

EXISTING SITE DATA	
PARCEL PIN(S)	1842-34-7743
EXISTING ZONING	HB (FRANKLIN COUNTY)
PROPOSED ZONING	HB (WAKE FOREST)
PROPOSED PARCEL AREA	11.01 ACRES (479,762 SF)
RIVER BASIN	NEUSE

PROPOSED SITE DATA	
PROPOSED ZONING	GR-10
PROPOSED NET SITE AREA	4.52 ACRES (196,813 SF)
PROPOSED USE	SINGLE FAMILY - TOWNHOME
TOWNHOME UNITS	21
NET DENSITY	4.65 UNITS/ACRE
REQ'D OPEN SPACE (10%)	0.45 AC. (19,681 SF)
OPEN SPACE PROV'D	TBD AC. (TBD SF)
REQ'D PARK SPACE (2.5%)	0.11 AC. (4,920 SF)
PARK SPACE PROV'D	0.11 AC. (5,000 SF)
REQ'D PARKING (1.8/UNIT)	38 SPACES
PARKING PROV'D	38 SPACES
REQ'D BIKE PARKING	2 SPACES
BIKE PARKING PROV'D	2 SPACES
LENGTH OF PUBLIC STREETS	251 LF

LOT DIMENSIONAL REQUIREMENTS	
MIN. LOT AREA	5,000 SF
MIN. LOT WIDTH	50 SF
FRONT SETBACK	20 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	25 FEET
SIDE CORNER SETBACK	20 FEET

20'

60'

TYPICAL TOWNHOME BUILDING FOOTPRINT (ZONING GR-10)
N.T.S.

SITE LEGEND

PROPERTY BOUNDARY

PROPERTY LINE

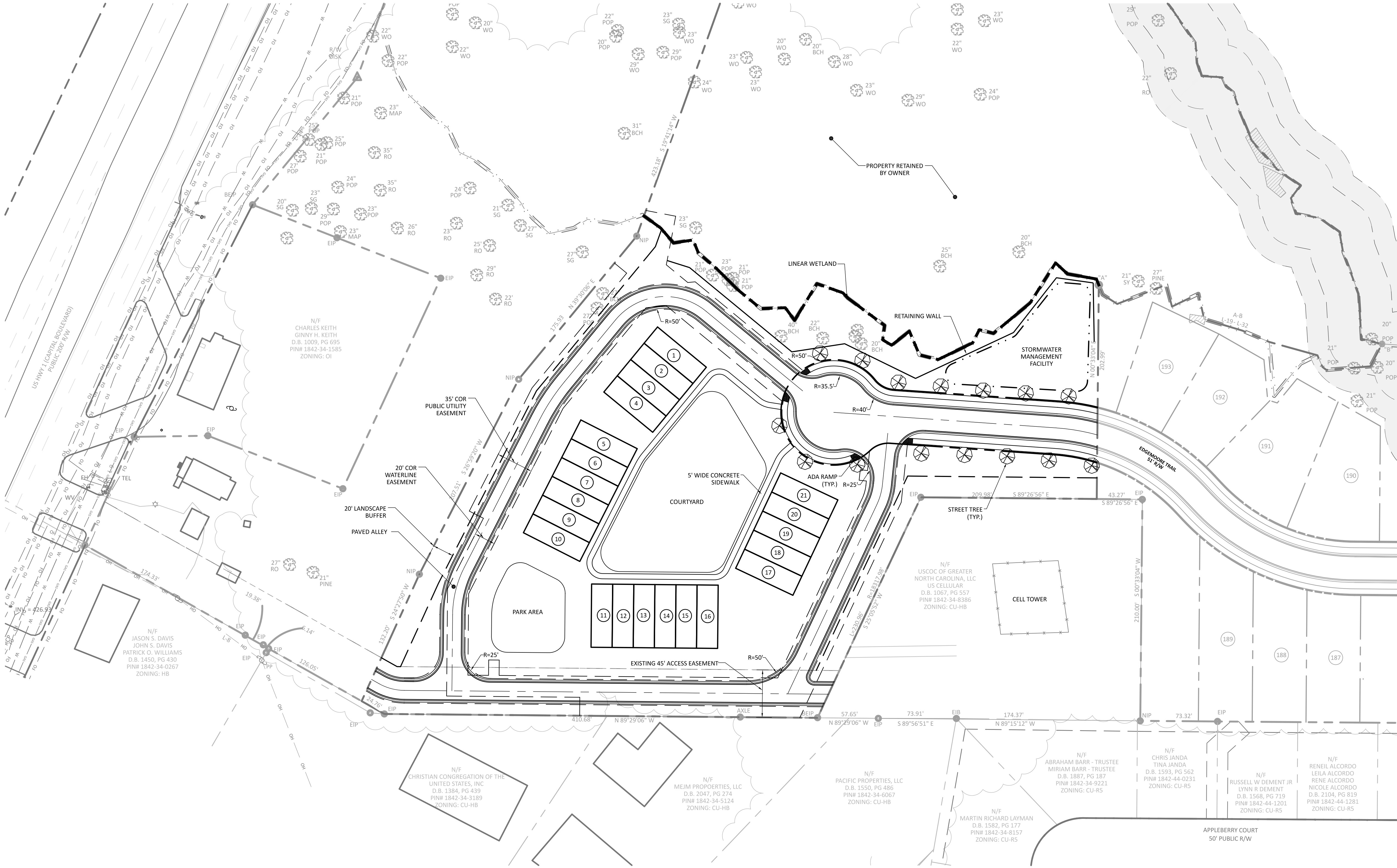
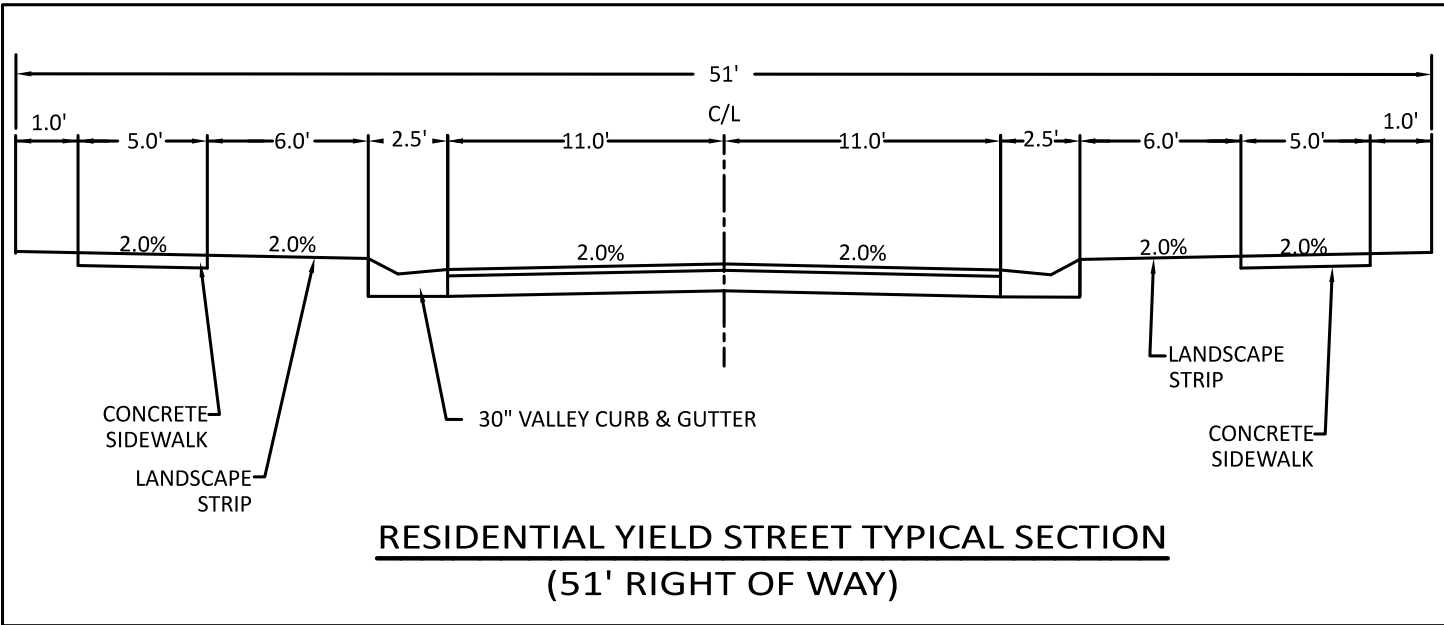
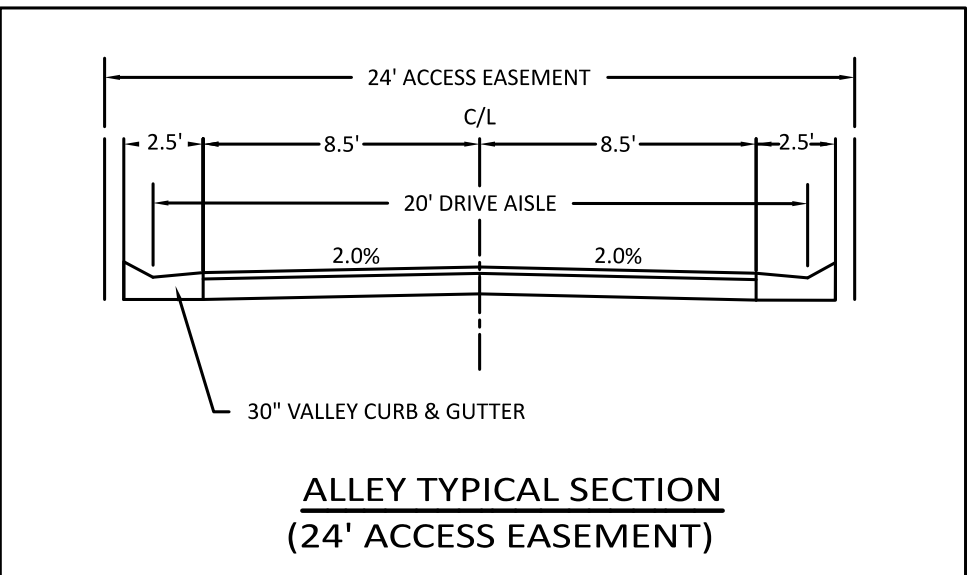
PROPERTY SETBACK

EASEMENT

RIGHT-OF-WAY

ROAD CENTERLINE

OPEN SPACE



NO.	DATE	DESCRIPTION

500 0 25 50 100
SCALE: 1"=50'

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD
DATE

APPROVAL BY THE
WAKE FOREST BOARD
OF COMMISSIONERS
DATE

The Nau Company

Consulting Civil Engineers

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919.435.6395
NCBELS License P-0751

OVERALL SITE PLAN		SHEET C-2.0	
MASON OAKS - PARCEL 3		SUBDIVISION	
FRANKLIN COUNTY, NC			
DEVELOPER	GREENPOINTE, LLC		
ADDRESS	7201 CREEDMOOR ROAD, SUITE 140 RALEIGH, NC 27613		
PHONE			
EMAIL ADDRESS			
SURVEYED:		APPROVED:	
DRAWN: JDA		DATE: 3-1-2021	
CHECKED: JDA		SCALE: 1"=50'	