

APPROVED
 DATE: 8/16/90
 BY: [Signature]
 TOWN OF CARY
 ENGINEERING DEPARTMENT

SITE DATA

OWNER	OZELLE LANGSTON
TOTAL AREA	78.43 AC.
ZONING	R-8 C.U.
MAX. LOTS ALLOWED (2.5/AC)	196
MINIMUM LOT SIZE	10,000 SQ. FT.

PHASE I (EXISTING)	
TOTAL AREA	16.09 AC.
PROPOSED LOTS	43

PHASE II	
TOTAL AREA	7.39 AC.
PROPOSED LOTS	22
AVERAGE LOT SIZE	12,296 SQ.FT.
AREA IN R.O.W.	1.18 AC.
LINEAR FEET OF STREETS	940'

FUTURE DEVELOPMENT	
TOTAL AREA	45.28 AC.
PROPOSED LOTS	127
AVERAGE LOT SIZE	12,852 SQ.FT.
AREA IN R.O.W.	7.81 AC.
LINEAR FEET OF STREETS	5,740'

SETBACK REQUIREMENTS

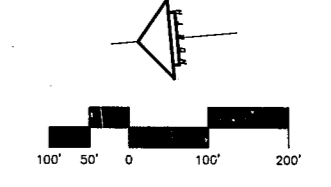
FRONT	30'
REAR	20'
SIDE	10'
CORNER SIDE	18'

APPROVED
 TOWN OF CARY
 TOWN OF CARY
 P&Z BOARD 8-20-90
 J. COUNCIL 9-13-90
 TH

- MINIMUM LOT LANDSCAPING**
- EXISTING VEGETATION WILL BE RETAINED WHENEVER POSSIBLE.
 - AFTER DWELLING CONSTRUCTION, EACH LOT SHALL HAVE AS MINIMUM THE FOLLOWING PLANT TYPES AND NUMBERS:
 - A) 1 SHADE TREE - 40' TO 60' HEIGHT AT MATURITY (4" TO 6" HEIGHT AT PLANTING - DECIDUOUS/EVERGREEN)
 - B) 1 UNDERSTORY TREE - 15' TO 40' HEIGHT AT MATURITY (4" HEIGHT AT PLANTING)
 - C) 4 SHRUBS - 8' TO 8' HEIGHT AT MATURITY (1 GALLON AT PLANTING)
 - D) 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.
 - STREET TREES SHALL NOT BE INCLUDED IN THE COUNT OF MINIMUM LOT LANDSCAPING.

- ZONING CONDITIONS**
- PERMITTED USES - ALL USES PERMITTED IN THE R-12 RESIDENTIAL DISTRICT.
 - MINIMUM REQUESTED LOT AREA - TEN THOUSAND (10,000) SQUARE FEET.
 - LOT WIDTH - MINIMUM REQUIRED MEAN LOT WIDTH - EIGHTY (80) FEET.
 - WATERSHED PROTECTION - ALL DEVELOPMENT SHALL ABIDE BY THE WATERSHED PROTECTION ORDINANCE OF THE TOWN OF CARY AT TIME OF SITE PLAN APPROVAL.
 - ANY PERIPHERAL LOT ADJOINING THE BOUNDARY OF THE TRACT ON THE EAST, NORTH, AND WEST SIDES WOULD CONTAIN AN AREA OF 12,000 SQUARE FEET.
 - MAXIMUM DENSITY SHALL NOT EXCEED 2.5 UNITS PER ACRE.

BOUNDARY INFORMATION TAKEN FROM MAP PREPARED BY BASS, NIXON & KENNEDY - CONSULTING ENGINEERS.
 TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY TOPOGRAPHIC MAPS.



Jerry Turner and Associates, Inc.
 landscape architecture • planning • environmental design
 905 jones franklin road • raleigh, n.c. 27606 • 919-851-7150

SUBDIVISION OF:
OZELLE LANGSTON PROPERTY
 CARY, NORTH CAROLINA

DEVELOPED BY:
COMMUNITY PROPERTIES, INC.
 RALEIGH, NORTH CAROLINA

PHASE II LAYOUT PLAN

job no. 1907.02	date 8/27/90	scale 1"=100'	SHEET NO. 1
file no. 58	revisions 7/17/90		OF