

# TOWNES OF MADISON

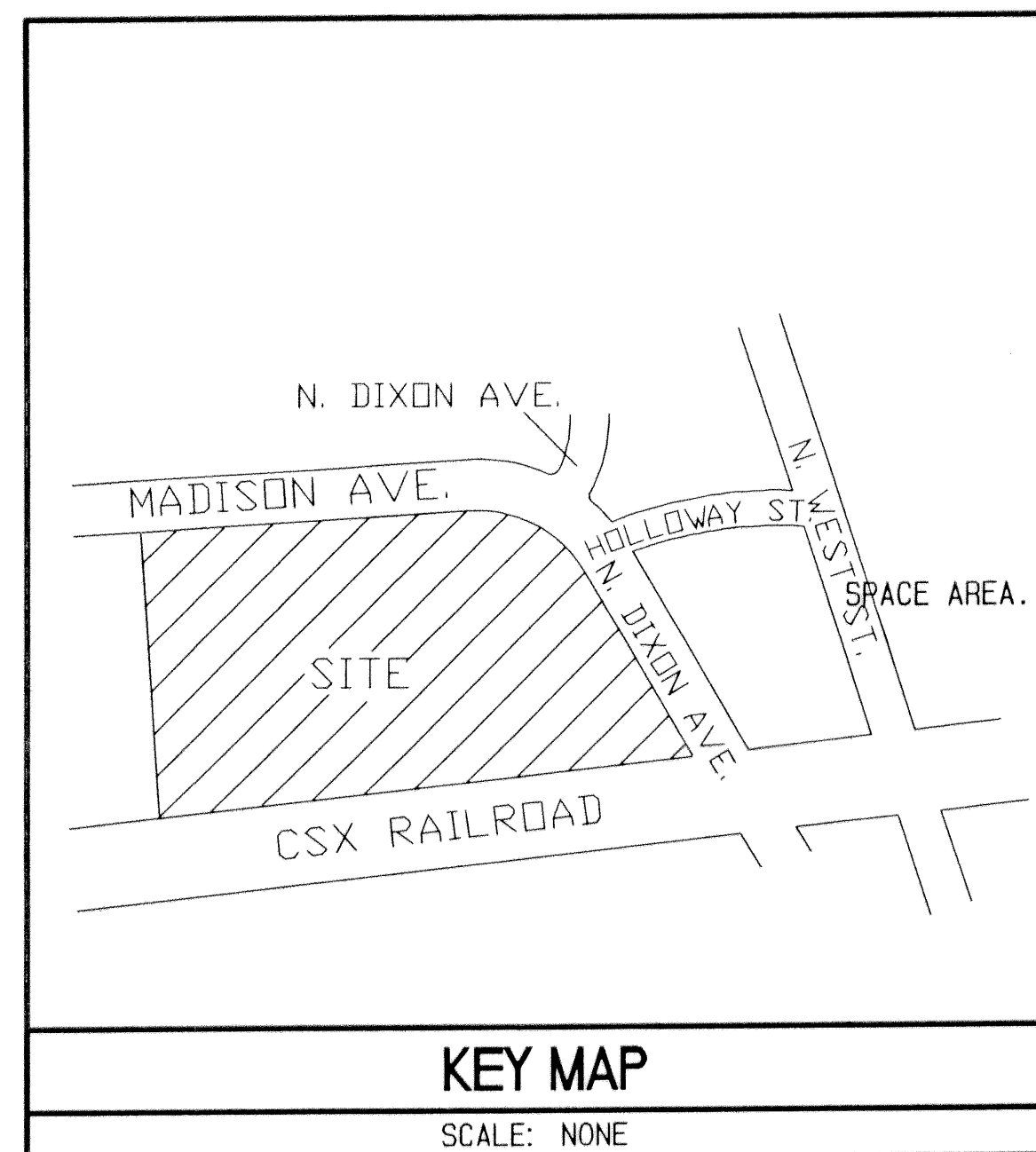
SITUATED AT

# HISTORIC CARY

TOWN OF CARY

WAKE COUNTY, NORTH CAROLINA

TOWN OF CARY PROJECT NO.- 03-SP-193



THIS DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING DRAWINGS AND THE STANDARD SPECIFICATIONS OF THE TOWN OF CARY.

## PROJECT DATA

PROPERTY ID NUMBER(S) (P.I.N.): 0764.21-3704
TRACT AREA: 4.056 ACRES
CURRENT ZONE: RMF-12CU (ALLOWS 48 UNITS)
PROPOSED RESIDENTIAL MAX. DENSITY: 12.32 UNITS/AC
RESIDENTIAL USE MAX. DENSITY: 50 UNITS (PROPOSED)
PROPOSED IMPERVIOUS AREA: 2.22 ACRES
PROPOSED DENUDED AREA: 4.18 ACRES
PROPOSED LINEAR ROAD FOOTAGE: 808 LF
PROPOSED LINEAR WATER LINE FOOTAGE: 122 LF (4")
PROPOSED LINEAR WATER LINE FOOTAGE: 521 LF (6")
PROPOSED LINEAR WATER LINE FOOTAGE: 837 LF (8")
PROPOSED LINEAR SEWER LINE FOOTAGE: 1,067 LF (8")
PARKING SPACES REQUIRED: 2.5/UNIT
PARKING SPACES PROVIDED: 2 PER UNIT + 20 EXTRA ON SITE AND A MINIMUM OF 20 ON DIXON/MADISON.
TOTAL MINIMUM PARKS AVAILABLE: 140
STREETSCAPE BUFFER ALONG MADISON/DIXON: 30'-N/A
50' TYPE "A" BUFFER ALONG WEST PL-N/A
50' TYPE "A" BUFFER ALONG SOUTH PL-N/A

REZONING CONDITIONS:
1. ALLOWED USES: MULTIFAMILY HOMES AND TOWNHOMES WITH MINIMUM OVERALL SITE DENSITY OF 10 UNITS PER ACRE.
2. RESIDENTIAL UNITS ADJACENT TO MADISON AVENUE OR DIXON WILL FACE THE STREET.
3. A MINIMUM OF ONE PARKING SPACE PER UNIT WILL BE PROVIDED AS A GARAGE INTERGRATED INTO EACH UNIT.
4. A MINIMUM OF TWO OR THREE LARGE TREES WILL BE SAVED UNLESS THE TOWN HORTICULTURIST DETERMINES THAT THE CONDITIONS OF THE TREES IS SUCH THAT SAVING THE TREES WOULD BE UNDESIRABLE FOR SAFETY REASONS.
5. SOUND ATTENTION ADJACENT TO SEABOARD RAILROAD RIGHT OF WAY.
A. DEVELOPER WILL PROVIDE A COMBINATION OF BERMS AND EVERGREEN TREES MINIMUM 8' HT AT PLANTING SHRUBS MINIMUM 3' HT AT PLANTING TO PROVIDE A SOLID LANDSCAPE BUFFER WITHIN FOUR YEARS OF PLANTING.
B. PROVIDE ADDITIONAL WALL SOUND INSULATION FOR ALL OUTER WALLS OF THE BUILDING IMMEDIATELY ADJACENT TO THE RAILROAD RIGHT OF WAY.
C. PROVIDE SOUND-INSULATING WINDOWS IN ALL BUILDINGS, AND NOT JUST IN THE SOUTH WALLS OF THE BUILDING IMMEDIATELY ADJACENT TO THE RAILROAD CORRIDOR.

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6.0	SEWER PLAN AND PROFILE-LATERAL 4
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DB	ARCHITECTURAL PLAN

## OWNER

LESLIE TAYLOR  
CONTACT: LESLIE TAYLOR  
314 SOUTH WEST STREET  
CARY, NORTH CAROLINA 27511  
PHONE: 919-467-6595  
FAX: 919-481-9107

## LANDSCAPE ARCH.

PATON ASSOCIATES  
CONTACT: DICK PATON  
1001 YATES STORE ROAD  
APEX, NC 27502  
PHONE: 919-612-5769  
FAX: 919-303-6969

## SURVEYOR

AL PRINCE & ASSOCIATES  
CONTACT: AL PRINCE  
975 WALNUT STREET, SUITE 233  
CARY, NORTH CAROLINA - 27511  
PHONE: 919-467-3545  
FAX: 919-467-8607

## ARCHITECT

THE DREES COMPANY  
CONTACT: TOMMY MORGAN  
5510 CHEROKEE AVE. SUITE 300  
ALEXANDRIA, VA 22313  
PHONE: 704-941-0617

## LIGHTING ENGINEER

PROGRESS ENERGY  
CONTACT: GREG STERKEN  
1020 WEST CHATHAM  
CARY, NORTH CAROLINA 27511  
PHONE: 919-481-6139  
FAX: 919-481-6155



03-SP-193  
APPROVED  
TOWN OF CARY

APPROVED BY: *DRC* DATE: 10-20-03  
PLANNING: *BS* DATE: 10-31-03  
ENGINEERING: *TS* *ST* DATE: 10-21-03

No.	Date	Revision	Dwn/Chk
2	10/29/03	TOWN OF CARY COMMENTS DATED 10-24-03	BAH/PNJ
1	10/6/03	RELOCATED BIO-RETENTION AREA	BAH/PNJ

P.E. Seal and Signature  
*Ward Alan P. Jones*  
10/29/03

**COVER SHEET**  
FOR  
**TOWNES OF MADISON**  
SITUATED AT  
**HISTORIC CARY**  
TOWN OF CARY, WAKE COUNTY, NORTH CAROLINA

JOB #: 1986.15  
DSN/CHK BY: PU DATE: 01/31/2003  
DWN BY: BH DATE: 01/31/2003  
VRT SCALE: NONE HRZ SCALE: NONE

Sheet: **CVR**