

TIMBERLAKE PRESERVE

CONSTRUCTION PLANS - PHASE 2

YOUNGSVILLE, NORTH CAROLINA
TOWN OF YOUNGSVILLE

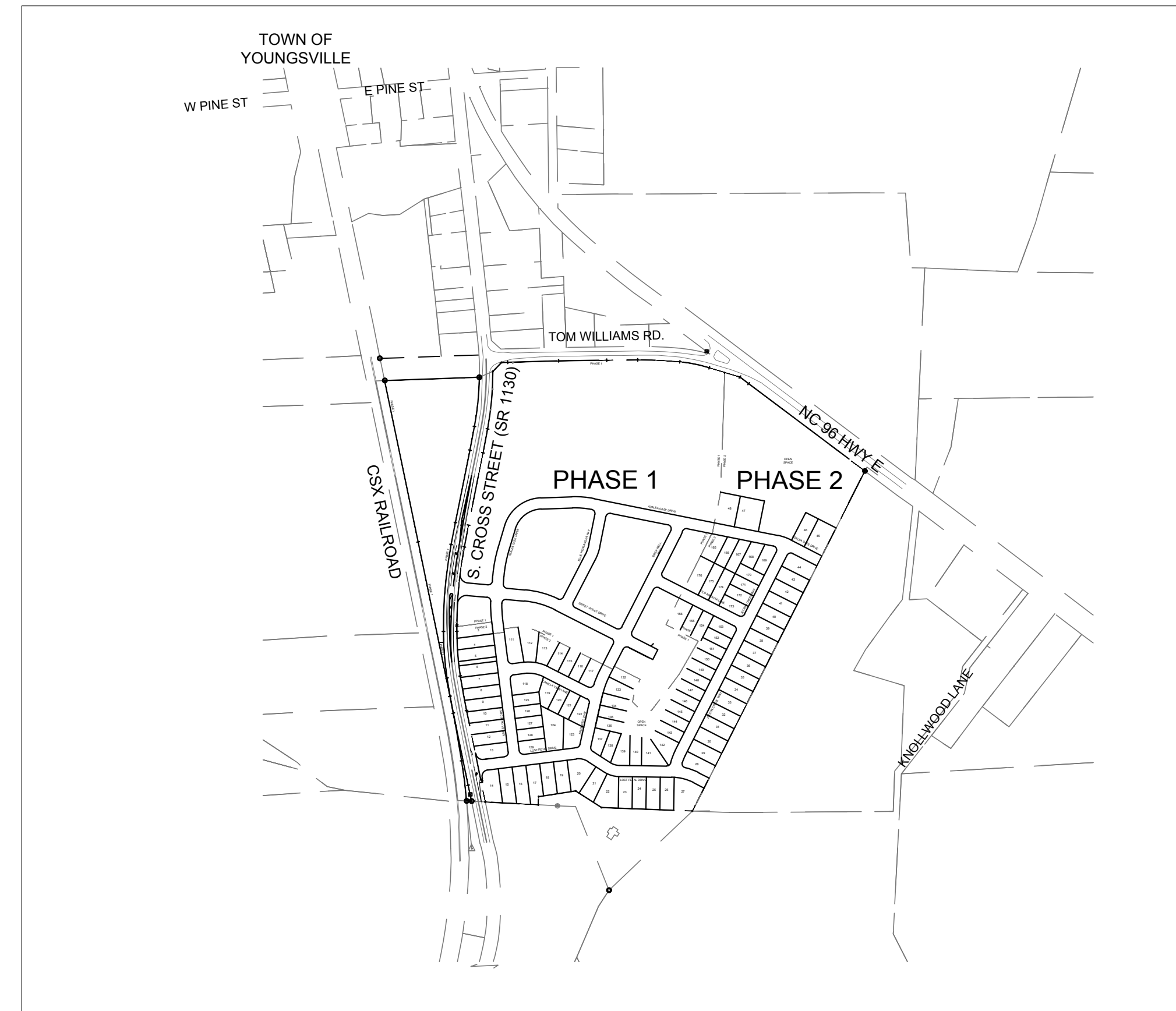
DEVELOPER:
LOI HOMES - NC, LLC
6500 CREEDMOOR ROAD, SUITE 212
RALEIGH, NC 27613
CONTACT: DREW KIRCHNER
(855) 878-4092

OWNERS:
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ENGINEER:
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1611 JONES FRANKLIN ROAD, SUITE 101
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SURVEYOR:
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P.O. BOX 1253
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CONTACT: MICHAEL MOSS

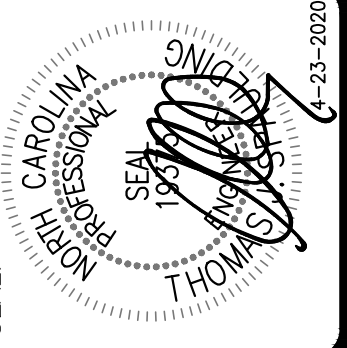


VICINITY MAP
1" = 500'

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NO.	REVISION	DATE
1.	SUBM. TO NC DEPT. OF TRANSPORTATION & INFRASTRUCTURE	11/27/2019
2.	REV. SUBM. TO NC DEPT. OF TRANSPORTATION & INFRASTRUCTURE	12/10/2019
3.	REV. SUBM. TO NC DEPT. OF TRANSPORTATION & INFRASTRUCTURE	12/10/2019
4.	REV. PER TOWN SD CONSULTANT	4/23/2020



THE SPAULDING GROUP, PA
Planning • civil engineering
1611 Jones Franklin Road, Suite 101 Raleigh, NC 27606
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PREPARED FOR:
LOI HOMES - NC, LLC
6500 CREEDMOOR ROAD, SUITE 212
RALEIGH, NC 27613
DATE: NOVEMBER 21, 2019
SRM FIRM CERTIFICATION # C-1875
PROJECT ENGINEER:
THOMAS SPAULDING
PROJECT CAD/DRAWN BY:
JUSTIN ROHRE
PROJECT SUPERVISOR:
CAWTHORNE, MOSS & PANCIERA, P.C.

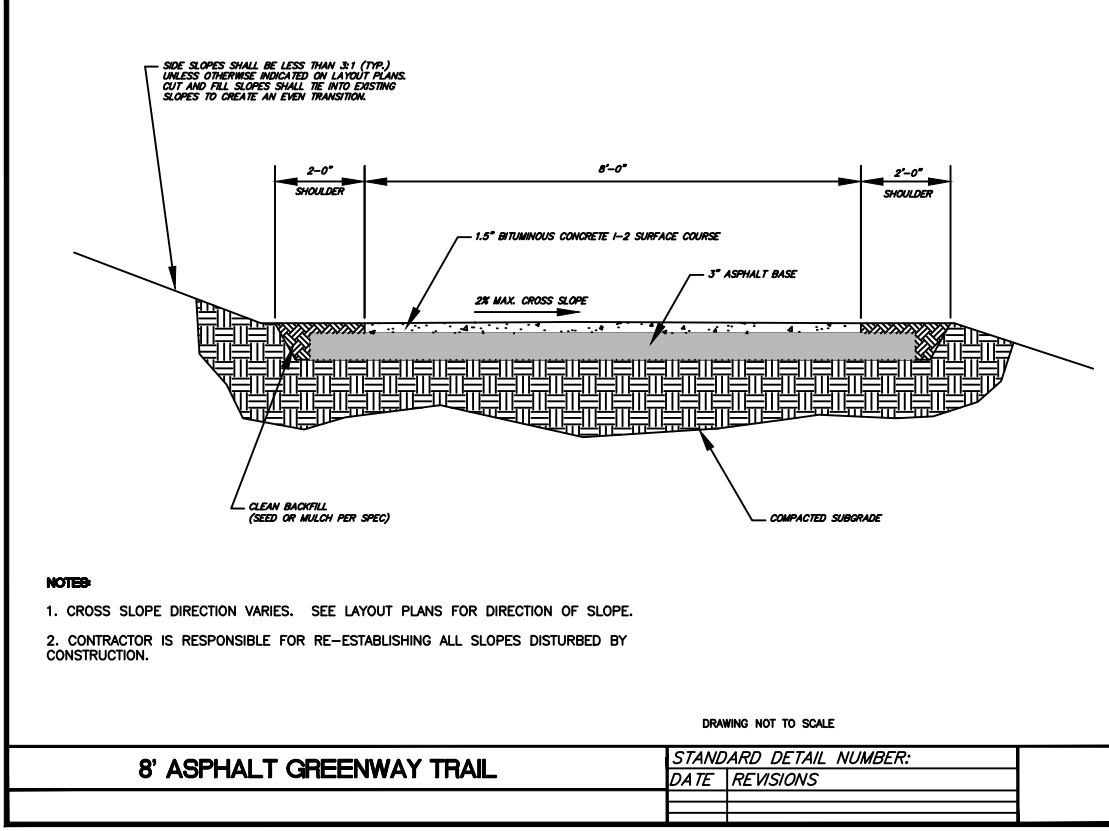
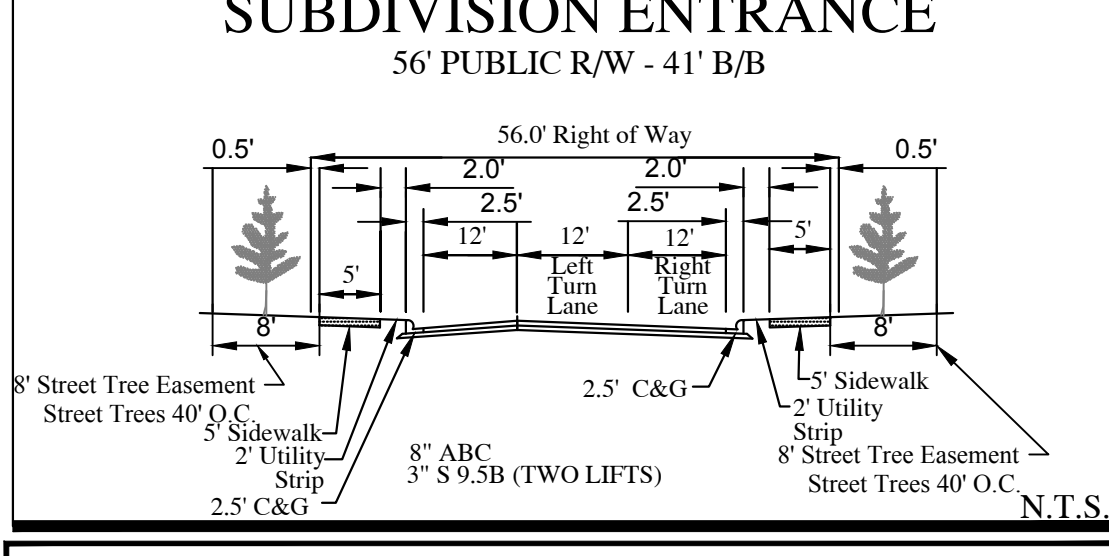
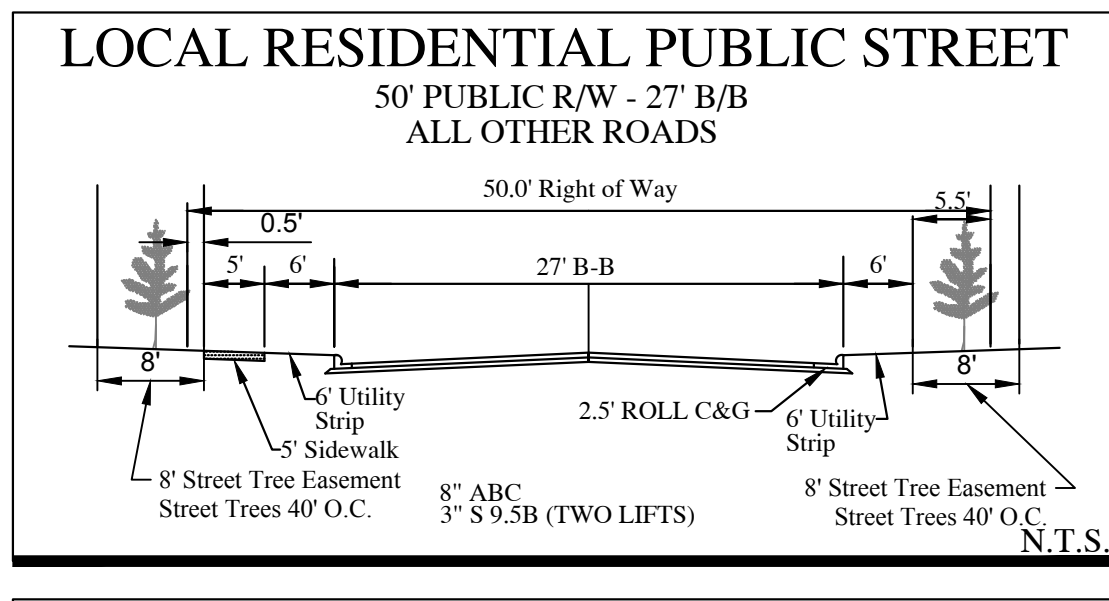
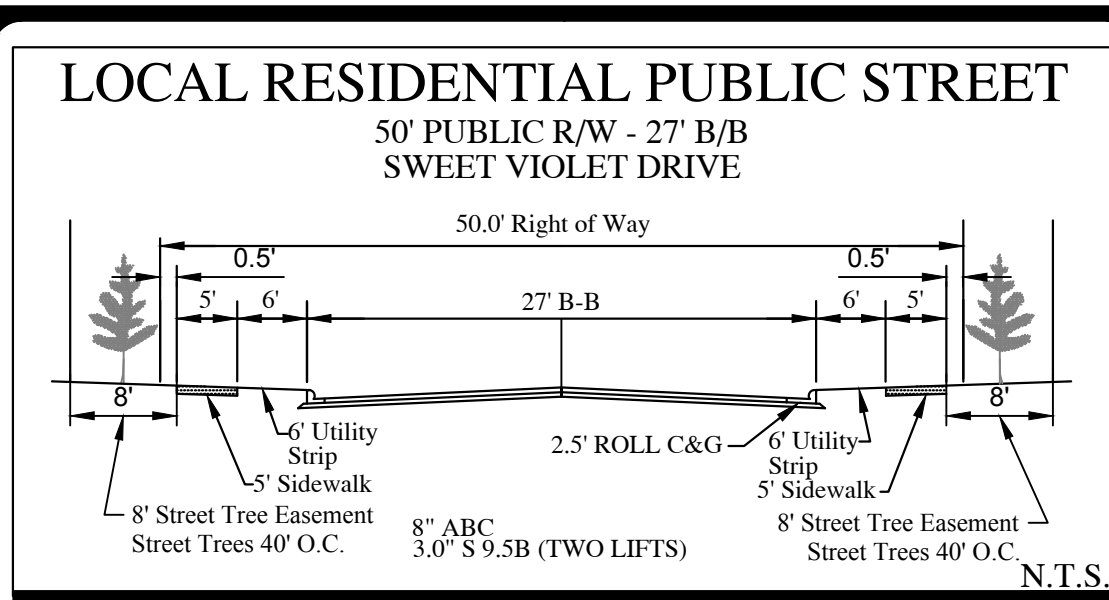
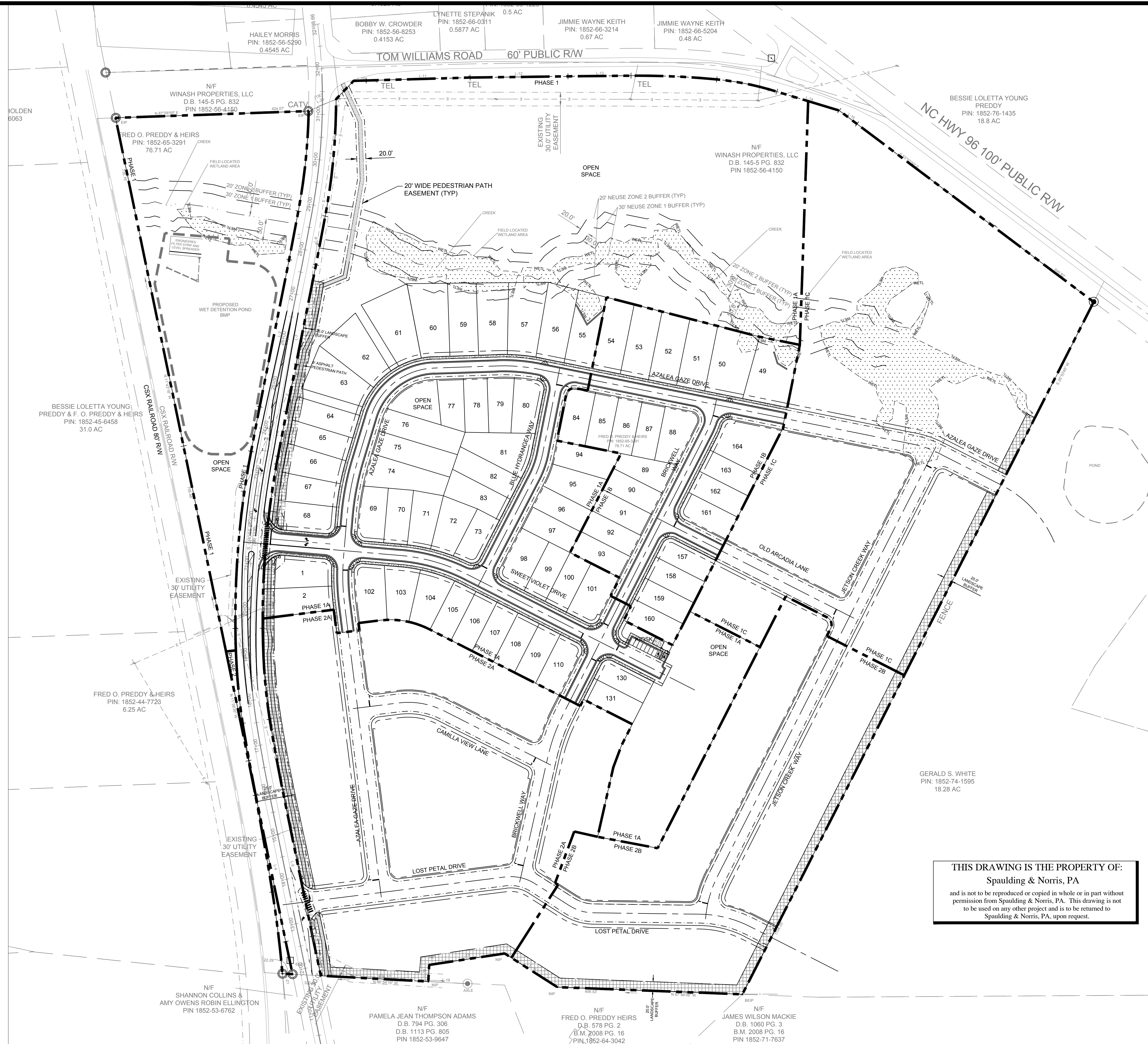
TIMBERLAKE PRESERVE
YOUNGSVILLE, FRANKLIN COUNTY, NORTH CAROLINA
CONSTRUCTION DRAWINGS - PHASE 2
COVER SHEET

DRAWING SHEET
C-0.0
PROJECT NUMBER
803-15

FOR REVIEW ONLY - NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISIONS DURING THE PRELIMINARY APPROVAL PROCESS

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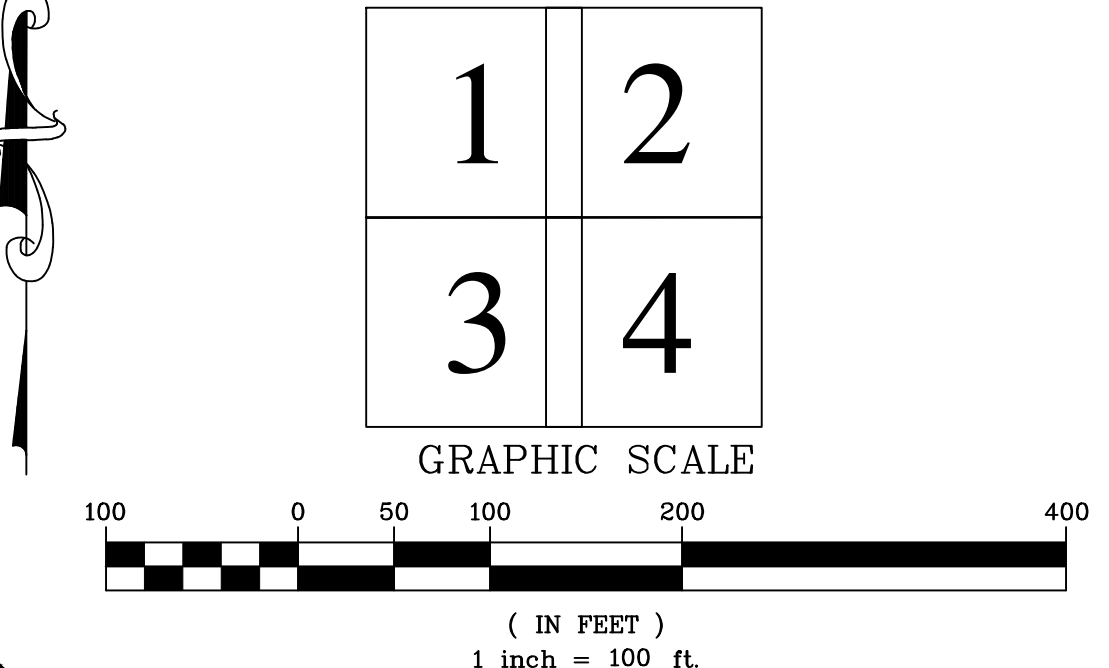
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SITE DATA

TOWNSHIP	TOWN OF YOUNGSVILLE
COUNTY	FRANKLIN
STATE	NORTH CAROLINA
PIN NUMBER	006069
CURRENT ZONING	RS
PROPOSED USE	RESIDENTIAL SINGLE-FAMILY
PB AND PG	PB 2008; PG 16
DB AND PG	DB 478; PG 136
LOT COUNT	50 LOTS
PHASE IA	24 LOTS
PHASE IB	102 LOTS
TOTAL LOTS	176 LOTS
AREA CALCULATIONS	
PHASE I AREA	37.67 ACRES
PHASE II AREA	31.20 ACRES
TOTAL AREA	68.87 ACRES
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED (30%)	23.01 ACRES
PHASE I OPEN SPACE	19.23 ACRES
PHASE II OPEN SPACE	6.79 ACRES
TOTAL OPEN SPACE PROVIDED	26.02 AC (37.78%)
TYPICAL LOT SETBACKS:	
FRONT	20' MIN.
SIDE	3' MIN. (10' AGGREGATE)
REAR	20' MIN.
CORNER SIDE	5' MIN.

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NO.	REVISION	DATE
1	Rev. to 1st Erosion Control Review	02/21/2018
2	Rev. to 2nd Erosion Control Review	04/12/2018
3	Rev. to 3rd Erosion Control Review	04/12/2018
4	Revise per FCPDU Comments	09/22/2018
5	Revise per NCDOT Comments	10/12/2018
6	Revise per Town Consultant	11/26/2018
7	Revise per 2nd Erosion Control Review	12/18/2018
8	Revise per Town Consultant	01/02/2019
9	Revise per Town Consultant	03/02/2019

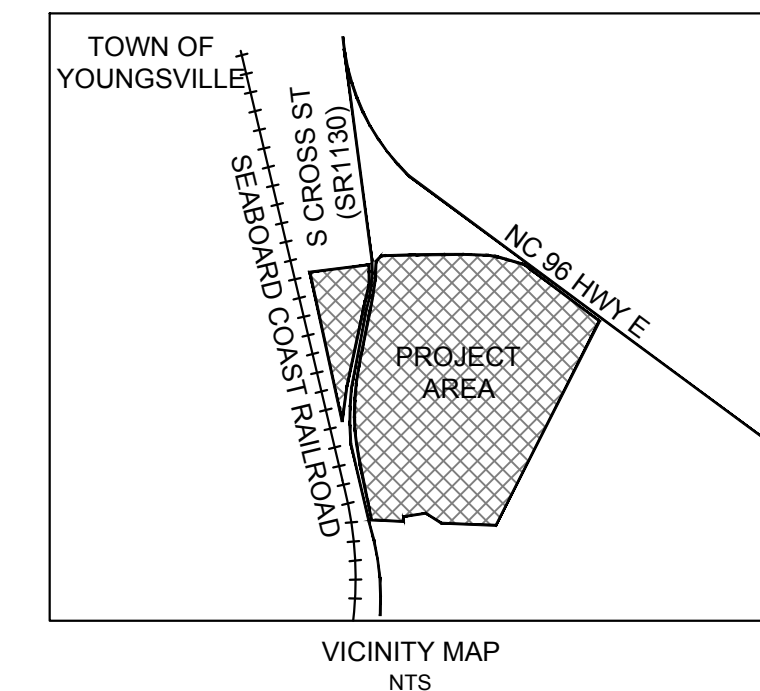
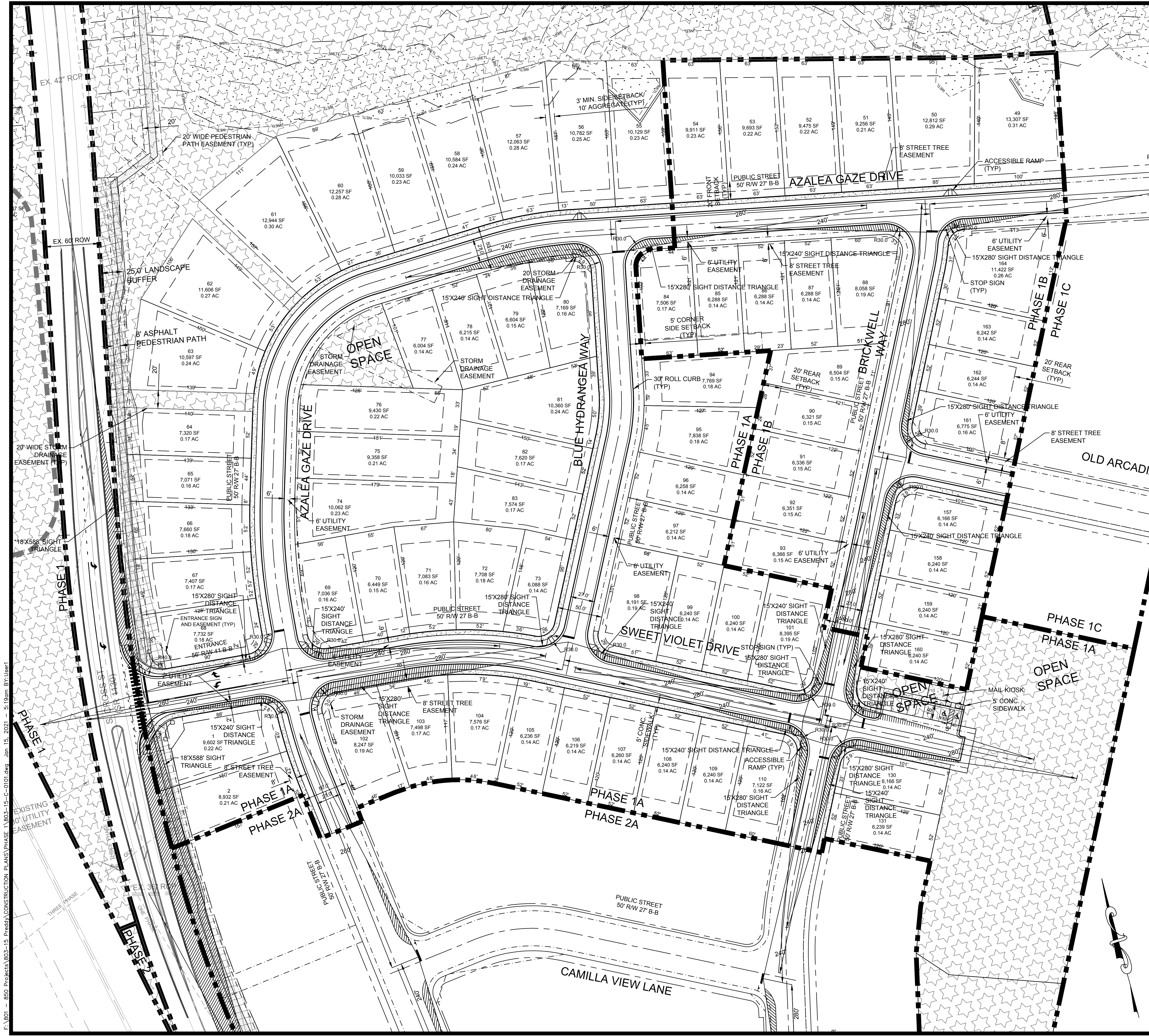
SEAL: CAROLINA PROFESSIONAL ENGINEERS & SURVEYORS
THOMAS SPYRIS, P.E.

SPAULDING & NORRIS, PA
Design Consultants
972 Trinity Road
Raleigh, North Carolina 27607
Phone (919) 854-7990 Fax (919) 854-7925

FOR THE PROJECT:
SPAULDING & NORRIS, PA, LLC
3037 SHERMAN DRIVE
LANDMASTER, SC 29770
DATE: APRIL 16, 2018
SCALE: AS SHOWN
PROJECT ENGINEER:
JUSTIN FORBES
PROJECT ARCHITECT:
JUSTIN FORBES
PROJECT SUPERVISOR:
CANTORNE, MOSS & PANCIERA, P.C.

TIMBERLAKE PRESERVE
YOUNGSVILLE, FRANKLIN COUNTY, NORTH CAROLINA
CONSTRUCTION DRAWINGS - PHASE 1
OVERALL SITE PLAN

DRAWING SHEET
C-1.0
PROJECT NUMBER
803-15



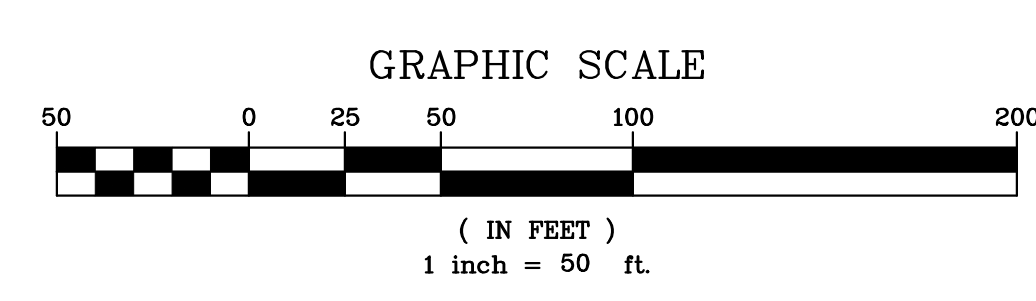
SITE DATA	
TOWNSHIP	TOWN OF YOUNGVILLE
COUNTY	FRANKLIN
STATE	NORTH CAROLINA
PIN NUMBER	006069
CURRENT ZONING	RS
PROPOSED USE	RESIDENTIAL SINGLE-FAMILY
DB AND PG	DB 2008; PG 18
DB AND PG	DB 478; PG 136
LOT COUNT	50 LOTS
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PHASE IB	102 LOTS
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TYPICAL LOT SETBACKS:	
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REAR	3' MIN. (10' AGGREGATE)
SIDE	20' MIN.
CORNER SIDE	5' MIN.

- GENERAL NOTES**
- ALL STREETS SHALL BE PUBLIC AND OWNED BY THE TOWN OF YOUNGVILLE.
 - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF YOUNGVILLE, N.C. O.T., AND FRANKLIN COUNTY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
 - CONSTRUCTION DOCUMENT APPROVAL IS REQUIRED BEFORE CONSTRUCTION MAY BEGIN.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. THE CONTRACTOR SHALL CONTACT "NORTH CAROLINA ONE CALL" AT 800-632-4949 AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
 - APPLICABLE OFF-SITE UTILITIES AND ROADWAY IMPROVEMENTS (WATER, SEWER, AND ROAD IMPROVEMENTS) WILL NEED TO BE COMPLETED PRIOR TO ANY LOTS ON THIS PLAN BEING PLATTED.
 - SEE ROAD CROSS-SECTION FOR LANDSCAPING NOTES.
 - EXISTING WETLANDS SHOWN HAVE BEEN IDENTIFIED BY CAWTHORNE, MOSS & PANCIERA, P.C.
 - CENTRAL MAILBOX UNIT TO BE LOCATED IN THE AMENITY AREA.
 - ALL ROADS WILL BE MAINTAINED BY THE TOWN OF YOUNGVILLE.
 - WATER AND SANITARY SEWER MAINS WILL BE OWNED AND MAINTAINED BY FRANKLIN COUNTY PUBLIC UTILITY.
 - NO PLANTINGS OR RIGID STRUCTURES SHALL IMPEDE SIGHT DISTANCE TRIANGLES.
 - ALL LOTS TO BE SERVED INTERNALLY.
 - LOTS NEED TO BE ANNEXED PRIOR TO FINAL PLAT RECORDATION.
 - THE FOLLOWING AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA DOCUMENTS REQUIRED BEFORE PLAT RECORDATION).
 - OPEN SPACE INCLUDING WETLANDS.
 - AMENITY CENTER.
 - STORM WATER CONTROL MEASURES DRY POND AND FILTER STRIP.
 - YARD INLETS ON LOTS.
 - TEMPORARY TURNAROUNDS REQUIRED ON STUB ROADS LONGER THAN 150' FROM NEAREST INTERSECTION.

DRIVEWAY NOTE

LOTS THAT HAVE FRONTAGE ON BOTH MAIN STATE ROAD AND SUBDIVISION STREET NEED TO HAVE THEIR DRIVEWAY ON THE SUBDIVISION STREET AS FAR AS POSSIBLE FROM THE STATE ROAD. IF THEY HAVE FRONTAGE ON BOTH SUBDIVISION ROADS AT THE ENTRANCE, THEN THE DRIVEWAY NEEDS TO BE ON THE ROAD FURTHERMOST FROM THE STATE ROAD.

- GENERAL CURB AND GUTTER NOTES**
- USE NCDOT STANDARD 846.01 CONCRETE CURB, GUTTER ON ENTRANCE ROAD, USE ROLL CURB AND GUTTER ON ALL OTHER STREETS.
 - PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.
 - JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER.
 - CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1 1/2" DEEP.
 - FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8" X 6" MEDIAN CURB, WITH JOINT FILLER NO SEALER.
 - SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



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NO.	REVISION	DATE
1	Rev. to 1st Erosion Control Review	09/21/2018
2	Rev. to 2nd Erosion Control Review	09/21/2018
3	Rev. to 3rd Erosion Control Review	09/21/2018
4	Rev. to 4th Erosion Control Review	09/21/2018
5	Rev. to 5th Erosion Control Review	09/21/2018
6	Rev. to 6th Erosion Control Review	09/21/2018
7	Rev. to 7th Erosion Control Review	09/21/2018
8	Rev. to 8th Erosion Control Review	09/21/2018
9	Rev. to 9th Erosion Control Review	09/21/2018

SPAULDING & NORRIS, PA
 Design Consultants
 Raleigh, North Carolina 27607
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S & N

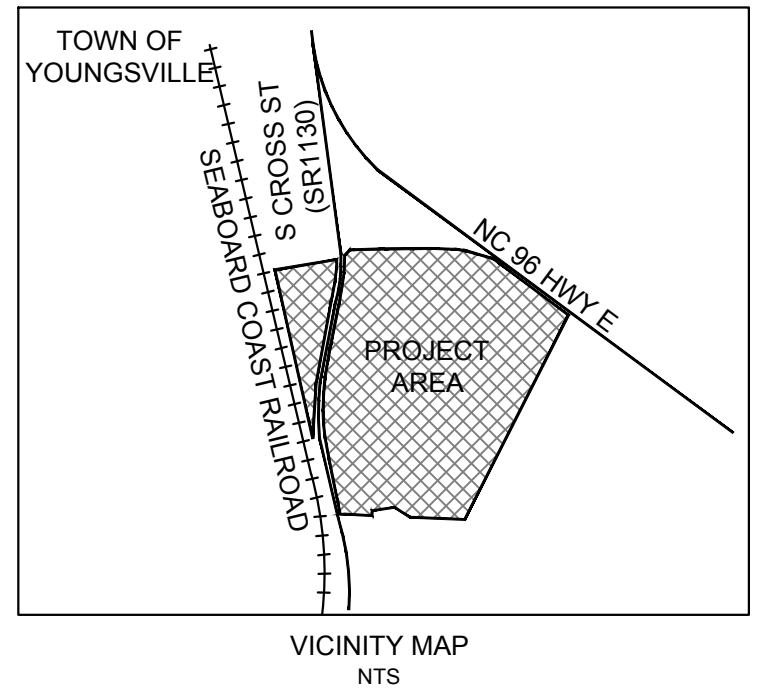
FOR PREPARED BY: SPAULDING & NORRIS, PA, LLC
 3037 SHERMAN DRIVE
 LAMASTER, SC 29770
 DATE: APRIL 16, 2018
 SCALE: AS SHOWN
 PROJECT ENGINEER: TROY SCHAUB
 PROJECT CAD DESIGNER: JUSTIN FORBES
 PROJECT SURVEYOR: CAWTHORNE, MOSS & PANCIERA, P.C.

TIMBERLAKE PRESERVE
 YOUNGVILLE, FRANKLIN COUNTY, NORTH CAROLINA
CONSTRUCTION DRAWINGS - PHASE 1
SITE PLAN

DRAWING SHEET
C-1.1
 PROJECT NUMBER
803-15

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GENERAL NOTES

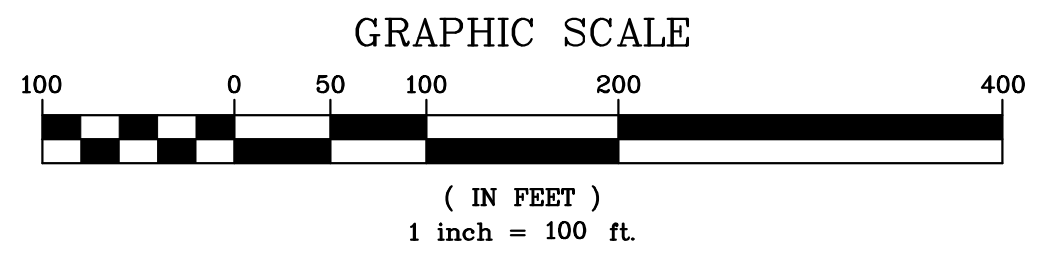
- 1. ALL STREETS SHALL BE PUBLIC AND OWNED BY THE TOWN OF YOUNGSVILLE.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF YOUNGSVILLE, N.C.D.O.T., AND FRANKLIN COUNTY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
3. CONSTRUCTION DOCUMENT APPROVAL IS REQUIRED BEFORE CONSTRUCTION MAY BEGIN.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES.
5. THE CONTRACTOR SHALL CONTACT "NORTH CAROLINA ONE CALL" AT 800-632-4949 AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
6. APPLICABLE OFF-SITE UTILITIES AND ROADWAY IMPROVEMENTS (WATER, SEWER, AND ROAD IMPROVEMENTS) WILL NEED TO BE COMPLETED PRIOR TO ANY LOTS ON THIS PLAN BEING PLATTED.
7. SEE ROAD CROSS-SECTION FOR LANDSCAPING NOTES.
8. ALL ROADS WILL BE MAINTAINED BY THE TOWN OF YOUNGSVILLE.
9. WATER AND SANITARY SEWER MAINS WILL BE OWNED AND MAINTAINED BY FRANKLIN COUNTY PUBLIC UTILITY.
10. NO PLANTINGS OR RIGID STRUCTURES SHALL IMPEDE SIGHT DISTANCE TRIANGLES.
11. ALL LOTS TO BE SERVED INTERNALLY.
12. LOTS NEED TO BE ANNEXED PRIOR TO FINAL PLAT RECORDATION.
13. THE FOLLOWING AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION: (HOA DOCUMENTS REQUIRED BEFORE PLAT RECORDATION).
14.1. OPEN SPACE INCLUDING WETLANDS.
14.2. AMENITY CENTER.
14.3. STORM WATER CONTROL MEASURES (DRY POND AND FILTER STRIP).
14.4. YARD INLETS ON LOTS.
15. TEMPORARY TURNAROUNDS REQUIRED ON STUB ROADS LONGER THAN 150' FROM NEAREST INTERSECTION.

DRIVEWAY NOTE

LOTS THAT HAVE FRONTAGE ON BOTH MAIN STATE ROAD AND SUBDIVISION STREET NEED TO HAVE THEIR DRIVEWAY ON THE SUBDIVISION STREET AS FAR AS POSSIBLE FROM THE STATE ROAD. IF THEY HAVE FRONTAGE ON BOTH SUBDIVISION ROADS AT THE ENTRANCE, THEN THE DRIVEWAY NEEDS TO BE ON THE ROAD FURTHERMOST FROM THE STATE ROAD.

UTILITY NOTES

- 1. ALL WATER LINES SHALL BE DUCTILE IRON ANSIAWWA C151/A21.51, NSF 61 CERTIFIED, PRESSURE CLASS 350 FOR PIPE UP TO 12" DIAMETER, UNLESS OTHERWISE SPECIFIED. PIPE AND FITTINGS SHALL HAVE FUSION BONDED EPOXY LINING, AWWA C116/A21.16, STANDARD THICKNESS.
2. ALL WATER & SEWER PERMITS WILL BE ISSUED BY FRANKLIN COUNTY AND NCDENR.
3. SANITARY SEWER FLOW FOR ENTIRE SITE:
TOTAL UNITS: 178 UNITS @ 250 GPD PER UNIT, REC. CENTER - 500 GPD
TOTAL FLOW: 44,500 GPD
4. SEWER AND WATER SERVICES SHALL BE STUBBED OUT TO ALL LOTS BEFORE FINAL GRADING.
5. WATER METERS SHALL BE INSTALLED ACCORDING TO FCPU DETAIL W-14. SANITARY SEWER SERVICE CLEANOUTS ARE TO BE LOCATED 3' TO THE OUTSIDE OF METERS.
6. MANHOLES DEEPER THAN 10' SHALL BE 5' DIAMETER.
7. MANHOLES DEEPER THAN 15' SHALL BE 8' DIAMETER.
8. SEWER MAINS DEEPER THAN 12' SHALL BE DIP 401 PROTECTO LINED.
9. ELECTRICAL AND OTHER RELATED SERVICE UTILITIES SHALL BE LOCATED IN LOCATIONS THAT WILL NOT CONFLICT WITH WATER AND SEWER SERVICES.
10. HYDRANTS SHALL BE: MUELLER SUPER CENTURION, CLOW MEDALLION, M&H 929 OR AMERICAN DARLING B-84-B-5. VALVES MAY BE: MUELLER, CLOW, M&H OR AMERICAN.
11. PRECAST CONCRETE MANHOLE RISERS, BASE SECTIONS, AND TOPS SHALL CONFORM TO ASTM C 478. BASE AND FIRST RISER SHALL BE MONOLITHIC. MANHOLES TO BE COATED PER FRANKLIN COUNTY PUBLIC UTILITY STANDARDS.
12. PRODUCT SUBMITTALS FOR TAPPING SLEEVE, VALVES, HYDRANTS AND THE SPIDERS BEING USED IN THE BORE UNDER THE TRACKS AND STREET SHALL BE SUBMITTED TO FRANKLIN COUNTY PUBLIC UTILITIES.



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Table with columns: NO., REVISION, DATE. Contains revision history for the drawing.

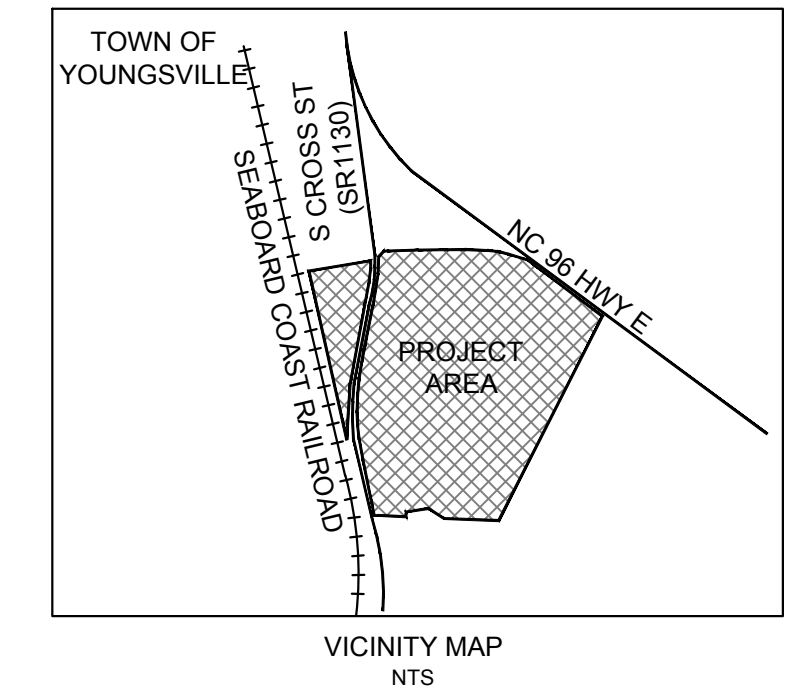
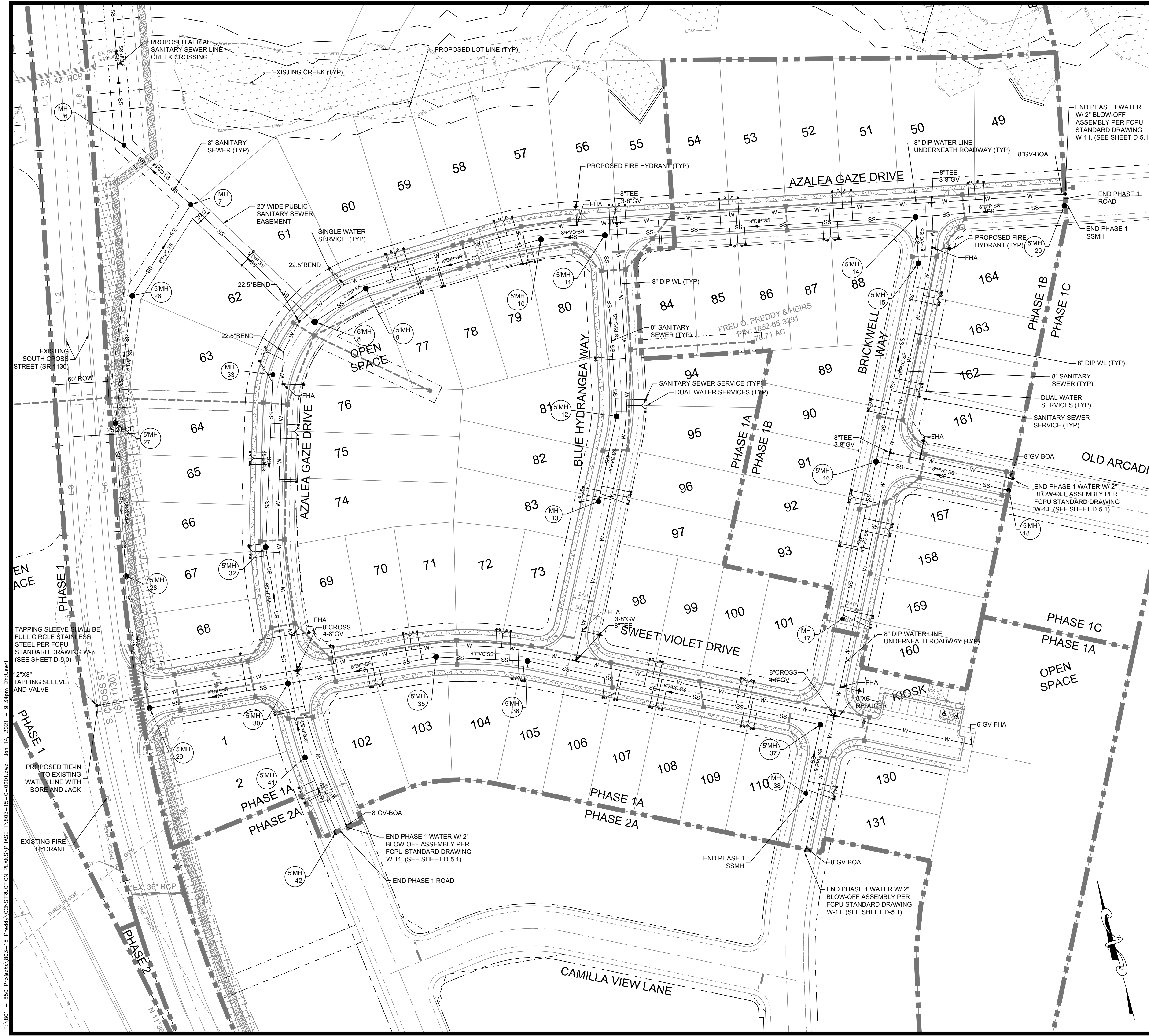
Professional seal for S & N Spaulding & Norris, PA, Design Consultants, with contact information for Raleigh, North Carolina.

Large stylized logo for S & N Spaulding & Norris, PA.

Table with columns: PREPARED FOR, PROJECT NO., DATE, PROJECT ENGINEER, PROJECT CAD DESIGNER, PROJECT SURVEYOR. Lists project details and personnel.

TIMBERLAKE PRESERVE
YOUNGSVILLE, FRANKLIN COUNTY, NORTH CAROLINA
CONSTRUCTION DRAWINGS - PHASE 1
OVERALL UTILITY PLAN

DRAWING SHEET C-2.0 PROJECT NUMBER 803-15

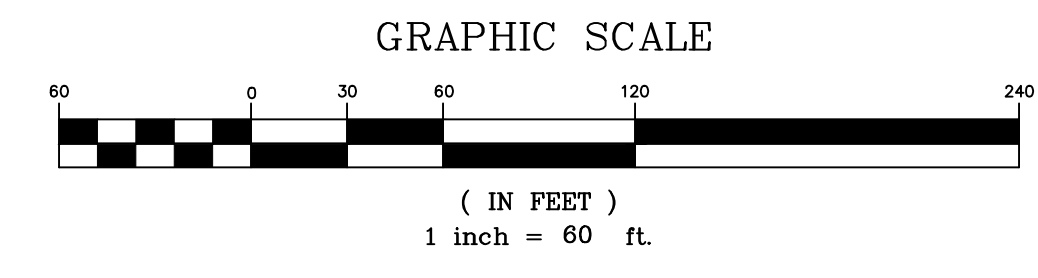


- ### GENERAL NOTES
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 - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF YOUNGVILLE, N.C.D.O.T., AND FRANKLIN COUNTY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
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 - APPLICABLE OFF-SITE UTILITIES AND ROADWAY IMPROVEMENTS (WATER, SEWER, AND ROAD IMPROVEMENTS) WILL NEED TO BE COMPLETED PRIOR TO ANY LOTS ON THIS PLAN BEING PLATTED.
 - SEE ROAD CROSS-SECTION FOR LANDSCAPING NOTES.
 - EXISTING WETLANDS SHOWN HAVE BEEN IDENTIFIED BY CAWTHORNE, MOSS & PANCIERA, P.C.
 - CENTRAL MAILBOX UNIT TO BE LOCATED IN THE AMENITY AREA.
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 - NO PLANTINGS OR RIGID STRUCTURES SHALL IMPEDE SIGHT DISTANCE TRIANGLES.
 - ALL LOTS TO BE SERVED INTERNALLY.
 - LOTS NEED TO BE ANNEXED PRIOR TO FINAL PLAT RECORDATION.
 - THE FOLLOWING AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA) DOCUMENTS REQUIRED BEFORE PLAT RECORDATION):
 - OPEN SPACE INCLUDING WETLANDS.
 - AMENITY CENTER.
 - STORM WATER CONTROL MEASURES (DRY POND AND FILTER STRIP).
 - YARD INLETS ON LOTS.
 - TEMPORARY TURNAROUNDS REQUIRED ON STUB ROADS LONGER THAN 150' FROM NEAREST INTERSECTION.

DRIVEWAY NOTE

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- ### UTILITY NOTES
- ALL WATER LINES SHALL BE DUCTILE IRON ANSII/AWWA C151/A21.51, NSF 61 CERTIFIED, PRESSURE CLASS 350 FOR PIPE UP TO 12" DIAMETER, UNLESS OTHERWISE SPECIFIED. PIPE AND FITTINGS SHALL HAVE FUSION BONDED EPOXY LINING, AWWA C116/A21.16, STANDARD THICKNESS.
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 - SANITARY SEWER FLOW FOR ENTIRE SITE:
TOTAL UNITS: 176 UNITS @ 250 GPD PER UNIT; REC. CENTER - 500 GPD
TOTAL FLOW: 44,500 GPD
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 - PRODUCT SUBMITTALS FOR TAPPING SLEEVE, VALVES, HYDRANTS AND THE SPIDERS BEING USED IN THE BORE UNDER THE TRACKS AND STREET SHALL BE SUBMITTED TO FRANKLIN COUNTY PUBLIC UTILITIES.



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NO.	REVISION	DATE
1	Rev. to 1st Erosion Control Review	02/22/2018
2	Rev. to 2nd Erosion Control Review	08/14/2018
3	Rev. to 3rd Erosion Control Review	08/14/2018
4	Rev. to 4th Erosion Control Review	08/14/2018
5	Rev. to 5th Erosion Control Review	08/14/2018
6	Rev. to 6th Erosion Control Review	08/14/2018
7	Rev. to 7th Erosion Control Review	08/14/2018
8	Rev. to 8th Erosion Control Review	08/14/2018

SEAL: CAROLINA PROFESSIONAL SEAL

SPAULDING & NORRIS, PA
Design Consultants

972 Trinity Road
Raleigh, North Carolina 27607
Phone (919) 854-7990 Fax (919) 854-7925

PREPARED FOR: TIMBERLAKE PRESERVE, LLC 3037 SHERMAN DRIVE LANDMASTER, SC 29720	DATE: APRIL 16, 2018
PROJECT ENGINEER: THOMAS SAUNDERS	PROJECT DESIGNER: JUSTIN NORRIS
PROJECT SUPERVISOR: CAWTHORNE, MOSS & PANCIERA, P.C.	

TIMBERLAKE PRESERVE
YOUNGVILLE, FRANKLIN COUNTY, NORTH CAROLINA

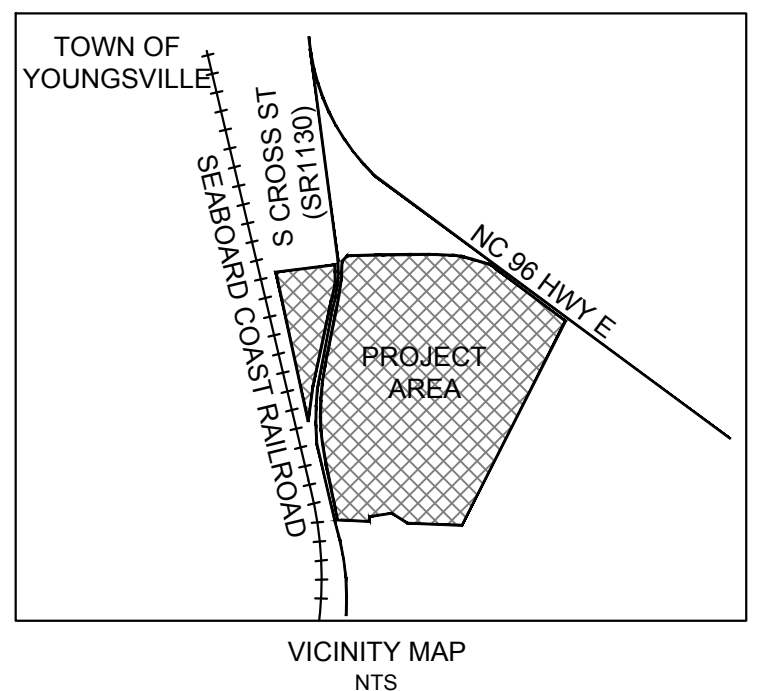
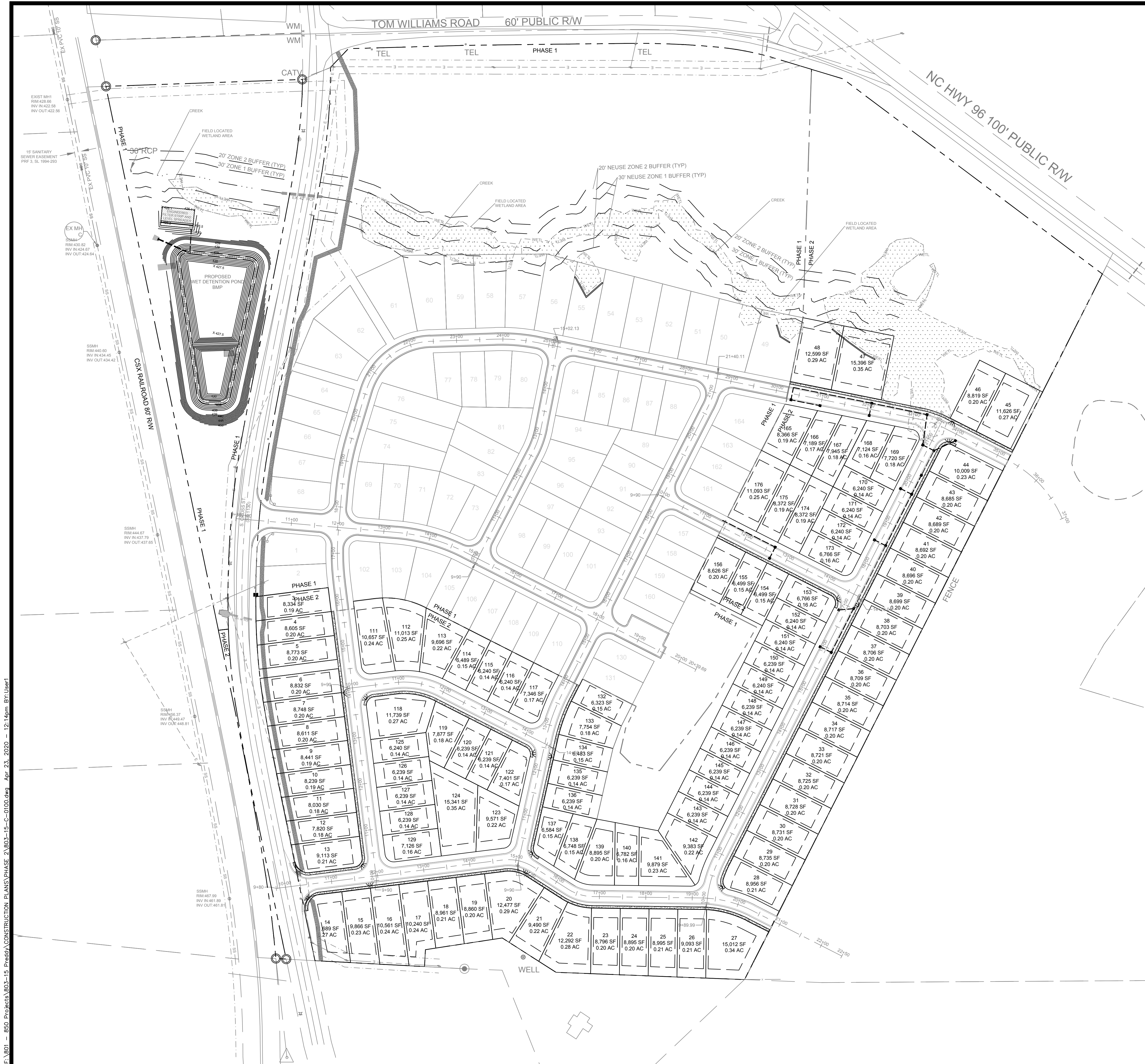
CONSTRUCTION DRAWINGS - PHASE 1
UTILITY PLAN

DRAWING SHEET
C-2.1

PROJECT NUMBER
803-15

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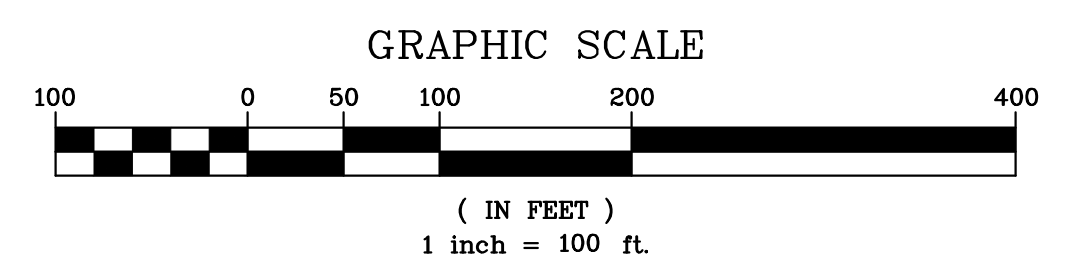
SITE DATA	
TOWNSHIP	TOWN OF YOUNGVILLE
COUNTY	FRANKLIN
STATE	NORTH CAROLINA
PIN NUMBER	006069
CURRENT ZONING	RS
PROPOSED USE	RESIDENTIAL SINGLE-FAMILY
	PG 2008; PG 18
	DB AND PG
	DB 478; PG 136
LOT COUNT	50 LOTS
PHASE IA	24 LOTS
PHASE IB	102 LOTS
PHASE II	176 LOTS
PHASE I AREA	37.67 ACRES
PHASE II AREA	31.23 ACRES
TOTAL AREA	68.87 ACRES
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED (30%)	23.01 ACRES
PHASE I OPEN SPACE	19.23 ACRES
PHASE II OPEN SPACE	6.79 ACRES
TOTAL OPEN SPACE PROVIDED	26.02 AC (37.78%)
TYPICAL LOT SETBACKS:	
FRONT	20' MIN
SIDE	3' MIN, (10' AGGREGATE)
REAR	20' MIN.
CORNER SIDE	5' MIN.

- GENERAL NOTES**
- ALL STREETS SHALL BE PUBLIC AND OWNED BY THE TOWN OF YOUNGVILLE.
 - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF YOUNGVILLE, N.C. O.T., AND FRANKLIN COUNTY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
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DRIVEWAY NOTE

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- GENERAL CURB AND GUTTER NOTES**
- USE NCDOT STANDARD 946.01 CONCRETE CURB, GUTTER ON ENTRANCE ROAD. USE ROLL CURB AND GUTTER ON ALL OTHER STREETS.
 - PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITH THE USE OF TEMPLATES AT 10' INTERVALS.
 - JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER.
 - CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1 1/2" DEEP.
 - FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8" X 6" MEDIAN CURB, WITH JOINT FILLER NO SEALER.
 - SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



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 THE PRELIMINARY APPROVAL PROCESS

NO.	REVISION	DATE
1	SUBM. TO NCDOT/REC	11/27/2019
2	REV. SEWER, SANITARY & E.P.O.	12/12/2019
3	REV. SEWER, SANITARY & E.P.O.	12/12/2019
4	REV. PER TOWN SD CONSULTANT	4/23/2020

SEAL: [Professional Engineer Seal]

THE SPAULDING GROUP, PA
planning • civil engineering
 1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
 Phone (919) 854-7990 Fax (919) 854-7995

PREPARED FOR: [Client Name]
 6500 CREEDMOOR ROAD, SUITE 212
 RALEIGH, NC 27613

DATE: NOVEMBER 21, 2019

SCALE: AS SHOWN

PROJECT ENGINEER: [Name]
 PROJECT CAD DESIGNER: [Name]
 PROJECT SURVEYOR: [Name]

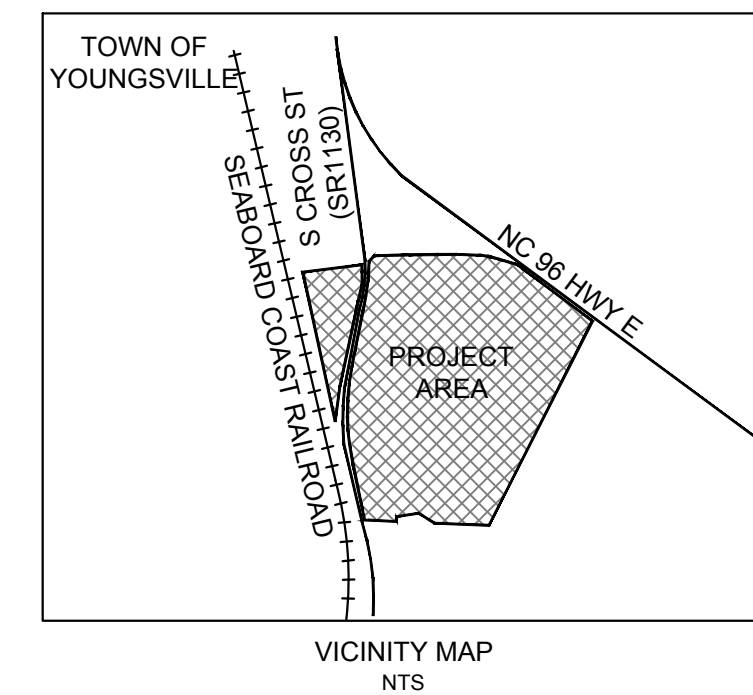
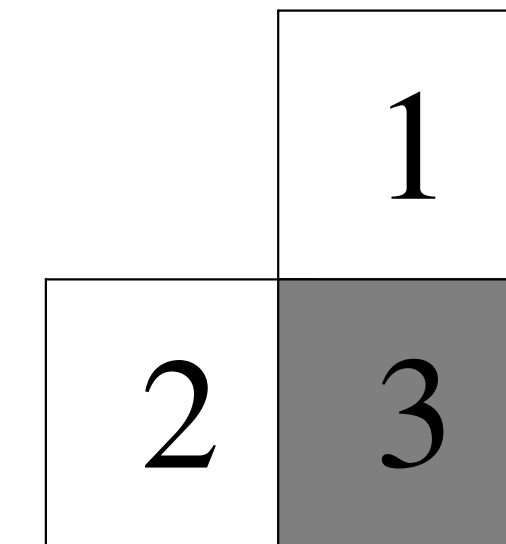
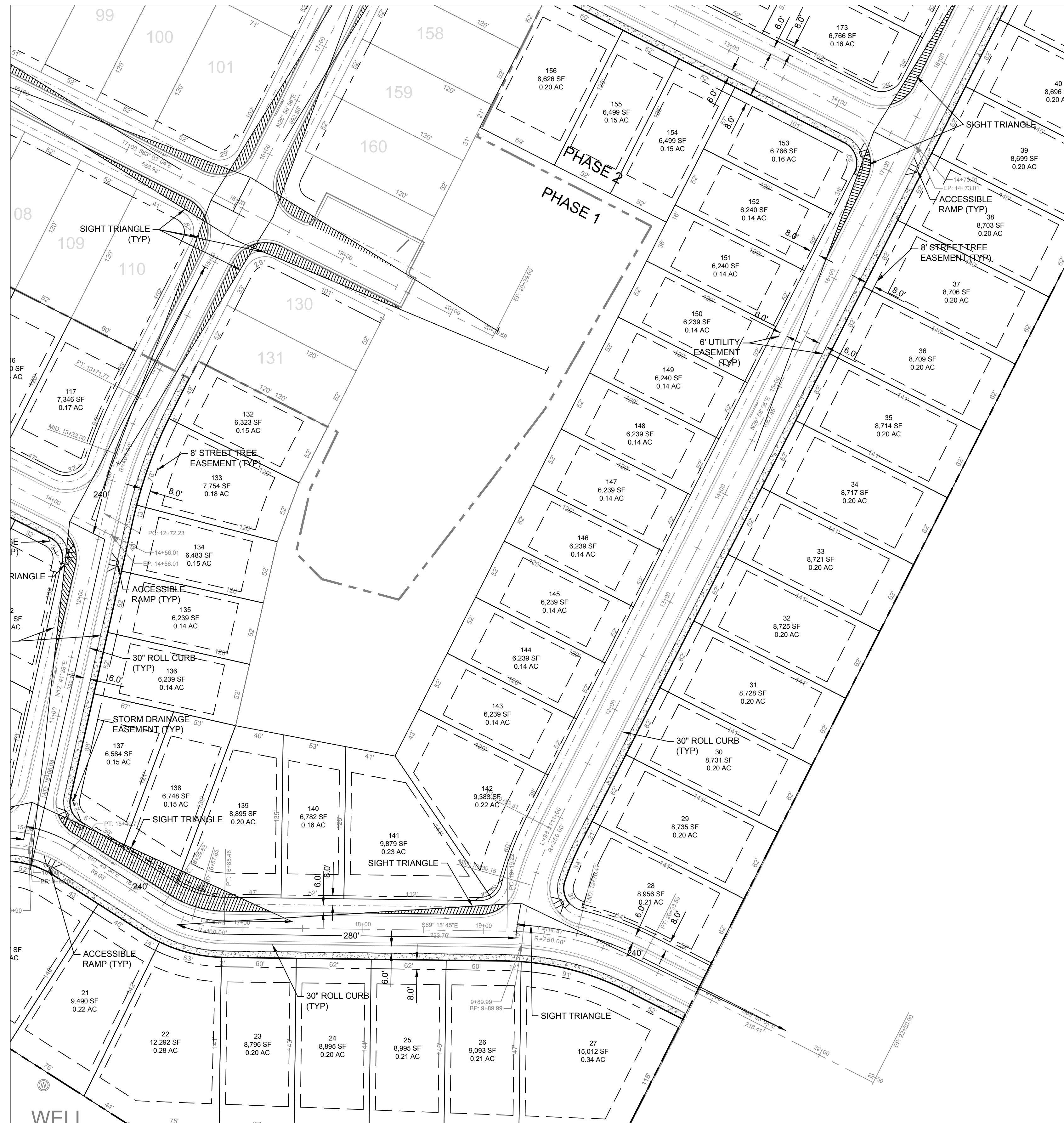
TIMBERLAKE PRESERVE
 YOUNGVILLE, FRANKLIN COUNTY, NORTH CAROLINA

CONSTRUCTION DRAWINGS - PHASE 2
OVERALL SITE PLAN

DRAWING SHEET
C-1.0

PROJECT NUMBER
803-15

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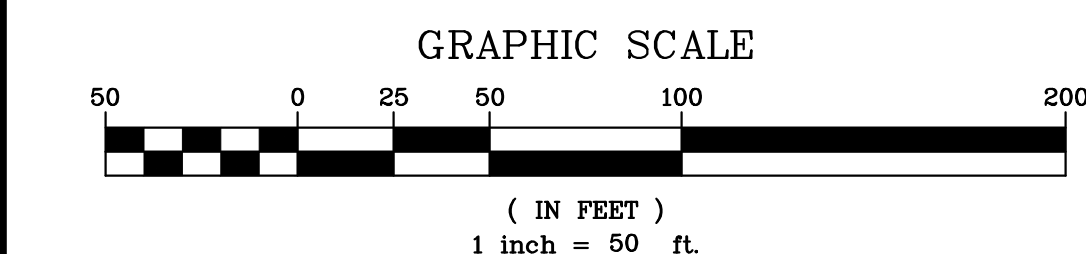
SITE DATA	
TOWNSHIP	TOWN OF YOUNGVILLE
COUNTY	FRANKLIN
STATE	NORTH CAROLINA
PIN NUMBER	006069
CURRENT ZONING	RS
PROPOSED USE	RESIDENTIAL SINGLE-FAMILY
PROPOSED PG	P9 2008; PG 1B
DB AND PG	DB 478; PG 136
LOT COUNT	50 LOTS
PHASE I A	24 LOTS
PHASE II	102 LOTS
TOTAL LOTS	176 LOTS
AREA CALCULATIONS	
PHASE I AREA	37.67 ACRES
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NO.	REVISION	DATE
1	SUBM TO NCDOT/REC	11/27/2019
2	REV. SUBM TO NCDOT/REC & FCPD	12/10/2019
3	REV. SUBM TO NCDOT/REC & FCPD	12/10/2019
4	REV. PER TOWN SD CONSULTANT	4/23/2020

SEAL: [Professional Engineer Seal]

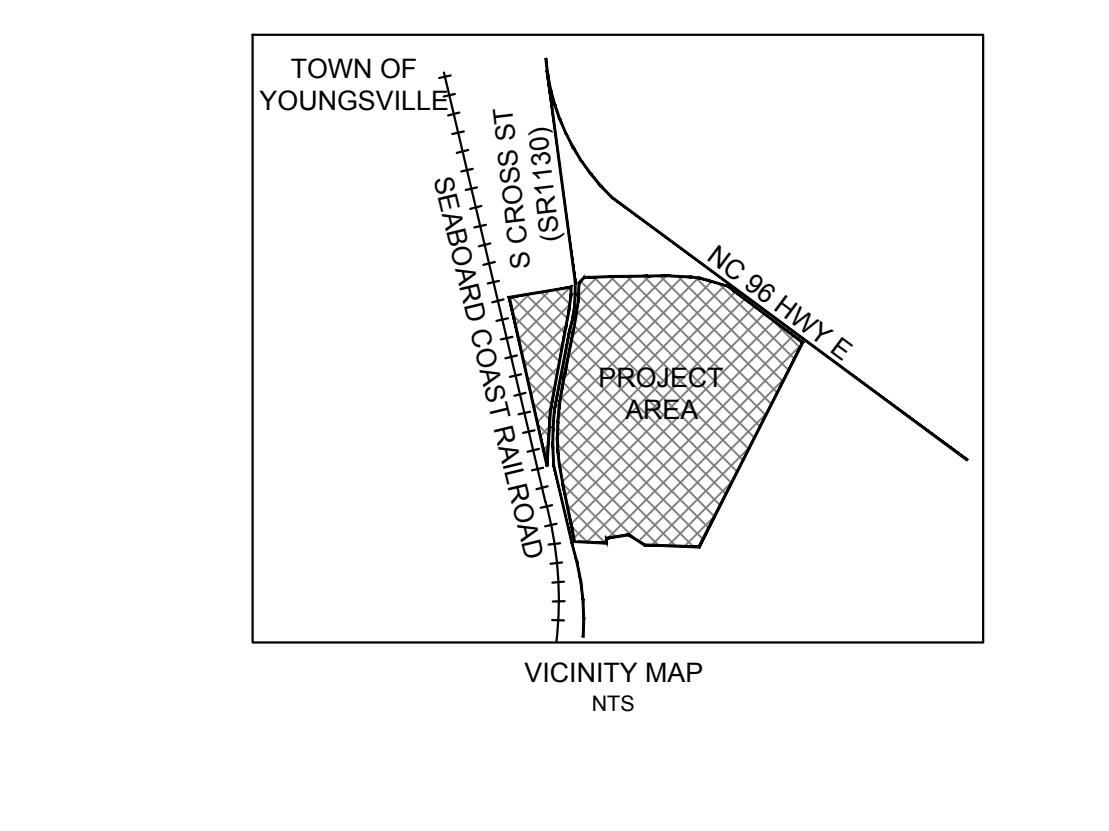
THE SPAULDING GROUP, PA
Planning • civil engineering
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
Phone (919) 854-7990 Fax (919) 854-7995

PREPARED FOR: [Client Name]
6500 CREEDMOOR ROAD, SUITE 212
RALEIGH, NC 27613
DATE: NOVEMBER 21, 2019
SHEET NO. 1 OF 1
PROJECT ENGINEER: [Name]
PROJECT CAD DESIGNER: [Name]
PROJECT SUPERVISOR: [Name]

TIMBERLAKE PRESERVE
YOUNGVILLE, FRANKLIN COUNTY, NORTH CAROLINA
CONSTRUCTION DRAWINGS - PHASE 2
SITE PLAN

DRAWING SHEET
C-1.3
PROJECT NUMBER
803-15

F:\801 - 803 - 850 - Projects\803-15 - Timberlake Construction Plans\PHASE 2\803-15-C-0200.dwg Apr 23, 2020 12:22pm B:\User1

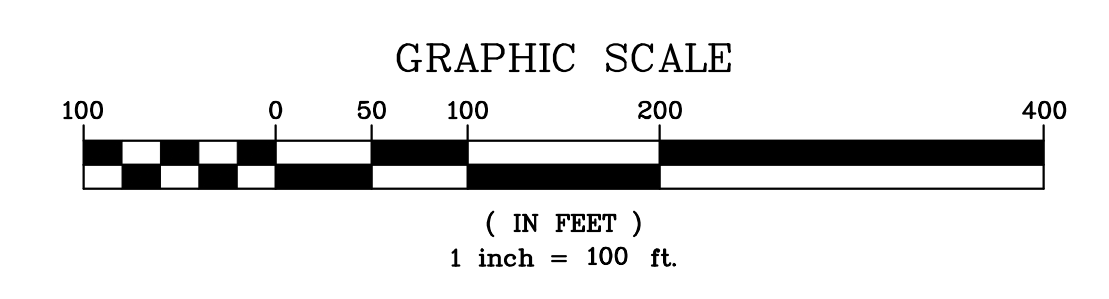


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NO.	REVISION	DATE
1	SUBMIT TO NCDENR REC	11/22/2019
2	REVISE SEWER MAINS & FCPU	12/10/2019
3	REVISE SEWER MAINS & FCPU	12/10/2019
4	REV. PER TOWN SD CONSULTANT	4/23/2020

THE SPAULDING GROUP, PA
planning • civil engineering
 1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
 Phone (919) 854-7990 Fax (919) 854-7995

PREPARED FOR: TIMBERLAKE PRESERVE 6500 CREEDMOOR ROAD, SUITE 212 RALEIGH, NC 27613
DATE: NOVEMBER 21, 2019
SCALE: AS SHOWN
PROJECT ENGINEER: JUSTIN FORBIE
PROJECT ARCHITECT/DESIGNER: JUSTIN FORBIE
PROJECT SUPERVISOR: CAWTHORNE, MOSS & PANCIERA, P.C.

TIMBERLAKE PRESERVE
 YOUNGVILLE, FRANKLIN COUNTY, NORTH CAROLINA

CONSTRUCTION DRAWINGS - PHASE 2
OVERALL UTILITY PLAN

DRAWING SHEET
C-2.0

PROJECT NUMBER
803-15