

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

Haley E. Spurr
Erosion and Sedimentation Control

3-27-07
Date

Engineering Department

Date

Al Pruitt
Fire Prevention

3-30-07
Date

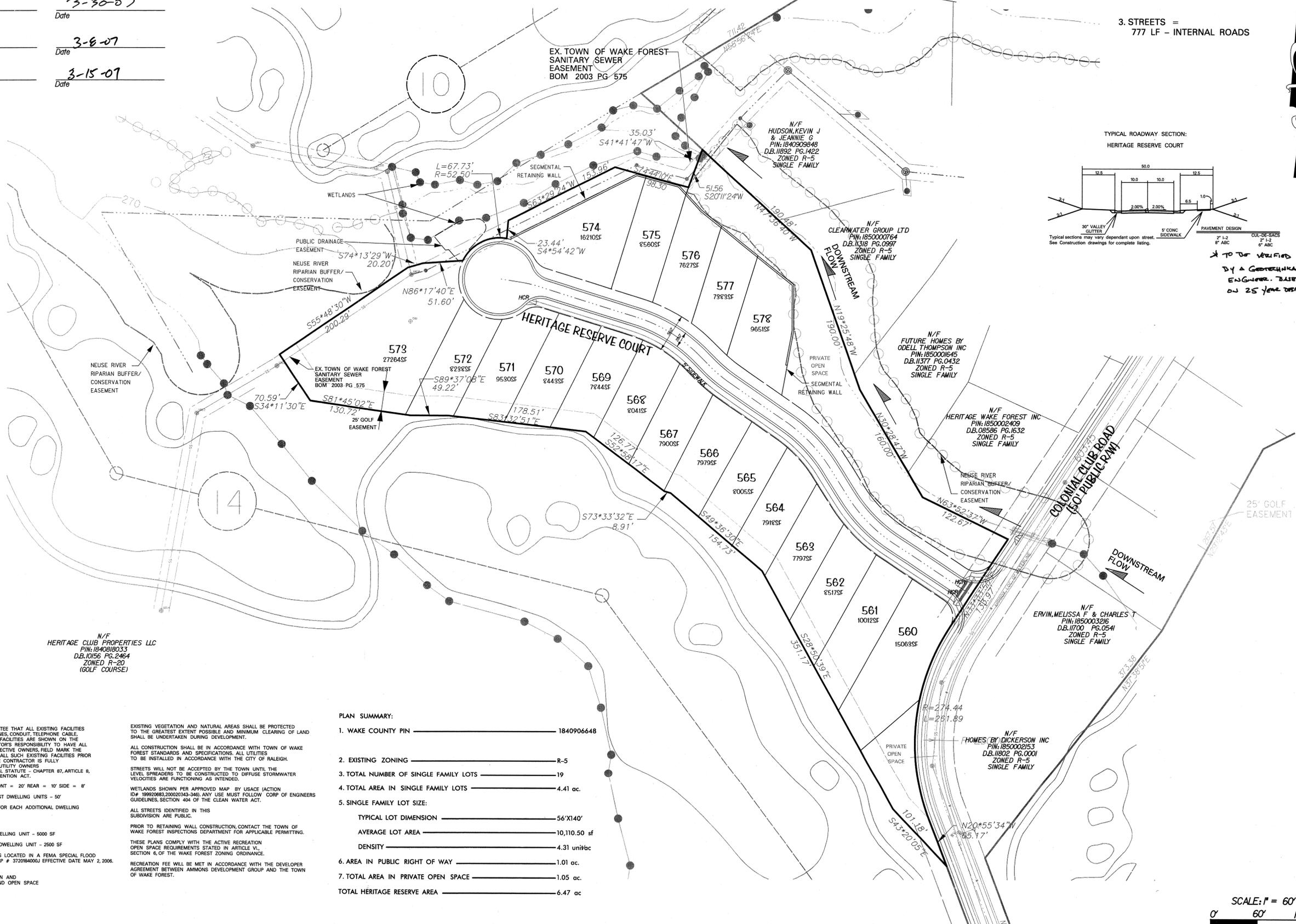
Chris O. Linn
Subdivision Administrator

3-6-07
Date

Denise Barber
City of Raleigh Public Utilities

3-15-07
Date

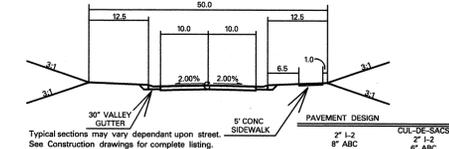
N/F
HERITAGE CLUB PROPERTIES LLC
PIN: 1840818033
D.B. 10156 PG. 2464
ZONED R-20
(GOLF COURSE)



PUBLIC FACILITIES:

- 1. POTABLE WATER = 830 LF - 8" WATERLINE SUBDIVISION
- 2. SANITARY SEWER = 774 LF - 8" SEWERLINE
- 3. STREETS = 777 LF - INTERNAL ROADS

TYPICAL ROADWAY SECTION:
HERITAGE RESERVE COURT



TO BE VERIFIED BY A GEOTECHNICAL ENGINEER BASED ON 25 YEAR DESIGN!

N/F
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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 N.C. 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 - 6000 SF
MIN. LOT AREA FOR THE SECOND DWELLING UNIT - 2500 SF

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP # 3720184000J EFFECTIVE DATE MAY 2, 2006.

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 LEVEL SPREADERS TO BE CONSTRUCTED TO DIFFUSE STORMWATER VELOCITIES ARE FUNCTIONING AS INTENDED.

WETLANDS SHOWN PER APPROVED MAP BY USAGE ACTION 10# 99902683.20002348-346). ANY USE MUST FOLLOW CORP OF ENGINEERS GUIDELINES, SECTION 404 OF THE CLEAN WATER ACT.

ALL STREETS IDENTIFIED IN THIS SUBDIVISION ARE PUBLIC.
PRIOR TO RETAINING WALL CONSTRUCTION, CONTACT THE TOWN OF WAKE FOREST INSPECTIONS DEPARTMENT FOR APPLICABLE PERMITTING.

THESE PLANS COMPLY WITH THE ACTIVE RECREATION OPEN SPACE REQUIREMENTS STATED IN ARTICLE VI, SECTION 6 OF THE WAKE FOREST ZONING ORDINANCE.

RECREATION FEE WILL BE MET IN ACCORDANCE WITH THE DEVELOPER AGREEMENT BETWEEN AMMONS DEVELOPMENT GROUP AND THE TOWN OF WAKE FOREST.

PLAN SUMMARY:

1. WAKE COUNTY PIN	1840906648
2. EXISTING ZONING	R-5
3. TOTAL NUMBER OF SINGLE FAMILY LOTS	19
4. TOTAL AREA IN SINGLE FAMILY LOTS	4.41 ac.
5. SINGLE FAMILY LOT SIZE:	
TYPICAL LOT DIMENSION	56'x140'
AVERAGE LOT AREA	10,110.50 sf
DENSITY	4.31 units/ac
6. AREA IN PUBLIC RIGHT OF WAY	1.01 ac.
7. TOTAL AREA IN PRIVATE OPEN SPACE	1.05 ac.
TOTAL HERITAGE RESERVE AREA	6.47 ac



DATE: _____
DRAWN BY: *RJPCAF*
DWG. CHECKED BY: *MDA*
DESIGNED BY: *MDA*
DGN. CHECKED BY: *MDA*

SCALE: _____

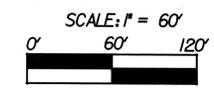
PROJECT NO. 2006145.00

NO.	DATE	REVISIONS
1	1/20/07	REVISIONS
2	1/20/07	REVISIONS
3	2/14/07	REVISIONS
4		REVISIONS
5		REVISIONS
6		REVISIONS
7		REVISIONS
8		REVISIONS
9		REVISIONS

HERITAGE WAKE FOREST
HERITAGE RESERVE

DEVELOPER
AMMONS DEVELOPMENT GROUP
WAKE FOREST, NC 27587

SITE PLAN



DRAWING NO.
C-1