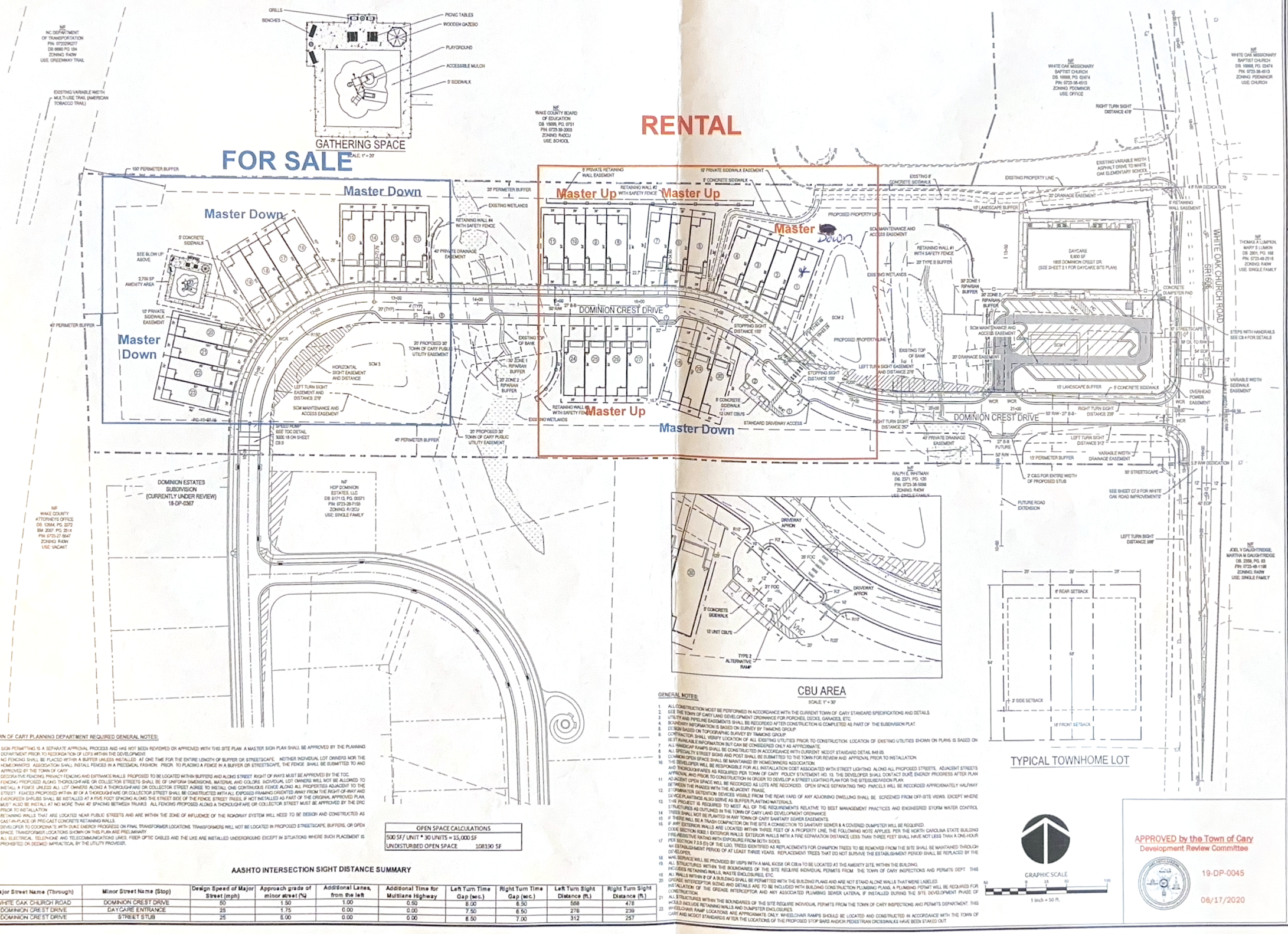

TOWN OF CARY PLANNING DEPARTMENT REQUIRED GENERAL NOTES:

A. SIGN PERMITTING IS A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN REVIEWED OR APPROVED WITH THIS SITE PLAN. A MASTER SIGN PLAN SHALL BE APPROVED BY THE PLANNING DEPARTMENT PRIOR TO RECORDATION OF LOTS WITHIN THE DEVELOPMENT.
B. NO FENCING SHALL BE PLACED WITHIN A BUFFER UNLESS INSTALLED AT ONE TIME FOR THE ENTIRE LENGTH OF BUFFER OR STREETSCAPE. NEITHER INDIVIDUAL LOT OWNERS NOR THE HOMEOWNERS ASSOCIATION SHALL INSTALL FENCES IN A PIECEMEAL FASHION. PRIOR TO PLACING A FENCE IN A BUFFER OR STREETSCAPE, THE FENCE SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF CARY.
C. DECORATIVE FENCING, PRIVACY FENCING AND ENTRANCE WALLS PROPOSED TO BE LOCATED WITHIN BUFFERS AND ALONG STREET RIGHT OF WAYS MUST BE APPROVED BY THE TOC.
E. FENCING PROPOSED ALONG THOROUGHFARE OR COLLECTOR STREETS SHALL BE OF UNIFORM DIMENSIONS, MATERIAL 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 WITHIN 30' 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 A FIVE FOOT SPACING ALONG THE STREET SIDE OF THE FENCE. STREET TREES, IF NOT INSTALLED AS PART OF THE ORIGINAL APPROVED PLAN, MUST ALSO BE INSTALLED AT NO MORE THAN 40' SPACING BETWEEN TRUNKS. ALL FENCING PROPOSED ALONG A THOROUGHFARE OR COLLECTOR STREET MUST BE APPROVED BY THE DRC PRIOR TO INSTALLATION.
F. RETAINING WALLS THAT ARE LOCATED NEAR PUBLIC STREETS AND ARE WITHIN THE ZONE OF INFLUENCE OF THE ROADWAY SYSTEM WILL NEED TO BE DESIGN AND CONSTRUCTED AS CAST-IN-PLACE OR PRE-CAST CONCRETE RETAINING WALLS.
G. DEVELOPER TO COORDINATE WITH DUKE ENERGY PROGRESS ON FINAL TRANSFORMER LOCATIONS. TRANSFORMERS WILL NOT BE LOCATED IN PROPOSED STREETSCAPE, BUFFERS, OR OPEN SPACE. TRANSFORMER LOCATIONS SHOWN ON THIS PLAN ARE PRELIMINARY.
H. ALL ELECTRICAL, TELEPHONE AND TELECOMMUNICATIONS LINES, FIBER OPTIC CABLES AND THE LIKE ARE INSTALLED UNDERGROUND EXCEPT IN SITUATIONS WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER.

OPEN SPACE CALCULATIONS	
500 SF/ UNIT * 30 UNITS = 15,000 SF	
UNDISTURBED OPEN SPACE	108190 SF

GENERAL NOTES:

1. ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF CARY STANDARD SPECIFICATIONS AND DETAILS.
2. SEE THE TOWN OF CARY LAND DEVELOPMENT ORDINANCE FOR PORCHES, DECKS, GARAGES, ETC.
3. UTILITY AND PIPELINE EASEMENTS SHALL BE RECORDED AFTER CONSTRUCTION IS COMPLETED AS PART OF THE SUBDIVISION PLAT.
4. BOUNDARY INFORMATION IS BASED ON SURVEY BY TIMMONS GROUP.
5. DESIGN BASED ON TOPOGRAPHIC SURVEY BY TIMMONS GROUP.
6. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS IS BASED ON BEST AVAILABLE INFORMATION BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.
7. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT NCDOT STANDARD DETAIL 848.65.
8. ALL SPECIALTY STREET SIGNS AND POST SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
9. COMMON OPEN SPACE SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
10. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COST 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 ENERGY PROGRESS AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE/SUBDIVISION PLAN.
11. ADJACENT OPEN SPACE WILL BE RECORDED AS LOTS ARE RECORDED. OPEN SPACE SEPARATING TWO PARCELS WILL BE RECORDED APPROXIMATELY HALFWAY BETWEEN THE PHASES WITH THE ADJACENT PHASE.
12. STORMWATER DETENTION DEVICES VISIBLE FROM THE REAR YARD OF ANY ADJOINING DWELLING SHALL BE SCREENED FROM OFF-SITE VIEWS. EXCEPT WHERE GRADE PLANTINGS ALSO SERVE AS BUFFER PLANTING MATERIALS.
13. THIS PROJECT IS REQUIRED TO MEET ALL OF THE REQUIREMENTS RELATIVE TO BEST MANAGEMENT PRACTICES AND ENGINEERED STORM WATER CONTROL STRUCTURES AS OUTLINED IN THE TOWN OF CARY LAND DEVELOPMENT ORDINANCE.
14. TREES SHALL NOT BE PLANTED IN ANY TOWN OF CARY SANITARY SEWER EASEMENTS.
15. IF THERE WILL BE A TRASH COMPACTOR ON THE SITE A CONNECTION TO SANITARY SEWER & A COVERED DUMPSTER WILL BE REQUIRED.
16. IF ANY EXTERIOR WALLS ARE LOCATED WITHIN THREE FEET OF A PROPERTY LINE, THE FOLLOWING NOTE APPLIES: PER THE NORTH CAROLINA STATE BUILDING CODE SECTION R302.1 EXTERIOR WALLS: EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE LESS THAN THREE FEET SHALL HAVE NOT LESS THAN A ONE-HOUR FIRE-RESISTIVE RATING WITH EXPOSURE FROM BOTH SIDES.
17. PER SECTION 7.3.5 (5) OF THE LDO, TREES IDENTIFIED AS REPLACEMENTS FOR CHAMPION TREES TO BE REMOVED FROM THE SITE SHALL BE MAINTAINED THROUGH AN ESTABLISHMENT PERIOD OF AT LEAST THREE YEARS. REPLACEMENT TREES THAT DO NOT SURVIVE THE ESTABLISHMENT PERIOD SHALL BE REPLACED BY THE DEVELOPER.
18. MAIL SERVICE WILL BE PROVIDED BY USPS WITH A MAIL KIOSK OR CBUs TO BE LOCATED AT THE AMENITY SITE, WITHIN THE BUILDING.
19. ALL STRUCTURES WITHIN THE BOUNDARIES OF THE SITE REQUIRE INDIVIDUAL PERMITS FROM THE TOWN OF CARY INSPECTIONS AND PERMITS DEPT. THIS INCLUDES RETAINING WALLS, WASTE ENCLOSURES, ETC.
20. ALL STRUCTURES WITHIN B OF A BUILDING SHALL BE PERMITTED WITH THE BUILDING PLANS AND ARE NOT STAND ALONE WALLS THAT WERE LABELED.
21. INSTALLATION OF THE GREASE INTERCEPTOR AND ANY ASSOCIATED PLUMBING SEWER LATERAL IF INSTALLED DURING THE SITE DEVELOPMENT PHASE OF CONSTRUCTION.
22. ALL STRUCTURES WITHIN THE BOUNDARIES OF THE SITE REQUIRE INDIVIDUAL PERMITS FROM THE TOWN OF CARY INSPECTIONS AND PERMITS DEPARTMENT. THIS WHEELCHAIR RAMP LOCATIONS ARE APPROXIMATE ONLY. WHEELCHAIR RAMPS SHOULD BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CARY AND NCDOT STANDARDS AT THE LOCATIONS OF THE PROPOSED STOP SIGNS AND/OR PEDESTRIAN CROSSWALKS HAVE BEEN STAKED OUT.

AASHTO INTERSECTION SIGHT DISTANCE SUMMARY

Major Street Name (Through)	Minor Street Name (Stop)	Design Speed of Major Street (mph)	Approach grade of minor street (%)	Additional Lanes, from the left	Additional Time for Multilane Highway	Left Turn Time Gap (sec.)	Right Turn Time Gap (sec.)	Left Turn Sight Distance (ft.)	Right Turn Sight Distance (ft.)
WHITE OAK CHURCH ROAD	DOMINION CREST DRIVE	50	1.50	1.00	0.50	8.00	6.50	558	478
DOMINION CREST DRIVE	DAYCARE ENTRANCE	25	1.75	0.00	0.00	7.50	6.50	278	239
DOMINION CREST DRIVE	STREET STUB	25	5.00	0.00	0.00	8.50	7.00	312	257

APPROVED by the Town of Cary
Development Review Committee
19-DP-0045
06/17/2020

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WHITE OAK TOWNHOMES AND DAYCARE 19-DP-0045
Cary, North Carolina

OVERALL SITE PLAN

Job No.	02140455.1	Drawn By	TDW
Date	07.12.18	Designer	WSR

NORTH CAROLINA PROFESSIONAL SEAL 028892 ENGINEER DEBRA M. FECHT
Debra Fecht 6/11/2020

Revisions		
1	PER TOC COMMENTS	09/27/18
2	PER TOC COMMENTS	02/22/19
3	PER TOC COMMENTS	12/13/19
4	PER TOC COMMENTS	03/09/20

Sheet No.
C2.0