SITE DATA

OWNER	CHEN, PING 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519
SITE ADDRESS	4428 UNIVERSAL DR WAKE FOREST NC 27587-6356
PIN	1751271811, 1751375216, 1751375365, 1751375464, 1751375515, 1751375665, 1751375765, 1751375965, 1751375975, 1751385064, 1751384572, 1751383572, 1751368816, 1751378013, 1751378104, 1751378323, 1751377490, 1751411554, 1751385344
DEED BOOK/PAGE/MAP	018453/00623/1751 01, 018453/00542/1751 01
CURRENT ZONING	R30
PROPOSED ZONING	RM-CZ
MIN. LOT SIZE	6000 SQ FT
LAND USE	RESIDENTIAL
PROPOSED DEVELOPMENT	120 SINGLE FAMILY UNITS
TOTAL SITE AREA	94.19 ACRES
PROPOSED DENSITY	5.0 UNITS/AC (MAX) 120/94.19 = 1.28 UNITS/AC (PROVIDED)
FLOOD PLAIN/ZONE	ZONE AE/ZONE X
FIRM PANEL NO	3720175700K
WATERSHED PROTECTION	NONE
MINIMUM LOT WIDTH	42'
OPEN SPACE	RESIDENTIAL MEDIUM DENSITY PASSIVE: 11.31 (REQUIRED) 62.11 (PROVIDED) IMPROVED OPEN SPACES: REQUIRED: SMALL: 1 MEDIUM: 0 LARGE: 1 PROVIDED: SMALL: 2 1.32 AC (TOTAL PROVIDED) MEDIUM: 0 0.0 AC (TOTAL PROVIDED) LARGE: 1 13.19 AC (TOTAL PROVIDED)
SETBACKS	FRONT: 20' SIDE: 5' REAR: 20' CORNER: 10'

V8 - MA 22-08

PROP. GAZEBO

PROP. 10' PRIVATE MAINTAINED GREENWAY TRAIL W/ PUBLIC ACCESS

PROP. 20' TRAIL MAINTENANCE EASEMENT (TYP.)

PROP. 10' PRIVATE MAINTAINED GREENWAY TRAIL W/ PUBLIC ACCESS

PROP. 30' GREENWAY TRAIL EASEMENT AND PROP. 10' MULTI-USE PATH

PROP. 30' GREENWAY TRAIL EASEMENT AND PROP. 10' MULTI-USE PATH

PROP. 10' PRIVATE MAINTAINED GREENWAY TRAIL W/ PUBLIC ACCESS

PROP. DOG PARK

PROP. PLAYGROUND

PROP. 25' BUFFER

PROP. GAZEBO

PROP. MAIL KIOSK

PROP. FRONTAGE IMPROVEMENTS

APPROXIMATE LIMITS OF EXIST. EDGE OF PAVEMENT

PROP. 25' BUFFER

SCM 1

SCM 2

SCM 3

WETLANDS

WETLANDS

WETLANDS

UNIVERSAL DRIVE
PRIVATE ACCESS DRIVE

STREET A
50' PUBLIC R/W

STREET B
50' PUBLIC R/W

STREET C
50' PUBLIC R/W

STREET D
50' PUBLIC R/W

JONESVILLE RD. R/W WIDTH VARIES

MARIA E. QUIRINO
PIN# 1751-38-3962
DB/PG 11501/445

JAMIE E. PEELER
PIN# 1751-38-6852
DB/PG 11462/2484

BILLIE & JOHN BOSTIC
PIN# 1751-38-5244
DB/PG 8518/367

OLLIE V. HARRIS HEIRS
PIN# 1751-38-5155
DB/PG 98-E/2613

UNIVERSAL CHURCH OF PRAYER
PIN# 1751-38-8408
DB/PG 2261/683

JAMES W. DUNN HEIRS
PIN# 1751-38-7184

HENRY & MARIE ALSTON
PIN# 1751-48-1376
DB/PG 3148/631

ROBERTO A. DURAN
PIN# 1751-38-7090
DB/PG 16974/876

CLEVELAND & WHITLEY HEIRS
PIN# 1751-37-7781

MARIE D. JARVIS & HURLEY MAE CURTIS
PIN# 1751-37-7691
DB/PG 11946/1968

MYRON & MARIE JARVIS
PIN# 1751-37-8610
DB/PG 9106/1133

MARIE D. JARVIS & HURLEY MAE CURTIS
PIN# 1751-37-7497
DB/PG 11946/1968

VICINITY MAP

SCALE: 1"=2000'

Rolesville Byp

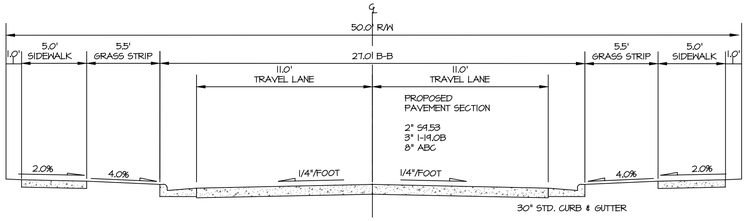
SITE

Mitchell Mill Rd

Mitchell Mill Rd

NORTH
NAD83

TYPICAL CROSS SECTION



N.T.S.

100' 0 50' 100' 200' 400'

Scale :1 Inch = 100 ft.

V7-MA 22-08
CONCEPT PLAN

Know what's below. Call before you dig. 811

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

ENGINEER'S SEAL

CONCEPT SITE PLAN
FOR
HARRIS CREEK FARMS

TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA

No.	DATE	REVISIONS
0	06/01/2022	ORIGINAL SUBMITTAL
A	09/30/2022	REVISED PER TOWN OF ROLESVILLE COMMENTS
B	12/01/2022	REVISED PER TOWN OF ROLESVILLE COMMENTS
C	8/1/2023	REVISED PER TOWN OF ROLESVILLE COMMENTS
D	12/15/2023	REVISED PER PLANNING BOARD & TOWN STAFF COMMENTS
E	3/12/2024	REVISED PER USE CHANGE

JOB NO.: 21790
SCALE: AS SHOWN
DATE: 3/12/2024
ENGINEER: JMK
DRAWN BY: ER/JM
DESIGN BY: PKN
REVIEW BY: PKN

MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
530 HINTON POND RD., STE 104
KNIGHTDALE, NC 27545
(984) 200-2103
LICENSE # C-4182
WWW.MRAGTA.COM

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STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION E
SHEET: C1.0

CAD FILE: S:\PROJECTS\CY 2021\21790 - Jonesville Rd\30-LDEVD Prelim\PLOTC1-OVERALL SITE PLAN.dwg PLOT DATE/TIME: 3/15/2024 11:35 AM USER: mcmillan, charles d.