

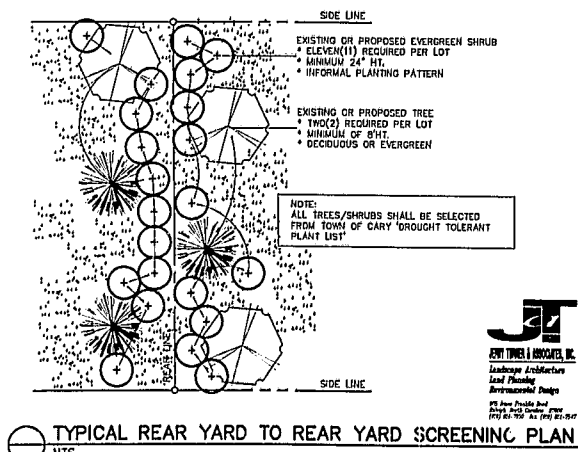
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CARY STANDARD SPECIFICATIONS AND DETAILS AS REVISED APRIL 8, 2001.
- 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.
- THERE IS NOT ANY FEMA MAPPED FLOOD PLAIN WITHIN THIS PROJECT PER FIRM MAP C37183C270E DATED MARCH 3, 1992.
- 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. 3.16 (REVISED 4/8/01).
- ALL CUL-DE-SACS SHALL HAVE A 45' RADIUS FROM CENTER OF SAC TO BACK OF CURB.
- ALL STREET INTERSECTIONS BACK OF CURB RADIUS 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 SIGHT 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 NCDEHNR.
- 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 ROAD IMPROVEMENTS MUST OCCUR PRIOR TO RECORDING OF LOTS OR A BOND MUST BE POSTED.
- FENCING PROPOSED ALONG A THROUGHFARE OR COLLECTOR STREET SHALL BE OF UNIFORM DIMENSIONS, MATERIALS AND COLORS. IF A FENCE PROPOSAL IS NOT PART OF THE APPROVED SITE DEVELOPMENT PLAN, THEN INDIVIDUAL LOT OWNERS WILL NOT BE ALLOWED TO INSTALL A FENCE UNLESS ALL LOT OWNERS ALONG A THROUGHFARE OR COLLECTOR STREET AGREE TO INSTALL ONE CONTINUOUS FENCE ALONG ALL PROPERTIES ADJACENT TO THE STREET. IF A FENCE IS PROPOSED, THEN EVERGREEN SHRUBS ON THE STREET SIDE OF THE FENCE AT A 5' SPACING WILL BE REQUIRED. STREET TREES, IF NOT INSTALLED AS A PART OF THE ORIGINAL APPROVED PLAN, MUST ALSO BE INSTALLED AT NO MORE THAN 40' SPACING BETWEEN TRUNKS. IN ANY EVENT, ALL FENCING ALONG A THROUGHFARE OR COLLECTOR STREET MUST FIRST BE APPROVED PRIOR TO INSTALLATION OF THE FENCE.
- ADJACENT OPEN SPACE WILL BE RECORDED AS LOTS ARE RECORDED. OPEN SPACE SEPARATING TWO PARCELS WILL BE RECORDED APPROXIMATELY HALFWAY BETWEEN THE PHASES WITH THE ADJACENT PHASE. OPEN SPACE SHALL CONFORM TO APPROVED PUD DOCUMENT.
- ANY ENTRANCE WALLS OR FEATURES SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN PRIOR TO CONSTRUCTION.
- LANDSCAPING WITHIN ISLANDS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. UTILITY EASEMENTS THRU ISLANDS CAN ONLY BE PLANTED WITH TOWN APPROVED PLANT MATERIALS AND TOWN APPROVAL.
- INTERSECTION SIGHT TRIANGLES SHALL BE RECORDED AS PERMANENT SIGHT TRIANGLE EASEMENTS ON THE PLAT.
- COMMON OPEN SPACE AREAS SOUTH OF LOTS 242 & 243 SHALL BE REVEGETATED TO AN INTERMITTENT AESTHETIC BUFFER STANDARD ("C" TYPE BUFFER).

MINIMUM LOT LANDSCAPE

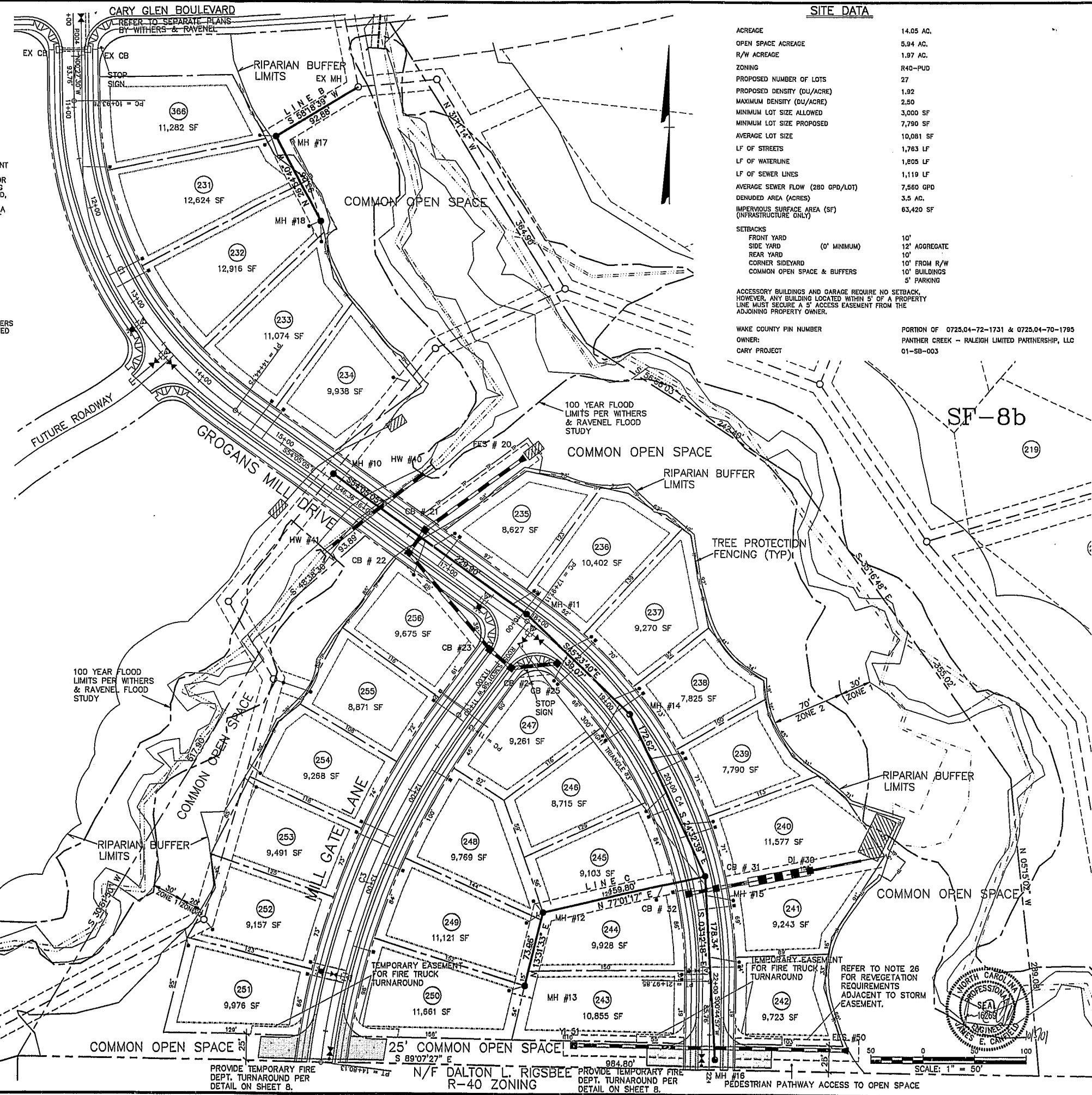
- EXISTING VEGETATION WILL BE RETAINED WHENEVER POSSIBLE.
- AFTER DWELLING CONSTRUCTION, EACH LOT SHALL HAVE AS MINIMUM THE FOLLOWING PLANT TYPES AND NUMBERS:
 - 1 SHADE TREE - 40' TO 80' HEIGHT AT MATURITY (2" CALIPER, 6" HIGH AT PLANTING - DECIDUOUS/EVERGREEN)
 - 1 UNDERSTORY TREE - 15' TO 40' HEIGHT AT MATURITY (6"-8" HIGH AT PLANTING)
 - 4 SHRUBS - 5' TO 6' HEIGHT AT MATURITY (3 GALLON AT PLANTING)
 - 8 SHRUBS - 2' TO 4' HEIGHT AT MATURITY (3 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.
- STREET TREES SHALL NOT BE INCLUDED IN THE COUNT FOR MINIMUM LOT LANDSCAPE.

NOTE:
THIS PROJECT MEETS THE TOWN OF CARY RESERVOIR WATERSHED PROTECTION ORDINANCE (JORDAN LAKE WATERSHED) AS A LOW DENSITY USE WITH THE PROJECT IMPERVIOUS PERCENTAGE LESS THAN 24%.
THE AVERAGE ALLOWABLE SQUARE FOOTAGE OF IMPERVIOUS SURFACE PER LOT IS 3,091 SF.



SITE DATA

ACREAGE	14.05 AC.
OPEN SPACE ACREAGE	5.94 AC.
R/W ACREAGE	1.97 AC.
ZONING	R40-PUD
PROPOSED NUMBER OF LOTS	27
PROPOSED DENSITY (DU/ACRE)	1.92
MAXIMUM DENSITY (DU/ACRE)	2.50
MINIMUM LOT SIZE ALLOWED	3,000 SF
MINIMUM LOT SIZE PROPOSED	7,790 SF
AVERAGE LOT SIZE	10,081 SF
LF OF STREETS	1,783 LF
LF OF WATERLINE	1,805 LF
LF OF SEWER LINES	1,119 LF
AVERAGE SEWER FLOW (280 GPD/LOT)	7,560 GPD
DENUDED AREA (ACRES)	3.5 AC.
IMPERVIOUS SURFACE AREA (SF) (INFRASTRUCTURE ONLY)	63,420 SF
SETBACKS	
FRONT YARD	10'
SIDE YARD	(0' MINIMUM)
REAR YARD	10'
CORNER SIDEYARD	10' FROM R/W
COMMON OPEN SPACE & BUFFERS	10' BUILDINGS 5' PARKING
ACCESSORY BUILDINGS AND GARAGE REQUIRE NO SETBACK, HOWEVER, ANY BUILDING LOCATED WITHIN 5' OF A PROPERTY LINE MUST SECURE A 5' ACCESS EASEMENT FROM THE ADJOINING PROPERTY OWNER.	
WAKE COUNTY PIN NUMBER	PORTION OF 0725.04-72-1731 & 0725.04-70-1795
OWNER:	PANTHER CREEK - RALEIGH LIMITED PARTNERSHIP, LLC
CARY PROJECT	01-88-003



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No.	Description	Date	By
A	100 1st REVIEW COMMENTS	6/9/01	WAS
B	100 2nd REVIEW COMMENTS	7/23/01	WAS
C	100 FINAL APPROVAL	10/26/01	WAS

CARY PARK PARCEL SF-8a
CARY PARK P.U.D.

SITE PLAN

01-88-003
APPROVED
TOWN OF CARY

DR: 9/13/01 Date: 10/10/01
Planning: JEC Date: 10/10/01

Designer: W&R	Scale: 1"=50'	CAD File: SHT1.DWG
Drawn by: GAS	Date: 5/2/01	Sheet No.:
Checked by: JEC	Job No. 201135	1 of 1

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