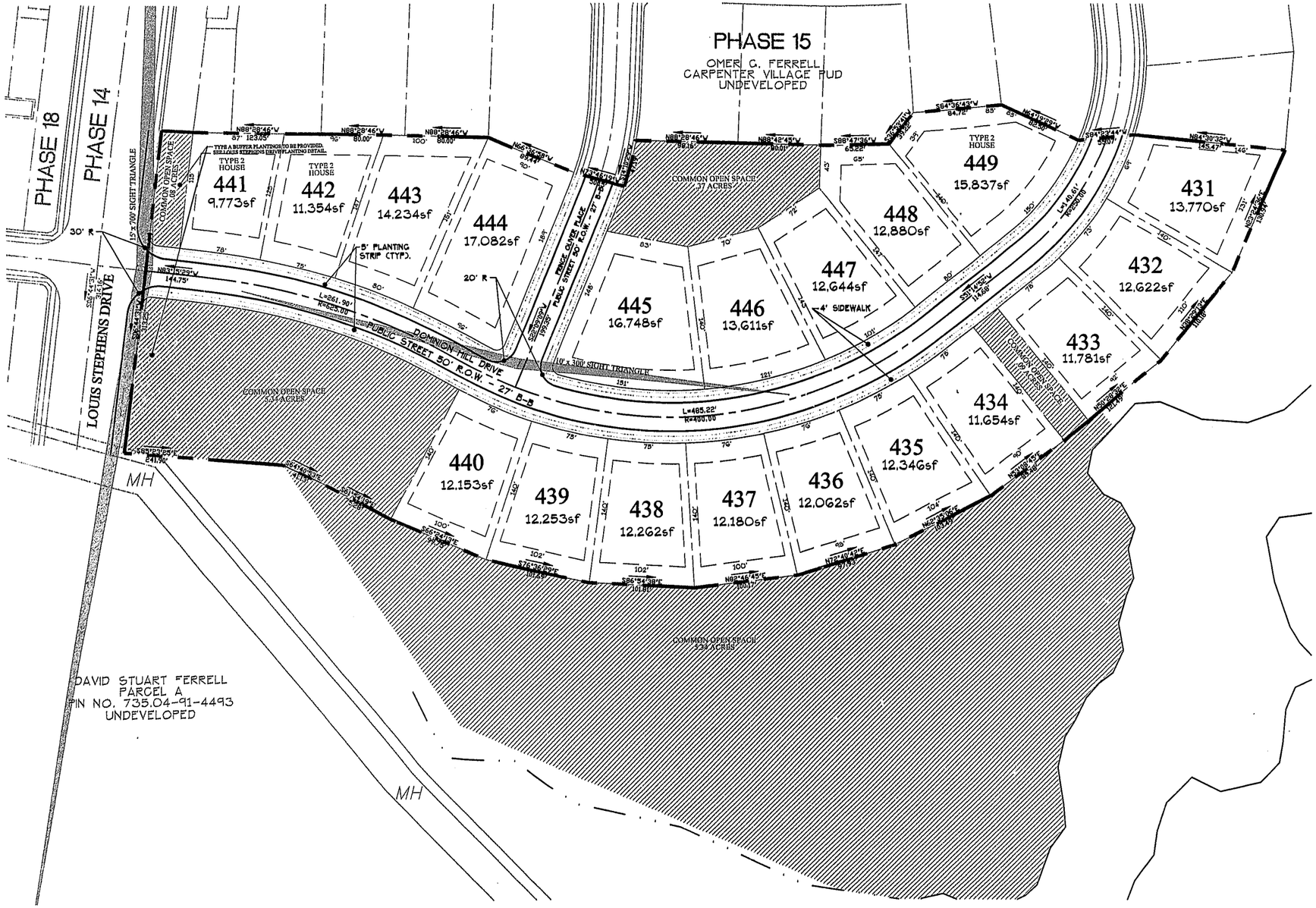

OWNER: FERRELL LAND COMPANY
PLANNING: ETD, PA
ENGINEERING: HUGH J. GILLEECE AND ASSOCIATES
SURVEYING: KENNETH CLOSE SURVEYING

SITE DATA

WAKE COUNTY PIN #:	0745.03-23-2861 (A PORTION OF)
CARY PROJECT #:	99-SB-015
TOTAL SITE ACREAGE ALLOWED:	23.59 ACRES
ACREAGE PROPOSED:	8.63 ACRES
DENSITY ALLOWED:	2.63 units/acre
DENSITY PROPOSED:	2.20 units/acre
ZONING:	R-30 PUD
STREETS:	1,816 L.F.
COMMON OPEN SPACE ACREAGE:	5.88 AC.

PORTION OF PARCEL G

NUMBER PARKING SPACES REQUIRED:	2 PER UNIT
NUMBER PARKING SPACES PROVIDED:	2 PER UNIT (2 CAR GARAGE)
MINIMUM LOT SIZE ALLOWED:	11,200 S.F. FOR TYPE 3 HOUSES
MINIMUM LOT SIZE ALLOWED:	8,250 S.F. FOR TYPE 2 HOUSES
MINIMUM LOT SIZE PROPOSED:	11,654 S.F. FOR TYPE 3 HOUSES
MINIMUM LOT SIZE PROPOSED:	9,773 S.F. FOR TYPE 2 HOUSES

HOUSING TYPE:	NEIGHBORHOOD HOUSE TYPE 2
HOUSING TYPE:	NEIGHBORHOOD HOUSE TYPE 3
UNITS PERMITTED:	62
UNITS SHOWN:	19
NUMBER OF TYPE 2 HOUSES:	3
NUMBER OF TYPE 3 HOUSES:	16

NOTES:
- ALL ALLEYS WILL BE PRIVATELY MAINTAINED.
- SIGHT DISTANCE TRIANGLES SHALL BE RESERVED AT ALL INTERSECTIONS IN ACCORDANCE WITH CURRENT TOWN STANDARDS.
- IN ACCORDANCE WITH THE TOWN'S POLICY STATEMENT NO. 85 "SPECIALTY TRAFFIC CONTROL AND STREET NAME SIGNS AND POSTS", ALL REQUESTS FOR SPECIALTY STREET SIGNS AND/OR SPECIALTY TRAFFIC CONTROL SIGNS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY INSTALLATIONS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COST ASSOCIATED WITH STREET LIGHTING ALONG ALL PROPOSED STREETS, ADJACENT STREETS AND THOROUGHFARES AS REQUIRED PER TOWN OF CARY POLICY STATEMENT NO. 13. ALSO, THE DEVELOPER SHALL CONTACT CAROLINA POWER AND LIGHT COMPANY IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE / SUBDIVISION PLAN PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF CARY STANDARD SPECIFICATIONS AND DETAILS.
- THIS PLAN SHALL BE SUBJECT TO ENCROACHMENT AGREEMENT FOR THE CARPENTER VILLAGE P.U.D.
- COMMON OPEN SPACE WILL BE DEDICATED TO THE CARPENTER VILLAGE HOMEOWNERS ASSOCIATION UPON SUBDIVISION APPROVAL.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLORS), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW GROUP OF THE DEPARTMENT OF DEVELOPMENT SERVICES.
- ALL SIGHT TRIANGLES FOR PHASE 16 ARE 10' x 300' UNLESS OTHERWISE INDICATED.
- ALL HVAC SYSTEMS WILL BE SCREENED FROM OFF-SITE VIEWS.
- ALL EXTERIOR SITE LIGHTING WILL BE DESIGNED TO PREVENT OFF-SITE GLARE.
- GARBAGE CONTAINERS WILL BE KEPT INSIDE GARAGES SO THEY WILL NOT BE VISIBLE FROM OFF-SITE.
- NO PUBLIC OR PRIVATE UTILITIES WILL BE PLACED WITHIN THE 5' UTILITY STRIP BETWEEN THE SIDEWALK AND CURB.
- ALL SIDEWALKS FOR PHASE 16 ARE 4' WIDE UNLESS OTHERWISE INDICATED.
- ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (CO).

APPROVED
TEA 11-8-99
JTP 11/15/99

ETd
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SUITE 150
CARY, NORTH CAROLINA 27513

ENGINEER:
HUGH J. GILLRICE & ASSOC.
875 WALNUT STREET
SUITE 350
CARY, NORTH CAROLINA 27511

Drawn By:EVC
Checked By:BTT
Date:4-12-99
Proj#:9904005

Revisions
5/17/99 TOC REV.
6/14/99:TOC 2nd REV
7/12/99:TOC 3RD REV
8/13/99:TOC 4TH REV
10/25/99:TOC 5TH REV

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 428 BARBARA T. TODD

CARPENTER VILLAGE
PORTION OF PARCEL G
CONSTRUCTION PHASE 16
CARY, NORTH CAROLINA

LAYOUT PLAN
PORTION OF PARCEL G

PHASE 16

Sheet
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