

GENERAL NOTES:

1. BOUNDARY INFORMATION IS TAKEN FROM A GIS DATA AVAILABLE FROM FRANKLIN COUNTY.
2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM GIS DATA AVAILABLE FROM FRANKLIN COUNTY.
3. PLANNING INFORMATION INCLUDING EXISTING BUILDINGS AND STREETS ARE TAKEN FROM AERIAL DATA.
4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH FRANKLIN COUNTY LOCAL AND NEIGHBOR STANDARDS AND SPECIFICATIONS. FLOOD DESIGNATED FLOOD ZONES ARE NOT LOCATED ON THIS PROPERTY PER FLOOD PANELS 804.
5. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NEIGHBOR. ALL ROADWAY DIMENSIONS SHOWN ARE FROM EDGE OF PAVEMENT.
6. NO IMPROVEMENTS TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY FRANKLIN COUNTY PUBLIC UTILITIES DEPARTMENT AND NCDOT.
7. DRIVEWAYS FOR LOT NUMBERS 1, 4, 5, 6 & 61 SHALL BE PERMITTED FOR DRIVEWAY CONNECTION TO INTERNAL SUBDIVISION STREETS ONLY.
8. DRIVEWAY LOCATIONS FOR LOTS 8, 14 AND 14 WILL BE LOCATED ADJACENT TO LOTS 12 AND 16.
9. LEFT TURN LANE REQUIRED LONG CEDAR CREEK ROAD. 100% OF STORAGE WITH APPROPRIATE TAPER LENGTHS TO BE PROVIDED.

STREET NAME	PAVEMENT STRUCTURE	LOCATION
A	2" ASPHALT #10/CAC	THROUGHOUT
B	2" ASPHALT #10/CAC	THROUGHOUT
C	1.5" ASPHALT #10/CAC	THROUGHOUT
D	2" ASPHALT #10/CAC	THROUGHOUT
E	1.5" ASPHALT #10/CAC	THROUGHOUT

SEE DETAIL SHEET FOR STREET SECTION DETAILS

PROJECT STATISTICS

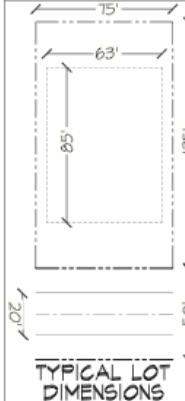
PROPERTY OWNER (SITE ADDRESS)	CRG DEVELOPMENT, LLC 3081 CEDAR CREEK ROAD YONKERSVILLE, NORTH CAROLINA CRG DEVELOPMENT, LLC 841-12 GARNEY DRIVE RALEIGH, NC 27604
NET PROJECT AREA	1863.33 AC
FRANKLIN COUNTY PHWD	1863.33 AC
EXISTING ZONING	R-8
BASH	TAR RIVER BASH
FEMA FLOODPLAIN	1863.33 AC
GROSS PROJECT AREA	2951 AC (NET) 1087.67 AC (GROSS)
AREA IN FUTURE INTERNAL PUBLIC STREET R/W	1.42 AC
AREA IN RESIDENTIAL LOTS	18.33 AC
AREA IN PRIVATE OPEN SPACE	4.76 AC
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	68 UNITS
MAXIMUM # OF LOTS ALLOWED	74 (2.07 AC/LOT)
PROPOSED DENSITY	125 UNITS
MINIMUM LOT SIZE	10,000 SF
AVERAGE LOT SIZE	12,860 SF
MINIMUM BUILDING HEIGHT	10 FT
MAXIMUM BUILDING HEIGHT	35 FT
SETBACK	
FRONT	20 FEET
SIDE	6 FEET
CORNER SIDE (PUBLIC R/W)	17 FEET
REAR	20 FEET
NUMBER OF PHASES	2
PROJECT LOCATION	FRANKLIN COUNTY, NC

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	42°38'52"	15200	28491	6151	136271	S00°04'38"E
C2	60°10'00"	22500	3311	684	35169	S90°08'54"E
C3	88°33'02"	50000	89228	10416	1711	S44°02'30"E
C4	83°02'57"	50000	24482	83032	76618	S46°28'58"E
C5	0°45'23"	125000	1611	836	811	N05°05'23"E
C6	88°44'57"	200000	82017	4146	8160	S07°20'54"E
C7	14°23'51"	300000	14618	36291	14533	N04°42'51"E
C8	32°04'02"	300000	10183	5148	10149	N42°42'23"E
C9	05°13'30"	225000	23401	117	23291	S09°13'08"E
C10	88°34'57"	225000	12411	3609	3165	S45°05'20"E
C11	1°41'38"	50000	3585	1801	3571	S88°26'36"E
C12	2°48'28"	50000	5104	2840	5129	S70°41'31"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N04°02'57"E	231.03
L2	S13°10'23"E	58.16
L3	N10°02'57"E	100.11
L4	N05°10'07"E	44.44
L5	S08°48'07"E	228.34
L6	S08°48'07"E	350.47
L7	N05°10'07"E	118.64
L8	S17°10'07"E	246.60
L9	S12°57'45"E	63.13
L10	S05°02'57"E	250.23
L11	N04°02'57"E	118.64
L12	S08°47'23"E	358.80
L13	S08°48'07"E	102.36
L14	N05°10'07"E	133.97
L15	S05°38'23"E	149.14
L16	N05°10'07"E	181.02
L17	S04°17'41"E	241.8
L18	N05°10'07"E	68.12
L19	N05°10'07"E	136.81



<p>CONSTRUCTION DRAWINGS CEDAR RIDGE SUBDIVISION</p> <p>SPONSORED BY: CRG DEVELOPMENT, LLC FRANKLIN COUNTY, NORTH CAROLINA</p>		<p>SCALE: 1"=60'</p> <p>DATE: JANUARY 20, 2017</p> <p>PROJECT: 2016-004.001</p>	<p>SUBDIVISION LAYOUT PLAN</p>	<p>PRIEST, CRAVEN & ASSOCIATES, INC. LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS</p> <p>2001 - 11 Computer Drive, Suite 104 Raleigh, NC 27609 Phone: 919 / 792-0000 Fax: 919 / 792-1288 Email: PC@priestcraven.com File #: C-880</p>	<p>02</p>
--	--	---	---------------------------------------	---	-----------