

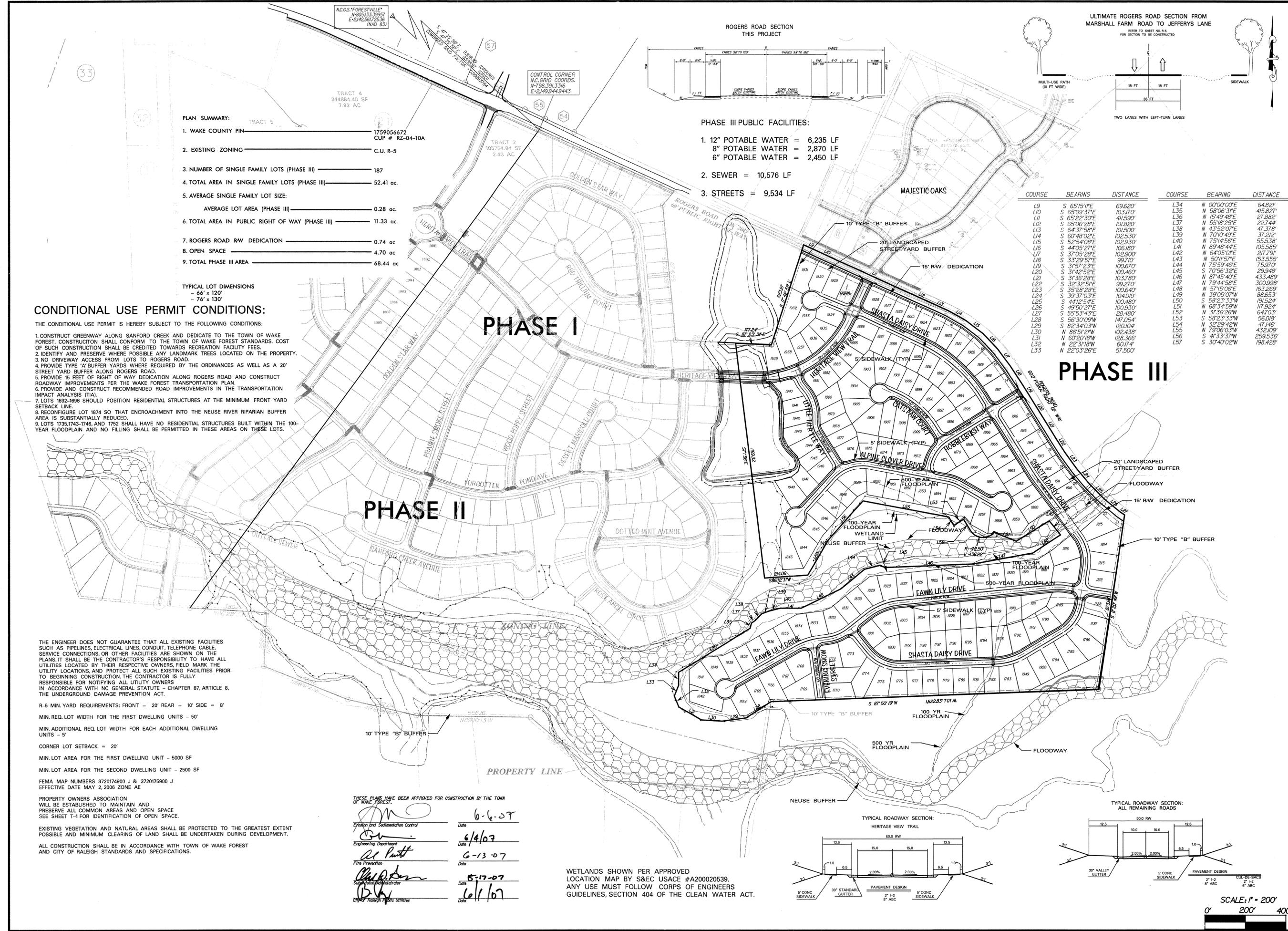


DATE: _____
DRAWN BY: CRR/FWS
DWG. CHECKED BY: MDA
DESIGNED BY: MDA
DSN. CHECKED BY: MDA
SCALE: AS SHOWN
PROJECT NO. 2003198.00

NO.	DATE	REVISIONS
1	1-28-07	CONSTRUCTION DRAWING SUBMITTAL
2	3-28-07	COMMENTS TO MWF/FALEIGH
3	4-12-07	COMMENTS TO MWF/FALEIGH
4		
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8		

PROJECT: **HERITAGE SOUTH, PHASE III WAKE FOREST, NC**
DEVELOPER: **HERITAGE WAKE FOREST, INC.**
P.O. BOX 1615
WAKE FOREST, N.C. 27788

SITE PLAN
DRAWING NO. **C-1**



- PLAN SUMMARY:**
- 1. WAKE COUNTY PIN: 1759056672 CUP # RZ-04-10A
 - 2. EXISTING ZONING: C.U. R-5
 - 3. NUMBER OF SINGLE FAMILY LOTS (PHASE III): 187
 - 4. TOTAL AREA IN SINGLE FAMILY LOTS (PHASE III): 52.41 ac.
 - 5. AVERAGE SINGLE FAMILY LOT SIZE: 0.28 ac.
 - 6. TOTAL AREA IN PUBLIC RIGHT OF WAY (PHASE III): 11.33 ac.
 - 7. ROGERS ROAD RW DEDICATION: 0.74 ac
 - 8. OPEN SPACE: 4.70 ac
 - 9. TOTAL PHASE III AREA: 68.44 ac

TYPICAL LOT DIMENSIONS
66' x 120'
76' x 130'

CONDITIONAL USE PERMIT CONDITIONS:

- THE CONDITIONAL USE PERMIT IS HEREBY SUBJECT TO THE FOLLOWING CONDITIONS:
1. CONSTRUCT GREENWAY ALONG SANFORD CREEK AND DEDICATE TO THE TOWN OF WAKE FOREST. CONSTRUCTION SHALL CONFORM TO THE TOWN OF WAKE FOREST STANDARDS. COST OF SUCH CONSTRUCTION SHALL BE CREDITED TOWARDS RECREATION FACILITY FEES.
 2. IDENTIFY AND PRESERVE WHERE POSSIBLE ANY LANDMARK TREES LOCATED ON THE PROPERTY.
 3. NO DRIVEWAY ACCESS FROM LOTS TO ROGERS ROAD.
 4. PROVIDE TYPE 'A' BUFFER YARDS WHERE REQUIRED BY THE ORDINANCES AS WELL AS A 20' STREET YARD BUFFER ALONG ROGERS ROAD.
 5. PROVIDE 15 FEET OF RIGHT OF WAY DEDICATION ALONG ROGERS ROAD AND CONSTRUCT ROADWAY IMPROVEMENTS PER THE WAKE FOREST TRANSPORTATION PLAN.
 6. PROVIDE AND CONSTRUCT RECOMMENDED ROAD IMPROVEMENTS IN THE TRANSPORTATION IMPACT ANALYSIS (TIA).
 7. LOTS 1692-1696 SHOULD POSITION RESIDENTIAL STRUCTURES AT THE MINIMUM FRONT YARD SETBACK LINE.
 8. RECONFIGURE LOT 1874 SO THAT ENCROACHMENT INTO THE NEUSE RIVER RIPARIAN BUFFER AREA IS SUBSTANTIALLY REDUCED.
 9. LOTS 1735, 1743-1746, AND 1752 SHALL HAVE NO RESIDENTIAL STRUCTURES BUILT WITHIN THE 100-YEAR FLOODPLAIN AND NO FILLING SHALL BE PERMITTED IN THESE AREAS ON THESE LOTS.

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.

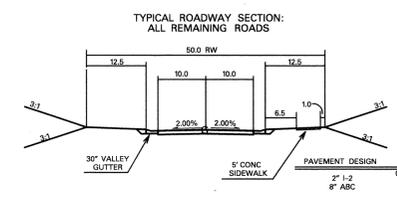
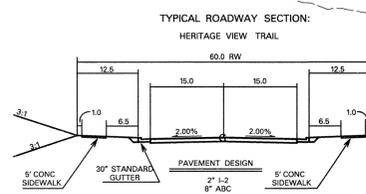
R-5 MIN. YARD REQUIREMENTS: FRONT = 20' REAR = 10' SIDE = 8'
MIN. REQ. LOT WIDTH FOR THE FIRST DWELLING UNITS - 50'
MIN. ADDITIONAL REQ. LOT WIDTH FOR EACH ADDITIONAL DWELLING UNITS - 5'
CORNER LOT SETBACK = 20'
MIN. LOT AREA FOR THE FIRST DWELLING UNIT - 5000 SF
MIN. LOT AREA FOR THE SECOND DWELLING UNIT - 2500 SF
FEMA MAP NUMBERS 3720174900 J & 3720175900 J
EFFECTIVE DATE MAY 2, 2006 ZONE AE

PROPERTY OWNERS ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN AND PRESERVE ALL COMMON AREAS AND OPEN SPACE. SEE SHEET T-1 FOR IDENTIFICATION OF 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 AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

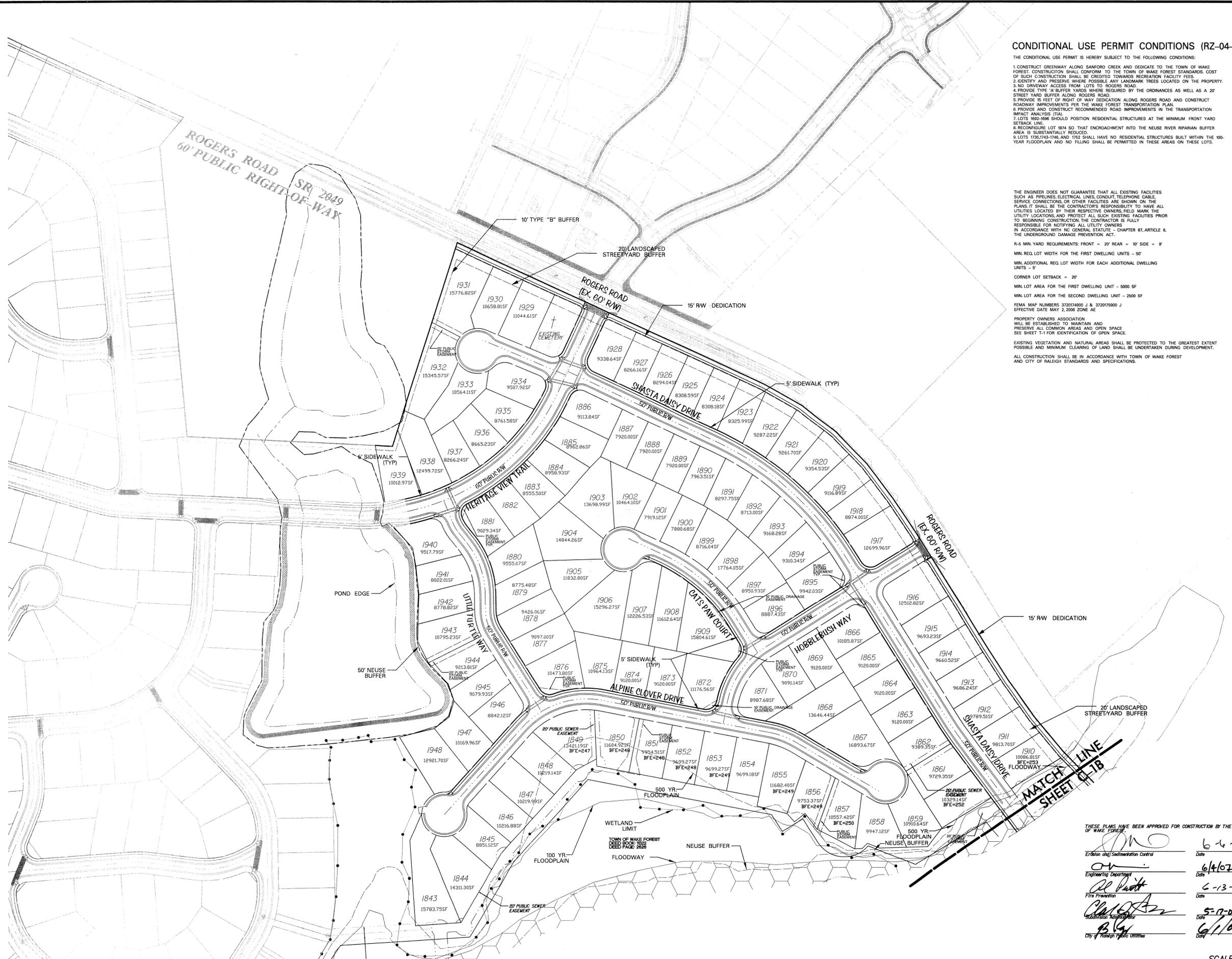
THESE PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE TOWN OF WAKE FOREST:

Erosion and Sedimentation Control: _____ Date: 6-6-07
 Engineering Department: _____ Date: 6/4/07
 Fire Prevention: _____ Date: 6-13-07
 Subdivision Administrator: _____ Date: 5-17-07
 Chief Public Utilities: _____ Date: 6/1/07

WETLANDS SHOWN PER APPROVED LOCATION MAP BY S&EC USAGE #A200020539. ANY USE MUST FOLLOW CORPS OF ENGINEERS GUIDELINES, SECTION 404 OF THE CLEAN WATER ACT.



SCALE: 1" = 200'
0' 200' 400'



CONDITIONAL USE PERMIT CONDITIONS (RZ-04-10A):

- THE CONDITIONAL USE PERMIT IS HEREBY SUBJECT TO THE FOLLOWING CONDITIONS:
1. CONSTRUCT GREENWAY ALONG SANFORD CREEK AND DEDICATE TO THE TOWN OF WAKE FOREST. CONSTRUCTION SHALL CONFORM TO THE TOWN OF WAKE FOREST STANDARDS. COST OF SUCH CONSTRUCTION SHALL BE CREDITED TOWARDS RECREATION FACILITY FEES.
 2. IDENTIFY AND PRESERVE WHERE POSSIBLE ANY LANDMARK TREES LOCATED ON THE PROPERTY.
 3. NO DRIVEWAY ACCESS FROM LOTS TO ROGERS ROAD.
 4. PROVIDE TYPE 'A' BUFFER YARDS WHERE REQUIRED BY THE ORDINANCES AS WELL AS A 20' STREET YARD BUFFER ALONG ROGERS ROAD.
 5. PROVIDE 15 FEET OF RIGHT OF WAY DEDICATION ALONG ROGERS ROAD AND CONSTRUCT ROADWAY IMPROVEMENTS PER THE WAKE FOREST TRANSPORTATION PLAN.
 6. PROVIDE AND CONSTRUCT RECOMMENDED ROAD IMPROVEMENTS IN THE TRANSPORTATION IMPACT ANALYSIS (TIA).
 7. LOTS 1892-1896 SHOULD POSITION RESIDENTIAL STRUCTURES AT THE MINIMUM FRONT YARD SETBACK LINE.
 8. RECONFIGURE LOT 1824 SO THAT ENCROACHMENT INTO THE NEUSE RIVER RIPARIAN BUFFER AREA IS SUBSTANTIALLY REDUCED.
 9. LOTS 1738, 1743, 1746, AND 1752 SHALL HAVE NO RESIDENTIAL STRUCTURES BUILT WITHIN THE 100-YEAR FLOODPLAIN AND NO FILLING SHALL BE PERMITTED IN THESE AREAS ON THESE LOTS.

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

FEMA MAP NUMBERS 220704900 J & 320705000 J
 EFFECTIVE DATE MAY 2, 2006 ZONE AE

PROPERTY OWNERS ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN AND PRESERVE ALL COMMON AREAS AND OPEN SPACE. SEE SHEET T-1 FOR IDENTIFICATION OF 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 AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



DATE: _____
 DRAWN BY: CER/RWS
 DWG. CHECKED BY: MDA
 DESIGNED BY: MDA
 DGN. CHECKED BY: MDA
 SCALE: AS SHOWN
 PROJECT NO. 2003186.00

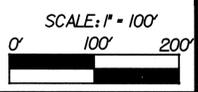
NO.	DATE	REVISIONS
1	1-08-07	CONSTRUCTION DRAWING SUBMITTAL
2	3-08-07	COMMENTS T.O.W.F./RALEIGH
3	4-12-07	COMMENTS T.O.W.F./RALEIGH
4		
5		
6		
7		
8		

PROJECT: **HERITAGE SOUTH, PHASE III WAKE FOREST, NC**
 DEVELOPER: **HERITAGE WAKE FOREST, INC.**
 P.O. BOX 1615
 WAKE FOREST, N.C. 27588

ENLARGED SITE PLAN
 MATCH LINE
 SHEET 011B

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

Date: 6-4-07
 Engineer and Sedimentation Control
 Date: 6/4/07
 Engineering Department
 Date: 6-13-07
 Fire Prevention
 Date: 5-17-07
 Subdivision Administrator
 Date: 6/1/07
 City of Raleigh Public Utilities





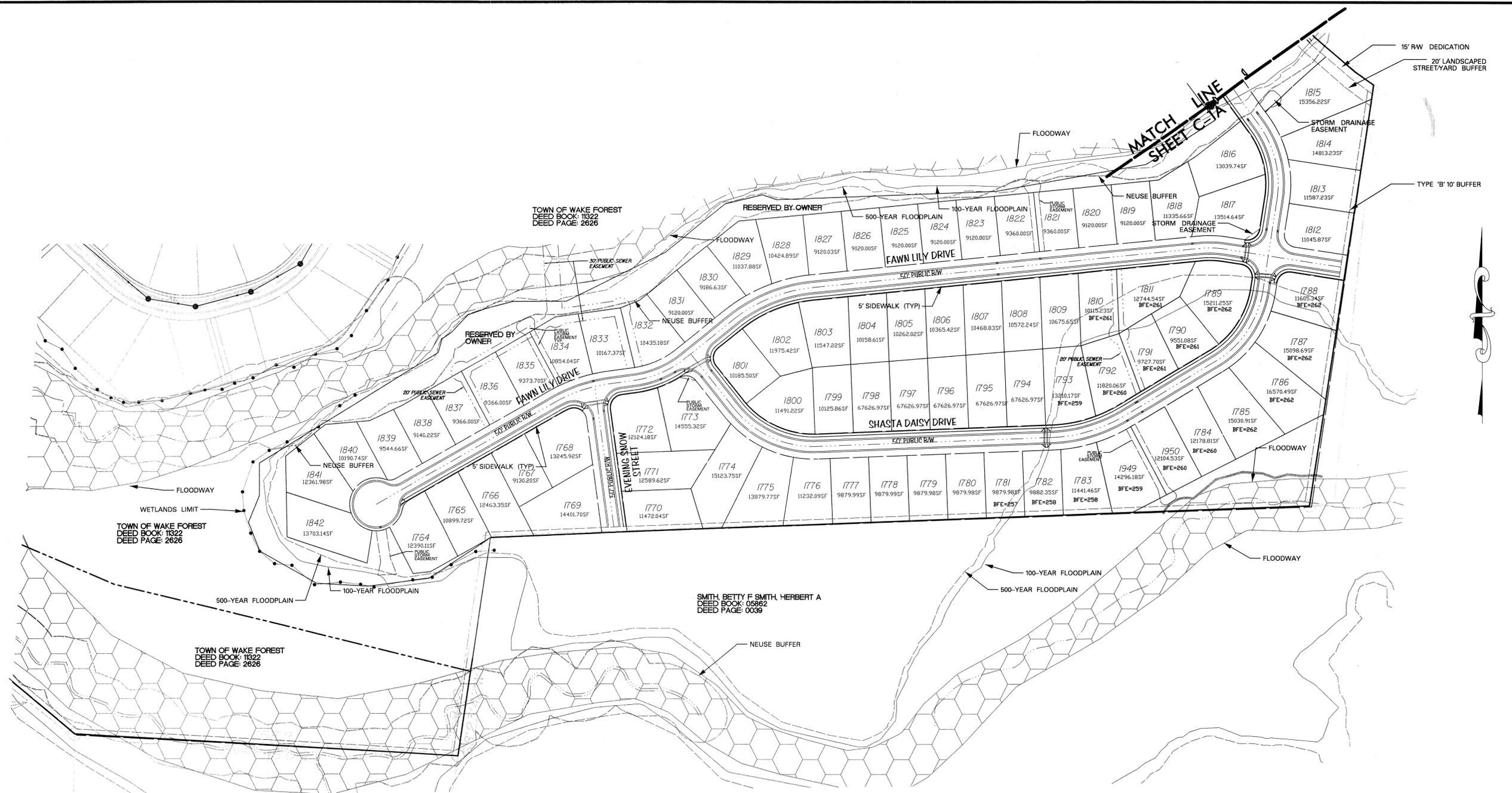
DATE: _____
DRAWN BY: CER/MS
DWG. CHECKED BY: MDA
DESIGNED BY: MDA
DGN. CHECKED BY: MDA
SCALE: AS SHOWN
PROJECT NO. 2003166.00

NO.	DATE	REVISIONS
1	1-08-07	CONSTRUCTION DRAWING SUBMITTAL
2	3-08-07	COMMENTS T.O.W.F. RALEIGH
3	4-12-07	COMMENTS T.O.W.F. RALEIGH
4		
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PROJECT: **HERITAGE SOUTH, PHASE III WAKE FOREST, NC**
DEVELOPER: **HERITAGE WAKE FOREST, INC.**
P.O. BOX 1615
WAKE FOREST, N.C. 27588

ENLARGED SITE PLAN

DRAWING NO. **C-1B**



CONDITIONAL USE PERMIT CONDITIONS:

- THE CONDITIONAL USE PERMIT IS HEREBY SUBJECT TO THE FOLLOWING CONDITIONS:
- CONSTRUCT GREENWAY ALONG SANFORD CREEK AND DEDICATE TO THE TOWN OF WAKE FOREST. CONSTRUCTION SHALL CONFORM TO THE TOWN OF WAKE FOREST STANDARDS. COST OF SUCH CONSTRUCTION SHALL BE CREDITED TOWARDS RECREATION FACILITY FEES.
 - IDENTIFY AND PRESERVE WHERE POSSIBLE ANY LANDMARK TREES LOCATED ON THE PROPERTY.
 - NO DRIVEWAY ACCESS FROM LOTS TO ROGERS ROAD.
 - PROVIDE TYPE 'A' BUFFER YARDS WHERE REQUIRED BY THE ORDINANCES AS WELL AS A 20' STREET YARD BUFFER ALONG ROGERS ROAD.
 - PROVIDE 5 FEET OF RIGHT OF WAY DEDICATION ALONG ROGERS ROAD AND CONSTRUCT ROADWAY IMPROVEMENTS PER THE WAKE FOREST TRANSPORTATION PLAN.
 - PROVIDE AND CONSTRUCT RECOMMENDED ROAD IMPROVEMENTS IN THE TRANSPORTATION IMPACT ANALYSIS (TIA).
 - LOTS 1692-1699 SHOULD POSITION RESIDENTIAL STRUCTURES AT THE MINIMUM FRONT YARD SETBACK LINE.
 - RECONFIGURE LOT 1874 SO THAT ENCROACHMENT INTO THE NEUSE RIVER RIPARIAN BUFFER AREA IS SUBSTANTIALLY REDUCED.
 - LOTS 1263, 1264, 1265, 1266, AND 1267 SHALL HAVE NO RESIDENTIAL STRUCTURES BUILT WITHIN THE 100-YEAR FLOODPLAIN AND NO FILLING SHALL BE PERMITTED IN THESE AREAS ON THESE LOTS.

THE ENGINEER DOES NOT GUARANTEE THAT ALL EXISTING FACILITIES SUCH AS FIRELINES, 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 = 5'

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

FEMA MAP NUMBERS 372017400 J & 372017500 J
EFFECTIVE DATE MAY 2, 2006 ZONE AE

PROPERTY OWNERS ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN AND PRESERVE ALL COMMON AREAS AND OPEN SPACE. SEE SHEET T-1 FOR IDENTIFICATION OF 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 AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

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

[Signature] 6-6-07
Erosion and Sedimentation Control Date

[Signature] 6-14-07
Engineering Department Date

[Signature] 6-13-07
File Preparation Date

[Signature] 5-17-07
Subdivision/Construction Date

[Signature] 6-11-07
City of Raleigh Public Utilities Date

