

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CARY STANDARD SPECIFICATIONS AND DETAILS AS REVISED JULY 22, 1993.
- ALL PROPOSED STREET RIGHT-OF-WAYS SHALL BE 50' AND STREET WIDTHS SHALL BE 27' BACK TO BACK UNLESS NOTED OTHERWISE.
- SETBACKS ARE SHOWN IN ACCORDANCE WITH THE APPROVED PUD DOCUMENT, CHECK THE CARY ORDINANCES FOR PORCHES, DECKS, GARAGES, ETC.
- UTILITY AND PIPELINE EASEMENTS SHALL BE RECORDED AFTER CONSTRUCTION IS COMPLETED AS PART OF THE SUBDIVISION PLAT.
- BOUNDARY INFORMATION IS BASED ON SURVEY BY KENNETH CLOSE, INC. ENTITLED "TRACT SURVEY OF PANTHER CREEK SUBDIVISION", DATED JUNE 21, 1996.
- DESIGN BASED ON TOPOGRAPHIC SURVEY BY WITHERS & RAVENEL AND KEN CLOSE & ASSOCIATES.
- THERE IS NOT ANY FEMA MAPPED FLOOD PLAIN LOCATED ON THIS PROPERTY.
- 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.
- ALL HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF CARY STD. 3.17 (REVISED 12/13/93).
- ALL CUL-DE-SACS SHALL HAVE A 40' RADIUS FROM CENTER OF SAC TO BACK OF CURB.
- ALL STREET INTERSECTIONS BACK OF CURB RADII ARE 30' UNLESS NOTED OTHERWISE.

- ROADWAYS BEING STUBBED TO ADJACENT PROPERTIES SHALL BE TERMINATED AS CLOSE TO THE PROPERTY LINE WITHOUT GRADING ON THE ADJACENT PROPERTY.
- LOT LAYOUT FROM JERRY TURNER & ASSOCIATES.
- ALL INTERSECTION SITE TRIANGLES ARE LOCATED WITHIN STREET R/W'S OR SHOWN OTHERWISE.
- ALL SPECIALTY STREET SIGNS AND POST SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL IN ACCORDANCE WITH TOWN OF CARY POLICY STATEMENT NO.85 PRIOR TO INSTALLATION.
- COMMON OPEN SPACE WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- WETLANDS DELINEATED BY SOIL & ENVIRONMENTAL CONSULTANTS.
- DELINEATED WETLAND AREAS SHALL NOT BE CLEARED, DRAINED, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS AND NCEHNR.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COST ASSOCIATED WITH STREET LIGHTING ALONG ALL PROPOSED STREETS, ADJACENT STREETS AND THROUGHFARES 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.
- INSTALLATION OF GREEN LEVEL DURHAM ROAD IMPROVEMENTS MUST OCCUR PRIOR TO RECORDING OF ADJACENT LOTS.

MINIMUM LOT LANDSCAPE

- EXISTING VEGETATION WILL BE RETAINED WHENEVER POSSIBLE.
- AFTER DWELLING CONSTRUCTION, EACH LOT SHALL HAVE AS MINIMUM THE FOLLOWING PLANT TYPES AND NUMBERS:
 - 1 SHADE TREE - 40' TO 60' HEIGHT AT MATURITY (4" TO 6" HEIGHT AT PLANTING - DECIDUOUS/EVERGREEN)
 - 1 UNDERSTORY TREE - 15' TO 40' HEIGHT AT MATURITY (4" HEIGHT AT PLANTING)
 - 4 SHRUBS - 5' TO 8' HEIGHT AT MATURITY (3 GALLON AT PLANTING)
 - 8 SHRUBS - 1' TO 4' HEIGHT AT MATURITY (1 GALLON AT PLANTING)
- EXISTING VEGETATION THAT REMAINS ON THE LOT SHALL BE INCLUDED IN THE COUNT OF MINIMUM LOT LANDSCAPING.
- NO LESS THAN 50 PERCENT OF THE MINIMUM LANDSCAPING SHALL BE VISIBLE FROM THE FRONT OF THE LOT.
- ALL PLANTS SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CO FOR EACH LOT.

SITE DATA

ITEM	PARCEL SF-1A	SF-1B	TOTAL
ACREAGE	12.75 AC.	11.24 AC.	23.99 AC.
OPEN SPACE ACREAGE	2.00 AC.	0.77 AC.	2.77 AC.
R/W ACREAGE	2.07 AC.	1.71 AC.	3.78 AC.
ZONING	R40-PUD	R40-PUD	R40-PUD
PROPOSED NUMBER OF LOTS	33	33	66
PROPOSED DENSITY (DU/ACRE)	2.58	2.94	2.75
MAXIMUM DENSITY (DU/ACRE)	3.43	3.43	3.43
MINIMUM LOT SIZE ALLOWED	7,500 SF	7,500 SF	7,500 SF
MINIMUM LOT SIZE PROPOSED	8,271 SF	9,280 SF	8,271 SF
AVERAGE LOT SIZE	11,270 SF	11,795 SF	11,533 SF
LF OF STREETS	1,437 LF	1,305 LF	2,742 LF
LF OF WATERLINES	1,438 LF	1,377 LF	2,815 LF
LF OF SEWER LINES	1,814 LF	1,482 LF	3,296 LF
AVERAGE SEWER FLOW (280 GPD/LOT)	9,240 GPD	9,240 GPD	18,480 GPD
DENUDED AREA (ACRES)	3.09	2.45	5.59
IMPERVIOUS SURFACE AREA	N/A	N/A	23%
SETBACKS			
FRONT YARD	20'	20'	
SIDE YARD	7.5'	7.5'	
REAR YARD	20'	20'	
CORNER SIDEYARD	10'	18'	
BUFFER	10'	10'	
GREEN LEVEL - DURHAM RD.	50'	N/A	
WAKE COUNTY PIN NUMBER			PORTION OF 725.04-72-1731
OWNER:			PANTHER CREEK - RALEIGH LIMITED PARTNERSHIP, LLC
CARY PROJECT			98-SB-001

N/F
LOUISE H. FERRELL
W.D. SP 77-E-565
D.B. 476, PG. 533
PIN NO. 725.04-63-8895
R-40

PARCEL SF-2
FUTURE DEVELOPMENT

FUTURE
DAY CARE

REFER TO SEPARATE PLANS BY
WITHERS & RAVENEL FOR
GREEN LEVEL DURHAM ROAD
IMPROVEMENTS.

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	ORLA
C1	645.00	267.19	146.01	284.82	N 79°21'02" W	25°30'40"
C2	935.00	63.98	32.00	33.97	N 50°02'48" E	0°50'15"
C3	29.00	37.25	23.00	33.90	N 89°14'48" E	89°22'07"
C4	935.00	238.06	119.68	237.42	N 59°18'04" W	14°10'17"
C5	1030.00	13.72	6.86	13.72	S 87°48'27" W	0°45'47"
C6	1030.00	26.10	14.02	26.10	S 70°29'21" W	0°13'47"
C7	25.00	38.82	24.50	35.04	N 43°40'02" E	89°58'35"
C8	280.00	311.42	166.19	310.78	S 54°40'00" W	12°31'44"
C9	1030.00	198.90	98.72	196.60	S 76°18'25" W	10°27'10"

NOTE:
AS A MINIMUM, WHERE GRADING IS REQUIRED FOR CONSTRUCTION WITHIN THE STREET YARDS, ON EITHER SIDE, OR WHERE STREET YARDS ARE VOID OF NATURAL VEGETATION, 1 CANOPY TREE OF 2-1/2" - 3" CALIPER WILL BE INSTALLED WITHIN THE STREET YARD BY THE DEVELOPER FOR EVERY 40 LINEAR FEET OF STREET YARD WHERE THE LIMITS OF GRADING ENCLOSES INTO MORE THAN 50% OF WIDTH OF THE STREET YARD.

98-SB-001
APPROVED
4-11-98
TM 4-14-98

PROFESSIONAL
SEAL
ENGINEER
WESLEY E. CARLTON
1147K

SCALE: 1" = 100'

JT Landscape Architecture
Land Planning
Environmental Design

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NOTE: THIS PROPOSED REGIONAL STORMWATER IMPOUNDMENT SHALL BE UTILIZED BY THIS PROJECT TO MEET THE REQUIREMENTS OF THE CARY U.D.O. FOR THE JORDAN LAKE RESERVOIR WATERSHED PROTECTION DISTRICT.

WITHERS & RAVENEL Engineering & Surveying, Inc.
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Revisions

No.	Description	Date	By
A	10% INT REVIEW COMMENTS	1/22/98	GAS
B	10% 2nd BY VIEW COMMENTS	3/2/98	GAS
C	SANITARY SEWER REVISIONS	3/19/98	GAS

CARY GLEN P.U.D.
PARCELS SF-1A AND SF-1B

SITE PLAN

Designer W&R	Scale 1"=100'	CAD File SHT1.DWG
Drawn By GAS	Date 10/30/97	Sheet No. 1 of 1
Checked By JEC	Job No. 97077	

K:\CADD\97\07\97\SH1 Thu Apr 09 09:17:44 1998 WITHERS & RAVENEL, ENGINEERING & SURVEYING, INC.