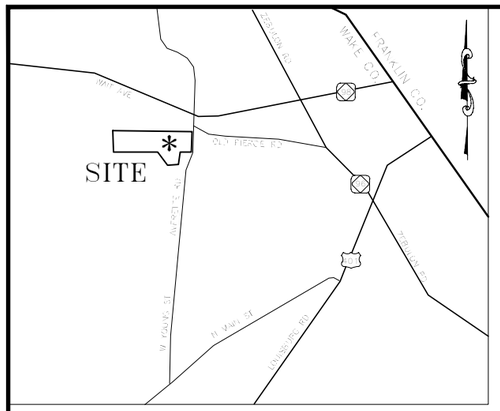


VICINITY MAP
(NTS)

PRELIMINARY PLAT PLANS
SUBDIVISION PLANS

ELIZABETH HEIGHTS

TOWN OF ROLESVILLE
WAKE CO, NC

DRAWING LIST

C000 COVER

C100 EXISTING CONDITIONS PLAN

C101 OVERALL SITE DATA

C102 SITE PLAN

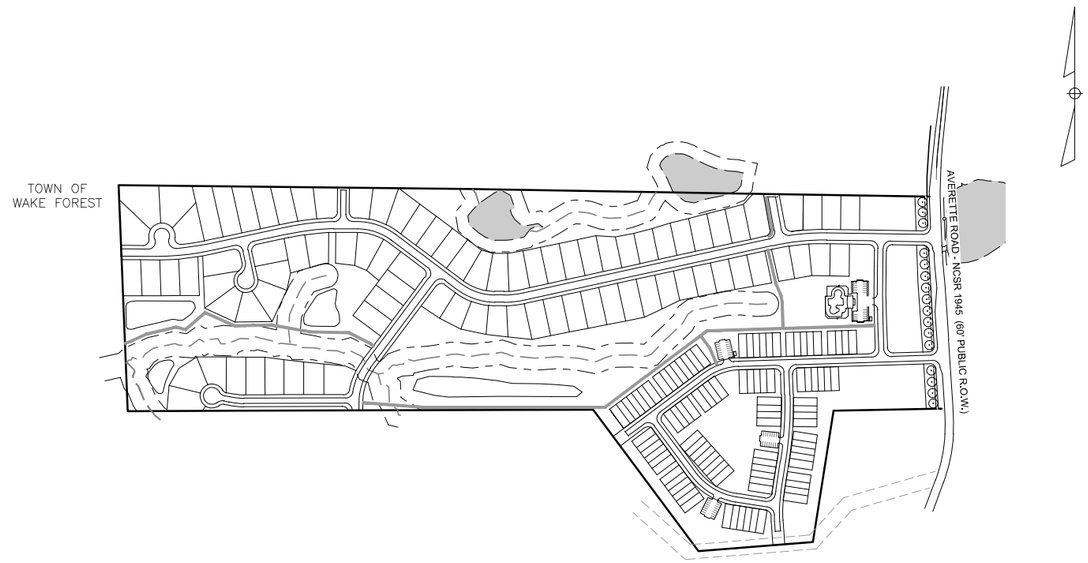
C103 SITE PLAN

C104 SITE PLAN

C105 AVERETTE ROAD WIDENING AND STRIPING PLAN

C106 OVERALL UTILITY PLAN

C107 OPEN SPACE PLAN



PROJECT PLAN
GRAPHIC SCALE
1 inch = 300 ft.

DEVELOPER:
THOMAS RICHARD WRIGHT, JR.
1225 N. WHITE ST
WAKE FOREST, NC 27583
(919) 349-5220

SITE ADDRESS:
1205 AVERETTE ROAD
WAKE FOREST, NC 27587

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

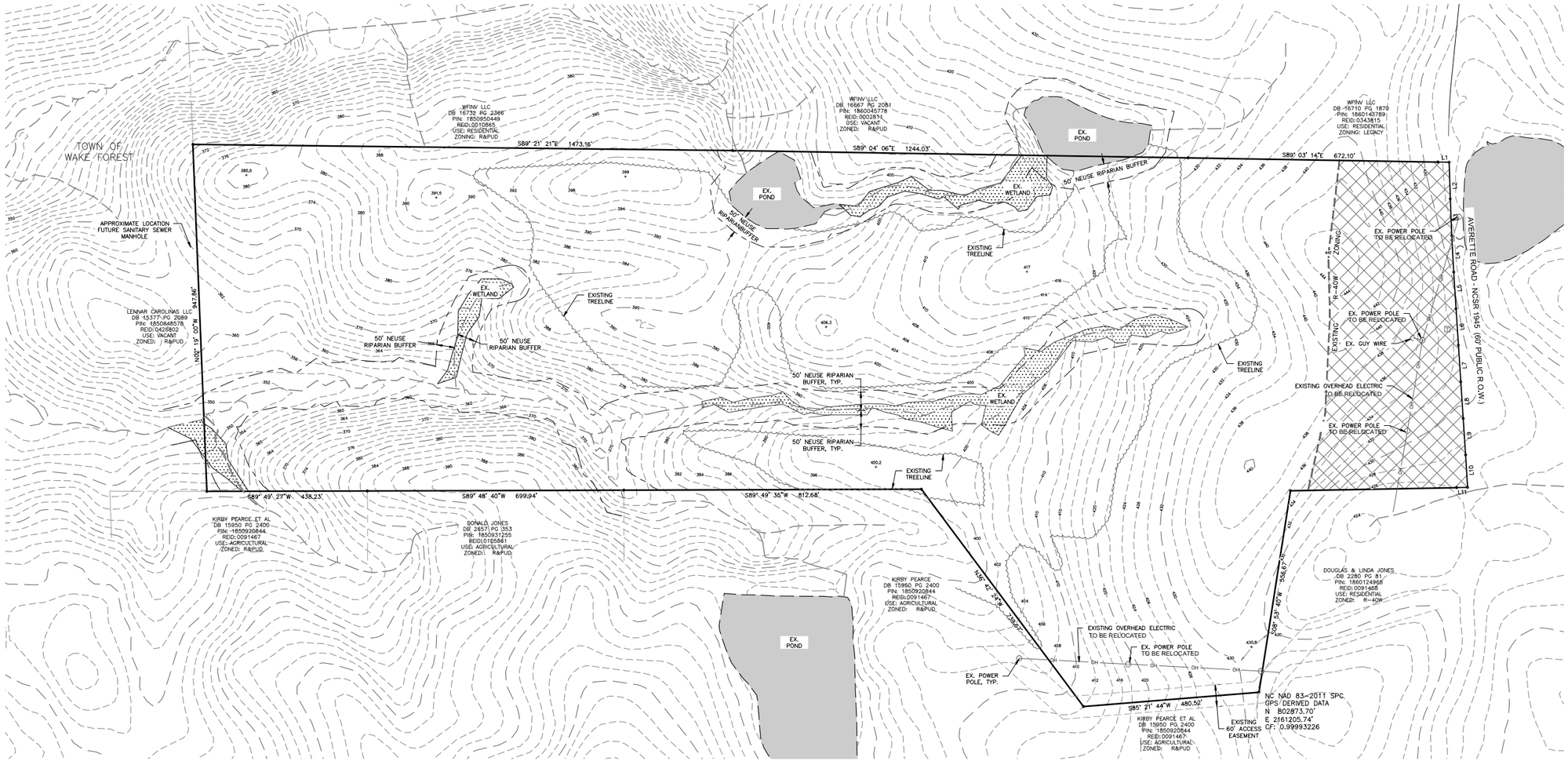
PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION
03-12-18

KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

PROJECT NUMBER: 170347

ISS. NO.	DESCRIPTION	DATE

P:\2017 PROJECTS\170348 ELIZABETH HEIGHTS\ENG\CAD\DWG\SHEETS\PRELIM PLANS\C000 COVER.DWG



PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	30.56	S89° 03' 14"E
L2	100.25	S1° 44' 46"E
L3	100.00	S2° 19' 26"E
L4	100.00	S3° 06' 18"E
L5	100.00	S3° 36' 38"E
L6	100.00	S3° 41' 51"E
L7	100.00	S3° 44' 15"E
L8	100.00	S3° 49' 56"E
L9	100.00	S3° 49' 58"E
L10	88.72	S3° 25' 52"E
L11	30.03	S88° 55' 16"W

LEGEND:

- EXISTING POND
- EXISTING WETLAND
- EXISTING WATERSHED (R-40W)
- EXISTING STREAM / TOP OF BANK
- EXISTING 50' NEUSE RIVER BASIN RIPARIAN BUFFER

EXISTING TRACT DATA:

DEVELOPER:
THOMAS RICHARD WRIGHT, JR.
1225 N. WHITE ST.
WAKE FOREST, NC 27588
CONTACT NO: (919) 349-5220
NC PIN: 1860-03-8619
DEED REFERENCE: DB 16618, PG 1663
REAL ESTATE ID: 0002813

TOTAL TRACT AREA : 82.40 AC
AREA WITHIN ROW: 0.61 AC
NEW TOAL AREA: 81.79 AC
ZONING: R1 & PUD
EXISTING USE: VACANT / UNDEVELOPED WOODS

NOTES

1. PER FEMA MAPS 3720180001J & 3720186000J FOR NORTH CAROLINA, THERE ARE NO FLOOD HAZARD AREAS WITHIN THE DEVELOPMENT BOUNDARIES.
2. EXISTING BOUNDARY TAKEN FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY ON AUG. 8, 2017.
3. EXISTING TOPOGRAPHY DOWNLOADED FROM WAKE COUNTY GIS.
4. WETLANDS AND STREAMS HAVE RECIEVED A PRELIMINARY JURISDICTIONAL DELINIATION FROM THE CORPS. (CURRENTLY PENDING).
5. ARRANGEMENTS HAVE BEEN MADE WITH AUSTIN CREEK DEVELOPER TO EXTEND UTLITIES TO SITE PROPERTY LINE. IN THE EVENT THIS DEVELOPMENT PRECEEDS THE AUSTIN CREEK DEVELOPMENT, PERMISSION HAS BEEN GRANTED TO TIE INTO EXISTING UTILITIES.

REV.NO.	DESCRIPTIONS	
#####	#####	#####
#####	#####	#####

REVISIONS

KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

1"=120' 120' 0' 120' 240'

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

PRELIMINARY PLAT PLANS---SUBDIVISION PLANS

PRELIMINARY PLAT PLANS
SUBDIVISION PLANS
ELIZABETH HEIGHTS

1205 AVERETTE ROAD
WAKE FOREST, NC 27587

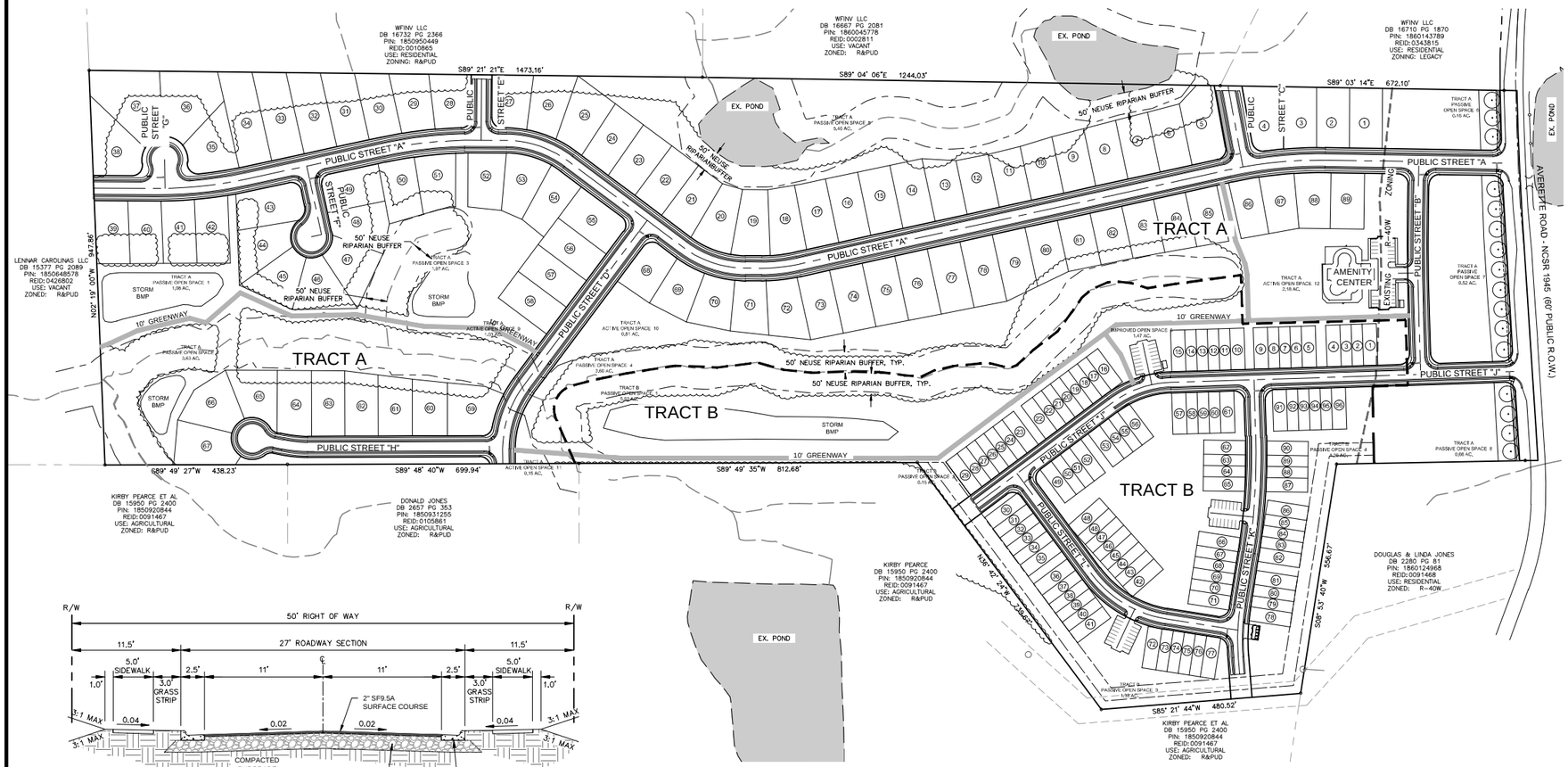
EXISTING CONDITIONS PLAN

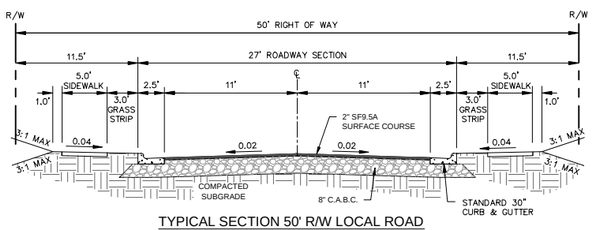
Project Engineer:	TSS
Designed By:	TAN
Drawn By:	TAN
Checked By:	TSS

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION
03-12-18

Project Number: .170347

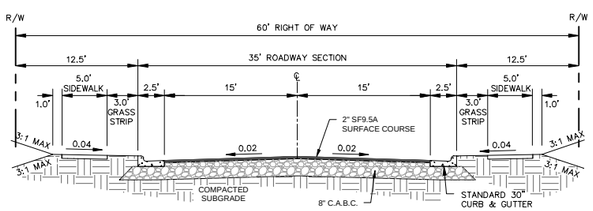
SHEET
C100





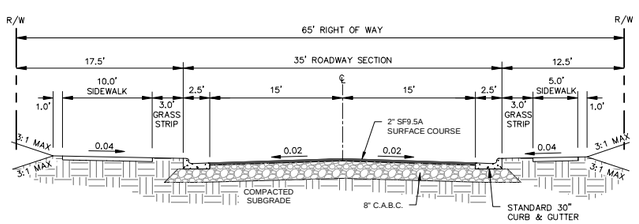
TYPICAL SECTION 50' R/W LOCAL ROAD

NOT TO SCALE



TYPICAL SECTION 60' R/W COLLECTOR ROAD

NOT TO SCALE

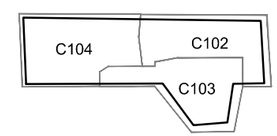


65' R/W LOCAL ROAD (STREET "C")

NOT TO SCALE

SITE PLAN NOTES

1. PER FEMA MAPS 3720186000J & 3720186000J FOR NORTH CAROLINA, THERE ARE NO FLOOD HAZARD AREAS WITHIN THE DEVELOPMENT BOUNDARIES.
2. WATER SUPPLY AND WASTE WATER FOR ALL LOTS IN THIS DEVELOPMENT SHALL BE BY PROVIDED BY THE CITY OF RALEIGH THROUGH A MERGER AGREEMENT WITH THE TOWN OF ROLESVILLE.
3. ROAD NAMES SHALL BE SUBMITTED AND APPROVED PRIOR TO APPROVAL OF THE FINAL PLAT.
4. ALL OPEN SPACE PARCELS SHALL BE OWNED BY A LEGALLY ORGANIZED HOME OWNERS ASSOCIATION THAT WILL BE RESPONSIBLE FOR MANAGING AND ENSURING RESIDENTS' ACCESS.
5. AS PER THE TOWN OF ROLESVILLE UDO 15.4.8.2.B.4, THE PROPOSED PASSIVE OPEN SPACE MAY CONTAIN ENVIRONMENTALLY SENSITIVE AREAS, LIKE BODIES OF WATER, NEUSE RIVER RIPARIAN BUFFERS, WETLANDS, SPECIAL FLOOD HAZARD AREAS, ROCK OUTCROPS AND STEEP SLOPES. PASSIVE OPEN SPACE WILL BE USED FOR CONSERVATION OF NATURAL RESOURCES, MEADOWS, WOODLANDS, WETLANDS, WILDLIFE CORRIDORS AND SIMILAR CONSERVATION ORIENTED ACTIVITIES.
6. IT IS THE INTENT OF THIS PROJECT THAT THE 6.53 AC. ZONED R-40W WILL BE REGRADED AT CONSTRUCTION SO THAT IT CAN BE REMOVED FROM THE WATERSHED. FOLLOWING THE WATERSHED ADJUSTMENT, A REZONING REQUEST WILL BE FILED. THE 12 SINGLE FAMILY DETACHED LOTS AND 4 TOWNHOME LOTS CURRENTLY LOCATED IN THE R-40W HAVE NOT BEEN SHOWN ON THIS PRELIMINARY SUBDIVISION PLAT BUT, WILL BE SUBMITTED FOR TOWN APPROVAL ONCE THE WATERSHED ADJUSTMENT HAS BEEN FINALIZED AND THE REZONING APPROVED.
7. FRONT FACING TOWNHOME GARAGES SHALL HAVE AT LEAST TWENTY FEET (20') SEPARATING THE NEIGHBORING DRIVEWAYS OR NO MORE THAN FIVE FEET (5') SEPARATING NEIGHBORING DRIVEWAYS. IF THE SEPARATION MEASURES FIVE FEET (5') OR LESS, THE NEXT SEPARATION MUST BE AT LEAST TWENTY FEET (20'). REAR FACING GARAGES MAY BE ACCESSED BY A PRIVATE ALLEY WITH NO SEPARATION REQUIREMENTS.
8. HANDICAP RAMPS WILL BE INSTALLED AT ALL INTERSECTIONS NECCESSARY FOR SIDEWALK CONNECTIVITY.



SITE PLAN SHEET KEY

SITE DEVELOPMENT DATA

GROSS TRACT AREA:	82.399 AC.
AREA IN EXISTING ROW:	0.613 AC.
AREA IN NEW DEDICATED ROW:	0.261 AC.
NEW GROSS TRACT AREA:	81.525 AC.
PROPOSED USE:	RESIDENTIAL
MAXIMUM BUILDING HEIGHT:	45 FT, 3 STORIES

ALLOWED DENSITY

SINGLE FAMILY DWELLINGS (TRACT "A")	4 / AC.
TOWNHOUSES (TRACT "B")	8 / AC.
TOTAL TRACT	4 / AC.

PROPOSED DENSITY

AREA IN TRACT "A", SINGLE FAMILY DWELLINGS:	58.38 AC.
PROPOSED LOTS:	89 LOTS
PROPOSED DENSITY TRACT "A":	1.52 LOTS / AC.
AREA IN TRACT "B":	23.15 AC.
PROPOSED UNITS:	98 UNITS
PROPOSED DENSITY TRACT "B":	4.23 UNITS / AC.
TOTAL PROPOSED DENSITY:	2.28 UNITS / AC.

LOT DIMENSIONS

TRACT "A" (SINGLE FAMILY)	
MINIMUM WIDTH:	50'
PROPOSED:	80'
AVERAGE LOT SIZE:	11,382 SF
TRACT "B" (TOWNHOUSES)	
MINIMUM LOT WIDTH:	20'
PROPOSED:	26'

SETBACKS

TRACT "A" (SINGLE FAMILY)	
FRONT	25'
REAR	25'
SIDE	5'
TRACT "B" (TOWNHOUSES)	
FRONT	15' (FROM R.O.W.)
PROPOSED	20'
REAR	15' (FROM PROPERTY LINE)

PARKING

TRACT "A" (SINGLE FAMILY DETACHED)	
NUMBER OF UNITS:	89
CLUSTER MAILBOX UNITS:	
REQUIRED:	4 SPACES (79-104 DWELLING UNITS)
PROPOSED:	5 SPACES AT AMENITY CENTER
TRACT "B" (TOWNHOUSES)	
NUMBER OF UNITS:	98
REQUIRED:	3 / TOWNHOUSE 98 x 3 = 294)
PROPOSED:	324
REQUIRED GUEST PARKING:	1 / 4 TOWNHOUSES (98 / 4 = 24.5)
PROPOSED GUEST PARKING:	42
CLUSTER MAILBOX UNITS:	
REQUIRED PARKING SPACES:	4 SPACES (79-104 DWELLING UNITS)
PROVIDED PARKING SPACES:	6 SPACES AT NORTH PARKING LOT

PERIMETER LANDSCAPE BUFFERS

TRACT "A" (SINGLE FAMILY)	
CLASS II ADJOINING CLASS II:	NONE
STREETSCAPE AVERETTE ROAD:	50'
TRACT "B" (TOWNHOUSES)	
CLASS III ADJOINING CLASS II:	20' TYPE B LANDSCAPE 50' PERIMETER YARD BUFFER

RECREATION & OPEN SPACE

REQUIRED	
TRACT "A" (SINGLE FAMILY)	
10% OF SFD (58.38 AC.) :	5.84 AC.
PROPOSED:	21.19 AC
50% OF 5.84 AC. TO BE SUITABLE FOR ACTIVE:	2.92 AC.
PROPOSED ACTIVE OPEN SPACE:	4.17 AC.
PROPOSED PASSIVE OPEN SPACE:	17.02 AC
TRACT "B" (TOWNHOUSES)	
15% OF TH (23.15 AC):	3.47 AC.
PROPOSED:	11.47 AC.
35% OF REQUIRED SPACE TO BE IMPROVED:	1.22 AC.
PROPOSED IMPROVED OPEN SPACE:	3.16 AC.
PROPOSED PASSIVE OPEN SPACE:	8.31 AC.

SEE SHEET C107 - OPEN SPACE PLAN

REV.NO.	DESCRIPTIONS	
#####	#####	#####
#####	#####	#####

REVISIONS

KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

1"=150' 150 0 150 300

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

PRELIMINARY PLAT PLANS---SUBDIVISION PLANS

PRELIMINARY PLAT PLANS
SUBDIVISION PLANS
ELIZABETH HEIGHTS

1205 AVERETTE ROAD
WAKE FOREST, NC 27587

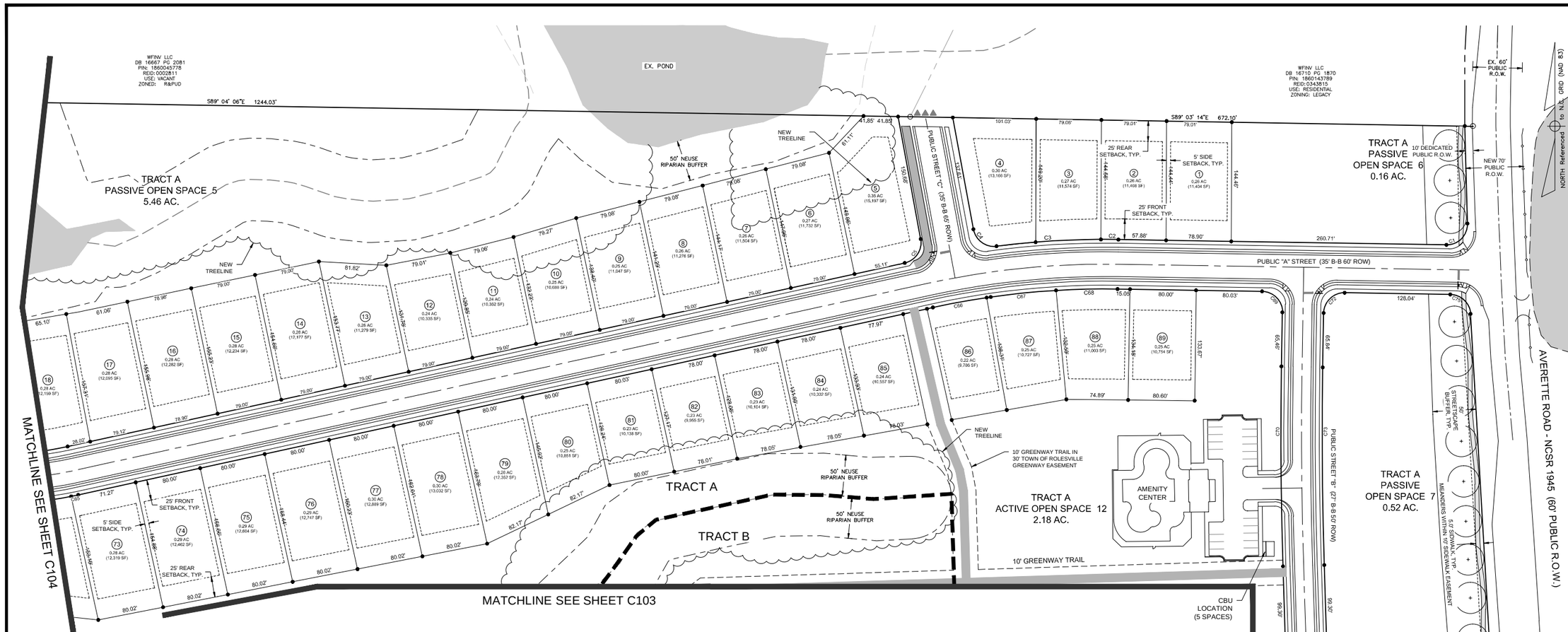
OVERALL SITE DATA

Project Engineer:	TSS
Designed By:	TAN
Drawn By:	TAN
Checked By:	TSS

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION
03-12-18

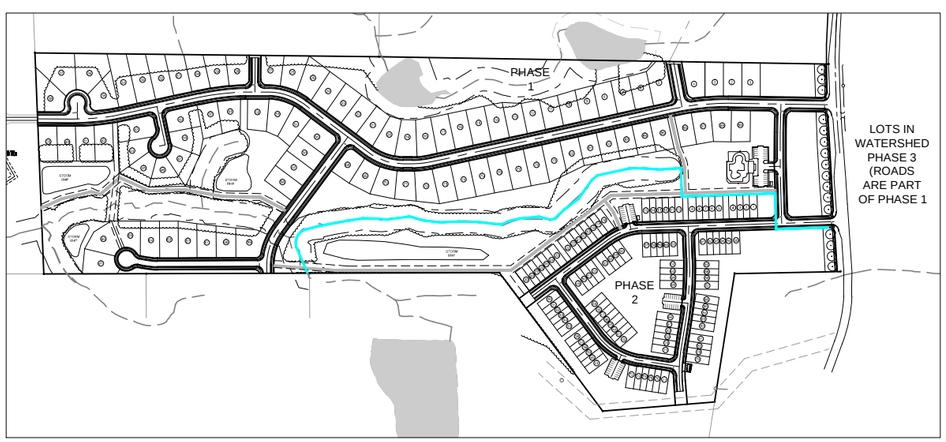
Project Number: .170347

SHEET
C101



SYMBOL LEGEND

- END OF STREET SIGNAGE
- STOP SIGN AND STREET NAME SIGN LOCATION
- ACCESSIBILITY RAMP
- LARGE STREET TREE, TYP 2½" CALIPER MIN



CONSTRUCTION PHASES

Curve Table		
Curve #	Length	Radius
C1	40.55	25.00
C2	21.08	981.03
C3	79.21	981.03
C4	38.36	25.26
C5	38.38	25.27
C66	66.18	970.00
C67	84.58	970.00
C68	74.58	970.00
C69	39.27	25.00
C70	242.27	5025.00
C71	43.29	25.00
C72	39.27	25.00
C73	239.47	4966.99
C74	39.27	25.00
C75	37.42	25.00
C76	39.92	25.00
C77	38.43	25.00

KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

1"=60' 60 60 120

REV.NO.	DESCRIPTIONS	
#####	#####	#####
#####	#####	#####

REVISIONS

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

PRELIMINARY PLAT PLANS---SUBDIVISION PLANS

PRELIMINARY PLAT PLANS
SUBDIVISION PLANS
ELIZABETH HEIGHTS

1205 AVERETTE ROAD
WAKE FOREST, NC 27587

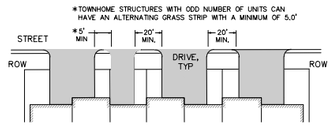
SITE PLAN

Project Engineer:	TSS
Designed By:	RAJ
Drawn By:	TAN
Checked By:	TSS

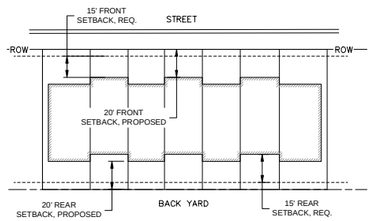
PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION
03-12-18

Project Number: .170347

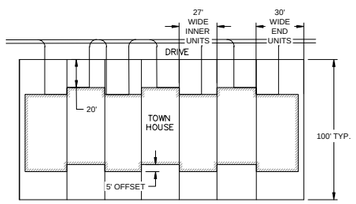
SHEET
C102



DRIVEWAY SEPARATION DETAIL
NOT TO SCALE



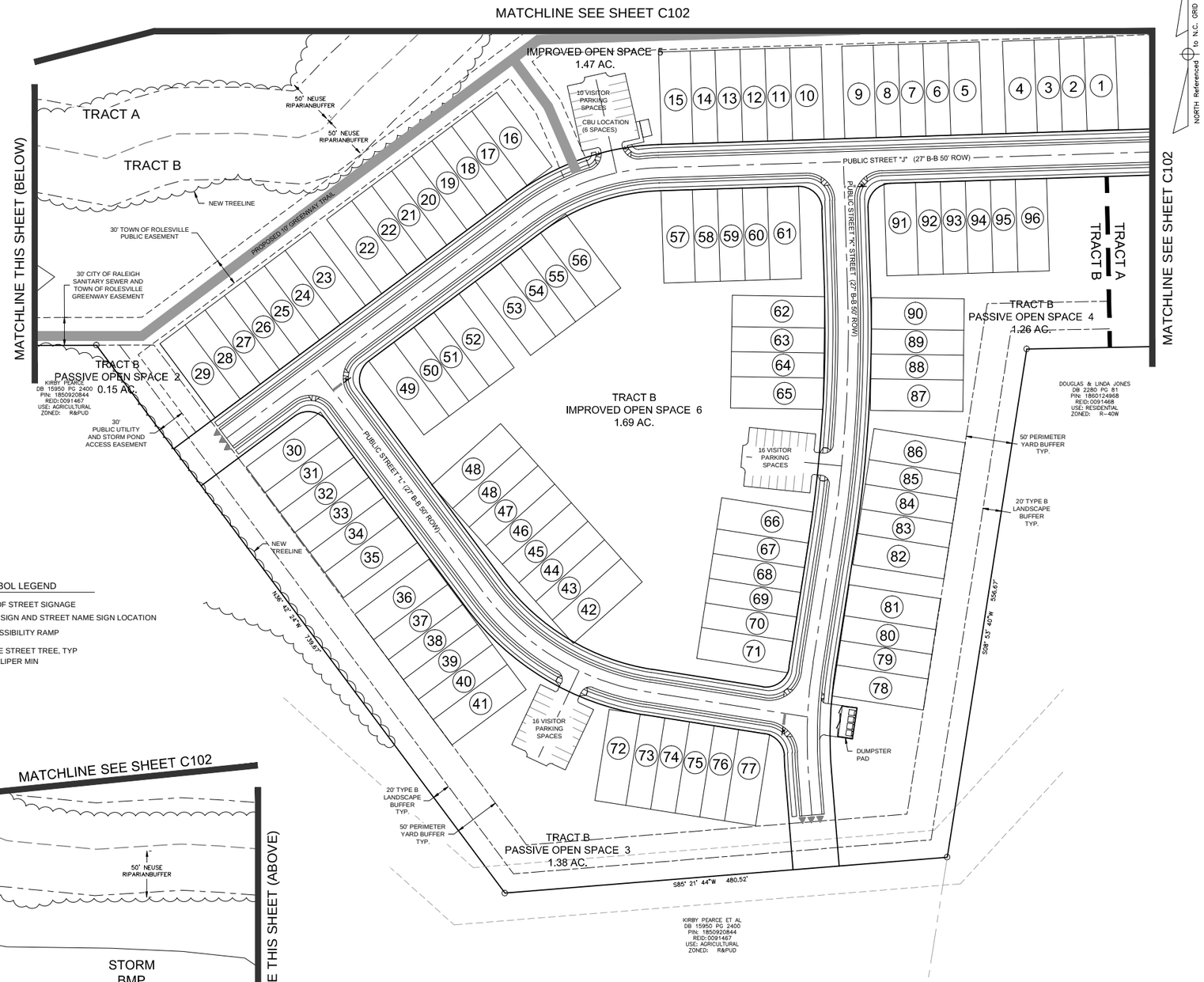
TOWNHOUSE SETBACK DETAIL
NOT TO SCALE

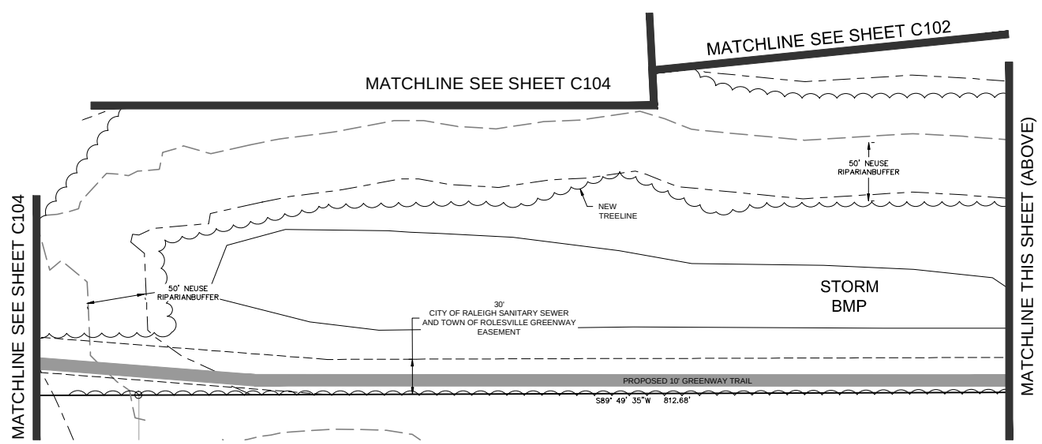


TOWNHOUSE LOT DIMENSIONS
NOT TO SCALE

SYMBOL LEGEND

- END OF STREET SIGNAGE
- STOP SIGN AND STREET NAME SIGN LOCATION
- ACCESSIBILITY RAMP
- LARGE STREET TREE, TYP 2½" CALIPER MIN





1"=60' 60 60 120

HCR HANDICAP RAMP

KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

1"=60' 60 60 120

REV.NO.	DESCRIPTIONS	
#####	#####	#####
#####	#####	#####

REVISIONS

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

PRELIMINARY PLAT PLANS---SUBDIVISION PLANS

PRELIMINARY PLAT PLANS
SUBDIVISION PLANS
ELIZABETH HEIGHTS

1205 AVERETTE ROAD
WAKE FOREST, NC 27587

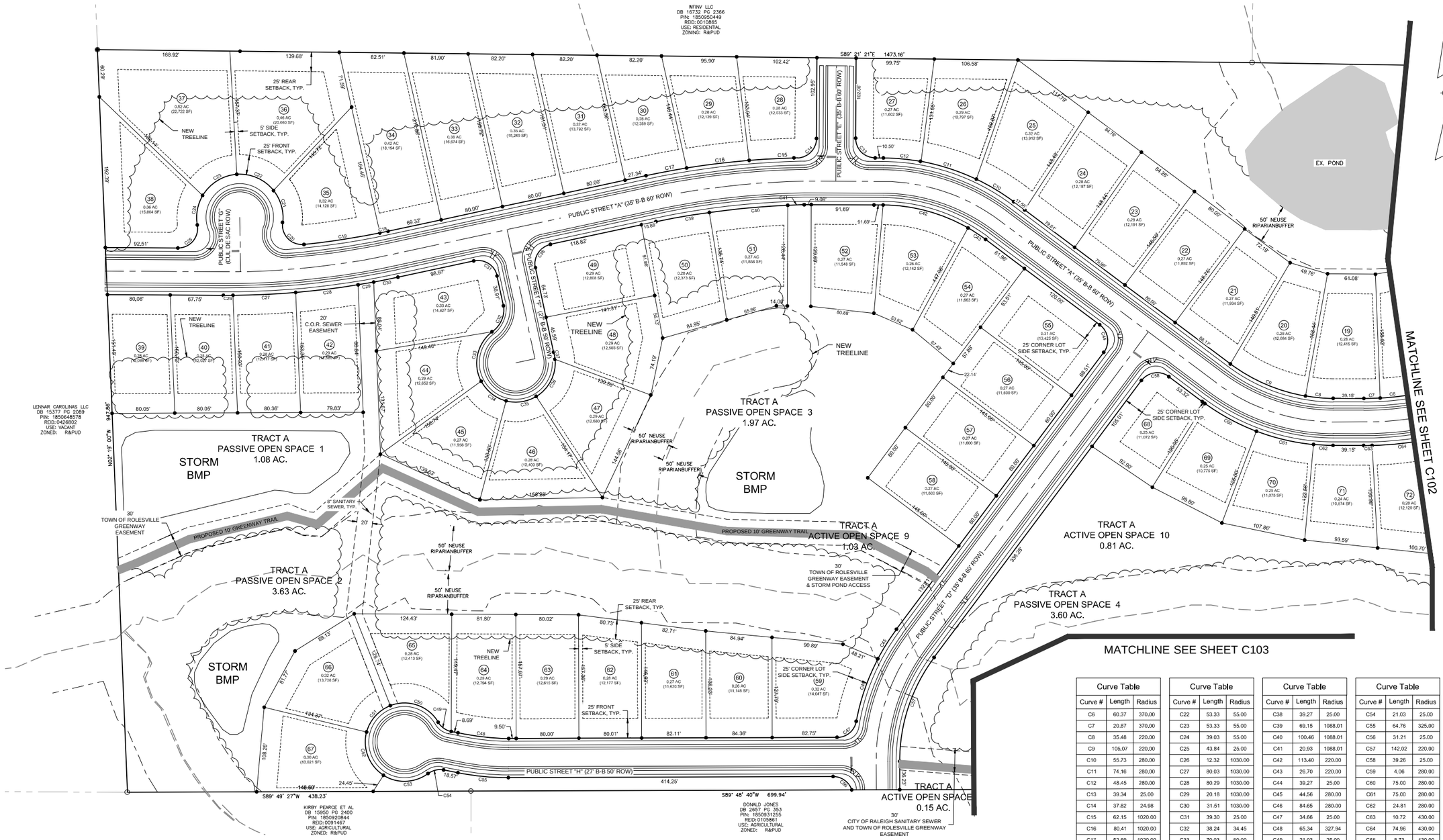
SITE PLAN

Project Engineer:	TSS
Designed By:	RAJ
Drawn By:	TAN
Checked By:	TSS

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION
03-12-18

Project Number: .170347

SHEET
C103



Curve Table		
Curve #	Length	Radius
C6	60.37	370.00
C7	20.87	370.00
C8	35.48	220.00
C9	105.07	220.00
C10	55.73	280.00
C11	74.16	280.00
C12	48.45	280.00
C13	39.34	25.00
C14	37.82	24.98
C15	62.15	1020.00
C16	80.41	1020.00
C17	52.69	1020.00
C18	10.69	1019.20
C19	97.94	1019.20
C20	44.82	25.00
C21	43.58	55.00

Curve Table		
Curve #	Length	Radius
C22	53.33	55.00
C23	53.33	55.00
C24	39.03	55.00
C25	43.84	25.00
C26	12.32	1030.00
C27	80.03	1030.00
C28	80.29	1030.00
C29	20.18	1030.00
C30	31.51	1030.00
C31	39.30	25.00
C32	38.24	34.45
C33	70.03	50.00
C34	41.66	50.00
C35	39.62	50.00
C36	56.12	50.00
C37	9.11	50.00

Curve Table		
Curve #	Length	Radius
C38	39.27	25.00
C39	69.15	1088.01
C40	100.46	1088.01
C41	20.93	1088.01
C42	113.40	220.00
C43	26.70	220.00
C44	39.27	25.00
C45	44.56	280.00
C46	84.65	280.00
C47	34.66	25.00
C48	65.34	327.94
C49	21.03	25.00
C50	70.38	50.00
C51	46.89	50.00
C52	63.37	50.00
C53	60.55	50.00

Curve Table		
Curve #	Length	Radius
C54	21.03	25.00
C55	64.76	325.00
C56	31.21	25.00
C57	142.02	220.00
C58	39.26	25.00
C59	4.06	280.00
C60	75.00	280.00
C61	75.00	280.00
C62	24.81	280.00
C63	10.72	430.00
C64	74.96	430.00
C65	8.73	430.00

SYMBOL LEGEND

- END OF STREET SIGNAGE
- STOP SIGN AND STREET NAME SIGN LOCATION
- ACCESSIBILITY RAMP
- LARGE STREET TREE, TYP 2½" CALIPER MIN

HCR HANDICAP RAMP

1"=60' 60 60 120

KNOW WHAT IS BELOW CALL BEFORE YOU DIG

REV.NO.	DESCRIPTIONS	
#####	#####	#####
#####	#####	#####

REVISIONS

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

PRELIMINARY PLAT PLANS----SUBDIVISION PLANS

PRELIMINARY PLAT PLANS
SUBDIVISION PLANS
ELIZABETH HEIGHTS

1205 AVERETTE ROAD
WAKE FOREST, NC 27587

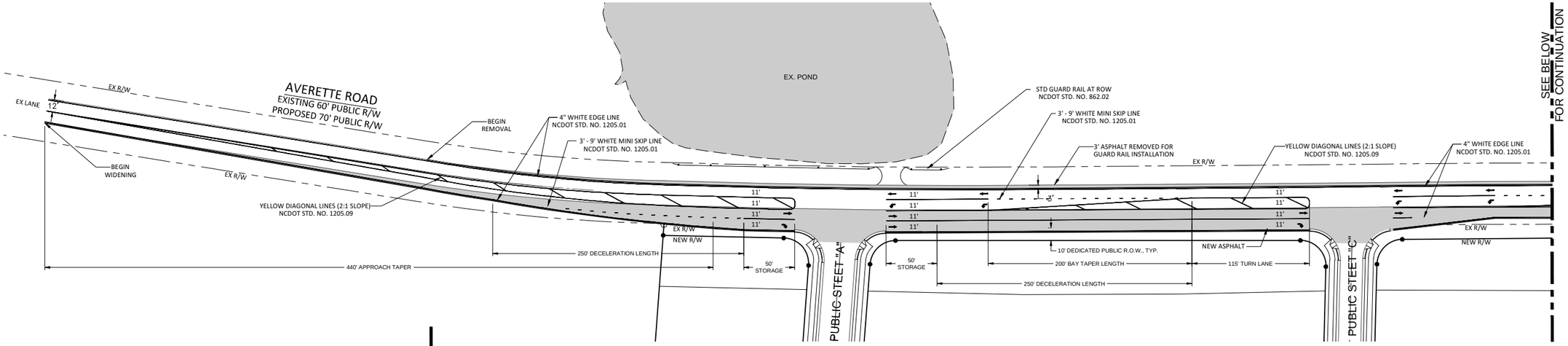
SITE PLAN

Project Engineer:	TSS
Designed By:	RAJ
Drawn By:	TAN
Checked By:	TSS

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION
03-12-18

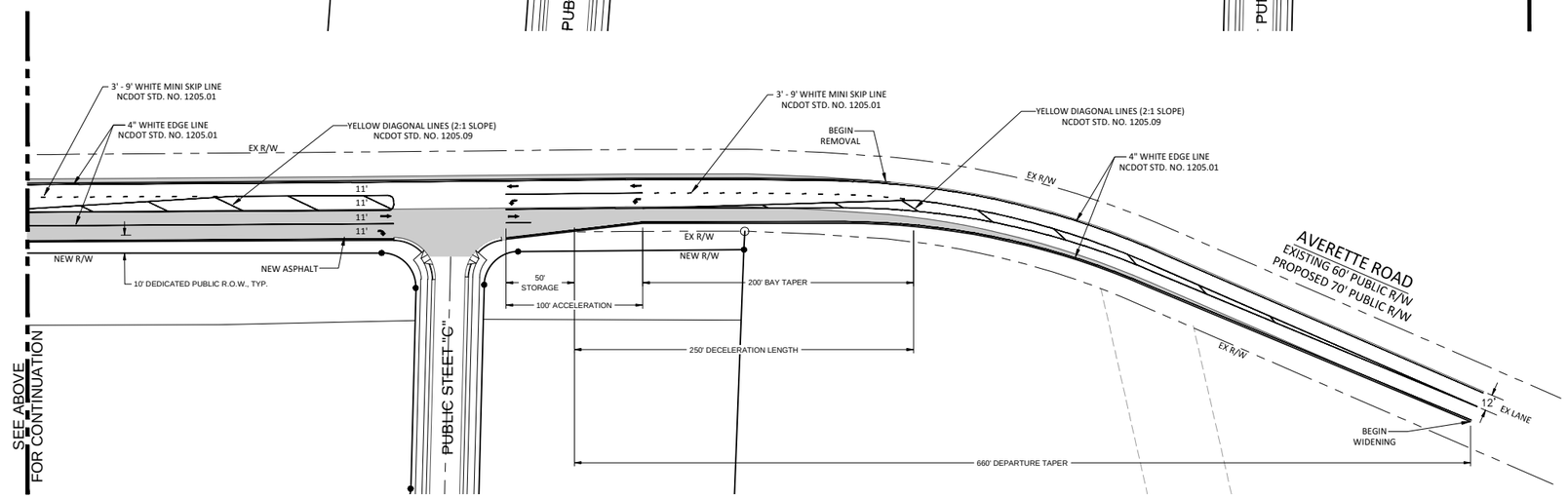
Project Number: .170347

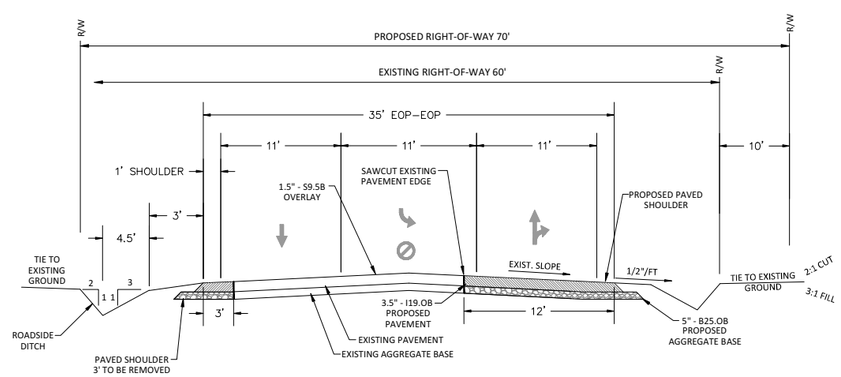
SHEET
C104



NOTES:

1. ALL CONSTRUCTION IN THE RIGHT OF WAY SHALL TO BE IN ACCORDANCE TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL CALL UTILITY LOCATOR SERVICE 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NC ONE CALL 1-800-632-4949 PER NCGS 87-102.
3. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DRIVEWAY PERMIT IS REQUIRED BEFORE STARTING CONSTRUCTION.
4. THE DEVELOPER IS RESPONSIBLE FOR THE FABRICATION AND INSTALLATION OF ALL REQUIRED SIGNS AND PAVEMENT MARKINGS WITH IN THE PUBLIC RIGHT OF WAY.
5. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING A TRAFFIC MAINTENANCE PLAN FOR REVIEW AND APPROVAL BY DOT PRIOR TO BEGINNING WORK WITHIN THE RIGHT OF WAY.
6. CONTRACTOR SHALL MAINTAIN ACCESS DURING ALL TIMES OF CONSTRUCTION.
7. CONTRACTOR SHALL CONTACT WAKE COUNTY SCHOOLS TO COORDINATE ROAD WORK SO IT WILL NOT ADVERSELY AFFECT THE SCHOOLS TRANSPORTATION SCHEDULE AND OR OPERATIONS.
8. THERMOPLASTIC PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS SHALL BE INSTALLED WITHIN THE TURN LANE CONSTRUCTION LIMITS IN ACCORDANCE WITH THE STANDARD NCDOT STANDARDS AND SPECIFICATIONS.
9. THE CONTRACTOR SHALL RESURFACE THE ENTIRE WITH OF THE ROADWAY FOR THE ENTIRE LENGHT OF THE CONSTRUCITON LIMITS WITH 1.5 INCES OF S-9.5B. BOTH ENDS OF THE TURN LANE SHALL BE MILLED (0" TO 1.5") A MINIMUM OF 50 FEET SO THAT THERE WILL BE A SMOOTH TRANSITION BACK TO THE EXISTING PAVEMENT.





TYPICAL ROAD WIDENING SECTION
AVERETTE ROAD, WAKE COUNTY
NOT TO SCALE

REV.NO.	DESCRIPTIONS	
#####	#####	#####
#####	#####	#####
#####	#####	#####
#####	#####	#####
#####	#####	#####
#####	#####	#####
#####	#####	#####

REVISIONS

SCALE
1"=50' 50 0 50 100

NORTH

##########
##########
##########
03-12-18

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

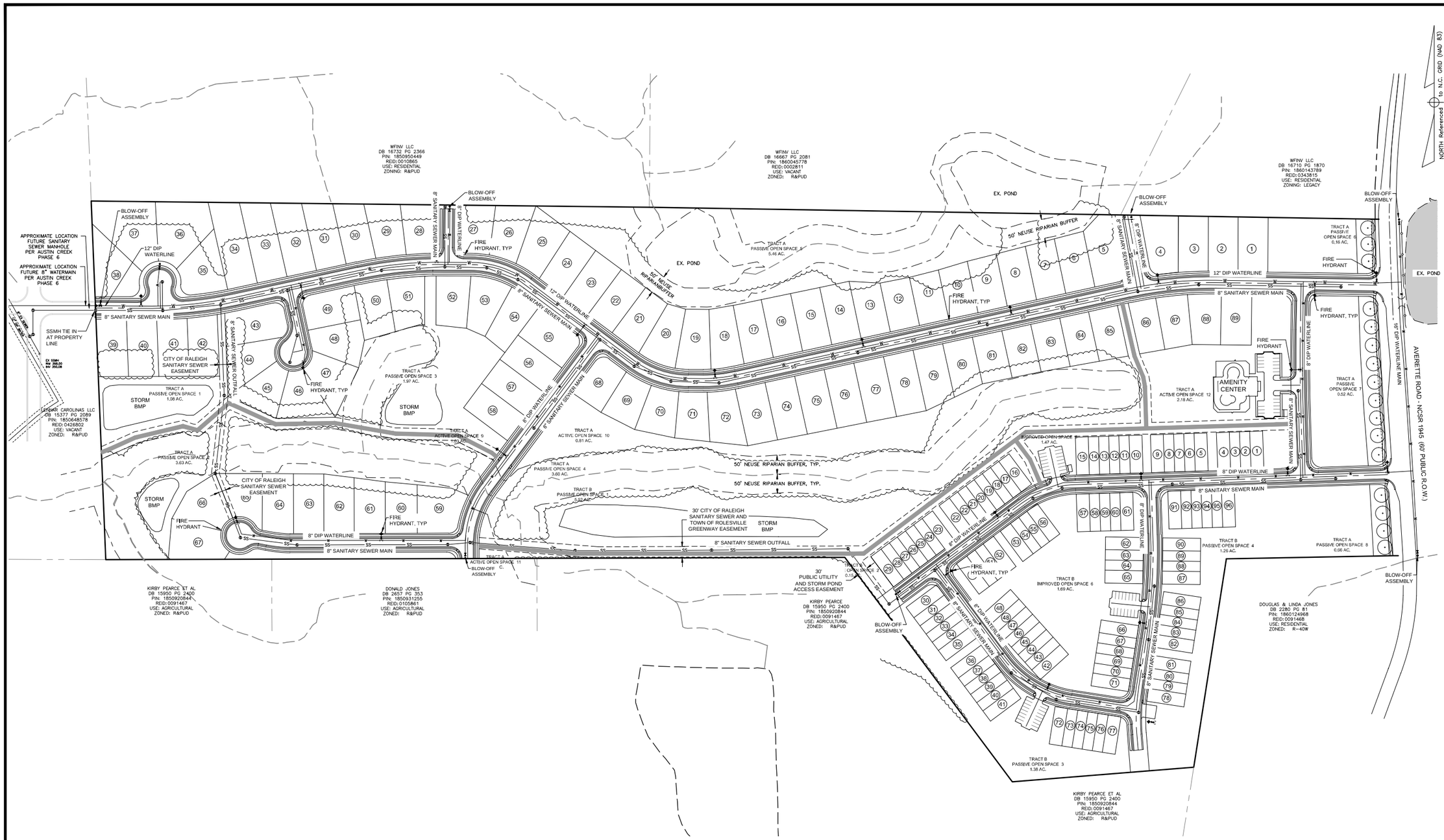
PRELIMINARY PLAT PLANS----SUBDIVISION PLANS

PRELIMINARY PLAT PLANS
SUBDIVISION PLANS
ELIZABETH HEIGHTS
1205 AVERETTE ROAD
WAKE FOREST, NC 27587

AVERETTE ROAD WIDENING AND STRIPING PLAN

Project Engineer:	TSS
Designed By:	TAN
Drawn By:	TAN
Checked By:	TSS
Scale:	#######
Date:	######
Project Number:	.170347

SHEET
C105
OF: #



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

PRELIMINARY PLAT PLANS
SUBDIVISION PLANS
ELIZABETH HEIGHTS

1205 AVERETTE ROAD
WAKE FOREST, NC 27587

OVERALL UTILITY PLAN

Project Engineer:	TSS
Designed By:	TAN
Drawn By:	TAN
Checked By:	TSS

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION
03-12-18

Project Number: .170347

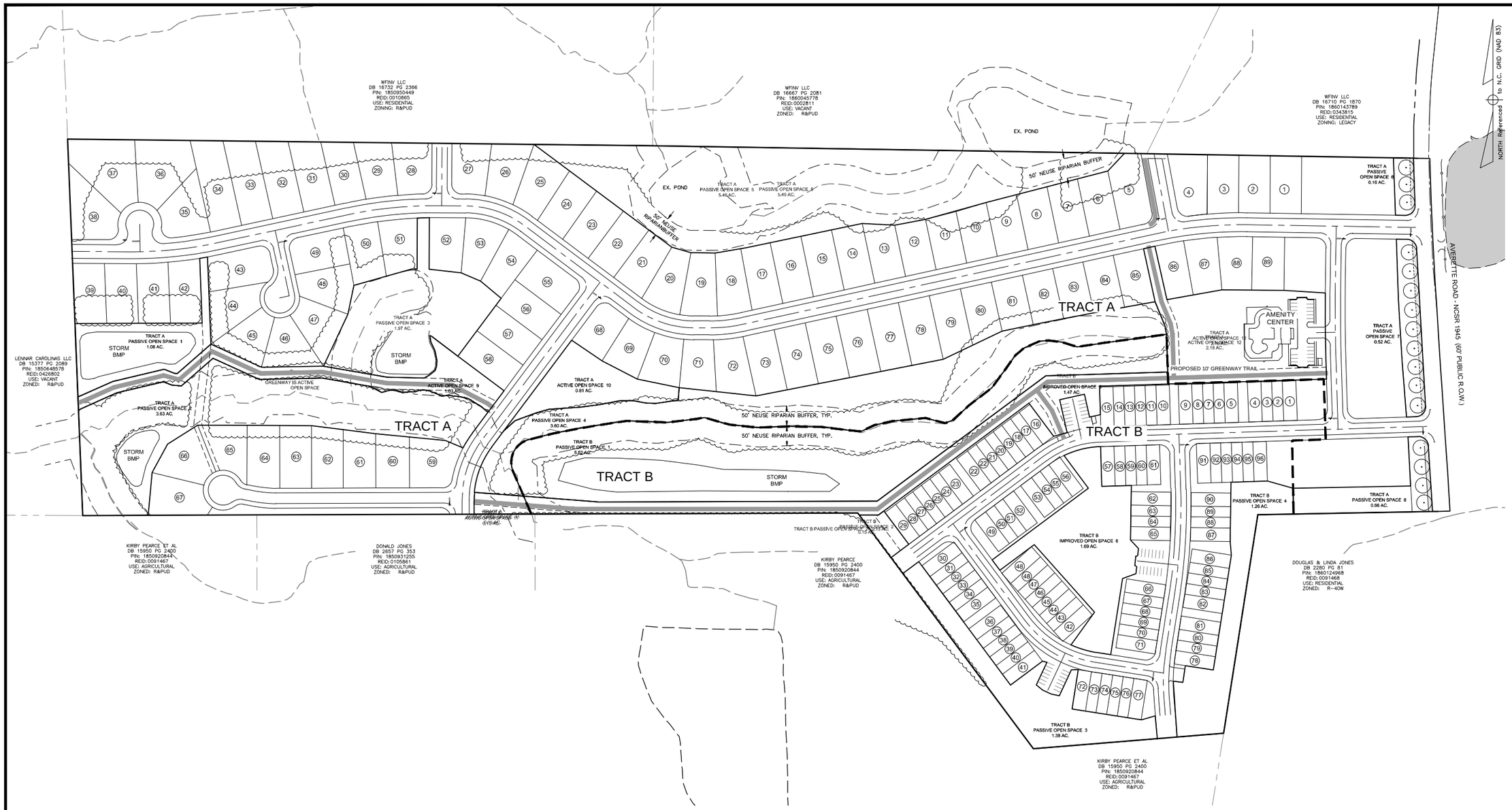
SHEET
C106

REV.NO.	DESCRIPTIONS	
#####	#####	#####
#####	#####	#####

REVISIONS

811
KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

1"=120' 120' 0' 120' 240'



REQUIRED RECREATION & OPEN SPACE

TRACT "A" (SINGLE FAMILY)

10% OF (58.38 AC.):	5.84 AC.
50% OF 5.84 AC. REQUIRED TO BE SUITABLE FOR ACTIVE:	2.92 AC.

TRACT "B" (TOWNHOUSES)

15% OF (23.15 AC):	3.47 AC.
35% OF 3.47 AC REQUIRED SPACE TO BE IMPROVED:	1.22 AC.

TRACT "A" (SINGLE FAMILY)

PASSIVE:

AREA 1	1.08 AC.
AREA 2	3.63 AC.
AREA 3	1.97 AC.
AREA 4	3.60 AC.
AREA 5	5.46 AC.
AREA 6	0.16 AC.
AREA 7	0.52 AC.
AREA 8	0.66 AC.
TOTAL PASSIVE:	17.02 AC.

ACTIVE:

AREA 9	1.03 AC.
AREA 10	0.81 AC.
AREA 11	0.15 AC.
AREA 12	2.18 AC.
TOTAL ACTIVE:	4.17 AC.

TOTAL TRACT "A" OPEN SPACE: 21.19 AC.

TRACT "B" (TOWNHOUSES)

PASSIVE:

AREA 1	5.52 AC.
AREA 2	0.15 AC.
AREA 3	1.38 AC.
AREA 4	1.26 AC.
TOTAL PASSIVE:	8.31 AC.

IMPROVED:

AREA 5	1.47 AC.
AREA 6	1.69 AC.
TOTAL IMPROVED:	3.16 AC.

TOTAL TRACT "B" OPEN SPACE: 11.47 AC.

811
KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

1"=120' 120' 0' 120' 240'

REV.NO	DESCRIPTIONS	
#####	#####	#####
#####	#####	#####

REVISIONS

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

PRELIMINARY PLAT PLANS
SUBDIVISION PLANS
ELIZABETH HEIGHTS

1205 AVERETTE ROAD
WAKE FOREST, NC 27587

OPEN SPACE PLAN

Project Engineer:	TSS
Designed By:	TAN
Drawn By:	TAN
Checked By:	TSS

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION
03-12-18

Project Number: .170347

SHEET
C107