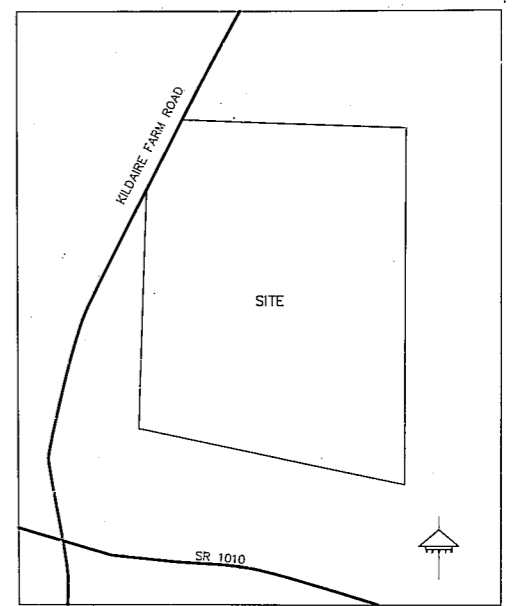
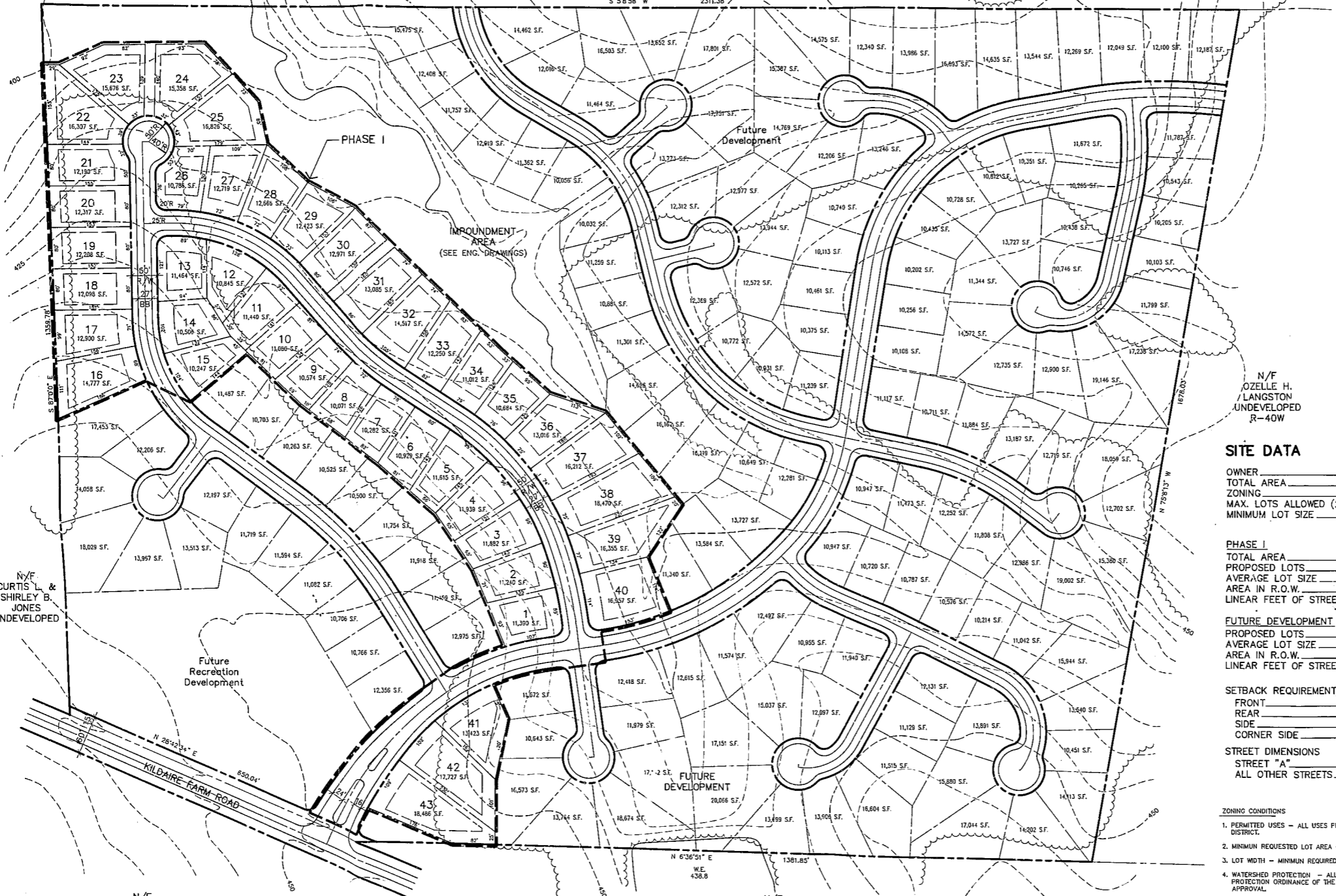


DUTCHMAN DOWNS
SUBDIVISION
R-40W

N/F
JOHN MAX &
NANCY P. FALTER
UNDEVELOPED
R-40W



VICINITY MAP
SCALE: 1"=500'

N/F
OZELLE H.
LANGSTON
UNDEVELOPED
R-40W

SITE DATA

OWNER	OZELLE LANGSTON
TOTAL AREA	78.43 AC.
ZONING	R-8 C.U.
MAX. LOTS ALLOWED (2.5/AC)	195
MINIMUM LOT SIZE	10,000 SQ. FT.

PHASE I

TOTAL AREA	16.09 AC.
PROPOSED LOTS	43
AVERAGE LOT SIZE	13,021 SQ.FT.
AREA IN R.O.W.	3.11 AC.
LINEAR FEET OF STREETS	2,448'

FUTURE DEVELOPMENT

PROPOSED LOTS	149
AVERAGE LOT SIZE	12,705 SQ.FT.
AREA IN R.O.W.	8.98 AC.
LINEAR FEET OF STREETS	6,680'

SETBACK REQUIREMENTS

FRONT	30'
REAR	20'
SIDE	10'
CORNER SIDE	15'

STREET DIMENSIONS

STREET "A"	60' R/W, 35' B/B
ALL OTHER STREETS	50' R/W, 27' B/B

ZONING CONDITIONS

1. PERMITTED USES - ALL USES PERMITTED IN THE R-12 RESIDENTIAL DISTRICT.
2. MINIMUM REQUESTED LOT AREA - TEN THOUSAND (10,000) SQUARE FEET.
3. LOT WIDTH - MINIMUM REQUIRED MEAN LOT WIDTH - EIGHTY (80) FEET.
4. WATERSHED PROTECTION - ALL DEVELOPMENT SHALL ABIDE BY THE WATERSHED PROTECTION ORDINANCE OF THE TOWN OF CARY AT TIME OF SITE PLAN APPROVAL.
5. 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.
6. MAXIMUM DENSITY SHALL NOT EXCEED 2.5 UNITS PER ACRE.

MINIMUM LOT LANDSCAPING

1. EXISTING VEGETATION WILL BE RETAINED WHENEVER POSSIBLE.
2. 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 - 5' TO 8' HEIGHT AT MATURITY (1 GALLON AT PLANTING)
 - D) 8 SHRUBS - 1' TO 4' HEIGHT AT MATURITY (1 GALLON AT PLANTING)
3. EXISTING VEGETATION THAT REMAINS ON THE LOT SHALL BE INCLUDED IN THE COUNT OF MINIMUM LOT LANDSCAPING.
4. NO LESS THAN 50 PERCENT OF THE MINIMUM LANDSCAPING SHALL BE VISIBLE FROM THE FRONT OF THE LOT.
5. STREET TREES SHALL NOT BE INCLUDED IN THE COUNT OF MINIMUM LOT LANDSCAPING.

NOTE: OWNER REQUESTS THAT TOWN OF CARY PARTICIPATE IN REIMBURSEMENTS FOR OVERSIZED UTILITY MAINS AND PUMP STATION.



N/F
RUTH L. SMITH
UNDEVELOPED
R-40W

DOT UTILITY
ENCROACHMENT

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



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SUBDIVISION OF:
OZELLE LANGSTON PROPERTY
CARY, NORTH CAROLINA

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

**PHASE I
LAYOUT PLAN**

job no.	1907.0	date	5/24/90	scale	1"=100'	SHEET NO.	1
file no.	56	revisions	6/21/90			OF	
			7/5/90				