

**ROAD TYPICAL SECTION**  
NTS

**NOTES:**

1. THERE ARE WETLANDS PRESENT WITHIN THE PROPOSED PHASE 1, PER WETLAND SOLUTIONS, LLC DELINEATION (8/15/2022).
2. THERE ARE NO FEMA FLOODPLAINS CONTAINED ON THIS SITE PER FIRM PANEL 3710960600, EFFECTIVE DATE 2/2/2007.
3. SETBACKS ARE SHOWN IN ACCORDANCE WITH THE APPROVED TOWN OF GOLDSTON UDO STANDARDS.
4. UTILITY AND DRAINAGE EASEMENTS SHALL BE RECORDED AS PART OF THE SUBDIVISION PLAT AFTER CONSTRUCTION IS COMPLETED.
5. OPEN SPACE SHALL BE MAINTAINED BY THE NEIGHBORHOOD HOMEOWNERS ASSOCIATION. OPEN SPACE INCLUDES A BLANKET DRAINAGE AND ACCESS EASEMENT FOR THE STORMWATER BMPs.
6. 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.
7. PROPOSED WATER AND SEWER LINES WILL BE TIED TO EXISTING TOWN OF GOLDSTON WATER AND SEWER LINES (GOLDSTON/GULF SANITARY DISTRICT).
8. THERE ARE NO JURISDICTIONAL SURFACE WATERS/STREAMS REQUIRING A RIPARIAN BUFFER LOCATED ON THE PROPERTY, PER WETLANDS SOLUTIONS, LLC (8/15/2022).
9. EXISTING STRUCTURES NOT TO BE REMOVED UNTIL CONSTRUCTION PLANS ARE SUBMITTED.

**SITE DATA**

**DEVELOPER**  
BOBBY A. BRANCH

**PROPERTY INFO:**  
BOBBY A. BRANCH  
402 FORESTWOOD PARK RD  
SANFORD, NC 27330  
PHONE: (919) 708-8465  
DEED BK. 2264, PG. 1031  
AKPAR: 9633  
AREA: 50.16 AC +/-  
ZONING: R-15 (GOLDSTON)  
WATERSHED: LOCAL (TOWN OF GOLDSTON)

**LOT INFO**  
PROPOSED LOTS= 41  
REQUIRED MIN LOT SIZE = 15,000 SF  
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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

**TOTAL ROADWAY = 2,870 LF +/-**

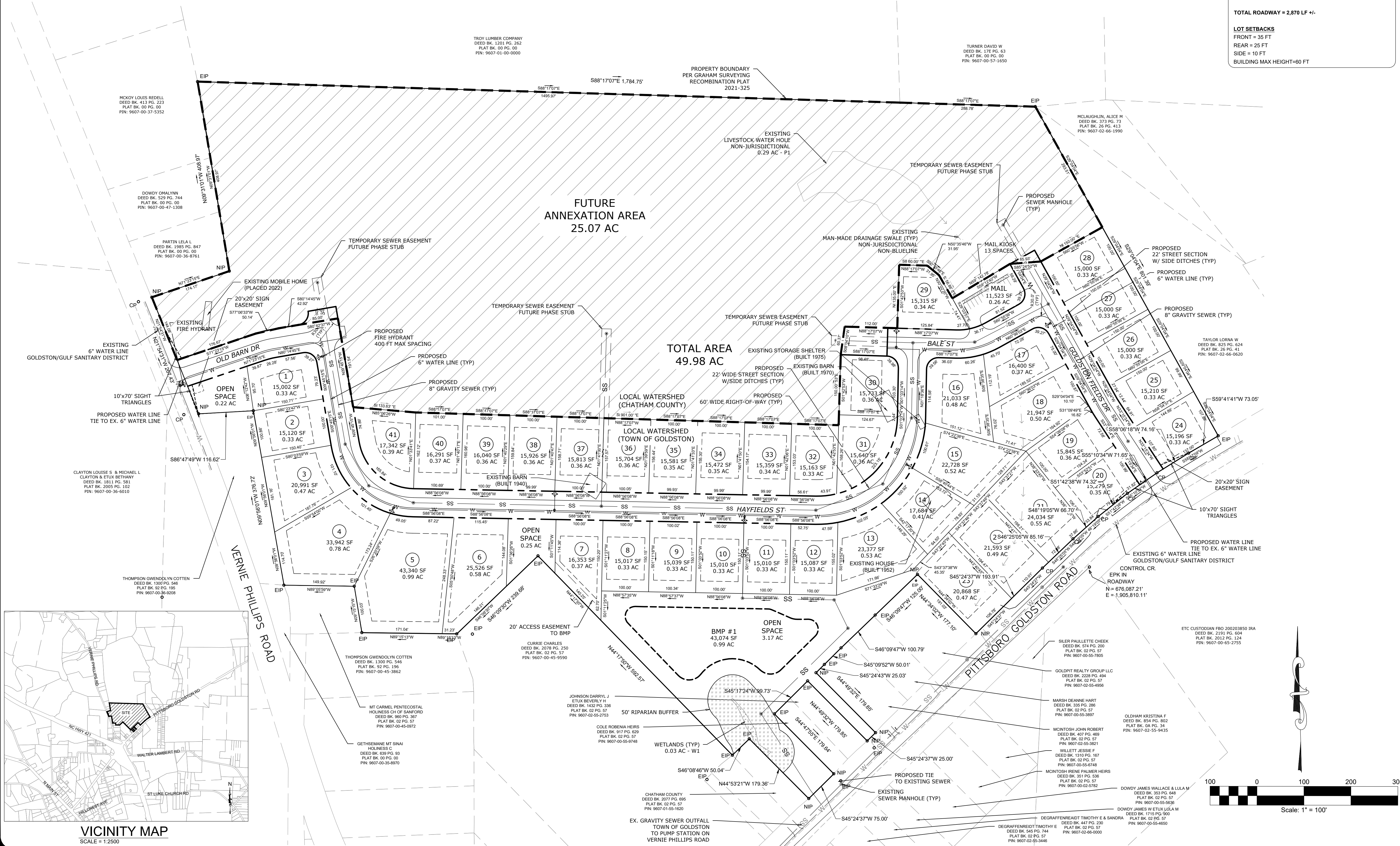
**LOT SETBACKS**  
FRONT = 35 FT  
REAR = 25 FT  
SIDE = 10 FT  
BUILDING MAX HEIGHT= 60 FT



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**GOLDSTON FIELDS  
SUBDIVISION**  
PITTSBORO GOLDSTON ROAD  
GOLDSTON, NORTH CAROLINA

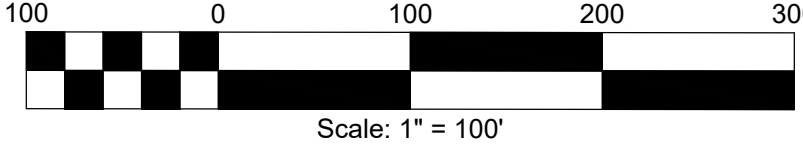
FIRST PLAT



**REVISIONS**

**AGENCY REVIEW  
NOT FOR CONSTRUCTION**

Scale: 1"=100'	Drawn by: MTB
Sheet:	Designed by: MTB
<b>PPI of 1</b>	Reviewed by: MTB
Project Number: 2021-15	Date: JAN 2023



**VICINITY MAP**  
SCALE = 1:2500

File: Z:\2021\2021-15 Branch Subdivision - Goldston\2022.12.19 - Branch Subdivision new mpls.dwg Print Date: 1/26/2023