THE ENGINEER DOES NOT GUARANTEE THAT ALL EXISTING FACILITIES SUCH AS PIPELINES, ELECTRICAL LINES, CONDUIT, TELEPHONE CABLE, SERVICE CONNECTIONS, OR OTHER FACILITIES ARE SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED BY THEIR RESPECTIVE OWNERS, FIELD MARK THE UTILITY LOCATIONS, AND PROTECT ALL SUCH EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR NOTIFYING ALL UTILITY OWNERS IN ACCORDANCE WITH NC GENERAL STATUTE – CHAPTER 87, ARTICLE 8, THE UNDERGROUND DAMAGE PREVENTION ACT.

R-5 MIN. YARD REQUIREMENTS: FRONT = 20' REAR = 10' SIDE = 8'

MIN. REQ. LOT WIDTH FOR THE FIRST DWELLING UNITS – 50'

MIN. ADDITIONAL REQ. LOT WIDTH FOR EACH ADDITIONAL DWELLING UNITS – 5'

CORNER LOT SETBACK = 20'

MIN. LOT AREA FOR THE FIRST DWELLING UNIT – 5000 SF

MIN. LOT AREA FOR THE SECOND DWELLING UNIT – 2500 SF

A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP # 3720184000J & 3720185000J, ZONE X, EFFECTIVE DATE NOT DETERMINED.

PROPERTY OWNERS ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN AND PRESERVE ALL COMMON AREAS AND OPEN SPACE

EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE AND MINIMUM CLEARING OF LAND SHALL BE UNDERTAKEN DURING DEVELOPMENT.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST STANDARDS AND SPECIFICATIONS. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF RALEIGH.

STREETS WILL NOT BE ACCEPTED BY THE TOWN UNTIL THE SCOUR HOLES TO BE CONSTRUCTED TO DIFFUSE STORMWATER VELOCITIES ARE FUNCTIONING AS INTENDED.

WETLANDS SHOWN PER APPROVED MAP BY USACE (ACTION ID# 200421082). ANY USE MUST FOLLOW CORP OF ENGINEERS GUIDELINES, SECTION 404 OF THE CLEAN WATER ACT.

LOMR-F SHALL BE APPROVED BY FEMA PRIOR TO FINAL PLAT APPROVAL.

OPEN SPACE ALONG DUNN CREEK SHALL BE DEDICATED TO THE TOWN OF WAKE FOREST FOR FUTURE GREENWAY. THIS DEDICATION IS IN ADDITION TO PAYMENT OF RECREATION FACILITY FEES. A FEE SIMPLE DEED, ENVIRONMENTAL ANALYSIS AND RECORDED PLAT WILL BE REQUIRED FOR THIS DEDICATION. IF THE DEVELOPER WISHES TO CONSTRUCT A PAVED GREENWAY TRAIL IN THIS AREA, THEN THE COST OF THE TRAIL CAN BE CREDITED TOWARDS THE RECREATION FACILITY FEE.

PUBLIC FACILITIES:

1. POTABLE WATER =
   1,172 LF – 12" WATERLINE SUBDIVISION
   3,944 LF – 8" WATERLINE SUBDIVISION
   265 LF – 6" WATERLINE SUBDIVISION

2. SANITARY SEWER =
   4,991 LF – 8" SEWERLINE

3. STREETS =
   5,417 LF – INTERNAL ROADS

CONDITIONAL USE PERMIT CONDITIONS:

THE CONDITIONAL USE PERMIT IS HEREBY SUBJECT TO THE FOLLOWING CONDITIONS:

1. NO DRIVEWAY ACCESS FROM LOTS ONTO HERITAGE LAKE ROAD OR FRIENDSHIP CHAPEL ROAD.
2. ACCEPT GREENWAY DEDICATION ALONG SMITH CREEK (EASTERN SIDE) IN THE AMOUNT NEEDED TO CONSTRUCT GREENWAY TRAILS. VALUE OF DEDICATION WILL BE CREDITED AGAINST RECREATION FACILITY FEE.
3. LOTS 331-333 SHALL BE REAR-LOADED LOTS, WITH STRUCTURES FRONTING HERITAGE LAKE ROAD OR HERITAGE HILLS WAY.
4. CONSTRUCT HERITAGE LAKE ROAD FROM SOUTHERN EDGE OF SUBDIVISION TO THE INTERSECTION OF FRIENDSHIP CHAPEL ROAD AS THE ULTIMATE (2025) CROSS-SECTION PER THE WAKE FOREST TRANSPORTATION PLAN. CONTINUE CONSTRUCTION OF HERITAGE LAKE ROAD FROM THE INTERSECTION WITH FRIENSHIP CHAPEL ROAD TO THE NC-98 BYPASS PER THE WAKE FOREST TRANSPORTATION PLAN.
5. PROVIDE THE FOLLOWING ROADWAY IMPROVEMENTS AS RECOMMENDED IN THE TRANSPORTATION IMPACT ANALYSIS:

AT THE INSTERSECTION OF HERITAGE LAKE ROAD AND HERITAGE CLUB AVENUE:
- CONSTRUCT AN EXCLUSIVE NORTHBOUND RIGHT TURN LANE ON HERITAGE LAKE ROAD AND RE-STRIPE PAVEMENT TO ACCOMMODATE NORTHBOUND RIGHT TURN LANE.
- PARTICIPATE IN THE INSTALLATION OF A TRAFFIC SIGNAL WHEN MUTCD WARRANTS ARE MET.

AT THE INTERSECTION OF THE NC-98 BYPASS AND HERITAGE LAKE ROAD:
- PROVIDE SEPARATE NORTHBOUND LEFT AND RIGHT TURN LANES ON HERITAGE LAKE ROAD
- CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT TURN LANE ON THE NC-98 BYPASS.
- CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT TURN LAND ON THE NC-98 BYPASS.
- PARTICIPATE IN A TRAFFIC SIGNAL WHEN MUTCD WARRANTS ARE MET.

AT THE INTERSECTION OF HERITAGE LAKE ROAD AND FRIENSHIP CHAPEL ROAD:
- PROVIDE EXCLUSIVE LEFT AND THROUGH-RIGHT LANES AT ALL APPROACHES AS CONSTRUCTED

THESE PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE TOWN OF WAKE FOREST.

Public Works and Utilities	7/18/06 Date
Engineering Department	7-19-06 Date
Fire Prevention	7/19/06 Date
Subdivision Administrator	7/7/06 Date
City of Raleigh Public Utilities	7/6/06 Date

PLAN SUMMARY:

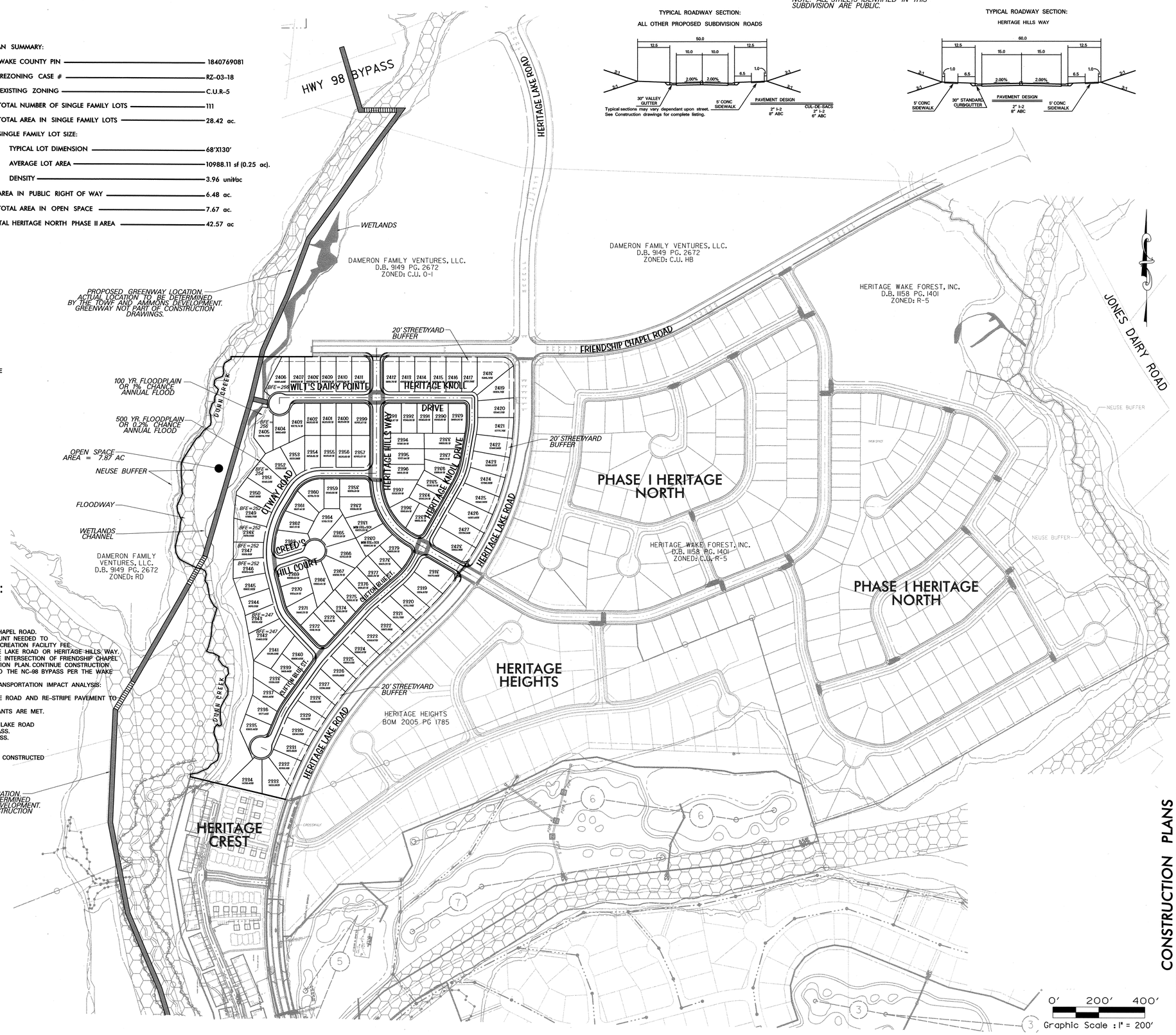
1. WAKE COUNTY PIN	1840769081
2. REZONING CASE #	RZ-03-18
3. EXISTING ZONING	C.U.R.-5
4. TOTAL NUMBER OF SINGLE FAMILY LOTS	111
5. TOTAL AREA IN SINGLE FAMILY LOTS	28.42 ac.
6. SINGLE FAMILY LOT SIZE:	
TYPICAL LOT DIMENSION	68'X130'
AVERAGE LOT AREA	10988.11 sf (0.25 ac).
DENSITY	3.96 unit/ac
7. AREA IN PUBLIC RIGHT OF WAY	6.48 ac.
8. TOTAL AREA IN OPEN SPACE	7.67 ac.
TOTAL HERITAGE NORTH PHASE II AREA	42.57 ac

NOTE: ALL STREETS IDENTIFIED IN THIS SUBDIVISION ARE PUBLIC.

TYPICAL ROADWAY SECTION:
ALL OTHER PROPOSED SUBDIVISION ROADS

Typical sections may vary dependant upon street. See Construction drawings for complete listing.

TYPICAL ROADWAY SECTION:
HERITAGE HILLS WAY



CONSTRUCTION PLANS

MULKEY ENGINEERS & CONSULTANTS
PO Box 33127
Raleigh, NC 27636
(919) 851-1912
(919) 851-1918 (fax)
WWW.MULKEYINC.COM

NORTH CAROLINA PROFESSIONAL SEAL 019234 ENGINEER MICHAEL D. ALLEN

DATE:	
DRAWN BY:	RJF/CAF
DWG. CHECKED BY:	MDA
DESIGNED BY:	MDA
DGN. CHECKED BY:	MDA
SCALE:	
PROJECT NO.	2004171.01

REVISIONS

NO.	DATE	REMARKS
1	10/2005	CONSTRUCTION SUBMITTAL
2	1/2006	TOWN/CITY RALEIGH COMMENTS
3	3/2006	T.O.W.F./C.O.R. PWC COMMENTS
4		
5		
6		
7		
8		

HERITAGE WAKE FOREST
HERITAGE NORTH, PHASE II

DEVELOPER
AMMONS DEVELOPMENT GROUP
P. O. BOX 1615 WAKE FOREST, NC 27588

SITE PLAN

DRAWING NO.
C-1

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CORNER LOT SETBACK = 20'

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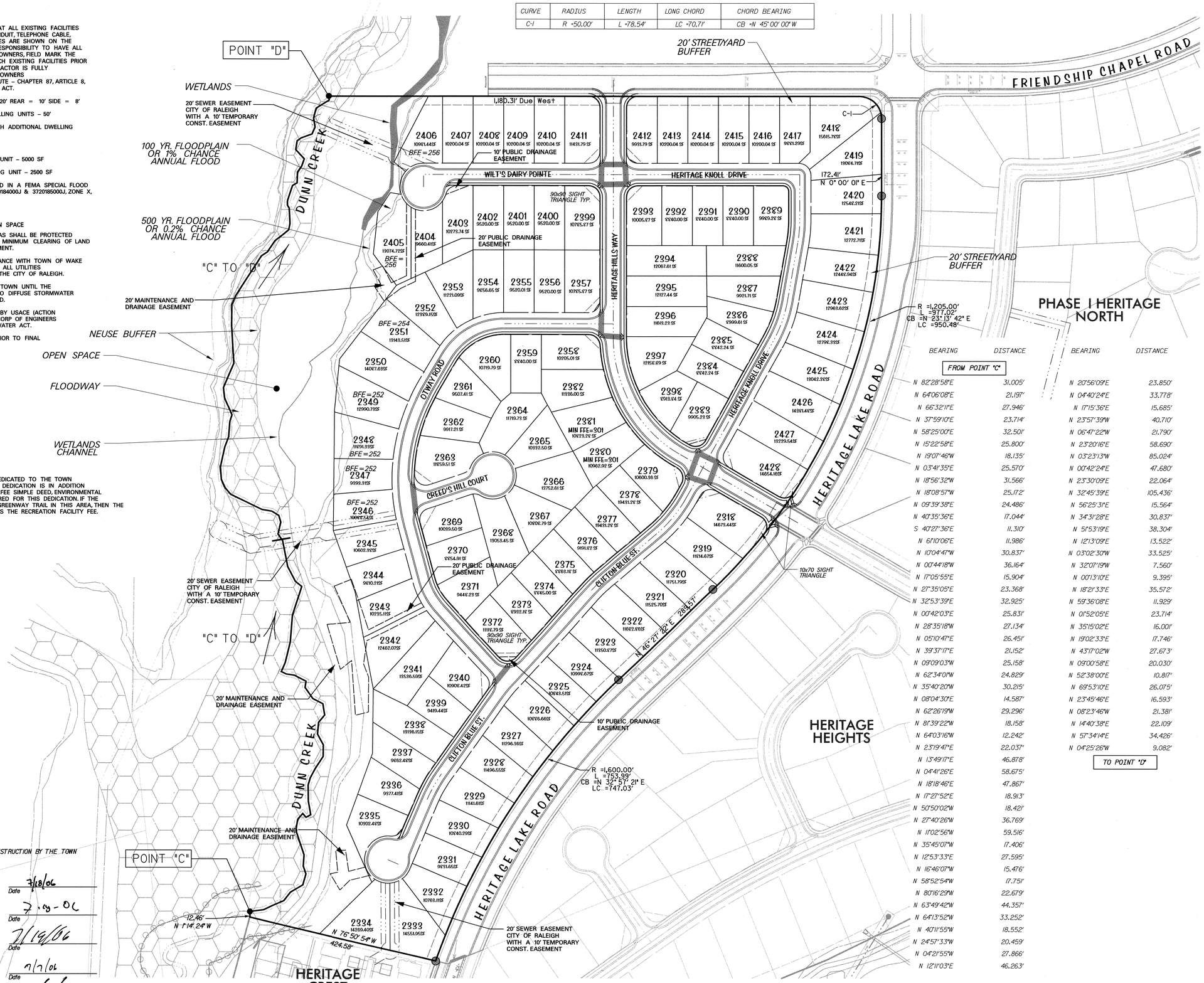
CURVE	RADIUS	LENGTH	LONG CHORD	CHORD BEARING
C-1	R =50.00'	L =78.54'	LC =70.71'	CB =N 45° 00' 00" W



FROM POINT "C"			
BEARING	DISTANCE	BEARING	DISTANCE
N 82°28'58"E	31.005'	N 20°56'09"E	23.850'
N 64°06'08"E	21.197'	N 04°40'24"E	33.778'
N 66°32'11"E	27.946'	N 17°15'36"E	15.685'
N 37°59'10"E	23.714'	N 23°57'39"W	40.710'
N 58°25'00"E	32.501'	N 06°47'22"W	21.790'
N 15°22'58"E	25.800'	N 23°20'16"E	58.690'
N 19°07'46"W	18.135'	N 03°23'13"W	85.024'
N 03°41'35"E	25.570'	N 00°42'24"E	47.680'
N 18°56'32"W	31.566'	N 23°30'09"E	22.064'
N 18°08'57"W	25.172'	N 32°45'39"E	105.436'
N 09°39'38"E	24.486'	N 56°25'31"E	15.564'
N 40°35'36"E	17.044'	N 34°31'28"E	30.837'
S 40°27'36"E	11.310'	N 51°53'19"E	38.304'
N 61°10'06"E	11.986'	N 12°13'09"E	13.522'
N 10°04'47"W	30.837'	N 03°02'30"W	33.525'
N 00°44'18"W	36.164'	N 32°07'19"W	7.560'
N 17°05'55"E	15.904'	N 00°13'10"E	9.395'
N 27°35'05"E	23.368'	N 18°21'33"E	35.572'
N 32°53'39"E	32.925'	N 59°36'08"E	11.929'
N 00°42'03"E	25.831'	N 01°52'05"E	23.714'
N 28°35'18"W	27.134'	N 35°15'02"E	16.001'
N 05°10'47"E	26.451'	N 19°02'33"E	17.746'
N 39°37'17"E	21.152'	N 43°17'02"W	27.673'
N 09°09'03"W	25.158'	N 09°00'58"E	20.030'
N 62°34'01"W	24.829'	N 52°38'00"E	10.817'
N 35°40'20"W	30.215'	N 69°53'10"E	26.075'
N 08°04'30"E	14.587'	N 23°45'46"E	16.593'
N 62°26'19"W	29.296'	N 08°23'46"W	21.381'
N 81°39'22"W	18.158'	N 14°40'38"E	22.109'
N 64°03'16"W	12.242'	N 57°34'14"E	34.426'
N 23°19'47"E	22.037'	N 04°25'26"W	9.082'
N 13°49'17"E	46.878'	TO POINT "D"	
N 04°41'26"E	58.675'		
N 18°18'46"E	47.867'		
N 17°27'52"E	18.913'		
N 50°50'02"W	18.421'		
N 27°40'26"W	36.769'		
N 11°02'56"W	59.516'		
N 35°45'07"W	17.406'		
N 12°53'33"E	27.595'		
N 16°46'07"W	15.476'		
N 58°52'54"W	17.751'		
N 80°16'29"W	22.679'		
N 63°49'42"W	44.357'		
N 64°13'52"W	33.252'		
N 40°11'55"W	18.552'		
N 24°57'33"W	20.459'		
N 04°21'55"W	27.866'		
N 12°11'03"E	46.263'		

THESE PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE TOWN OF WAKE FOREST.

Public Works and Utilities	Date 7/18/06
Engineering Department	Date 7-19-06
Fire Prevention	Date 7/19/06
Subdivision Administrator	Date 7/7/06
City of Raleigh Public Utilities	Date 7/6/06

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NORTH CAROLINA PROFESSIONAL SEAL 025174 ENGINEER MICHAEL D. ALLEN

DATE:	
DRAWN BY:	RJF/CAF
DWG. CHECKED BY:	MDA
DESIGNED BY:	MDA
DGN. CHECKED BY:	MDA
SCALE:	
PROJECT NO.	2004171.01

REVISIONS

NO.	DATE	REMARKS
1	11/2/05	CONSTRUCTION SUBMITTAL
2	1/19/06	TOWN/CITY RALEIGH COMMENTS
3	3/2/06	T.O.W.F./C.O.R. W/C COMMENTS
4		
5		
6		
7		
8		

HERITAGE WAKE FOREST
HERITAGE NORTH, PHASE II

DEVELOPER
AMMONS DEVELOPMENT GROUP
P. O. BOX 1615 WAKE FOREST, NC 27588

ENLARGED SITE PLAN

DRAWING NO.
C-1A

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