THE ESTATES AT THE POINTE

PRELIMINARY PLANS

FRANKLIN COUNTY, NC

PROPERTY DATA

PROJECT NAME:
THE ESTATES AT THE POINTE
FRANKLIN COUNTY, NORTH CAROLINA

PROJECT SCOPE:
SINGLE FAMILY HOMES

SITE LOCATION:
SID MITCHELL ROAD
YOUNGSVILLE, NORTH CAROLINA

DEVELOPER:
GREENPOINTE, LLC
7201 CREEDMOOR ROAD, SUITE 140
RALEIGH, NC 27613
CONTACT: MR. JEFF GROTE
PHONE: 919-971-5200

CIVIL ENGINEER:
ARNOLD LAND DESIGN, PLLC
113 YOSEMITE COURT
HOLLY SPRINGS, NORTH CAROLINA 27540
CONTACT: MR. DAVID ARNOLD, PE
PHONE: 919-630-2552

SURVEYOR:
CAWTHORNE, MOSS & PANCIERA, PC
333 S. WHITE STREET
WAKE FOREST, NC 27588
CONTACT: MIKE MOSS, PS
PHONE: 919-556-3148

PROPERTY INFORMATION:
OWNER: JACK AND SHIRLEY GREEN LLC
DEED BOOK: 1328; PAGE: 906
BM: PRF 3, PG: SL 92-203
PIN NO. 1843-01-9484

TOWNSHIP:
YOUNGSVILLE

PROJECT NET ACREAGE:
1,352,247 SF (31.04 AC.)

ZONING CLASSIFICATION:
R-30 WS-IV

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C2.1	SITE DETAILS
C3.0	UTILITY PLAN

VICINITY MAP
1"=1,000 FT

NOTES:
1. ALL LOTS SHALL HAVE PUBLIC WATER AND INDIVIDUAL SEPTIC SYSTEMS.
2. THE PROJECT IS LOCATED IN THE WS IV FALLS LAKE WATERSHED. NUTRIENT RUNOFF WILL BE DESIGNED TO COMPLY WITH FALLS LAKE WATERSHED RULES. THIS SHALL BE A COMBINATION OF ON-SITE TREATMENT AN NUTRIENT BUY-DOWN.
3. STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED SO THAT SCM'S MEET THE PRE/POST REQUIREMENT FOR THE 1-YEAR STORM EVENT.
4. PUBLIC DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND STORMWATER CONTROL MEASURES AND ANY DITCHES OR STORM DRAINAGE THAT LEAVES THE PUBLIC RIGHT-OF-WAY. DRAINAGE EASEMENTS SHALL BE 20' IN WIDTH AND CENTERED ON THE REAR AND SIDE LOT LINES. WHEN SCM IS NOT ADJACENT TO PUBLIC ROW, A 20' WIDE PUBLIC ACCESS EASEMENT TO THE SCM FROM THE PUBLIC ROW SHALL BE PROVIDED.
5. THE SUBDIVISION WILL COMPLY WITH NCDEQ EROSION AND SEDIMENT CONTROL REGULATIONS.
6. RECREATIONAL REQUIREMENT SHALL BE MET BY PAYMENT IN LIEU.
7. IN ACCORDANCE WITH ARTICLE 6 LANDSCAPING OF THE FRANKLIN COUNTY UDO, A LANDSCAPE PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO FINAL PLAT APPROVAL.
8. TURN LANES INTO THE SUBDIVISION ALONG SID MITCHELL ROAD SHALL BE PROVIDED TO MEET NCDOT REQUIREMENTS. DRIVEWAY PERMIT SHALL BE REQUIRE FROM NCDOT.
9. CLUSTER MAILBOX AREAS AND OTHER COMMON AREAS OR FACILITIES IN THE SUBDIVISION SHALL BE SUFFICIENTLY ILLUMINATED TO ENSURE THE SECURITY OF PROPERTY AND THE SAFETY OF PERSONS USING SUCH AREAS OR FACILITIES IN ACCORDANCE WITH FRANKLIN COUNTY ARTICLE 6.8.4.
10. ALL STUB ROADS/STREETS SHALL BE BUILT/CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE.
11. ALL PUBLIC UTILITY EASEMENTS SHALL BE EXTENDED/CONSTRUCTED TO THE ADJOINING PROPERTY LINE. THE MINIMUM WIDTH OF ALL PUBLIC UTILITY EASEMENTS SHALL BE 20'.
12. ALL LOTS MUST BE SERVED BY AN INTERNAL STREET AND NO LOTS SHALL HAVE ACCESS TO SID MITCHELL ROAD.
13. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF OPEN SPACE, DRAINAGE EASEMENTS, MAIL KIOSK, AND SCM'S.

REVISION DESCRIPTION | DATE | NO.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036865 JAMES DAVID ARNOLD
PRELIMINARY
07/30/2024

ALD
ARNOLD LAND DESIGN
113 YOSEMITE COURT
HOLLY SPRINGS, NC 27540
(919) 630-2552

DESIGN BY: JDA
DRAWN BY: JDA
DATE: 2024-08-06
SCALE: NTS

THE ESTATES AT THE POINTE
FRANKLIN COUNTY, NC
COVER SHEET

SHEET NO:
C0.0

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

EXISTING CONDITIONS SOURCES

1. THE PROPERTY BOUNDARY TAKEN FROM ELECTRONIC FILE PROVIDED BY: CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS; DATED MARCH 20, 2024.
2. SUITABLE SOILS BASED ON INFORMATION PROVIDED BY CENTRAL CAROLINA SOIL CONSULTING, PLLC.
3. TOPOGRAPHIC CONTOURS TAKEN FROM FRANKLIN COUNTY GIS.

ENVIRONMENTAL CONDITIONS NOTES

1. THIS PROPERTY LIES WITHIN THE NEUSE RIVER BASIN AND PORTIONS OF THE PROPERTY MAY BE SUBJECT TO PROTECTIVE BUFFERS AS DEFINED BY DEMLR.
2. THIS PROPERTY LIES WITHIN THE FALLS LAKE WATERSHED.
3. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD MAP NUMBER 3720183300J, DATED 04/16/13.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 66°24'49" E	176.05'
L-2	N 85°21'01" E	258.30'
L-3	N 67°18'12" E	125.13'
L-4	N 68°59'23" E	58.28'
L-5	S 42°32'37" E	66.43'
L-6	S 66°25'24" E	131.73'
L-7	S 30°39'49" E	92.94'
L-8	N 69°51'34" E	249.70'
L-9	S 16°49'11" E	171.94'
L-10	S 17°28'06" W	110.01'
L-11	S 20°24'39" E	82.45'
L-12	S 00°13'33" W	251.46'
L-13	S 76°14'16" W	7514.33'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	241.26'	809.58'	240.37'	N 14°59'41" W
C-2	162.73'	1336.14'	162.63'	N 04°01'34" W
C-3	414.04'	1863.06'	413.20'	N 05°02'02" W
C-4	182.07'	550.88'	181.24'	N 75°52'55" E
C-5	139.20'	441.92'	138.62'	N 76°19'36" E
C-6	169.64'	141.94'	159.72'	S 76°47'00" E
C-7	340.76'	1521.31'	340.16'	S 36°51'12" E
C-8	123.99'	235.00'	122.56'	S 51°18'28" E
C-9	159.15'	255.00'	156.58'	S 48°32'36" E
C-10	172.44'	881.09'	172.16'	S 36°16'02" E
C-11	221.46'	1153.82'	221.12'	S 46°00'32" E
C-12	116.53'	429.53'	116.17'	S 59°37'56" E
C-13	123.15'	259.43'	121.99'	S 83°22'22" E
C-14	114.42'	551.65'	114.22'	N 75°57'53" E

NO.	DATE	REVISION DESCRIPTION

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 036865 JAMES D. ARNOLD

PRELIMINARY

07/30/2024

ALD
ARNOLD LAND DESIGN
113 YOSEMITE COURT
HOLLY SPRINGS, NC 27540
(919) 630-2552

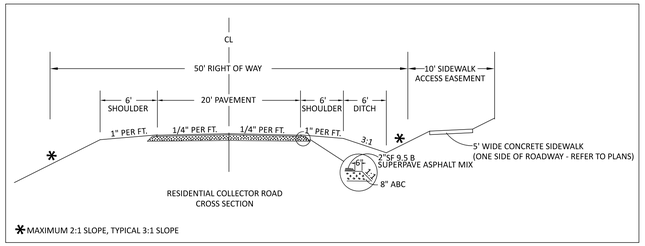
DESIGN BY: JDA
DRAWN BY: JDA
DATE: 2024-08-06
SCALE: 1"=120'

THE ESTATES AT THE POINTE
FRANKLIN COUNTY, NC

EXISTING CONDITIONS PLAN

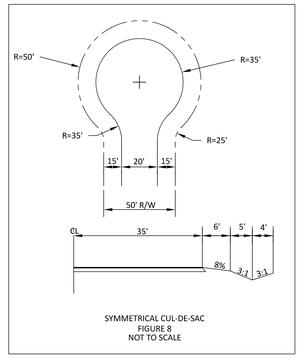
SHEET NO:
C1.0

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



RESIDENTIAL COLLECTOR ROAD
CROSS SECTION

*MAXIMUM 2:1 SLOPE, TYPICAL 3:1 SLOPE



SYMMETRICAL CUL-DE-SAC
FIGURE 8
NOT TO SCALE

50' NEUSE RIVER STREAM BUFFER
4' BLACK VINYL COATED CHAIN LINK FENCE
STORMWATER MANAGEMENT FACILITY
MAIL KIOSK
5' CONCRETE SIDEWALK WITHIN 10' SIDEWALK ACCESS EASEMENT
ROAD "E" (TYPE III 50' PUBLIC ROW)
ROAD "D" (TYPE III 50' PUBLIC ROW)
ROAD "C" (TYPE III 50' PUBLIC ROW)
ROAD "A" (TYPE III 50' PUBLIC ROW)
FALLS CREEK DRIVE (TYPE III 50' PUBLIC ROW)
10' X 70' SIGHT TRIANGLE (TYP.)
DETECTABLE WARNING DOMES (SEE DETAIL C2.1)
LANDSCAPE BUFFER
MB
(2)SJ
CC
REFER TO THE POINTE PHASE 1 FOR ADDITIONAL LANDSCAPE BUFFER PLANTINGS
STORMWATER MANAGEMENT FACILITY

1	28,235 SF	0.65 AC
2	25,639 SF	0.59 AC
3	25,623 SF	0.59 AC
4	25,623 SF	0.59 AC
5	26,740 SF	0.61 AC
6	40,779 SF	0.94 AC
7	49,021 SF	1.13 AC
8	25,232 SF	0.58 AC
9	27,312 SF	0.63 AC
10	29,935 SF	0.69 AC
11	32,558 SF	0.75 AC
12	34,802 SF	0.80 AC
13	31,786 SF	0.73 AC
14	27,996 SF	0.64 AC
15	33,774 SF	0.78 AC
16	25,460 SF	0.58 AC
17	25,255 SF	0.58 AC
18	25,000 SF	0.57 AC
19	26,504 SF	0.61 AC
20	27,095 SF	0.62 AC
21	26,098 SF	0.60 AC
22	26,000 SF	0.60 AC
23	26,000 SF	0.60 AC
24	26,000 SF	0.60 AC
25	28,025 SF	0.64 AC
26	31,276 SF	0.72 AC
27	28,005 SF	0.64 AC
28	27,987 SF	0.64 AC
29	27,857 SF	0.64 AC

BUFFER PLANT SCHEDULE

SYM./KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATION			
			CALIPER*	HEIGHT*	ROOT	SPACING
CC	CERCIS CANADENSIS	EASTERN REDBUD	1.25"	6' MIN	B & B	4' O.C.
MB	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	1.25"	6' MIN	B & B	4' O.C.
SJ	SPIRAEA JAPONICA	JAPANESE SPIREA		12" MIN	CONT.	AS SHOWN

CONCRETE SIDEWALK
STANDARD SUITABLE SEPTIC SOILS
LPP/SHALLOW SUITABLE SEPTIC SOILS
50' NEUSE RIPARIAN BUFFER
WETLANDS

DEVELOPMENT DATA	
PROPOSED NUMBER OF LOTS	29
MIN LOT AREA PER UDO	20,000 SF
PROPOSED MIN LOT SIZE	25,000 SF
PROPOSED AVERAGE LOT SIZE	28,691 SF
MINIMUM LOT WIDTH	90 LF
PROPOSED MINIMUM LOT WIDTH	90 LF
FRONT SETBACK	30 LF
SIDE SETBACK	10 LF
REAR SETBACK	25 LF
PROPOSED OPEN SPACE	336,152 SF (7.72 AC.)
PROPOSED IMPERVIOUS PER LOT	7,000 SF

PARCEL DATA	
PARCEL PIN	1843-01-9484
CURRENT ZONING	R-30 WS-IV
PARCEL AREA	1,352,247 SF (31.04 AC.)

SITE NOTES

1. THE DEVELOPER OR AN ESTABLISHED HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE AND DRAINAGE EASEMENTS.

N

60 0 30 60 120

SCALE: 1"=60'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

NO. | DATE | REVISION DESCRIPTION

NORTH CAROLINA REGISTERED PROFESSIONAL SEAL 036865 ENGINEER JAMES S. DAVID ARNOLD

PRELIMINARY

07/30/2024

ALD
ARNOLD LAND DESIGN
113 YOSEMITE COURT
HOLLY SPRINGS, NC 27540
(919) 630-2552

DESIGN BY: JDA | DRAWN BY: JDA
DATE: 2024-08-06 | SCALE: 1"=60'

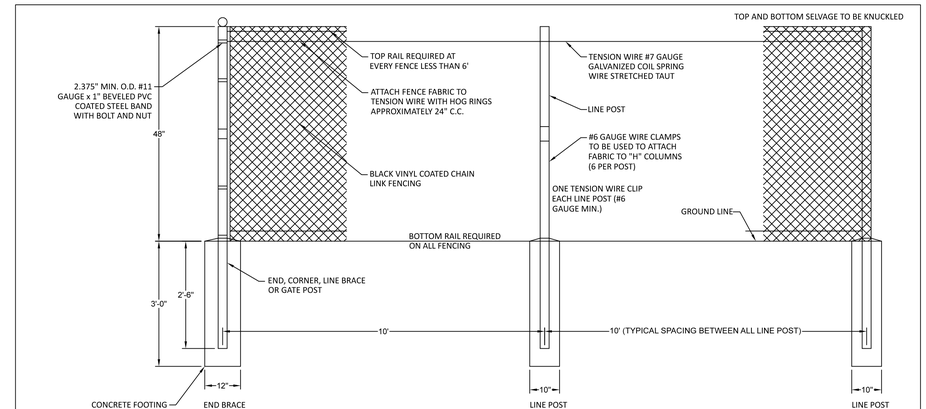
THE ESTATES AT THE POINTE

FRANKLIN COUNTY, NC

SITE PLAN

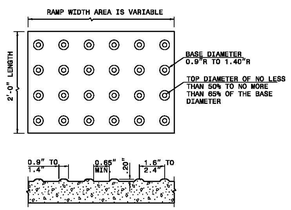
SHEET NO:

C2.0



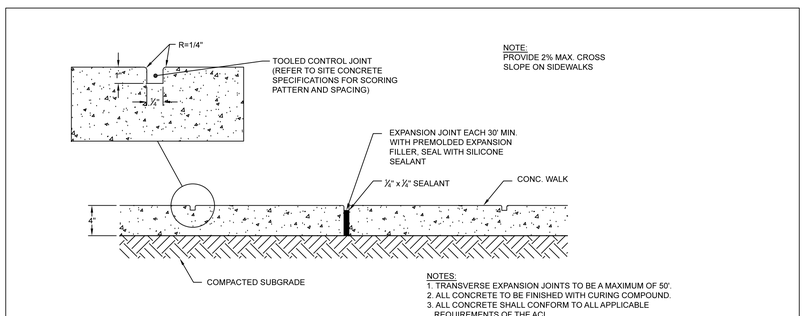
BLACK VINYL COATED CHAIN LINK FENCE

NO SCALE



DETECTABLE WARNING DOMES

NOTES:
1. DETECTABLE WARNING DOMES WILL COVER 2'-0" LENGTH AND FULL WITH SIDEWALK/SIDE TRAIL AS SHOWN ON THE DETAILS.
2. DETECTABLE WARNING DOMES WILL CONTRAST VISIBILITY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.



CONCRETE SIDEWALKS

NO SCALE

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DESIGN BY: JDA
DRAWN BY: JDA
DATE: 2024-08-06
SCALE: 1"=100'

THE ESTATES AT THE POINTE

FRANKLIN COUNTY, NC

SITE DETAILS

SHEET NO:

C2.1

CONCRETE SIDEWALK

STANDARD SUITABLE SEPTIC SOILS

LPP/SHALLOW SUITABLE SEPTIC SOILS

50' NEUSE RIPARIAN BUFFER

WETLANDS

50' NEUSE RIVER STREAM BUFFER

STORMWATER MANAGEMENT FACILITY

50' NEUSE RIVER STREAM BUFFER

BLOWOFF

NCDOT GRAVEL TEMPORARY TURNAROUND

ROAD "E" (TYPE III 50' PUBLIC ROW)

FIRE HYDRANT ASSEMBLY

8" PUBLIC WATERLINE

FIRE HYDRANT ASSEMBLY

8" PUBLIC WATERLINE

ROAD "D" (TYPE III 50' PUBLIC ROW)

FIRE HYDRANT ASSEMBLY

FIRE HYDRANT ASSEMBLY

STORMWATER MANAGEMENT FACILITY

50' NEUSE RIVER STREAM BUFFER

ROAD "C" (TYPE III 50' PUBLIC ROW)

FALLS CREEK DRIVE (TYPE III 50' PUBLIC ROW)

REMOVE BLOWOFF AND TIE TO PHASE 1 WATERLINE

ROAD "A" (TYPE III 50' PUBLIC ROW)

STORMWATER MANAGEMENT FACILITY

UTILITY NOTES

1. LOTS WILL BE SERVED BY PUBLIC WATER AND INDIVIDUAL SEPTIC SYSTEMS.
2. SUBDIVISION SHALL REQUIRE WATER ALLOCATION FROM FRANKLIN COUNTY PUBLIC UTILITIES.
3. FCPU WILL NEED TO SIGN PERMIT APPS FOR NCDEQ-PWS AND NCDOT 3-PARTY AGREEMENT.
4. ADDITIONAL COMMENTS WILL FOLLOW AFTER COMPLETE REVIEW OF CONSTRUCTION DRAWINGS.

N

60 0 30 60 120

SCALE: 1"=60'

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THE ESTATES AT THE POINTE

FRANKLIN COUNTY, NC

UTILITY PLAN

SHEET NO:

C3.0