

**SITE DATA**

OWNER \_\_\_\_\_ REGENCY HOUSING - RALEIGH, NC  
 TOWN OF CARY PROJECT # \_\_\_\_\_ 01-SP-160  
 AREA OF ORIGINAL TRACT \_\_\_\_\_ 7.75 ac.  
 ADDED TRACT AREA \_\_\_\_\_ 2.648 AC.  
 TOTAL NEW TRACT AREA \_\_\_\_\_ 10.4 AC.  
 ZONING \_\_\_\_\_ PUD  
 OVERLAY ZONING \_\_\_\_\_ RESERVOIR PROTECTION WATERSHED DISTRICT  
 WAKE COUNTY PIN: \_\_\_\_\_ 0725.04-93-9430  
 PROPOSED GROSS SF OF BUILDINGS \_\_\_\_\_ 55,840 sf  
 PROPOSED IMPERVIOUS SURFACE \_\_\_\_\_ 3.83 ac.  
 PROPOSED DENUDED AREA \_\_\_\_\_ 7.6 ac  
 MAX. DENSITY ALLOWED \_\_\_\_\_ 25 DU'S/AC (195 DU'S)  
 MIN. DENSITY ALLOWED \_\_\_\_\_ 15 DU'S/AC (120 DU'S) \*SEE NOTE  
 PROPOSED DENSITY \_\_\_\_\_ 11.5 DU'S/AC \*SEE NOTE  
 PROPOSED DWELLING UNITS \_\_\_\_\_ 120 DU'S (APARTMENTS)  
 PROPOSED LF OF WATER LINES \_\_\_\_\_ 1770'  
 PROPOSED LF OF SEWER LINES \_\_\_\_\_ 1404'  
 PROPOSED LF OF FIRE LANES \_\_\_\_\_ 1605'

PARKING (METHOD OF DETERMINATION) \_\_\_\_\_ 2/1 or 2BR, 2.5/3BR, 3/4BR  
 PARKING REQUIRED \_\_\_\_\_ 268 SPACES  
 PARKING PROVIDED \_\_\_\_\_ 274 SPACES  
 HANDICAP SPACES REQUIRED \_\_\_\_\_ 9 SPACES  
 HANDICAP SPACES PROVIDED \_\_\_\_\_ 9 SPACES  
 UNIT TYPE: RENTAL APARTMENTS \_\_\_\_\_ (20) 1-BR UNITS  
 \_\_\_\_\_ (60) 2-BR UNITS  
 \_\_\_\_\_ (24) 3-BR UNITS  
 \_\_\_\_\_ (16) 4-BR UNITS  
 120 TOTAL UNITS (F HC ACCESSIBLE)

NOTE: SEE PUD AMENDMENT DATED 9/4/01 ADDING THE ADDITIONAL LAND. DENSITY PROPOSED TO REMAIN BASED ON THE ORIGINAL ACREAGE WITH THE PREVIOUSLY APPROVED DWELLING UNIT COUNT REMAINING THE SAME - 120 DU. @ 15.48 DU/AC.

**JT**  
 IN.C  
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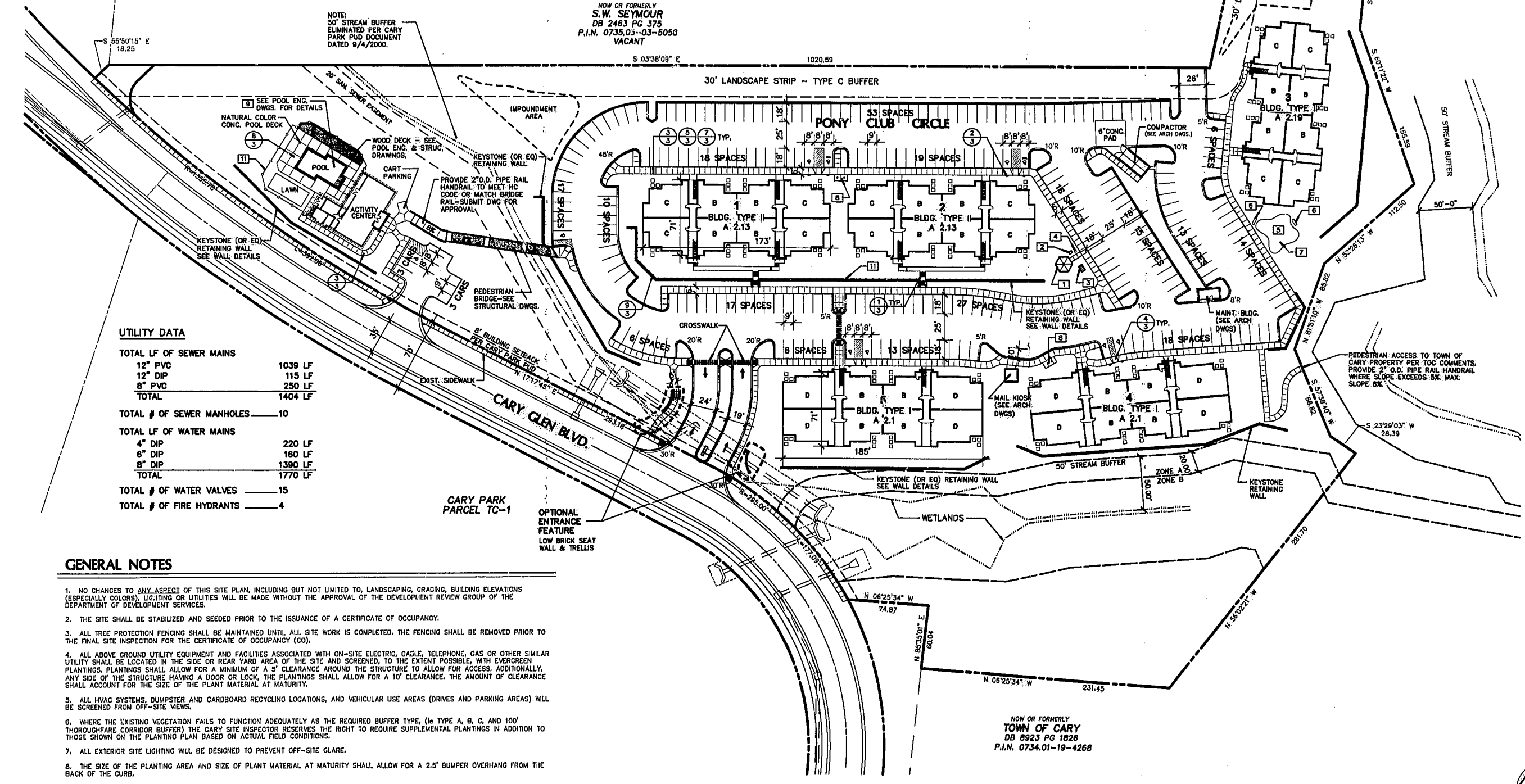
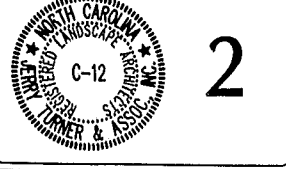
**THE GROVE AT CARY PARK (PARCEL MR-9)**  
 CARY, NORTH CAROLINA

REVISIONS  
 3/4/02  
 4/22/02

DRAWN \_\_\_\_\_ CHECKED \_\_\_\_\_  
 RT LH  
 SCALE \_\_\_\_\_ DATE \_\_\_\_\_  
 1"=50' 11/5/01  
 TITLE \_\_\_\_\_

**LAYOUT PLAN**

FILE NO. \_\_\_\_\_ JOB NO. \_\_\_\_\_  
 1536.35  
 SEAL \_\_\_\_\_ SHEET NO. \_\_\_\_\_



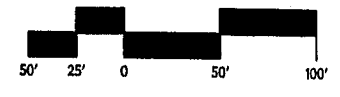
**UTILITY DATA**

TOTAL LF OF SEWER MAINS	
12" PVC	1039 LF
12" DIP	115 LF
8" PVC	250 LF
TOTAL	1404 LF
TOTAL # OF SEWER MANHOLES	10
TOTAL LF OF WATER MAINS	
4" DIP	220 LF
6" DIP	180 LF
8" DIP	1390 LF
TOTAL	1770 LF
TOTAL # OF WATER VALVES	15
TOTAL # OF FIRE HYDRANTS	4

**GENERAL NOTES**

- 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.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 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).
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITIES SHALL BE LOCATED IN THE SIDE OR REAR YARD AREA OF THE SITE AND SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF A 6' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.
- ALL HVAC SYSTEMS, DUMPSTER AND CARDBOARD RECYCLING LOCATIONS, AND VEHICULAR USE AREAS (DRIVES AND PARKING AREAS) SHALL BE SCREENED FROM OFF-SITE VIEWS.
- WHERE THE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS THE REQUIRED BUFFER TYPE, (1= TYPE A, B, C, AND 100' THROUGHFARE CORRIDOR BUFFER) THE CARY SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE PLANTING PLAN BASED ON ACTUAL FIELD CONDITIONS.
- ALL EXTERIOR SITE LIGHTING WILL BE DESIGNED TO PREVENT OFF-SITE GLARE.
- THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF THE CURB.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COSTS 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 CONTACT CAROLINA POWER AND LIGHT COMPANY AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE PLANS.
- ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF CARY STANDARD SPECIFICATIONS AND DETAILS.

01-98-012  
**APPROVED**  
**TOWN OF CARY**  
 Approved by DRC Date 5-22-02  
 Planning Reo Date 5-15-02  
 Engineering TS Date 6-12-02



H:\Projects\Grove at Cary Park\Submittal 04-22-02\SitePlan2.dwg Tue Jun 04 10:28:23 2002 R Thomas  
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