

PITTSBORO GOLDSTON ROAD SUBDIVISION
PITTSBORO GOLDSTON ROAD
GOLDSTON - CHATHAM COUNTY, NORTH CAROLINA

CONCEPT PLAN

NOTES:

1. PER CHATHAM COUNTY AND NATIONAL WETLANDS INVENTORY NO WETLANDS ARE PRESENT WITHIN THE PROPOSED PHASE 1.
2. EXISTING LIVESTOCK WATER HOLES ARE LOCATED IN PHASE 2 WHICH IS TO REMAIN AS FARM LAND UNTIL ANNEXED AND DEVELOPED.
3. THERE ARE NO FEMA FLOODPLAINS CONTAINED ON THIS SITE PER FIRM PANEL 3710960600J, EFFECTIVE DATE 2/2/2007.
4. SETBACKS ARE SHOWN IN ACCORDANCE WITH THE APPROVED HOKE COUNTY UDO STANDARDS.
5. UTILITY AND DRAINAGE EASEMENTS SHALL BE RECORDED AS PART OF THE SUBDIVISION PLAT AFTER CONSTRUCTION IS COMPLETED.
6. OPEN SPACE SHALL BE MAINTAINED BY THE NEIGHBORHOOD HOMEOWNERS ASSOCIATION. OPEN SPACE INCLUDES A BLANKET DRAINAGE AND ACCESS EASEMENT FOR THE STORMWATER BMP'S.
7. ADJACENT OPEN SPACE WILL BE RECORDED AS LOTS ARE RECORDED.
8. ALL PROPOSED PAVEMENT SECTIONS ARE NCDOT MINIMUM STANDARDS. FINAL PROPOSED PAVEMENT SECTION DESIGNS WILL NEED TO BE PROVIDED TO NCDOT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF ANY BASE MATERIAL.

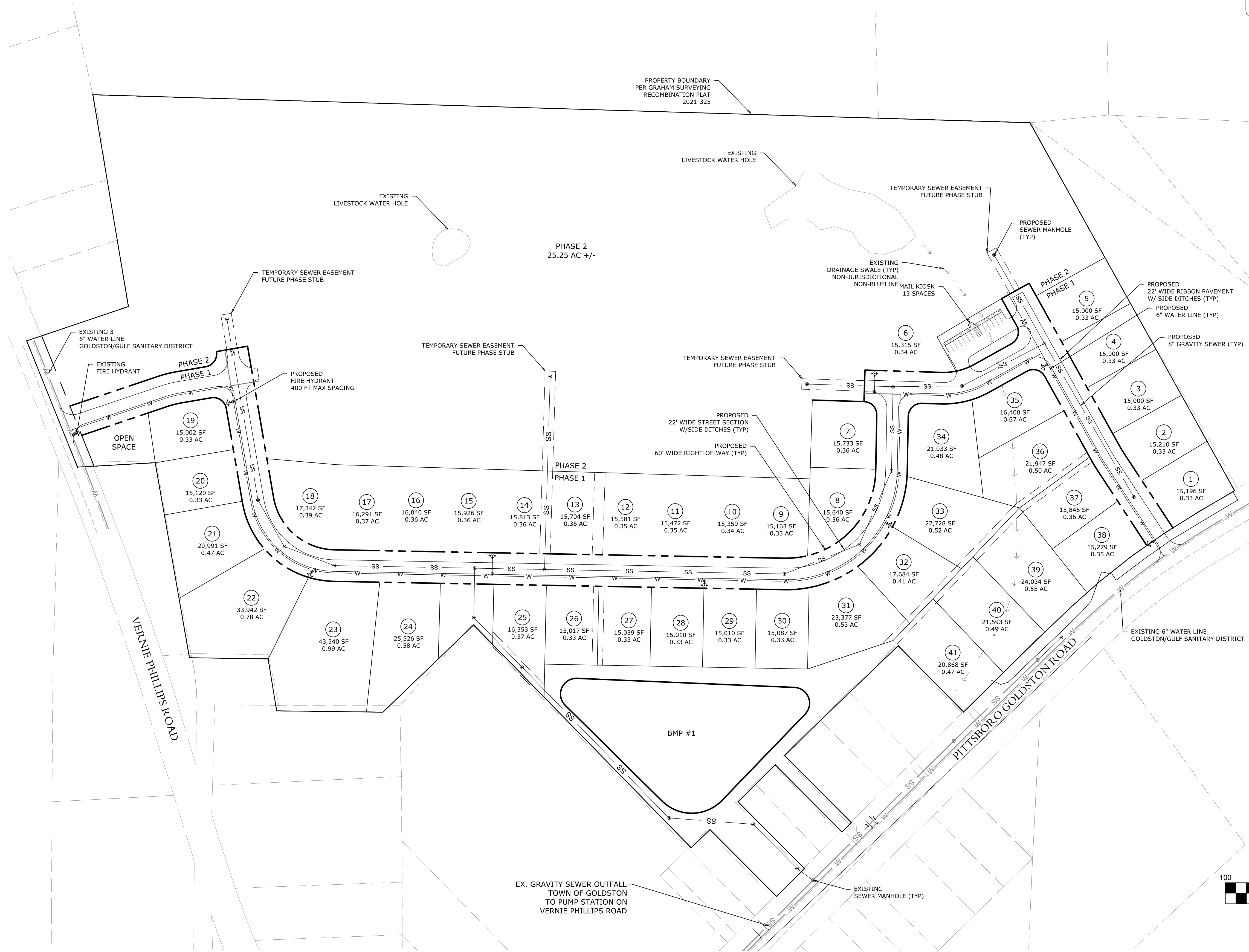
SITE DATA

DEVELOPER
BOBBY A. BRANCH

PROPERTY INFO:
AKPAR: 9533
AREA: 50.16 AC +/-
ZONING: R-15 (GOLDSTON)

LOT INFO
PROPOSED LOTS= 41
REQUIRED MIN LOT SIZE= 15,000 SF
PROPOSED MIN LOT SIZE= 15,000 SF
PROPOSED MAX LOT SIZE= 43,340 SF
REQUIRED MIN LOT WIDTH= 100 FT
PROPOSED MIN LOT WIDTH= 100 FT
PROPOSED MIN LOT WIDTH @ CUL-DE-SAC=60 FT

LOT SETBACKS
FRONT = 35 FT
REAR = 25 FT
SIDE = 10 FT
BUILDINGS MAX HEIGHT=60 FT



REVISIONS

AGENCY REVIEW NOT FOR CONSTRUCTION

Scale: 1"=100'	Drawn by: MTB
Sheet:	Designed by: MTB
CI of 2	Reviewed by: MTB
Project Number: 2021-15	Date: MAR 2021

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