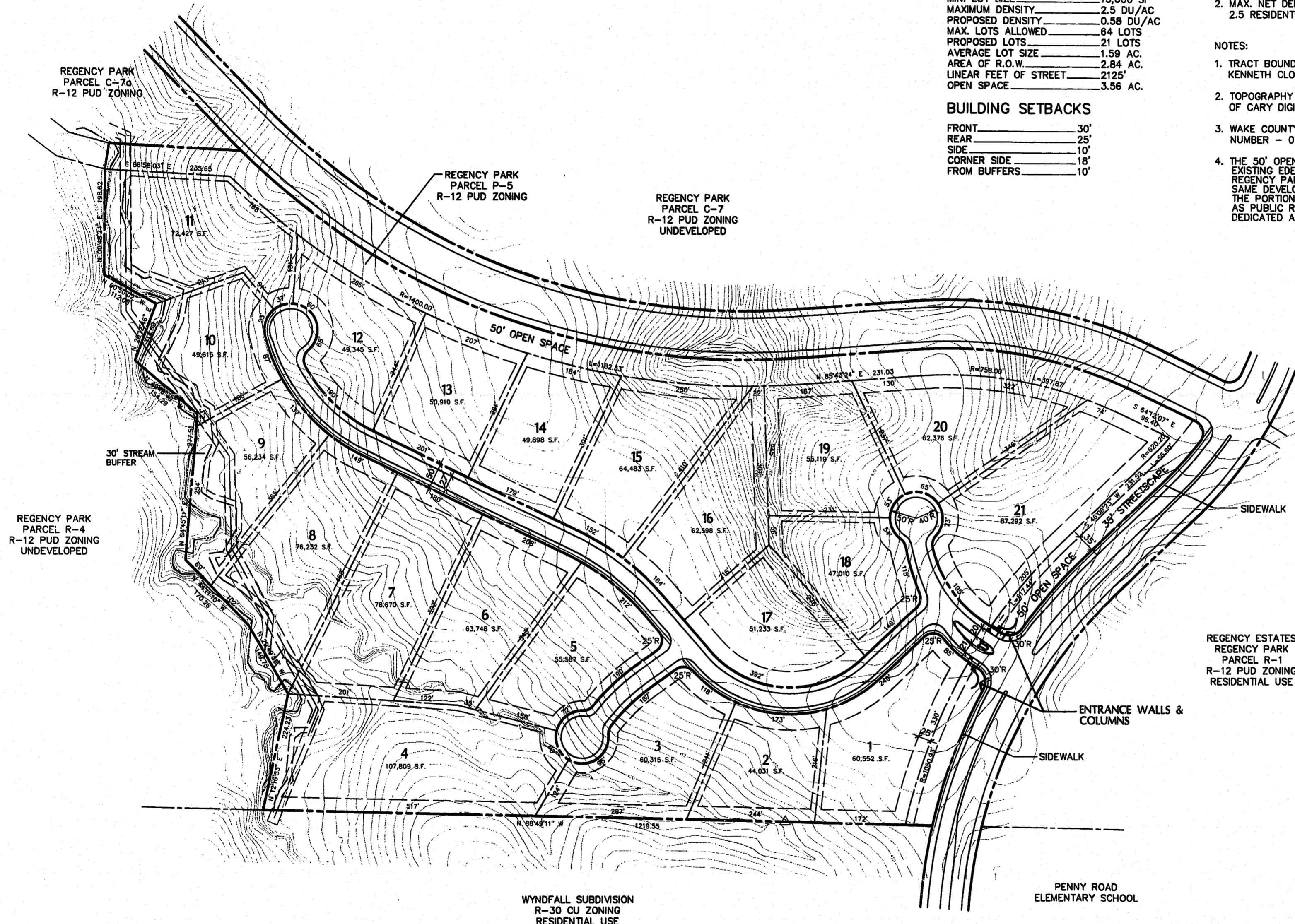


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SITE DATA

PHASE I

TOTAL AREA	36.368 AC.
ZONING	R-12 PUD
MIN. LOT SIZE	15,000 SF
MAXIMUM DENSITY	2.5 DU/AC
PROPOSED DENSITY	0.58 DU/AC
MAX. LOTS ALLOWED	64 LOTS
PROPOSED LOTS	21 LOTS
AVERAGE LOT SIZE	1.59 AC.
AREA OF R.O.W.	2.84 AC.
LINEAR FEET OF STREET	2125'
OPEN SPACE	3.56 AC.

BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'
CORNER SIDE	18'
FROM BUFFERS	10'

- ZONING CONDITIONS**
1. MINIMUM LOT SIZE IS 15,000 SF.
 2. MAX. NET DENSITY WILL NOT EXCEED 2.5 RESIDENTIAL UNITS PER ACRE.

- NOTES:**
1. TRACT BOUNDARY WAS PROVIDED BY KENNETH CLOSE, INC. - LAND SURVEYORS.
 2. TOPOGRAPHY WAS TAKEN FROM TOWN OF CARY DIGITAL DATA.
 3. WAKE COUNTY PARCEL IDENTIFICATION NUMBER - 0751.08-98-6427
 4. THE 50' OPEN SPACE, AS SHOWN ALONG EXISTING EDERLEE DRIVE & PROPOSED REGENCY PARKWAY IS OWNED BY THE SAME DEVELOPER AS BARRINGTON PARK. THE PORTIONS OF P-5 THAT ARE SHOWN AS PUBLIC RIGHT-OF-WAY SHALL BE DEDICATED AT TIME OF RECORDATION.



JERRY TURNER & ASSOCIATES

LANDSCAPE ARCHITECTURE
LAND PLANNING
ENVIRONMENTAL DESIGN

905 JONES FRANKLIN ROAD
RALEIGH, NORTH CAROLINA 27606
(919) 851-7150

62 S.E. 6TH AVENUE
DELRAY BEACH, FLORIDA 33483
(407) 276-0453

BARRINGTON PARK
CARY, NORTH CAROLINA

- REVISIONS**
- | | |
|---------|----------------|
| 5/19/95 | |
| 6/9/95 | |
| 8/22/95 | STREET NAMES |
| 1/29/96 | |
| 5/3/96 | |
| 8/14/96 | ENTRANCE WALLS |

90-SP-145
APPROVED
TC 9-12-96
RSP

REGENCY ESTATES
REGENCY PARK
PARCEL R-1
R-12 PUD ZONING
RESIDENTIAL USE

**TOWN OF CARY
DEVELOPMENT REVIEW GROUP**

ENGINEERING REVIEW: _____

UTILITY REVIEW: _____

EROSION CONTROL REVIEW: _____

PLANNING REVIEW: SPS 8-19-96

PLAN TYPE: ADM / 1st Review

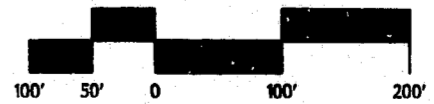
DATE SUBMITTED: 8/14/96

DRAWN	CHECKED
RT	ML
SCALE	DATE
1"=100'	4/27/95
TITLE	

LAYOUT PLAN

FILE NO. _____ JOB NO. _____
2143.0

SEAL SHEET NO. _____



"original proposed plan"