

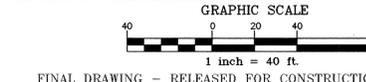
SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- HANDICAP RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- CONCRETE

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

Public Works and Utilities
 Engineering Department
 Fire Prevention
 Subdivision Administrator

Date: 3/20/06
 Date: 3/19/06
 Date: 3/20/06
 Date: 3/20/06

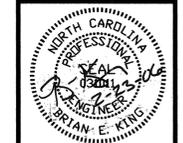


SITE DATA

OWNER	ROGER ROAD DEVELOPERS, LLC P.O. BOX 1615 WAKE FOREST, NORTH CAROLINA 27588-1615	
	PIN 1749-87-6572	TAX MAP NUMBER 174902
TOTAL SITE AREA	7.70 AC	
TOTAL LOT AREA	5.03 AC	
ROAD AREA	1.05 AC	
BUFFER AREA	0.90 AC	
COMMON SPACE AREA	1.62 AC (INCLUDES .90 ACRES FROM THE BUFFER AREA)	
EXISTING ZONING	CUJ R-5	
EXISTING USE	VACANT	
PROPOSED USE	RETIREMENT COMMUNITY/DUPLEX UNITS	
PROPOSED # OF UNITS	48	
DEED BOOK/PAGE	10924/643	

- NOTES**
- ALL COMMON AREA WILL BE OWNED, PRESERVED, AND MAINTAINED BY THE HERITAGE SPRING H.O.A.
 - ALL REFUSE COLLECTION WILL BE UNDERTAKEN AT EACH UNIT BY A PRIVATE CONTRACTOR TO BE RETAINED BY THE HERITAGE SPRING H.O.A.
 - RECREATION FACILITY FEE PAYMENT HAS BEEN HANDLED BY THE MASTER DEVELOPER OF THE HERITAGE/WILDFLOWER COMMUNITY (ROGER ROAD DEVELOPER, LLC).
- GENERAL NOTES**
- ALL DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH APPROVED PLANS AND THE TOWN OF WAKE FOREST STANDARDS AND SPECIFICATIONS.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
 - ALL PARKING LOT STRIPING AND DIRECTIONAL ARROWS SHALL CONFORM TO STATE D.O.T. STANDARDS AND SPECIFICATIONS.
 - PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND/OR WITH RECOMMENDATIONS THE GEOTECHNICAL REPORT.
 - THE CONTRACTOR SHALL REPLACE/REPAIR ANY EXISTING OR IMPROVED ITEMS DAMAGED DURING CONSTRUCTION TO THE SATISFACTION OF THE ITEM'S OWNER.
 - COMPACTION OF THE SOIL UNDER PAVED AND BUILDING AREAS AND THE MAINTENANCE OF PROPER MOISTURE CONTENT, SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC. THAT MAY BE REQUIRED.
 - THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED FOR A COMPLETE AND WORKING SYSTEM.
 - THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE PROJECTS CONSTRUCTION MEANS AND METHODS ASSOCIATED AS SET FORTH IN THESE PLANS.
 - CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. "AS-BUILT" DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
 - IF DEPARTURES FROM THE APPROVED DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE APPROVED DRAWINGS SHALL BE MADE WITHOUT PERMISSION OF THE OWNER.
 - AT ALL TIMES THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM/HER, HIS/HER EMPLOYEES OR HIS/HER WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
 - BUILDING HEIGHT WILL NOT EXCEED 25'.
 - LENGTH OF PUBLIC ROADS EXTENDED = 105'
 LENGTH OF PUBLIC SANITARY SEWER EXTENDED = 700'
 LENGTH OF PUBLIC WATER LINE EXTENDED (HERITAGE VIEW TRAIL) = 105'
 - ARCHITECTURAL RENDERINGS OF PROPOSED DUPLEX UNITS WITH MAXIMUM BUILDING HEIGHTS ARE SHOWN ON SHEET D-1A.

THE JOHN R. McADAMS COMPANY, INC.
 ENGINEERS/PLANNERS/SURVEYORS
 RESEARCH TRIANGLE PARK, NC
 P.O. BOX 14005 ZIP 27709-4005
 (919) 361-6000



REVISIONS:

01/04/06	PER RALEIGH / WAKE FOREST COMMENTS
02/02/06	PER RALEIGH / WAKE FOREST COMMENTS

OWNER:
 CENTRUM-HERITAGE SPRING, L.P.
 21400 RIDGETOP CIRCLE, SUITE 250
 STERLING, VIRGINIA 20166
 PHONE : (703) 406-3471
 FAX : (703) 406-3474

HERITAGE SPRING AT WILDFLOWER SUBDIVISION
 WAKE FOREST, NORTH CAROLINA
SITE PLAN

PROJECT NO. FCC-04000
 FILENAME: FCC04000-S1
 DESIGNED BY: BEK
 DRAWN BY: MAD
 SCALE: 1" = 40'
 DATE: 11-11-05
 SHEET NO. **C-2**

McADAMS