

**ROAD TYPICAL SECTION**  
NTS

**NOTES:**

- PER CHATHAM COUNTY AND NATIONAL WETLANDS INVENTORY NO WETLANDS ARE PRESENT WITHIN THE PROPOSED PHASE 1.
- EXISTING LIVESTOCK WATER HOLES ARE LOCATED IN PHASE 2 WHICH IS TO REMAIN AS FARM LAND UNTIL ANNEXED AND DEVELOPED.
- THERE ARE NO FEMA FLOODPLAINS CONTAINED ON THIS SITE PER FIRM PANEL 371096000J, EFFECTIVE DATE 2/20/07.
- SETBACKS ARE SHOWN IN ACCORDANCE WITH THE APPROVED TOWN OF GOLDSTON UDO STANDARDS.
- UTILITY AND/OR DRAINAGE EASEMENTS SHALL BE RECORDED AS PART OF THE SUBDIVISION PLAT AFTER CONSTRUCTION IS COMPLETED.
- OPEN SPACE SHALL BE MAINTAINED BY THE NEIGHBORHOOD HOMEOWNERS ASSOCIATION. OPEN SPACE INCLUDES A BLANKET DRAINAGE AND ACCESS EASEMENT FOR THE STORMWATER BMP'S.
- ADJACENT OPEN SPACE WILL BE RECORDED AS LOTS ARE RECORDED.
- 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.
- PROPOSED WATER AND SEWER LINES WILL BE TIED TO EXISTING TOWN OF GOLDSTON WATER AND SEWER LINES (GOLDSTON/GULF SANITARY DISTRICT).
- THERE ARE NO JURISDICTIONAL SURFACE WATERS/STREAMS REQUIRING A RIPARIAN BUFFER LOCATED ON THE PROPERTY, PER WETLANDS SOLUTIONS, LLC (8/17/2022).

**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: 9533  
AREA: 50.16 AC +/-  
ZONING: R-15 (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 +/-**

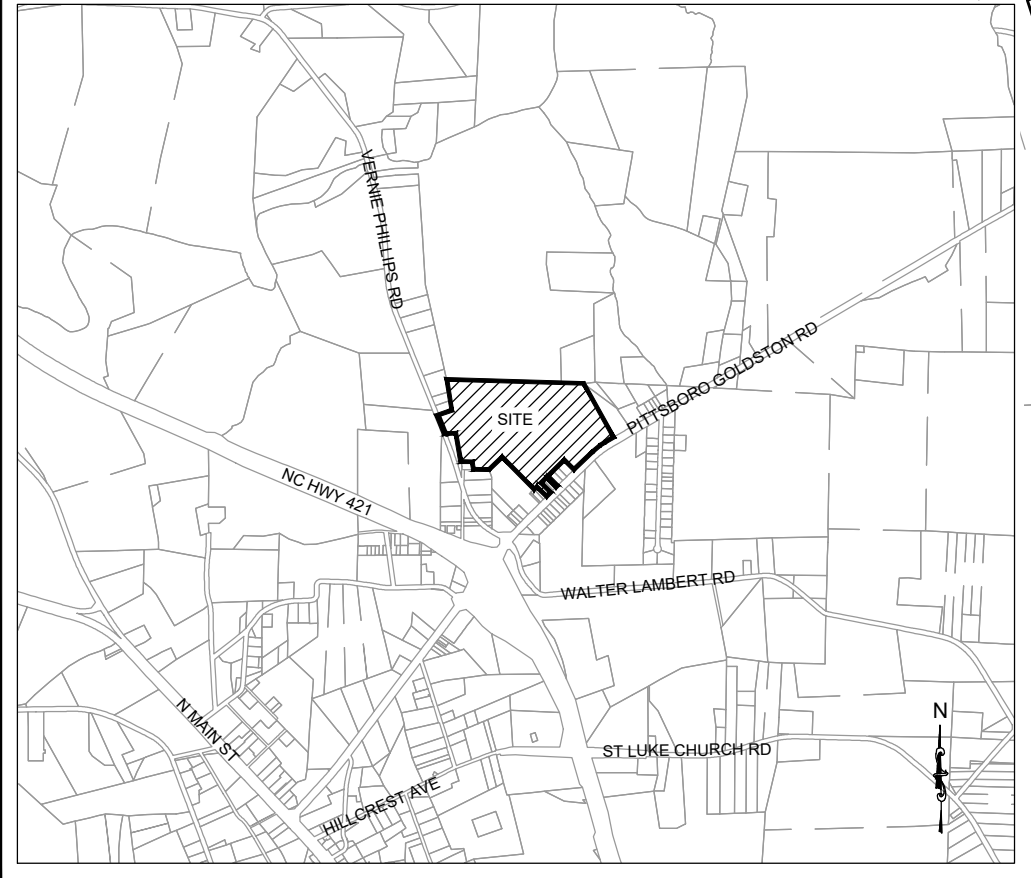
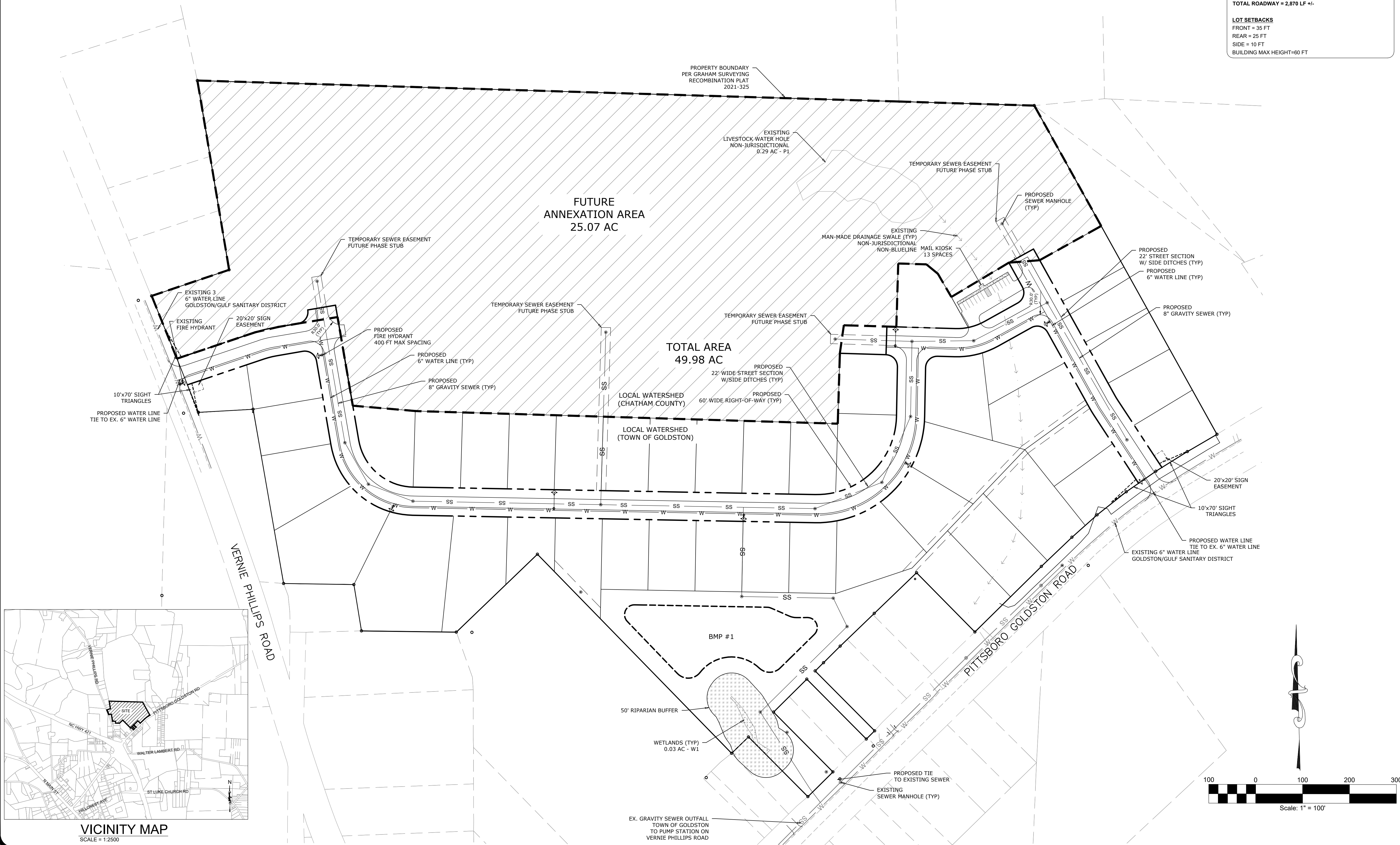
**LOT SETBACKS**  
FRONT = 35 FT  
REAR = 25 FT  
SIDE = 10 FT  
BUILDING MAX HEIGHT=60 FT



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

UTILITY PLAN

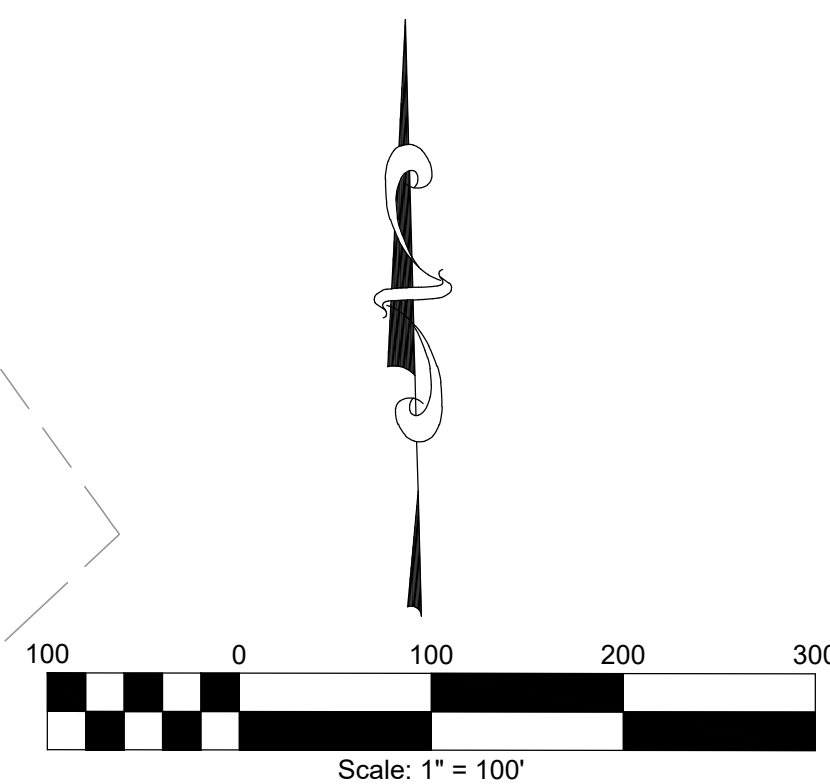


**VICINITY MAP**  
SCALE = 1:2500

**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



File: Z:\2021\2021-15 Branch Subdivision - Goldston\2022.1.12.19 - Branch Subdivision new mps.dwg Print Date: 1/17/2023