

SITE DATA	1841-18-8239
PROJECT PIN	1841-18-7608
TOTAL AREA	66.95 AC
PROPOSED ZONING	RMX ,HB
HB ZONING	22.95 AC
RMX ZONING	44.00 AC
46' FRONT LOAD SFR	40 UNITS
30'-40' REAR LOAD SFR	85 UNITS
18'-28' TOWNHOMES	148 UNITS
TOTAL UNITS	273 UNITS

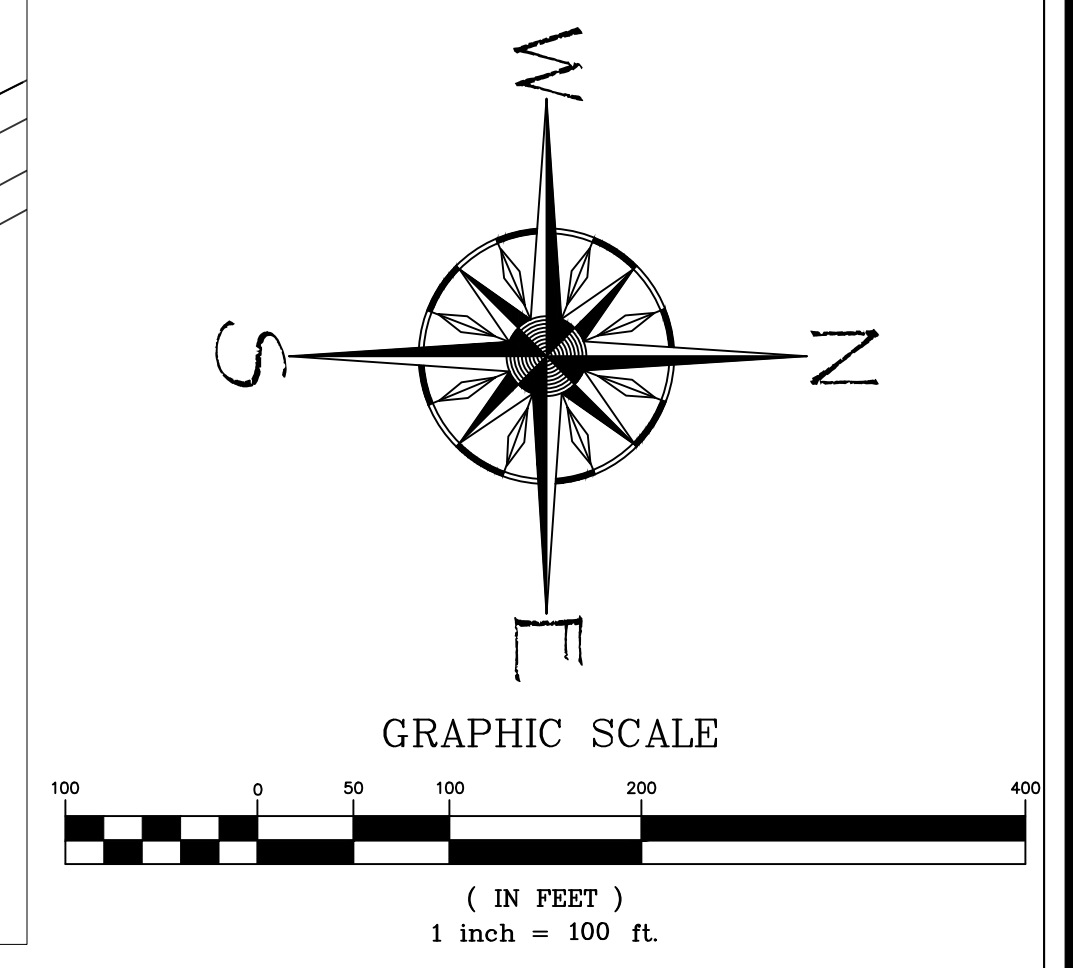
- NOTES:**
1. Wetland and Neuse Buffer delineations taken from report by Soil & Environmental Consultants dated July 2018.
 2. There will be no direct driveway access to the service road for individual residential units.
 3. The Town of Wake Forest will provide necessary easements to tie into the existing sanitary sewer.
 4. The development shall provide paved pedestrian trail connection to Joyner Park, as shown.
 5. Boundary and topographic information taken from field survey by BNK, Inc.
 6. Neuse Riparian Buffer and wetlands delineated by Soil & Environmental Consultants.
 7. Final product and unit count may vary but total units shall not exceed 285 units.
 8. US Mail Kiosk shall be located at the amenity facility.
 9. All lot lines, street locations, amenity locations, and utility locations are conceptual and subject to minor changes. The maximum unit count (285 units) and site access points: one to existing Harris Road, one to US-1/Capital Blvd, and one street stub to connect to the future service road to the south; will remain as shown on these plans.

- TRANSPORTATION NOTES:**
1. The proposed service road shall be constructed from the southwest corner of the site to an intersection with Harris Rd.
 2. The project shall construct a right in right out access onto Capital Boulevard to be closed at such time as the service road connects to a functioning access to the south.
 3. Project shall construct a 10' paved greenway trail from the service road thru the site to E. Carroll Joyner Park as shown.
 4. TIA to be performed by Kimley Horn before final approval.
 5. Project shall construct roadway as approved through TIA.

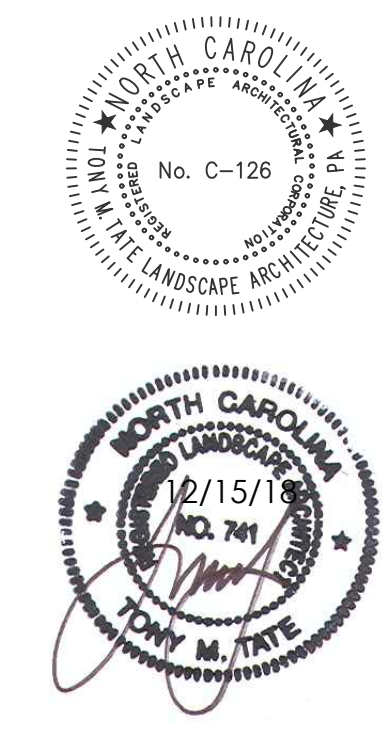
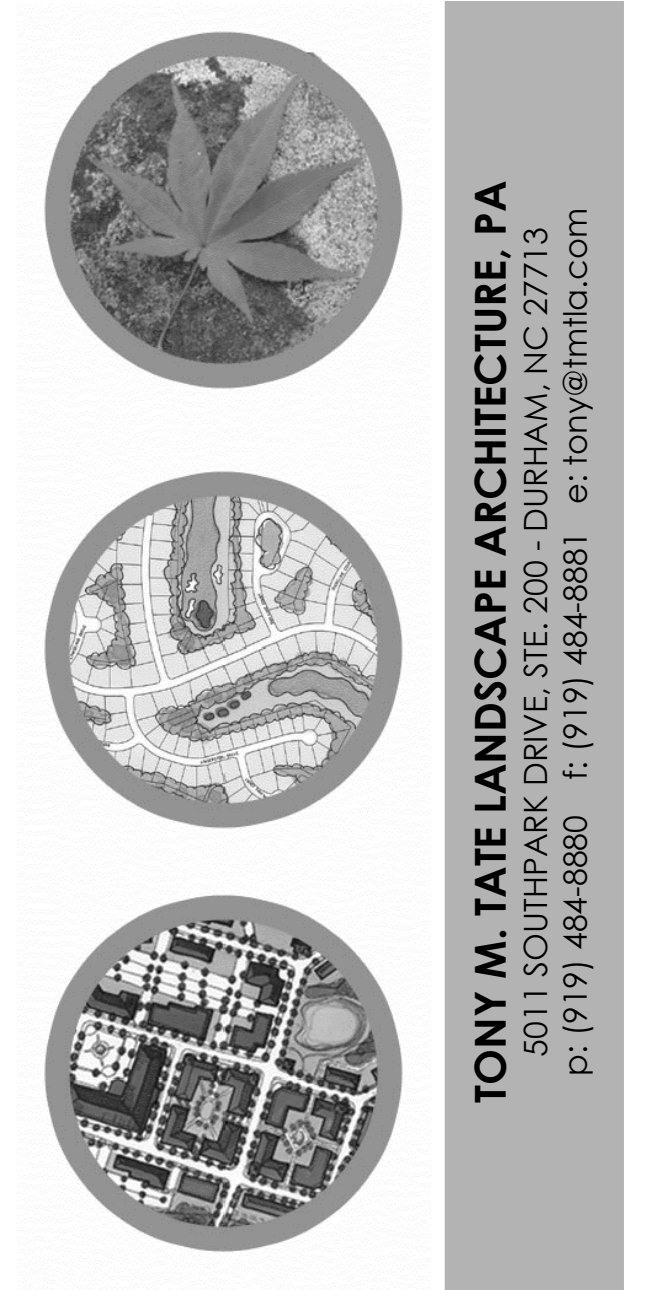
SETBACKS FROM UDO 2.2.3:

Principal Front Setback-	18' Max.
Street Side/Secondary Front Setback-	5' Min.
Side (from adjacent lot) Setback-	0' Min.
Rear Setback-	5' Min.

- Architectural Conditions**
1. On front loaded single family homes, the garage shall not be the furthest protruding element.
 2. On front loaded homes, the garage doors shall not exceed 50% of the width of the home.
 3. A minimum of 30% of the homes shall have a masonry (brick or stone) element on the front elevation.
 4. A minimum of 50% of the homes shall have a front porch or covered stoop.
 5. Any exposed foundation facing the R/W shall be covered in brick or masonry.



*SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF STREETS REFER TO SHEET MP-6 FOR STREET SECTION DETAILS



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 223 S WEST STREET, 1100
 RALEIGH, NC

REVISIONS:

12/15/18- Per ToWF Comments

**MASTER PLAN
 DEVON SQUARE**
 WAKE FOREST, NC

SCALE:
 1"=100'
 DRAWN BY:
 TMT
 PROJECT #
 18066
 DATE:
 10/01/18
 SHEET
MP-3
 OF 6