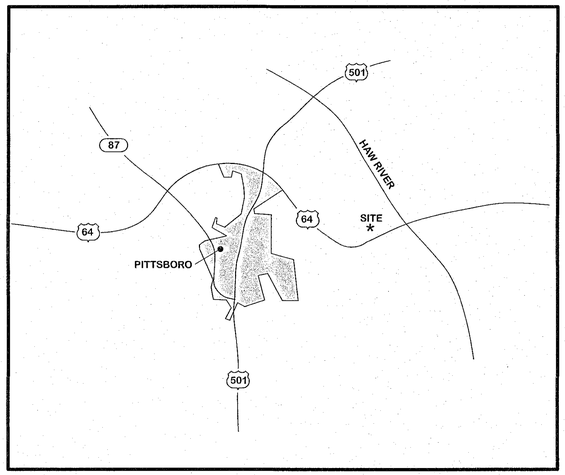
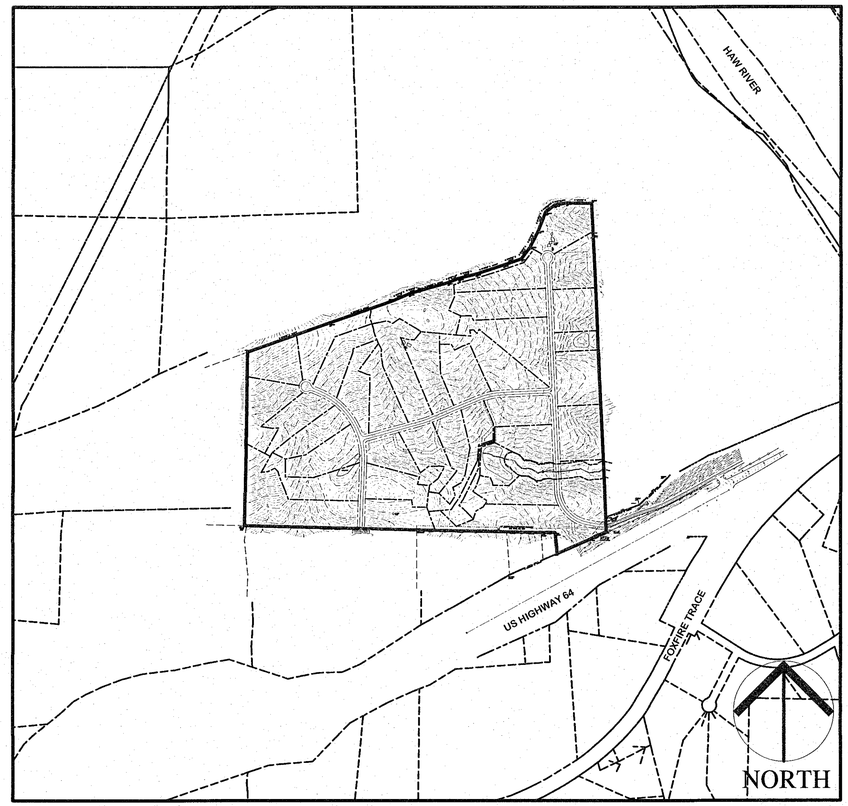
RIVERSTONE SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

PITTSBORO, NORTH CAROLINA
CHATHAM COUNTY



VICINITY MAP
NTS



VICINITY MAP
SCALE: 1" = 500'

SUBDIVISION PLAN INFORMATION

1.	DEVELOPMENT NAME:	RIVERSTONE SUBDIVISION
2.	CHATHAM COUNTY P.I.N.s:	9762-40-1867, 9762-51-3093, 9762-51-3093
3.	TOTAL NUMBER OF LOTS:	33
4.	TRACT AREA:	97.31 AC
5.	ZONING:	RA-2
6.	MINIMUM ALLOWABLE LOT SIZE:	2.0 AC
7.	MINIMUM ALLOWABLE LOT WIDTH:	150'
8.	INSIDE TOWN LIMITS:	NO
9.	WATERSHED:	CAPE FEAR RIVER BASIN
10.	DEDICATED STREET RIGHT OF WAY:	5.56 AC.
11.	DISTURBED AREA:	12.8 ACRES
12.	LENGTH OF SIDEWALK	0 LF
13.	LENGTH OF STREETS	4,743 LF
14.	IMPERVIOUS SUMMARY:	STREETS: 2.39 AC LOTS: 33 LOTS @ 7,000 SF/LOT: 5.30 AC TOTAL: 7.69 AC (7.90%)
15.	OWNER/DEVELOPER:	GLENN FUTRELL 150 TOWERVIEW COURT CARY, NC 27513 (919)612-5243 (PHONE)
16.	CONTACT PERSON	PIEDMONT LAND DESIGN, LLP c/o MIKE SCHNEIDER 8522-204 SIX FORKS ROAD RALEIGH , NORTH CAROLINA 27615 (919) 845-7600 (PHONE) (919) 845-7703 (FAX) MikeS@piedmontlanddesign.com (E-MAIL)

BUILDING SETBACKS

FRONT YARD: 50'
SIDE YARD: 25'
REAR YARD: 30'

DRAWING INDEX

PS 1	COVER SHEET
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PS 7	EROSION CONTROL PLAN - SHEET 1 OF 3
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PS 9	EROSION CONTROL PLAN - SHEET 3 OF 3
PS 10	STREET A PLAN AND PROFILE - STATION 10+00 - 24+00
PS 11	STREET A PLAN AND PROFILE - STATION 24+00 - END
PS 12	STREET B PLAN AND PROFILE
PS 13	STREET C PLAN AND PROFILE
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GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF PITTSBORO AND NCDOT ENGINEERING DESIGN SPECIFICATIONS AND CONSTRUCTION STANDARDS, WHICHEVER IS THE MOST STRINGENT.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY, SURVEY, AND HORIZONTAL/VERTICAL DATUM INFORMATION IS TAKEN FROM SURVEY BY ROBINSON & PLANTE, P.C.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS
6. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
7. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. THE DEVELOPER SHALL BE RESPONSIBLE FOR PAYING ALL APPLICABLE DEVELOPMENT FEES PRIOR TO CONSTRUCTION DRAWING APPROVAL.
8. ALL PATHS ARE TO BE OWNED AND MAINTAINED BY THE HOA.
9. SUITABLE SOILS INFORMATION IS TAKEN FROM A SURVEY FROM ROBINSON & PLANTE, P.C., AS FIELD LOCATED BY SOIL AND ENVIRONMENTAL CONSULTANTS, INC.
10. WETLANDS AND CAPE FEAR BUFFER INFORMATION IS TAKEN FROM A SURVEY FROM ROBINSON & PLANTE, P.C., AS FIELD LOCATED BY SOIL AND ENVIRONMENTAL CONSULTANTS, INC.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
2. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AND APPROVAL DOCUMENTS ON THE JOB SITE AT ALL TIMES.
3. THE CONTRACTOR SHALL REPAIR ALL DAMAGED DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREETS TO EXISTING CONDITION OR BETTER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
5. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
6. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL NCDOT PERMITS INCLUDING NOTIFICATIONS.

PLD
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NORTH CAROLINA PROFESSIONAL SEAL 030855 ENGINEER MICHAEL L. SCHNEIDER 5/6/15

PRELIMINARY
NOT FOR CONSTRUCTION

RIVERSTONE SUBDIVISION
HIGHWAY 64
PITTSBORO, NORTH CAROLINA

ISSUED: **05 MAY 2015**

REVISIONS:

DRAWN BY: **MLS**
CHECKED BY: **JDL**

PROJECT: **FPRSP**

COVER SHEET

DWG. NO. **PS 1**