

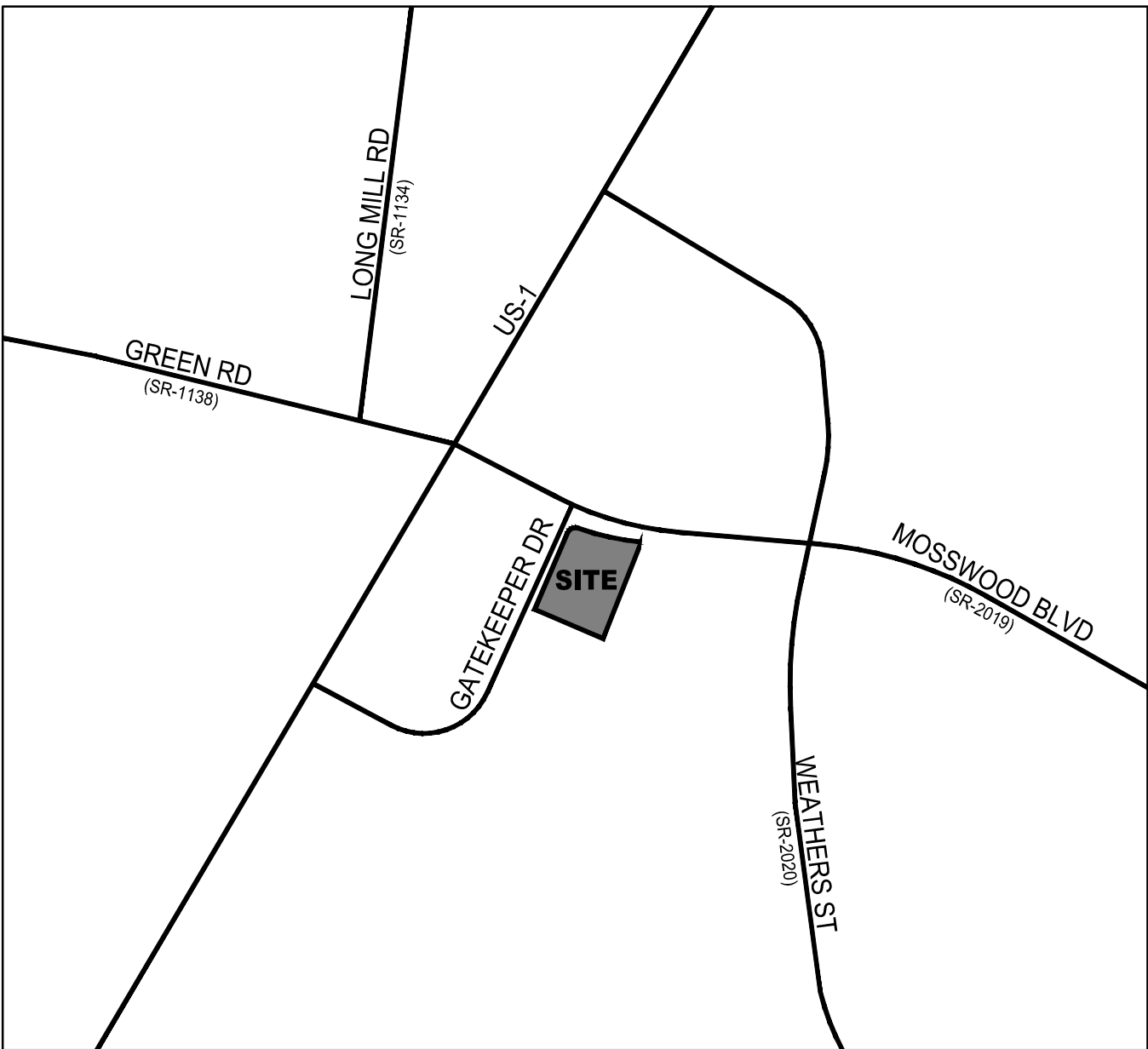
PRELIMINARY PLANS

FOR

YCC - GATEKEEPER EXTENSION

YOUNGSVILLE, NC

SITE DATA TABLE	
OWNER	STEVEN D. HAYES
STREET ADDRESS	0 GATEKEEPER DRIVE YOUNGSVILLE, NC 27596
PIN	1843-71-4376
DEED BOOK & PAGE	2346, 1877
TOTAL SITE AREA	1.50 AC
JURISDICTION	TOWN OF YOUNGSVILLE
ZONING	C-1
MINIMUM LOT SIZE	10,000 SF
EXISTING LAND USE	VACANT
PROPOSED LAND USE	WAREHOUSE (SELF-STORAGE)
SETBACKS	FRONT: 16 FT REAR: 12 FT SIDE: 0 FT
OPEN SPACE	PROVIDED: 15,888 SF/ 0.36 AC (24.0%)
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED IMPERVIOUS AREA	BUILDINGS: 20,800 SF/ 0.48 AC
	CONCRETE: 13,000 SF/ 0.30 AC
	MULTI-USE PATH: 2,302 SF/ 0.05 AC
	SIDEWALK: 1,398 SF/ 0.03 AC
TOTAL: 37,500 SF/ 0.86 AC	
PARKING	REQUIRED: 1 PER 30 STORAGE UNITS + 1 PER 2 EMPLOYEES 120 UNITS/ 30 = 4 SPACES + 1 = 5 SPACES
PROVIDED: 5 SPACES	
LIMITS OF DISTURBANCE	0.99 AC



VICINITY MAP
SCALE: 1" = 500'

SHEET LIST INDEX	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE & LANDSCAPING PLAN
D2.0	SITE PLAN DETAILS

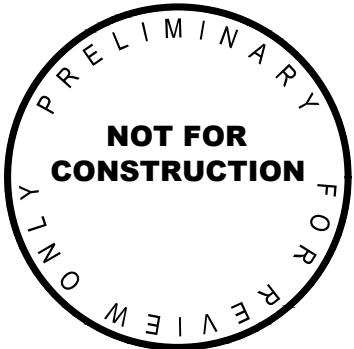
PROJECT TEAM:	
OWNER:	STEVEN D. HAYES 28 HAYES CT FRANKLINTON, NC 27525 CONTACT: STEVEN HAYES PHONE: 919-669-7570
DEVELOPER:	GATEKEEPER INVESTMENTS LLC 28 HAYES CT FRANKLINTON, NC 27525 CONTACT: STEVEN HAYES PHONE: 919-669-7570
ENGINEER:	HAWTHORN CONSULTING, PLLC 12801 CAMP KANATA ROAD WAKE FOREST, NC 27587 CONTACT: EDGAR RODRIGUEZ, PE PHONE: 919-801-9401
LAND SURVEYOR:	CMP PROFESSIONAL LAND SURVEYORS 333 S. WHITE STREET, PO BOX 1253 WAKE FOREST, NC 27587 CONTACT: MIKE MOSS, PLS PHONE: 919-556-3148



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

HAWTHORN
CONSULTING

12801 CAMP KANATA ROAD
WAKE FOREST, NC 27587
(919) 801-9401
NC LICENSE #: P-3448
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COVER

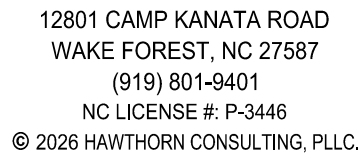
YCC - GATEKEEPER EXTENSION

FRANKLIN COUNTY

TOWN OF YOUNGSVILLE

REV #	DATE	DESCRIPTION
1	8/28/2026	REVISED PER TOWN COMMENTS
PROJECT NO.: 26004		
DESIGN BY: ER		
DRAWN BY: ER		
SCALE: As Shown		
DATE: 8/28/2026		
SHEET NO.: C0.0		





TOWN OF YOUNGSVILLE

PROJECT NO.:

26004

DESIGN BY:

ER

DRAWN BY:

ER

SCALE:

As Shown

DATE: _____

8/28/2026

SHEET NO.:

C1.0

	EX. UNSUITABLE SOILS
	PR. DEMOLITION
	EX. 1" CONTOUR
	EX. 5' CONTOUR
	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	ADJACENT PROPERTY LINE
	EX. EASEMENT
	EX. 1% ANNUAL CHANCE FLOODPLAIN
	EX. NON-TIDAL WETLAND
	EX. STREAM BUFFER
	EX. BUILDING
	EX. CURB
	EX. PAVEMENT/EDGE OF GUTTER
	EX. WALK
	EX. STREAMPOD
	EX. TREELINE
	EX. TREE
	EX. STORM DRAIN
	EX. SANITARY LINE
	EX. WATER LINE
	EX. GAS LINE
	EX. UNDERGROUND ELECTRIC
	EX. OVERHEAD ELECTRIC
	EX. FIRE HYDRANT
	EX. WATER VALVE
	EX. WATER METER
	EX. POWER POLE
	EX. LIGHT POLE
	EX. TREE FOR DEMOLITION



N/F
UNION BANK AND TRUST CO
DB: 1653 PG: 661
PIN: 1843-71-1499
ZONING: CU-1

1. HORIZONTAL DATUM IS BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD83 NRS2 2011. VERTICAL DATUM IS BASED UPON NAVD83.
2. BOUNDARY SURVEY PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC.
3. TOPOGRAPHIC INFORMATION PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC DATED JUNE 17, 2025.
4. THE SUBJECT PARCEL DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS PER FEMA MAP NUMBER 370184300K WITH AN EFFECTIVE DATE OF APRIL 16, 2023.
5. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE CALL CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK.
7. THE SITE IS LOCATED WITHIN THE NEUSE RIVER BASIN.
8. PROPERTY DEED INFORMATION CAN BE FOUND IN DEED BOOK 2346, PAGE 1877.



N/F
STEVEN D. HAYES
DB: 2346 PG: 1877
PIN: 1843-71-4376
ZONING: C-1

N/F
ALBERMALE PROPERTIES LLC
DB: 2186 PG: 463
PIN: 1843-71-6024
ZONING: C-1





12801 CAMP KANATA ROAD
WAKE FOREST, NC 27587
(919) 801-9401
NC LICENSE #: P-3446
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YCC - GATEKEEPER EXTENSION

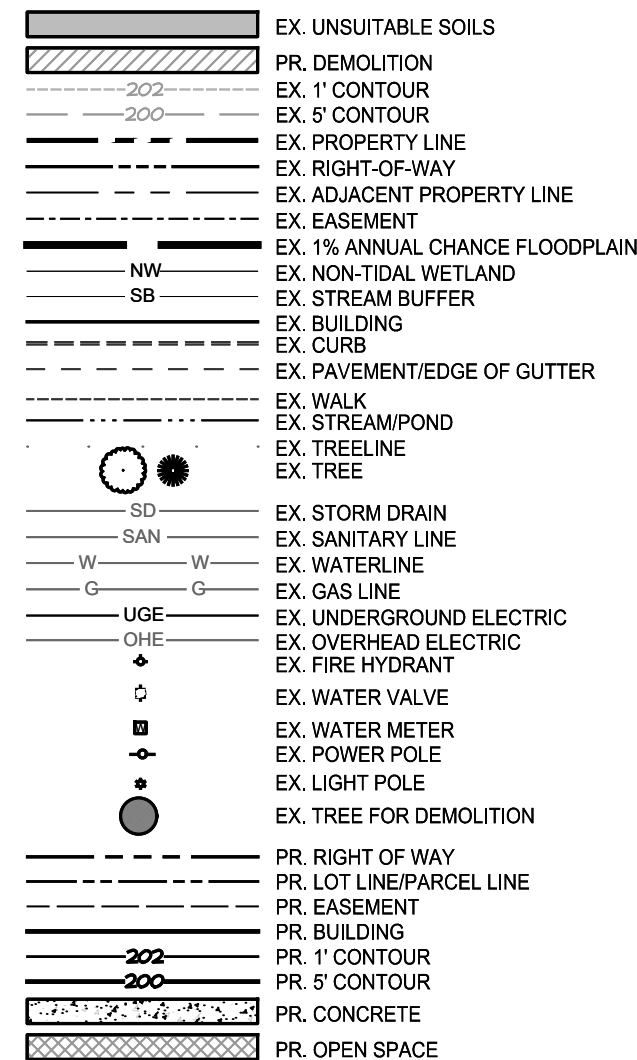
SITE & LANDSCAPING PLAN

FRANKLIN COUNTY

TOWN OF YOUNGSVILLE

PROJECT NO.: 26004
DESIGN BY: ER
DRAWN BY:
SCALE: As Shown
DATE: 8/28/2026
SHEET NO.: C2.0

LEGEND



N/F
UNION BANK AND TRUST CO
DB: 1653 PG: 661
PIN: 1843-71-1499
ZONING: CU-1

NOTES:

1. HORIZONTAL DATUM IS BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD83 NGRS 2011. VERTICAL DATUM IS BASED UPON NAVD83.
2. BOUNDARY SURVEY PROVIDED BY CAWTHORNE, MOSS & FANGIERA, PC.
3. TOPOGRAPHIC INFORMATION SHOWN FROM FRANKLIN COUNTY GIS.
4. THE SUBJECT PARCEL DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS PER FEMA MAP NUMBER 370184300K WITH AN EFFECTIVE DATE OF APRIL 16, 2023.
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6. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK.
7. THE SITE IS LOCATED WITHIN THE NEUSE RIVER BASIN.
8. PROPERTY DEED INFORMATION CAN BE FOUND IN DEED BOOK 2346, PAGE 1877.
9. PROPOSED STREET TREES SHALL BE SELECTED FROM THE TOWN OF YOUNGVILLE APPROVED STREET TREE LIST, AND MUST BE A MINIMUM 2" CALIPER AND A MINIMUM HEIGHT OF 8 FEET.
10. SIDEWALKS SHALL BE 5 FEET WIDE AND CONSIST OF A MINIMUM THICKNESS OF 4 INCHES.
11. THE DEVELOPER SHALL COMPLY WITH THE TOWN OF YOUNGVILLE STANDARDS AND SPECIFICATIONS.

PLANTING SCHEDULE

STREET TREES:

ONE TREE PER 80 LF
PROVIDED: 7 TREES

QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	SYMBOL
7	LIRODENDRON TULIPIFERA	TULIP POPLAR	8.0' MIN.	2.0" CAL. MIN.	

TYPE C BUFFER

REQUIRED:
EVERGREEN: 4 / 100 LF
CANOPY TREE: 2 / 100 LF
UNDERSTORY TREE: 3 / 100 LF
SHRUBS: 17 / 100 LF

QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	SYMBOL
8	ILEX OPACA	AMERICAN HOLLY	24.0" MIN	3 GAL.	
4	LIQUIDAMBA SYRACIFLUA	SWEETGUM	8.0" MIN	2.0" GAL. MIN.	
6	AMELANCHIER ARBOREA	SERVICEBERRY	6.0" MIN.	5 GAL.	
34	CONVEXA	JAPANESE HOLLY	24.0" MIN	—	

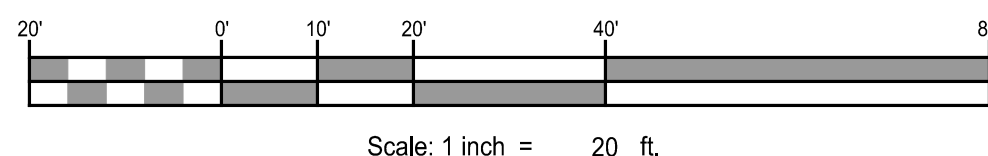
PARKING SCREENING:

PROVIDED: 10 SHRUBS

QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	SYMBOL
10	CONVEXA	JAPANESE HOLLY	24.0" MIN	—	



**Know what's below.
Call before you dig.**



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