



**Dewberry & Davis**  
 Engineers Architects Planners Surveyors  
 Train Forks Office Park 2922 Six Forks Road  
 Raleigh, North Carolina 27609 ☎ 919-947-0418

TRACT R-10  
 PARKWAY P.U.D. CARY, N.C.  
 OWNERS  
 RICHLAND PROPERTIES, INC.

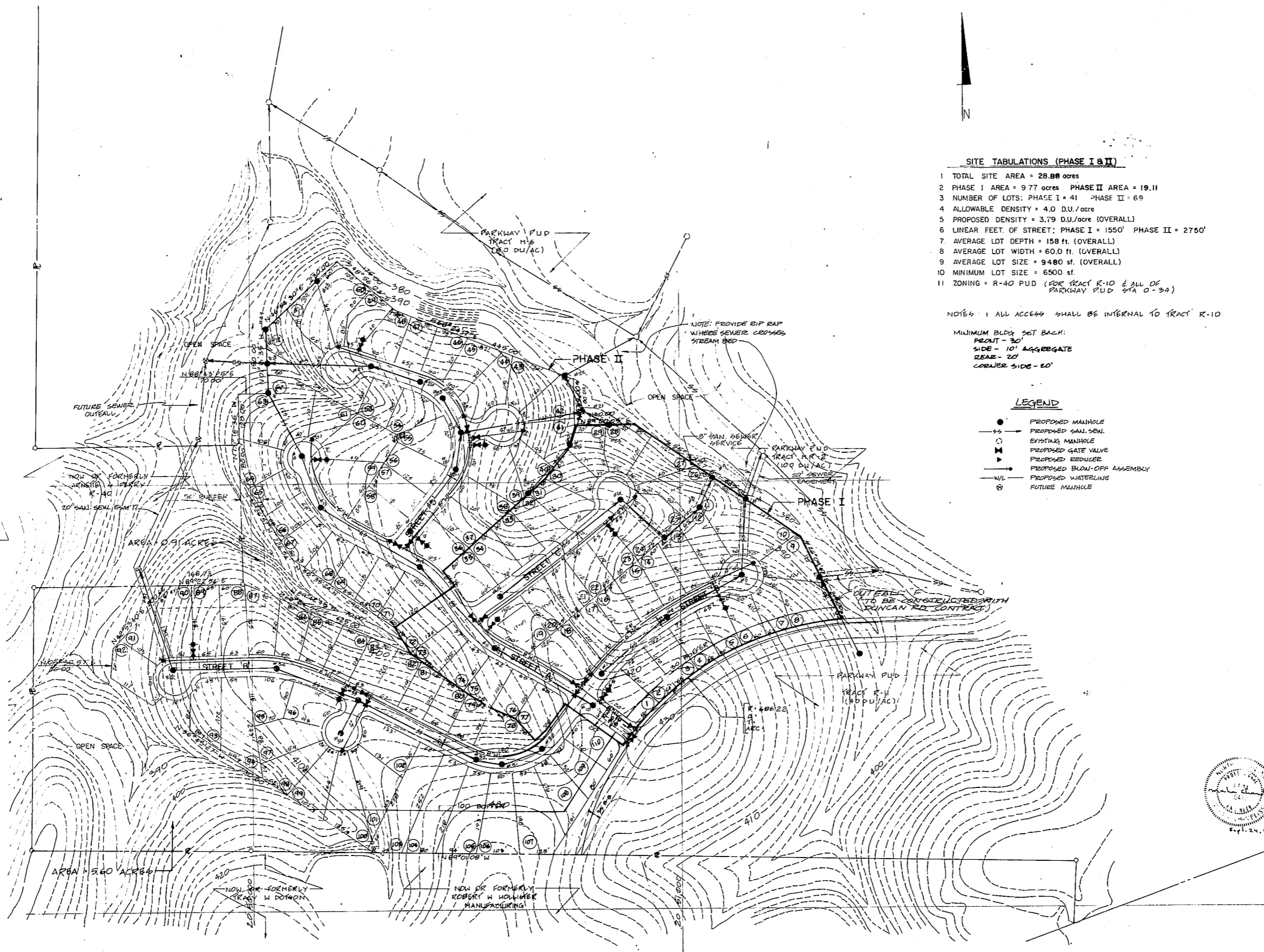
WATER & SEWER UTILITIES  
 SITE LAYOUT

Scale 1" = 100'  
 Sheet 5 of 14  
 Date 6/27, 1986  
 File Number 8572

- SITE TABULATIONS (PHASE I & II)**
- TOTAL SITE AREA = 28.88 acres
  - PHASE I AREA = 9.77 acres PHASE II AREA = 19.11
  - NUMBER OF LOTS: PHASE I = 41 PHASE II = 69
  - ALLOWABLE DENSITY = 4.0 D.U./acre
  - PROPOSED DENSITY = 3.79 D.U./acre (OVERALL)
  - LINEAR FEET OF STREET: PHASE I = 1550' PHASE II = 2750'
  - AVERAGE LOT DEPTH = 158 ft. (OVERALL)
  - AVERAGE LOT WIDTH = 60.0 ft. (OVERALL)
  - AVERAGE LOT SIZE = 9480 sf. (OVERALL)
  - MINIMUM LOT SIZE = 6500 sf
  - ZONING = R-40 PUD (FOR TRACT R-10 & ALL OF PARKWAY PUD STA O-32)

NOTES: 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
  - ⊗ PROPOSED GATE VALVE
  - ▾ PROPOSED REDUCER
  - PROPOSED BLOW-OFF ASSEMBLY
  - W/L— PROPOSED WATERLINES
  - ⊙ FUTURE MANHOLE



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