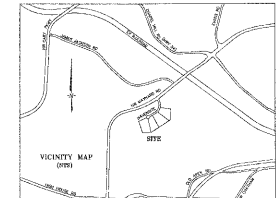
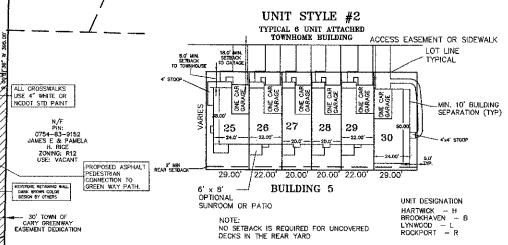
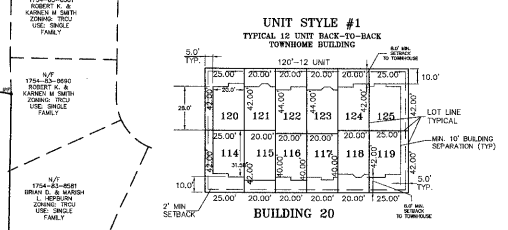
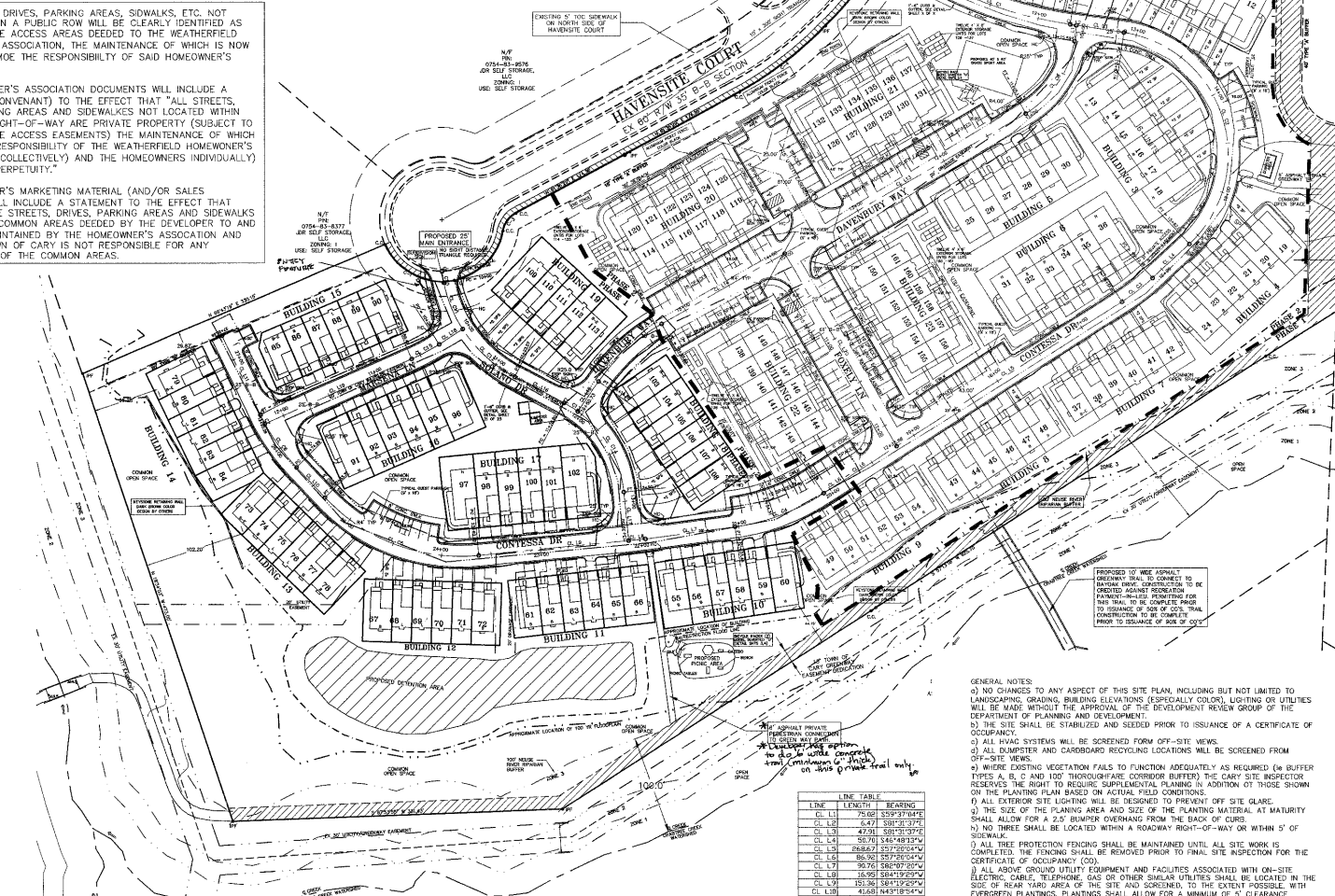


ALL STREETS, DRIVES, PARKING AREAS, SIDEWALKS, ETC. NOT LOCATED WITHIN A PUBLIC ROW WILL BE CLEARLY IDENTIFIED AS PUBLIC VEHICLE ACCESS AREAS DEED TO THE WEATHERFIELD HOMEOWNER'S ASSOCIATION, THE MAINTENANCE OF WHICH IS NOW AND FOREVER THE RESPONSIBILITY OF SAID HOMEOWNER'S ASSOCIATION.

THE HOMEOWNER'S ASSOCIATION DOCUMENTS WILL INCLUDE A STATEMENT (CONVEYANT) TO THE EFFECT THAT "ALL STREETS, DRIVES, PARKING AREAS AND SIDEWALKS NOT LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ARE PRIVATE PROPERTY (SUBJECT TO PUBLIC VEHICLE ACCESS EASEMENTS) THE MAINTENANCE OF WHICH IS THE SOLE RESPONSIBILITY OF THE WEATHERFIELD HOMEOWNER'S ASSOCIATION (COLLECTIVELY) AND THE HOMEOWNERS INDIVIDUALLY" NOW AND IN PERPETUITY.

THE DEVELOPER'S MARKETING MATERIAL (AND/OR SALES CONTRACT) WILL INCLUDE A STATEMENT TO THE EFFECT THAT THESE PRIVATE STREETS, DRIVES, PARKING AREAS AND SIDEWALKS ARE, INDEED, COMMON AREAS DEEDED BY THE DEVELOPER TO AND OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND THAT THE TOWN OF CARY IS NOT RESPONSIBLE FOR ANY MAINTENANCE OF THE COMMON AREAS.



PHASE 1 DATA TABLE

TOWN OF CARY PROJECT NO. 06-SP-101-A

OWNER OF RECORD: PCS HOMES NORTH CAROLINA
3208 GRASSHAWK RD
RALEIGH, NC 27615
(919) 872-8724

DEVELOPER: PCS HOMES, INC.
1516 JEEZEL BLVD
MILLERSVILLE, NC 21108
(443) 857-1243

WAKE COUNTY P.L.N.: 0754-73-0060; 0754-83-1045
0754-83-3199 & 0754-83-3591

RECORDATION INFORMATION: BEING LOTS 6, 7, & 8 OF
59 GRASSHAWK ROAD
BOOK OF MAPS 1998 PG 1379

ZONING: PD
CURRENT USE: VACANT

AREA OF TRACT: 7.10 ACRES
DEVELOPING UNITS PROPOSED: 59 STANDARD TOWNHOMES
0 BACK TO BACK TOWNHOMES
59 TOTAL DEVELOPING UNITS

PROPOSED DENSITY: 59 UNITS/7.10 AC = 8.31 UNITS/AC

EXISTING IMPERVIOUS AREA: 0 SF
PROPOSED IMPERVIOUS AREA: 107,000 SF

OPEN SPACE REQUIRED (5%): 0.36 ACRES
OPEN SPACE PROVIDED: 1.10 ACRES

PARKING: 59 3-BRM UNITS @ 2.5 SP PER UNIT = 147.5 SPACES
148 REQUIRED SPACES

PARKING PROVIDED: 59 GARAGE SPACES
59 DRIVEWAY SPACES
7 EXTRA DRIVEWAY SPACES (25SP)
0 HANDICAP SPACES
139 SPACES PROVIDED

TOWNHOUSE/LOT DATA:
- STANDARD TOWNHOME:
END UNIT LOT SIZE: 29' x 74'
INTERIOR LOT SIZE: 25' x 40'
- BACK TO BACK TOWNHOME: 30' x 70'
INTERIOR LOT SIZE: 25' x 40'
- MAXIMUM BUILDING HEIGHT: 3 STORIES/42 FEET
- BUILDING LOT COVERAGE: 35,000 SF
- SETBACKS PER PD MINIMUM STANDARDS THIS SHEET

QUANTITY TAKE-OFF IMPROVEMENTS:
- LINEAR FEET OF PRIVATE STREETS: ± 1,440 LF.
- LINEAR FEET OF PRIVATE SEWER LINES: ± 1,670 LF.
- LINEAR FEET OF PUBLIC WATER LINES: ± 1,480 LF.
- LINEAR FEET OF FREELANS: 0 LF.



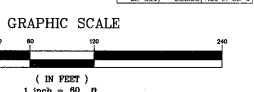
06-SP-101-A
APPROVED
TOWN OF CARY
Planning: [Signature] Date: 12-28-08
Engineering: [Signature] Date: 1-1-09

HAVENSTITE COURT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BISECT
C-1	85.41	62.50	787.7477	50.68	562.2233	78.92
C-2	74.03	62.50	679.5207	42.05	484.2726	69.78
C-3	22.11	25.00	302.0117	11.84	153.0334	21.40
C-4	109.00	389.95	1633.241	54.86	1052.4215	108.64
C-5	205.00	389.95	3071.541	104.94	2039.3431	202.64

LINE TABLE

LINE	LENGTH	BEARING
CL 1	76.09	S59°37'04"E
CL 2	42.97	S80°31'37"E
CL 3	50.70	S44°40'33"W
CL 4	24.647	S77°02'42"E
CL 5	86.76	S52°09'25"W
CL 6	95.70	S67°09'00"W
CL 7	16.93	S84°19'23"W
CL 8	51.94	S61°04'22"W
CL 9	41.68	N43°18'54"E
CL 10	87.93	N20°02'50"W
CL 11	15.28	S28°09'20"W
CL 12	77.94	S59°28'58"W
CL 13	142.87	S59°28'58"W
CL 14	36.28	S30°03'10"W
CL 15	36.28	S30°03'10"W
CL 16	12.94	S60°03'10"W
CL 17	42.38	S27°42'48"E
CL 18	58.00	S57°29'25"W
CL 19	140.86	S66°22'42"W
CL 20	223.81	N50°17'32"E



GENERAL NOTES:

a) NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLORS), LIGHTING OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW GROUP OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE TOWN OF CARY.

b) THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

c) ALL HVAC SYSTEMS WILL BE SCREENED FROM OFF-SITE VIEWS.

d) ALL DUMPSTER AND CARDBOARD RECYCLING LOCATIONS WILL BE SCREENED FROM OFF-SITE VIEWS.

e) WHERE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED (A BUFFER BETWEEN THE PROPERTY AND ADJACENT PROPERTIES) THE TOWN OF CARY SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANNING IN ADDITION TO THOSE SHOWN ON THE ACTUAL FIELD CONDITIONS.

f) ALL EXTERIOR SITE LIGHTING WILL BE DESIGNED TO PREVENT OFF-SITE GLARE.

g) THE SIZE OF THE PLANNING AREA AND SIZE OF THE PLANNING MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUFFER OVERHANG FROM THE BACK OF CURB.

h) NO THREE SHALL BE LOCATED WITHIN A ROADWAY RIGHT-OF-WAY OR WITHIN 5' OF SIDEWALK.

i) ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (CO).

j) ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITIES SHALL BE LOCATED IN THE SIDE OF REAR YARD AREA OF THE SITE AND SCREENED, TO THE EXTENT POSSIBLE WITH EXISTING PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF 7' CLEARANCE AROUND THE STRUCTURE TO ALLOW FORM ACCESS. ADDITIONALLY, ANY SIZE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTING SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCORD TO THE SIZE OF THE PLANT MATERIAL AT MATURITY.

k) ALL VEHICULAR USE AREAS (DRIVES AND PARKING AREAS) SHALL BE SCREENED FROM OFF-SITE VIEWS.

l) ALL VENT PIPES MUST BE CLOSED IN ACCORDANCE WITH TOWN OF CARY'S DRIVEWAY ORDINANCE.

m) ALL VENT PIPES (EXTENDING ABOVE THE ROOF SURFACE) MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.

n) THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL INSTALLATION COSTS ASSOCIATED WITH STREET LIGHTING ALONG PROPOSED STREETS, ADJACENT STREETS AND THROUGHFARES AS WELL AS TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE/DEVELOPMENT PLANS.

o) ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH TOWN OF CARY STANDARDS SPECIFICATIONS AND DETAILS.

p) GRIEWAY EASEMENT DEDICATION AND LAND DONATION TO THE TOWN OF CARY IN ACCORDANCE WITH APPROVED PD SECTION 1.6.2(C)(2)(a)(3), SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT.