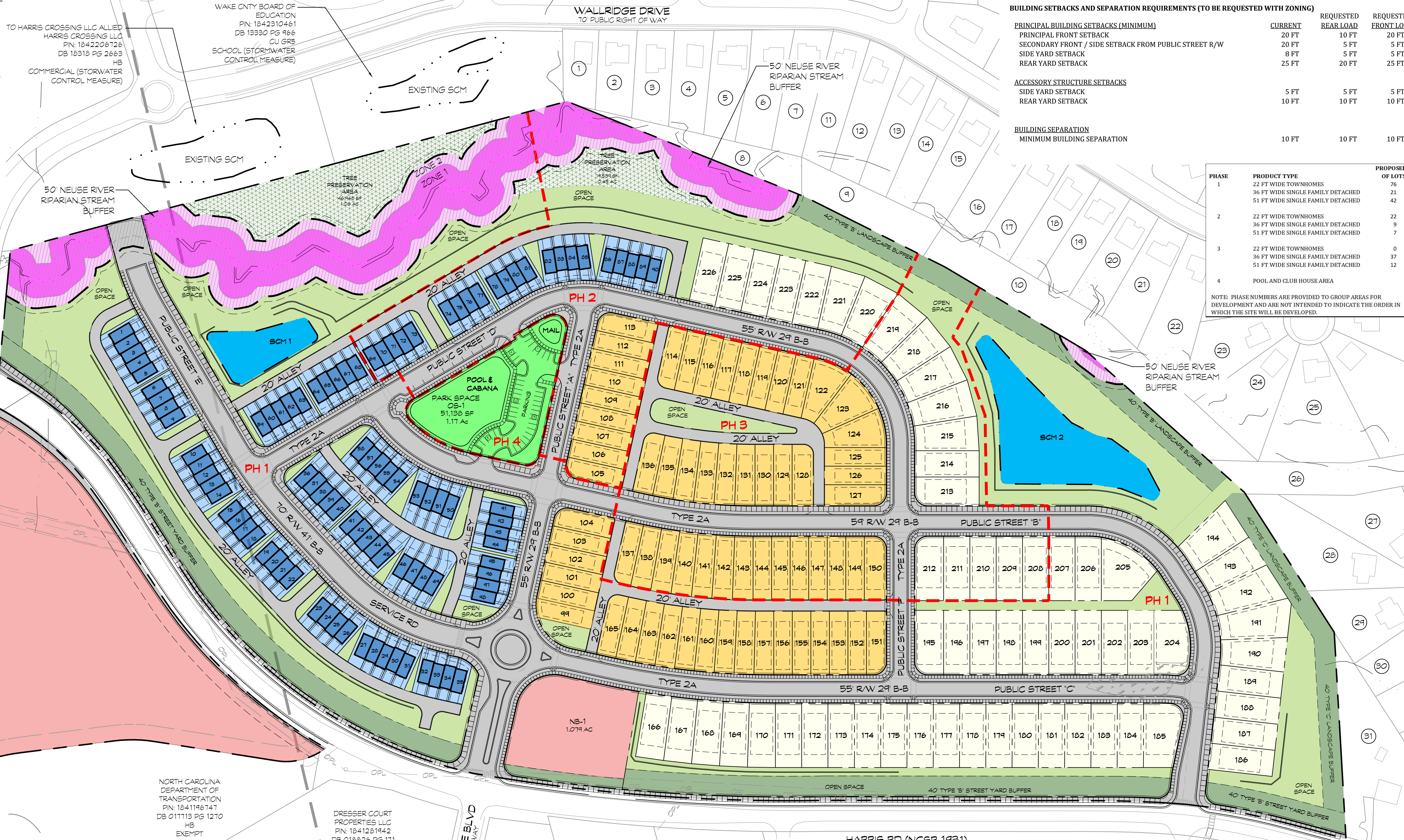


HATCH LEGEND

	TOWNHOUSE UNIT		PARK SPACE / AMENITY AREAS
	TOWNHOUSE LOT		STORMWATER PONDS
	51' SERIES LOT		ZONE 1 OF STREAM BUFFERS AND WETLANDS
	36' SERIES LOT		ZONE 2 OF STREAM BUFFERS
	COMMERCIAL ZONING DISTRICTS		STREAM BUFFER
	COMMON OPEN SPACE		WETLANDS
	ZONING LANDSCAPE BUFFERS		TREE PRESERVATION AREA



BUILDING SETBACKS AND SEPARATION REQUIREMENTS (TO BE REQUESTED WITH ZONING)

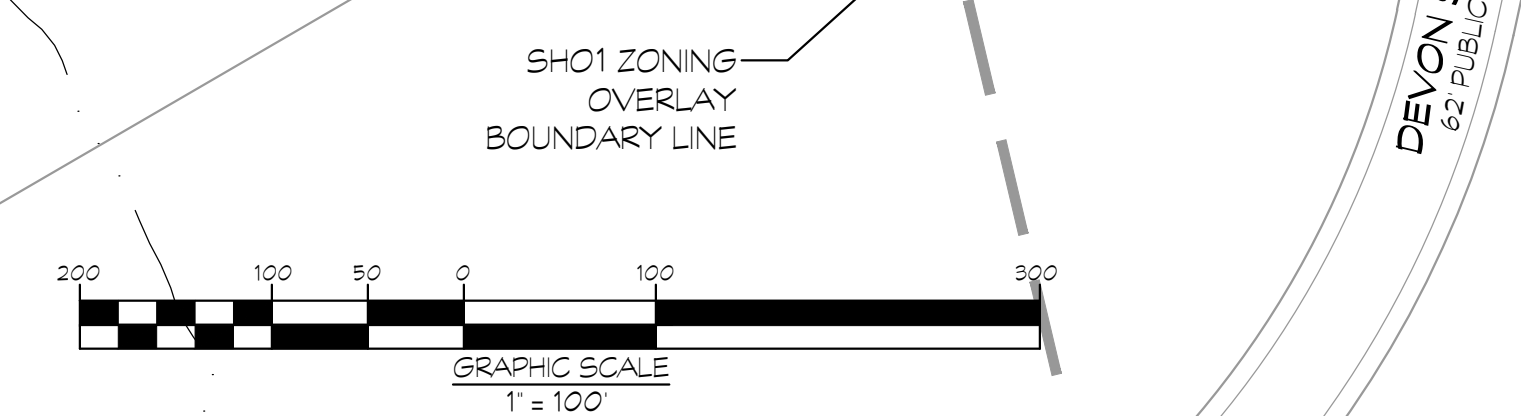
REQUIREMENT	CURRENT	REQUESTED REAR LOAD	REQUESTED FRONT LOAD
PRINCIPAL BUILDING SETBACKS (MINIMUM)			
PRINCIPAL FRONT SETBACK	20 FT	10 FT	20 FT
SECONDARY FRONT / SIDE SETBACK FROM PUBLIC STREET R/W	20 FT	5 FT	5 FT
SIDE YARD SETBACK	8 FT	5 FT	5 FT
REAR YARD SETBACK	25 FT	20 FT	25 FT
ACCESSORY STRUCTURE SETBACKS			
SIDE YARD SETBACK	5 FT	5 FT	5 FT
REAR YARD SETBACK	10 FT	10 FT	10 FT
BUILDING SEPARATION			
MINIMUM BUILDING SEPARATION	10 FT	10 FT	10 FT

PHASE	PRODUCT TYPE	PROPOSED # OF LOTS
1	22 FT WIDE TOWNHOMES	76
	36 FT WIDE SINGLE FAMILY DETACHED	21
	51 FT WIDE SINGLE FAMILY DETACHED	42
2	22 FT WIDE TOWNHOMES	22
	36 FT WIDE SINGLE FAMILY DETACHED	9
	51 FT WIDE SINGLE FAMILY DETACHED	7
3	22 FT WIDE TOWNHOMES	0
	36 FT WIDE SINGLE FAMILY DETACHED	37
	51 FT WIDE SINGLE FAMILY DETACHED	12
4	POOL AND CLUB HOUSE AREA	

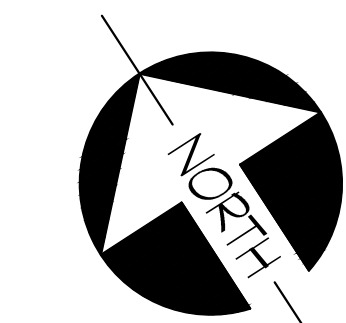
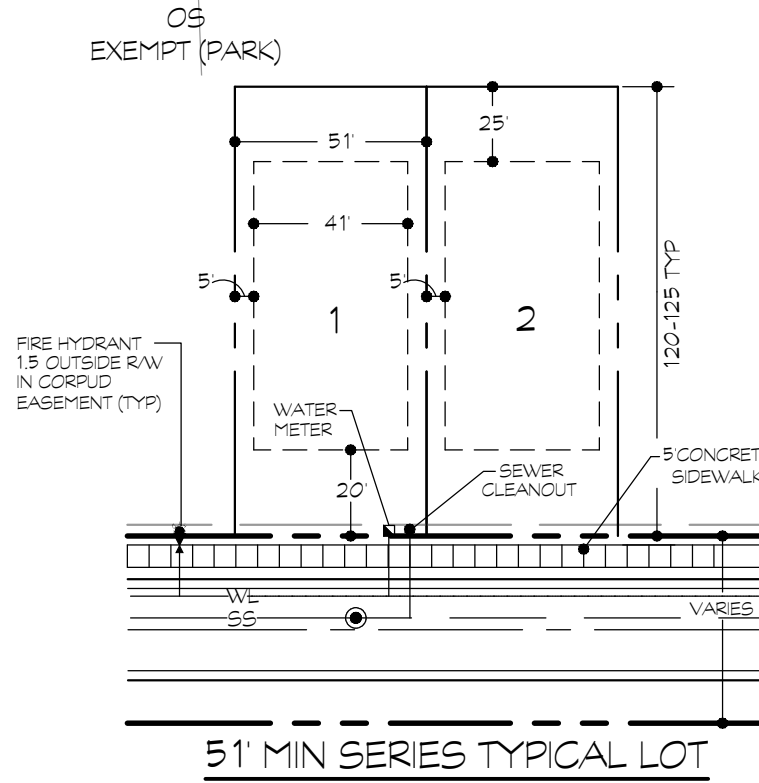
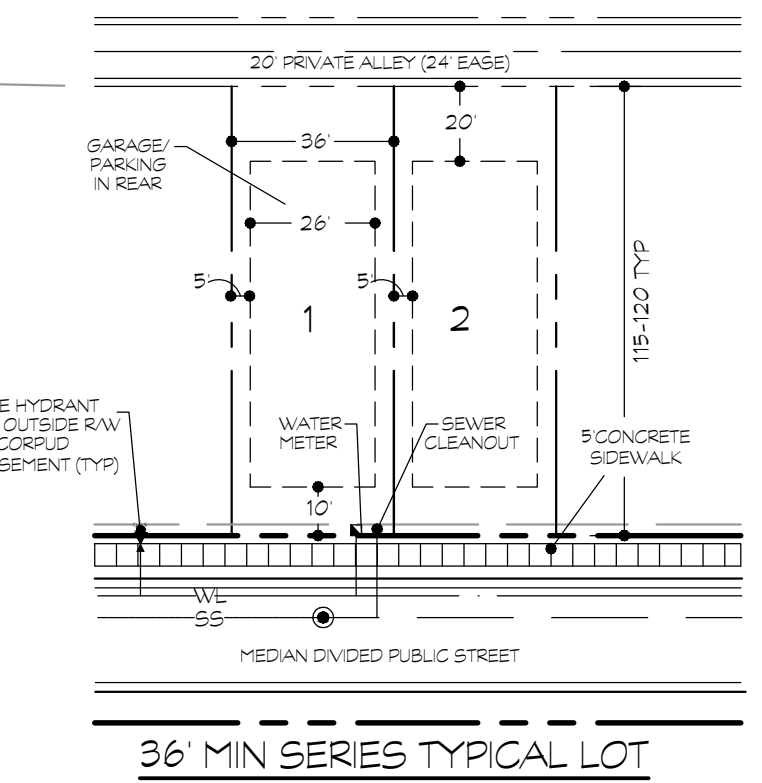
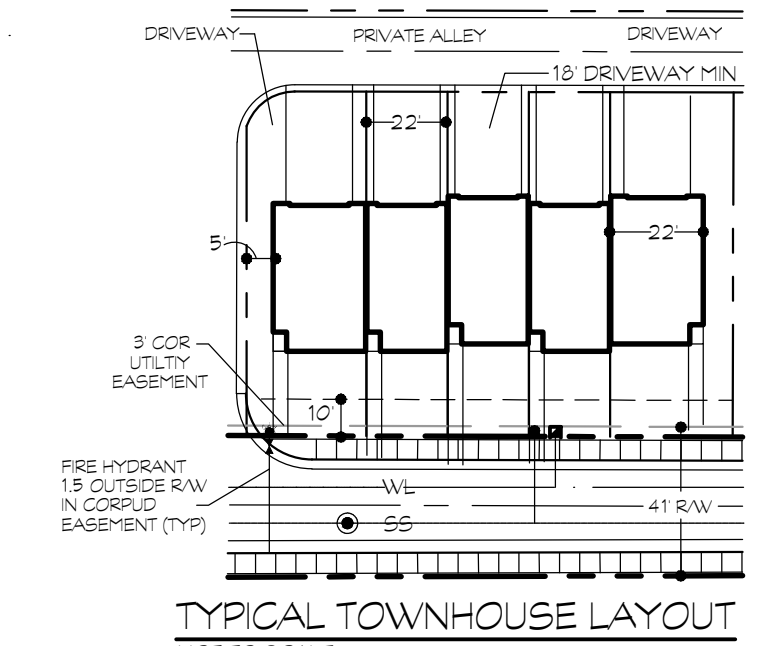
NOTE: PHASE NUMBERS ARE PROVIDED TO GROUP AREAS FOR DEVELOPMENT AND ARE NOT INTENDED TO INDICATE THE ORDER IN WHICH THE SITE WILL BE DEVELOPED.

PROJECT STATISTICS

PROPOSED ZONING	GR10(CD) & HB(CD) & NB(CD)	226
TOTAL NUMBER OF UNITS ON CURRENT CONCEPT PLAN		4.12 UNITS / AC
DENSITY (BASED ON TOTAL UNITS / (GROSS AREA IN GR10))		RICHLAND CREEK
WATERSHED		NEUSE
RIVER BASIN		
AREA CALCULATIONS		
GROSS SITE AREA (BASED ON SURVEY)	68.279 AC	
GROSS COMMERCIAL HB-1 SITE AREA	12.359 AC	
AREA IN FUTURE RIGHTS-OF-WAY FOR HARRIS ROAD	0.281 AC	
NET HB-1 SITE AREA	12.078 AC	
GROSS COMMERCIAL NB-1 SITE AREA	1.079 AC	
AREA IN FUTURE RIGHTS-OF-WAY FOR HARRIS ROAD	0.036 AC	
NET NB-1 SITE AREA	1.043 AC	
GROSS RESIDENTIAL GR10 (CD) SITE AREA	54.841 AC	
AREA IN FUTURE RIGHTS-OF-WAY FOR HARRIS ROAD	0.517 AC	
NET SITE AREA	54.324 AC	
AREA IN RESIDENTIAL TOWNHOUSE LOTS	9.4%	5.133 AC
AREA IN SINGLE FAMILY DETACHED LOTS	29.6%	16.068 AC
AREA IN INTERNAL PUBLIC STREET RIGHT-OF-WAY	18.6%	10.120 AC
AREA IN HOA PRIVATE ALLEY EASEMENTS	4.8%	2.584 AC
TOTAL AREA IN OPEN SPACE	37.0%	20.081 AC
AREA IN PARK SPACE	2.2%	1.174 AC
AREA IN LANDSCAPE BUFFERS	7.1%	3.866 AC
AREA IN STREAM BUFFERS	7.1%	3.867 AC
AREA IN TREE PRESERVATION AREAS	2.8%	1.526 AC
AREA IN OTHER COMMON OPEN SPACE	17.8%	9.649 AC



- GENERAL NOTES:**
- BOUNDARY INFORMATION IS FROM A SURVEY BY THIS OFFICE.
 - SITE TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY THIS OFFICE.
 - PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
 - WETLAND, CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON A FIELD VERIFICATION BY SOIL AND ENVIRONMENTAL CONSULTANTS, PA.
 - ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH, NCDOT, AND NCNWR STANDARDS AND SPECIFICATIONS.
 - NO FEMA FLOOD ZONES ARE LOCATED ON THIS SITE PER THE PRELIMINARY FLOOD MODEL ON MAP 3720184200M E 3720184100K.
 - NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF WAKE FOREST, THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
 - EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.



PRELIMINARY FOR REVIEW ONLY

HARRIS ROAD SUBDIVISION MASTER PLAN

SCALE:	1"=100'
DATE:	APRIL 1, 2022
PROJECT NUMBER:	2021-024.001
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	MASTER PLAN

OVERALL PRELIMINARY SUBDIVISION PLAN

08/09/22	RESPONSE TO TOWN COMMENTS
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	NO / YES

PRIEST, CRAVEN & ASSOCIATES, INC.
 LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
 3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 • Phone 919 / 781-0300, Fax 919 / 782-1288, Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # **MP2.00**