

EXISTING SITE DATA	
PARCEL PIN(S)	1843-92-3673
OWNER	RONNIE F. WRENN
DEED REFERENCE	DB 2094 PG 304
PLAT REFERENCE	MB 2007 PG 7
ZONING	MU-2
PARCEL AREA	64.41 ACRES (2,805,699.6 SF)
EXISTING USE	VACANT

PROPOSED SITE DATA	
ZONING	MU-2
EXISTING SITE AREA	64.41 ACRES (2,805,699.6 SF)
R/W DEDICATION	0 ACRES (0 SF)
OTHER DEDICATIONS	0 ACRES (0 SF)
PROPOSED NET SITE AREA	5.96 ACRES (259,455 SF)
PROPOSED USE	RESIDENTIAL
SINGLE FAMILY UNITS	N/A
TOWNHOME UNITS	N/A
APARTMENT UNITS	72
TOTALS UNITS	72
MAXIMUM MU-2 DENSITY	14.5 UNITS/ACRE (MULTI-FAMILY)
NET DENSITY	12.08 UNITS/ACRE
OPEN SPACE REQUIRED	7.5% OF 5.57 ACRES (FOR MU-2 ZONING) = 0.42 ACRES UP TO 80% CAN BE BUFFERS/FLOODPLAIN UP TO 32% CAN BE SCMs
OPEN SPACE PROVIDED	LANDSCAPE BUFFERS: 0.00 AC STREAM BUFFERS/FLOODPLAIN: 0.00 AC (MAX. 80% OF REQ'D: 0.00 AC) SCMs: 0.00 AC (MAX. 32% OF REQ'D: 0.00 AC) 2.20 AC (37%)
TOTAL:	
PARKING SPACES REQUIRED	FOR >2 BEDROOM: 2 PER UNIT 72 UNITS X 2 PER UNIT = 144 TOTAL SPACES
PARKING SPACES PROVIDED	260 PARKING SPACES



SCALE: N.T.S.

#### NOTES AND ASSUMPTIONS

- EXISTING PROPERTY LINES AND TOPOGRAPHY TAKEN FROM FRANKLIN COUNTY GIS.
- STREAM LOCATIONS ARE BASED ON USGS AND NRCS MAPPING AND HAVE NOT BEEN DELINEATED OR CONFIRMED BY AN ENVIRONMENTAL SCIENTIST OR ANY GOVERNING AGENCY. LOCATIONS OF STREAM BUFFER SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CHANGE.
- A WETLAND DELINEATION OR PRELIMINARY DETERMINATION HAS NOT BEEN PROVIDED FOR THE PROPERTY.
- OFFSITE ROADWAY IMPROVEMENTS MAY BE REQUIRED AND SHALL BE COORDINATED WITH NCDOT DURING THE CONSTRUCTION PLAN REVIEW.

#### REQUIRED IMPROVEMENTS AND MINIMUM DESIGN STANDARDS

- THIS PROJECT WILL CONNECT TO THE PUBLIC WATER SYSTEM AT THE EXPENSE OF THE DEVELOPER.
- THIS PROJECT WILL CONNECT TO THE PUBLIC SEWER SYSTEM AT THE EXPENSE OF THE DEVELOPER.
- THIS PROJECT IS REQUIRED TO INSTALL CURB AND GUTTER AS REQUIRED BY THE TOWN OF YOUNGSVILLE.
- THIS PROJECT IS SUBJECT TO STREET TREE REQUIREMENTS AS ESTABLISHED BY THE TOWN OF YOUNGSVILLE.
- THIS PROJECT IS SUBJECT TO OPEN SPACE REQUIREMENTS ESTABLISHED IN THE SUBDIVISION REGULATIONS OF THE TOWN OF YOUNGSVILLE LAND USE CODE.
- THIS PROJECT IS SUBJECT TO TAR-PAMLICO RIVER BASIN NUTRIENT CONTROL STORMWATER REQUIREMENTS.
- THIS PROJECT HAS 50 FOOT STREAM BUFFERS ON PERENNIAL AND INTERMITTENT STREAMS.
- THIS PROJECT IS SUBJECT TO PHASE II POST-CONSTRUCTION STORMWATER REQUIREMENTS AND WILL REQUIRE A STORMWATER PERMIT FROM THE NORTH CAROLINA DEPARTMENT OF WATER QUALITY CENTRAL OFFICE.
- THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD MAP NUMBER 3720184300, DATED 04/16/2013.
- THIS PROJECT WILL REQUIRE NCDOT DRIVEWAY PERMITS FOR THE ENTRANCES TO THE PROJECT.
- THIS PROJECT WILL REQUIRE EROSION CONTROL PLAN APPROVAL FROM THE STATE OF NORTH CAROLINA.
- ALL PROPOSED ROADS SHALL BE BUILT TO THE TOWN OF YOUNGSVILLE STANDARDS AND BE DESIGNATED AS PUBLIC UPON ACCEPTANCE BY THE TOWN.
- CONSTRUCTION SHALL BE PHASED IN ACCORDANCE WITH THE FRANKLIN COUNTY WATER ALLOCATION ORDINANCE BASED ON THE CURRENT ORDINANCE AT THE TIME OF PHASING.

#### OPEN SPACE AND DRAINAGE EASEMENTS

THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING OPEN SPACE, DRAINAGE EASEMENTS, AND STORMWATER CONTROL MEASURES.

#### PUBLIC UTILITIES AND EASEMENTS

ALL PUBLIC UTILITY LINES AND EASEMENTS SHALL BE EXTENDED/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.

#### MAIL KIOSK

THE MAIL KIOSKS WILL REQUIRE A TOTAL OF 2 PARKING SPACES. A MINIMUM OF TWO SPACES ARE REQUIRED AT EACH KIOSK LOCATION. AT A KIOSK WHERE MORE THAN 2 PARKING SPACES ARE REQUIRED, AT LEAST ONE SPACE SHALL BE HANDICAP ACCESSIBLE.

#### TRANSPORTATION

- ALL ROADS SHALL HAVE 60' PUBLIC RIGHT-OF-WAY AND MAINTAINED BY THE TOWN OF YOUNGSVILLE.
- A TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED AND WILL BE REVIEWED BY NCDOT.
- DRIVEWAY PERMITS WILL BE REQUIRED FROM NCDOT PRIOR TO CONSTRUCTION.

#### UTILITY PLANS

- ALL UTILITY PLANS SHALL BE APPROVED BY FRANKLIN COUNTY PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- FRANKLIN COUNTY PUBLIC UTILITIES WILL NOT ACCEPT UTILITIES UNTIL DRY UTILITIES (GAS, DATA/FIBER, TELECOM, ELECTRIC) ARE INSTALLED.

#### LANDSCAPE PLANS

STREET TREES WILL BE INSTALLED ON ALL STREETS AND WILL BE PLANTED AT AN INTERVAL OF ONE STREET TREE PER 80 FEET ADJACENT TO THE STREET.

#### STREET LIGHTS

STREET LIGHT LOCATIONS WILL BE DETERMINED IN THE CONSTRUCTION DRAWINGS.

#### HATCH LEGEND

DENOTES OPEN SPACE ON PLAN

#### SITE PLAN LEGEND

PROPERTY BOUNDARY  
RIGHT-OF-WAY  
PROPERTY LINE  
EASEMENT  
SETBACK  
PROPERTY/LANDSCAPE BUFFER  
ROAD CENTERLINE  
CURB & GUTTER (30" STANDARD)  
CURB & GUTTER (24" VALLEY)  
SIDEWALK  
SANITARY SEWER PIPE  
SANITARY SEWER MANHOLE  
WATER PIPE  
WATER HYDRANT



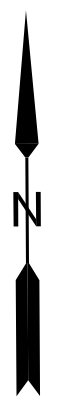




N/F  
CARDINAL PLAZA LLC  
D.B. 2015 P.G. 802  
PIN 1843-83-7510  
ZONED MU

2 SMITHS LLC  
D.B. 1788 P.G. 943  
PIN 1843-82-483  
ZONED MU

N/F  
BLAND MOSS PROPERTIES LLC



SCALE: N.T.S

### NOTES AND ASSUMPTIONS

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3. A WETLAND DELINEATION OR PRELIMINARY DETERMINATION HAS NOT BEEN PROVIDED FOR THE PROPERTY.
4. OFFSITE ROADWAY IMPROVEMENTS MAY BE REQUIRED AND SHALL BE COORDINATED WITH NCDOT DURING THE CONSTRUCTION PLAN REVIEW.

UDO REFERENCES	
OPEN SPACE	ARTICLE 21-2
LOT DIMENSIONS	ARTICLE 8.4-6(F)(2)
BOUNDARY BUFFER	ARTICLE 11.6-1
OFF-STREET PARKING	ARTICLE 12.12
ROAD SECTIONS	DETAILS 401.01
STORMWATER	ARTICLE 19.10 AND 19.19
STREET GEOMETRY	MSSD 2.2.5
TREE CONSERVATION	ARTICLE 11.8

### SITE PLAN LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT
- SETBACK
- PROPERTY/LANDSCAPE BUFFER
- ROAD CENTERLINE
- CURB & GUTTER (30" STANDARD)
- CURB & GUTTER (24" VALLEY)
- SIDEWALK
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER PIPE
- WATER HYDRANT

## REQUIRED IMPROVEMENTS AND MINIMUM DESIGN STANDARDS

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5. THIS PROJECT IS SUBJECT TO OPEN SPACE REQUIREMENTS ESTABLISHED IN THE SUBDIVISION REGULATIONS OF THE TOWN OF YOUNGVILLE LAND USE CODE.
6. THIS PROJECT IS SUBJECT TO TAR-PAMlico RIVER BASIN NUTRIENT CONTROL STORMWATER REQUIREMENTS.
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8. THIS PROJECT IS SUBJECT TO PHASE I POST-CONSTRUCTION STORMWATER MANAGEMENT MEASUREMENTS AND REQUIRE A STORMWATER PERMIT FROM THE NORTH CAROLINA DEPARTMENT OF WATER QUALITY CENTRAL OFFICE.
9. THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD MAP NUMBER 3720184300, DATED 04/16/2013.
10. THIS PROJECT WILL REQUIRE A CROCKWOOD DRIVEWAY PERMITS FOR THE ENTRANCES TO THE PROJECT.
11. THIS PROJECT WILL REQUIRE EROSION CONTROL PLAN APPROVAL FROM THE STATE OF NORTH CAROLINA.
12. THE PROPOSED ROADWAY SHALL BE BUILT TO THE TOWN OF YOUNGVILLE STANDARDS AND BE DESIGNATED AS PUBLIC UPON ACCEPTANCE BY THE TOWN.
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## TRANSPORTATION

1. ALL ROADS SHALL HAVE 60' PUBLIC RIGHT-OF-WAY AND MAINTAINED BY THE TOWN OF YOUNGSHVILLE.
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## STREET LIGHTS

STREET LIGHT LOCATIONS WILL BE DETERMINED IN THE CONSTRUCTION DRAWINGS.


### PROPOSED STREET SECTION

ALL PROPOSED STREETS SHALL HAVE A 27' BACK TO BACK SECTION WITH CURB AND GUTTER AND SIDEWALKS ON BOTH SIDES OF THE STREET.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PREPARED BY:

**The Nau Company**  
Consulting Civil Engineers

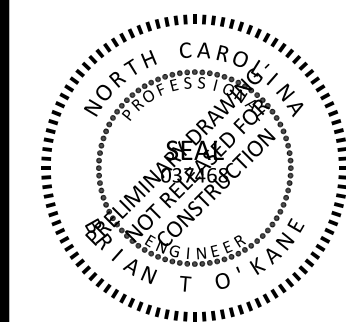
 PO Box 810 | Rolesville, NC 27571  
919.435-6395  
NCBELS License P-0751

CLIENT:

YARS DEVELOPMENT

[illegible]

WRENN ESTATES  
YOUNGSVILLE, NORTH CAROLINA  
PRELIMINARY PLAN



01/03/2022

PROJECT NO:

DESIGN BY: BFS

DRAWN BY: BFS

SCALE: 1"=100'

DATE: 2022-01-03

SHEET NO: 313

## C1.0





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10. THIS PROJECT WILL REQUIRE NCDOT DRAINAGE PERMITS FOR THE ENTRANCES TO THE PROJECT.
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PROPOSED SITE DATA	
ZONING	MU-2
EXISTING SITE AREA	64.41 ACRES (2,805,699.6 SF)
R/W DEDICATION	0 ACRES (0 SF)
OTHER DEDICATIONS	0.00 ACRES (0 SF)
PROPOSED NET SITE AREA	21.62 ACRES (941,799.5 SF)
PROPOSED USE	RESIDENTIAL
SINGLE FAMILY UNITS	N/A
TOWNHOME UNITS	183
APARTMENT UNITS	0
TOTALS UNITS	183
NET DENSITY	8.46 UNITS/ACRE
OPEN SPACE REQUIRED	7.5% OF 21.62 ACRES (FOR MU-2 ZONING) = 1.62 ACRES UP TO 80% CAN BE BUFFERS/FLOODPLAIN UP TO 32% CAN BE SCMS.
OPEN SPACE PROVIDED	LANDSCAPE BUFFERS: 1.28 AC STREAM BUFFERS/FLOODPLAIN: 0.00 AC (MAX. 80% OF REQ'D: 1.30 AC) SCMS: 1.86 AC (MAX. 32% OF REQ'D: 0.52 AC)
TOTAL:	1.28+1.86+3.48 = 6.62 AC (30.6%)
PARKING SPACES REQUIRED	FOR > 2 BEDROOM TH: 2 PER UNIT FOR > 2 BEDROOM SF: 2 PER UNIT
PARKING SPACES PROVIDED	> 2 PER UNIT ON DRIVEWAY AND GARAGE 183 UNITS WITH 2 SPACES = 366 SPACES 35 ADDITIONAL PARKING SPACES

UDO REFERENCES	
OPEN SPACE	ARTICLE 21-2
LOT DIMENSIONS	ARTICLE 8.4-6(F)(2)
BOUNDARY BUFFER	ARTICLE 11.6-1
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