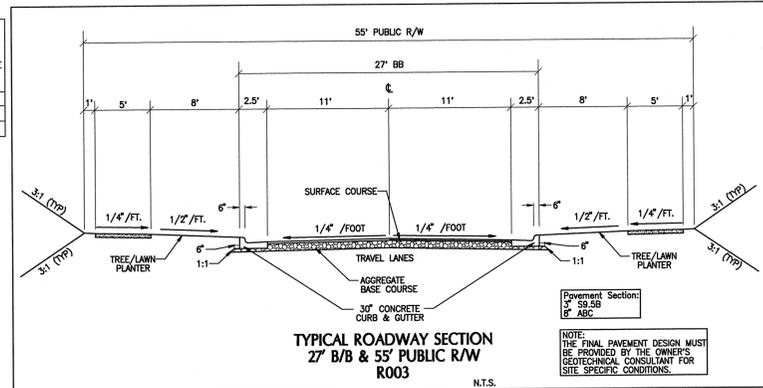


AASHTO INTERSECTION SIGHT DISTANCE SUMMARY

| STREET NAME (THROUGH TRAFFIC) | STREET NAME (STOP) (DIRECTION OF TRAVEL) | DESIGN SPEED OF STREET (THROUGH) (MPH) | APPROACH GRADE OF STREET (STOP) (%) | LEFT TURN TIME GAP (SEC.) | RIGHT TURN TIME GAP (SEC.) | CALCULATED LEFT TURN SIGHT DISTANCE (FT) | CALCULATED RIGHT TURN SIGHT DISTANCE (FT) | PROPOSED LEFT TURN SIGHT DISTANCE (FT) | PROPOSED RIGHT TURN SIGHT DISTANCE (FT) |
|-------------------------------|--|--|-------------------------------------|---------------------------|----------------------------|--|---|--|---|
| MILLBROOK DRIVE | R003 | 25 | 3.35 | 8.17 | 6.84 | 300 | 251 | 300 | 255 |
| MILLBROOK DRIVE | R003 | 25 | 5.00 | 8.50 | 7.00 | 312 | 257 | 315 | 260 |
| R003 | A004 | 25 | -1.50 | 7.50 | 6.50 | 276 | 239 | 280 | 240 |



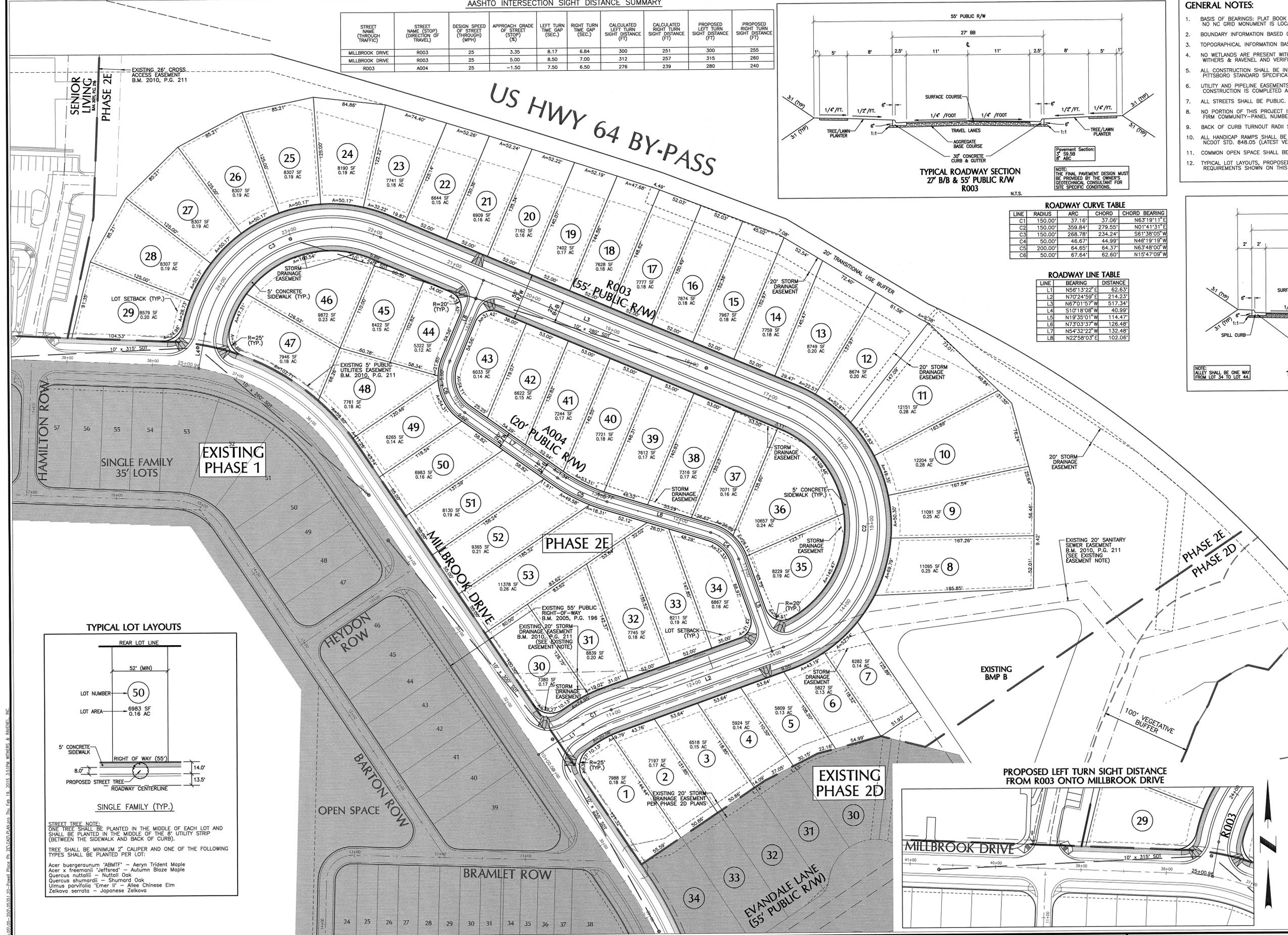
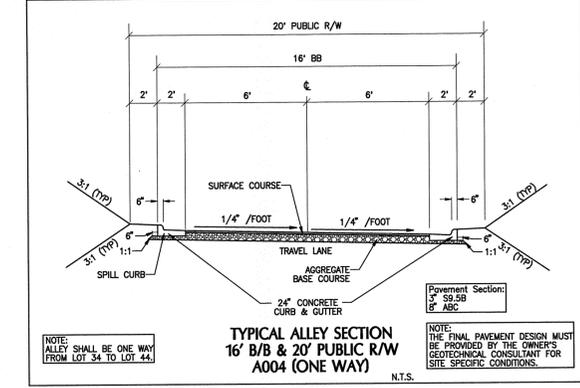
ROADWAY CURVE TABLE

| LINE | RADIUS | ARC | CHORD | CHORD BEARING |
|------|---------|---------|---------|---------------|
| C1 | 150.00' | 37.16' | 37.06' | N63°19'11"E |
| C2 | 150.00' | 359.84' | 279.55' | N01°41'31"E |
| C3 | 150.00' | 268.78' | 234.24' | S61°38'05"W |
| C4 | 50.00' | 46.67' | 44.99' | N46°19'19"W |
| C5 | 200.00' | 64.65' | 64.37' | N63°48'00"W |
| C6 | 50.00' | 67.64' | 62.60' | N15°47'09"E |

ROADWAY LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N57°13'22"E | 62.63' |
| L2 | N70°24'59"E | 214.23' |
| L3 | N67°01'57"W | 517.34' |
| L4 | S10°18'08"W | 40.99' |
| L5 | N19°35'01"W | 114.47' |
| L6 | N7°03'37"W | 126.48' |
| L7 | N5°43'22"E | 132.48' |
| L8 | N22°58'3"E | 102.06' |

- GENERAL NOTES:**
1. BASIS OF BEARINGS: PLAT BOOK 93 PAGE 172. NO NC GRID MONUMENT IS LOCATED WITHIN 2000'.
 2. BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY BY WITHERS & RAVENEL.
 3. TOPOGRAPHICAL INFORMATION BASED FIELD SURVEYS BY WITHERS & RAVENEL.
 4. NO WETLANDS ARE PRESENT WITHIN THIS PHASE PER FIELD DETERMINATION BY WITHERS & RAVENEL AND VERIFIED BY USACE ON 11/25/14.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF PITTSBORO STANDARD SPECIFICATIONS AND DETAILS.
 6. UTILITY AND PIPELINE EASEMENTS SHALL BE CONSTRUCTED AFTER CONSTRUCTION IS COMPLETED AS PART OF THE SUBDIVISION PLAT.
 7. ALL STREETS SHALL BE PUBLIC. SEE TYPICAL SECTIONS.
 8. NO PORTION OF THIS PROJECT IS LOCATED WITHIN FEMA FLOOD HAZARD AREA PER FEMA FIRM COMMUNITY-PANEL NUMBERS 3710974200, CHATHAM COUNTY, DATED FEBRUARY 2, 2007.
 9. BACK OF CURB TURNOUT RADI SHALL BE 30' AT RESIDENTIAL STREET INTERSECTIONS.
 10. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NC DOT STD. 848.05 (LATEST VERSION).
 11. COMMON OPEN SPACE SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
 12. TYPICAL LOT LAYOUTS, PROPOSED LOT STANDARDS, AND TYPICAL PLANTING REQUIREMENTS SHOWN ON THIS SHEET.



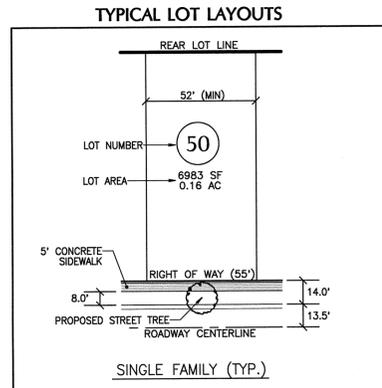
PHASE 2E SITE DATA

| | |
|--------------------------------------|---------------------------|
| DEVELOPMENT NAME: | POWELL PLACE |
| LOCATION: | US 64 BY-PASS & NC 15/501 |
| CHATHAM COUNTY PARCEL #s: | 88008 |
| TOTAL PHASE AREA: | 14.64 AC |
| ZONING: | MU-PD |
| PROPOSED NUMBER OF LOTS: | 53 |
| PROPOSED DENSITY (53 LOTS/14.64 AC): | 3.62 DU/AC |
| OPEN SPACE: | 2.85 AC |
| MINIMUM LOT SIZE: | 5,322 SF |
| AVERAGE LOT SIZE: | 7,946 SF |
| MEDIAN LOT SIZE: | 7,759 SF |
| LF OF STREETS: | 2,111 |
| LF OF 8" WATERLINE: | 1,463 |
| LF OF 6" WATERLINE: | 48 |
| LF OF SEWER LINES: | 1,586 |
| AVERAGE SEWER FLOW: | 19,080 GPD (360 GPD/UNIT) |

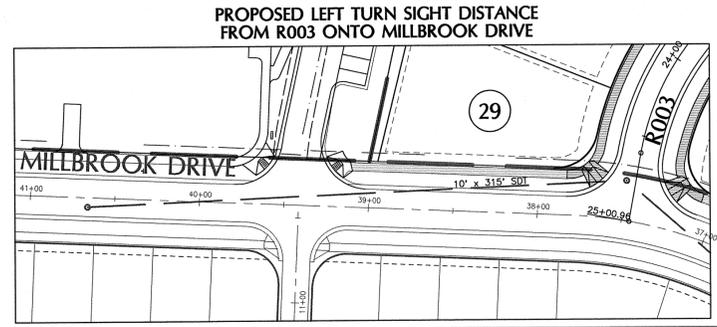
BUILDING SETBACKS

| | |
|---------------------------|-------|
| FRONT | 10' |
| SIDE/CORNER SIDE | 3'/6' |
| REAR | 3' |
| BUILDING SETBACKS - US 64 | 50' |

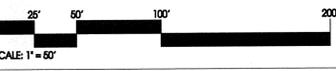
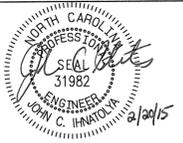
EXISTING EASEMENT NOTE
 EXISTING 20' STORM DRAINAGE EASEMENT SHOWN ALONG LOTS 30-33 SHALL BE TERMINATED AND REMOVED WITH PHASE 2E PLAT SINCE STORM DRAINAGE WILL NO LONGER BE LOCATED WITHIN THIS AREA.
 EXISTING 20' SANITARY SEWER EASEMENT WITHIN PROPOSED R003 RIGHT-OF-WAY WILL BE TERMINATED AND REMOVED ONCE PHASE 2E RIGHT-OF-WAY IS DEDICATED.



STREET TREE NOTES:
 ONE TREE SHALL BE PLANTED IN THE MIDDLE OF EACH LOT AND SHALL BE PLANTED IN THE MIDDLE OF THE 8' UTILITY STRIP (BETWEEN THE SIDEWALK AND BACK OF CURB).
 TREE SHALL BE MINIMUM 2" CALIPER AND ONE OF THE FOLLOWING TYPES SHALL BE PLANTED PER LOT:
 Acer buergerianum 'ABMT' - Aeryn Trident Maple
 Acer x freemanii 'Jefferson' - Autumn Blaze Maple
 Quercus nuttallii - Nuttall Oak
 Quercus shumardii - Shumard Oak
 Ulmus parvifolia 'Emer II' - Allee Chinese Elm
 Zelkova serrata - Japanese Zelkova



PRELIMINARY PLAN
 NOT APPROVED FOR CONSTRUCTION



| No. | Revision | Date | By |
|-----|-------------------------|----------|-----|
| 1 | TOP 1st REVIEW COMMENTS | 02/20/15 | JCI |

POWELL PLACE - PHASE 2E
 TOWN OF PITTSBORO CHATHAM COUNTY NORTH CAROLINA

SUBDIVISION PLAN

WITHERS & RAVENEL
 ENGINEERS | PLANNERS | SURVEYORS
 115 Mackeran Drive Cary, North Carolina 27511 tel: 919-469-3340 fax: 919-467-6008 www.wITHERSANDRAVENEL.COM License No. COE22