LINEAR FEET OF PUBLIC STREETS

GRANT DRIVE	715'
FREEDOM PARKWAY	972'
ROUNDTREE WAY	497'
TOTAL	2,184'

PRELIMINARY STORMWATER MANAGEMENT SCHEDULE

Pod	Lot	Status	Area	Impervious Area	BMP Type
1	1	Planned	3.15	0.99	Bioretention
1	2	Planned	3.48	1.15	Wet Detention
1	3 - 5/Grant Dr	Approved	12.00	8.40	Bioretention / GI
1	6	Planned	2.43	0.31	Bioretention
1	7	Planned	3.44	1.60	Wet Detention
1	8	Approved	2.00	1.40	Wet Detention
1	9	Planned	3.28	0	N/A
1	10	Planned	25.15	12.13	Bioretention & GI
1	R/W	In-Design	2.32	1.20	Green Streets
Sub Total			57.25	27.18	

NOTES:
FINAL DESIGNS WILL BE DETERMINED WITH SITE PLANS
GI: GREEN INFRASTRUCTURE

OPEN SPACE

OPEN SPACE PROVIDED = 12.07 AC

MOB 1 OPEN SPACE REQUIRED = 1.21 AC

MOB 2 OPEN SPACE REQUIRED = 0.92 AC

HOSPICE OPEN SPACE REQUIRED = 0.60 AC

OPEN SPACE REMAINING = 9.34 AC

SUTTLES ROAD (S.R. 1809)
(VARIABLE WIDTH PUBLIC R/W)

U.S. HIGHWAY 15-501
(VARIABLE WIDTH PUBLIC R/W)

GRANT DRIVE
(97' PUBLIC R/W)

FREEDOM PARKWAY
(75' PUBLIC R/W)

ROUNDTREE WAY
(50' PUBLIC R/W)

RUSSET RUN (S.R. 1658)
(VARIABLE WIDTH PUBLIC R/W)

LOT 4
2.885 ACRES
(MOB II)

LOT 5
3.129 ACRES
(MOB I)

LOT 3
3.662 ACRES

LOT 2
3.478 ACRES

LOT 1
3.148 ACRES

LOT 10
25.147 ACRES

LOT 6
2.432 ACRES

LOT 7
3.436 ACRES

LOT 8
2.000 ACRES
(HOSPICE)

LOT 9
3.284 ACRES

BMP 1.5
BIORETENTION FOR LOTS 3, 4, & 5

BMP 1.4
BMP 1.1
BIORETENTION AREAS FOR MOB

BMP 1.3
BMP 1.2
BIORETENTION AREAS FOR MOB

BMP 3.1
ROADWAY STORMWATER TREE WELL (TYP OF 6)

BMP 2.1
WET DETENTION POND FOR LOTS 7, 8, & FREEDOM PARKWAY

STORMWATER CONTROL STRUCTURE AND ACCESS EASEMENT

STORMWATER CONTROL STRUCTURE AND ACCESS EASEMENT

20' SANITARY SEWER EASEMENT

20' SANITARY SEWER EASEMENT

20' SANITARY SEWER EASEMENT

100' RIPARIAN BUFFER

100' RIPARIAN BUFFER

ZONING LINE

APPROXIMATE LOCATION OF EXISTING 10" WATER LINE

APPROXIMATE LOCATION OF EXISTING 16" WATER LINE

APPROXIMATE LOCATION OF EXISTING WATER LINE

NC DEPT OF TRANSPORTATION

PROPOSED 12" WATER LINE

PROPOSED 4" OUTDOOR BACKFLOW ASSEMBLY

PROPOSED 2" RECLAIMED WATER SERVICE (TYP)

PROPOSED 8" WATER LINE STUB

LOT 10 RECLAIMED WATER SERVICE

PROPOSED 6" RECLAIMED WATER LINE

PROPOSED 8" WATER LINE STUB

PROPOSED 6" RECLAIMED WATER LINE STUB

PROPOSED 12" WATER LINE STUB

FUTURE LOT 10 RECLAIMED WATER SERVICE

FUTURE LOT 10 RECLAIMED WATER SERVICE

FUTURE 6" RECLAIMED WATER LINE

LOT 5 RECLAIMED WATER SERVICE

LOT 10 RECLAIMED WATER SERVICE

LOT 10 RECLAIMED WATER SERVICE

PROPOSED 6" RECLAIMED WATER LINE

LOT 3 RECLAIMED WATER SERVICE

LOT 2 RECLAIMED WATER SERVICE

PROPOSED 12" WATER LINE

EXISTING 8" SANITARY SEWER

PROPOSED 4" RECLAIMED WATER LINE

LOT 7 RECLAIMED WATER SERVICE

PROPOSED 4" RECLAIMED WATER LINE

PROPOSED 8" WATER LINE

PROPOSED 8" WATER LINE

LOT 8 RECLAIMED WATER SERVICE

EXISTING 12" SANITARY SEWER

EXISTING SANITARY SEWER PUMP STATION

CAROLINA LIVING AND LEARNING CENTER (CLLC)

N/F
RANDOLPH DEVELOPMENT GROUP, LLC
D.B. 1746, PG. 531
P.B. 23, PG. 47
P.I.N.: 9752-09-6465

N/F
RANDOLPH DEVELOPMENT GROUP, LLC
D.B. 1746, PG. 531
P.B. 2006, PG. 81
P.I.N.: 9752-09-6793

N/F
CHATHAM PARK INVESTORS, LLC
D.B. 1724, PG. 158
P.I.N.: 9753-10-4566

N/F
CHATHAM PARK INVESTORS, LLC
D.B. 1683, PG. 679
P.I.N.: 9752-09-6693

N/F
CHATHAM PARK INVESTORS, LLC
D.B. 1724, PG. 158
P.B. 2006, PG. 81
P.I.N.: 9752-09-9860

N/F
NC DEPT OF TRANSPORTATION
D.B. 705, PG. 42
P.B. 23, PG. 47
P.I.N.: 9752-09-9417

N/F
CHATHAM PARK INVESTORS, LLC
D.B. 1567, PG. 800
TRACT 3
P.B. 2012, PG. 189
P.I.N.: 9752-08-9484

N/F
CHATHAM PARK INVESTORS, LLC
D.B. 1567, PG. 800
P.B. 2003, PG. 19
P.I.N.: 9752-19-4891

N/F
CHATHAM PARK INVESTORS, LLC
D.B. 1791, PG. 546
P.I.N.: 9753-10-9090

N/F
CHATHAM PARK INVESTORS, LLC
D.B. 1761, PG. 1015
TRACT 1
P.B. 2012, PG. 189
P.I.N.: 9752-27-6874

N/F
CHATHAM PARK INVESTORS, LLC
D.B. 1567, PG. 800
P.B. 2003, PG. 19
P.I.N.: 9752-19-9927

N/F
STATE OF NORTH CAROLINA
D.B. 529, PG. 954
P.B. 88, PG. 243
P.I.N.: 9753-30-2942

N/F
RICKY V. SPOON AND WIFE, MELISSA K. SPOON
D.B. 1349, PG. 146
P.B. 19, PG. 06
P.I.N.: 9752-29-2455

N/F
BALLIET, MARY V TRUSTEE & GESUALDO COSTANZO TRUSTEE
D.B. 712, PG. 152
P.B. 94, PG. 153
P.I.N.: 9753-40-3430

GRAPHIC SCALE 1"=100'
0 100 200 300

10/21/2015

No.	Revision	Date	By

Designer W&R	Scale 1" = 100'
Drawn By RTO	Date 10/21/15
Checked By RTO	Job No. 21204690

CHATHAM PARK MEDICAL OFFICE BUILDING & HOSPICE
GRANT DRIVE & FREEDOM PARKWAY EXTENSION

TOWN OF PITTSBORO CHATHAM COUNTY NORTH CAROLINA

PRELIMINARY SITE & UTILITY PLAN

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
115 MacKenan Drive Cary, North Carolina 27511 tel: 919-469-3340 www.withersravenel.com License No. C-0832

Sheet No. 1 of 1

K:\21\21204690\21204690-Preston - Chatham Park Street\CAD\MASTER PLAN\cps Wed Oct 21, 2015 11:51:09AM WITHERS & RAVENEL, INC