

# 310 WOOD STREET TOWNHOMES

TOWN OF CARY  
WAKE COUNTY, NORTH CAROLINA

## SUBDIVISION CONSTRUCTION DRAWINGS

1st SUBMITTAL TO TOWN OF CARY: JULY 13, 2017  
2nd SUBMITTAL TO TOWN OF CARY: OCTOBER 30, 2017  
3rd SUBMITTAL TO TOWN OF CARY: FEBRUARY 14, 2018  
4th SUBMITTAL TO TOWN OF CARY: APRIL 18, 2018

RECREATION FUND PAYMENT WILL BE DUE FOR RESIDENTIAL DEVELOPMENT IN ACCORDANCE WITH THE LDO.

CONTACT THE TOWN OF CARY WATER RESOURCES DEPARTMENT PRIOR TO START OF LAND DISTURBING ACTIVITY. FAILURE TO DO SO CAN RESULT IN PENALTIES.

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

THE FOLLOWING MODIFICATION(S) TO THE TOWN'S DEVELOPMENT STANDARDS HAVE BEEN APPROVED IN ACCORDANCE WITH THE APPLICABLE SECTIONS:

**LDO MODIFICATIONS:**

-MODIFICATION OF CRITICAL ROOT ZONE (CRZ) DISTURBED AREA FOR THE EXISTING 58' ASHE CHAMPION TREE LOCATED AT THE REAR OF THE PROJECT AREA

**STANDARD SPECIFICATIONS AND DETAILS MODIFICATIONS:**

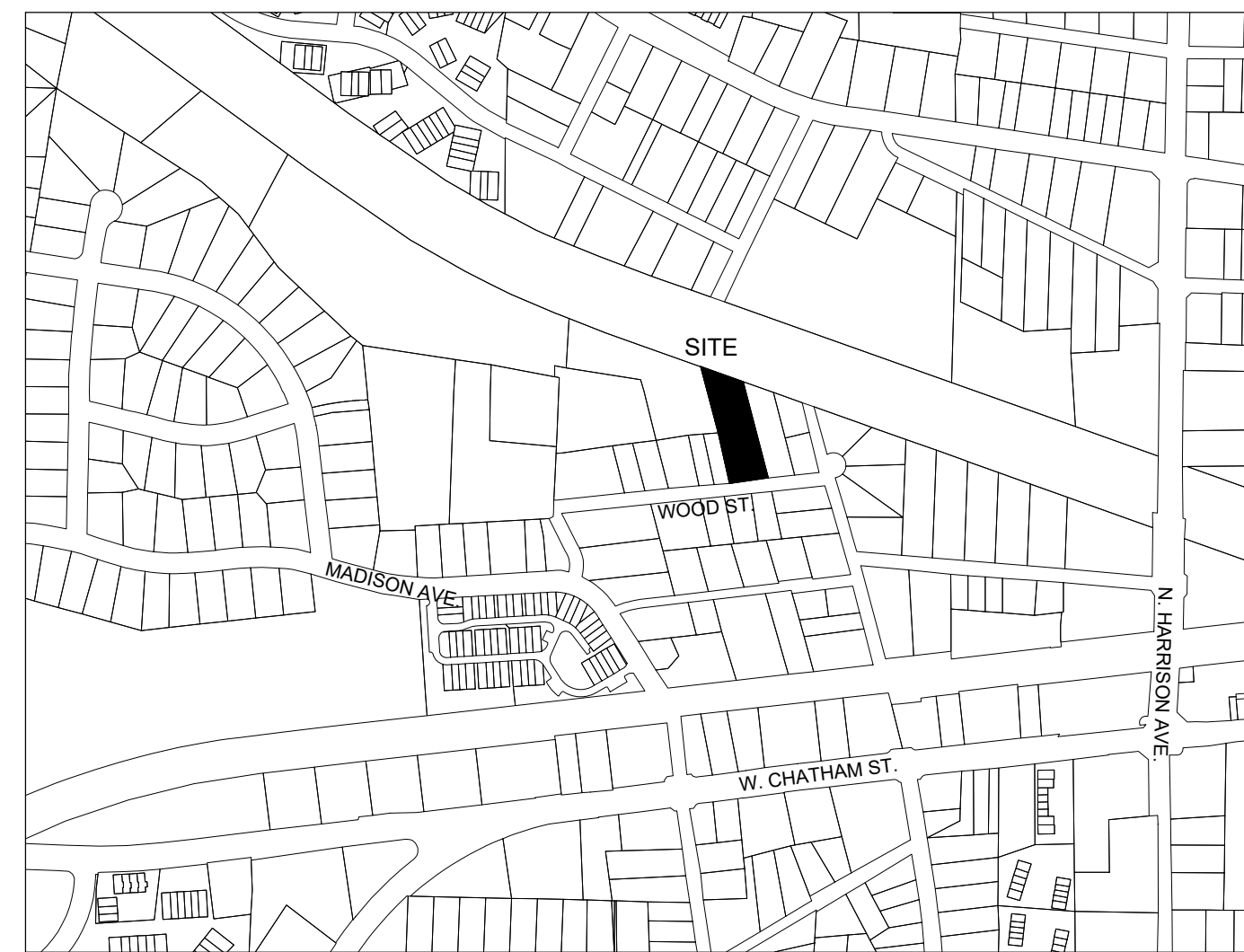
-MODIFICATION OF DRIVEWAYS TO ALLOW CONCRETE DRIVEWAYS ON INTERIOR LOTS TO BE LOCATED 0' FROM PROPERTY LINE WHILE PROVIDING SPACING FROM OUTSIDE LOT LINE TO EXTERIOR PROPERTY LINE OF 5' MINIMUM.  
-MODIFICATION OF DRIVEWAY TO ALLOW MINIMUM SEPARATION OF DRIVEWAYS BETWEEN LOTS 3 AND 4 TO BE 9.60 FEET IN LIEU OF 10 FEET.

**PUBLIC UTILITIES QUANTITY TABLE**

8" WATER MAIN:	0 LF
8" SANITARY SEWER MAIN:	0 LF
4" RECLAIMED WATER MAIN:	0 LF
STORM DRAIN PIPING:	0 LF
# OF FIRE HYDRANTS:	0
# OF SANITARY SEWER MH:	0
# OF STORM STRUCTURES:	0
# OF WATER TAPS:	4
# OF SEWER TAPS:	4

**CIVIL SERIES DRAWING ABBREVIATIONS:**

@-AT	DS-DOWNSPOUT	MECH-MECHANICAL	R/W-RIGHT OF WAY
AC-ACRE	EACH	MH-MANHOLE	REQD-REQUIRED
AFG-ABOVE FINISHED GRADE	EIP-EXISTING IRON PIPE	RCP-REINFORCED CONCRETE PIPE	SAN-SANITARY SEWER
APPR-APPROXIMATE	ELEC-ELECTRICAL	SDWK-SIDEWALK	SF-SQUARE FOOT
ASSY-ASSEMBLY	EIP-EDGE OF PAVEMENT	SPT-SPOT GRADE	SS-SANITARY SEWER
BIC-BOTTOM OF CURB	EX-EXISTING	STA-STATION	STM-STORM
BOC-BACK OF CURB	F/C-FACE OF CURB	STD-STANDARD	SWM-STORMWATER MANAGEMENT
BL-BASE LINE	FDC-FIRE DEPARTMENT CONNECTION	TELEPHONE	T/C-TOP OF CURB
BM-BOOK OF MAPS	FFE-FINISHED FLOOR ELEVATION	TOM-TELEPHONE MANHOLE	TS&V-TAPPING SLEEVE AND VALVE
BMP-BEST MANAGEMENT PRACTICE	FG-FINISHED GRADE	UGE-UNDERGROUND ELECTRIC	UNK-UNKNOWN
BW-BOTTOM OF WALL	FI-FIRE HYDRANT	UP-UTILITY POLE	VAR-VARIABLE
CB-CATCH BASIN	FL-FLOW LINE	VERT-VERTICAL	W/WITH
CG-CURB AND GUTTER	FM-FORCE MAIN	WM-WATER METER	W/O-WITHOUT
CL-CENTERLINE	FT-FOOT	W/WATER SERVICE ELEVATION	WV-WATER VALVE
CL-CLASS	G-GAS		
CMP-CORRUGATED METAL PIPE	OND-GROUND		
CO-CLEANOUT	GV-GATE VALVE		
COMM-COMMUNICATIONS	HDPE-HIGH DENSITY POLYETHYLENE		
CONC-CONCRETE	HORIZ-HORIZONTAL		
CONN-CONNECTION	IN-INCHES		
CY-CUBIC YARD	INV-INVERT		
DB-DEED BOOK	IP-IRON PIPE		
DCV-DOUBLE CHECK VALVE	IPS-IRON PIPE SET		
DDV-DOUBLE DECTECTOR CHECK VALVE	L-LENGTH		
DI-DROP INLET	LF-LINEAR FOOT		
DIP-DUCTILE IRON PIPE	LP-LIFT POLE		
DR-DRIVEWAY	LS-LIFT STATION		



**VICINITY MAP**

SCALE: 1"=500'

**CIVIL DRAWING INDEX:**

COVER SHEET	C-00
EXISTING CONDITIONS & CHAMPION TREE SURVEY	C-01
DEMOLITION PLAN	C-02
SITE LAYOUT AND SUBDIVISION PLAN	C-03
CHAMPION TREE PRESERVATION PLAN	C-04
SITE UTILITY PLAN	C-05
GRADING AND DRAINAGE PLAN	C-06
EROSION CONTROL PLAN	C-07
LANDSCAPE PLAN	L-01
NOTES AND DETAILS	D-01
NOTES AND DETAILS	D-02
NOTES AND DETAILS	D-03
NOTES AND DETAILS	D-04
NOTES AND DETAILS	D-05
TOTAL NUMBER OF DRAWINGS:	14

**SURVEY DATUM INFORMATION:**

HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD88

<b>GOVERNING AGENCIES:</b> WATER RESOURCES: TOWN OF CARY WATER RESOURCES DEPARTMENT 316 N. ACADEMY ST. CARY, NC 27513 919-462-3630 CONTACT: STEVE BROWN, PE PLANNING/ZONING/LANDSCAPE: TOWN OF CARY PLANNING DEPARTMENT 316 N. ACADEMY ST. CARY, NC 27513 919-462-3944 CONTACT: KEVIN HALES	<b>EROSION CONTROL:</b> TOWN OF CARY WATER RESOURCES DEPARTMENT 316 N. ACADEMY ST. CARY, NC 27513 919-469-4347 CONTACT: MATT FLYNN STORMWATER MANAGEMENT: TOWN OF CARY WATER RESOURCES DEPARTMENT 316 N. ACADEMY ST. CARY, NC 27513 919-469-4347 CONTACT: MATT FLYNN	<b>UTILITY AGENCIES:</b> WATER & SEWER: TOWN OF CARY WATER RESOURCES - UTILITY DESIGN 316 N. ACADEMY ST. CARY, NC 27513 919-380-2760 CONTACT: COURTNEY LICATA, PE NATURAL GAS: PSNC ENERGY - SCANA 2020 ENERGY DRIVE APEX, NC 27502 919-367-2734 CONTACT: CHRIS PRINCE	<b>ELECTRIC:</b> DUKE ENERGY DEVELOPMENT SERVICES BOX 1771 RALEIGH, N.C. 27602 919-548-5303 LARRY LEHNING TELEPHONE: AT&T RALEIGH, NC
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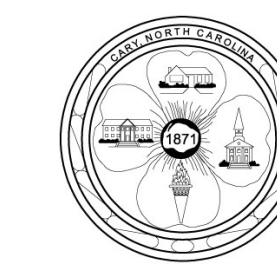
**TOWN OF CARY CONDITIONAL NOTES:**

- ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF CARY STANDARDS, SPECIFICATIONS, AND DETAILS.
- SIGN PERMITTING IS A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN REVIEWED OR APPROVED WITH THIS SITE PLAN. A MASTER SIGN PLAN SHALL BE APPROVED BY THE PLANNING DEPARTMENT PRIOR TO RECORDATION OF LOTS WITHIN THIS DEVELOPMENT.
- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, ARCHITECTURAL DESIGN (ESPECIALLY COLORS), LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW COMMITTEE OF THE TOWN OF CARY.
- UNLESS EXPLICITLY SPECIFIED IN THE NOTES ON THIS DEVELOPMENT PLAN, THE PROJECT, INCLUDING ANY SUBSEQUENT DEVELOPMENT PLANS, SHALL COMPLY WITH THE CARY LAND DEVELOPMENT ORDINANCE (LDO) AND ALL OTHER APPLICABLE REGULATIONS AND GUIDELINES. IN THE EVENT OF A DISCREPANCY BETWEEN THIS APPROVED DEVELOPMENT PLAN AND THE APPLICABLE REGULATIONS OR GUIDELINES AND ABSENT CLARIFICATION OR APPROVAL OF SUCH STATED ON THIS DEVELOPMENT PLAN OR OTHER RELATED APPROVAL, THE APPLICABLE REGULATION OR GUIDELINE SHALL APPLY.
- IF ANY CHAMPION TREES RETAINED IN THIS PLAN DIE WITHIN ONE YEAR OF THE COMPLETION OF DEVELOPMENT ACTIVITY ON THE PROPERTY, THE PROPERTY OWNER SHALL BE REQUIRED TO REPLACE THAT TREE IN ACCORDANCE WITH SECTION 7.2.5 (D) OF THE LAND DEVELOPMENT ORDINANCE (LDO).
- TREES IDENTIFIED AS REPLACEMENTS FOR CHAMPION TREES TO BE REMOVED FROM THE SITE SHALL BE PER SECTION 7.2.5(E) OF THE LDO, MAINTAINED THROUGH AN ESTABLISHMENT PERIOD OF AT LEAST THREE YEARS, EXCEPT THAT REPLACEMENT TREES LOCATED ON INDIVIDUAL DETACHED DWELLING LOTS SHALL MAINTAINED THROUGH AN ESTABLISHMENT PERIOD OF ONE YEAR. REPLACEMENT TREES THAT DO NOT SURVIVE THE ESTABLISHMENT PERIOD SHALL BE REPLACED BY THE DEVELOPER.
- ALL NECESSARY OFFSITE EASEMENTS WILL BE OBTAINED PRIOR TO THE START OF ANY CONSTRUCTION.

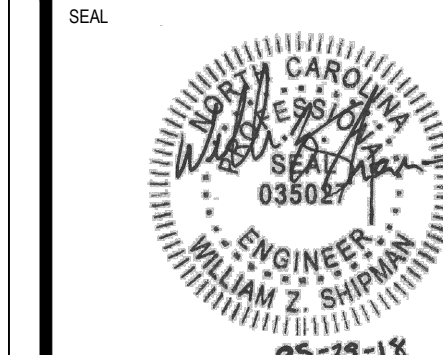
TOWN OF CARY  
WATER RESOURCES DEPARTMENT  
APPROVED UTILITY EXTENSIONS

WATER PERMIT #: WP18017  
SANITARY SEWER PERMIT #: NP18010  
RECLAIMED WATER PERMIT#: \_\_\_\_\_  
BY: COURTNEY LICATA, PE

APPROVED by the Town of Cary  
Development Review Committee



By: Idarden  
06/22/2018



**SITE INFORMATION**

LOCATION:	310 WOOD STREET
COUNTY:	CARY, NC 27513
COUNTY PIN:	WAKE
REAL ESTATE ID:	0764-32-0324
DB/PG:	0014443
ZONING:	UNKNOWN
ACREAGE:	TC-HDR MID RISE
LAND CLASS:	0.82 AC
DISTURBANCE AREA:	RESIDENTIAL
OVERLAY ZONING DISTRICTS:	0.272 AC
TOTAL NO. OF UNITS PROPOSED:	NONE
RIVER BASIN:	4
	NEUSE-CRABTREE CREEK

**MINIMUM BUILDING SETBACKS:**

FRONT:	10/18'
SIDE YARD:	16' (ONE SIDE ONLY)
REAR YARD:	10'

**OPEN SPACE & DENSITY CALCULATIONS:**

PROPERTY IS EXEMPT FROM OPEN SPACE REQUIREMENTS DUE TO LOCATION IN TC-HDR MID RISE ZONING DISTRICT.

MINIMUM ALLOWED LOT SIZE:	NONE
MAXIMUM ALLOWED BUILDING HEIGHT:	45'
MINIMUM PROPOSED LOT SIZE:	2,036 SF
MAXIMUM PROPOSED LOT SIZE:	2,741 SF
AVERAGE PROPOSED LOT SIZE:	2,268 SF
MINIMUM ALLOWED LOT WIDTH:	22'
MAXIMUM ALLOWABLE DENSITY:	8 UNITS/ACRE
PROPOSED DENSITY:	4.87 UNITS/ACRE

**PARKING CALCULATIONS:**

MIN. PARKING REQUIRED:	2 SPACES/UNIT
REQUIRED NO. OF PARKING SPACES:	8 SPACES
PROVIDED NO. OF PARKING SPACES:	8 SPACES
(4 INTERNAL GARAGE SPACES + 4 DRIVEWAY SPACES)	

**IMPERVIOUS AREAS:**

EXISTING IMPERVIOUS AREA:	0.049 AC
PROPOSED IMPERVIOUS AREA (ON-SITE):	0.157 AC
PROPOSED IMPERVIOUS AREA (R/W):	0.029 AC
IMPERVIOUS PERCENTAGE:	22.57%

**PROPOSED UTILITIES:**

NUMBER OF FIRE HYDRANTS:	0
NUMBER OF SEWER MANHOLES:	0
NUMBER OF STORM STRUCTURES:	0
NUMBER OF WATER, SEWER & RECLAIMED WATER TAPS:	8
UTILITY DEMANDS	
SEWAGE USAGE:	280 GPD/DU
	4 LOTS x 280 GPD = 1,120 GPD
WATER USAGE:	400 GPD/DU
	4 LOTS x 400 GPD = 1,600 GPD

**Civil Engineer:**

The Curry Engineering Group, PLLC  
NC License # P-0799  
PO Box 2018  
205 S. Fuquay Ave  
Fuquay-Varina, NC 27526  
919.552.0849 (o)  
Contact: Zak Shipman, PE  
zak@curryeng.com

**Developer:**

Triple A Homes, Inc.  
1308 Green Oaks Parkway  
Holly Springs, NC 27540  
919.800.9951  
Contact: Mr. Dan Morse  
dan@tripleahomes.org

**Surveyor:**

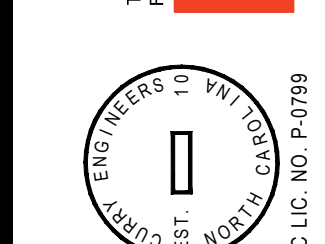
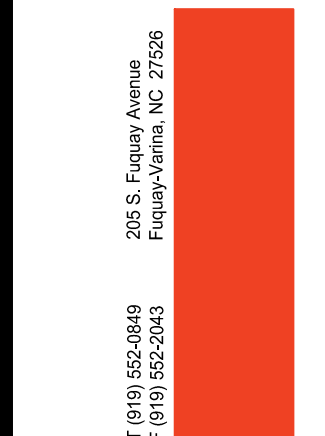
Taylor Land Consultants, PLLC  
2002 Production Drive  
Apex, NC 27539  
919.801.1104 (o)  
Contact: Mr. Jeremy Taylor, PLS  
jeremy@taylorlc.com

**Land Owner**

Hattie I. Guy  
310 Wood Street  
Cary, NC 27513  
919.467.3940

310 WOOD STREET TOWNHOMES  
CARY, NORTH CAROLINA

COVER SHEET



C-00