



PLANNING BOARD AGENDA
Monthly Meeting
October 23, 2023
7:00 PM

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes (September 25, 2023)
6. Regular Business
 - * Planning Department Staff Report (September 2023)
7. New Business
 - A. Rezone for 149.984 acres, end of Jones Road & Johnston Farms Drive (CRZ-02-2023)
8. Adjourn

TOWN OF WILSON'S MILLS
PLANNING BOARD - REGULAR MEETING
SEPTEMBER 25, 2023

Present:	Donald Byrd - Chairman, Lloyd Barnes, Jim Uzzle, Jay Mouser, Benji Parrish, Doris Riley and Tony Eason
Others Present:	Wendy Oldham – Planning Director, Cynthia Paul – Code Enforcement Officer/Permit Technician
Absent:	Marvin Dodd and Leigh Hartley
Convocation:	Chairman D. Byrd called the meeting to order at 6:57 P.M.
Pledge of Allegiance:	Chairman Byrd led the Pledge of Allegiance
Invocation:	Invocation was given by L. Barnes
Approval of Agenda:	There were no changes to the agenda. A motion was made to accept the agenda by L. Barnes and seconded by D. Riley. Agenda was approved unanimously.
Approval of Minutes:	Minutes from May 22, 2023 were presented. Motion was made by L. Barnes and seconded by B. Parrish to accept minutes as presented. Acceptance passed unanimously.
Regular Business:	Planning Department Staff Report (August 2023) Staff Planning Report for August 2023 was reviewed by Planning Board members.
New Business:	7.A – Rezone – 5827 US Hwy 70, Clayton, NC – 19.98 acres (RZ-03-2023) W. Oldham advised the Planning Board that this rezone was a general rezone from Agriculture (AG) to C-70 (Commercial). With this rezone, all uses permitted under Commercial would be allowed. J. Mouser made the motion to rezone this parcel from Agriculture (AG) to C-70 (Commercial). L. Barnes seconded the motion and motion carried unanimously. 7.B – Projects and information update from Planning Director W. Oldham updated the Planning Board on all projects in our jurisdiction.
Adjournment:	A motion was made by L. Barnes and seconded by J. Uzzle to adjourn the meeting. Chairman D. Byrd adjourned the meeting at 8:00 P.M. The next meeting is scheduled for October 23, 2023, at 7:00 P.M. at Wilson's Mills Elementary School Cafeteria.

Donald Byrd, Planning Board Chairman

ATTEST:

Wendy Oldham, Development Compliance Officer



REQUEST FOR PLANNING BOARD ACTION

TO: Chairman Donald Byrd and Planning Board Members
DATE: October 23, 2023
RE: 149.984 acres, end of Jones Road & Johnston Farms Drive
File No. CRZ-02-2023
FROM: Wendy Oldham, Planning Director

PROPOSAL

The property owner is requesting a conditional rezone of 149.984 acres +/-, end of Jones Road and Johnston Farms Drive, Smithfield, North Carolina, from AG (Agriculture) to MU (Mixed Use). This rezone would allow for the construction of new single-family dwellings, duplexes, and/or townhomes. All setbacks could be met with this rezone. *(See below details from Article 8.2-G of the Town’s Development Ordinance for details of current and proposed zoning criteria.)*

CURRENT SITE INFORMATION

LOCATION:	End of Jones Road and Johnston Farms Drive
TAX ID:	17K08026L & 17K08026
SITE ACREAGE:	149.984 acres
ZONING:	AG (Agriculture)
CURRENT USE:	Vacant land

Agriculture District (AG). The Agriculture District (AG) was established to protect lands used for agricultural production, agriculturally based businesses, and related activities. Farmland is a defining element of Wilson’s Mills’ traditional identity and the protection of these lands aids in preserving the character of the Town until such a time new development is preferred by the Town. Listed uses are limited, with an emphasis on uses that are agricultural in nature. Development density is very low to encourage preservation of agricultural lands while discouraging large lot residential subdivision type development and excessive septic system utility. The Agriculture District can also be used to preserve open spaces.

Current Zoning

Chart is on the next page.

Zoning	AG
Density:	1 unit per acre
Minimum Lot Size:	1 acre (43,560 sq. ft.)
Minimum Lot Width:	150'
Primary Structure Building Height (max.):	30'
Accessory Structure Building Height (max.)	25'
Primary Structure Setbacks (min.):	
Front	30'
Side	10'
Rear	20'
Side Street	20'
Accessory Structure Setbacks:	A minimum of 5' behind primary structure & 5' from side and rear property lines.

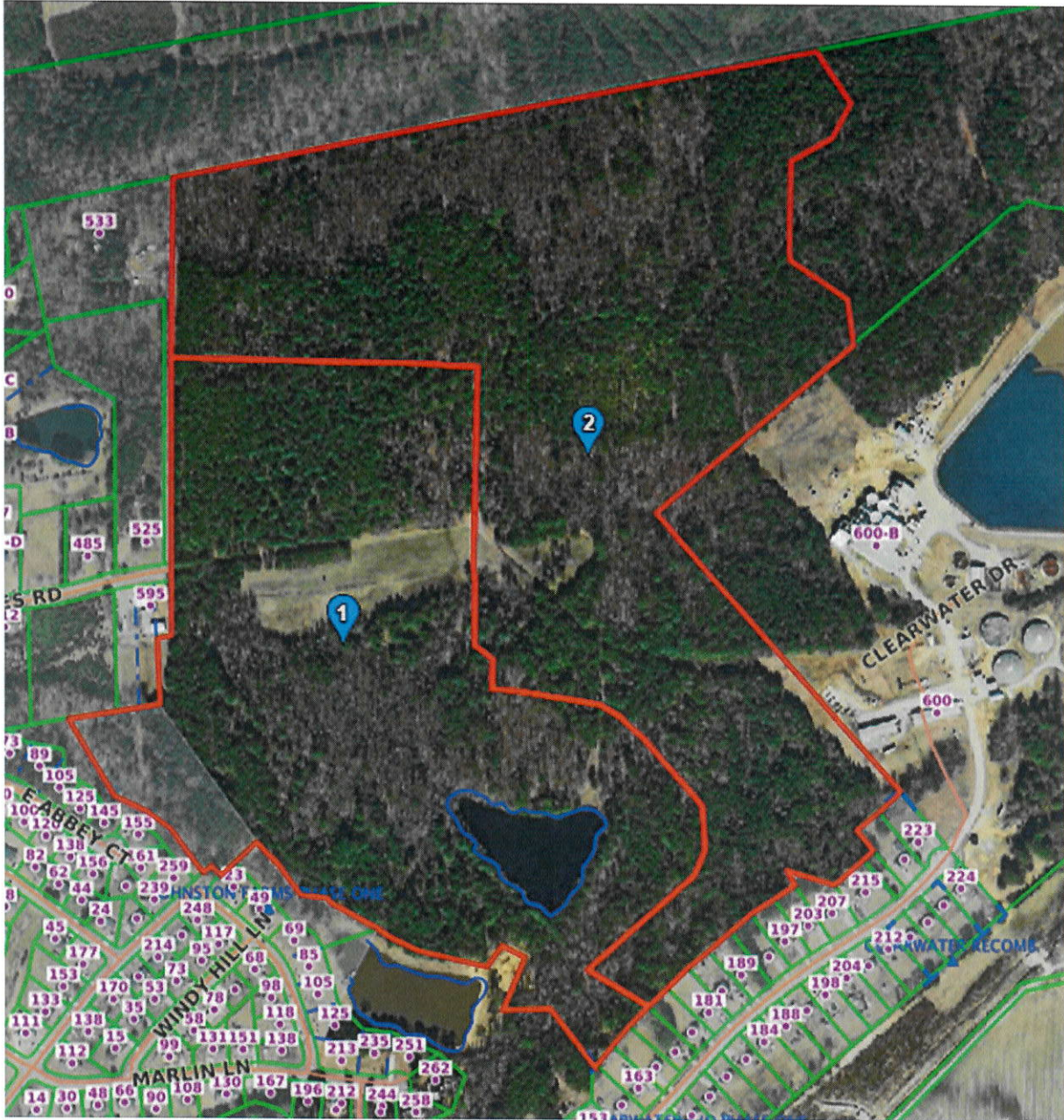
PROPOSED SITE INFORMATION

LOCATION:	End of Jones Road and Johnston Farms Drive
TAX ID:	17K08026L & 17K08026
SITE ACREAGE:	149.984 acres
PROPOSED ZONING:	MU
PROPOSED USE:	Mixed Use

Mixed Use (MU-1&2). Mixed-Use (MU-1&2). The Mixed-Use District (MU-1&2) is established to provide opportunities for both compatible and sustainable redevelopment where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. Existing auto-oriented street, lot, and building designs can create uncomfortable pedestrian environments; however, with careful site planning these areas will allow a greater number of residents to walk or bike to businesses and services with an interconnected network of streets and sidewalks. Allowed building/lot types are Highway Commercial, Urban Workplace, Shop-front, Detached House, Attached House, and Multi-family. Dominant uses in this district are residential, retail and office. The Mixed-Use Districts are expected to serve Wilson’s Mills residents as well as persons who travel from surrounding communities. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to promote safety for the motoring public. Development standards in the Mixed-Use District promote the creation of a pleasant pedestrian-friendly auto-oriented environment while enabling a compatible transition to use in adjacent neighborhood districts.

Zoning:	MU-1&2			
Housing Type:	Single-Family Detached	Single-Family Attached	Multi-Family	Other
Density:	7 units/acre	17 units/acre	14.5 units/acre	N/A
Minimum Lot Size:	6,000 sf	1,600 sf	N/A	N/A
Primary Structure Building Height (max.):	30'	30'	36'	45'
Accessory Structure Building Height (max.):	25'	25'	25'	25'
*Minimum Lot Width:	16'	16'	N/A	N/A
Setbacks:				
Front	10' (max.)			
Side	N/A			
Rear	12'			
Side Street	16' (max.)			
Accessory Structure Setbacks:	A minimum of 5' behind primary structure & 5' from side and rear property lines.			
*120' on US 70 & I-42, 40' for all non-residential uses				

ORTHOPHOTO



STAFF RECOMMENDATION

Staff recommendation is for approval of the Conditional Rezone from AG to MU for the reasons set forth below, with the following conditions: 1) Allow a 20' front setback for Townhomes, 2) 1 parking space per every 4 Townhome units. It is consistent with the current Comprehensive Land Use and Master Plan. On the Future Land Use Map, both of these parcels were proposed as single family residential, which is what most of this development is planned to be. There are no planned businesses in this development.

STATEMENT OF CONSISTENCY

1. This action is consistent with the Town of Wilson’s Mills Comprehensive Land Use and Master Plan, the Town’s Future Land Use Map and the Town’s Unified Development Ordinance for the following nonexclusive list of reasons:
- Master Plan Goal #2: Planning for Growth – This action would facilitate growth within Wilson’s Mills where existing infrastructure and convenient proximity to Town services are already provided.
 - Master Plan Goal #10: Foster a Family Oriented Community: This action would advance the goal of fostering a family-oriented community by encouraging housing designs sharing community amenities and enhancements and incorporating pedestrian pathways.
 - Master Plan Sections 8.1.1 and 8.1.2: This action would advance the goal of creating a place where younger people will desire to locate, while aging members will choose to remain.
 - Master Plan Section 8.1.2: This action would enable an increase of people in commercial setting, thereby creating the critical mass necessary for businesses to sustain themselves and ensuring vibrancy as the tourism visitors flow into and through the community.
 - Mixed Use was established to provide opportunities for flexible, compatible, and sustainable development within Town Limits and its ETJ.
2. Future Land Use Map Consistency: Both of these parcels were proposed as single family residential, which is what most of this development is planned to be.

ACTION REQUESTED

1. Recommendation of APPROVAL of this conditional rezone from Agricultural (AG) to Mixed Use (MU) to Town Council and adoption of the foregoing Statement of Consistency WITHOUT conditions.
2. Recommendation of APPROVAL of this conditional rezone from Agricultural (AG) to Mixed Use (MU) to Town Council and adoption of the foregoing Statement of Consistency WITH the following conditions:
- _____
- _____
- _____ ; or,
3. Table the application for receipt of the following information:
- _____
- _____
- _____ ; or,
4. Recommendation to DENY this conditional rezone of this property from Agricultural (AG) to Mixed Use (MU) to Town Council for the following reason(s):
- _____
- _____
- _____.

ATTACHMENT(S)

1. Rezone Application.
2. Proposed subdivision plans.



TOWN OF WILSON'S MILLS
**REZONING / MAP AMENDMENT
APPLICATION**

Planning Department
PO Box 448, Wilson's Mills, NC 27593
Phone: (919) 938-3885 Fax: (919) 938-1121

PROCESS INFORMATION:

Submission Requirement: An application for a rezoning (general or conditional zoning) to the Town's official zoning map shall be filed with the Development Compliance Officer. Such petition shall contain all the information required on this form and must be determined to be complete by the Development Compliance Officer prior to advancing it through the review process.

Public Notification: This is a legislative process that requires a public hearing.

Review Process: Per Article 5 of the Wilson's Mills Development Ordinance (WMDO), all applications are to be reviewed for compliance by the Development Compliance Officer and then forwarded for to the Planning Board (review) and Town Council (decision) for consideration.

General Rezoning Requests: These are "general" requests involving a zoning change to an individual parcel of land. The request is to amend or change the Town's Official Zoning Map in a certain area from one zoning district to another. "General" rezoning requests are not specific and if approved, any permitted land use within the new zoning district as illustrated in the Section 8.1 (Table of Uses) of the Wilson's Mills Development Ordinance (WMDO) could be permitted.

Conditional Zoning Requests: Conditional Zoning Districts (CZ) are districts with conditions voluntarily added by the applicant. Conditional zoning is available for any of the Primary General Use District classifications enumerated in Article 8 of the WMDO, except for those that require a site-specific development plan as part of the application. The conditional zoning designation shall be indicated on all zoning maps and other official documents with the suffix, "(CZ)" (e.g. "IND(CZ)").

FILING INSTRUCTIONS:

- ☒ Every applicant for rezoning request is required to meet with the Development Compliance Officer in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application.
- ☒ A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.
- ☒ Remittance of associated fee(s)* to accompany this application. (*See Town of Wilson's Mills fee schedule)

GENERAL PROJECT INFORMATION:

Project Address / Location: End of Jones Road & Johnston Farms Drive

Zoning District: AG
169600-76-3571,

Johnston Co. Tax PIN #: 169600-77-9535

Size of Property (in acres): 149.984 ac

Proposed Building Square Footage: residential

Town Jurisdiction: ☒ In-Town Limits

☐ ETJ

Existing land use/zoning on adjoining properties:

North: Vacant/Wilson's Mills AG
South: Residential/Wilson's Mills SFR-2
East: Water Treatment Plant/Wilson's Mills CIV
West: Residential/Wilson's Mills SFR-1 & SFR-3

APPLICANT INFORMATION:

Applicant: J Farms LLC

Address: 4140 Parklake Ave, Suite 525

City: Raleigh State: NC Zip: 27612

Phone: 919-334-6924 Email: bwinston@winstonhospitality.com

Property Owner (Owner Consent Form is required if different from applicant): _____

Address: 4140 Parklake Ave, Suite 525

City: Raleigh State: NC Zip: 27612

Phone: 919-334-6924 Email: bwinston@winstonhospitality.com

REZONING REQUEST:

☐ General Use ☒ Conditional Zoning

Existing Zoning Classification: AG

Proposed Zoning Classification: Mixed Use

If the request is to a Conditional Zoning District, this application should be accompanied by a site-specific development plan that includes land use, existing conditions, buildings, lots, etc. per the WMDO. In addition, please provide a narrative of the proposed use and list any proposed conditions:

Proposed Land Use:

Attached single family dwelling (townhouse); single family detached dwelling; accessory uses and structures; customary home occupations; and suburban open space amenities.

Proposed Conditions Offered by Applicant:

Setbacks, minimum lot widths and minimum lot areas specified on the Development Plan shall be the standard for this development.

See development plan for complete zoning conditions.

ACKNOWLEDGEMENT:

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the foregoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief, with the understanding that any incorrect information submitted may result in the delay or rescheduling of the required public hearing and may result in the revocation of this application. I hereby authorize the Town of Wilson's Mills to review this request, visit the site, and contact any appropriate design professional in relation to questions generated as a result of the review.

Brent V. West
Applicant Printed Name

Brent V. West
Applicant Signature

7/31/23
Date

FINDINGS OF FACT

Article 7.8 of the WMDO require the compliance of specific findings of fact in order to grant a rezone. The applicant shall submit the following statements of justification, presenting factual information supporting each and all the required findings as they relate to the proposed rezone request:

- 1. That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.

Statement by applicant:

Project will not endanger public health, safety or general welfare.

- 2. That the use or development complies with all required regulations and standards of the Wilson’s Mills Development Ordinance and with all other applicable regulations.

Statement by applicant:

Project will comply with all regulations and standards of the Town of Wilson's Mills.

- 3. That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity.

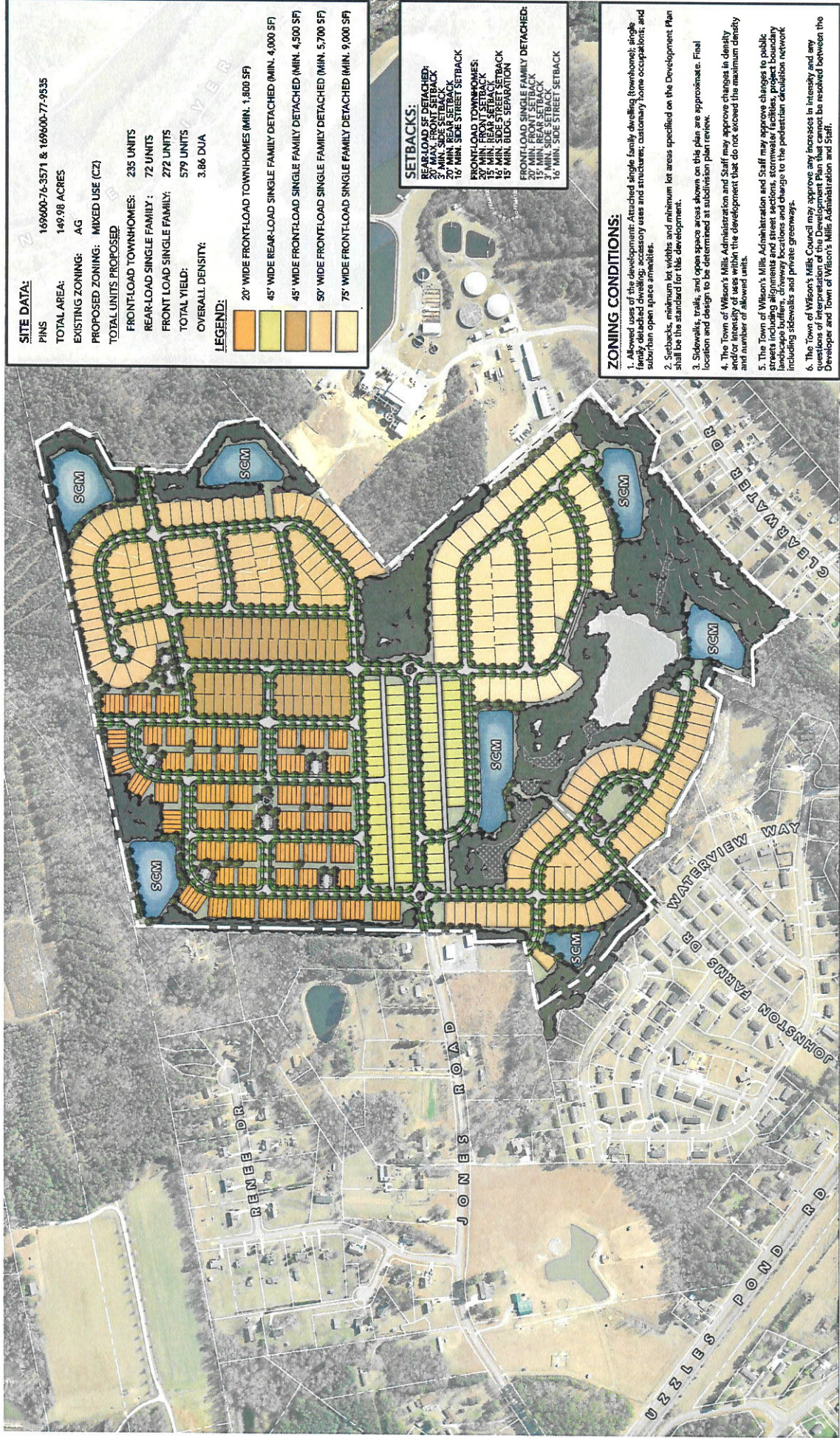
Statement by applicant:

Surrounding property is compatible uses with proposed development.

- 4. That the use or development will be in harmony with the area in which it is to be located and conforms to the general plans for the land use and development of Town of Wilson’s Mills and its environs.

Statement by applicant:

Surrounding property is similar uses as proposed development and uses are compatible. Project conforms with land use development plans.



JOHNSTON FARMS PHASE 3 - WILSON'S MILLS, NC
CONCETUAL DEVELOPMENT PLAN - August 4, 2023



JOHNSTON FARMS PHASE 3 SUBDIVISION

PRELIMINARY SUBDIVISION PLANS

TOWN OF WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA

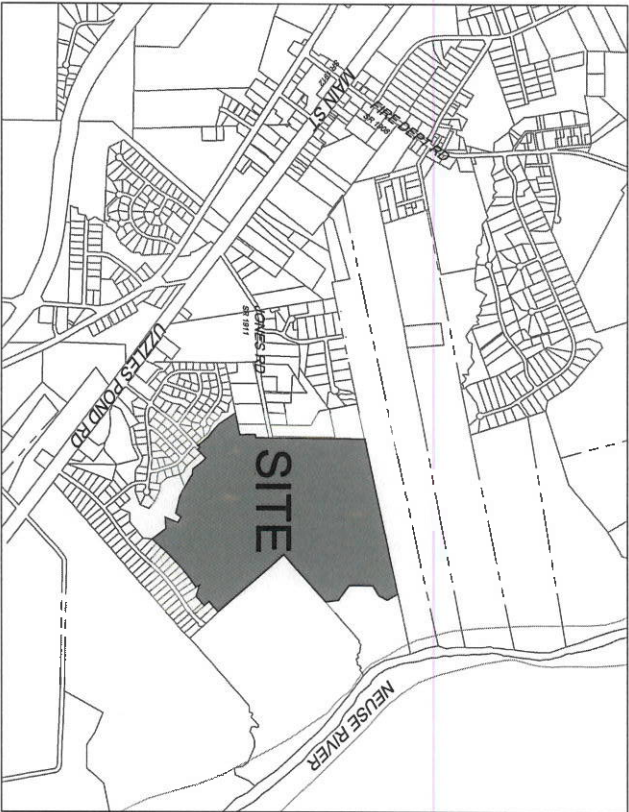
SITE DATA

PROJECT:	JOHNSTON FARMS PHASE 3 SUBDIVISION
PIN:	169600-76-5971 & 169600-77-9515
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919.833.8124 FAX: 919.833.8124 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	WINSTON HOSPITALITY, INC. 4400 PARKLAND AVE STE 525 RALEIGH, NC 27612 PHONE: (919) 344-8824 EMAIL: BWEST@WINSTONHOSPITALITY.COM
PROPERTY OWNER:	J FARMS, LLC 4140 PARKLAND AVE SITE 525 RALEIGH, NC 27612
EXISTING ZONING:	AG
PROPOSED ZONING:	MIXED USE
TOWNSHIP:	WILSON'S MILLS
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL TRACT AREA:	149.98 ACRES

Impervious Area Statement

CRITICAL AREA	597 LP	14.305 AC	97	32,079 SF
60' ROW	590 LP		22	36,086 SF
6A SF	26	Number of Lots	4,000	144,000 SF
TOTAL				206,165 SF
				4.73 AC
				31.00%

PROTECTED AREA	2,441 LP	155.6805 AC	37	60,318 SF
60' ROW	18,105 LP		32	579,322 SF
At-Risk	2,289 LP		20	45,800 SF
Townhomes	228	Number of Lots	1,650	374,200 SF
Peak Road SF	68 SF	228	Number of Lots	189,000 SF
Trees	3,800 LP		4,000	946,000 SF
Permeability	1.54		5	10,000 SF
			90,000	90,000 SF
TOTAL				2,284,710 SF
				52.45 AC
				36.67%



VICINITY MAP

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	DETAILED SITE PLAN SHEET 1 OF 6
C2.2	DETAILED SITE PLAN SHEET 2 OF 6
C2.3	DETAILED SITE PLAN SHEET 3 OF 6
C2.4	DETAILED SITE PLAN SHEET 4 OF 6
C2.5	DETAILED SITE PLAN SHEET 5 OF 6
C2.6	DETAILED SITE PLAN SHEET 6 OF 6
C3.0	OVERALL UTILITY PLAN
C3.1	DETAILED UTILITY SHEET 1 OF 6
C3.2	DETAILED UTILITY PLAN SHEET 2 OF 6
C3.3	DETAILED UTILITY PLAN SHEET 3 OF 6
C3.4	DETAILED UTILITY PLAN SHEET 4 OF 6
C3.5	DETAILED UTILITY PLAN SHEET 5 OF 6
C3.6	DETAILED UTILITY PLAN SHEET 6 OF 6
C4.0	OVERALL LANDSCAPE PLAN
C4.1	DETAILED LANDSCAPE PLAN SHEET 1 OF 6
C4.2	DETAILED LANDSCAPE PLAN SHEET 2 OF 6
C4.3	DETAILED LANDSCAPE PLAN SHEET 3 OF 6
C4.4	DETAILED LANDSCAPE PLAN SHEET 4 OF 6
C4.5	DETAILED LANDSCAPE PLAN SHEET 5 OF 6
C4.6	DETAILED LANDSCAPE PLAN SHEET 6 OF 6
C5.0	OVERALL LIGHTING PLAN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

JOHNSTON FARMS PHASE 3 SUBDIVISION
JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA
COVER SHEET

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.833.8124 FAX 919.833.8124 www.timmons.com

FOR REVIEW
ONLY

REVISION DESCRIPTION	DATE

DRAWN BY E.ANGF	DATE 10/09/2023
DESIGNED BY E.ANGF	
CHECKED BY A.BACCHON	
SCALE N/A	

XREF NO.
58158
SHEET NO.
C0.0

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PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

- 811**
Know what's below.
Call before you dig.

GENERAL SITE NOTES

 - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH TOWN OF WILSON'S MILLS, JOHNSTON COUNTY, AND NCDOT STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CALL UTILITY LOCATOR PRIOR TO CONSTRUCTION.
 - ALL STREETS SHALL BE PAVED.
 - ALL UTILITIES SHALL BE UNDERGROUND.
 - EACH LOT WILL BE SERVED BY TOWN OF WILSON'S MILLS PUBLIC SEWER.
 - JOHNSTON COUNTY EROSION CONTROL PERMIT WILL BE OBTAINED AND ALL EROSION CONTROL TECHNIQUES WILL BE COMPLIED WITH.
 - CONSTRUCTION DRAWINGS MUST BE APPROVED PRIOR TO CONSTRUCTION.
 - SEWAGE SHALL BE APPROVED PRIOR TO INSTALLATION OF ANY SEWAGE.

The site plan illustrates a residential development with numerous numbered lots. Key features include:

 - Streets:** REVERE DR, WATERVIEW WAY, JOHNSON FARMS DR, QUINCY DR, CANTERBURY DR, and CLAYTON DR.
 - Water Features:** Two ponds labeled "EXISTING POND".
 - Utility Areas:** Several Sanitary Sewer Manholes (SCM) are indicated, such as SCM 1 (26.0 x 36.0 ft), SCM 2 (26.0 x 36.0 ft), SCM 3 (26.0 x 36.0 ft), SCM 4 (26.0 x 36.0 ft), SCM 5 (26.0 x 36.0 ft), and SCM 6 (26.0 x 36.0 ft).
 - Matchlines:** The plan is divided into sections by matchlines labeled MATCHLINE SHEET C2.1 through MATCHLINE SHEET C2.6.
 - Other Annotations:** A "CENTRAL WATER-SHED EAST SIDE OF LINE" is noted near the bottom right. Various lot numbers are scattered throughout the plan, ranging from 1 to over 500.

LEGEND

Symbol / Line Style	Description
Solid black line	PROPERTY LINE
Dashed line	ADJACENT PROPERTY
Long dashed line	PROPOSED RIGHT-OF-WAY
Short dashed line	PROPOSED LOT LINE
Thin solid line	EXISTING CURB
Thick solid line	FRONT YARD SETBACK
Stippled area	LANDSCAPING AREA
Hatched area	OPEN SPACE

ALL CONSTRUCTION
TOWN OF WILSON'S
SPECIFICATIONS

DEVELOPER: TOWNHOMES REALTY, INC.
ADDRESS: 10000 W. 10TH AVE. #100
RALEIGH, NC 28134
PHONE: 919.338.4824
EMAIL: DWESTER@TOWNHOMESREALTY.COM
PROJECT: WESTERLY TOWNHOMES
OWNER: BETH BLACKMON, PE
5410 RAINBOW ROAD, STE. 102
RALEIGH, NC 27607
PHONE: 919.866-6388
FAX: 1-866-901-5577 & 1-866-901-74-5535
PERM. MAP# = 91270-20-0000
EPF: 06/20/16

EXISTING TRACT AREA/ACRE = 169.25 acres
AREA RESERVED BY OWNER = 11.18 acres
EXISTING ZONING = A-60
PROPOSED ZONING = RM-10 (res)
PROPOSED ZONING = MIXED USE
PROPOSED ZONING = RESIDENTIAL

PROPOSED NUMBER OF LOTS = 668
PROPOSED DENSITY = 3.74 A/C

TOWNHOME LOTS: 228
PROVIDED = 25 AC/LOT
MINIMUM ALLOWABLE LOT SIZE = 2,000 sq ft.
MINIMUM LOT SIZE PROVIDED = 2,280 sq ft.
AVERAGE LOT SIZE = 2,458 sq ft.

BEACH HOUSES & FAMILY LOTS: 85
PROVIDED = 32 AC/LOT
MINIMUM LOT WIDTH PROVIDED = 82' WIDE
MINIMUM LOT LENGTH PROVIDED = 57.00' WIDE
MINIMUM LOT SIZE PROVIDED = 5,700 sq ft.
AVERAGE LOT SIZE = 5,818 sq ft.

TRUCK LOTS: 255
PROVIDED = 16 AC/LOT
MINIMUM ALLOWABLE LOT SIZE = 6,000 sq ft
MINIMUM LOT SIZE PROVIDED = 6,400 sq ft.
AVERAGE LOT SIZE = 7,069 sq ft.

7.5% REQUIRED OPEN SPACE AREA = 11.18 acres
PROVIDED OPEN SPACE AREA = 59.51 acres (40%)

CLIENT PARKING: 1 SPACE PER 1 TOWNHOME = 27 SPACES
TRUCK PARKING: 1 SPACE PER 1 BEACH HOUSE & FAMILY LOT = 10 SPACES
TOTAL PROVIDED PARKING SPACES = 77 SPACES
EACH SINGLE FAMILY DETACHED & TOWNHOME WILL HAVE AT LEAST 1 PARKING SPACES PER LOT, 1 IN GARAGE & 1 IN DRIVEWAY

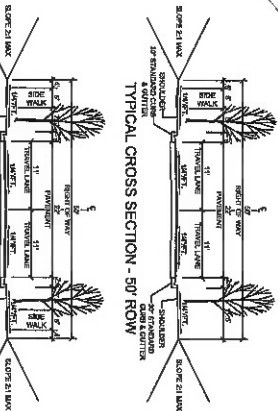
BEARING LOADS	BEARING LOADS	BEARING LOADS
MAX FRONT YARD = 20'	MAX FRONT YARD = 20'	MAX FRONT YARD = 20'
SIDE YARD = 7.5'	SIDE YARD = 7.5'	SIDE YARD = 7.5'
REAR YARD = 20'	REAR YARD = 15'	REAR YARD = 15'
CORNER YARD = 15'	CORNER YARD = 10'	CORNER YARD = 10'
ALL SETBACKS ARE MINIMUMS UNLESS STATED OTHERWISE	ALL SETBACKS ARE MINIMUMS UNLESS STATED OTHERWISE	ALL SETBACKS ARE MINIMUMS UNLESS STATED OTHERWISE

OS30	14.7348	3.27	0.18	AC
OS31	31.3488	3.27	0.18	AC
OS32	312.3488	3.27	0.18	AC
OS33	246.5000	3.56	0.46	AC
OS34	2.4035	0.05	0.05	AC
OS35	4.1180	0.13	0.13	AC
OS36	4.182	0.35	0.35	AC
OS37	3.3002	0.35	0.35	AC
OS38	1.970200	0.50	0.85	AC
OS39	30.478	0.20	0.20	AC
OS40	8.8855	0.20	0.20	AC
OS41	14.7634	0.24	0.24	AC
OS42	31.5007	0.27	0.27	AC
OS43	64.9376	1.46	0.46	AC
OS44	49.331	0.60	0.60	AC
OS45	76.212	0.63	0.63	AC
OS46	58.445	0.80	0.80	AC
OS47	203.327	5.98	0.98	AC
OS48	14.7438	0.24	0.24	AC
OS49	47.7538	0.27	0.27	AC

STREET NAME	LENGTH (ft)	ROW
1ST ST	1,346	50
2ND ST	1,406	50
3RD ST	1,406	50
4TH ST	2,588	50
5TH ST	1,406	50
6TH ST	1,406	50
7TH ST	1,406	50
8TH ST	1,406	50
9TH ST	1,406	50
10TH ST	1,406	50
11TH ST	1,406	50
12TH ST	1,406	50
13TH ST	1,406	50
14TH ST	1,406	50
15TH ST	1,406	50
16TH ST	1,406	50
17TH ST	1,406	50
18TH ST	1,406	50
19TH ST	1,406	50
20TH ST	1,406	50
21ST ST	1,406	50
22ND ST	1,406	50
23RD ST	1,406	50
24TH ST	1,406	50
25TH ST	1,406	50
26TH ST	1,406	50
27TH ST	1,406	50
28TH ST	1,406	50
29TH ST	1,406	50
30TH ST	1,406	50
31ST ST	1,406	50
32ND ST	1,406	50
33RD ST	1,406	50
34TH ST	1,406	50
35TH ST	1,406	50
36TH ST	1,406	50
37TH ST	1,406	50
38TH ST	1,406	50
39TH ST	1,406	50
40TH ST	1,406	50
41ST ST	1,406	50
42ND ST	1,406	50
43RD ST	1,406	50
44TH ST	1,406	50
45TH ST	1,406	50
46TH ST	1,406	50
47TH ST	1,406	50
48TH ST	1,406	50
49TH ST	1,406	50
50TH ST	1,406	50
51ST ST	1,406	50
52ND ST	1,406	50
53RD ST	1,406	50
54TH ST	1,406	50
55TH ST	1,406	50
56TH ST	1,406	50
57TH ST	1,406	50
58TH ST	1,406	50
59TH ST	1,406	50
60TH ST	1,406	50
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63RD ST	1,406	50
64TH ST	1,406	50
65TH ST	1,406	50
66TH ST	1,406	50
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84TH ST	1,406	50
85TH ST	1,406	50
86TH ST	1,406	50
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89TH ST	1,406	50
90TH ST	1,406	50
91ST ST	1,406	50
92ND ST	1,406	50
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122ND ST	1,406	50
123RD ST	1,406	50
124TH ST	1,406	50
125TH ST	1,406	50
126TH ST	1,406	50

Legend:

- Property Line
- Adjacent Property Line
- Perimeter Buffer
- Proposed Right-of-Way
- Proposed Lot Line
- Drainage Easement
- Fence Line
- Sanitary Sewer Easement
- Existing Wetlands
- Neuse Wetland Buffer
- Open Space



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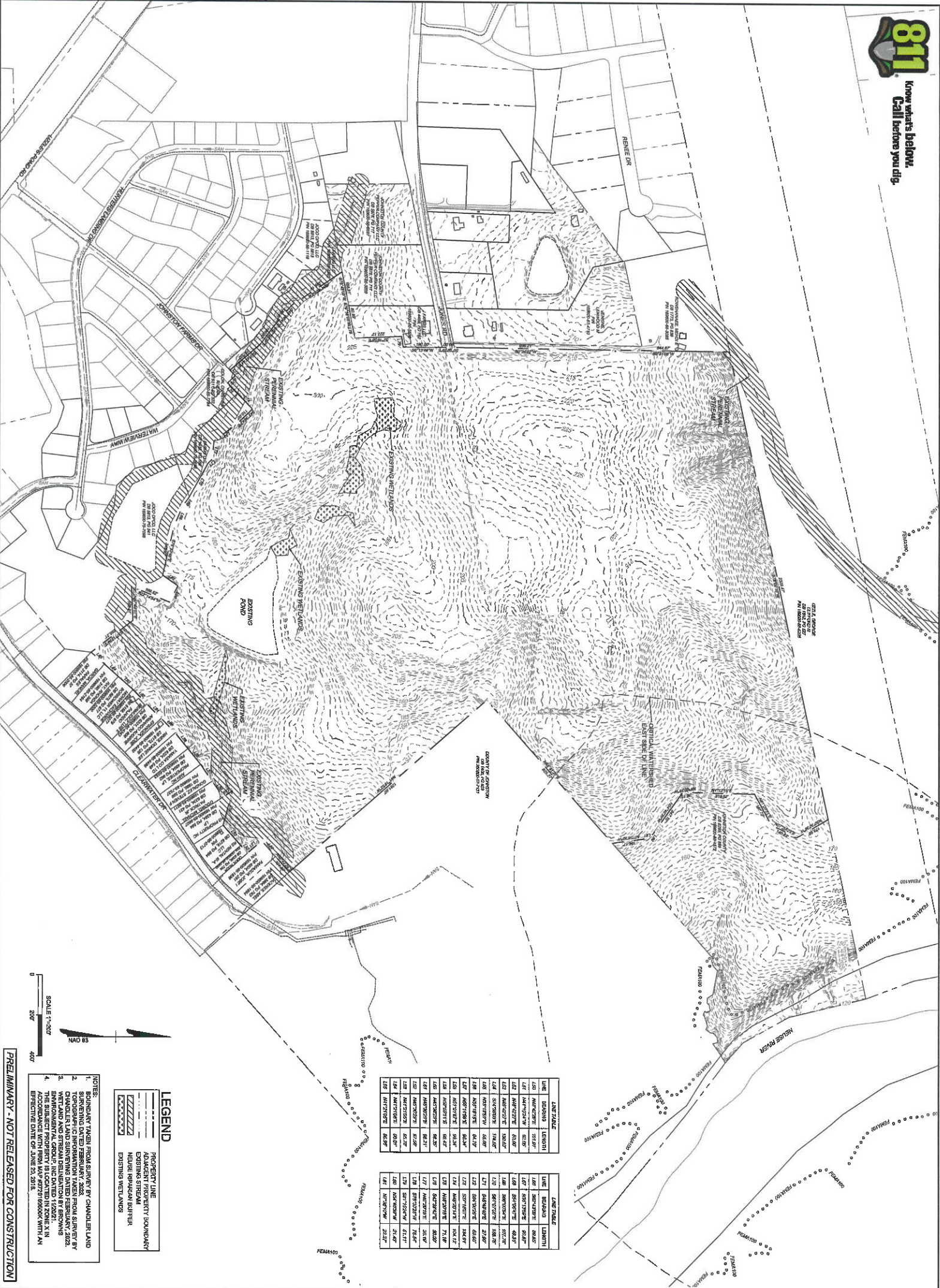
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JOHNSTON FARMS PHASE 3 SUBDIVISION
JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA
OVERALL SITE PLAN

DATE	REVISION DESCRIPTION

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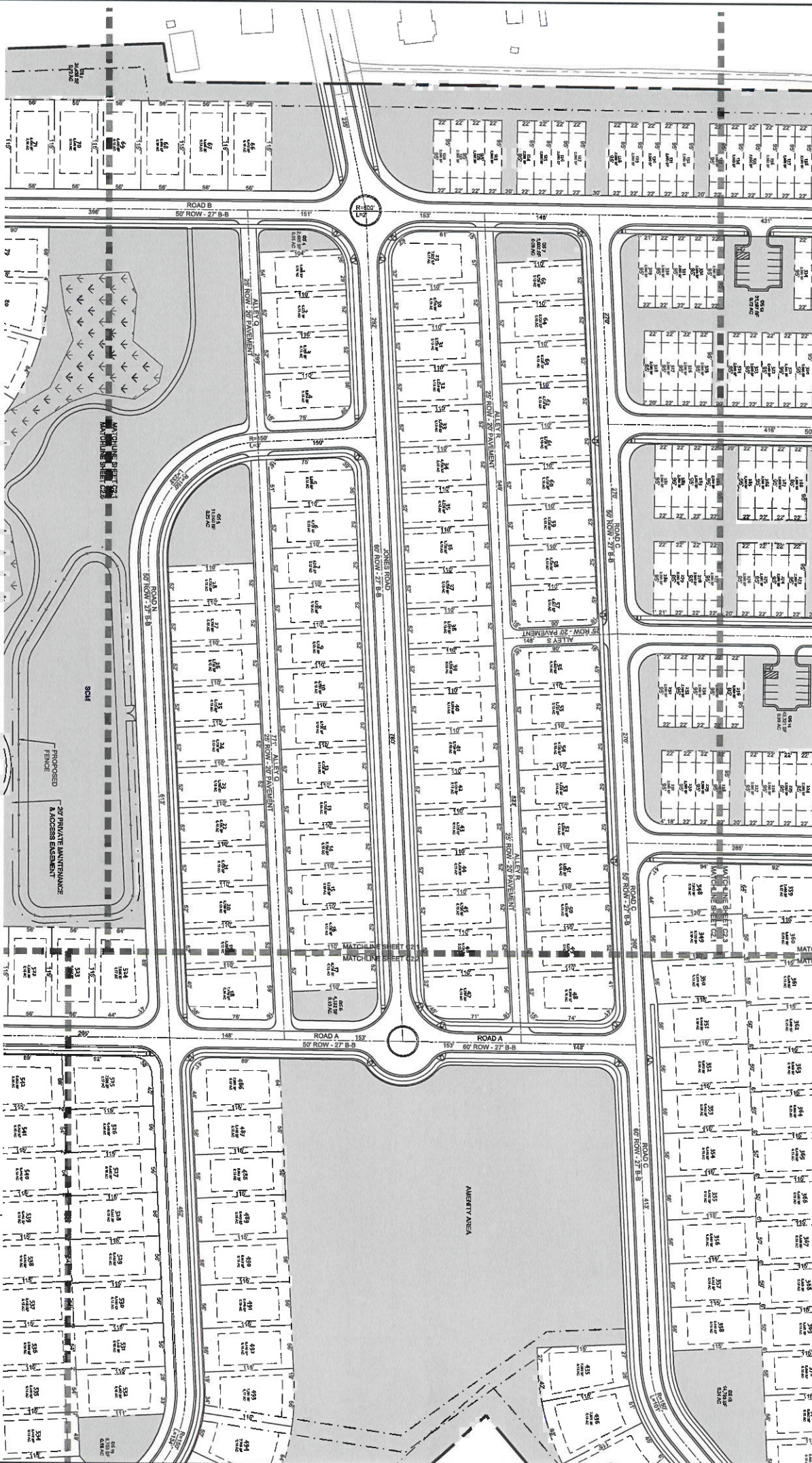
JOHNSTON FARMS PHASE 3 SUBDIVISION

JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

JOB NO.
58188
SHEET NO.
C1.0

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NORTH CAROLINA LICENSE NO. C-1652

JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA

OVERALL SITE PLAN

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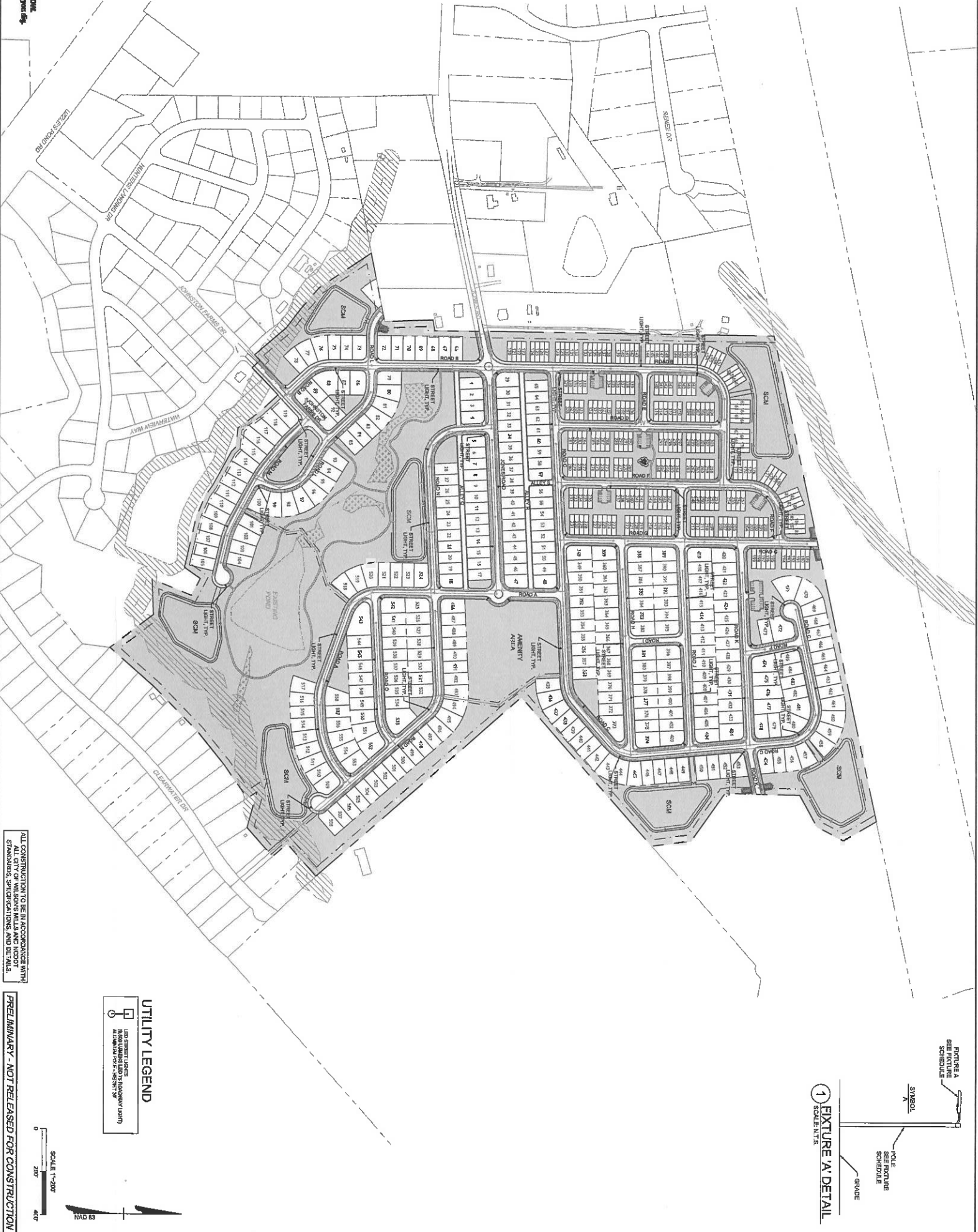
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ALL CONSTRUCTION TO BE IN ACCORDANCE WITH
ALL CITY OF WILSON'S MAPS AND RECORD
STANDARDS, SPECIFICATIONS, AND DETAILS.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

UTILITY LEGEND

UTILITY LEGEND
UTILITY LINES
UTILITY STRUCTURES
UTILITY SCHEDULE

1 FIGURE A DETAIL
SCALE: N.T.S.

FIGURE A
DETAIL
SCALE: N.T.S.

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

JOHNSTON FARMS PHASE 3 SUBDIVISION
JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA

OVERALL LIGHTING PLAN

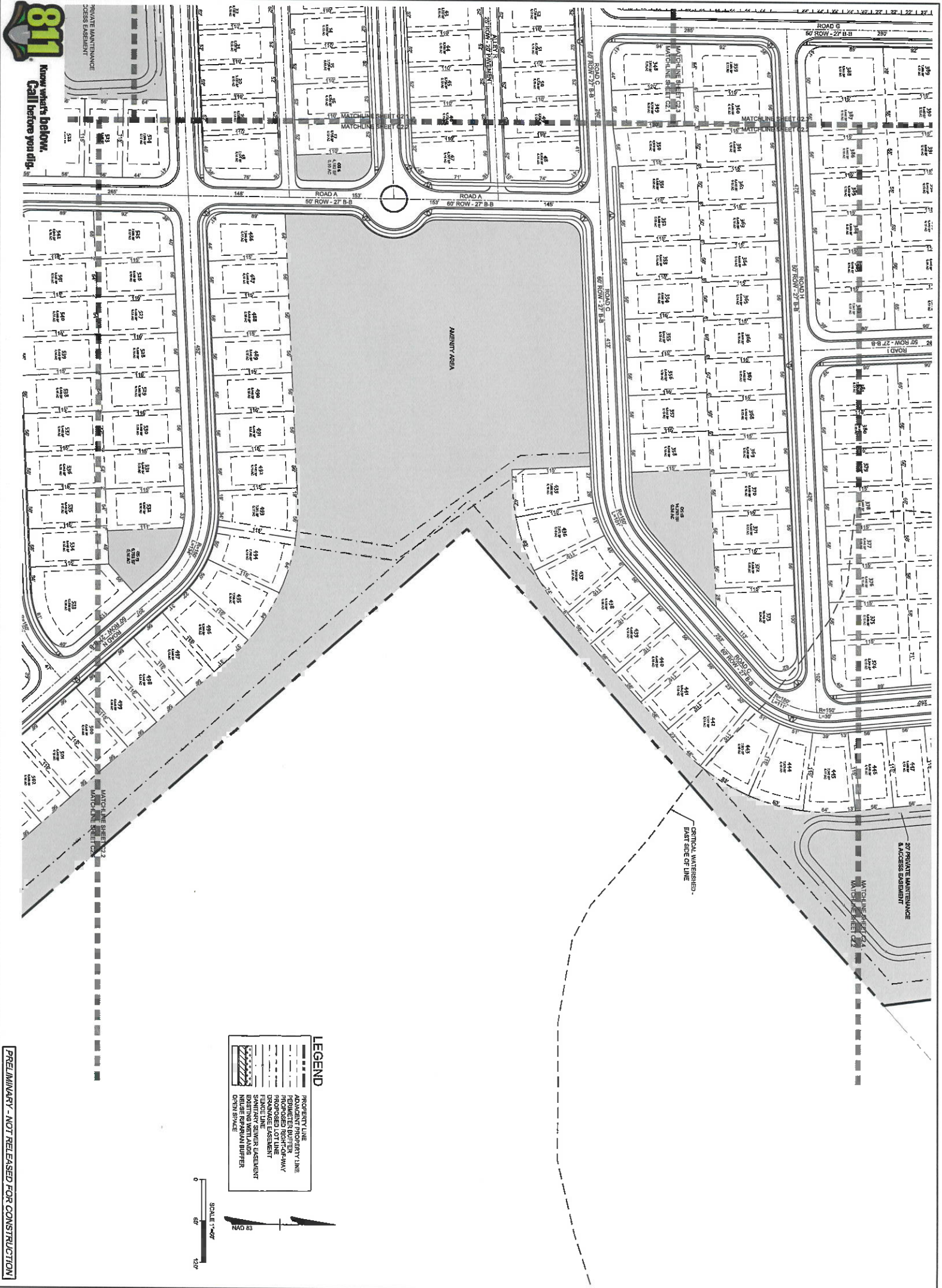
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NORTH CAROLINA LICENSE NO. C-1652

JOHNSTON FARMS PHASE 3 SUBDIVISION

JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA

DETAILED SITE PLAN SHEET 1 OF 6

SCALE 1"=60'

1"=60'

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DATE	REVISION DESCRIPTION
10/09/2023	

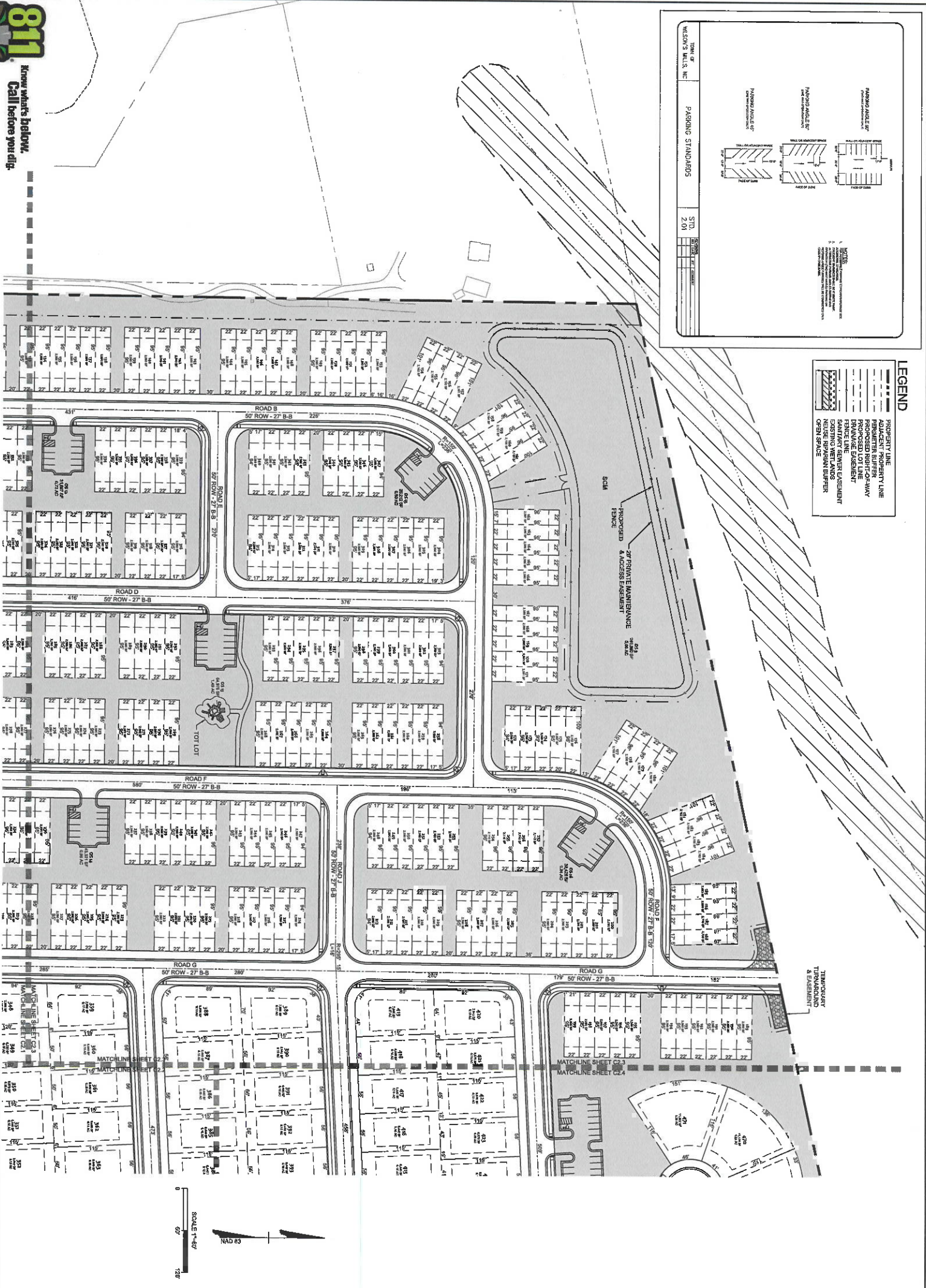
DESIGNED BY: E.ANGE
CHECKED BY: D.BACCHION
DRAWN BY: E.ANGE

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SHEET NO. C2.1

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NORTH CAROLINA LICENSE NO. C-1652

JOHNSTON FARMS PHASE 3 SUBDIVISION

JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA

DETAILED SITE PLAN SHEET 2 OF 6

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DATE	REVISION DESCRIPTION
10/09/2023	

DATE	DESIGNED BY	CHECKED BY	SCALE
10/09/2023	E. ANGE	B. BLACKMON	1"=60'

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DATE	

JOHNSTON FARMS PHASE 3 SUBDIVISION
JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA
DETAILED SITE PLAN SHEET 3 OF 6

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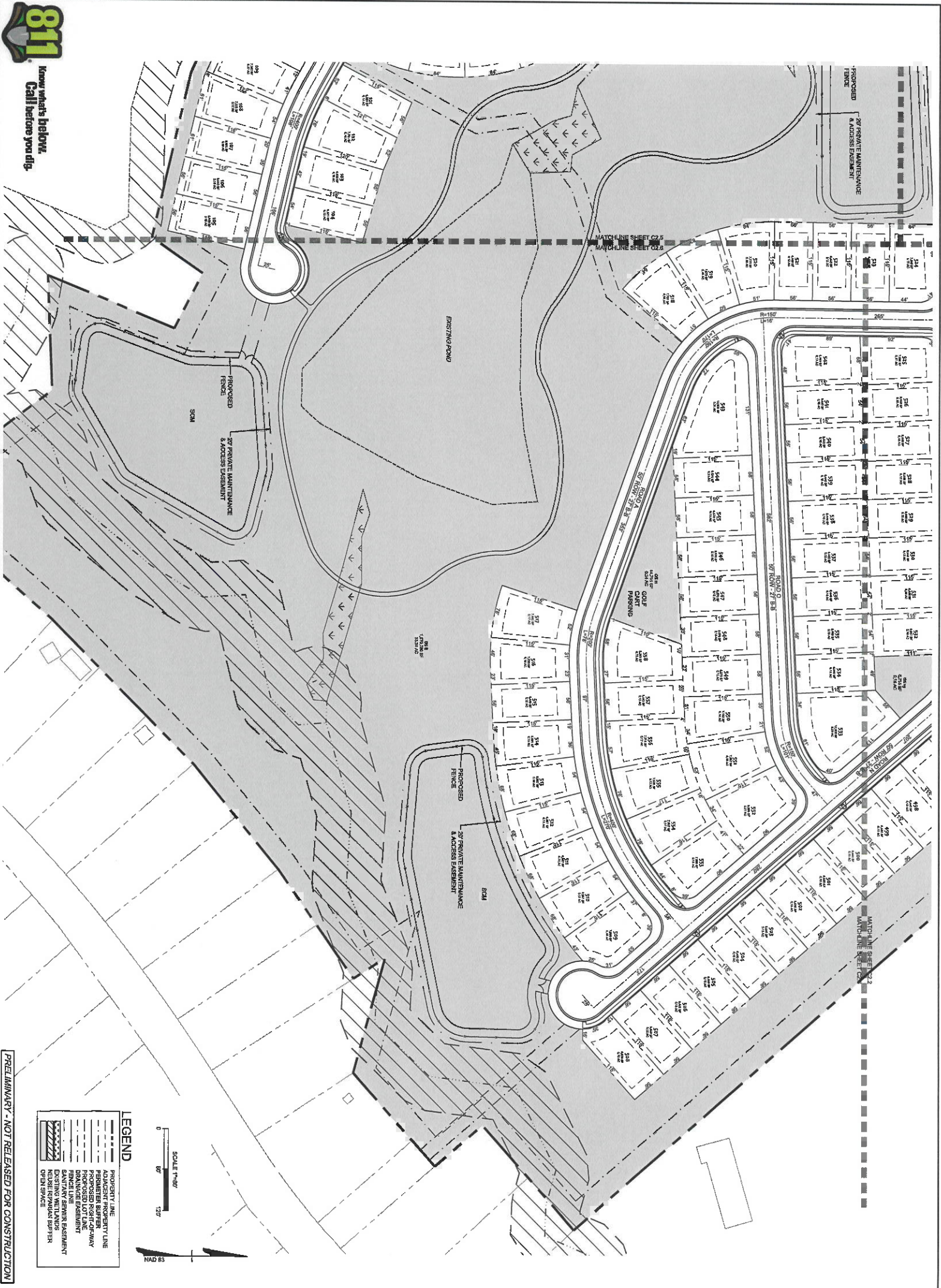
DETAILED SITE PLAN SHEET 4 OF 6

FOR REVIEW
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DATE		REVISION DESCRIPTION
DATE		

10/05/2023
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JOHNSTON FARMS PHASE 3 SUBDIVISION
JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA
DETAILED SITE PLAN SHEET 5 OF 6

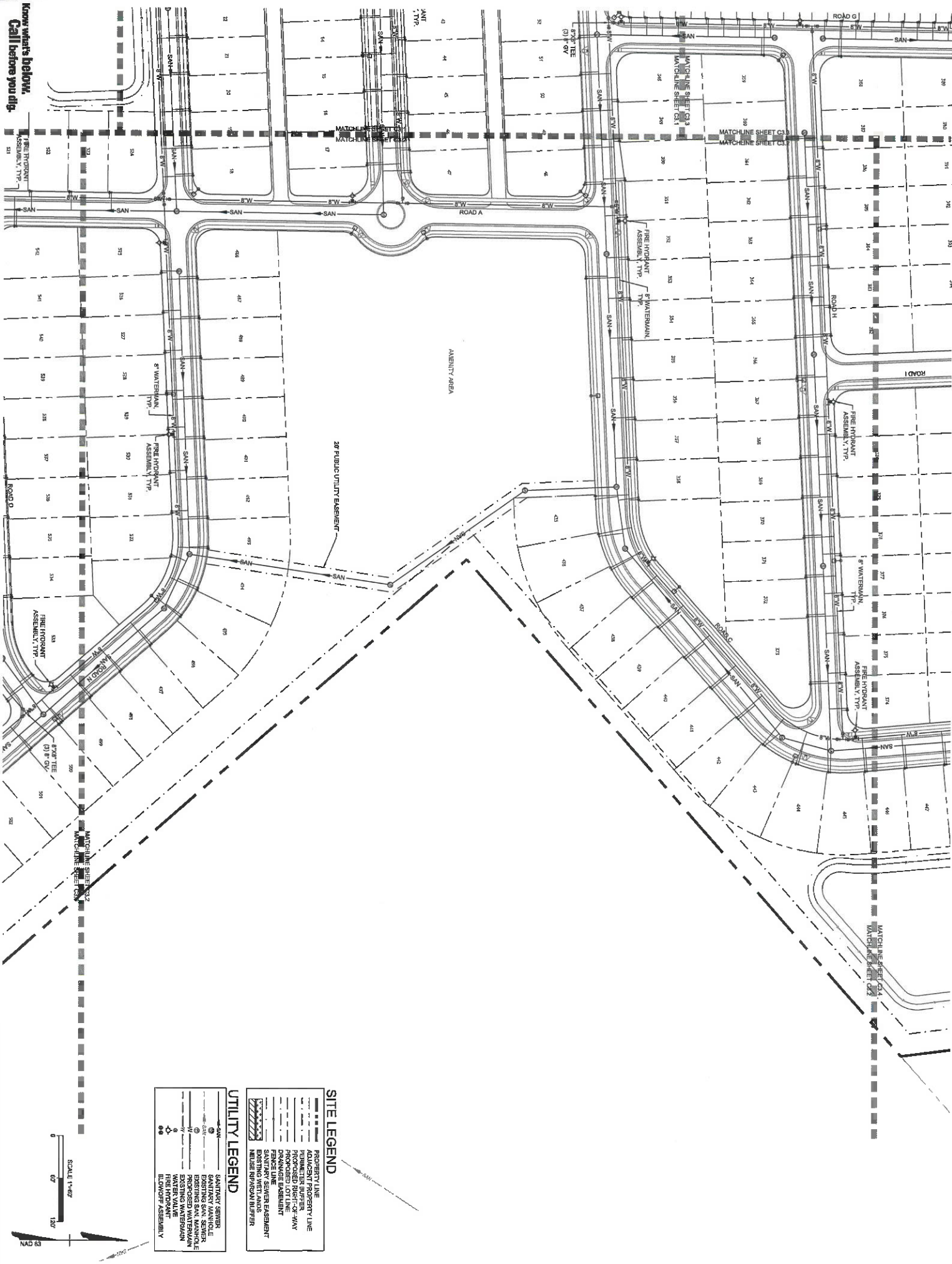
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DATE		REVISION DESCRIPTION	
10/09/2013			
DRAWN BY E.ANGER			
DESIGNED BY E.ANGER			
CHECKED BY D.BLOCKSON			
SCALE 1"=60'			

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Call before you dig.



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

SITE LEGEND

--- PROPERTY LINE	PROPERTY LINE
--- ADJACENT PROPERTY LINE	ADJACENT PROPERTY LINE
--- PROPOSED RIGHT-OF-WAY	PROPOSED RIGHT-OF-WAY
--- FENCE LINE	FENCE LINE
--- SANITARY SEWER EASEMENT	SANITARY SEWER EASEMENT
--- EXISTING WETLANDS	EXISTING WETLANDS
--- NEIGHBORHOOD UTILITY	NEIGHBORHOOD UTILITY

UTILITY LEGEND

--- SANITARY SEWER	SANITARY SEWER
--- EXISTING SAN. SEWER	EXISTING SAN. SEWER
--- PROPOSED SAN. MANHOLE	PROPOSED SAN. MANHOLE
--- PROPOSED WATERMAIN	PROPOSED WATERMAIN
--- WATER VALVE	WATER VALVE
--- FIRE HYDRANT	FIRE HYDRANT
--- ECOMOP ASSEMBLY	ECOMOP ASSEMBLY

SCALE 1"=60'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

JOHNSTON FARMS PHASE 3 SUBDIVISION
JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA
DETAILED UTILITY PLAN SHEET 2 OF 6

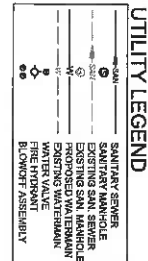
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	DATE	DESCRIPTION
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DESIGNED BY	EA/MSB	
CHECKED BY	EA/MSB	
DRAWN BY	EA/MSB	
SCALE	1"=60'	

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JOHNSTON FARMS PHASE 3 SUBDIVISION
JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA
DETAILED UTILITY PLAN SHEET 3 OF 6

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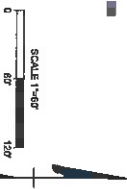
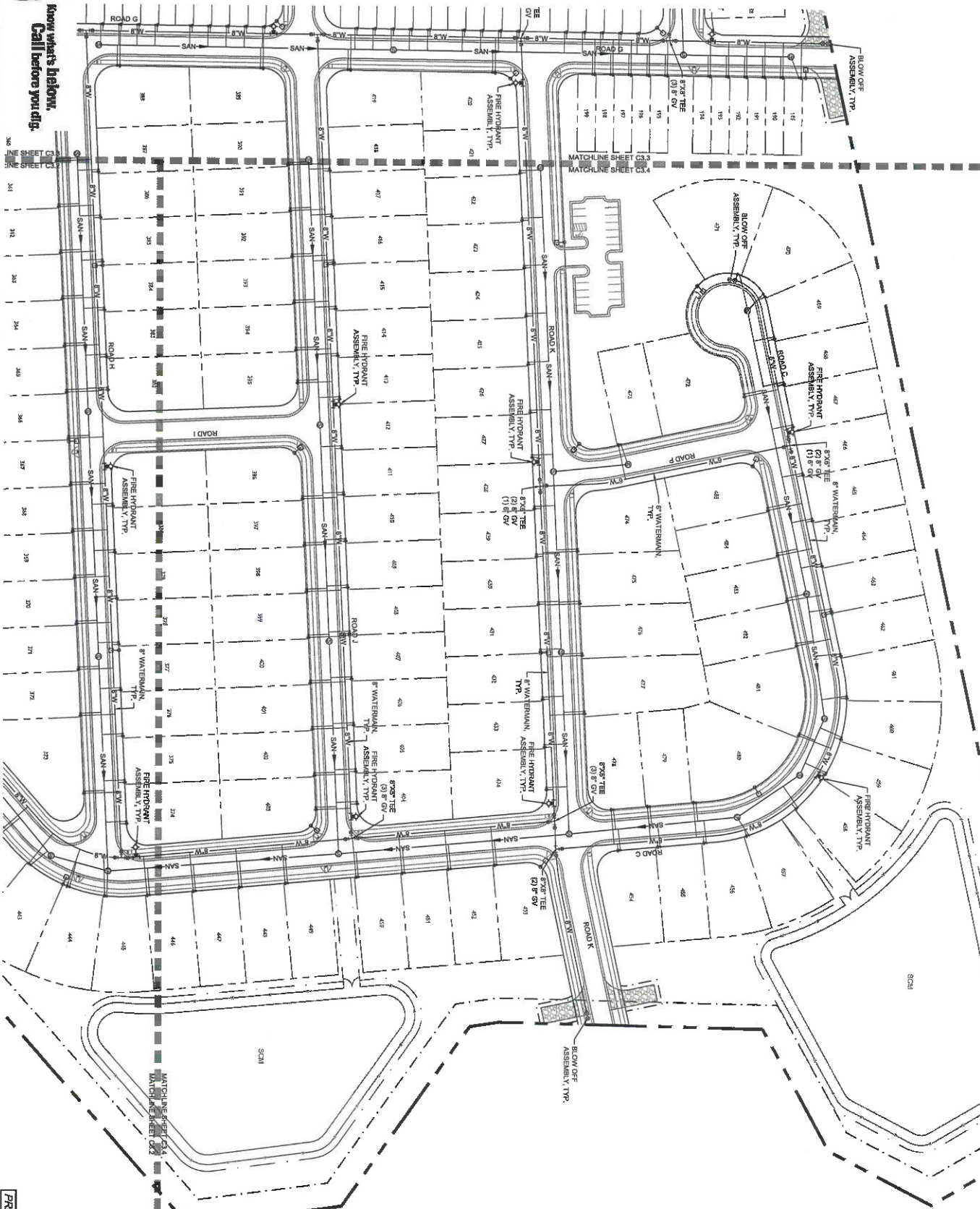
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PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

SITE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY

UTILITY LEGEND

- SANITARY SEWER
- SANITARY MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER

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NORTH CAROLINA LICENSE NO. C-1652

JOHNSTON FARMS PHASE 3 SUBDIVISION

JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA

DETAILED UTILITY PLAN SHEET 4 OF 6

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DATE: 10/05/2023

DESIGNED BY: E.ANGE

CHECKED BY: A.BACCHION

SCALE: 1"=60'

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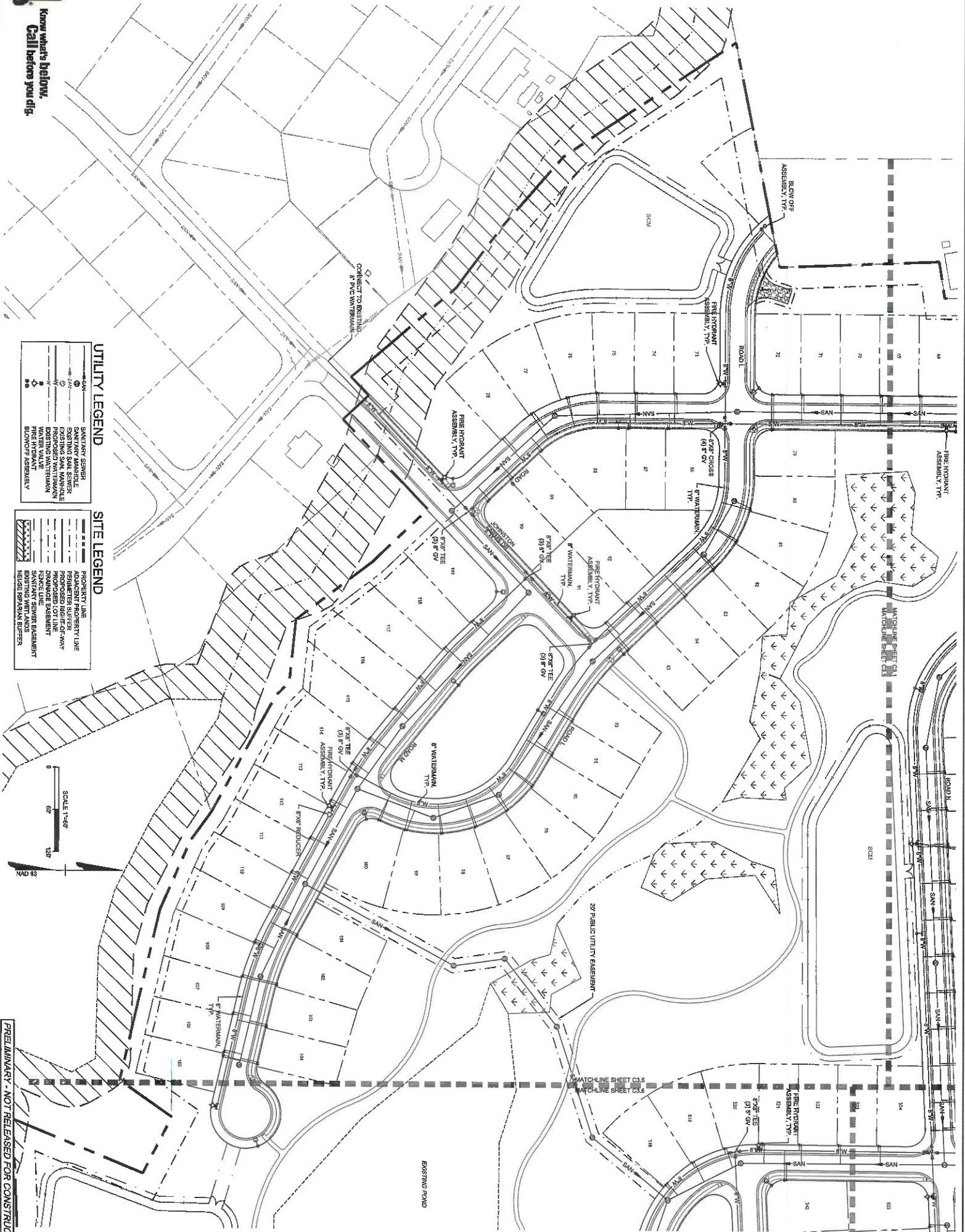
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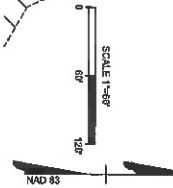


UTILITY LEGEND

- SANITARY SEWER
- SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- SANITARY SEWER EASEMENT
- BLOWOFF ASSEMBLY
- FIRE HYDRANT
- BLOWOFF ASSEMBLY

SITE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEEDS WETLAND BUFFER



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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JOHNSTON FARMS PHASE 3 SUBDIVISION

JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA

DETAILED UTILITY PLAN SHEET 5 OF 6

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DATE	10/09/2023
DESIGNED BY	EJANG
CHECKED BY	LABACCHION
SCALE	1"=60'

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DETAILED UTILITY PLAN SHEET 6 OF 6

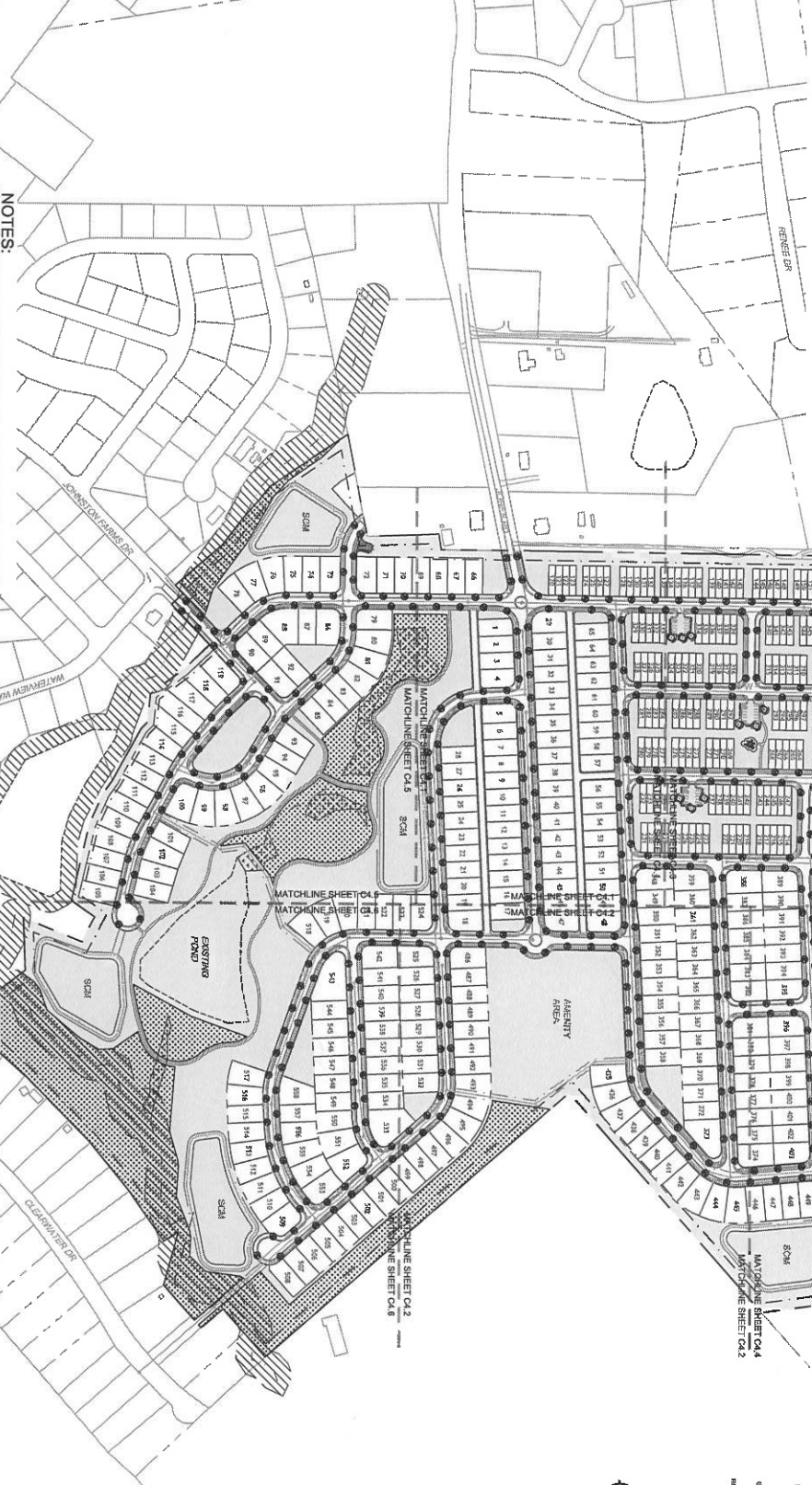
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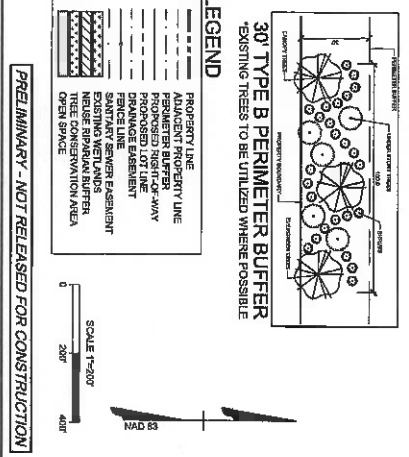
GENERAL NOTES

- GENERAL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES.
 - VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO ORDERING PLANT MATERIALS AND FOR CONFORMANCE.
 - ONLY PLANT MATERIALS THAT ARE SPECIALLY ORDERED BY THE OWNER SHALL BE USED. ALL PLANT MATERIALS AND MATERIALS SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF MHI 201.1.
 - ALL PLANT MATERIALS SHALL BE SPECIALLY ORDERED BY THE OWNER. ALL PLANT MATERIALS SHALL BE SPECIALLY ORDERED BY THE OWNER.
 - PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH RECOMMENDATIONS AND CONTRACT SPECIFICATIONS.
 - ALL PLANT MATERIALS SHALL BE SPECIALLY ORDERED BY THE OWNER.
 - PER TEST RESULTS TO ENSURE PLANT HEALTH.
- CONSTRUCTION INSTALLATION**
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNUSUAL CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z601.1 AMERICAN STANDARD FOR THE PROPAGATION AND TESTING OF PLANTS.
 - LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND COLOR WITH A SECURITY ATTACHER.
 - INSTALL PLANTS AND MATERIALS IN ACCORDANCE WITH THE RECOMMENDATIONS AND REQUIREMENTS OF MHI 201.1.
 - ALL PLANTS AND MATERIALS SHALL BE SPECIALLY ORDERED BY THE OWNER.
 - PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH RECOMMENDATIONS AND CONTRACT SPECIFICATIONS.
 - ALL PLANT MATERIALS SHALL BE SPECIALLY ORDERED BY THE OWNER.
 - PER TEST RESULTS TO ENSURE PLANT HEALTH.
- RECOMMENDATIONS**
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE RE-PLACEMENT OF ALL DEAD PLANT MATERIAL.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
 - ADJUST DEFECTS INCLUDING DEAD PLANTS AND UNSATISFACTORY GROWTH DEFECTS RESULTING FROM DEFECTIVE PLANT MATERIAL QUANTITIES OR OTHERS, OR UNUSUAL PLANT MATERIALS OR INCIDENTS WHICH ARE BEYOND THE PLANT MATERIAL QUANTITIES AND SIZES WILL BE REPORTED FOR COMPLIANCE WITH APPROVED PLANS BY A LETTER PLAN REMOVAL. ALL PLANTS AND MATERIALS SHALL BE SPECIALLY ORDERED BY THE OWNER.



NOTES

- NOTES**
1. PLACEMENT OF TREES SHALL AVOID DRIVEWAYS, WATER AND SEWER SERVICES, AND OTHER UTILITIES. CHOOSE LOCATION TO MINIMIZE DISTANCE TO EXISTING TREE.
 2. TREES SHALL BE PLANTED WITH 3' CLEAN PINE STRAW.
 3. TREES SHALL BE WARRANTEED FOR A PERIOD OF ONE YEAR FROM THE TIME OF ACCEPTANCE.
 4. STREET TREES SHALL BE PLACED BY O.C. STREET TREES SHALL BE A MINIMUM OF 15' O.C. AND A MAXIMUM OF 30' O.C.
 5. FOR EVERY FIFTY FIVE HUNDRED (1500) SQUARE FEET OF VERTICAL LOT AREA (VLA), SEVENTY-FIVE (75) PERCENT OF THE TREES SHALL BE PLACED PLANTING AT LEAST SEVEN FEET FROM THE LOT LINE. THE REMAINING TREES SHALL BE PLACED WITHIN 150 FEET OF THE VLA TO MEET THE REQUIREMENT.



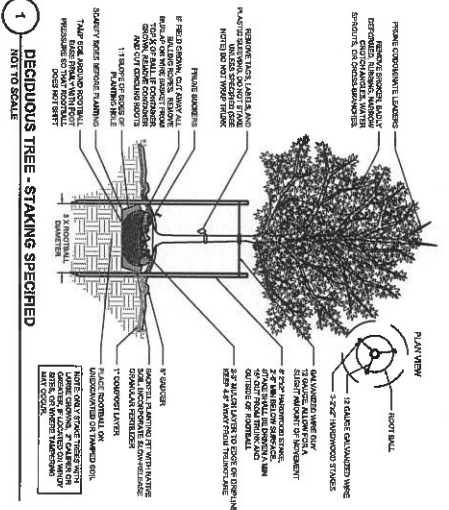
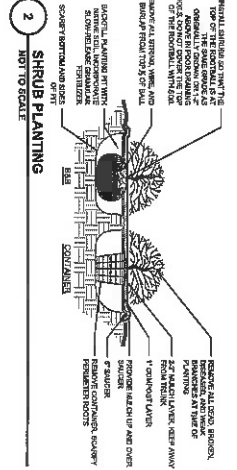
TREE SAVE DATA

EXISTING SITE AREA	149.25 AC
8% REQUIRED TREE CONSERVATION AREA (TCA)	8.95 AC
PROMOTED TREE CONSERVATION AREA	13.61 AC

ALLOWABLE SHRUB LIST		
BOTANICAL NAME	COMMON NAME	SIZE
AEOLIA QUINQUELOBA, LINDL.	OLIVE LEAF LILY	36" HT. & 36"
COLLEA COLLENSIS	EDWARD COLLENDER	36" HT. & 36"
REX COLEOPTERA NANA	GIANT WAXON	36" HT. & 36"
REX COLEOPTERA NANA	GIANT WAXON	36" HT. & 36"
REX COLEOPTERA NANA	GIANT WAXON	36" HT. & 36"

ALLOWABLE STREET TREE PLANTINGS

BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	HEIGHT AT MATURE	PLANTING AT
ULMUS PARVIFOLIA	LACINIAE ELM	2.5" CAL.	40-50'	35-45'
QUERCUS PHELLO	WHITE OAK	2.5" CAL.	40-50'	35-45'
ACER RUBRUM	RED MAPLE	2.5" CAL.	40-50'	35-45'
FRAXINUS AMERICANA	WHITE ASH	2.5" CAL.	40-50'	35-45'
QUERCUS RUBRA	RED OAK	2.5" CAL.	40-50'	35-45'
QUERCUS LYRA	DIABLO OAK	2.5" CAL.	40-50'	35-45'



TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

JOHNSTON FARMS PHASE 3 SUBDIVISION

JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA

OVERALL LANDSCAPE PLAN

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 10/06/2023

DESIGNED BY: E-ANSE

CHECKED BY: D.B. CROCK

SCALE: 1"=200'

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TEL: 919.855.4951 FAX: 919.855.5124 www.timmonsgrp.com

FOR REVIEW ONLY

REVISION	DESCRIPTION
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DATE: 10/06/2023

DESIGNED BY: E-ANSE

CHECKED BY: D.B. CROCK

SCALE: 1"=200'

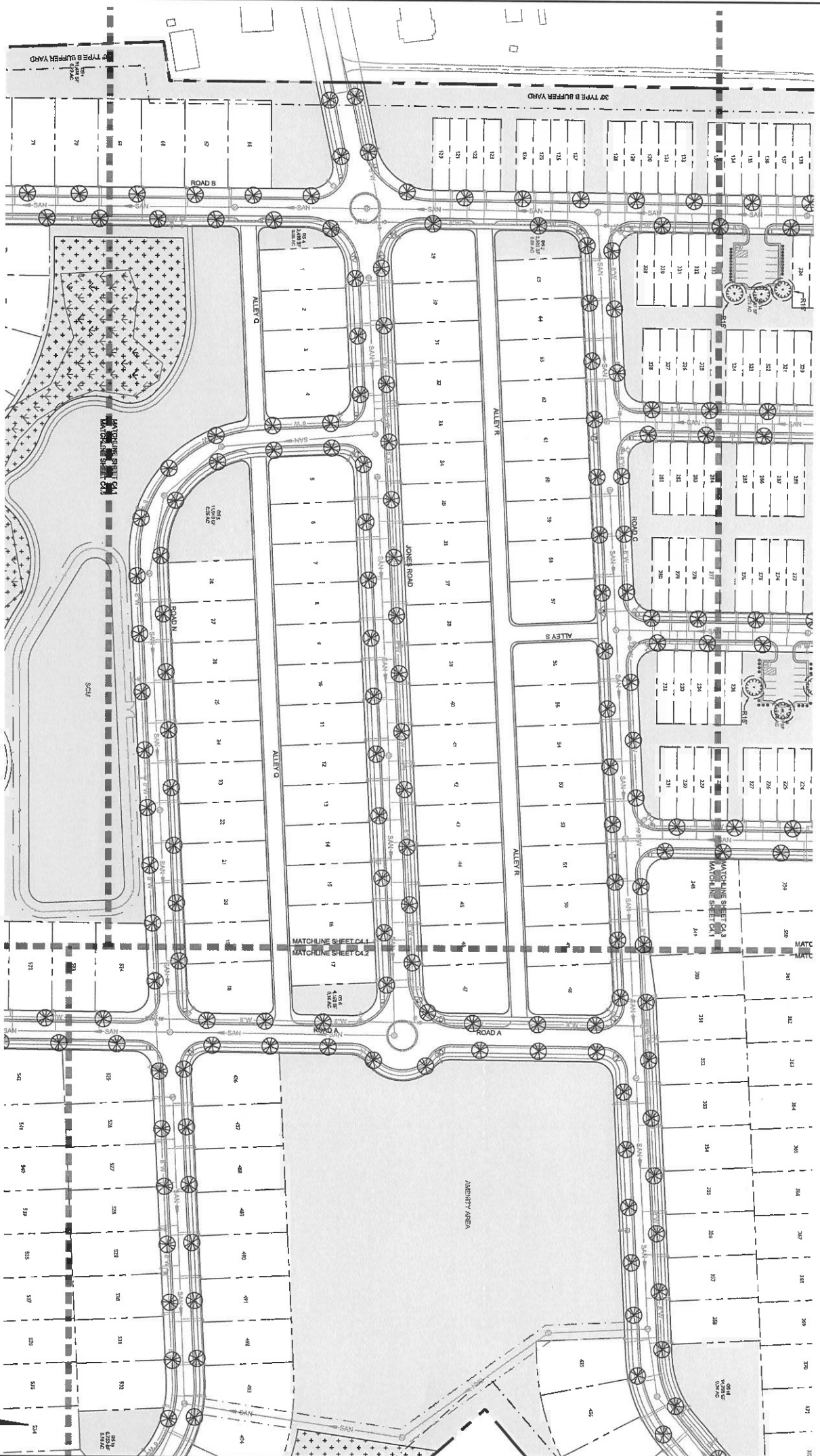
DATE: 10/06/2023

DESIGNED BY: E-ANSE

CHECKED BY: D.B. CROCK

SCALE: 1"=200'

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LEGEND

- 
 _____ ADJACENT PROPERTY LINE
 _____ PENINSULAR BUFFER
 _____ PROPOSED RIGHT-OF-WAY
 _____ PROPOSED LOT LINE
 _____ DRAINAGE EASEMENT
 _____ FENCE LINE
 _____ SANITARY SEWER EASEMENT
 _____ EXISTING WETLANDS
 _____ NEUSE REPAIR/PAVEMENT BUFFER
 _____ TREE CONSERVATION AREA
 _____ OPEN SPACE

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

SCALE 1"=60'

TIMMONS GROUP 
NORTH CAROLINA LICENSE NO. C-1652

JOHNSTON FARMS PHASE 3 SUBDIVISION
JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA
DETAILED LANDSCAPE PLAN SHEET 1 OF 6

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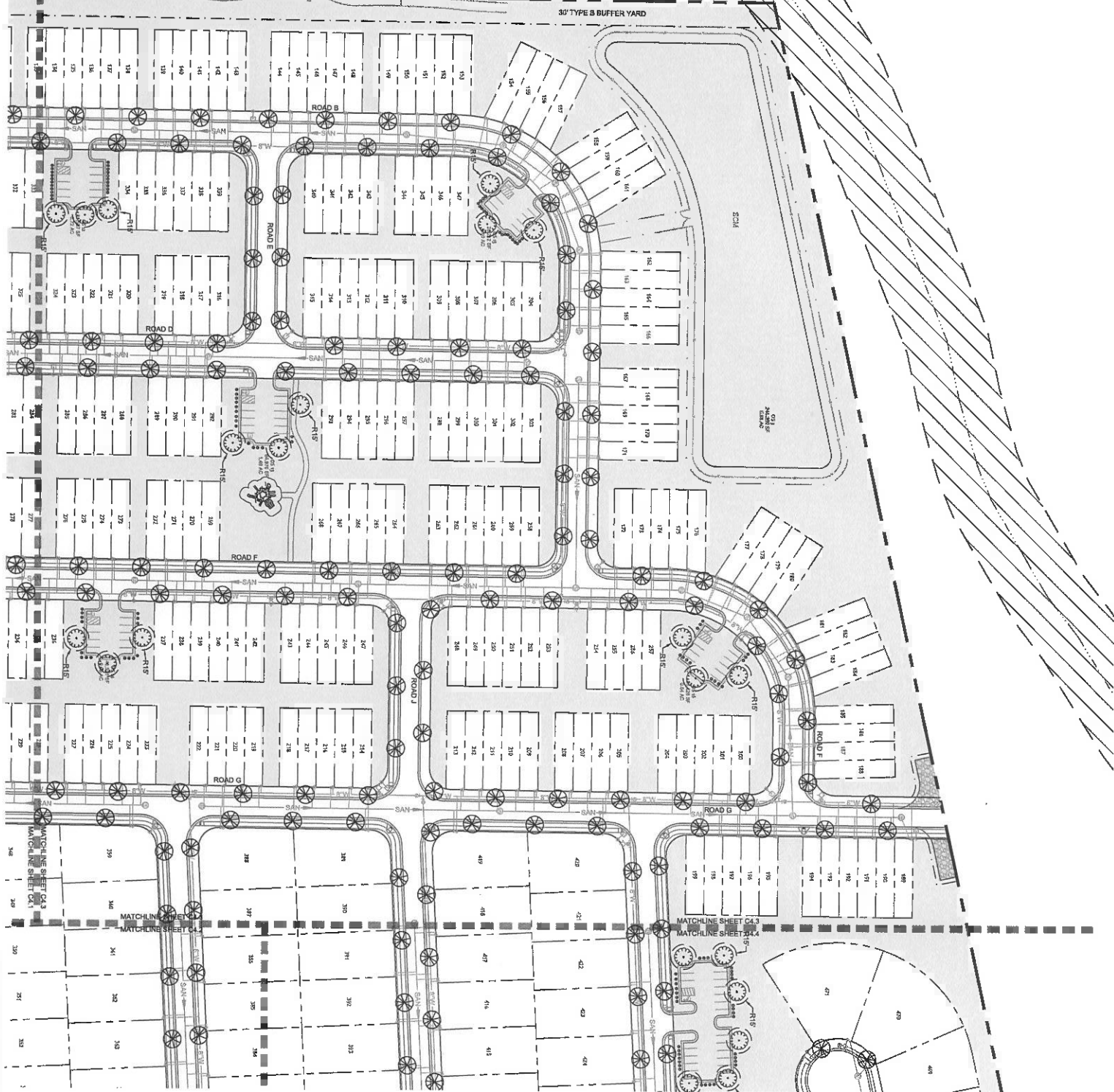
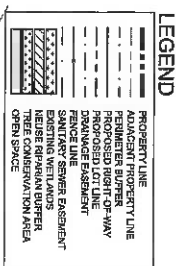
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DATE	REVISION DESCRIPTION

JOB NO.
58188
SHEET NO.
C4.1

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JOHNSTON FARMS PHASE 3 SUBDIVISION
JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA
DETAILED LANDSCAPE PLAN SHEET 3 OF 6

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DATE	REVISION DESCRIPTION

DESIGNED BY	E. ANGE
CHECKED BY	B. BLACKMON
SCALE	1"=60'

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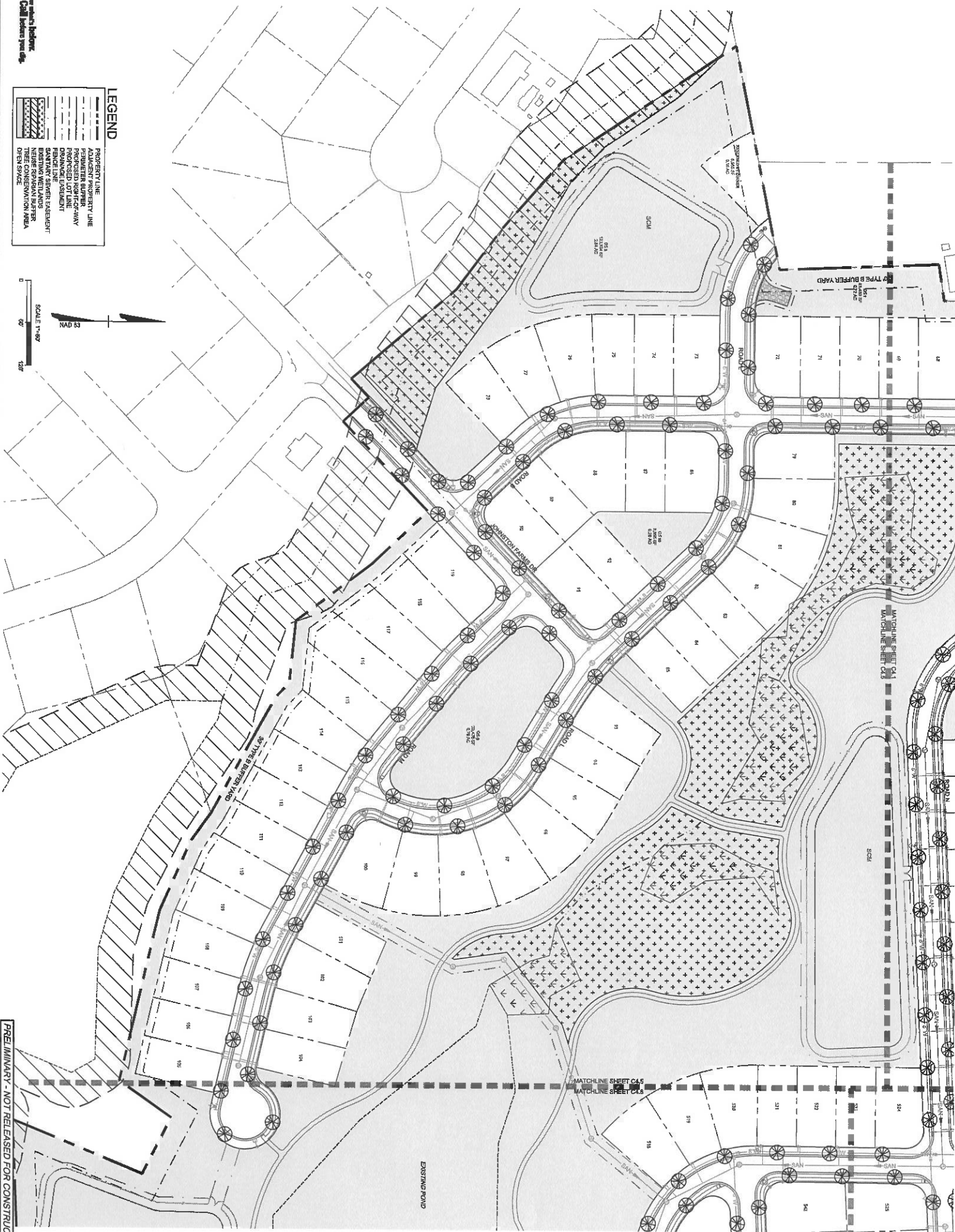
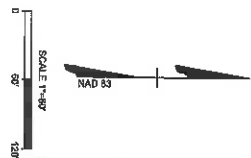
DRAWN BY
E. ANGE
DESIGNED BY
E. ANGE
CHECKED BY
B. BLACKMON
SCALE
1"=60'

DATE	REVISION DESCRIPTION

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- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - PERIMETER BUFFER
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED DRIVEWAY
 - DRAINAGE EASEMENT
 - FENCE LINE
 - SEWER EJECTOR EASEMENT
 - SEWER EJECTOR EASEMENT
 - NEIGHBORHOOD BUFFER
 - THREE CONSERVATION AREA
 - OPEN SPACE



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

JOHNSTON FARMS PHASE 3 SUBDIVISION

JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA

DETAILED LANDSCAPE PLAN SHEET 5 OF 6

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C4.5

SHEET NO.

58188

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10/05/2023

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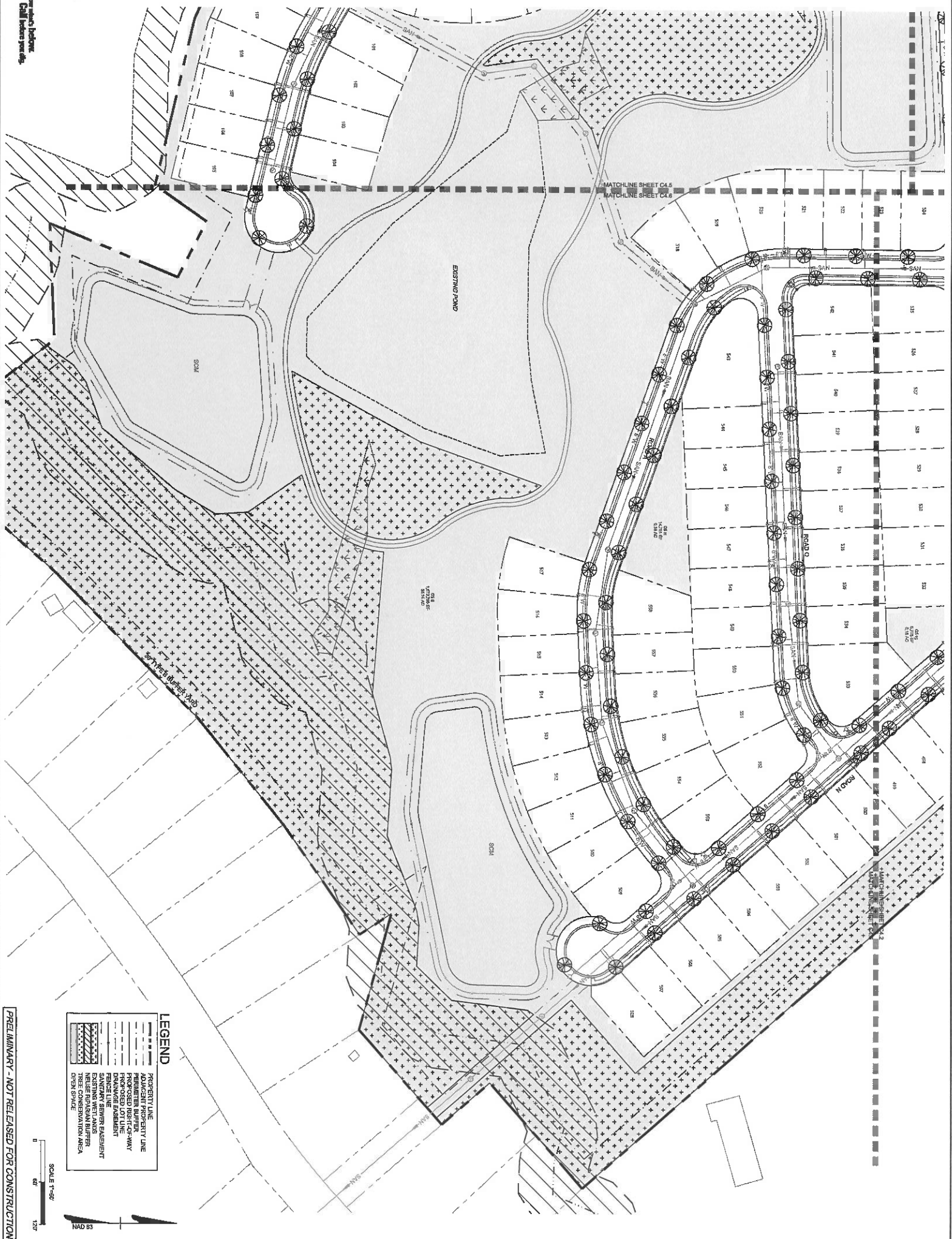
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JOHNSTON FARMS PHASE 3 SUBDIVISION
JONES ROAD, WILSON'S MILLS, JOHNSTON COUNTY, NORTH CAROLINA
DETAILED LANDSCAPE PLAN SHEET 6 OF 6

DESIGNED BY
E. ANGE
CHECKED BY
3. BLACKMON
SCALE
1"=50'

DATE	REVISION DESCRIPTION

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