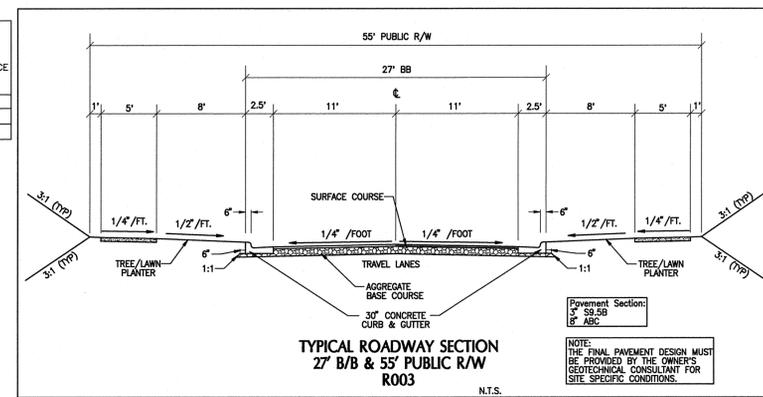


AASHTO INTERSECTION SIGHT DISTANCE SUMMARY

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



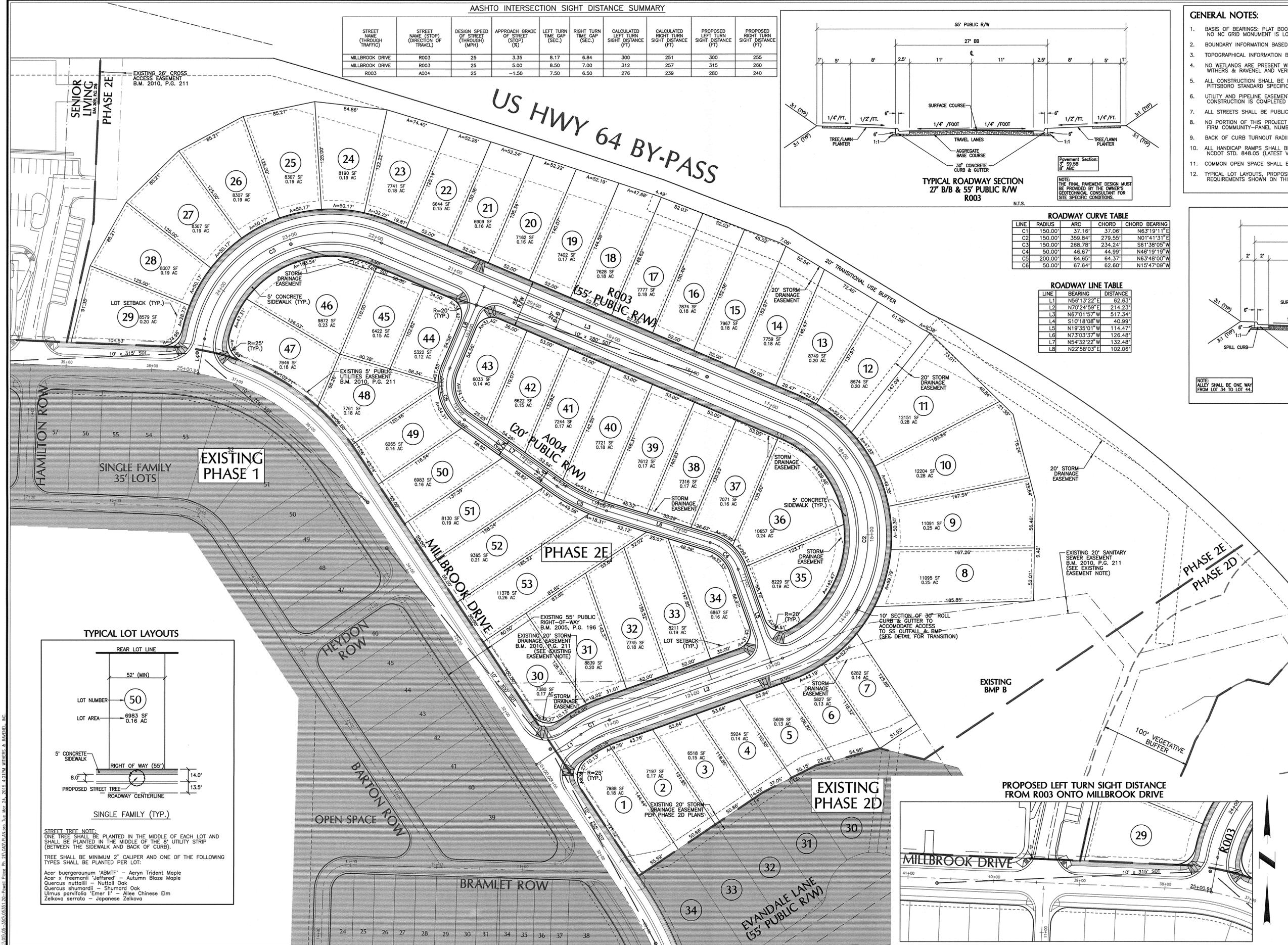
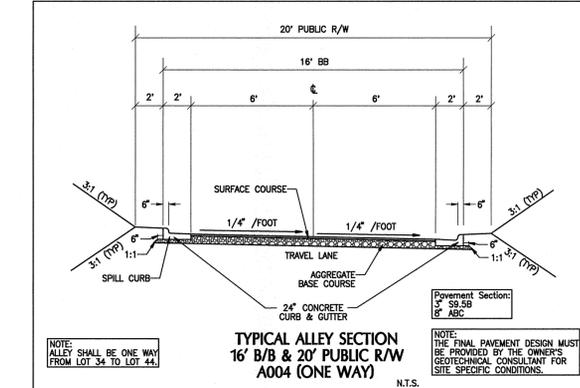
ROADWAY CURVE TABLE

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'	46.87'	44.99'	N46°19'19"W
C5	200.00'	64.85'	64.37'	N63°48'00"W
C6	50.00'	67.64'	62.60'	N15°47'09"W

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
L1	N58°13'22"E	52.53'
L2	N72°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	N73°03'37"W	126.48'
L7	N54°32'22"W	132.48'
L8	N22°58'03"E	102.06'

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



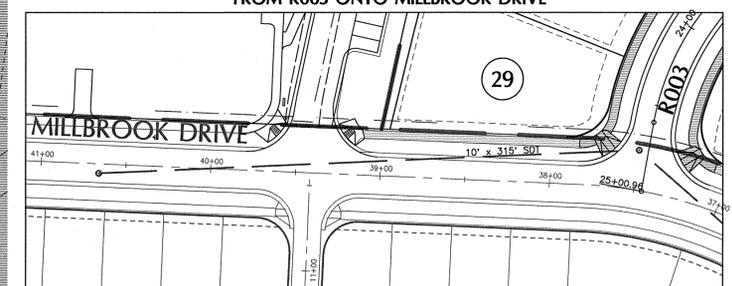
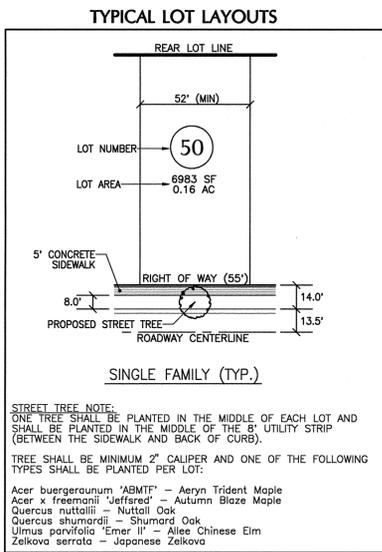
PHASE 2E SITE DATA

DEVELOPMENT NAME:	POWELL PLACE
LOCATION:	US 64 BY-PASS & NC 15/501
CHATHAM COUNTY PARCEL #:	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 (380 GPD/UNIT)

BUILDING SETBACKS

FRONT	10'
SIDE/CORNER SIDE	3'/8'
REAR	5'
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 SHOWN WITHIN PROPOSED R003 RIGHT-OF-WAY WILL BE TERMINATED AND REMOVED ONCE PHASE 2E RIGHT-OF-WAY IS DEDICATED.



PRELIMINARY PLAN
 NOT APPROVED FOR CONSTRUCTION

Professional Engineer Seal for John C. Hatcher, No. 31982, State of North Carolina, dated 3/24/15.

Scale: 1" = 60'

No.	Revision	Date	By	Designer	W&K	Scale	SEE SHEET
1	TOP 1st REVIEW COMMENTS	02/20/15	JCI				
2	TOP 2nd REVIEW COMMENTS	03/24/15	JCI				

Drawn By: JCI Date: 02/19/14
 Checked By: JCI Job No.: 020503512

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

SUBDIVISION PLAN

WITHERS & RAVENEL
 ENGINEERS | PLANNERS | SURVEYORS
 115 McCran Dike Cwy, North Carolina 27511 tel 919-469-3340 fax 919-457-6008 www.wITHERSANDRAVENEL.COM License No. C06832

Sheet No. **1 of 7**