

Subdivision and Site Plan Submittal 14-SB-007

Balmoral at Macgregor Cary, North Carolina

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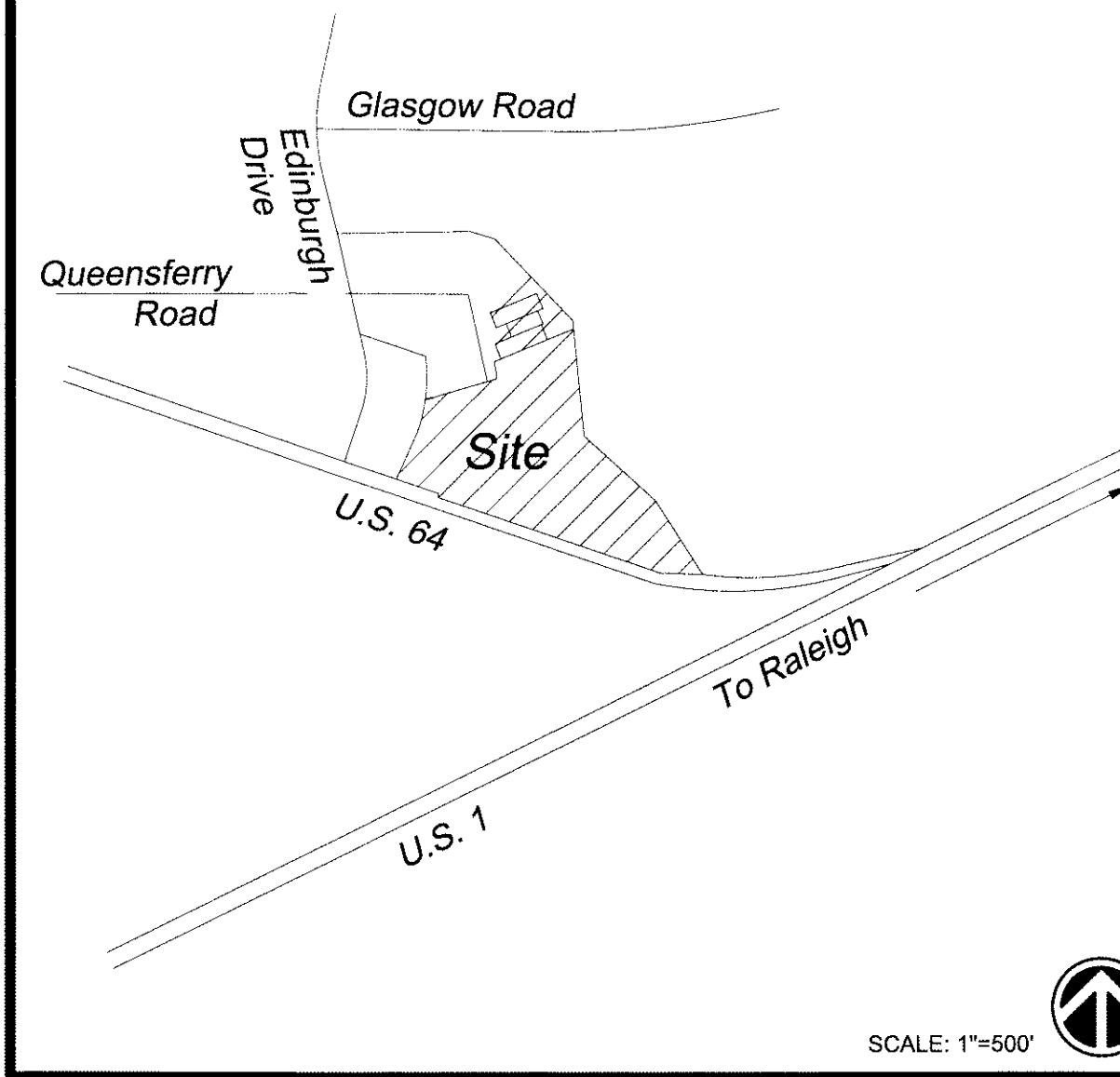
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SHEET INDEX

TREE SURVEY	1
* EXISTING CONDITIONS	1.1
* OVERALL SITE LAYOUT PLAN	2
* UTILITY PLAN	3
* GRADING, STORM, DRAINAGE & EROSION CONTROL PLAN	4
* QUEENSFERRY ROAD PLAN AND PROFILE	5
STORM WATER MANAGEMENT PLAN (PRE DEVELOPMENT)	6
STORM WATER MANAGEMENT PLAN (POST DEVELOPMENT)	7
SANITARY SEWER PROFILE	8
* DETAILS	9,10
* SOUND WALL DETAILS	13
* SOUND WALL DETAILS	13A
SOUND WALL SECTIONS	13.1, 13.2
* OVERALL LANDSCAPE PLAN	14
TYPICAL TOWNHOME LANDSCAPE PLANS	16
TYPICAL CONDOMINIUM LANDSCAPE PLANS	16
* TYPICAL DUPLEX/TRIPLEX PLANTING PLANS	16.1
* LIGHTING PLAN	17
<u>ARCHITECTURALS</u>	
CONDOMINIUMS AND TOWNHOMES	A1.00-A4.11
* DUPLEX AND TRIPLEX	A1.01-A4.03
* NOTE:	
ONLY THOSE PLANS AFFECTED BY THE CURRENT PHASE HAVE BEEN REVISED. ALL OTHER PLANS HAVE NO REVISIONS AND ARE INCLUDED WITH THEIR ORIGINAL APPROVAL DATE.	

VICINITY MAP



GENERAL NOTES:

- 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, THIS 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.
- THE FOLLOWING MINOR MODIFICATION(S) TO THE TOWN'S DEVELOPMENT STANDARDS HAVE BEEN APPROVED IN ACCORDANCE WITH SECTION 3.19 AND OTHER APPLICABLE SECTIONS OF THE LDO:
 - PLANS REFLECT A THOROUGHFARE CORRIDOR BUFFER REDUCTION FROM 100 FT TO A VARIABLE WIDTH THAT WAS PREVIOUSLY APPROVED BY TOWN COUNCIL ACTION. SEE PREVIOUSLY APPROVED PLANS 03-SP-145-C, DATED 06/07/07.
- A VARIANCE TO THE TOWN OF CARY DETAIL 03000.23 (CLUSTER BOX UNIT MAILBOX) HAS BEEN APPROVED PER A VARIANCE REQUEST LETTER, DATED 08/27/14, REFERENCING THE FOLLOWING CONDITIONS:
 - ONE CBU MAILBOX PER 16 UNITS. THE STANDARD FOR TYPE I STATES NO MORE THAN 13
 - ON STREET PARKING TO ACCESS THE CBU MAILBOX IN LIEU OF SEPARATE, PULL OFF PARALLEL PARKING SPACES.

ZONING CONDITIONS

01-REZ-06, AUGUST 9, 2001

- NO ACCESS FROM HIGHWAY 64.
- ONE (1) ACCESS POINT FROM EDINBURGH DRIVE.
- THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED WILL BE 48 UNITS ON 13.4 ACRES.
- THE 3.02 ACRE TRACT WILL BE DEEDED TO THE MACGREGOR DOWNS HOMEOWNERS ASSOCIATION AS PERMANENT OPEN SPACE.
- BUILDING MATERIALS WILL BE BRICK, STONE, AND WOOD AND ALL STRUCTURES WITHIN THE DEVELOPMENT WILL BE ARCHITECTURALLY COMPATIBLE.
- DEVELOPER RECOGNIZES THAT THERE MAY BE SOME POTENTIAL NOISE CONCERNS ALONG THE HIGHWAY 64 FRONTAGE. ANY BUYER WILL BE MADE AWARE OF THE POTENTIAL FOR NOISE CONCERNS BY WAY OF INDICATING SUCH ON THE FINAL RECORDED PLATS AS WELL AS ON THE DEEDS.

DATE SUBMITTED: 02.27.2014

REVISIONS: 04.24.2014
06.26.2014

Town of Cary
Water Resources Department
Approved Utility Extensions
Water Permit #: WP14042
Sewer Permit #: N/A
By: [Signature]

14-SB-007
HTE #: 14-1089
Approved by the Town of Cary
Development Review Committee
Planner: [Signature] Date: 8/29/2014