

- ① STANDARD ROADWAY CROSS-SECTION (SEE SHT. D-01, TOC 03000.01 & 03000.05).
- ② INSTALL STANDARD CONCRETE CURB AND GUTTERS (SEE SHT. D-01, TOC 03000.02 & LKC 30" ROLLED CURB).
- ③ INSTALL "SPILL" CONCRETE CURB AND GUTTERS (SEE SHT. D-01, LKC 30" ROLLED CURB).
- ④ INSTALL STANDARD CONCRETE SIDEWALK (SEE SHT. D-01, TOC 03000.07).
- ⑤ INSTALL STANDARD DRIVEWAY APRONS (SEE SHT. D-01, TOC 03000.13).
- ⑥ INSTALL STANDARD WHEELCHAIR RAMP (SEE SHT. D-01, NCDOT 848.05-1 & 848.05-3).
- ⑦ INSTALL CLUSTER BOX UNIT (CBU) MAILBOX - TYPE II (SEE SHT. D-01, LKC CBU).
- ⑧ INSTALL WALL (BY OTHERS).

ROAD WIDENING DIMENSIONS ARE FOR
INFORMATION PURPOSES ONLY. REFER
TO ROAD WIDENING PLANS PREPARED BY
KIMLEY-HORN AND ASSOCIATES.

1. REQUIRED STREET SIGNS DETAILS ARE LOCATED ON SHEET D-02.

1. ALL STREET NAME SIGNS SHALL ADHERE TO THE REQUIREMENTS FOUND IN THE LATEST EDITION OF THE MUTCD IN REFERENCE TO THE FONT, LETTER HEIGHT, COLOR, AND LETTER CASE.
2. ALL STREET NAME SIGN DESIGNS SHALL BE REVIEWED AND APPROVED BY THE TRANSPORTATION AND FACILITIES DEPARTMENT PRIOR TO INSTALLATION.

REVISIONS			
SYM.	DESCRIPTION	DATE	BY
▲	REVISED FROM ORIGINAL PLAN	8/24/16	FDW
▲	REVISED PER REVIEW COMMENTS	9/27/16	FDW

SITE IMPERVIOUS DATA:	
DRAINAGE AREA (INCLUDES OFF-SITE)	524,554.51 S.F.
PROPOSED BUILDING STRUCTURES	123,250 S.F.
PROPOSED ASPHALT DRIVES	34,400 S.F.
PROPOSED CONCRETE DRIVES/WALKS	45,247 S.F.
TOTAL PROPOSED IMPERVIOUS	202,897 S.F.
PERCENT IMPERVIOUS	38.68 %
MAX. BUILT UPON AREA PER LOT	2,825 S.F.

SITE DATA:		
CURRENT STREET ADDRESS		1305 WALNUT STREET 1118
WAKE COUNTY PIN		0773248414
WAKE COUNTY READID		0075425
TOTAL ACREAGE		10.56 ACRES (PROPOSED)
BASE ZONING		CT - WALNUT STREET CORRIDOR
ZONING SUBDISTRICT		INFILL
OVERLAY ZONING		WALNUT STREET OVERLAY
EXISTING BUILDINGS		34,824 SF
PROPOSED BUILDINGS		2,465 SF X 50 = 123250 SF
ASSEMBLY OCCUPANCY		0 SF
BEDROOMS PER UNIT	2 BEDROOMS	10 UNITS
	3 BEDROOMS	40 UNITS
PARKING SPACES (2 SPACES/D.U. + .5/BEDROOM OVER 2 + .25/D.U. FOR VISITOR PARKING)	REQUIRED	132.5 (133) SPACES
	PROVIDED	208 SPACES
HANDICAP SPACES	REQUIRED	7 SPACES
	PROVIDED	8 SPACES
	REQUIRED	0 RACKS
BICYCLE RACKS	PROVIDED	1 RACKS
LAND AREA OF DISTURBANCE		9.20 ACRES
AREA OF PROPOSED IMPERVIOUS		201,870 SF
MAXIMUM DENSITY	ALLOWED	5 DU/AC.
	PROVIDED	4.73 DU/AC.
MINIMUM LOT WIDTH FOR TOWNHOMES		36.58 FT
	ROAD	18 FT
SETBACKS	SIDE	0 FT
	REAR	15 FT
MINIMUM SEPARATION BETWEEN ATTACHED RESIDENTIAL BUILDING GROUPING		6 FT
TOTAL PROJECTED SEWER FLOW	100GPD X 140	14,000 GPD
ROADWAY LENGTH		1,146 LF
FIRE LANE LENGTH		1,146 LF
WATER LINE LENGTH		1,226 LF
SANITARY SEWER LINE LENGTH		1,272 LF
RECLAIMED WATER LINE LENGTH		0 LF
PROPOSED WATER TAPS		50 EACH (1")
PROPOSED SEWER TAPS		50 EACH (4")
PROPOSED RECLAIMED WATER TAPS		0 EACH

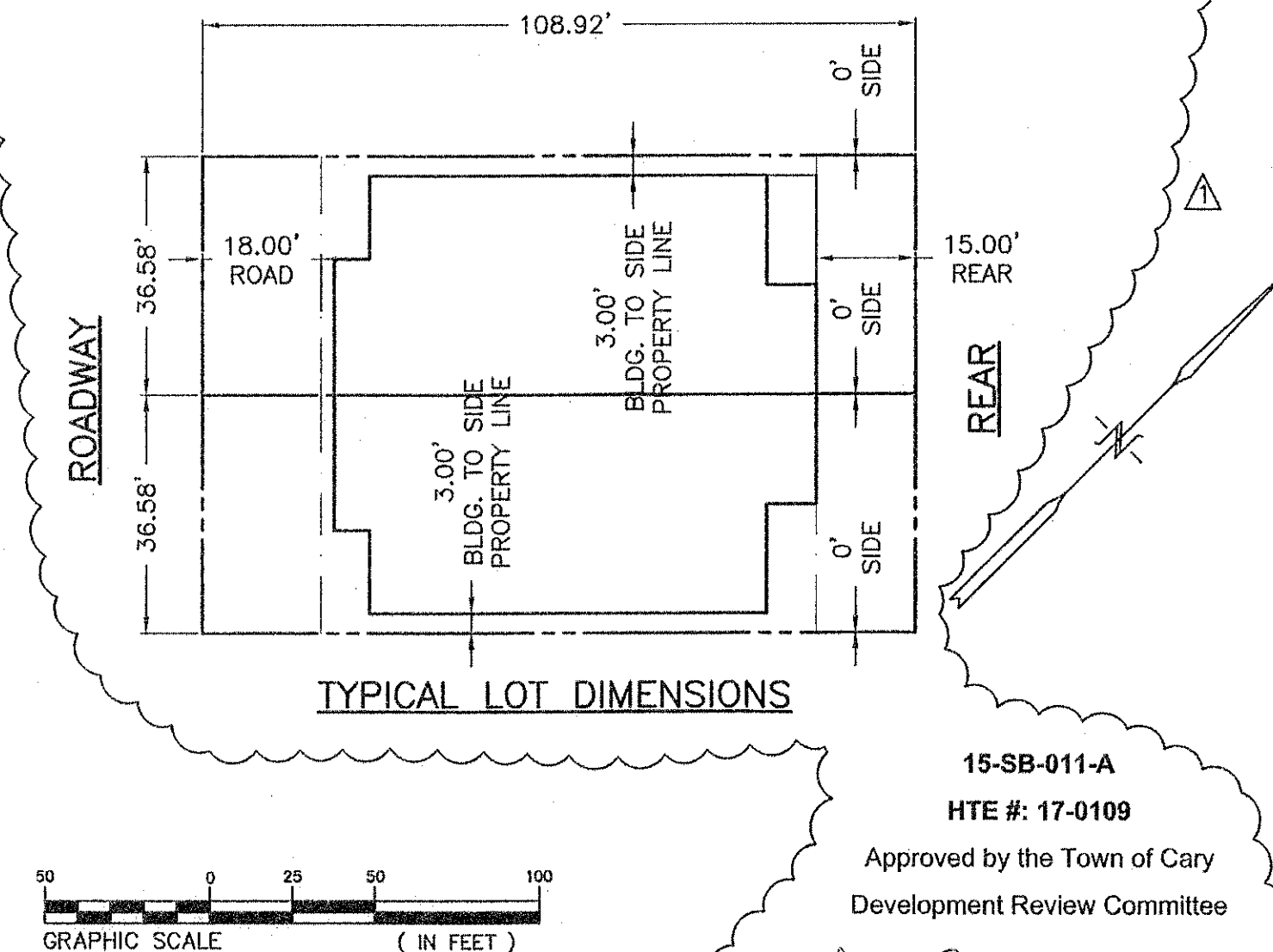
- ALL STREETS, DRIVES, SIDEWALK, ETC. NOT LOCATED WITHIN A PUBLIC ROW WILL BE CLEARLY IDENTIFIED AS PUBLIC VEHICLE ACCESS AREAS DEEDED TO THE HOME OWNERS ASSOCIATION (HOA), THE MAINTENANCE OF WHICH IS NOW AND FOREVERMORE THE RESPONSIBILITY OF SAID "HOA".
- THE DOCUMENTS WILL INCLUDE A STATEMENT (COVENANT) 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

1. THE SITE SHALL BE STABILIZED AND SEEDDED PRIOR TO THE ISSUANCE OF A CERTIFICATION OF OCCUPANCY.
2. ALL HVAC/MECHANICAL SYSTEMS WILL BE LOCATED ON THE SIDE OR REAR OF THE UNITS AND WILL BE SCREENED FROM STREET OR OFF-SITE VIEWS WITH PLANTINGS.
3. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COSTS ASSOCIATED WITH STREET LIGHTING ALONG ALL PROPOSED STREETS, ADJACENT STREETS, AND THOROUGHFARES AS REQUIRED PER TOWN OF CARY POLICY STATEMENT NO. 13. THE DEVELOPER SHALL CONTACT DUKE PROGRESS ENERGY AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE/SUBDIVISION PLANS.
4. ALL ELECTRICAL TRANSFORMERS AND SWITCHES SHALL BE LOCATED IN THE SIDE OR REAR YARD AREA OF THE SITE.
5. NO DECKS OR PATIOS MAY BE SCREENED, ROOFED, OR ENCLOSED UNLESS THE FRONT AND REAR YARD SETBACKS COMBINED MEET THE MINIMUM WHEN THAT ENCLOSURE IS INCLUDED.

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, INDED, COMMON AREAS DEEDED BY THE DEVELOPER TO AND OWNED BY THE "HOA" AND THAT THE TOWN OF CARY IS NOT RESPONSIBLE FOR ANY MAINTENANCE

UNIFORM DIMENSIONS, MATERIALS, AND COLORS. INDIVIDUAL LOT OWNERS WILL NOT BE ALLOWED TO INSTALL A FENCE UNLESS ALL LOT OWNERS ALONG A THOROUGHFARE OR COLLECTOR STREET AGREE TO INSTALL ONE CONTINUOUS FENCE ALONG ALL PROPERTIES ADJACENT TO THE STREET. FENCES PROPOSED WITH 30 FEET OF A THOROUGHFARE OR COLLECTOR STREET SHALL BE CONSTRUCTED WITH ALL EXPOSED FRAMING ORIENTED AWAY FROM THE RIGHT-OF-WAY AND EVERGREEN SHRUBS SHALL BE INSTALLED AT FIVE-FOOT SPACING ALONG THE STREET SIDE OF THE FENCE. STREET TREES, IF NOT INSTALLED AS A PART OF THE ORIGINAL APPROVED PLAN, MUST ALSO BE INSTALLED AT NO MORE THAN FORTY-FOOT SPACING BETWEEN TRUNKS. ALL FENCING ALONG A THOROUGHFARE OR COLLECTOR STREET MUST BE APPROVED BY THE DRC PRIOR TO INSTALLATION.

1. DEVELOPMENT NAME HAS BEEN CHANGED FROM BEVIN GLEN TO GLENPARK.
2. DEVELOPMENT ROAD NAME HAS BEEN CHANGED FROM BEVIN GLEN WAY TO GLENPARK PLACE.



HTE #: 17-0109
Approved by the Town of Cary
Development Review Committee

Planner: [Signature] Date: 12/09/2011

ORIGINAL DRAWINGS - RELEASED FOR CONSTRUCTION

Engineering
Landscape Architecture
Planning

KL

SITE LAYOUT PLAN

GLEN PARK

CARY NORTH CAROLINA

C-02

NO. 100

C-02