

VICINITY MAP 1 IN. = 1000 FT.

# WEDGEWOOD SUBDIVISION

## CARY, NC

### CARY PROJECT NO. 08-SP-068

THIS PLAN IS A **FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED:**

APPROVED: \_\_\_\_\_ / \_\_\_\_\_  
INITIALS DATE

**ENGINEERING FIRM:**  
PLANS PREPARED BY: **ESP ASSOCIATES, P.A.**

**ADDRESS:** 14001 WESTON PARKWAY, SUITE 100  
CARY, NC 27513

**PHONE:** (919) 678-1070

**CONTACT:** NEAL KOCHIS, P.E.

**OWNER/DEVELOPER:** BUxbaum REAL ESTATE COMPANY, LLC

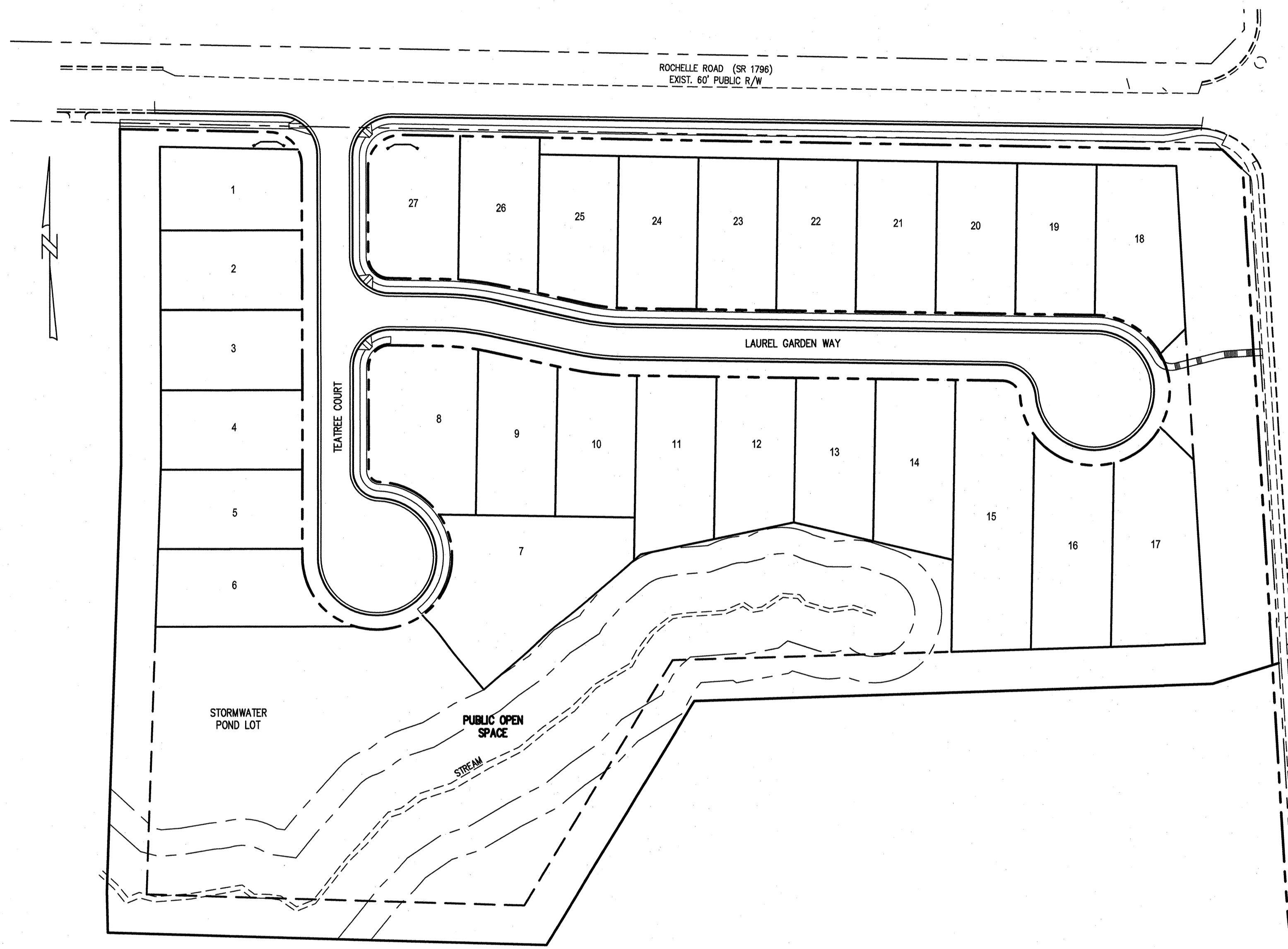
**ADDRESS:** 503 OBERLIN ROAD, SUITE 202  
RALEIGH, NC 27605

**PHONE:** (919) 719-3353

**CONTACT:** JON BUxbaum

**NARRATIVE REGARDING APPLICANT'S ADHERENCE TO THE SEVEN DESIGN PRINCIPALS FOR DEVELOPMENT IN CARY:**

1. **CREATE HUMAN SCALE:** COMMON STREET WIDTHS ALONG WITH UNIFORM BUILDING SETBACKS AND TWO STORY BUILDING HEIGHTS WILL CREATE A HUMAN SCALE AGAINST A BACKDROP OF MATURE EVERGREEN AND HARDWOOD TREES THAT WILL SURROUND THE NEIGHBORHOOD IN THE PRESERVED BUFFERS.
2. **CREATE A SENSE OF PLACE:** COMMON AND COMPLEMENTARY BUILDING COLORS, FACADE TREATMENTS AND MATERIALS ALONG WITH A COMMON 2 STORY BLDG HEIGHT WILL SERVE TO PROVIDE AN ARCHITECTURAL THEME FOR THIS NEIGHBORHOOD. TWO SUBDIVISION MONUMENT SIGNS AT THE ENTRANCE ALONG WITH A PLANTED STREETYARD AND FENCING ALONG ROCHELLE ROAD WILL FURTHER UNITE AND IDENTIFY THE 27 RESIDENCES IN THIS NEIGHBORHOOD.
3. **CONNECT USES:** THIS SUBDIVISION HAS PEDESTRIAN CONNECTIVITY TO ADJACENT RESIDENTIAL AREAS ALONG ROCHELLE ROAD AND TO ADJACENT NEIGHBORHOODS, A MIDDLE SCHOOL, COMMERCIAL USES, OFFICES, A PRESCHOOL AND A NEIGHBORHOOD POOL/TENNIS COURT COMPLEX WITHIN WALKING DISTANCE ALONG EVANS ROAD.
4. **PROVIDE TRANSITIONS:** THE ARCHITECTURE OF THE PROPOSED HOMES (COLOR, HEIGHT AND MATERIALS WILL BE PROPORTIONAL AND COMPLEMENTARY TO EACH OTHER. THE PRESERVED STREAM BUFFER WILL PROVIDE A WOODED TRANSITION TO THE LARGE SINGLE FAMILY LOT TO THE SOUTH OF THE PROPOSED SUBDIVISION. A PLANTED / PRESERVED BUFFER ALONG THE REAR YARDS OF THE PROPOSED LOTS THAT BACK UP TO ROCHELLE ROAD WILL PROVIDE A TRANSITION FROM THIS SUBDIVISION TO THE EXISTING LARGER LOTS ACROSS ROCHELLE ROAD.
5. **REDUCE PARKING IMPACTS:** THIS NEIGHBORHOOD WILL ADHERE TO THE TOWN OF CARY GARAGESCAPE GUIDELINES TO ENSURE THAT GARAGES DO NOT DOMINATE THE FRONT FACADE OF THE NEW HOMES. THERE IS NO OFF-STREET PARKING EXCEPT IN PRIVATE DRIVEWAYS AT EACH HOUSE.
6. **PLAN FOR PEDESTRIANS, BICYCLISTS AND TRANSIT USERS:** THIS SUBDIVISION PROVIDES CONTINUOUS SIDEWALKS ALONG EACH STREET FOR PEDESTRIANS. ALONG WITH A PEDESTRIAN CONNECTION THROUGH THE STREETYARD TO EVANS ROAD, A LOW SPEED LIMIT ON THE TWO PROPOSED CUL-DE-SAC STREETS PROMOTES BICYCLE SAFETY WITHIN THE NEIGHBORHOOD. THERE ARE NO NEARBY TRANSIT SERVICES SO A TRANSIT STOP IS NOT INCLUDED.
7. **PROVIDE OPEN SPACE:** COMMON OPEN SPACE WITHIN MATURE WOODED AREAS IS PROVIDED IN THE AREA OF THE STREAM BUFFERS AND STORMWATER BMP. IT IS ALSO PROVIDED IN THE 50' WIDE STREETYARD ALONG EVANS ROAD.



SCALE: 1"=60'

**CONDITIONS OF REZONING (08-REZ-04):**

1. MAXIMUM DENSITY SHALL BE LIMITED TO THREE (3) DWELLING UNITS PER ACRE.
2. USE SHALL BE LIMITED TO SINGLE FAMILY DETACHED.

**NOTES:**

1. ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF CARY STANDARD SPECIFICATIONS AND DETAILS.
2. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COSTS ASSOCIATED WITH STREET LIGHTING ALONG PROPOSED STREETS, ADJACENT STREETS AND THOROUGHFARES AS REQUIRED PER TOWN OF CARY POLICY STATEMENT NO. 13. THE DEVELOPER SHALL CONTACT PROGRESS ENERGY AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE/SUBDIVISION PLANS.
3. PAVEMENT DESIGN OF PROPOSED STREETS MUST BE ENGINEERED IF TRIASSIC SOILS ARE ENCOUNTERED.
4. RECREATION PAYMENT-IN-LIEU SHALL BE PAID BY THE DEVELOPER TO THE TOWN OF CARY PRIOR TO LOT RECORDATION.
5. PAVEMENT DESIGN FOR ROCHELLE ROAD WIDENING SHALL BE PER THE APPROVED NCDOT ENCROACHMENT AGREEMENT.

**SITE DEVELOPMENT DATA**

<b>LAND USE</b>	
EXISTING ZONING (REZONED JULY 24, 2008) (CASE 08-REZ-04)	TR-CU
<b>CONDITIONAL USE ZONING:</b>	
1. MAXIMUM DENSITY SHALL BE LIMITED TO THREE (3) DWELLING UNITS PER ACRE.	
2. USE OF THE PROPERTY SHALL BE LIMITED TO SINGLE FAMILY DETACHED RESIDENTIAL UNITS.	
<b>EXISTING ACREAGE / LAND USE</b>	10.00 ACRES - VACANT/WOODED
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
LOCATION	805 ROCHELLE ROAD
PIN	0765-00-3114
WAKE COUNTY REID	0060752
MAXIMUM NUMBER OF LOTS ALLOWED	30 LOTS
LOTS PROPOSED	27 LOTS
MINIMUM LOT SIZE ALLOWED	6000 SF
AVERAGE LOT SIZE	7840 SF
MAXIMUM DENSITY ALLOWED	3 UNITS/ACRE
DENSITY PROPOSED	2.70 UNITS/ACRE
<b>TOTAL SITE AREA</b>	11.08 ACRES (INCL. ROCHELLE RD. IMPROVEMENTS)
AREA IN LOTS	4.86 ACRES
AREA IN STREET RIGHTS-OF-WAY	1.10 ACRES
AREA IN PERIMETER/STREETSCAPE BUFFERS	1.86 ACRES
AREA IN OPEN SPACE (NEUSE BUFFER)	1.59 ACRES
AREA IN STORMWATER MANAGEMENT	0.59 ACRES

<b>BUILDING SETBACKS</b>	
MINIMUM ROADWAY SETBACK	18 FEET (W/ PARKING IN FRONT)
	10 FEET (W/O PARKING IN FRONT)
MINIMUM COMBINED FRONT & REAR YARDS	40 FEET
MINIMUM COMBINED SIDE YARD	16 FEET
MINIMUM INDIVIDUAL LOT SIDE YARD	3 FEET

\*PER NC STATE BUILDING CODE SECTION R302.1 EXTERIOR WALLS. EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 3 FEET SHALL HAVE NOT LESS THAN A ONE HOUR FIRE-RESISTIVE RATING WITH EXPOSURE FROM BOTH SIDES. NC STATE BUILDING CODE ALSO REQUIRES THAT DECKS WITH A FIRE SEPARATION DISTANCE OF LESS THAN 2 FEET SHALL HAVE NOT LESS THAN A ONE-HOUR FIRE RESISTIVE RATING WITH EXPOSURE FROM BOTH SIDES.\*

MINIMUM LOT WIDTH AT BUILDING	60 FEET
BUFFER SETBACK	10 FEET

<b>IMPERVIOUS AREAS</b>	
STREETS & SIDEWALKS	39,998 SF (0.918 AC)
HOUSES AND DRIVES	89,861 SF (2.062 AC)

TOTAL IMPERVIOUS AREA	129,859 SF (2.981 AC)
PERCENT IMPERV.	2.981/10.00 AC
	29.8%

<b>PUBLIC UTILITIES</b>	
WATER LINE EXTENSIONS	1034 LF
SANITARY SEWER LINE EXTENSIONS	1328 LF
WATER SERVICE TAPS	27
SEWER SERVICE TAPS	27

<b>STREETS</b>	
PROPOSED SUBDIVISION STREETS	899 LF
ROCHELLE ROAD WIDENING	790 LF

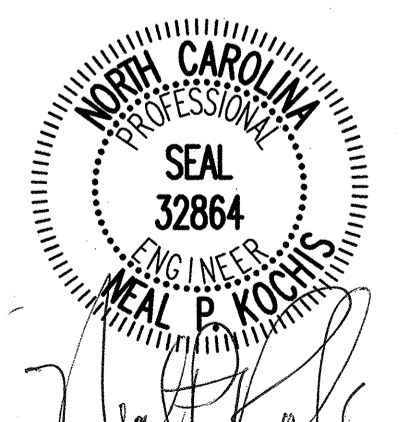
**INDEX OF SHEETS**

- COVER SHEET
- SUR TOPOGRAPHICAL SURVEY (BY OTHERS)
- EX1 EXISTING CONDITIONS PLAN & TREE SURVEY
- SP1 SITE PLAN
- SP2 PAVEMENT MARKINGS AND SIGNAGE PLAN
- GR1 GRADING AND DRAINAGE PLAN
- ST1 STORM SEWER PLAN AND PROFILE
- EC1 EROSION CONTROL PLAN
- EC2 POND #1 DETAILS
- RPP1 TEATREE COURT PLAN AND PROFILE
- RPP2 LAUREL GARDEN WAY PLAN AND PROFILE
- RPP3 ROCHELLE ROAD WIDENING PLAN AND PROFILE
- WS1 WATER AND SEWER PLAN
- WS2 TEATREE COURT WATER/SEWER PLAN AND PROFILE
- WS3 LAUREL GARDEN WAY WATER/SEWER PLAN AND PROFILE
- WS4 OFF-ROAD SANITARY SEWER PLAN AND PROFILE
- D1 SITE DETAILS
- D2 STORM DRAINAGE DETAILS
- D3 EROSION CONTROL DETAILS - 1
- D4 EROSION CONTROL DETAILS - 2
- D5 WATER DETAILS
- D5A WATER DETAILS
- D6 SANITARY SEWER DETAILS
- D7 RETAINING WALL DETAILS
- D8 BMP RETAINING WALL DETAILS
- LA1 LANDSCAPE PLAN
- LA2 LANDSCAPE DETAILS
- LA3 ENTRY FEATURE DETAILS
- B1 HOME ELEVATIONS
- B2 HOME FLOOR PLANS



08-SP-068  
APPROVED  
TOWN OF CARY

APPROVED BY: *DK* DATE: 3/23/09  
PLANNING: *MM* DATE: 3/16/09  
ENGINEERING: *SS JB* DATE: 5-6-09



04-30-09  
SHEET 1  
WA09COV.DWG  
04/30/2009

SP 101/Project/WA09-01 - Rochelle Road Widening - Rochelle Road Widening/WA09-01.dwg, COVER, mcdott