

NOTE: THE DEVELOPER IS SEEKING APPROVAL FOR THE ENTIRE GREENWAY CORRIDOR ALONG BOTH SIDES OF WHITE OAK CREEK AS SHOWN. THE 30' SOUTH OF WHITE OAK CREEK AND THE AREA EAST OF THE CURRENT DEDICATION WILL BE BY SEPARATE SUBMITTAL THROUGH STAFF.

TOTAL DEDICATION AREA = 6.13 ACRES.

OWNER: CITIES DEVELOPMENT CO. of RALEIGH Inc

ZONING: R-8 C.U.  
 TOTAL ACREAGE: 54.50 AC.  
 MINIMUM LOT SIZE: 10,000 SF  
 AVERAGE LOT SIZE: 12,244 SF  
 MAXIMUM DENSITY: 4.36 DU/AC.  
 PROPOSED DENSITY: 2.55 DU/AC.  
 PROPOSED LOTS: 139  
 STREETS: 6,639 LF  
 MAXIMUM LOTS: 237

SETBACKS  
 FRONT 30'  
 SIDE (AGGREGATE) 20'  
 SIDE (MINIMUM) 10'  
 REAR 20'  
 BUFFER 10'

SPECIAL CONDITIONS  
 CONDITIONED TO SINGLE FAMILY, DETACHED RESIDENTIAL USE  
 MINIMUM LOT SIZE WILL BE 10,000 SQUARE FEET.

NOT FOR CONSTRUCTION

- NOTES
- 1) IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
  - 2) ALL WORK SHALL BE DONE IN CONFORMANCE WITH TOWN OF CARY STANDARDS AND SPECIFICATIONS.
  - 3) THE OWNER SHALL CONTACT AND COORDINATE WITH CP&L TO DEVELOP A STREET LIGHTING PLAN.
  - 4) THE OWNER IS RESPONSIBLE FOR ALL INSTALLATION COSTS ASSOCIATED WITH THE STREET LIGHTING PLAN.
  - 5) THE LENGTH OF SAG VERTICAL CURVES REDUCED IN ACCORDANCE WITH TOWN OF CARY POLICY STATEMENT No. 13. ADDITIONAL STREET LIGHTS WILL BE REQUIRED TO PROVIDE ADEQUATE SIGHT DISTANCE.
  - 6) STREETSCAPE BUFFER SHALL REMAIN UNDISTURBED WHERE POSSIBLE. WHERE DISTURBED BY GRADING OR UTILITIES IT SHALL BE REVEGETATED TO "B" TYPE BUFFER STANDARDS. SUPPLEMENT EXISTING BUFFER WHERE NECESSARY TO PROVIDE VISUAL SEPARATION FROM NESS AS REQUESTED BY TOWN OF CARY.
  - 7) DEVELOPER TO MAKE CORNER PATMENT AND PLANNING DEDICATION.

SCALE 1" = 100'  
 0 100 200

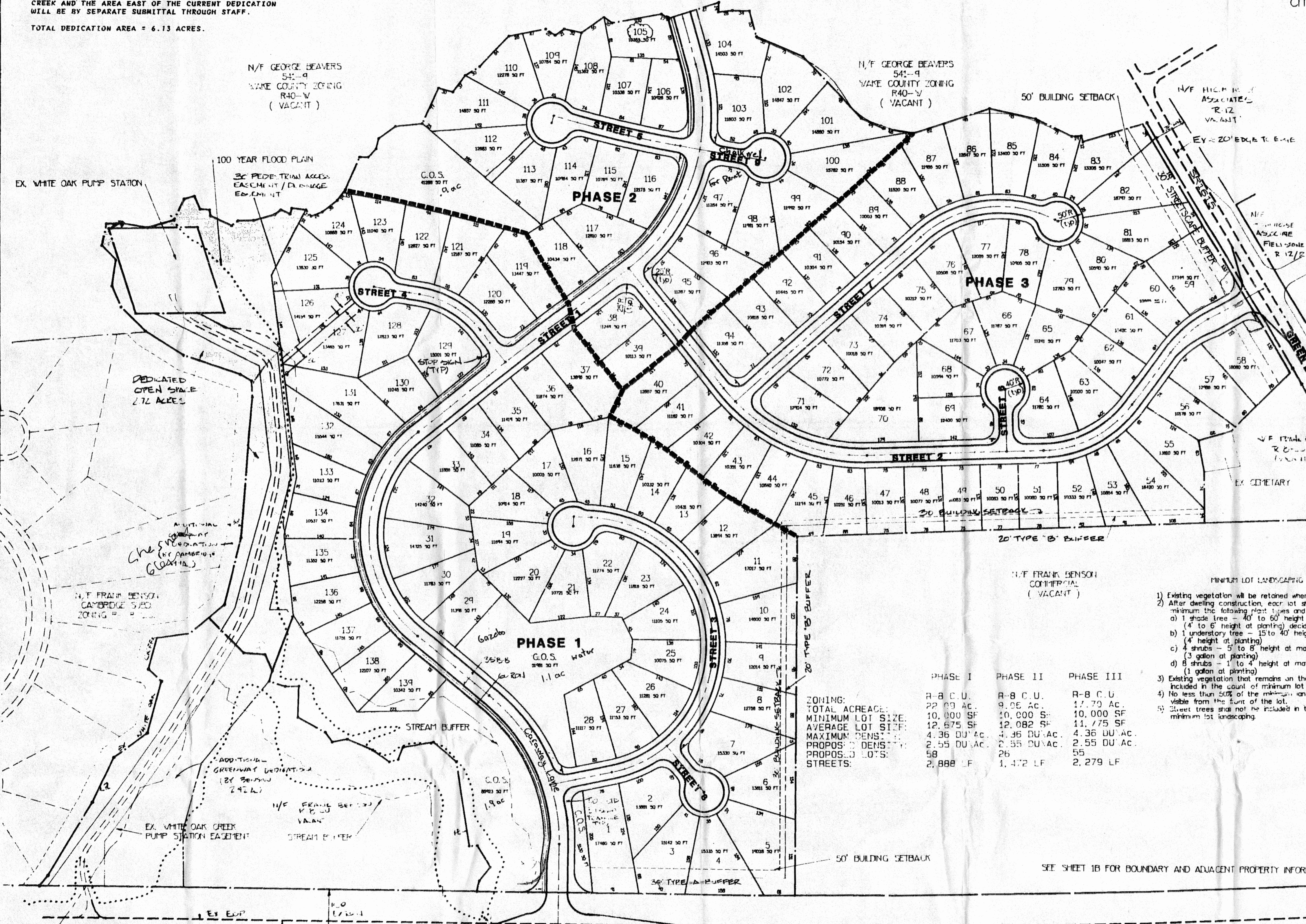


LEGEND OF STREET NAMES

STREET 1	= CARAWAY LANE
STREET 2	= CAPSTRANE DRIVE
STREET 3	= CANIFF LANE
STREET 4	= BOWERS LANE
STREET 5	= CARTERWOOD COURT
STREET 6	= BYRD HILL COURT
STREET 7	= CARSWELL LANE
STREET 8	= CARBON HILL COURT
STREET 9	= CHALKWELL COURT

- MINIMUM LOT LANDSCAPING
- 1) Existing vegetation will be retained whenever possible.
  - 2) After dwelling construction, each lot shall have as minimum the following plant types and numbers:
    - a) 1 shade tree - 40' to 60' height at maturity (4' to 6' height at planting), deciduous/evergreen
    - b) 1 understory tree - 15' to 40' height at maturity (4' height at planting)
    - c) 4 shrubs - 5' to 8' height at maturity (3 gallon at planting)
    - d) 8 shrubs - 1' to 4' height at maturity (1 gallon at planting)
  - 3) Existing vegetation that remains on the lot shall be included in the count of minimum lot landscaping.
  - 4) No less than 50% of the minimum landscaping shall be visible from the front of the lot.
  - 5) Street trees shall not be included in the count of minimum lot landscaping.

	PHASE I	PHASE II	PHASE III
ZONING:	R-8 C.U.	R-8 C.U.	R-8 C.U.
TOTAL ACREAGE:	22.09 AC.	9.05 AC.	17.79 AC.
MINIMUM LOT SIZE:	10,000 SF	10,000 SF	10,000 SF
AVERAGE LOT SIZE:	12,675 SF	12,082 SF	11,775 SF
MAXIMUM DENSITY:	4.36 DU/AC.	4.36 DU/AC.	4.36 DU/AC.
PROPOSED DENSITY:	2.55 DU/AC.	2.55 DU/AC.	2.55 DU/AC.
PROPOSED LOTS:	58	26	55
STREETS:	2,888 LF	1,472 LF	2,279 LF



PROP. REALIGNMENT  
 SEE PLANS BY THIS OFFICE

