



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CARY STANDARD SPECIFICATIONS AND DETAILS AS REVISED APRIL 15, 2004.
2. ALL PROPOSED STREET RIGHT-OF-WAYS SHALL BE 50' AND STREET WIDTHS SHALL BE 27' BACK TO BACK UNLESS NOTED OTHERWISE.
3. SETBACKS ARE SHOWN IN ACCORDANCE WITH THE APPROVED PUD DOCUMENT. CHECK THE CARY ORDINANCES FOR PORCHES, DECKS, GARAGES, ETC.
4. UTILITY AND PEELING EASEMENTS SHALL BE RECORDED AFTER CONSTRUCTION IS COMPLETED AS PART OF THE SUBDIVISION PLAN.
5. BOUNDARY INFORMATION IS BASED ON SURVEY BY KENNETH CLOSE, INC.
6. DESIGN BASED ON TOPOGRAPHIC SURVEY BY KENNETH CLOSE, INC.
7. FEMA 100 YEAR FLOOD PLAN IS SHOWN WITHIN THESE PARCELS PER FIRM MAPS NOT 371800206 E AND 371800270 E PANELS 200 + 270 OF 810 EFFECTIVE DATE DATED MARCH 3, 1992.
8. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS IS BASED ON BEST AVAILABLE INFORMATION BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.
9. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF CARY STD. 3.16.
10. ALL CURB-DE-DECS SHALL HAVE A 45' RADIUS FROM CENTER OF SAC TO BACK OF CURB UNLESS NOTED OTHERWISE.
11. ALL STREET INTERSECTIONS BACK OF CURB RADI ARE 30' UNLESS NOTED OTHERWISE.
12. ALL INTERSECTION SIGHT TRIANGLES ARE LOCATED WITHIN STREET R/W'S OR SHOWN OTHERWISE.
13. ALL SPECIALTY STREET SIGNS AND POSTS, IF APPLICABLE SHALL BE SUBMITTED TO THERON FOR REVIEW AND APPROVAL IN ACCORDANCE WITH TOWN OF CARY POLICY STATEMENT #0483 PRIOR TO INSTALLATION.
14. COMMON OPEN SPACE SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION. DEDICATED OPEN SPACE SHALL BE CONVEYED TO THE TOWN OF CARY PER PUD APPROVAL.
15. WETLANDS DELINEATED BY SOIL & ENVIRONMENTAL CONSULTANTS.
16. DELINEATED WETLAND AREAS SHALL NOT BE CLEARED, DRAINED, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE APPROPRIATE AGENCY.
17. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COST ASSOCIATED WITH STREET LIGHTING ALONG ALL PROPOSED STREETS. ADJACENT STREETS AND THROUGHWAYS AS REQUIRED PER TOWN OF CARY POLICY STATEMENT NO. 13. THE DEVELOPER SHALL ALSO CONTACT CAROLINA POWER AND LIGHT COMPANY IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE/SUBDIVISION PLAN PRIOR TO CONSTRUCTION.
18. INSTALLATION OF ROAD IMPROVEMENTS MUST OCCUR PRIOR TO RECORDING OF LOTS OR A BOND MUST BE POSTED. ROAD IMPROVEMENTS MUST BE CONSTRUCTED AND ACCEPTED BY HOOD AND TOWN OF CARY PRIOR TO ISSUANCE OF THE FIRST C.A.
19. STREET SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS.
20. ALL LANDSCAPING WITHIN STREET RIGHT-OF-WAYS, INCLUDING MEDIAN, ISLANDS AND AREAS NOT ABUTTING SINGLE FAMILY RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE HOA IN PERPETUITY.

OWNER/DEVELOPER

KB HOME RALEIGH-DURHAM, LLC.
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RALEIGH, NC
TEL: 919-871-0092
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ATTENTION: PETE SULLIVAN

APPROVED TOWN OF CARY

Approved by: DJL Date: 12/31/05
Planning: DL Date: 12/16/05
Engineering: BS Date: 2/16/06

TOWN OF CARY PLANNING DEPARTMENT GENERAL NOTES

- A. NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, ELEVATIONS (ESPECIALLY COLORED), GRADING, LIGHTING OR UTILITIES WILL BE MADE WITHOUT APPROVAL OF THE DEVELOPMENT REVIEW GROUP OF THE DEPARTMENT OF PLANNING.
- B. THE SITE SHALL BE SECEDED AND STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- C. WHERE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS BUFFER (I.E. BUFFER TYPE A, B, C, AND 100' HIGHSCREENFACE RED CORRIDOR BUFFER) THE CARY SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE PLANNING PLAN BASED ON ACTUAL FIELD CONDITIONS.
- E. ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (CO).
- F. NO TREE SHALL BE LOCATED WITHIN A ROADWAY RIGHT-OF-WAY OR WITHIN 5' OF A SIDEWALK.
- F. ALL ABOVE GROUND UTILITY EQUIPMENT AND UTILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE REAR OR SIDE YARD AREA OF THE SITE AND SCREENED TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF A 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY USE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.
- G. NO FENCING SHALL BE PLACED WITHIN A BUFFER UNLESS INSTALLED AT ONE TIME FOR THE ENTIRE LENGTH OF BUFFER OR STREETSCAPE. NEITHER INDIVIDUAL LOT OWNERS NOR THE HOMEOWNER'S ASSOCIATION SHALL INSTALL FENCING IN A FREEDOM FASHION, PRIOR TO PLACING A FENCE IN A BUFFER OR STREETSCAPE, THE FENCE SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF CARY.

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	88.91	150.00	S33°27'44"W
C2	100.51	300.00	S67°52'23"E
C3	113.26	300.00	N20°23'38"W
C4	162.68	200.00	N84°48'00"W
C5	108.94	200.00	N119°10'10"W
C6	201.56	150.00	S12°42'19"E
C7	322.60	800.00	S20°24'34"E
C8	80.90	200.00	N07°52'12"E
C9	73.58	200.00	S08°58'08"E
C10	112.26	185.00	S72°20'33"W
C11	109.01	1000.00	S72°22'33"E

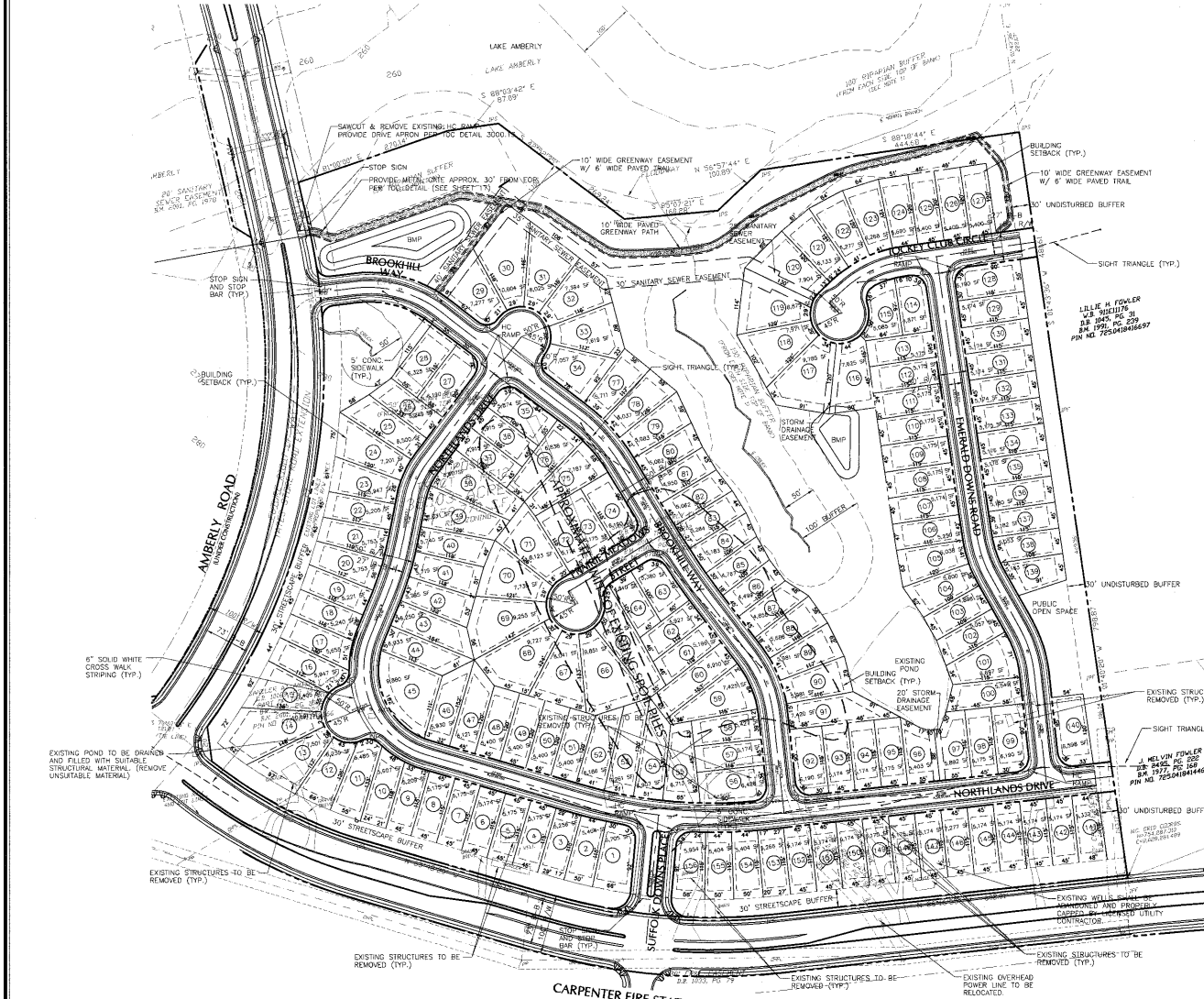
SITE DATA

	PHASE I	PHASE II	PHASE III (FUTURE)	OVERALL
ACREAGE	38.10 AC.	39.16 AC.	21.62 AC.	98.90 AC.
OPEN SPACE	9.67 AC.	6.02 AC.	TBD	TBD
R/W ACREAGE	6.14 AC.	7.77 AC.	TBD	TBD
ZONING	PUD/MF-2	PUD/MF-2	PUD/MF-2	PUD/MF-2 & MF-2A
PROPOSED NUMBER OF LOTS	156	258	221 (MAX)	635
PROPOSED DENSITY (DU/ACRE)	4.09	6.58	10 (APPROX.)	6.42
MAXIMUM DENSITY (DU/ACRE)	10.0	10.0	10.0	10.0
MINIMUM LOT SIZE PROPOSED (SINGLE FAMILY)	4,499 SF	4,563 SF	N/A	4,499
AVERAGE LOT SIZE (SINGLE FAMILY)	6,030 SF	5,373 SF	N/A	5,620
MINIMUM AVERAGE LOT WIDTHS (SINGLE FAMILY)	40'	40'	N/A	40'
MINIMUM LOT SIZE PROPOSED (MULTI FAMILY)		1,708 SF	TBD	TBD
AVERAGE LOT SIZE (MULTI FAMILY)		2,305 SF	TBD	TBD
MINIMUM AVERAGE LOT WIDTHS (MULTI FAMILY)		22'	22'	TBD
LF OF STREETS	5,152 LF	7,629 LF	TBD	177,800 GPD
LF OF WATERLINE	5,348 LF	7,877 LF	TBD	TBD
LF OF SEWER LINES	5,333 LF	6,801 LF	TBD	TBD
AVERAGE SEWER FLOW (280 CPD/LOT)		43,680 CPD	TBD	TBD
DENSITY AREA (ACRES)	32.10 AC	34.66 AC	TBD	TBD
SETBACKS - SINGLE FAMILY				
FRONT YARD	15'	15'	15'	15'
SIDE YARD	6' (AGGREGATE)	6' (AGGREGATE)	6' (AGGREGATE)	6' (AGGREGATE)
REAR YARD	8'	8'	8'	8'
CORNER SIDEYARD	8'	8'	8'	8'
SETBACKS - MULTI-FAMILY				
FRONT YARD		15' (WITH PARKING)	15' (WITH PARKING)	15' (WITH PARKING)
SIDE YARD		6' (BETWEEN BUILDINGS)	6' (BETWEEN BUILDINGS)	6' (BETWEEN BUILDINGS)
REAR YARD		8'	8'	8'
CORNER SIDEYARD		8'	8'	8'



TOWN OF CARY PROJECT #: 04-SB-015

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF CARY STANDARDS AND SPECIFICATIONS.



No.	Revision	Date	By	Designer	Scale
1	REVISIONS PER CITY COMMENTS	8-23-04			1"=100'
2	REVISIONS PER CITY COMMENTS	10-4-04			
3	REVISIONS PER CITY COMMENTS	11-22-04			
4	REVISIONS PER CITY COMMENTS	1-7-05			

Drawn By	RKL	Date	7-6-04
Checked by	JA	Job No.	204020.0

AMBERLY SUBDIVISION - KB HOME CARY, NC

PARTIAL SITE PLAN - PHASE I

WITHERS & RAVENEL
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Sheet No. 2

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