REGENCY AT HERITAGE

MAJOR SUBDIVISION PRELIMINARY PLAT

TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

SITE DATA

PROJECT:	REGENCY AT HERITAGE
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD; SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4953 FAX: 919-859-5663 JOEL D. SMITH, PE EMAIL: JOEL.SMITH@TIMMONS.COM
DEVELOPER:	PULTE GROUP 1225 CRESCENT GREEN DRIVE, SUITE 250 CARY, NC 27518 PHONE: 919-816-1146 RANDY KING, PE RANDY.KING@PULTEGROUP.COM

PROPERTY INFORMATION:

PROPERTIES LOCATED WITHIN THE TOWN OF WAKE FOREST

PIN	OWNER	AREA (AC)	ZONING
1749-66-3478	FORESTVILLE ROAD INVESTMENTS LLC 0 FORESTVILLE RD	16.60	GR5-CD
1749-66-9299	FORESTVILLE ROAD INVESTMENTS LLC 3637 FOXWILD LN	5.00	GR5-CD
1749-76-5204	FORESTVILLE ROAD INVESTMENTS LLC 3729 FOXWILD LN	1.39	GR5-CD
1749-76-9436	FORESTVILLE ROAD INVESTMENTS LLC 0 ROGERS RD	14.03	GR5-CD
		37.02 ACRES	

PROPERTIES LOCATED WITHIN THE TOWN OF ROLESVILLE

1749-75-2855	FORESTVILLE ROAD INVESTMENTS LLC 3700 FOXWILD LN	11.16	R-1
1749-75-9814	FREY, DARICE 3800 FOXWILD LN	3.56	R-1
		14.72 ACRES	

TOTAL TRACT AREA:	51.74 ACRES
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL DETACHED HOUSING

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITIES DEPARTMENT AT 919-996-4540 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

BUILDING PERMITS ARE REQUIRED FOR THE CONSTRUCTION OF ALL RETAINING WALLS ON SITE.

OWNER HEREBY CERTIFIES AND AGREES TO TAKE SUCH ACTION AS MAY BE REQUIRED BY THE TOWN OF WAKE FOREST TO CORRECT ANY ERRORS, OMISSIONS OR NON-COMPLIANCE WITH TOWN STANDARDS AND/OR CONDITIONS DESCRIBED IN THIS CONSTRUCTION PLAT, INCLUDING RE-SUBMISSION OR RE-EXECUTION OF THIS CONSTRUCTION PLAT WITH THE APPROPRIATE CORRECTIONS AND/OR REVISIONS.

OWNER _____ DATE _____

PUBLIC
WATER DISTRIBUTION/EXTENTION SYTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT #_____

AUTHORIZATION TO CONSTRUCT_____

DATE_____

PUBLIC
SEWER COLLECTION / EXTENTION SYTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

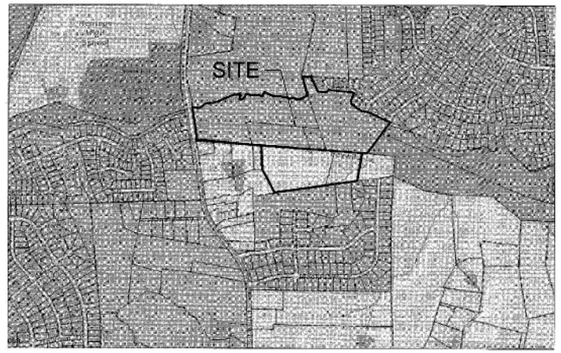
CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT #_____

AUTHORIZATION TO CONSTRUCT_____

DATE_____

THESE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PLANS, AND THE STANDARD SPECIFICATIONS OF THE TOWN OF ROLESVILLE. THE ENGINEER WHOSE SEAL AND SIGNATURE APPEAR ON THE PLANS CERTIFIES THAT THE STANDARD SPECIFICATIONS OF THE TOWN OF ROLESVILLE HAVE BEEN THOROUGHLY CHECKED AND ARE APPLICABLE TO THIS PROJECT. ANY EXCEPTIONS TO THE STANDARD SPECIFICATIONS APPLICABLE ARE SHOWN ON THIS SHEET.

HORIZONTAL DATUM - NAD83 / VERTICAL DATUM - NAVD88



VICINITY MAP - NOT TO SCALE

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	SOILS MAP
C3.0	PRELIMINARY SITE PLAN
C4.0	PRELIMINARY SITE PLAN WITH UTILITIES
C5.0	OPEN SPACE PLAN

ZONING CONDITIONS FOR RII-CZ

1. APPROVAL OF THE PRELIMINARY PLAN IS SUBJECT TO STREET AND LOT RECONFIGURATION WITHIN THE PREVIOUSLY APPROVED REGENCY AT HERITAGE ADJACENT TO THE SITE IN WAKE FOREST SO AS TO COINCIDE WITH THE PROPOSED LAYOUT. NO PLATS SHALL BE RECORDED IN THIS DEVELOPMENT UNTIL FORMAL APPROVAL OF CONSTRUCTION DRAWINGS FOR A COMPLIMENTARY PLAN ON THE REGENCY AT HERITAGE SITE HAS BEEN GRANTED AND PROPERLY ALIGNED PUBLIC RIGHTS-OF-WAY IN THE AFFECTED AREAS ARE DEDICATED. ANY DEVIATIONS TO THE APPROVED PRELIMINARY PLAN ASSOCIATED SHALL REQUIRE PRIOR APPROVAL FROM THE TOWN OF ROLESVILLE.
2. ALL TWO-STORY HOMES WILL BE A MINIMUM OF 2,500 HEATED SQUARE FEET. RANCH HOMES WILL BE A MINIMUM OF 2,000 HEATED SQUARE FEET.
3. ALL HOMES SHALL HAVE, AT MINIMUM, A TWO CAR GARAGE WITH SEPARATE GARAGE DOORS. THE ENTIRE GARAGE INTERIOR WILL BE FINISHED WITH GYPSUM BOARD (IE. SHEETROCK).
4. NO HOME SHALL BE CLAD WITH ALUMINUM OR VINYL SIDING. VINYL WINDOWS, TRIM AND SOFFIT ARE ALLOWED.
5. ALL HOMES SHALL HAVE A CRAWL SPACE TYPE FOUNDATION.
6. THE ARCHITECTURAL REQUIREMENTS OF THE NEIGHBORHOOD FOR BOTH HOMES AND ACCESSORY STRUCTURES SHALL INCLUDE AN ANTI-MONOTONY POLICY WHEREBY DUPLICATE ELEVATIONS/COLORS SHALL NOT BE ALLOWED ON ADJACENT LOTS.
7. GENERAL ARCHITECTURAL REQUIREMENTS OF THE NEIGHBORHOOD WILL BE GOVERNED BY RECORDED CONDITIONS, COVENANTS, AND RESTRICTIONS. THE DEVELOPER SHALL SUBMIT A COPY OF THE CONDITIONS, COVENANTS, AND RESTRICTIONS TO THE TOWN OF ROLESVILLE TO ALLOW THE TOWN ATTORNEY TO REVIEW THEM BEFORE RECORDATION.
8. ALL REQUIRED OPEN SPACE AND DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN PERPETUITY.
9. THE DEVELOPER SHALL PROVIDE A STREET CONNECTION TO THE ADJACENT STONEWATER SUBDIVISION TO THE SOUTH.
10. THE DEVELOPER SHALL PROVIDE MAIL KIOSKS WITHIN THE SUBDIVISION FOR MAIL SERVICE, AS APPROVED BY THE UNITED STATES POSTAL SERVICE.

NORTH CAROLINA PROFESSIONAL SEAL 028822 ENGINEER JOEL D. SMITH
11/19/18

THIS DRAWING PREPARED AT THE **RALEIGH OFFICE**
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DATE 11/19/2018
DRAWN BY 331
DESIGNED BY 331
CHECKED BY JDS
SCALE NTS

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

REGENCY AT HERITAGE
ROLESVILLE - WAKE COUNTY - NORTH CAROLINA
COVER SHEET

JOB NO. 40013
SHEET NO. C0.0

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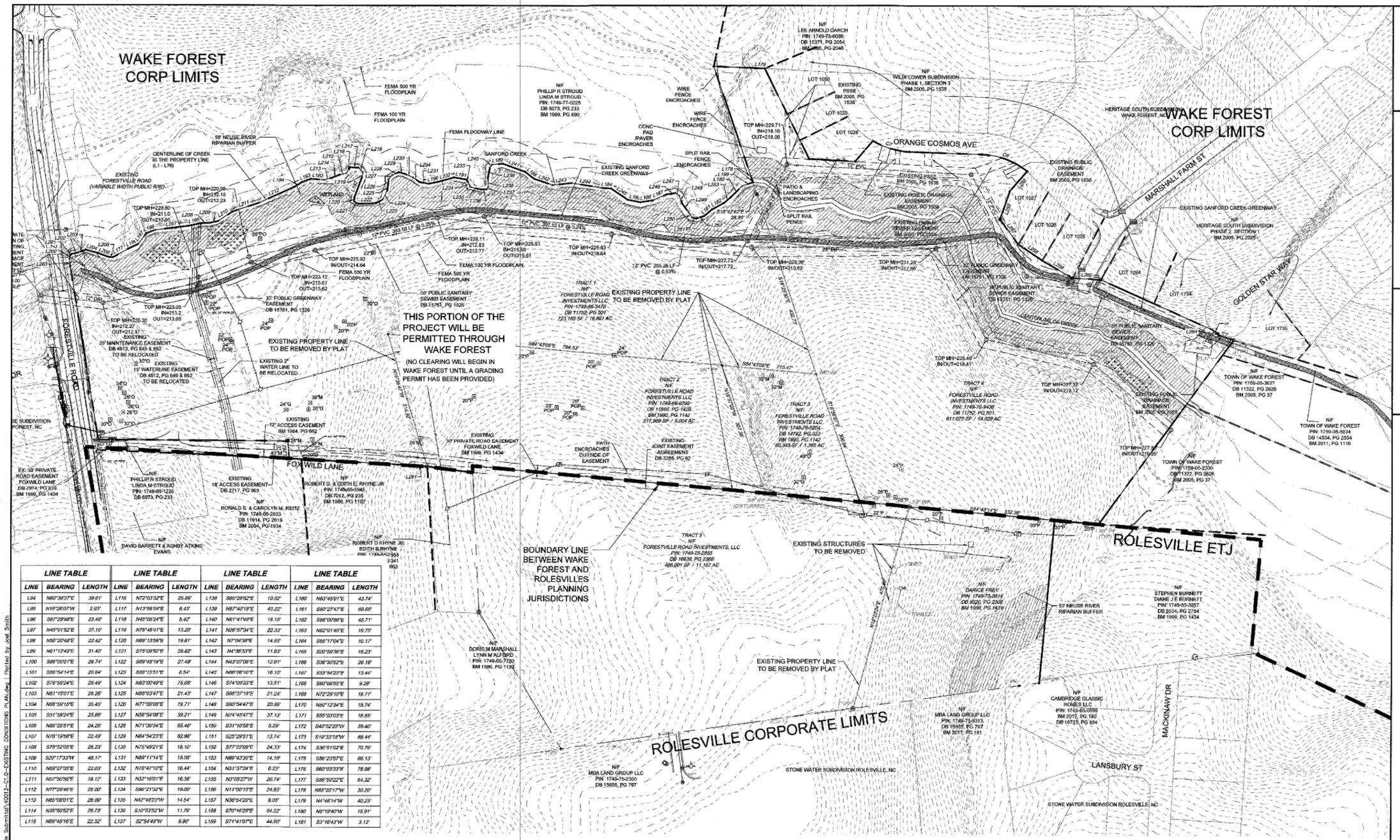
R:\331\400\3-Regency_at_Heritage\DWG\Sheet\CD\Rolesville Submittal\40013- C0.0-COVER SHEET.dwg | Plotted by Joel Smith



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L94	N60°39'37"E	39.61'	L110	N72°03'32"E	25.66'	L138	S60°28'52"E	10.62'	L160	N63°45'01"E	43.74'
L95	N18°26'07"W	2.93'	L117	N13°59'54"E	8.43'	L139	N87°40'18"E	40.22'	L161	S80°27'47"E	69.65'
L96	S87°29'48"E	23.49'	L118	N45°05'24"E	5.42'	L140	N61°41'49"E	18.15'	L162	S66°05'58"E	45.71'
L97	N45°01'52"E	37.10'	L119	N78°48'41"E	13.20'	L141	N26°57'34"E	22.33'	L163	N82°01'40"E	16.75'
L98	N50°20'48"E	22.42'	L120	N69°13'06"E	19.61'	L142	N7°04'38"E	14.53'	L164	S66°17'04"E	16.17'
L99	N61°12'49"E	31.40'	L121	S75°09'52"E	28.82'	L143	N4°36'33"E	11.93'	L165	S20°59'36"E	19.23'
L100	S86°00'01"E	29.74'	L122	S69°48'19"E	27.49'	L144	N43°07'06"E	12.81'	L166	S36°30'52"E	26.19'
L101	S86°54'14"E	20.64'	L123	S88°15'51"E	8.54'	L145	N66°06'10"E	16.10'	L167	S33°34'23"E	13.44'
L102	S78°59'24"E	29.49'	L124	N83°00'49"E	75.08'	L146	S74°09'33"E	13.51'	L168	S88°06'55"E	9.28'
L103	N81°15'01"E	28.26'	L125	N88°03'47"E	21.43'	L147	S66°37'19"E	21.24'	L169	N72°29'10"E	18.71'
L104	N68°59'16"E	35.45'	L126	N77°59'08"E	19.71'	L149	S80°54'47"E	20.86'	L170	N50°12'34"E	19.74'
L105	S51°59'24"E	25.66'	L127	N56°54'06"E	39.21'	L148	N74°45'47"E	37.13'	L171	S55°03'03"E	18.85'
L106	N85°29'51"E	24.29'	L128	N71°36'34"E	65.46'	L150	S31°10'58"E	5.29'	L172	S40°52'25"W	59.40'
L107	N78°19'56"E	22.49'	L129	N84°54'23"E	62.96'	L151	S25°29'51"E	13.74'	L173	S19°33'18"W	68.44'
L108	S79°52'05"E	28.23'	L130	N75°49'21"E	18.10'	L152	S77°22'09"E	24.33'	L174	S36°51'02"E	70.76'
L109	S20°17'33"W	46.17'	L131	N89°11'14"E	19.06'	L153	N89°43'30"E	14.19'	L175	S56°23'57"E	66.13'
L110	N68°27'05"E	22.03'	L132	N78°47'10"E	16.44'	L154	N31°37'24"E	6.23'	L176	S60°03'33"E	78.98'
L111	N57°50'58"E	19.12'	L133	N32°16'01"E	16.38'	L155	N3°05'27"W	20.74'	L177	S66°50'22"E	64.32'
L112	N77°28'46"E	26.00'	L134	S86°21'32"E	19.00'	L156	N11°00'15"E	24.65'	L178	N85°25'17"W	30.20'
L113	N65°08'01"E	28.09'	L135	N42°48'23"W	14.54'	L157	N36°54'20"E	8.05'	L179	N41°46'14"W	40.23'
L114	N35°50'52"E	29.73'	L136	S10°53'52"W	11.76'	L158	S70°16'29"E	54.22'	L180	N9°19'40"W	15.91'
L115	N89°48'16"E	22.32'	L137	S2°54'48"W	9.90'	L159	S71°41'07"E	44.80'	L181	S3°16'43"W	3.13'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C4	175.00'	87.23'	44.54'	28°33'35"	S73°35'45"E	86.33'
C5	175.00'	119.55'	57.75'	39°07'24"	S69°41'27"E	109.67'
C8	52.50'	17.31'	8.74'	18°53'35"	S55°04'06"E	17.23'

TOTAL DBH OF SPECIMEN TREES TO BE REMOVED

TREE SPECIMEN TO BE REMOVED	QUANTITY PER TREE PER DBH (INCHES)													TOTAL DBH PER TREE (QTY. * DBH)
	20	22	23	24	26	28	30	32	34	36	38	40		
QTY. OF OAKS	1			1		3		3	1	1			1	
QTY. OF PINES	10	2			1	2								320
QTY. OF POPLARS	4	3			3		1							246
QTY. OF MAPLES						1	1		3		1			186
QTY. OF GUMS	1				1				1					76
TOTAL DBH REMOVED (INCHES)														828

● SPECIMAN TREE
◉ SPECIMAN TREE TO BE REMOVED

EX TREE LABLE DESCRIPTIONS

● 12" P	SYM, SIZE AND SPECIES	H	HICKORY
A	ASH	M	MAPLE
B	BIRCH	MIM	MIMOSA
C	CEDAR	O	OAK
CH	CHERRY	P	PINE
D	DOGWOOD	PO	POPLAR
G	SWEET GUM	S	SYCAMORE

SURVEY NOTES:

1) TITLE REPORT SHOWN HEREON BY: INVESTORS TITLE INSURANCE COMPANY, DATED: 07/21/17
2) AREAS COMPUTED BY COORDINATE METHOD.
3) PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4) ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5) THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
6) RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
7) BASIS OF BEARING SHOWN HEREON IS NAD83(2011).
8) BOUNDARY INFORMATION IS BASED IN PART, ON DEEDS AND MAPS OF RECORD, BY OTHERS, AND IN PART, BY AN ACTUAL FIELD SURVEY BY THIS FIRM.
10) THIS SITE LIES IN ZONE X, WHICH IS ACCORDING TO FLOOD INSURANCE RATE MAP 3720171000J PANEL 1710,WITH AN EFFECTIVE DATE OF MAY 2, 2006.
11) WETLANDS HAVE BEEN INVESTIGATED AND ARE SHOWN ON THIS SITE.
12) ALL PROPERTY CORNERS FOUND ARE 5/8" IRON PIPE UNLESS OTHERWISE NOTED HEREON.
13) ALL PROPERTY CORNERS SET ARE 5/8" IRON REBAR UNLESS OTHERWISE NOTED HEREON.

NOTES

1. BOUNDARY TAKEN FROM SURVEY BY TIMMONS GROUP.
2. TOPOGRAPHIC INFORMATION TAKEN FROM COMBINATION OF SURVEY AND GIS DATA.
3. WETLAND AND STREAM DELINEATION BY S&EC, PA.
4. THE SUBJECT PROPERTY CONTAINS FEMA MAPPED FLOOD ZONES.

NAD 83

LEGEND

- 100-YR FLOODPLAIN
- 500-YR FLOODPLAIN
- EXISTING WETLANDS
- NEUSE RIVER BUFFER

SCALE 1"=100'
0 100' 200'

NORTH CAROLINA PROFESSIONAL SEAL 028822 ENGINEER JOEL D. SMITH
11/19/18

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SCALE 1" = 100'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

REGENCY AT HERITAGE
ROLESVILLE - WAKE COUNTY - NORTH CAROLINA
EXISTING CONDITIONS PLAN

JOB NO. 40013
SHEET NO. C1.0

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R:\331\C0013-Regency at Heritage\CIVIL\Street\CD\Rolesville Submittal\C0013-C1.0-EXISTING CONDITIONS PLAN.dwg, Plotted by Joel Smith

LEGEND

- 100-YR FLOODPLAIN
- EXISTING WETLANDS
- NEUSE RIVER BUFFER

LEGEND

WwE - Wilkes soil	WmD2 - Wedowee sandy loam (10 to 15 percent slopes)
Me - Mantachie soil	WmC2 - Wedowee sandy loam (6 to 10 percent slopes)
Cm - Chewacla soil	Au - Augusta fine sandy loam
AfA - Altavista fine sandy loam	DuB - Durham loamy sand (2 to 6 percent slopes)
LoD - Louisburg loamy sand	DuC - Durham loamy sand (6 to 10 percent slopes)
ApC2 - Appling sandy loam (6 to 10 percent slopes)	ApD - Appling sandy loam (10 to 15 percent slopes)
ApB2 - Appling sandy loam (2 to 6 percent slopes)	
Wo - Wehadkee and Bibb soil	

LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTER
- ADJACENT PROPERTY LINE
- 100-YR FLOODPLAIN
- PROPOSED PERIMETER BUFFER
- PROPOSED DRAIN EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ROAD CENTER
- PROPOSED EOP

EXISTING PUBLIC GREENWAY
FEMA 100 YR FLOODPLAIN
FEMA 500 YR FLOODPLAIN
50' WIDE NEUSE RIVER RIPARIAN BUFFERS
FEMA FLOODWAY
WETLAND
WET POND 1
WET POND 2
PHASE 1
PHASE 2
PHASE 3
THIS PORTION OF THE PROJECT WILL BE PERMITTED THROUGH WAKE FOREST
(NO CLEARING WILL BEGIN IN WAFE FOREST UNTIL A GRADING PERMIT HAS BEEN PROVIDED)
EX.POND
WAKE FOREST CORP LIMITS
ROLESVILLE ETJ
ROLESVILLE CORPORATE LIMITS
HERITAGE REGENCY DRIVE
ORANGE COSMOS AVE
MARSHALL FARM ST
GOLDEN STAR WAY
FOX WILD LANE
SONG SPARROW DR
FORESTVILLE ROAD
ROSEBUD COURT
TEAGUE ST
HOPE PASSAGE LANE
TERN QUEEN STREET
MACKINAW DR
LANSBURY ST
RETAINING WALL WITH 20' MAINTENANCE EASEMENT & PROTECTIVE FENCING, BY OTHERS
OPEN SPACE #5 1.28 AC
OPEN SPACE #6 1.17 AC
NOTE: ALL OPEN SPACES SHALL BE MAINTAINED AND OWNED BY THE HOME OWNER'S ASSOCIATION.

SITE DATA

OWNERS/SUBDIVIDER/DEVELOPER:
PULTE GROUP
RANDY KING, PE
1225 CRESCENT GREEN DRIVE, SUITE 250
CARY, NC 27518
PHONE:919-816-1146

ENGINEER:
TIMMONS GROUP
JOEL D. SMITH, PE
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
919-866-4953

WAKE FOREST SITE DATA

WAKE COUNTY PIN(S)	1749-66-3478, 1749-66-9299, 1749-76-5204, 1749-76-9436
EXISTING ZONING	GR5-CD
BASIN	NEUSE RIVER BASIN
FEMA FLOODPANEL	1749J
GROSS PROJECT AREA	37.02 AC (SURVEY)
AREA IN FUTURE INTERNAL PUBLIC STREET R/W	4.87 AC
AREA IN FORESTVILLE ROAD 20' R/W DEDICATION	0.19 AC
NET PROJECT AREA	31.96 AC
AREA IN RESIDENTIAL LOTS	15.70 AC
AREA IN PRIVATE OPEN SPACE	16.13 AC
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	67 UNITS
PROPOSED DENSITY	67 / 37.02 — 1.81 UN/AC
MINIMUM LOT SIZE	8,007 SF
AVERAGE LOT SIZE	10,209 SF
MINIMUM LOT WIDTH	60 LF
MAXIMUM BUILDING HEIGHT	3 STORIES

ROLESVILLE SITE DATA

WAKE COUNTY PIN(S)	1749-75-2855 , 1749-75-9814
EXISTING ZONING / PROPOSED	R-1 / R-2 CZ
BASIN	NEUSE RIVER BASIN
FEMA FLOODPANEL	1749J
GROSS PROJECT AREA	14.72 AC (DEEDS & SURVEY)
AREA IN FUTURE INTERNAL PUBLIC STREET R/W	2.22 AC
AREA IN FORESTVILLE ROAD R/W DEDICATION	0.00 AC
NET PROJECT AREA	12.50 AC
AREA IN RESIDENTIAL LOTS	10.36 AC
AREA IN PRIVATE OPEN SPACE	2.45 AC
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	27 UNITS
PROPOSED DENSITY	27 / 14.72 — 1.83 UN/AC
MINIMUM LOT SIZE	15,051 SF
AVERAGE LOT SIZE	16,720 SF
MINIMUM LOT WIDTH	85 LF
MAXIMUM BUILDING HEIGHT	3 STORIES

PUBLIC IMPROVEMENT QUANTITIES	WAKE FOREST		ROLESVILLE	
PHASE	PHASE 1	PHASE 2	PHASE 3	TOTAL
NUMBER OF LOTS	27	40	27	94
LOT / BLDG NUMBERS BY PHASE	1-20, 61-67	21-60	68-94	1-94
OPEN SPACE	YES (PRVT.)	YES (PRVT.)	YES (PRVT.)	YES (PRVT.)
NUMBER OF OPEN SPACE LOTS	3	2	2	7
LINEAR FOOTAGE OF PUBLIC WATERLINE	1,482 L.F.	2,206 L.F.	1,714 L.F.	5,402 L.F.
LINEAR FOOTAGE OF PUBLIC SANITARY SEWER	1,409 L.F.	2,405 L.F.	1,226 L.F.	5,040 L.F.
LINEAR FOOTAGE OF PUBLIC SIDEWALK	2,792 L.F.	3,343 L.F.	2,986 L.F.	9,121 L.F.
LINEAR FOOTAGE OF PUBLIC STREETS	1,456 L.F.	2,263 L.F.	1,841 L.F.	5,560 L.F.

WAKE FOREST SETBACKS TABLE

- FRONT YARD = 20 feet
- SIDE YARD = 8 feet
- REAR YARD = 25 feet
- CORNER YARD = 20 feet

ROLESVILLE SETBACKS TABLE

- FRONT YARD = 30 feet
- SIDE YARD = 12 feet
- REAR YARD = 25 feet
- CORNER YARD = 22 feet

SCALE 1"=100'
0 100' 200'
NAD 83

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 028822 JOEL D. SMITH
11/27/18

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REGENCY AT HERITAGE
ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

SOILS MAP

JOB NO. 40013
SHEET NO. C2.0

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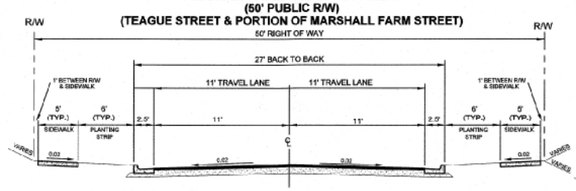
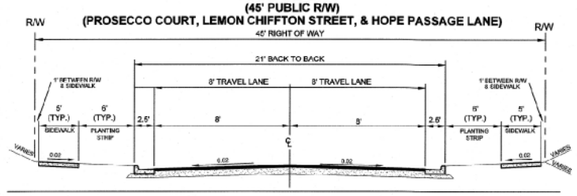
RESIDENTIAL YIELD STREET
(50' PUBLIC R/W)
(TEAGUE STREET & PORTION OF MARSHALL FARM STREET)



CUL-DE-SAC
(45' PUBLIC R/W)
(PROSECCO COURT, LEMON CHIFFTON STREET, & HOPE PASSAGE LANE)



LEGEND

- 100-YR FLOODPLAIN
- EXISTING WETLANDS
- NEUSE RIVER BUFFER

LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTER
- ADJACENT PROPERTY LINE
- 100-YR FLOODPLAIN
- PROPOSED PERIMETER BUFFER
- PROPOSED DRAIN EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ROAD CENTER
- PROPOSED EOP

OPEN SPACE STATISTICS			
TOWN OF WAKE FOREST			
OPEN SPACE #1	0.08	Ac	
OPEN SPACE #2	0.29	Ac	
OPEN SPACE #3	13.09	Ac	
OPEN SPACE #4	2.19	Ac	
TOTAL	15.65	Ac	42.3%
TOWN OF ROLESVILLE			
OPEN SPACE #5	1.28	Ac	
OPEN SPACE #6	1.17	Ac	
TOTAL	2.45	Ac	16.6%

EXISTING PUBLIC GREENWAY
FEMA 100 YR FLOODPLAIN
FEMA 500 YR FLOODPLAIN
FEMA FLOODWAY
50' WIDE NEUSE RIVER RIPARIAN BUFFERS
WETLAND
WETLAND
WETLAND
WET POND 1
WET POND 2
PHASE 1
PHASE 2
PHASE 3
HERITAGE REGENCY DRIVE
FORESTVILLE ROAD
SONG SPARROW DR
FOX WILD LANE
MARSHALL FARM ST
LEMON CHIFFTON STREET
HOPE PASSAGE LANE
PROSECCO COURT
TEAGUE ST
ORANGE COSMOS AVE
GOLDEN STAR WAY
MACKINAW DR
LANSBURY ST
ROLESVILLE ETJ
ROLESVILLE CORPORATE LIMITS
WAKE FOREST CORP LIMITS
APPROX LOCATION OF BRIDGE
SEE SHEET C3.1
SEE SHEET C3.2
50'RW/27'B-B
60'RW/35'B-B
OPEN SPACE #5 1.28 AC
OPEN SPACE #6 1.17 AC
RETAINING WALL WITH 20' MAINTENANCE EASEMENT & PROTECTIVE FENCING, BY OTHERS
50' WIDE NEUSE RIVER RIPARIAN BUFFERS

THIS PORTION OF THE PROJECT WILL BE PERMITTED THROUGH WAKE FOREST
(NO CLEARING WILL BEGIN IN WAKE FOREST UNTIL A GRADING PERMIT HAS BEEN PROVIDED)

N/F PHILLIP R STROUD LINDA M STROUD PIN: 1749-77-0225 DB 9073, PG 233 BM 1989, PG 590
N/F LEE ARNOLD DARGH PIN: 1749-76-6086 DB 10371, PG 2054 BM 1966, PG 2046
N/F WEDGEWOOD SUBDIVISION PHASE 1, SECTION 3 BM 2005, PG 1538
N/F HERITAGE SOUTH SUBDIVISION WAKE FOREST, NC
N/F HERITAGE SOUTH SUBDIVISION PHASE 2, SECTION 1 BM 2005, PG 2025
N/F TOWN OF WAKE FOREST PIN: 1759-05-3527 DB 11322, PG 2626 BM 2005, PG 37
N/F TOWN OF WAKE FOREST PIN: 1759-05-2338 DB 11322, PG 2626 BM 2005, PG 37
N/F TIORNROSE SUBDIVISION WAKE FOREST, NC
N/F PHILLIP R STROUD LINDA M STROUD PIN: 1749-66-1220 DB 9073, PG 233
N/F RONALD S. & CAROLYN M. REITZ PIN: 1749-66-2003 DB 11914, PG 2619 BM 2004, PG 1934
N/F DAVID BARRETT & ASHBY ATKINS EVANS
N/F ROBERT D. & EDITH E. RHYNE JR PIN: 1749-65-5945 DB 7212, PG 235 BM 1988, PG 1192
N/F ROBERT D RHYNE JR EDITH E RHYNE PIN: 1749-65-7058 DB 10883, PG 341 BM 1994, PG 992
N/F DORIS M MARSHALL LYNN M ALFORD PIN: 1749-65-7720 BM 1986, PG 1196
N/F MBA LAND GROUP LLC PIN: 1749-75-2300 DB 15655, PG 797
N/F MBA LAND GROUP LLC PIN: 1749-75-9313 DB 15655, PG 797 BM 2017, PG 181
N/F CAMBRIDGE CLASSIC HOMES LLC PIN: 1759-05-0599 BM 2013, PG 180 DB 16723, PG 654
N/F STEPHEN BURNETT DIANE J E BURNETT PIN: 1746-85-3857 DB 8534, PG 2754 BM 1999, PG 1434
STONE WATER SUBDIVISION ROLESVILLE, NC

SITE DATA

OWNERS/SUBDIVIDER/DEVELOPER:
PULTE GROUP
RANDY KING, PE
1225 CRESCENT GREEN DRIVE, SUITE 250
CARY, NC 27518
PHONE:919-816-1146

ENGINEER:
TIMMONS GROUP
JOEL D. SMITH, PE
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
919-866-4953

WAKE FOREST SITE DATA

WAKE COUNTY PIN(S)	1749-66-3478, 1749-66-9299, 1749-76-5204, 1749-76-9436
EXISTING ZONING	GR5-CD
BASIN	NEUSE RIVER BASIN
FEMA FLOODPANEL	1749J
GROSS PROJECT AREA	37.02 AC (SURVEY)
AREA IN FUTURE INTERNAL PUBLIC STREET R/W	4.87 AC
AREA IN FORESTVILLE ROAD 20' R/W DEDICATION	0.16 AC
NET PROJECT AREA	31.96 AC
AREA IN RESIDENTIAL LOTS	15.70 AC
AREA IN PRIVATE OPEN SPACE	16.13 AC
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	67 UNITS
PROPOSED DENSITY	67 / 37.02 1.81 UN/AC
MINIMUM LOT SIZE	8,007 SF
AVERAGE LOT SIZE	10,209 SF
MINIMUM LOT WIDTH	60 LF
MAXIMUM BUILDING HEIGHT	3 STORIES

ROLESVILLE SITE DATA

WAKE COUNTY PIN(S)	1749-75-2855 , 1749-75-9814
EXISTING ZONING / PROPOSED	R-1 / R-2 CZ
BASIN	NEUSE RIVER BASIN
FEMA FLOODPANEL	1749J
GROSS PROJECT AREA	14.72 AC (DEEDS & SURVEY)
AREA IN FUTURE INTERNAL PUBLIC STREET R/W	2.22 AC
AREA IN FORESTVILLE ROAD R/W DEDICATION	0.00 AC
NET PROJECT AREA	12.50 AC
AREA IN RESIDENTIAL LOTS	10.36 AC
AREA IN PRIVATE OPEN SPACE	2.45 AC
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	27 UNITS
PROPOSED DENSITY	27 / 14.72 1.83 UN/AC
MINIMUM LOT SIZE	15,051 SF
AVERAGE LOT SIZE	16,720 SF
MINIMUM LOT WIDTH	85 LF
MAXIMUM BUILDING HEIGHT	3 STORIES

NOTE: ALL OPEN SPACES SHALL BE MAINTAINED AND OWNED BY THE HOME OWNER'S ASSOCIATION.

PUBLIC IMPROVEMENT QUANTITIES	WAKE FOREST		ROLESVILLE	
PHASE	PHASE 1	PHASE 2	PHASE 3	TOTAL
NUMBER OF LOTS	27	40	27	94
LOT / BLDG NUMBERS BY PHASE	1-20, 61-67	21-60	68-94	1-94
OPEN SPACE	YES (PRVT.)	YES (PRVT.)	YES (PRVT.)	YES (PRVT.)
NUMBER OF OPEN SPACE LOTS	3	2	2	7
LINEAR FOOTAGE OF PUBLIC WATERLINE	1,482 L.F.	2,206 L.F.	1,714 L.F.	5,402 L.F.
LINEAR FOOTAGE OF PUBLIC SANITARY SEWER	1,409 L.F.	2,405 L.F.	1,226 L.F.	5,040 L.F.
LINEAR FOOTAGE OF PUBLIC SIDEWALK	2,792 L.F.	3,343 L.F.	2,986 L.F.	9,121 L.F.
LINEAR FOOTAGE OF PUBLIC STREETS	1,456 L.F.	2,263 L.F.	1,841 L.F.	5,560 L.F.

WAKE FOREST SETBACKS TABLE

FRONT YARD = 20 feet
SIDE YARD = 8 feet
REAR YARD = 25 feet
CORNER YARD = 20 feet

ROLESVILLE SETBACKS TABLE

FRONT YARD = 30 feet
SIDE YARD = 12 feet
REAR YARD = 25 feet
CORNER YARD = 22 feet

SCALE 1"=100'
0 100' 200'
NAD 83

NORTH CAROLINA PROFESSIONAL SEAL 028322 ENGINEER JOEL D. SMITH
11/27/18

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION

REVIEW SET - NOT RELEASED FOR CONSTRUCTION

DATE 11/27/2018
DRAWN BY 331
DESIGNED BY 331
CHECKED BY JDS
SCALE 1" = 100'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

REGENCY AT HERITAGE
ROLESVILLE - WAKE COUNTY - NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAN

JOB NO. 40013
SHEET NO. C3.0

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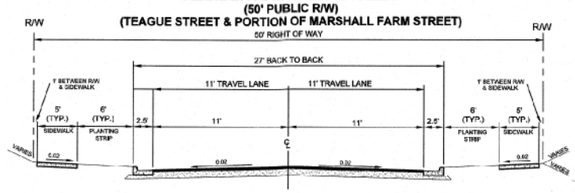
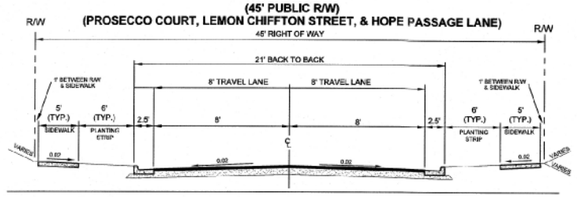
R:\331\40013-Regency_at_Heritage\DWG\Sheet\DD\Roleville Submittal\40013-C3.0-SITE.dwg | Plotted by Joel Smith

RESIDENTIAL YIELD STREET
(50' PUBLIC R/W)
(TEAGUE STREET & PORTION OF MARSHALL FARM STREET)



CUL-DE-SAC
(45' PUBLIC R/W)
(PROSECCO COURT, LEMON CHIFFTON STREET, & HOPE PASSAGE LANE)



LEGEND

- 100-YR FLOODPLAIN
- EXISTING WETLANDS
- NEUSE RIVER BUFFER

LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTER
- ADJACENT PROPERTY LINE
- 100-YR FLOODPLAIN
- PROPOSED PERIMETER BUFFER
- PROPOSED DRAIN EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ROAD CENTER
- PROPOSED EOP

OPEN SPACE STATISTICS			
TOWN OF WAKE FOREST			
OPEN SPACE #1	0.08	Ac	
OPEN SPACE #2	0.29	Ac	
OPEN SPACE #3	13.09	Ac	
OPEN SPACE #4	2.19	Ac	
TOTAL	15.65	Ac	42.3%
TOWN OF ROLESVILLE			
OPEN SPACE #5	1.28	Ac	
OPEN SPACE #6	1.17	Ac	
TOTAL	2.45	Ac	16.6%

EXISTING PUBLIC GREENWAY
FEMA 100 YR FLOODPLAIN
FEMA 500 YR FLOODPLAIN
FEMA FLOODWAY
50' WIDE NEUSE RIVER RIPARIAN BUFFERS
WETLAND
WET POND 1
WET POND 2
PHASE 1
PHASE 2
PHASE 3
HERITAGE REGENCY DRIVE
MARSHALL FARM ST
LEMON CHIFFTON STREET
HOPE PASSAGE LANE
PROSECCO COURT
TEAGUE ST
GOLDEN STAR WAY
ORANGE COSMOS AVE
FORESTVILLE ROAD
SONG SPARROW DR
FOX WILD LANE
MARSHALL FARM ST
MACKINAW DR
LANSBURY ST
WAKE FOREST CORP LIMITS
ROLESVILLE ETJ
ROLESVILLE CORPORATE LIMITS
RETAINING WALL WITH 20' MAINTENANCE EASEMENT & PROTECTIVE FENCING, BY OTHERS
50' WIDE NEUSE RIVER RIPARIAN BUFFERS
OPEN SPACE #6 1.28 AC
OPEN SPACE #6 1.17 AC
MAIL KIOSK
SIDEWALK PLUS WIDTH VARIES
APPROX LOCATION OF BRIDGE
50' R/W (TYP.)
60' R/W (TYP.)
50' R/W (TYP.)
60' R/W (TYP.)

THIS PORTION OF THE PROJECT WILL BE PERMITTED THROUGH WAKE FOREST
(NO CLEARING WILL BEGIN IN WAKE FOREST UNTIL A GRADING PERMIT HAS BEEN PROVIDED)

N/F
PHILLIP R STROUD
LINDA M STROUD
PIN: 1749-77-0226
DB 6073, PG 233
BM 1989, PG 999

N/F
LEE ARNOLD DARICH
PIN: 1749-78-6086
DB 1937 I, PG 2054
BM J666, PG 2946

N/F
WILDFLOWER SUBDIVISION
PHASE 1, SECTION 3
BM 2005, PG 1538

N/F
PHILLIP R STROUD
LINDA M STROUD
PIN: 1749-66-1220
DB 8073, PG 233

N/F
RONALD S. & CAROLYN M. REITZ
PIN: 1749-65-2903
DB 11914, PG 2619
BM 2004, PG 1834

N/F
ROBERT D. & EDITH E. RHYNE JR
PIN: 1749-65-5945
DB 7212, PG 235
BM 1986, PG 1192

N/F
DAVID BARRETT & ASHEY ATKINS EVANS

N/F
ROBERT D RHYNE JR
EDITH E RHYNE
PIN: 1749-66-7968
DB 10883, PG 341
BM 1994, PG 662

N/F
DORIS M MARSHALL
LYNN M ALFORD
PIN: 1749-66-7720
BM 1988, PG 1104

N/F
MBA LAND GROUP LLC
PIN: 1749-75-2300
DB 15666, PG 797

N/F
MBA LAND GROUP LLC
PIN: 1749-75-6313
DB 15666, PG 797
BM 2017, PG 181

N/F
CAMBRIDGE CLASSIC HOMES LLC
PIN: 1749-85-0699
BM 2017, PG 180
DB 16729, PG 864

N/F
STEPHEN BURNETT
DIANE J E BURNETT
PIN: 1749-85-2852
DB 6634, PG 0734
BM 1993, PG 1434

N/F
TOWN OF WAKE FOREST
PIN: 1759-05-3027
DB 11322, PG 2628
BM 2005, PG 37

N/F
TOWN OF WAKE FOREST
PIN: 1759-05-2336
DB 11377, PG 2826
BM 2005, PG 37

HERITAGE SOUTH SUBDIVISION WAKE FOREST, NC

HERITAGE SOUTH SUBDIVISION PHASE 2, SECTION 1 BM 2005, PG 2026

THORNROSE SUBDIVISION WAKE FOREST, NC

STONE WATER SUBDIVISION ROLESVILLE, NC

NOTE: ALL OPEN SPACES SHALL BE MAINTAINED AND OWNED BY THE HOME OWNER'S ASSOCIATION.

SITE DATA

OWNERS/SUBDIVIDER/DEVELOPER:
PULTE GROUP
RANDY KING, PE
1225 CRESCENT GREEN DRIVE, SUITE 250
CARY, NC 27518
PHONE:919-816-1146

ENGINEER:
TIMMONS GROUP
JOEL D. SMITH, PE
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
919-866-4953

WAKE FOREST SITE DATA

WAKE COUNTY PIN(S)	1749-55-3478, 1749-66-6299, 1749-76-5204, 1749-76-6436
EXISTING ZONING	GR5-CD
BASIN	NEUSE RIVER BASIN
FEMA FLOODPANEL	1749J
GROSS PROJECT AREA	37.02 AC (SURVEY)
AREA IN FUTURE INTERNAL PUBLIC STREET R/W	4.87 AC
AREA IN FORESTVILLE ROAD 20' R/W DEDICATION	0.19 AC
NET PROJECT AREA	31.96 AC
AREA IN RESIDENTIAL LOTS	15.70 AC
AREA IN PRIVATE OPEN SPACE	16.13 AC
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	67 UNITS
PROPOSED DENSITY	67 / 37.02 — 1.81 UN/AC
MINIMUM LOT SIZE	8,007 SF
AVERAGE LOT SIZE	10,209 SF
MINIMUM LOT WIDTH	50 LF
MAXIMUM BUILDING HEIGHT	3 STORIES

ROLESVILLE SITE DATA

WAKE COUNTY PIN(S)	1749-75-2855 , 1749-75-9814
EXISTING ZONING / PROPOSED	R-1 / R-2 CZ
BASIN	NEUSE RIVER BASIN
FEMA FLOODPANEL	1749J
GROSS PROJECT AREA	14.72 AC (DEEDS & SURVEY)
AREA IN FUTURE INTERNAL PUBLIC STREET R/W	2.22 AC
AREA IN FORESTVILLE ROAD R/W DEDICATION	0.00 AC
NET PROJECT AREA	12.50 AC
AREA IN RESIDENTIAL LOTS	10.36 AC
AREA IN PRIVATE OPEN SPACE	2.45 AC
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	27 UNITS
PROPOSED DENSITY	27 / 14.72 — 1.83 UN/AC
MINIMUM LOT SIZE	15,051 SF
AVERAGE LOT SIZE	16,720 SF
MINIMUM LOT WIDTH	85 LF
MAXIMUM BUILDING HEIGHT	3 STORIES

PUBLIC IMPROVEMENT QUANTITIES	WAKE FOREST		ROLESVILLE	
PHASE	PHASE 1	PHASE 2	PHASE 3	TOTAL
NUMBER OF LOTS	27	40	27	94
LOT / BLDG NUMBERS BY PHASE	1-20, 61-67	21-60	68-94	1-94
OPEN SPACE	YES (PRVT.)	YES (PRVT.)	YES (PRVT.)	YES (PRVT.)
NUMBER OF OPEN SPACE LOTS	3	2	2	7
LINEAR FOOTAGE OF PUBLIC WATERLINE	1,482 L.F.	2,206 L.F.	1,714 L.F.	5,402 L.F.
LINEAR FOOTAGE OF PUBLIC SANITARY SEWER	1,409 L.F.	2,405 L.F.	1,226 L.F.	5,040 L.F.
LINEAR FOOTAGE OF PUBLIC SIDEWALK	2,792 L.F.	3,343 L.F.	2,986 L.F.	9,121 L.F.
LINEAR FOOTAGE OF PUBLIC STREETS	1,456 L.F.	2,263 L.F.	1,841 L.F.	5,560 L.F.

WAKE FOREST SETBACKS TABLE
FRONT YARD = 20 feet
SIDE YARD = 8 feet
REAR YARD = 25 feet
CORNER YARD = 20 feet

ROLESVILLE SETBACKS TABLE
FRONT YARD = 30 feet
SIDE YARD = 12 feet
REAR YARD = 25 feet
CORNER YARD = 22 feet

SCALE 1"=100'
0 100' 200'
NAD 83

NORTH CAROLINA PROFESSIONAL ENGINEER JOEL D. SMITH 028822
11/27/18

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.853.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION

REVIEW SET - NOT RELEASED FOR CONSTRUCTION

DATE 11/27/2018
DRAWN BY 331
DESIGNED BY 331
CHECKED BY JDS
SCALE 1" = 100'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

REGENCY AT HERITAGE
ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN WITH UTILITIES

JOB NO. 40013
SHEET NO. C4.0

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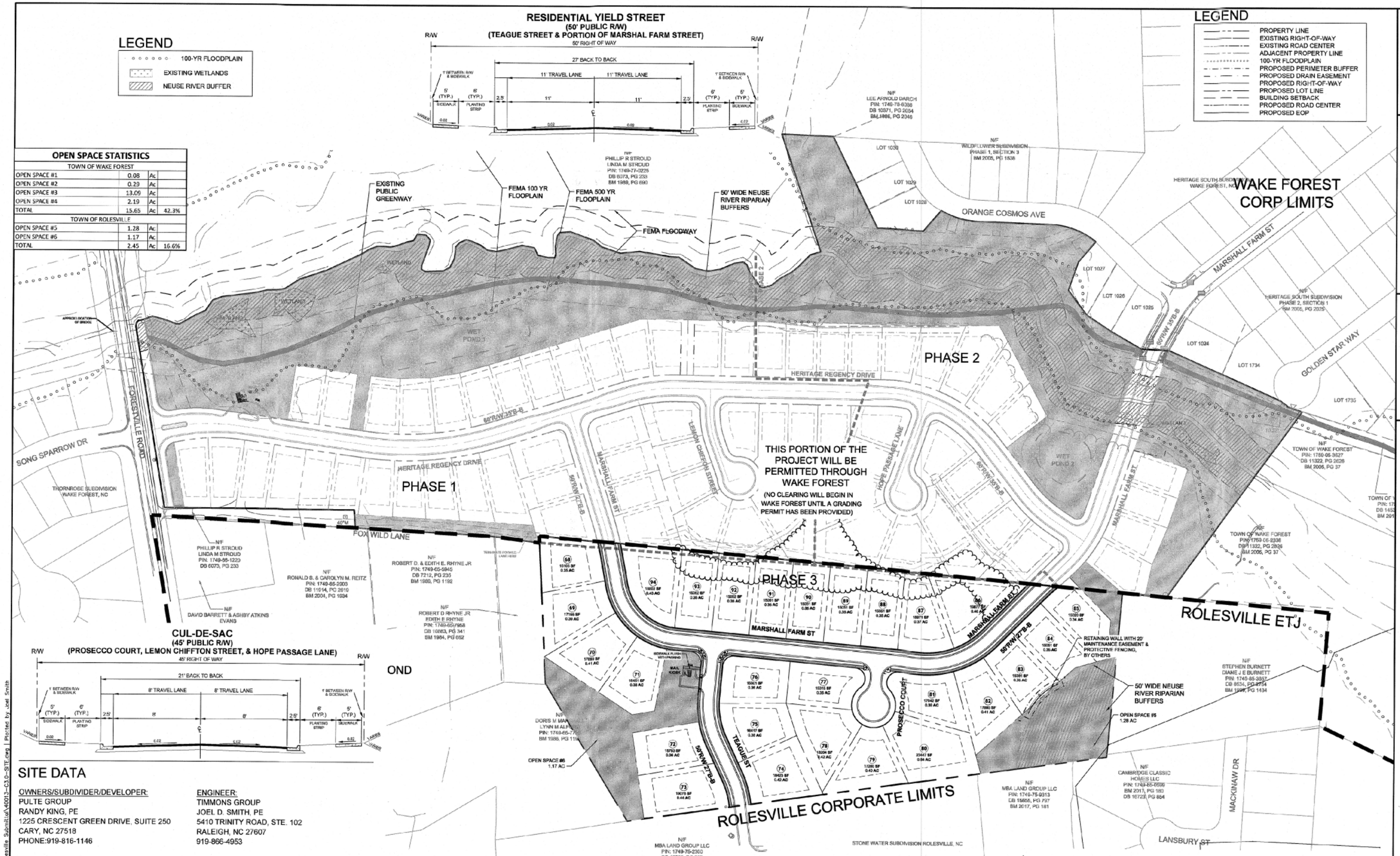
R:\331\40013--Regency at Heritage\DWG\Sheet\C0\Resubmittal\40013-C3D--SITE.dwg | Plotted by Joel Smith



SITE DATA

OWNERS/SUBDIVIDER/DEVELOPER:
PULTE GROUP
RANDY KING, PE
1225 CRESCENT GREEN DRIVE, SUITE 250
CARY, NC 27518
PHONE:919-816-1146

ENGINEER:
TIMMONS GROUP
JOEL D. SMITH, PE
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
919-866-4953

WAKE FOREST SITE DATA

WAKE COUNTY PIN(S)	1749-68-3478, 1749-66-9299, 1749-76-5204, 1749-76-9438
EXISTING ZONING	GR5-CD
BASIN	NEUSE RIVER BASIN
FEMA FLOODPANEL	1749J
GROSS PROJECT AREA	37.02 AC (SURVEY)
AREA IN FUTURE INTERNAL PUBLIC STREET R/W	4.87 AC
AREA IN FORESTVILLE ROAD 20' R/W DEDICATION	0.19 AC
NET PROJECT AREA	31.96 AC
AREA IN RESIDENTIAL LOTS	15.70 AC
AREA IN PRIVATE OPEN SPACE	16.13 AC
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	67 UNITS
PROPOSED DENSITY	67 / 37.02 1.81 UN/AC
MINIMUM LOT SIZE	6,007 SF
AVERAGE LOT SIZE	10,209 SF
MINIMUM LOT WIDTH	50 LF
MAXIMUM BUILDING HEIGHT	3 STORIES

ROLESVILLE SITE DATA

WAKE COUNTY PIN(S)	1749-75-2855 , 1749-75-9814
EXISTING ZONING / PROPOSED	R-1 / R-2 CZ
BASIN	NEUSE RIVER BASIN
FEMA FLOODPANEL	1749J
GROSS PROJECT AREA	14.72 AC (DEEDS & SURVEY)
AREA IN FUTURE INTERNAL PUBLIC STREET R/W	2.22 AC
AREA IN FORESTVILLE ROAD R/W DEDICATION	0.00 AC
NET PROJECT AREA	12.50 AC
AREA IN RESIDENTIAL LOTS	10.35 AC
AREA IN PRIVATE OPEN SPACE	2.45 AC
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	27 UNITS
PROPOSED DENSITY	27 / 14.72 1.83 UN/AC
MINIMUM LOT SIZE	15,051 SF
AVERAGE LOT SIZE	16,720 SF
MINIMUM LOT WIDTH	85 LF
MAXIMUM BUILDING HEIGHT	3 STORIES

NOTE: ALL OPEN SPACES SHALL BE MAINTAINED AND OWNED BY THE HOME OWNER'S ASSOCIATION.

PUBLIC IMPROVEMENT QUANTITIES	WAKE FOREST		ROLESVILLE	
PHASE	PHASE 1	PHASE 2	PHASE 3	TOTAL
NUMBER OF LOTS	27	40	27	94
LOT / BLDG NUMBERS BY PHASE	1-20, 61-67	21-60	68-94	1-94
OPEN SPACE	YES (PRVT.)	YES (PRVT.)	YES (PRVT.)	YES (PRVT.)
NUMBER OF OPEN SPACE LOTS	3	2	2	7
LINEAR FOOTAGE OF PUBLIC WATERLINE	1,482 L.F.	2,208 L.F.	1,714 L.F.	5,402 L.F.
LINEAR FOOTAGE OF PUBLIC SANITARY SEWER	1,409 L.F.	2,405 L.F.	1,226 L.F.	5,040 L.F.
LINEAR FOOTAGE OF PUBLIC SIDEWALK	2,792 L.F.	3,343 L.F.	2,986 L.F.	9,121 L.F.
LINEAR FOOTAGE OF PUBLIC STREETS	1,456 L.F.	2,263 L.F.	1,841 L.F.	5,560 L.F.

WAKE FOREST SETBACKS TABLE

FRONT YARD = 20 feet
SIDE YARD = 8 feet
REAR YARD = 25 feet
CORNER YARD = 20 feet

ROLESVILLE SETBACKS TABLE

FRONT YARD = 30 feet
SIDE YARD = 12 feet
REAR YARD = 25 feet
CORNER YARD = 22 feet

NORTH CAROLINA PROFESSIONAL SEAL 026822 ENGINEER JOEL D. SMITH
11/27/18

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION

REVIEW SET - NOT RELEASED FOR CONSTRUCTION

DATE 11/27/2018
DRAWN BY 331
DESIGNED BY 331
CHECKED BY JDS
SCALE 1" = 100'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

REGENCY AT HERITAGE

ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

OPEN SPACE PLAN

JOB NO. 40013
SHEET NO. C5.0

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R:\331\2013--Regency--at--Heritage\0WO\Sheet\CD\Rolesville Submittal\40013--C3.0--SITE.dwg | Plotted by Joel Smith