

TYPICAL BUILDING SETBACKS - INTERIOR LOT

CENTER LINE CURVE DATA

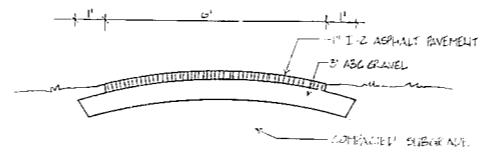
Curve No.	Delta	Radius	Arc Length	Tangent	Chord
1	111.68	111.68	111.68	61.66	121.73
2	111.68	111.68	111.68	106.92	222.78
3	111.68	111.68	111.68	95.97	166.75
4	111.68	111.68	111.68	60.32	118.35
5	111.68	111.68	111.68	56.36	131.09
6	111.68	111.68	111.68	56.26	111.27

BUFFER VEGETATION PLAN

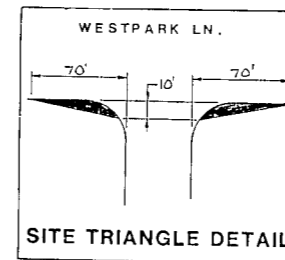
- The below list of plant materials shall be installed at the sites and quantities shown whenever buffers as shown on this map are disturbed by grading or other construction activity.
 - MINIMUM REQUIRED PLANTS IN BUFFERS:
 - 2 canopy trees, 2-2 1/2" caliper
 - 2 understory trees, 7' high or 1 1/2" min. caliper
 - 2 evergreen trees, 4'-5' high
 - 2 evergreen shrubs, 3 gallon min.
 - 8 deciduous shrubs, 3 gallon min.
- NOTE: These types and quantities shall be used per 2000 square feet of disturbed buffer area.
3. At site plan review, the Town of Cary MAY require additional planting for vacant or sparsely vegetated perimeter and major thoroughfare buffers.

MINIMUM LOT LANDSCAPING

- Existing vegetation will be retained wherever possible
- After dwelling construction, each lot shall have as minimum the following plant types and numbers:
 - 1 shade tree - 40'-60' ht. at maturity (4'-6' ht. at planting - decid./evergreen)
 - 1 understory tree - 15'-40' ht. at maturity (4' ht. at planting)
 - 4 shrubs - 5'-8' ht. at maturity (3 gal. at planting)
 - 8 shrubs - 1'-4' ht. at maturity (1 gal. at planting)
- Existing vegetation that remains on the lot shall be included in the count of minimum lot landscaping.
- No less than 50% of the minimum landscaping shall be visible from the front of the lot.
- Street trees shall not be included in the count of minimum lot landscaping.



PUBLIC GREENWAY CONSTRUCTION
NTS



SITE DATA

PROJECT:	WESTPARK PLACE P.U.D.
TRACT:	PARCEL A
ZONING:	R-30 P.U.D.
TOTAL ACREAGE:	19.77 AC
OPEN SPACE:	1.3 AC
NET ACREAGE:	18.47 AC
APPROVED GROSS DENSITY:	3.9 DU/AC
PROPOSED GROSS DENSITY:	3.14 DU/AC
TOTAL LOTS:	56 LOTS
MINIMUM LOT SIZE:	9,600 S.F.
AVERAGE LOT SIZE:	11,000 S.F.
LENGTH OF STREETS:	± 2,300 L.F.

NOTE: ALL LOTS TO HAVE INTERNAL ACCESS ONLY

GREENWAY NOTES

- Public Greenway is to be field located. Location to be coordinated with the Town of Cary prior to construction. The easement created will be based on field location.
- Private Greenway is to be constructed 6' width of stabilizing materials.

PARCEL B
WESTPARK PLACE P.U.D.
ZONED R-30 PUD
APPROVED 3.8 DU/AC

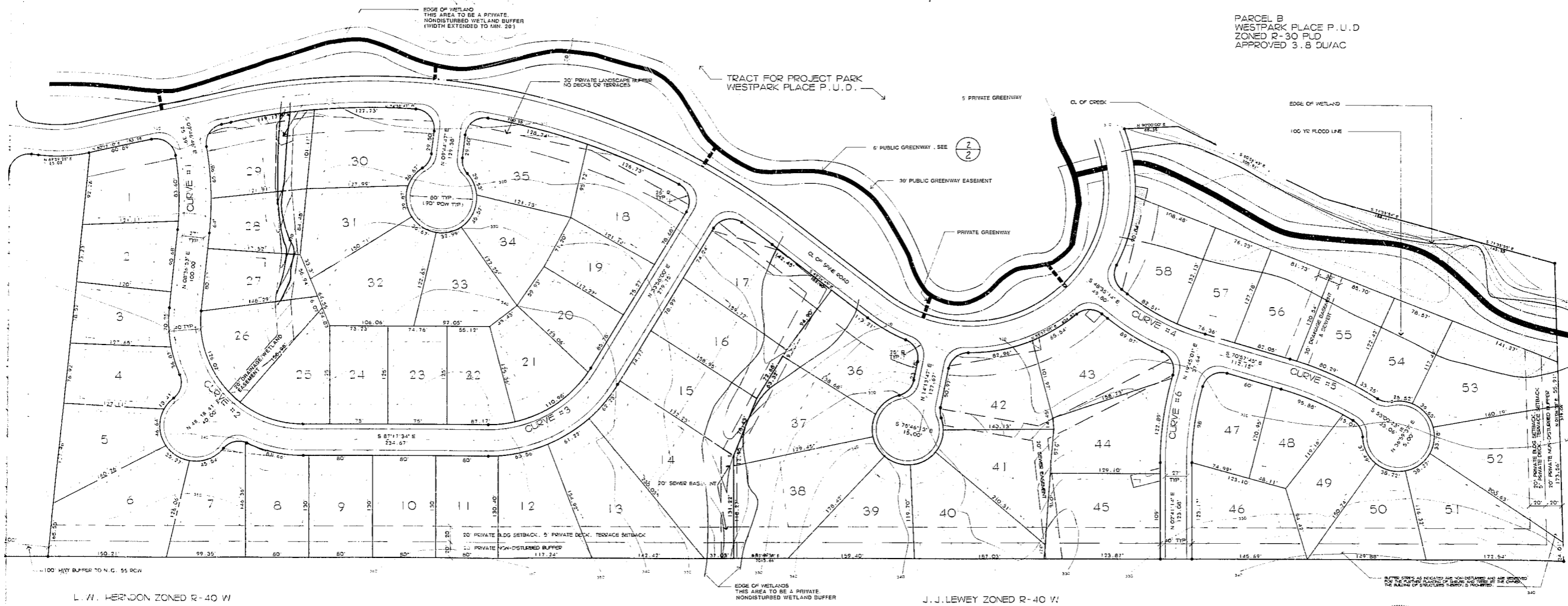
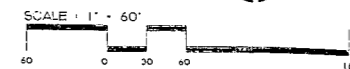


TABLE OF SETBACKS

- LOTS:
ALONG SPINE ROAD 30' PRIVATE LANDSCAPE BUFFER
ALONG ADJOINING PROPERTY OWNERS:
- 20' PRIVATE NON-DISTURBED BUFFER
 - 20' PRIVATE BUILDING SETBACK
 - 5' PRIVATE DECK & TERRACE SETBACK

FOR OTHER SETBACKS SEE [Symbol]

ADJACENT TO WETLAND BUFFERS:
15' MIN. BLDG. SETBACK



paton
zucchino &
associates
p.a.

HORIZONTAL CONTROL/
LAYOUT PLAN

PARCEL A
WESTPARK PLACE

CARY, NORTH CAROLINA
OWNER: SHELL OIL COMPANY
HOUSTON, TEXAS 77252
(713) 241-0245

SHEET 2
OF

BROOKSTONE P.U.D. ZONED R-30 PUD
D. R. FRYAR ZONED R-40 W