

DRAFTING AND DESIGN SERVICES, INC.
6728 CARBONTON ROAD
Sanford, North Carolina 27330
(919) 499-8759 phone
draftinganddesign@gmail.com

J THOMAS ENGINEERING, INC.
CIVIL ENGINEERING & PLANNING
143 Charlotte Avenue, Suite 104
Sanford, North Carolina 27330
(919) 777-6010 phone
www.jthomasengineering.com
license no. C-3389

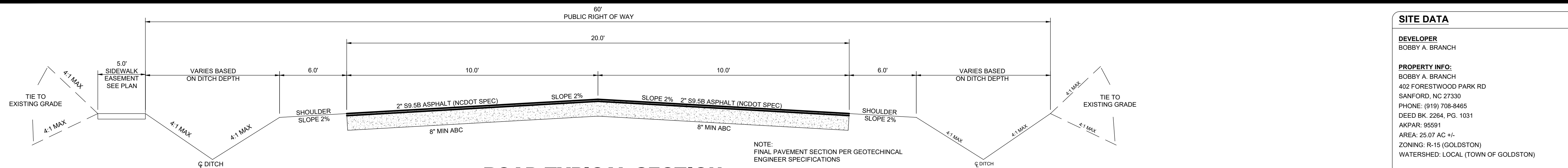
SITE DATA

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: 95591
AREA: 25.07 AC +/-
ZONING: R-15 (GOLDSTON)
WATERSHED: LOCAL (TOWN OF GOLDSTON)

LOT INFO
PROPOSED LOTS = 63
REQUIRED MIN LOT SIZE = 15,000 SF
PROPOSED MIN LOT SIZE = 15,000 SF
PROPOSED MAX LOT SIZE = 25,192 SF
REQUIRED MIN LOT WIDTH = 100 FT
PROPOSED MIN LOT WIDTH = 100 FT
PROPOSED MIN LOT WIDTH @ CUL-DE-SAC = 60 FT

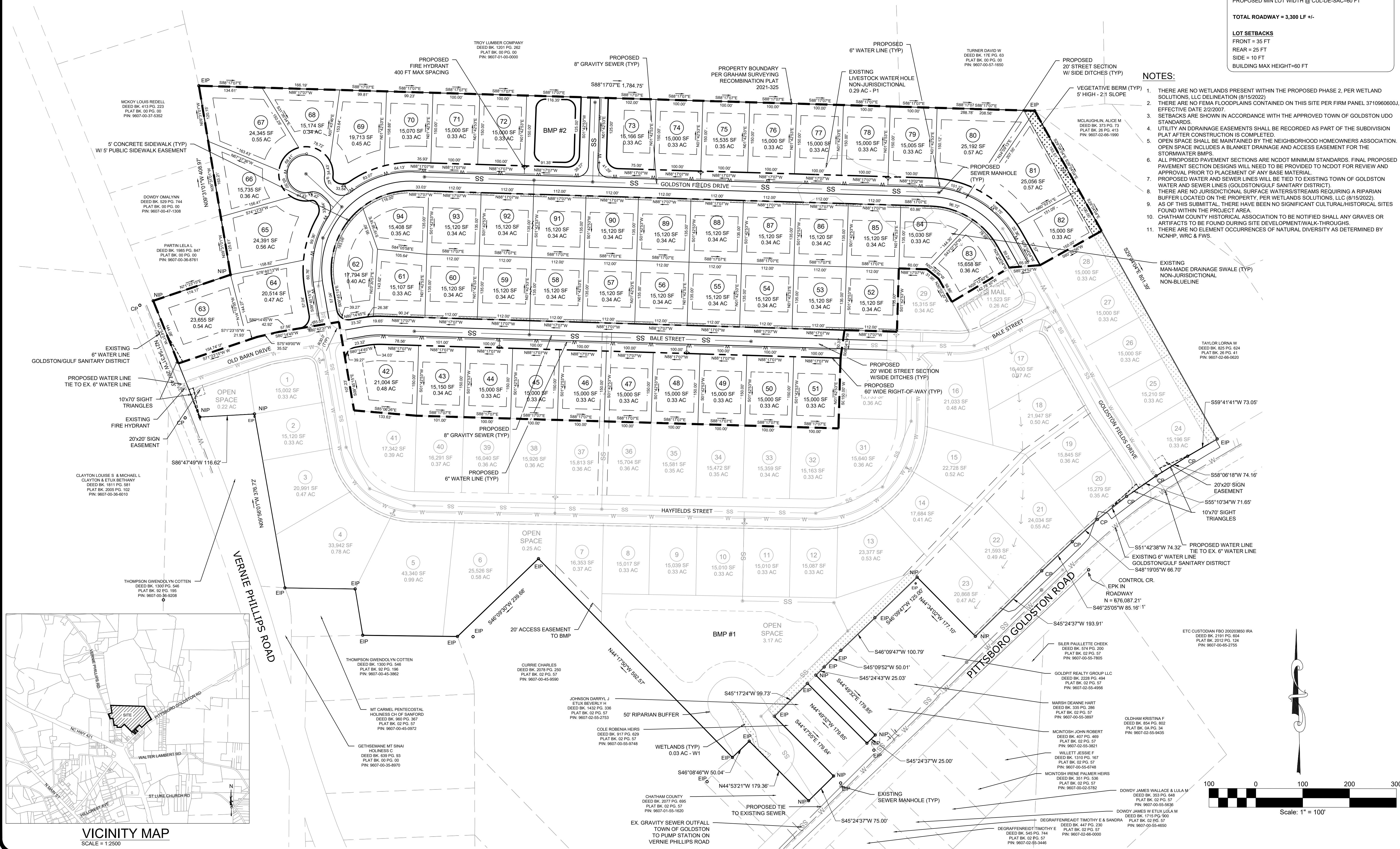
LOT SETBACKS
FRONT = 35 FT
REAR = 25 FT
SIDE = 10 FT
BUILDING MAX HEIGHT = 60 FT



ROAD TYPICAL SECTION

NTS

- NOTES:**
- THERE ARE NO WETLANDS PRESENT WITHIN THE PROPOSED PHASE 2, PER WETLAND SOLUTIONS, LLC DELINEATION (8/15/2022).
 - THERE ARE NO FEMA FLOODPLAINS CONTAINED ON THIS SITE PER FIRM PANEL 371096000L, EFFECTIVE DATE 2/2/2007.
 - SETBACKS ARE SHOWN IN ACCORDANCE WITH THE APPROVED TOWN OF GOLDSTON UDO STANDARDS.
 - UTILITY AND 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 BMPs.
 - 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 (GOLDSTONGULF SANITARY DISTRICT).
 - THERE ARE NO JURISDICTIONAL SURFACE WATERS/STREAMS REQUIRING A RIPARIAN BUFFER LOCATED ON THE PROPERTY, PER WETLANDS SOLUTIONS, LLC (8/15/2022).
 - AS OF THIS SUBMITTAL, THERE HAVE BEEN NO SIGNIFICANT CULTURAL/HISTORICAL SITES FOUND WITHIN THE PROJECT AREA.
 - CHATHAM COUNTY HISTORICAL ASSOCIATION TO BE NOTIFIED SHALL ANY GRAVES OR ARTIFACTS TO BE FOUND DURING SITE DEVELOPMENT/WALK-THROUGHS.
 - THERE ARE NO ELEMENT OCCURRENCES OF NATURAL DIVERSITY AS DETERMINED BY NCHNP, WRC & FWS.



GOLDSTON FIELDS SUBDIVISION PHASE II

PITTSBORO GOLDSTON ROAD
GOLDSTON, NORTH CAROLINA

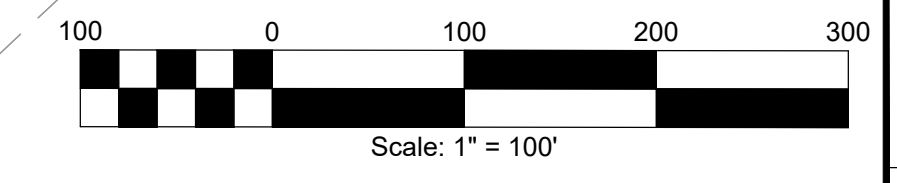
FIRST PLAT

REVISIONS

AGENCY REVIEW NOT FOR CONSTRUCTION

Scale:	1"=100'
Sheet:	
Project Number:	2021-15
Drawn by:	MTB
Designed by:	MTB
Reviewed by:	MTB
Date:	APR 2023

VICINITY MAP
SCALE = 1:2500



File: Z:\2021\2021-15 Branch Subdivision - Goldston\2023.08.03 - Branch Subdivision new mps.dwg Plot Date: 10/27/2023