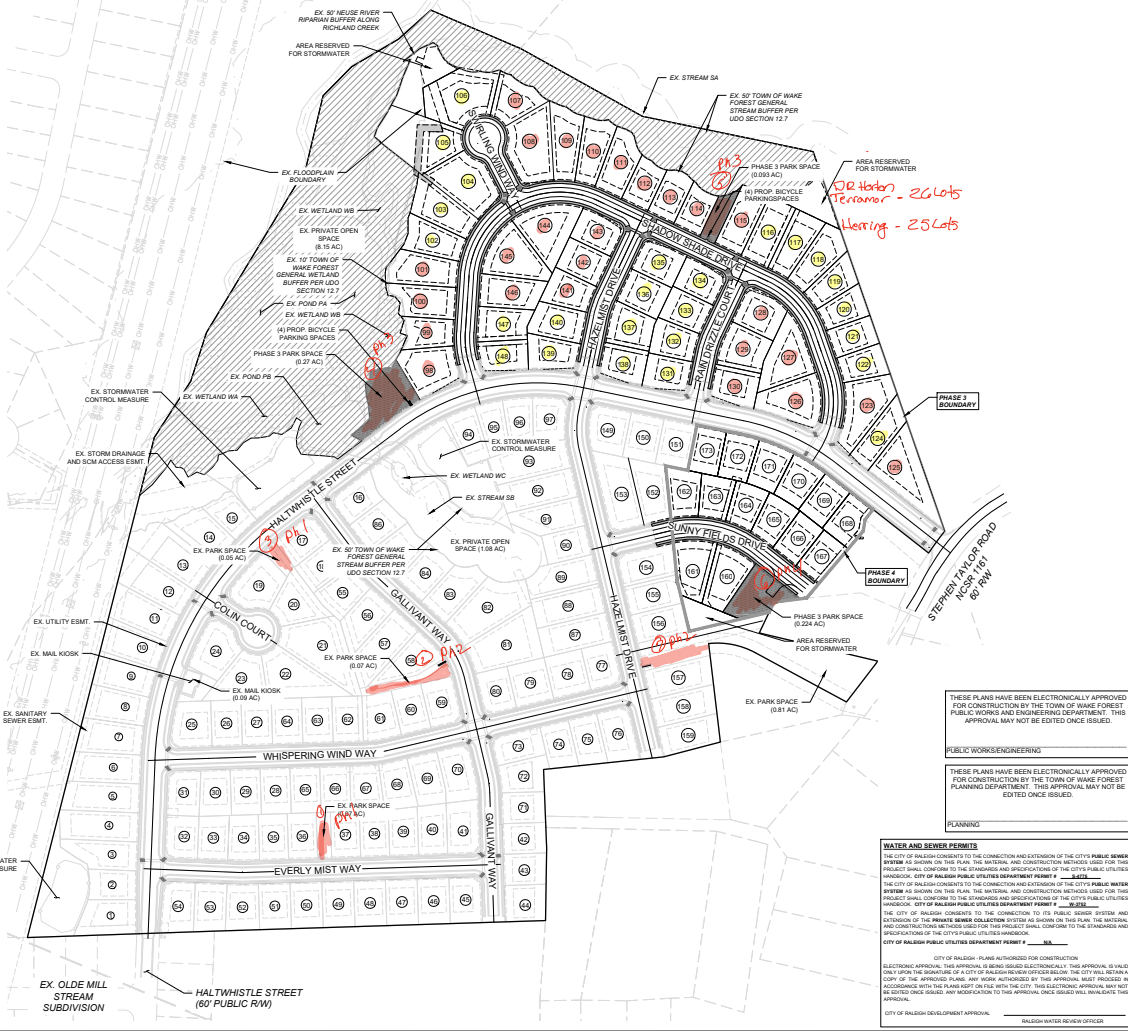


- ### NOTES
- OPEN SPACE & PARK SPACE AREAS BELOW REFER TO FULL BUILD OUT OF ENTIRE 58.84 ACRES.
 - 0.91% REQUIRED PARK SPACE: 1.47 AC (2.5%)
 - 1.2% PROPOSED PARK SPACE: 1.937 AC (3.3%)
 - 0.91% REQUIRED OPEN SPACE: 5.86 AC (10.0%)
 - PROPOSED OPEN SPACE: 9.23 AC (15.8%)
 - PARK SPACE WITHIN PHASES 3 & 4 AREA IS 6.47 ACRES. TREE PLANTING AND BICYCLE PARKING CALCULATIONS BASED OFF 6.47 ACRES.
 - NINE (9) SUPPLEMENTAL TREE PLANTINGS ARE PROPOSED WITHIN THE PARK SPACE PER SECTION 7.5.5.4 OF THE LIDO ONE (1) TREE FOR EVERY 2,000 SQUARE FEET OF REQUIRED PARK SPACE.
 - EIGHT (8) CLASS II BICYCLE PARKING SPACES PROVIDED PER SECTION 7.5.5.4 OF THE LIDO (FOUR (4) SPACES PER EVERY ONE-QUARTER ACRE OF PARK SPACE).
 - PHASES 3 & 4 PARK SPACE SHALL BE RE-ANALYZED PER SECTION 7.5.1.2 OF THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO).
 - PRIVATE SEATING SHALL BE PROVIDED AROUND THE PROPOSED PLAYGROUND PER SECTION 7.5.5.4.1 OF THE LIDO. UPON SUBMITTAL OF THE PRIVATE PARK SPACE SITE PLAN IT MAY BE DETERMINED THAT MORE THAN ONE (1) BENCH SHALL BE PROVIDED FOR EACH PARK SPACE, DEPENDING ON THE USE OF THE SPACE.
 - GARBAGE AND RECYCLE RECEPTACLES ARE PROVIDED PER SECTION 7.5.5.4.1 OF THE LIDO. UPON SUBMITTAL OF THE SEPARATE PARK SPACE SITE PLAN IT MAY BE DETERMINED THAT MORE THAN ONE (1) GARBAGE AND MORE THAN ONE (1) RECYCLE RECEPTACLE SHALL BE PROVIDED AT EACH PARK SPACE, DEPENDING ON THE USE OF THE SPACE.
 - PLAYGROUND EQUIPMENT SHALL BE BY OWNER AND SHALL BE EQUIVALENT TO THE STANDARDS ESTABLISHED BY THE CONSUMER PRODUCTS SAFETY COMMISSION AND ASTM FOR PLAYGROUNDS PER SECTION 7.5.5.3 OF THE LIDO.



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THESE PLANS HAVE BEEN ELECTRONICALLY APPROVED FOR CONSTRUCTION BY THE TOWN OF WAKE FOREST PUBLIC WORKS AND ENGINEERING DEPARTMENT. THIS APPROVAL MAY NOT BE EDITED OR ISSUED.

PUBLIC WORKS/ENGINEERING

PLANNING

WATER AND SEWER PERMITS
 THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIALS AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES DEPARTMENT, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PERMIT # _____.

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIALS AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES DEPARTMENT, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PERMIT # _____.

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION TO ITS PUBLIC SEWER SYSTEM AND EXTENSION OF THE PRIVATE SEWER COLLECTION SYSTEM AS SHOWN ON THIS PLAN. THE MATERIALS AND CONSTRUCTION METHODS FOR THE PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES DEPARTMENT, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PERMIT # _____.

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
 ELECTRONIC APPROVAL. THIS APPROVAL IS BEING ISSUED ELECTRONICALLY. THIS APPROVAL IS VALID ONLY UPON THE SIGNATURE AND SEAL OF THE REGISTERED ENGINEER BELOW. THE CITY SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THIS APPROVAL. ANY CHANGES TO THIS APPROVAL SHALL BE MADE IN ACCORDANCE WITH THE PLAN SET OFF BY THE CITY. THIS ELECTRONIC APPROVAL MAY NOT BE DETACHED, COPIED, REPRODUCED, OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN APPROVAL OF THE CITY OF RALEIGH DEVELOPMENT APPROVAL. RALEIGH WATER REVIEW OFFICES.



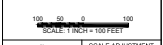
POST OFFICE BOX #717
 RALEIGH, NORTH CAROLINA 27615
 PHONE: 919.952.1515
 FIRM NO. LICENSE NUMBER: CH-04222



REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	ADDRESS TOWN AND CONSID. COMMENTS	5/16/2020	FLM
2	ADDRESS TOWN AND CONSID. COMMENTS	7/09/2020	FLM
3	APPROVAL UNLIDED	8/27/2020	FLM
4	TOWN PLAN	8/27/2020	FLM
5	SUNNY FIELDS DRIVE REVISION FOR GRADES	9/30/2020	FLM
6	SHEETS C-6 & C-6 LOT CORRECTIONS	11/19/2020	FLM
7	LOT 105 RETAINING WALLS	5/17/2021	FLM
8	ADDRESS TOWN COMMENTS	6/30/2021	FLM

ORIGINAL PLAN SIZE: 24" x 36"

ISSUED FOR PERMITTING
 DO NOT USE FOR CONSTRUCTION



SCALE ADJUSTMENT
 THE SCALE SHALL BE IN ACCORDANCE WITH THE STANDARD DRAWING CONVENTIONS.

EVERY SUBDIVISION PHASES 3 & 4
 PINE VIEW DRIVE
 FRANKLIN COUNTY, NC

CAPITAL COMPANIES GROUP, LLC

DATE	5/26/2021
SCALE	AS SHOWN
DESIGNED BY	FLM
APPROVED BY	FLM
PROJECT NO.	10553

OPEN SPACE & OVERALL SITE PLAN
C-6
 SHEET 6 OF 56