	11,550.17	0.00	0.00	20' W.P.
59	59	11,550.17	11,550.17	0.00	0.00	20' W.P.
60	60	11,550.17	11,550.17	0.00	0.00	20' W.P.
61	61	11,550.17	11,550.17	0.00	0.00	20' W.P.
62	62	11,550.17	11,550.17	0.00	0.00	20' W.P.
63	63	11,550.17	11,550.17	0.00	0.00	20' W.P.
64	64	11,550.17	11,550.17	0.00	0.00	20' W.P.
65	65	11,550.17	11,550.17	0.00	0.00	20' W.P.
66	66	11,550.17	11,550.17	0.00	0.00	20' W.P.
67	67	11,550.17	11,550.17	0.00	0.00	20' W.P.
68	68	11,550.17	11,550.17	0.00	0.00	20' W.P.
69	69	11,550.17	11,550.17	0.00	0.00	20' W.P.
70	70	11,550.17	11,550.17	0.00	0.00	20' W.P.
71	71	11,550.17	11,550.17	0.00	0.00	20' W.P.
72	72	11,550.17	11,550.17	0.00	0.00	20' W.P.
73	73	11,550.17	11,550.17	0.00	0.00	20' W.P.
74	74	11,550.17	11,550.17	0.00	0.00	20' W.P.
75	75	11,550.17	11,550.17	0.00	0.00	20' W.P.
76	76	11,550.17	11,550.17	0.00	0.00	20' W.P.
77	77	11,550.17	11,550.17	0.00	0.00	20' W.P.
78	78	11,550.17	11,550.17	0.00	0.00	20' W.P.
79	79	11,550.17	11,550.17	0.00	0.00	20' W.P.
80	80	11,550.17	11,550.17	0.00	0.00	20' W.P.
81	81	11,550.17	11,550.17	0.00	0.00	20' W.P.
82	82	11,550.17	11,550.17	0.00	0.00	20' W.P.
83	83	11,550.17	11,550.17	0.00	0.00	20' W.P.
84	84	11,550.17	11,550.17	0.00	0.00	20' W.P.
85	85	11,550.17	11,550.17	0.00	0.00	20' W.P.
86	86	11,550.17	11,550.17	0.00	0.00	20' W.P.
87	87	11,550.17	11,550.17	0.00	0.00	20' W.P.
88	88	11,550.17	11,550.17	0.00	0.00	20' W.P.
89	89	11,550.17	11,550.17	0.00	0.00	20' W.P.
90	90	11,550.17	11,550.17	0.00	0.00	20' W.P.
91	91	11,550.17	11,550.17	0.00	0.00	20' W.P.
92	92	11,550.17	11,550.17	0.00	0.00	20' W.P.
93	93	11,550.17	11,550.17	0.00	0.00	20' W.P.
94	94	11,550.17	11,550.17	0.00	0.00	20' W.P.
95	95	11,550.17	11,550.17	0.00	0.00	20' W.P.
96	96	11,550.17	11,550.17	0.00	0.00	20' W.P.
97	97	11,550.17	11,550.17	0.00	0.00	20' W.P.
98	98	11,550.17	11,550.17	0.00	0.00	20' W.P.
99	99	11,550.17	11,550.17	0.00	0.00	20' W.P.
100	100	11,550.17	11,550.17	0.00	0.00	20' W.P.

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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