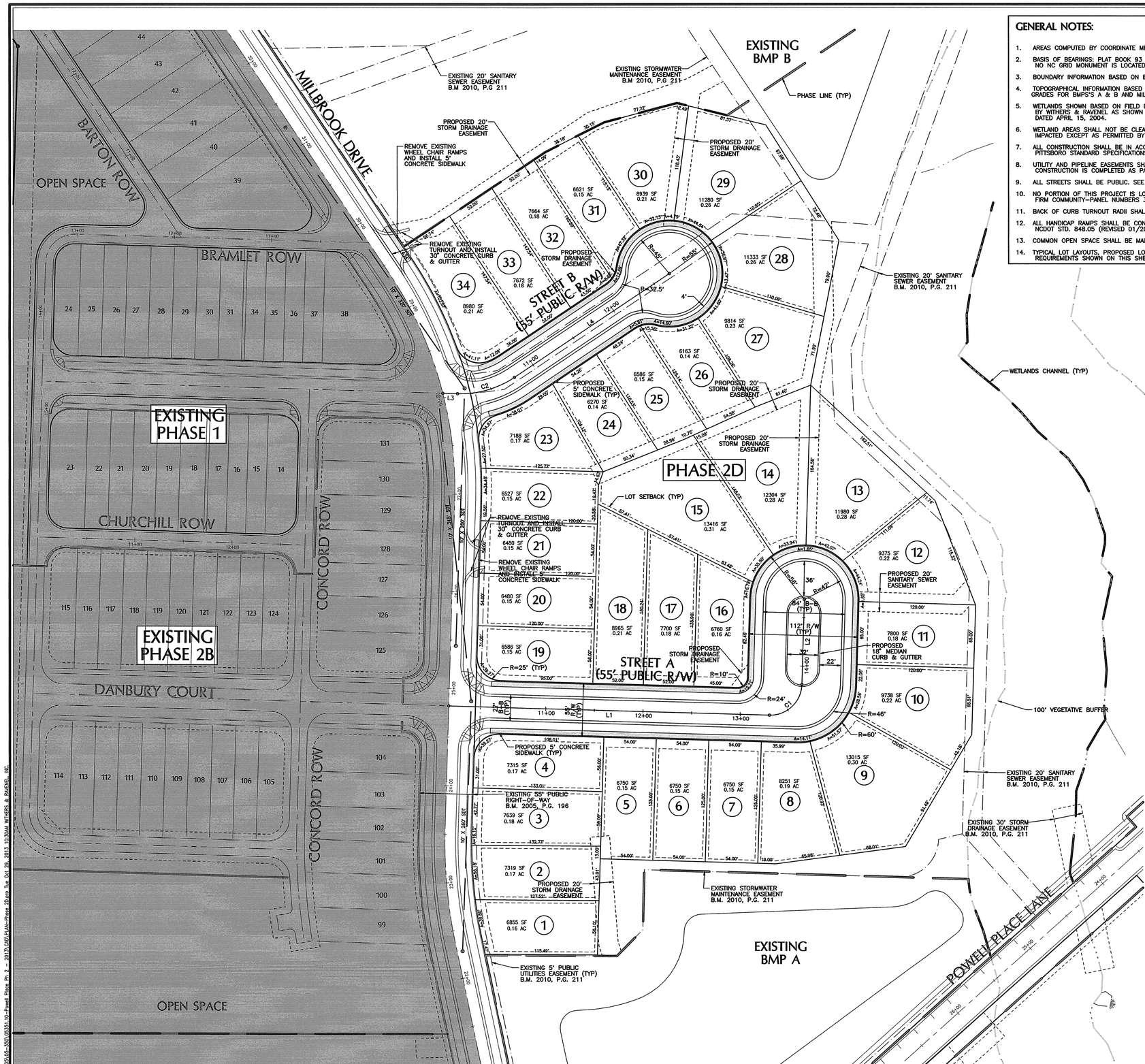


GENERAL NOTES:

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARINGS: PLAT BOOK 93 PAGE 172. NO NC GRID MONUMENT IS LOCATED WITHIN 2000'.
3. BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY BY WITHERS AND RAVENEL.
4. TOPOGRAPHICAL INFORMATION BASED FIELD SURVEY MERGED WITH PROPOSED GRADES FOR BMPS'S A & B AND MILLBROOK DRIVE.
5. WETLANDS SHOWN BASED ON FIELD DELINEATION BY S&EC AND SURVEYED BY WITHERS & RAVENEL AS SHOWN ON "WETLAND DELINEATION MAP" DATED APRIL 15, 2004.
6. WETLAND AREAS SHALL NOT BE CLEARED, DRAINED, FILLED, OR OTHERWISE IMPACTED EXCEPT AS PERMITTED BY NCDENR AND U.S. ARMY CORPS OF ENGINEERS.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF PITTSBORO STANDARD SPECIFICATIONS AND DETAILS.
8. UTILITY AND PIPELINE EASEMENTS SHALL BE RECORDED AFTER CONSTRUCTION IS COMPLETED AS PART OF THE SUBDIVISION PLAT.
9. ALL STREETS SHALL BE PUBLIC. SEE ROADWAY DETAILS FOR TYPICAL SECTIONS.
10. 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.
11. BACK OF CURB TURNOUT RADII SHALL BE 30' AT RESIDENTIAL STREET INTERSECTIONS.
12. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDOT STD. 848.05 (REVISED 01/2012).
13. COMMON OPEN SPACE SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
14. TYPICAL LOT LAYOUTS, PROPOSED LOT STANDARDS AND TYPICAL PLANTING REQUIREMENTS SHOWN ON THIS SHEET.

PHASE 2D SITE DATA

DEVELOPMENT NAME:	POWELL PLACE
LOCATION:	US 64 BY-PASS & NC 15/501
CHATHAM COUNTY PARCEL #s:	88008
TOTAL PHASE AREA	12.22 AC
ZONING	MU-PD
PROPOSED NUMBER OF LOTS	34
PROPOSED DENSITY (34 LOTS/12.22 AC)	2.78 DU/AC
MINIMUM LOT SIZE	6,163 SF
AVERAGE LOT SIZE	8,331 SF
MEDIAN LOT SIZE	7,652 SF
LF OF STREETS	738
LF OF 6" WATERLINE:	357
LF OF 4" WATERLINE:	387
LF OF SEWER LINES:	502
AVERAGE SEWER FLOW: (360 GPD/UNIT)	12,240 GPD

BUILDING SETBACKS

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

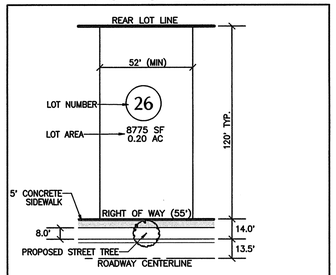
ROADWAY CURVE TABLE

LINE	RADIUS	ARC	CHORD	CHORD BEARING
C1	32.50'	51.05'	45.96'	N46°41'28"E
C2	100.00'	61.90'	60.92'	N73°57'25"E

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°18'32"E	330.00'
L2	N01°41'28"E	87.46'
L3	S88°18'32"E	15.10'
L4	N56°13'22"E	191.87'

TYPICAL LOT LAYOUTS

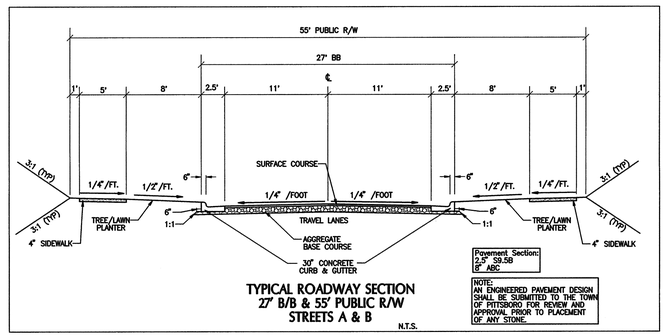


SINGLE FAMILY (TYP.)

STREET TREE NOTE:
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 buergerananum 'ABMTF' – Aeryn Trident Maple
Acer x freemanii 'Jeffared' – Autumn Blaze Maple
Quercus nuttallii – Nuttall Oak
Quercus shumardii – Shumard Oak
Ulmus parvifolia 'Emer II' – Allee Chinese Elm
Zelkova serrata – Japanese Zelkova



TYPICAL ROADWAY SECTION
27' B/B & 55' PUBLIC R/W
STREETS A & B
N.T.S.

PRELIMINARY PLAN
NOT APPROVED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL ENGINEER JOHN C. THOMPKINS 10/29/13

SCALE: 1" = 50'

No.	Revision	Date	By
1	Revise Per TOP Comments	10/29/13	JCI

Designer W&R	Scale 1" = 50'
Drawn By JCI	Date 10/16/13
Checked By JCI	Job No. 020503511

POWELL PLACE - PHASE 2D

TOWN OF PITTSBORO CHATHAM COUNTY NORTH CAROLINA

SUBDIVISION PLAN

WITHERS & RAVENEL
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