

REVISIONS

1ST SUBMITTAL (BSC) 5/20/08
2ND SUBMITTAL (R&A) 10/29/09
3RD SUBMITTAL (R&A) 05/05/10
4TH SUBMITTAL (R&A) 09/16/10
5TH SUBMITTAL (R&A) 10/27/10



RICE & ASSOCIATES
 SITE CIVIL & MUNICIPAL ENGINEERING

133 Lockhart Drive
 Beaufort, NC 28516
 Voice: 252-838-1221
 Fax: 252-838-1227
 steve.rice@riceassociatespllc.com



PRELIMINARY - NOT FOR CONSTRUCTION



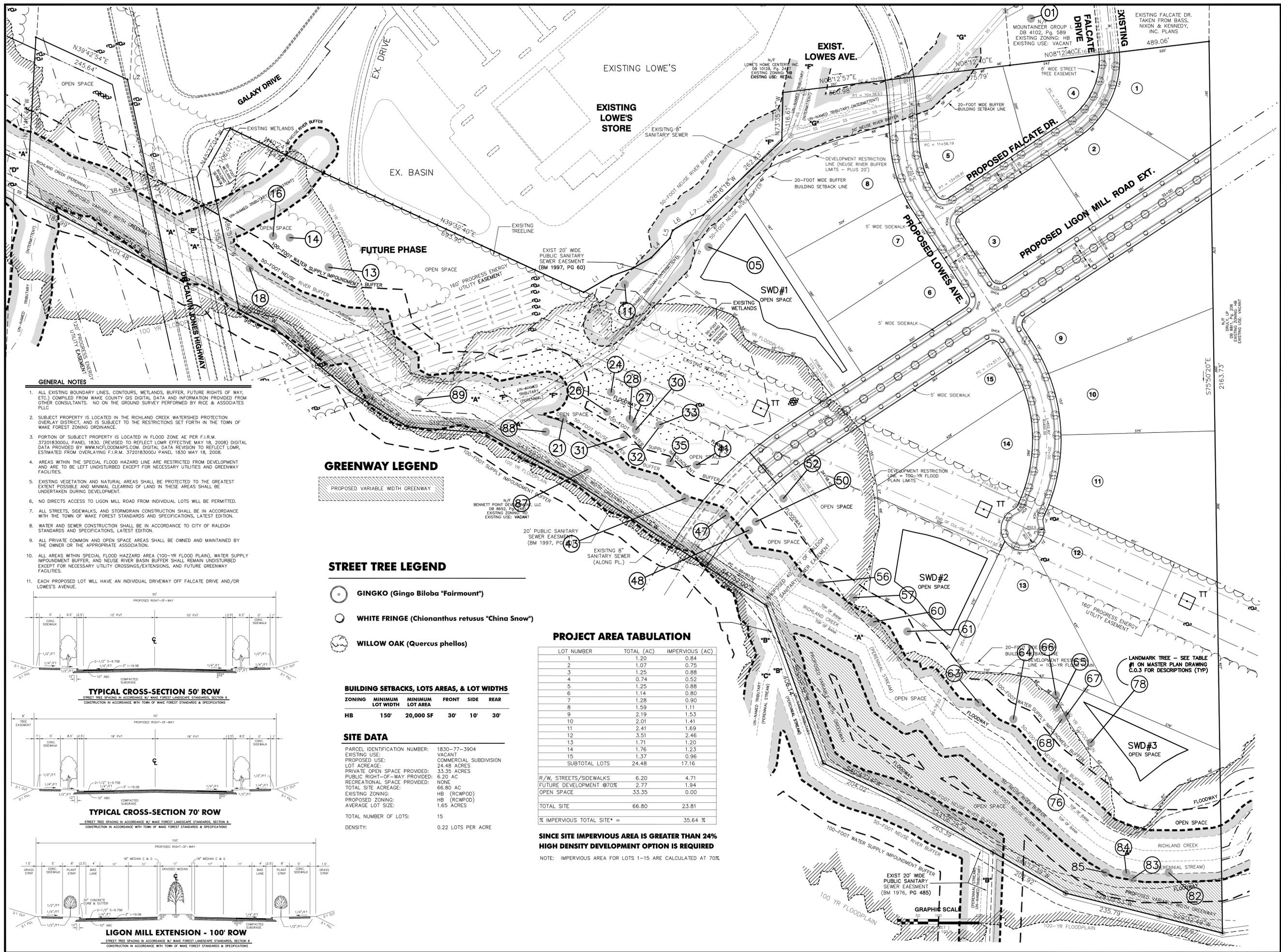
OWNER:
 ROLLS CAPITAL, LLC
 7104 Thompson Mill Road
 Wake Forest, NC 27587
 919-569-6722

SITE:
 TRACT 10 A
 TRACT 10 B
 66.8 ACRES
 DB 10905, PG 950
 PIN 1830-77-3904

PROJECT:
 MASTER PLAN
 OVERALL
 SITE
 PLAN

OCTOBER 27, 2010

DRAWING
 C.1.0



GENERAL NOTES

- ALL EXISTING BOUNDARY LINES, CONTOURS, WETLANDS, BUFFER, FUTURE RIGHTS OF WAY, ETC.) COMPILED FROM WAKE COUNTY GIS DIGITAL DATA AND INFORMATION PROVIDED FROM OTHER CONSULTANTS. NO ON THE GROUND SURVEY PERFORMED BY RICE & ASSOCIATES PLLC
- SUBJECT PROPERTY IS LOCATED IN THE RICHLAND CREEK WATERSHED PROTECTION OVERLAY DISTRICT, AND IS SUBJECT TO THE RESTRICTIONS SET FORTH IN THE TOWN OF WAKE FOREST ZONING ORDINANCE.
- PORTION OF SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE PER F.I.R.M. 3720183000, PANEL 1830. (REVISED TO REFLECT LOMR EFFECTIVE MAY 18, 2008) DIGITAL DATA PROVIDED BY WWW.FLOODMAPS.COM. DIGITAL DATA REVISION TO REFLECT LOMR, ESTIMATED FROM OVERLAYING F.I.R.M. 3720183000, PANEL 1830 MAY 18, 2008.
- AREAS WITHIN THE SPECIAL FLOOD HAZARD LINE ARE RESTRICTED FROM DEVELOPMENT AND ARE TO BE LEFT UNDISTURBED EXCEPT FOR NECESSARY UTILITIES AND GREENWAY FACILITIES.
- EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE AND MINIMAL CLEARING OF LAND IN THESE AREAS SHALL BE UNDERTAKEN DURING DEVELOPMENT.
- NO DIRECTS ACCESS TO LIGON MILL ROAD FROM INDIVIDUAL LOTS WILL BE PERMITTED.
- ALL STREETS, SIDEWALKS, AND STORMDRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- ALL PRIVATE COMMON AND OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE OWNER FOR THE APPROPRIATE ASSOCIATION.
- ALL AREAS WITHIN SPECIAL FLOOD HAZARD AREA (100-YR FLOOD PLAIN), WATER SUPPLY IMPOUNDMENT BUFFER, AND NEUSE RIVER BASIN BUFFER SHALL REMAIN UNDISTURBED EXCEPT FOR NECESSARY UTILITY CROSSINGS/EXTENSIONS, AND FUTURE GREENWAY FACILITIES.
- EACH PROPOSED LOT WILL HAVE AN INDIVIDUAL DRIVEWAY OFF FALCATE DRIVE AND/OR LOWE'S AVENUE.

GREENWAY LEGEND



STREET TREE LEGEND

- GINGKO (Gingo Biloba "Fairmount")**
- WHITE FRINGE (Chionanthus retusus "China Snow")**
- WILLOW OAK (Quercus phellos)**

PROJECT AREA TABULATION

LOT NUMBER	TOTAL (AC)	IMPERVIOUS (AC)
1	1.20	0.84
2	1.07	0.75
3	1.25	0.88
4	0.74	0.52
5	1.25	0.88
6	1.14	0.80
7	1.28	0.90
8	1.59	1.11
9	2.19	1.53
10	2.01	1.41
11	2.41	1.69
12	3.51	2.46
13	1.71	1.20
14	1.76	1.23
15	1.37	0.96
SUBTOTAL LOTS	24.48	17.16
R/W, STREETS/SIDEWALKS	6.20	4.71
FUTURE DEVELOPMENT @70%	2.77	1.94
OPEN SPACE	33.35	0.00
TOTAL SITE	66.80	23.81
% IMPERVIOUS TOTAL SITE* =		35.64 %

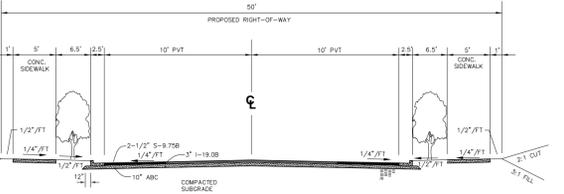
SINCE SITE IMPERVIOUS AREA IS GREATER THAN 24% HIGH DENSITY DEVELOPMENT OPTION IS REQUIRED
 NOTE: IMPERVIOUS AREA FOR LOTS 1-15 ARE CALCULATED AT 70%

BUILDING SETBACKS, LOTS AREAS, & LOT WIDTHS

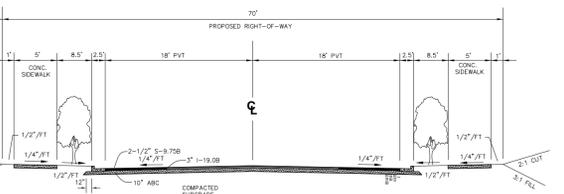
ZONING	MINIMUM LOT WIDTH	MINIMUM LOT AREA	FRONT	SIDE	REAR
HB	150'	20,000 SF	30'	10'	30'

SITE DATA

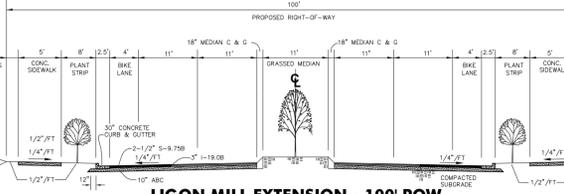
PARCEL IDENTIFICATION NUMBER: 1830-77-3904
 EXISTING USE: VACANT
 PROPOSED USE: COMMERCIAL SUBDIVISION
 LOT ACREAGE: 24.48 ACRES
 PRIVATE OPEN SPACE PROVIDED: 33.35 ACRES
 PUBLIC RIGHT-OF-WAY PROVIDED: 6.20 AC
 RECREATIONAL SPACE PROVIDED: NONE
 TOTAL SITE ACREAGE: 66.80 AC
 EXISTING ZONING: HB (RCWPD)
 PROPOSED ZONING: HB (RCWPD)
 AVERAGE LOT SIZE: 1.65 ACRES
 TOTAL NUMBER OF LOTS: 15
 DENSITY: 0.22 LOTS PER ACRE



TYPICAL CROSS-SECTION 50' ROW
 STREET TREE SPACING IN ACCORDANCE W/ WAKE FOREST LANDSCAPE STANDARDS, SECTION 6
 CONSTRUCTION IN ACCORDANCE WITH TOWN OF WAKE FOREST STANDARDS & SPECIFICATIONS



TYPICAL CROSS-SECTION 70' ROW
 STREET TREE SPACING IN ACCORDANCE W/ WAKE FOREST LANDSCAPE STANDARDS, SECTION 6
 CONSTRUCTION IN ACCORDANCE WITH TOWN OF WAKE FOREST STANDARDS & SPECIFICATIONS



LIGON MILL EXTENSION - 100' ROW
 STREET TREE SPACING IN ACCORDANCE W/ WAKE FOREST LANDSCAPE STANDARDS, SECTION 6
 CONSTRUCTION IN ACCORDANCE WITH TOWN OF WAKE FOREST STANDARDS & SPECIFICATIONS