

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST STANDARDS AND SPECIFICATIONS

IT'S THE LAW:
AS OF JANUARY 1, 1995, NORTH CAROLINA STATE LAW
REQUIRES ANYONE EXERCISING WITH NEIGHBORHOOD
GOVERNANCE, OR HOUSING RIGHTS OF ANY TYPE
IN ANY FORM, IN PUBLIC SPACES TO NOTIFY
COUNCILS.
NOTES:
1. CONTACT NORTH CAROLINA ONE-CALL CENTER
PRIOR TO ANY CONSTRUCTION, 800-632-6849

BANK

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
1900 CHAPEL HILL ROAD, SUITE 200 BALBOA NORTH CAROLINA 27607
TELEPHONE (919) 435-4422 FAX (919) 435-4422
P.O. BOX 1000 BALBOA, NORTH CAROLINA 27607

SITE PLAN
DATE: 9/16/04
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1"=40'

TWIN CREEK TOWNHOMES
AT RICHLAND HILLS
DEVELOPER: CAMCO PROPERTIES
TOWN OF WAKE FOREST, WAKE FOREST COUNTY, NORTH CAROLINA
SHEET C11
2 OF 25

NOTES:
EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED
TO THE GREATEST EXTENT POSSIBLE AND MINIMUM CLEARING OF
THE LAND SHALL BE UNDERTAKEN DURING DEVELOPMENT.

1. HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE
OF OPEN SPACE COMMON AREAS AND BUFFERS. HOMEOWNERS ASSOCIATION
MUST BE ESTABLISHED BEFORE UNITS ARE SOLD.
2. FEE SHALL BE PAID FOR RECREATION AREA.
3. GARBAGE COLLECTION FOR THE TOWNHOMES SHALL BE BY
ROLL-OUT CARTS.
4. RETAINING WALL TYPE TO BE DETERMINED BY CIVILIAN DESIGN TO BE
ENGINEERED BY PROFESSIONAL STRUCTURAL ENGINEER.
5. MAXIMUM BUILDING HEIGHT FOR UNITS IS 30.00 FT. MAX. 40.00 FT.
MAX. 40.00 FT. IS 30' WITH A MINIMUM DISTANCE BETWEEN BUILDINGS OF
27' MAXIMUM BUILDING HEIGHT FOR ALL OTHER UNITS IS 30' WITH A
MINIMUM DISTANCE BETWEEN BUILDINGS OF 30'.
6. SINCE GARAGES ARE BEING COUNTED FOR MINIMUM PARKING
REQUIREMENTS, THE ASSOCIATION COVENANTS AND DEED RESTRICTIONS
SHALL REQUIRE THAT GARAGES MAY NOT BE CLOSED IN FOR TRUNK SPACE.
7. THIS PROTECTION FENCE MUST BE IN PLACE PRIOR TO INITIATING ANY
GRADING ACTIVITY.
8. STREET LIGHTING TO BE PROVIDED BY PROGRESS ENERGY, INC.

THESE PLANS HAVE BEEN APPROVED FOR CONSTRUCTION
BY THE TOWN OF WAKE FOREST.

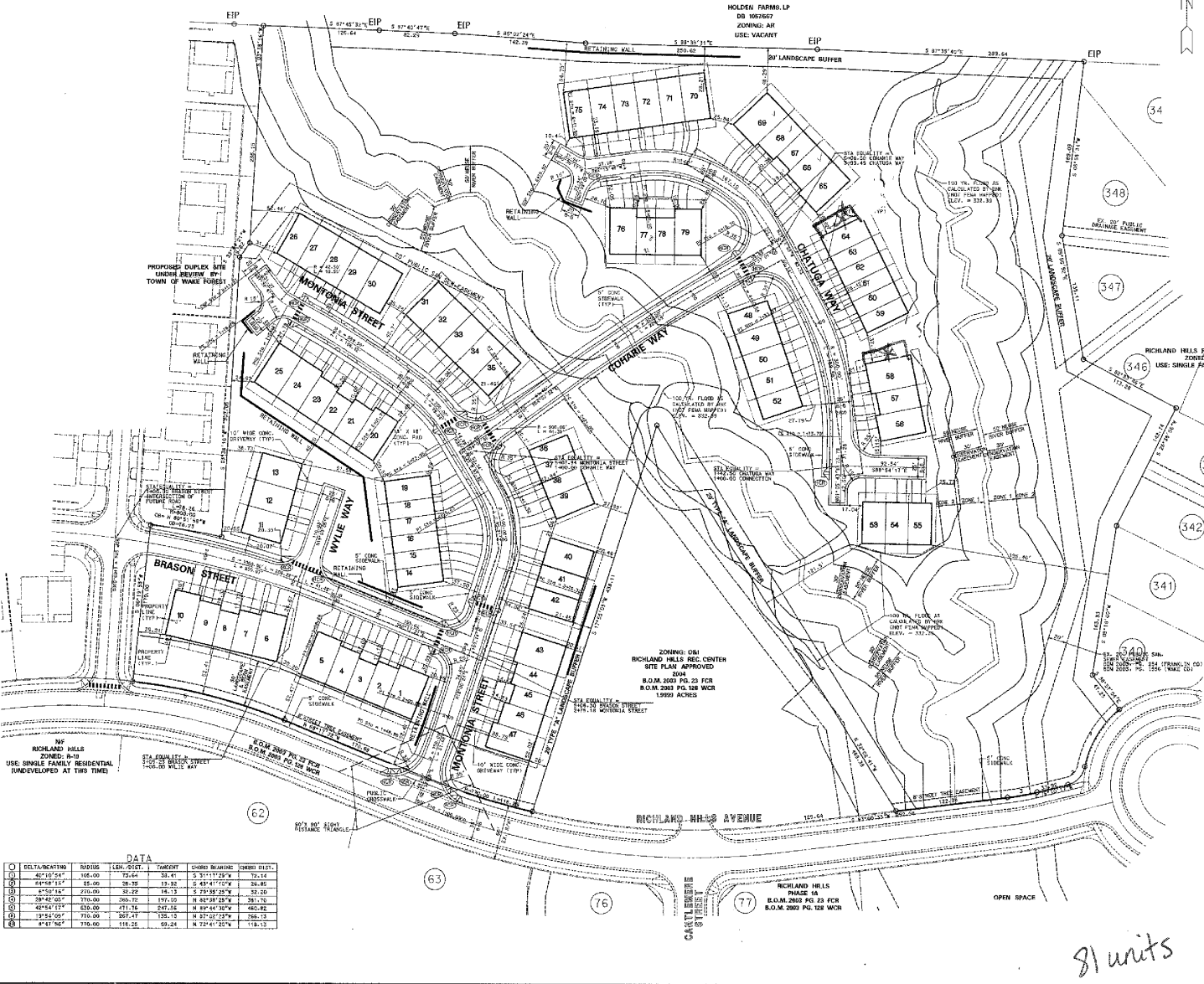
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SITE DATA

PIR 1842-43-9897
OWNER: CAMCO PROPERTIES, INC.
2700 HOGAN DRIVE
WAKE FOREST, NC 27587
CONTACT: DAVID CAMACHO
TELEPHONE/FAX: 919-556-6862
ZONING: R-15
PARCEL SIZE: 24.14 AC.
AREA: 15,768 AC.
NUMBER OF UNITS: 79
PARKING: 20 UNIT
METHOD: 158
PROVIDED: 90
PARKING SHALL BE ASSIGNED NO HC SPACES REQ'D
BUILDING SEPARATION: 20' MAX. (2 STORY)
TOWNHOUSE HEIGHT: 20' MAX. (2 STORY)
SEPARATION REQUIRED: 25' MIN.
TOWNHOUSE HEIGHT: 20' MIN.
SEPARATION REQUIRED: 25' MIN.
TOTAL DENSITY: 5.844/acre
OPEN SPACE: 10% OF SITE = 3.42 AC
PREVAILING: 10.25%
IMPERVIOUS AREA: 62.00 IS
ZONING CASE # 12-18-91
APPROVED



SCALE: 1"=40'



DATA

NO.	DELTA/BEARING	DISTANCE	LEN./DIST.	TWENTY	CHORD BEARING	CHORD DIST.
1	82°15'37"	108.00	72.64	32.41	5°21'12.75"	70.14
2	89°48'11"	55.00	56.35	13.32	5°43'41.73"	54.45
3	87°52'18"	210.00	30.22	18.13	5°29'35.25"	52.00
4	59°45'05"	170.00	166.77	192.05	9°43'39.18"	361.75
5	45°24'17"	510.00	111.76	247.35	8°39'54.30"	480.82
6	12°15'04"	170.00	167.47	155.13	8°32'32.28"	168.13
7	8°42'02"	170.00	116.25	92.24	8°22'41.25"	153.15

81 units