



Dewberry & Davis
 Engineers Architects Planners Surveyors
 740 Park Office Park 8802 in West Part
 Atlanta, North Carolina 27002 ☎ 919-847-0418

TRACT R-10
 PARKWAY P.U.D. CARY, N.C.

WATER & SEWER UTILITIES
 SITE LAYOUT

Scale
 1" = 100'
 Sheet
5 of **14**
 Date
 06/17, 1986
 File Number
 8004(2)

SITE TABULATIONS (PHASE I & II)

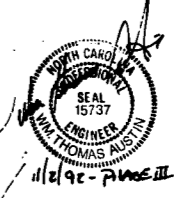
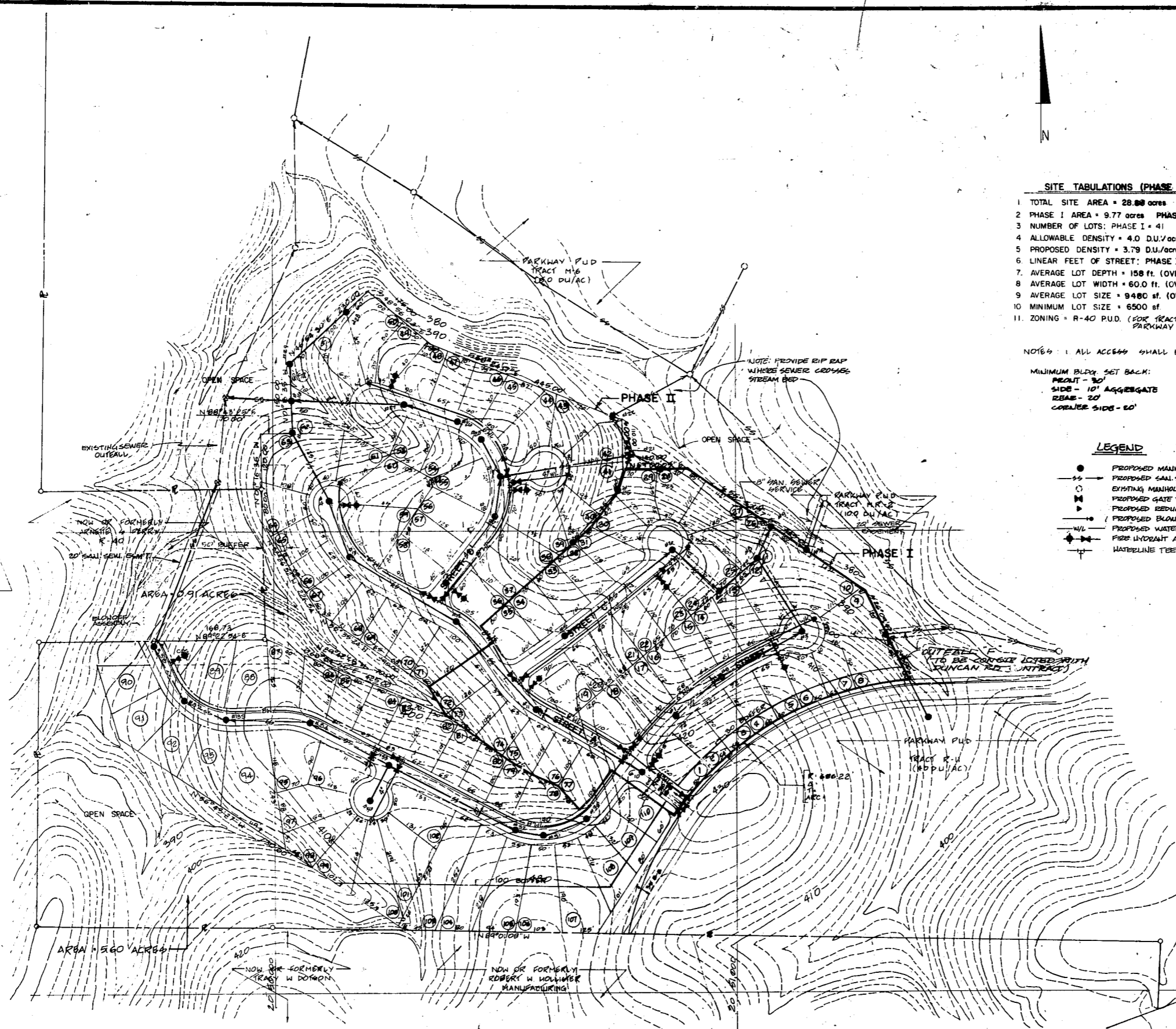
- 1 TOTAL SITE AREA = 28.88 acres
- 2 PHASE I AREA = 9.77 acres PHASE II AREA = 19.11
- 3 NUMBER OF LOTS: PHASE I = 41 PHASE II = 69
- 4 ALLOWABLE DENSITY = 4.0 D.U./acre
- 5 PROPOSED DENSITY = 3.79 D.U./acre (OVERALL)
- 6 LINEAR FEET OF STREET: PHASE I = 1550' PHASE II = 2750'
- 7 AVERAGE LOT DEPTH = 158 ft. (OVERALL)
- 8 AVERAGE LOT WIDTH = 60.0 ft. (OVERALL)
- 9 AVERAGE LOT SIZE = 9480 sf. (OVERALL)
- 10 MINIMUM LOT SIZE = 6500 sf.
- 11 ZONING = R-40 P.U.D. (FOR TRACT R-10 & ALL OF PARKWAY P.U.D. STA 0-30)

NOTE: 1 ALL ACCESS SHALL BE INTERNAL TO TRACT R-10

MINIMUM BLDG. SET BACK:
 FRONT - 30'
 SIDE - 10' (AGGREGATE)
 REAR - 20'
 CORNER SIDE - 20'

LEGEND

- PROPOSED MANHOLE
- PROPOSED SAN SEW
- EXISTING MANHOLE
- M PROPOSED GATE VALVE
- ▽ PROPOSED REDUCER
- PROPOSED BLOW-OFF ASSEMBLY
- W/L PROPOSED WATERLINE
- ◆ FIRE HYDRANT ASSEMBLY
- WATERLINE TEE



REVISIONS		REMARKS
NO.	BY DATE	REMARKS
1	BY [Signature] DATE 06/17/86	SEPARATE PHASE II LAYOUTS - CREATE 25 BATHS (11/21/86)
2	BY [Signature] DATE 06/17/86	PHASE III SUBMITTAL

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