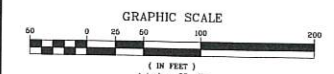


SITE DATA	
TOWNSHIP	TOWN OF YOUNGSVILLE
COUNTY	FRANKLIN
STATE	NORTH CAROLINA
PROJECT ZONING	RS
PROPOSED USE	RESIDENTIAL SINGLE-FAMILY
FR AND PG	FR 2008 PG 18
OB AND PG	OB 476 PG 136
LOT COUNT	55 LOTS
PHASE A	24 LOTS
PHASE B	31 LOTS
TOTAL LOTS	55 LOTS
AREA CALCULATIONS	
PHASE A AREA	37.87 ACRES
PHASE B AREA	21.88 ACRES
TOTAL AREA	59.75 ACRES
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED (30%)	17.93 ACRES
PHASE A OPEN SPACE	19.23 ACRES
PHASE B OPEN SPACE	8.23 ACRES
TOTAL OPEN SPACE PROVIDED	27.46 ACRES (46.13%)
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 YOUNGSVILLE. 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.
 - 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 800-824-4444 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
 - APPLICABLE OFF-SITE UTILITIES AND ROADWAY IMPROVEMENTS (WATER, SEWER, AND ROAD IMPROVEMENTS) WILL NEED TO BE COMPLETED PRIOR TO ANY LOTS ON THIS PHASE BEING PLATTED.
 - SEE ROAD CONSTRUCTION FOR LANDSCAPING NOTES.
 - EXISTING UTILITIES SHOWN HAVE BEEN IDENTIFIED BY CARTHORNE, MOSS & PANICOLA, P.C.
 - CENTRAL MESSAGES MUST BE LOCATED IN THE ADJACENT AREA.
 - WATER AND SEWERARY SEWER MAINS WILL BE OWNED AND MAINTAINED BY FRANKLIN COUNTY PUBLIC UTILITY.
 - NO PLANTINGS OR RIGID STRUCTURES SHALL IMPEDE SIGHT TRIANGLE.
 - ALL LOTS TO BE SERVED INTERNALLY.
 - THE FOLLOWING AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA DOCUMENT REQUIRED BEFORE PLAT RECOGNITION):
 - OPEN SPACE INCLUDING WETLANDS.
 - ADJACENT CORNERS.
 - STORM WATER CONTROL MEASURES (DRY POND AND FILTER STRIP).
 - WELL LOTS ONLY.
 - 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 NC DOT STANDARD #46.01 CONCRETE CURB. CUTTER ON ENTRANCE ROAD, USE ROLL CURB AND CUTTER ON ALL OTHER STREETS.
 - PLACE CONSTRUCTION JOINTS AT 9' INTERVALS, EXCEPT THAT A 16' SPACING MAY BE USED WHEN A MACHINE IS USED ON 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.
 - CONSTRUCTION JOINTS MAY BE REINFORCED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. CONSTRUCT NON-TEMPLATE FORMED JOINTS MIN. OF 1 1/2" DEEP.
 - FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8" X 6" MEDIAN CURB, WITH JOINT FILLER OR SEALER.
 - SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



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



THE SPAULDING GROUP, PA
Professional Engineering - Road Engineering
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REGISTERED PROFESSIONAL ENGINEER
NORTH CAROLINA
STATE BOARD OF EXAMINERS
DATE: NOVEMBER 21, 2018
PROJECT NUMBER: C-13
PROJECT LOCATION: TIMBERLAKE PRESERVE
DRAWN BY: JEFFREY H. GOSWAMI
CHECKED BY: JEFFREY H. GOSWAMI
DATE: NOVEMBER 21, 2018

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

DRAWING SHEET
C-1.3
PROJECT NUMBER
803-15