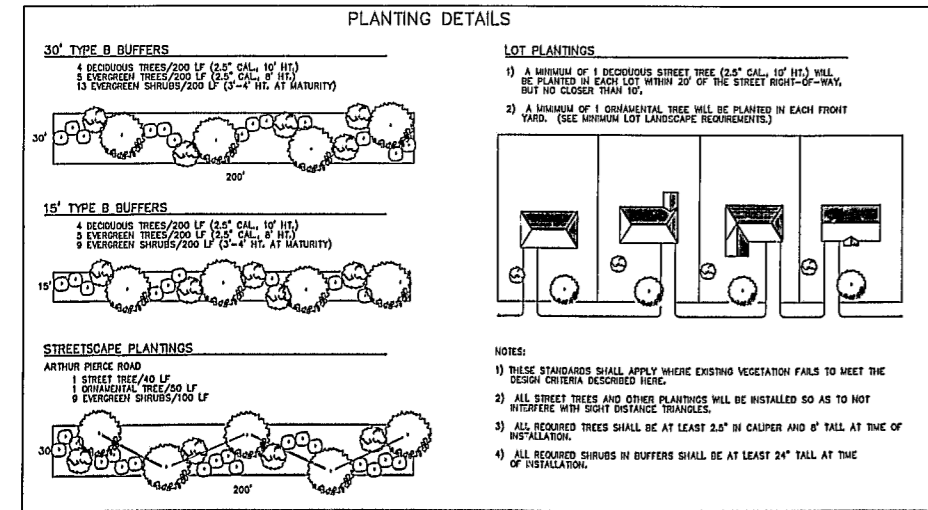


SITE DATA

PHASE III AREA	33.63 AC.
ZONING	R-10 (CONDITIONAL USE)
TOTAL # D.U.'S	83
AVG. LOT SIZE	13,797 SF
MIN. LOT SIZE	10,000 SF
PROPOSED DENSITY	2.47 DU/AC.
ALLOWABLE DENSITY (SEE NOTE 10)	70' (80' FOR CORNER LOTS)
MINIMUM LOT WIDTH	56,090 SF (1.29 AC.)
OPEN SPACE DEDICATION	
SETBACKS	
FRONT	50'
FROM THOROUGHFARE	30'
FROM COLLECTOR	20'
OTHER	20'
REAR	20'
SIDE	10'
CORNER SIDE	18'
FROM BUFFER	10'
TOWN OF CARY PROJECT #	98-SB-033
OWNER/DEVELOPER	CENDEX HOMES 3739 NATIONAL DRIVE SUITE 101 RALEIGH, NC 27612 ATTN: ROB WENTRAUB 919-781-1952
WAKE CO. P.I.N.'s	0760.01-07-8625 (PORTION) 0760.01-17-2596 (PORTION) 0760.01-16-1378 (PORTION) 0760.01-17-9377 (PORTION)
TOTAL LF STREETS (PUBLIC)	4777 LF
TOTAL LF ROAD WIDENING	400 LF
TOTAL LF WATER MAINS	558 LF
6"	173 LF
8"	368 LF
12"	917 LF
TOTAL	5329 LF
TOTAL LF GRAVITY SEWER MAINS	4670 LF
TOTAL # FIRE HYDRANTS	9
TOTAL # WATER VALVES	30
TOTAL # MANHOLES	29
ANTICIPATED SEWER FLOW (260 GPD/LOT) * 84 LOTS	23,520 GPD
DISTURBED AREA	902 AC.
IMPERVIOUS SURFACE ESTIMATE	33% <small>NOTE: ACTUAL PERCENTAGE OF IMPERVIOUS SURFACE WILL BE DETERMINED BY THE CONTRACTOR AND OTHER VARIABLES BUT CANNOT BE LESS THAN THE PERCENTAGE OF IMPERVIOUS SURFACE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL MAINTAIN A RECORD OF IMPERVIOUS SURFACE AREA AS LOW AS POSSIBLE.</small>

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF CARY STANDARD SPECIFICATIONS AND DETAILS.
 - SETBACKS ARE SHOWN IN ACCORDANCE WITH R-10 ZONING REQUIREMENTS. CHECK THE TOWN OF CARY ORDINANCES FOR PORCHES, DECKS, GARAGES, ETC.
 - UTILITY AND PIPELINE EASEMENTS SHALL BE RECORDED AFTER CONSTRUCTION IS COMPLETED.
 - BOUNDARY INFORMATION IS FROM FIELD SURVEY BY WITHERS & RAVENEL ENGINEERING AND SURVEYING, INC. AND IS PRELIMINARY.
 - DESIGN BASED UPON TOPOGRAPHICAL INFORMATION BY WITHERS & RAVENEL ENGINEERING AND SURVEYING, INC.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON BEST AVAILABLE INFORMATION, BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.
 - SIGHT TRIANGLES ARE LOCATED WITHIN THE RIGHT-OF-WAY AT ALL INTERSECTIONS UNLESS OTHERWISE SHOWN. SIGHT DISTANCE TRIANGLE AREAS OUTSIDE OF THE RIGHT-OF-WAY SHALL BE KEPT FREE OF OBSTRUCTIONS PER TOWN OF CARY STANDARD SPECIFICATIONS AND DETAILS.
 - SPECIALTY STREET SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE APPROVED BY THE TOWN OF CARY IN ACCORDANCE WITH THEIR POLICY STATEMENT NO. 65 PRIOR TO INSTALLATION.
 - 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 CAROLAN POWER & LIGHT COMPANY IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE/SUBDIVISION PLAN PRIOR TO CONSTRUCTION.
 - PER ZONING CONDITION #4, MAXIMUM ALLOWABLE DENSITY IS BASED UPON THE ENTIRE REZONED TRACT, BASED UPON THE CURRENT SITE PLANS FOR COTSWOLD PHASES I, II & III AND WINDERMERE. THERE ARE 337 TOTAL PROPOSED DWELLING UNITS AND 148.24 AC. FOR THE ENTIRE REZONED TRACT, WHICH YIELDS A COMPOSITE DENSITY OF 2.27 D.U./AC. MAXIMUM ALLOWABLE DENSITY IS 2.70 D.U./AC.
 - ALL STREETSAPES, BUFFERS AND FENCES IN BUFFERS/STREETSAPES WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - ALL BUFFERS AND STREETSAPES SHALL BE PRIVATE MAINTENANCE EASEMENTS. WHERE EXISTING VEGETATION EXISTS WITHIN BUFFERS, THEY SHALL REMAIN UNDISTURBED. HOWEVER, NOXIOUS PLANTS AND WEEDS MAY BE REMOVED FROM THE STREETSAPES PER ZONING CONDITIONS.
 - THERE IS NO FEMA MAPPED FLOODPLAIN ON THIS SITE PER FIRM COMMUNITY PANEL 37163D DATED MARCH 3, 1992.
 - ALL STREET TREES AND OTHER PLANTINGS SHALL BE INSTALLED SO AS TO NOT INTERFERE WITH SIGHT DISTANCE TRIANGLES.
 - Common Open Space to be owned and maintained by the homeowners association.

"Official Approved Plan"
98-SB-033
APPROVED
DEC 9-99
TER 9-8-99
Minor lot line revisions
along lots 93-102, 118-120.
omitted lot 97.
3 pockets of Common Open
space added.



STREET TREES PLANTED AS A CONDITION OF THIS PLAN WILL BE PLANTED ON PRIVATE PROPERTY AND WILL MEET THE FOLLOWING CONDITIONS:

ITEM	MIN. DISTANCE TO STREET TREE
PUBLIC RIGHT-OF-WAY LINE	5'
PUBLIC SIDEWALK, CURB	5'
WATER METER, UTILITY BOX	10'
TRANSFORMER	10'
FIRE HYDRANT	10'
STREET LIGHT	10'

BOUNDARY LINE TABLE

LINE	LENGTH	BEARING
L3	39.62	S57°29'09"E
L4	48.92	S55°01'30"E
L5	49.10	S33°09'16"E
L6	31.41	S51°30'22"E
L7	17.90	S51°30'22"E
L8	49.68	S50°26'14"E
L9	33.25	S50°17'38"E
L10	16.74	S50°17'38"E
L11	50.05	S30°12'06"E
L12	50.00	S50°20'30"E
L13	10.89	S50°08'42"E

BOUNDARY CURVE TABLE

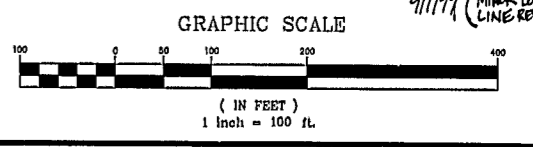
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C2	79.96	455.67	S46°37'33"W	70.85

CL ROAD CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C17	258.48	400.00	N19°53'19"W	254.01
C18	358.62	425.67	S65°44'05"W	348.11
C19	102.67	324.78	S06°28'28"E	102.24
C20	122.67	1488.89	N00°13'16"E	122.64
C21	214.71	295.00	S16°42'42"W	210.00
C22	160.38	711.54	N71°32'22"E	160.04
C23	365.92	385.00	S55°28'01"E	352.30
C24	281.95	601.39	S14°48'27"E	279.37
C25	203.22	1088.60	S09°47'53"W	203.02
C26	198.75	102.95	S46°10'14"W	188.12
C27	277.16	273.29	N51°09'23"E	285.44
C28	252.86	2197.80	N80°04'23"E	252.72
C29	36.01	150.00	S09°24'29"W	35.92
C30	61.98	300.00	N10°21'59"E	61.87

CL ROAD LINE TABLE

LINE	LENGTH	BEARING
L32	58.79	S38°24'03"E
L33	138.49	S41°25'57"W
L34	37.83	S09°22'13"W
L35	45.23	N15°31'50"W
L36	121.49	N02°24'54"E
L37	277.87	N02°08'22"W
L38	31.79	N39°33'45"E
L39	26.50	S67°33'32"E
L40	122.05	S01°22'35"E
L41	685.03	S04°26'01"W
L42	84.22	N80°12'37"E
L43	145.55	N82°41'48"W
L44	13.63	S00°37'51"E
L45	79.71	N16°17'06"E
L46	79.45	N82°46'38"E



Withers & Ravenel
Engineering and Surveying, Inc.
111 MacKenon Drive, Cary, NC 27511 Phone: 919-469-3340 Fax: 919-467-6008

Revisions

No.	Description	Date	By
1	PER 300 264 REVISION	10/10/99	BWH
2	REVISE LOTS @ HILANDWOOD GARY, BUCHANAN	8/31/99	BWH

COTSWOLD - PHASE III
CARY, NC

SUBDIVISION PLAN

Designer W&R	Scale 1"=100'	CAD File SHTSITE
Drawn By BWH/JAC	Date 7/17/00	Sheet No. 1
Checked By W&R	Job No. 98171	

