

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. EASEMENT
- EX. ROAD CENTERLINE
- EX. MAJOR CONTOUR (10')
- EX. MINOR CONTOUR (2')
- EX. OVERHEAD ELECTRIC LINE
- EX. WATER LINE
- EX. SANITARY SEWER MAINSHOLE
- EX. FIRE HYDRANT
- EX. WETLAND
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. SETBACK LINE
- PROP. EASEMENT/BUFFER
- PROP. WATER LINE
- PROP. SANITARY SEWER
- PROP. FIRE HYDRANT
- PROP. SEWER MAINSHOLE

LOT NO.	SQUARE FEET	ACRES	LOT NO.	SQUARE FEET	ACRES
1	5,341	0.12	83	5,251	0.12
2	5,422	0.12	84	6,653	0.15
3	4,422	0.10	85	6,051	0.14
4	4,422	0.10	86	6,571	0.15
5	4,422	0.10	87	7,359	0.17
6	4,422	0.10	88	4,241	0.10
7	4,422	0.10	89	6,744	0.15
8	4,422	0.10	90	6,744	0.15
9	4,422	0.10	91	6,744	0.15
10	4,422	0.10	92	11,801	0.27
11	4,422	0.10	93	6,744	0.15
12	4,474	0.10	94	6,744	0.15
13	4,474	0.10	95	6,744	0.15
14	4,474	0.10	96	6,744	0.15
15	4,474	0.10	97	6,744	0.15
16	4,474	0.10	98	6,744	0.15
17	4,474	0.10	99	8,771	0.20
18	4,474	0.10	100	6,071	0.14
19	4,422	0.10	101	6,325	0.14
20	4,422	0.10	102	6,325	0.14
21	4,422	0.10	103	6,325	0.14
22	4,422	0.10	104	6,325	0.14
23	4,422	0.10	105	6,325	0.14
24	4,422	0.10	106	6,325	0.14
25	4,422	0.10	107	6,325	0.14
26	4,422	0.10	108	6,325	0.14
27	6,176	0.14	109	6,253	0.14
28	10,019	0.23	110	7,431	0.17
29	18,789	0.43	111	6,527	0.15
30	18,789	0.43	112	6,331	0.15
31	4,422	0.10	113	6,253	0.14
32	8,705	0.20	114	6,331	0.15
33	8,705	0.20	115	6,331	0.15
34	8,705	0.20	116	6,331	0.15
35	4,422	0.10	117	6,331	0.15
36	4,422	0.10	118	6,331	0.15
37	4,422	0.10	119	6,331	0.15
38	4,422	0.10	120	6,432	0.15
39	4,422	0.10	121	6,432	0.15
40	4,422	0.10	122	6,432	0.15
41	4,422	0.10	123	6,432	0.15
42	4,422	0.10	124	6,432	0.15
43	4,422	0.10	125	6,432	0.15
44	8,239	0.19	126	6,533	0.15
45	8,239	0.19	127	6,533	0.15
46	8,239	0.19	128	6,533	0.15
47	8,239	0.19	129	6,533	0.15
48	8,239	0.19	130	6,533	0.15
49	8,239	0.19	131	6,533	0.15
50	8,239	0.19	132	6,533	0.15
51	8,239	0.19	133	6,533	0.15
52	8,239	0.19	134	8,353	0.19
53	8,239	0.19	135	8,353	0.19
54	8,239	0.19	136	8,353	0.19
55	8,239	0.19	137	8,353	0.19
56	8,239	0.19	138	8,353	0.19
57	8,239	0.19	139	8,353	0.19
58	8,239	0.19	140	8,353	0.19
59	8,239	0.19	141	8,353	0.19
60	8,239	0.19	142	8,353	0.19
61	8,239	0.19	143	8,353	0.19
62	8,239	0.19	144	8,353	0.19
63	8,239	0.19	145	8,353	0.19
64	8,239	0.19	146	8,353	0.19
65	8,239	0.19	147	8,353	0.19
66	8,239	0.19	148	8,353	0.19
67	8,239	0.19	149	8,353	0.19
68	8,239	0.19	150	8,353	0.19
69	8,239	0.19	151	8,353	0.19
70	8,239	0.19	152	8,353	0.19
71	8,239	0.19	153	8,353	0.19
72	8,239	0.19	154	8,353	0.19
73	8,239	0.19	155	8,353	0.19
74	8,239	0.19	156	8,353	0.19
75	8,239	0.19	157	8,353	0.19
76	8,239	0.19	158	8,353	0.19
77	8,239	0.19	159	8,353	0.19
78	8,239	0.19	160	8,353	0.19
79	8,239	0.19	161	8,353	0.19
80	8,239	0.19	162	8,353	0.19
81	8,239	0.19	163	8,353	0.19
82	8,239	0.19	164	8,353	0.19
83	8,239	0.19	165	8,353	0.19
84	8,239	0.19	166	8,353	0.19
85	8,239	0.19	167	8,353	0.19
86	8,239	0.19	168	8,353	0.19
87	8,239	0.19	169	8,353	0.19
88	8,239	0.19	170	8,353	0.19
89	8,239	0.19	171	8,353	0.19
90	8,239	0.19	172	8,353	0.19
91	8,239	0.19	173	8,353	0.19
92	8,239	0.19	174	8,353	0.19
93	8,239	0.19	175	8,353	0.19
94	8,239	0.19	176	8,353	0.19
95	8,239	0.19	177	8,353	0.19
96	8,239	0.19	178	8,353	0.19
97	8,239	0.19	179	8,353	0.19
98	8,239	0.19	180	8,353	0.19
99	8,239	0.19	181	8,353	0.19
100	8,239	0.19	182	8,353	0.19
101	8,239	0.19	183	8,353	0.19
102	8,239	0.19	184	8,353	0.19
103	8,239	0.19	185	8,353	0.19
104	8,239	0.19	186	8,353	0.19
105	8,239	0.19	187	8,353	0.19

SUMMARY INFORMATION

DEVELOPMENT NAME: FREEMAN PROPERTY SUBDIVISION
 SITE ADDRESS: NC HWY 96, FRANKLIN CO, NC
 TOTAL ACREAGE: 49.16 AC
 R/W DEDICATION ACREAGE: 0.78 AC
 NET ACREAGE AFTER DEDICATION: 48.38 AC
 PROP. ROAD R/W ACREAGE: 7.98 AC
 NET ACREAGE: 40.40 AC

EXISTING USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION

JURISDICTION: FRANKLIN COUNTY
 CURRENT ZONING DISTRICT: R-8

PROPOSED UNITS: 183
 R-8 MAX UNITS: 214 (68.56 AC / 10,000 SF MAX LOT SIZE)
 R-8 CLUSTER MIN. LOT AREA: 5,000 SQ FT
 R-8 CLUSTER MIN. LOT WIDTH: 40 FT
 PROPOSED MIN. LOT SIZE: 6,199 SQ FT
 PROPOSED AVERAGE LOT SIZE: 1,150 SQ FT

PROPOSED SETBACKS (CLUSTER DEVELOPMENT):
 FRONT: 10'
 REAR: 10'
 SIDE: 0'
 CORNER SIDE: 10'

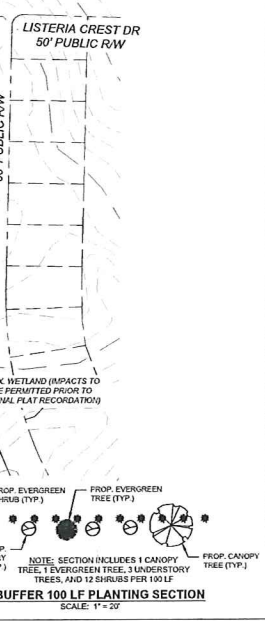
CLUSTER DEVELOPMENT REQUIRED OPEN SPACE: 9.68 AC (20%)
 PROPOSED OPEN SPACE: 10.12 AC (20.5%)

REQUIRED MIN. CONNECTIVITY RATIO: 140
 PROPOSED CONNECTIVITY RATIO: 150 (10 LINKS / 10 NODES)

PROPOSED LINEAR FOOTAGE OF ROADS: 6,658 LF

DEVELOPER:
 LAWRENCE HOMES INC.
 3192 BRASSFIELD ROAD
 GREENSBORO, NC 27522
 919.528.7767

ENGINEER:
 FLM ENGINEERING, INC.
 PO BOX 8127
 RALEIGH, NC 27675
 919.610.1651



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POST OFFICE BOX 91727
 RALPH, NORTH CAROLINA 27675
 PHONE: 919.610.1651
 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 24" x 36"

PRELIMINARY PLANS
 DO NOT USE FOR CONSTRUCTION

SCALE: 1 INCH = 100 FEET

SCALE ADJUSTMENT
 THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING

IF IT SHOWS 1 FOOT ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

FREEMAN PROPERTY SUBDIVISION
 NC HWY 96
 FRANKLIN COUNTY, NC

DATE: 11-27-2017
 SCALE: AS SHOWN
 DESIGNED BY: FLM
 APPROVED BY:
 PROJECT NO.: 17040

PRELIMINARY PLAN

C-1
 SHEET 1 OF 1