

PROPOSED PUD SITE DATA	
ZONING	PDD
SINGLE FAMILY AREA	24.1 ACRES
TOWNHOME AREA	8.9 ACRES
TOTAL RESIDENTIAL AREA	37.1 ACRES
SINGLE FAMILY UNITS	91
TOWNHOME UNITS	102
APARTMENT UNITS	0
TOTALS UNITS	193
NET DENSITY	5.2 UNITS/ACRE
RECREATION AREA REQUIRED	5% OF 37.1 ACRES = 1.8 ACRES
RECREATION AREA PROVIDED	1.8 AC = 5.0%

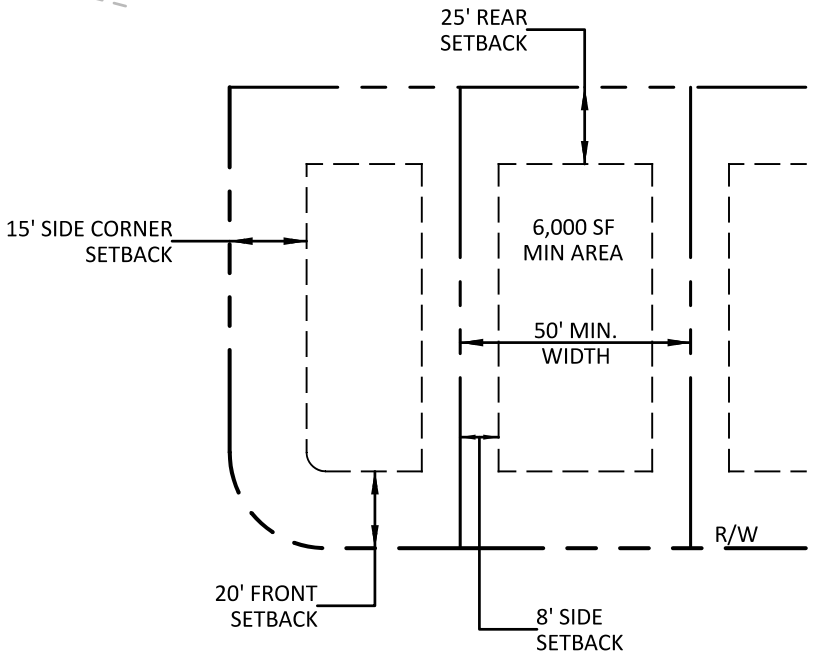
PROPOSED SINGLE FAMILY SITE DATA	
PROPOSED ZONING	PDD
SINGLE FAMILY AREA	24.1 ACRES
SINGLE FAMILY UNITS	91
NET DENSITY	3.8 UNITS/ACRE

- PROJECT NOTES**
- ALL WATER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY FRANKLIN COUNTY PUBLIC UTILITY.
  - ALL SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY FRANKLIN COUNTY PUBLIC UTILITY. A LIFT STATION AND FORCE MAIN WILL NECESSARY TO CONNECT TO AN EXISTING SANITARY SEWER MANHOLE NEAR HOWARD HARRIS ROAD.
  - THE STREETS FOR THIS PROJECT WILL BE PUBLIC AND MAINTAINED BY THE TOWN OF FRANKLINTON.
  - ROAD WIDENING IS NOT REQUIRED FOR THIS PROJECT.

- MASTER PLAN NOTES**
- STORM WATER CONTROL MEASURE WILL BE DESIGNED TO SERVE ROAD A, SINGLE FAMILY AND TOWNHOMES PODS OF THE DEVELOPMENT.
  - THE ACTIVE RECREATION AREAS WILL SERVE BOTH PODS.
  - MAIL KIOSKS WILL BE LOCATED IN RECREATION AREA #1.
  - ALL ROADS ARE TO BE BUILT TO THE NCDOT STANDARDS.
  - LOT WIDTH IS MEASURED AT THE FRONT SETBACK.
  - SIDEWALKS WILL BE LOCATED ON ONE SIDE OF ALL INTERNAL STREETS.
  - PART OF ACTIVE RECREATION AREA #2 WILL INCLUDE A WALKING TRAIL.
  - TOWNHOME AND SINGLE FAMILY AREAS WILL HAVE SEPARATE HOMEOWNERS ASSOCIATIONS.
  - OPEN SPACE WILL BE DEDICATED IN THE FINAL PLAT.
  - STREET NAMES WILL BE SUBMITTED FOR APPROVAL DURING CONSTRUCTION DRAWINGS.
  - 0.7 ACRES OF THE REQUIRED 1.8 ACRES OF RECREATION AREA WILL BE LOCATED AROUND THE STORMWATER CONTROL MEASURE (RECREATION AREA #2)

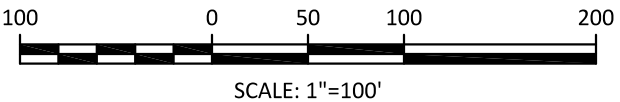
- CONSTRUCTION SEQUENCE**
- ROAD A WILL BE BUILT CONNECTING THE CURRENT ESSEX DEVELOPMENT TO MAIN STREET.
  - THE STORM CONTROL MEASURE WILL SERVE ROAD A, SINGLE FAMILY AND TOWNHOME PODS.
  - TOWNHOME AND SINGLE FAMILY PODS CAN BE BUILT COINCIDENTALLY OR SEPARATELY. UTILITY ALLOCATION TO BE COORDINATED WITH FRANKLIN COUNTY UTILITIES.
  - THE ACTIVE RECREATION AREAS WILL BE BUILT COINCIDENT WITH THE FIRST POD.

PROPOSED SINGLE FAMILY LOT DIMENSIONS	
MIN. LOT AREA	6000 SF
MIN. LOT WIDTH	50 FT
FRONT SETBACK	20 FT
SIDE SETBACK	8 FT
REAR SETBACK	25 FT
SIDE CORNER SETBACK	15 FT



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF FRANKLINTON STANDARDS AND SPECIFICATIONS

SITE PLAN LEGEND	
PROPERTY BOUNDARY	—
RIGHT-OF-WAY	—
PROPERTY LINE	—
EASEMENT	—
SETBACK	—
PROPERTY/LANDSCAPE BUFFER	—
ROAD CENTERLINE	—
CURB & GUTTER (ROAD)	—



PREPARED BY:  
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WAKE FOREST, NC 27587

REVISIONS


ESSEX PLACE SOUTH - SINGLE FAMILY  
MASTER PLAN

FRANKLINTON, NC

OVERALL SITE PLAN

PROJECT NO: ---

DESIGN BY: JPE

DRAWN BY: RSF

SCALE: 1"=100'

DATE: 2019-08-05

SHEET NO: **C2.0**