

TRAFFIC STUDY MITIGATIONS

- BY REFERENCE OF THE TOWN OF CARY TRAFFIC ANALYSIS REPORT 09-TAR-315 JULY 30, 2009, AND SUBSEQUENT LETTER FROM MARTIN/ LEXOU BRYSON (MAB) DATED SEPTEMBER 30, 2009 BASED ON THE SITE PLAN PROVIDED BY SINGH DEVELOPMENT. THE FOLLOWING TRAFFIC STUDIES AND/OR IMPROVEMENTS TO OCCUR AS FOLLOWS:
- 1. WIDEN THE SECTION OF EVANS ROAD ALONG THE FRONTAGE OF THE PROPOSED DEVELOPMENT TO HALF OF THE CROSS-SECTION REQUIRED BY THE TOWN OF CARY.
- 2. WIDEN THE SECTION OF WINFAIR DRIVE ALONG THE FRONTAGE OF THE PROPOSED DEVELOPMENT TO HALF OF THE CROSS-SECTION REQUIRED BY THE TOWN OF CARY (W/AVER REQUESTED ON 10-1-09, ANTICIPATED APPROVAL FEB 2010).
- 3. WIDEN THE SECTION OF WAKE COUNTY ACCESS #1 (UNSIGNALIZED) FROM 20 FEET TO 24 FEET TO PROVIDE FOR A RIGHT TURN OUTLET ONLY DRIVEWAY.
- 4. PROVIDE SIGNING ON THE SITE ACCESS APPROACH TO PROHIBIT THE LEFT TURN MOVEMENT OUT OF THE SITE. CARY PARKWAY AND ACCESS #2.
- 5. CONSTRUCT THE NORTHBOUND ACCESS #2 APPROACH TO PROVIDE FOR ONE INGRESS LANE AND ONE EGRESS LANE SO AS TO FORM A RIGHT-IN/RIGHT-OUT ACCESS POINT AT THIS LOCATION. (DONE PER PLAN)
- 6. WIDEN THE NORTH BOUND APPROACH OF CARY PARKWAY TO PROVIDE FOR A RIGHT-TURN LANE WITH 100 FEET OF STORAGE LENGTH.
- 7. CONSTRUCT THE EASTBOUND APPROACH #3 TO PROVIDE FOR ONE INGRESS LANE AND ONE EGRESS LANE SO AS TO FORM A RIGHT-IN/RIGHT-OUT ACCESS POINT AT THIS LOCATION.
- 8. STRIPE THE REQUIRED WIDENING ALONG EVANS ROAD TO PROVIDE FOR AN EXCLUSIVE RIGHT-TURN LANE ALONG THE SOUTHBOUND EVANS ROAD THAT PROVIDES AT LEAST 150 FEET OF STORAGE.
- 9. CONSTRUCT A CONCRETE MEDIAN IN FRONT OF THIS SITE ACCESS TO ENHANCE ACCESS CONTROL. (A FULL MEDIAN WILL BE CONSTRUCTED PER PLAN)
- 10. CONSTRUCT SWAMP CLEAR DRIVE ACCESS #4.
- 11. PROVIDE SIGNAGE DESIGNATING SAID STREET ONE WAY - INBOUND ONLY. (DONE PER PLAN)
- 12. RESTRIPE THE WEST BOUND WINFAIR DRIVE APPROACH AT THIS LOCATION TO PROVIDE FOR AN EXCLUSIVE LEFT-TURN AND EXCLUSIVE RIGHT TURN LANE.
- 13. THE DEVELOPER AGREES TO INSTALL A SIGNAL WARRANT ANALYSIS FOR THIS INTERSECTION TO BE COMPLETED BY THE TOWN OF CARY. (CITY OF CARY CONTRACT FOR THE LAST BUILDING COMPLETED).
- 14. CONSTRUCT AN EXCLUSIVE RIGHT-TURN LANE (WITH AT LEAST 150 FEET OF STORAGE). (A DEDICATED RIGHT TURN LANE IS PROPOSED TO BE CONSTRUCTED ALONG THE ENTIRE EVANS ROAD FRONTAGE PER PLAN).
- 15. BASED ON PEAK HOUR SIGNAL WARRANT ANALYSES (APPENDIX F) AND THE GOOD INTERSECTION SPACING AT AT THIS LOCATION, IMPLEMENTATION OF A SIGNAL IS RECOMMENDED. HOWEVER, A FULL SIGNAL WARRANT ANALYSIS IS RECOMMENDED PRIOR TO INSTALLATION.
- 16. NO IMPROVEMENTS ARE RECOMMENDED AT THIS TIME. HOWEVER, TRAFFIC SHOULD BE MONITORED AT THIS LOCATION IN THE FUTURE FOR THE POSSIBILITY OF SIGNALIZATION.

GENERAL NOTES

- A. NO CHANGES TO ANY ASPECT OF THIS SITE PLAN SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW COMMITTEE OF THE TOWN OF CARY.
- B. ALL HVAC AND OTHER MECHANICAL SYSTEMS SHALL BE SCREENED FROM PUBLIC VIEW.
- C. ALL WASTE STORAGE LOCATIONS SHALL BE SCREENED FROM OFF-SITE VIEWS.
- D. ALL EXTERIOR SITE LIGHTING SHALL BE DESIGNED TO PREVENT OFF-SITE GLARE.
- E. ALL ABOVE-GROUND EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE AND OTHER UTILITIES SHALL BE LOCATED TO BE HIDDEN TO THE REAR OF THE MAIN OF THE SITE AND BE SCREENED TO THE EXTENT PRACTICAL, WITH EVERGREEN PLANTS.
- F. ALL VEHICULAR USE AREAS (DRIVES AND PARKING AREAS) SHALL BE SCREENED FROM OFF-SITE VIEWS.
- G. APPLICANT TO MINIMIZE IMPACTS TO BUFFER AREAS DURING CLEARING OF THE SIGHT DISTANCE RADIUS, THERE SHALL BE A BUFFER ZONE OF 10 FEET FROM THE SIGHT DISTANCE RADIUS TO THE REMOVED TO THE REQUIRED HEIGHT AND THE LINE OF SIGHT IS NOT RESTRICTED.
- H. APPLICANT TO EXTEND RECLAIM WATER LINE TO SITE AND ACROSS THE CARY PARKWAY FRONTAGE. IRRIGATION SERVICES TO BE OFF THE RECLAIM WATER LINES.
- I. THIS PROJECT IS CURRENTLY PLANNED TO BE CONSTRUCTED IN ONE PHASE. THE INDIVIDUAL BUILDINGS WILL BE DELIVERED IN PHASES AS CONSTRUCTION IS COMPLETED & CERTIFICATE OF OCCUPANCY ISSUED.
- J. SINGLE DEVELOPMENT WILL PETITION THE TOWN OF CARY TO ENACT THE NECESSARY TRAFFIC CONTROL ORDINANCE AS REQUIRED TO ENABLE ENFORCEMENT OF THE PROPOSED TRAFFIC MOVEMENTS INTO AND OUT OF THE SITE FROM WINFAIR DRIVE.
- K. TRAFFIC SIGNAL MODIFICATIONS WILL BE REVIEWED AND APPROVED SEPARATELY (AS PART OF THE FINAL SITE PLAN). SIGNAL MODIFICATIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE.
- L. A PLUMBING PERMIT WILL BE REQUIRED FOR INSTALLATION OF THE ELEVATOR HOLDING TANK AND ANY ASSOCIATED SUMP PLUMBING IF INSTALLED DURING THE DEVELOPMENT PHASE OF CONSTRUCTION. ELEVATOR SUMP HOLDING TANK DETAILS WILL BE ILLUSTRATED ON THE BUILDING PLANS.

INSPECTIONS STANDARD NOTES:

- 1. ALL WORK MUST COMPLY WITH NORTH CAROLINA STATE BUILDING AND HANDICAPPED ACCESSIBILITY CODE VOL. 1C.
- 2. APPROVED, STAMPED AND SIGNED BUILDING ELEVATIONS FROM THIS SITE PLAN MUST BE INCORPORATED IN THE BUILDING PERMIT PLANS.

CONSTRUCTION NOTE

- 1. ALL CONSTRUCTION WILL BE TO TOWN OF CARY STANDARDS, SPECIFICATIONS AND DETAILS.
- 2. PUBLIC ROADWAY IMPROVEMENTS WILL BE TO NCDOT AND TOWN OF CARY STANDARDS.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY WHILE WORK IS BEING CONDUCTED. THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

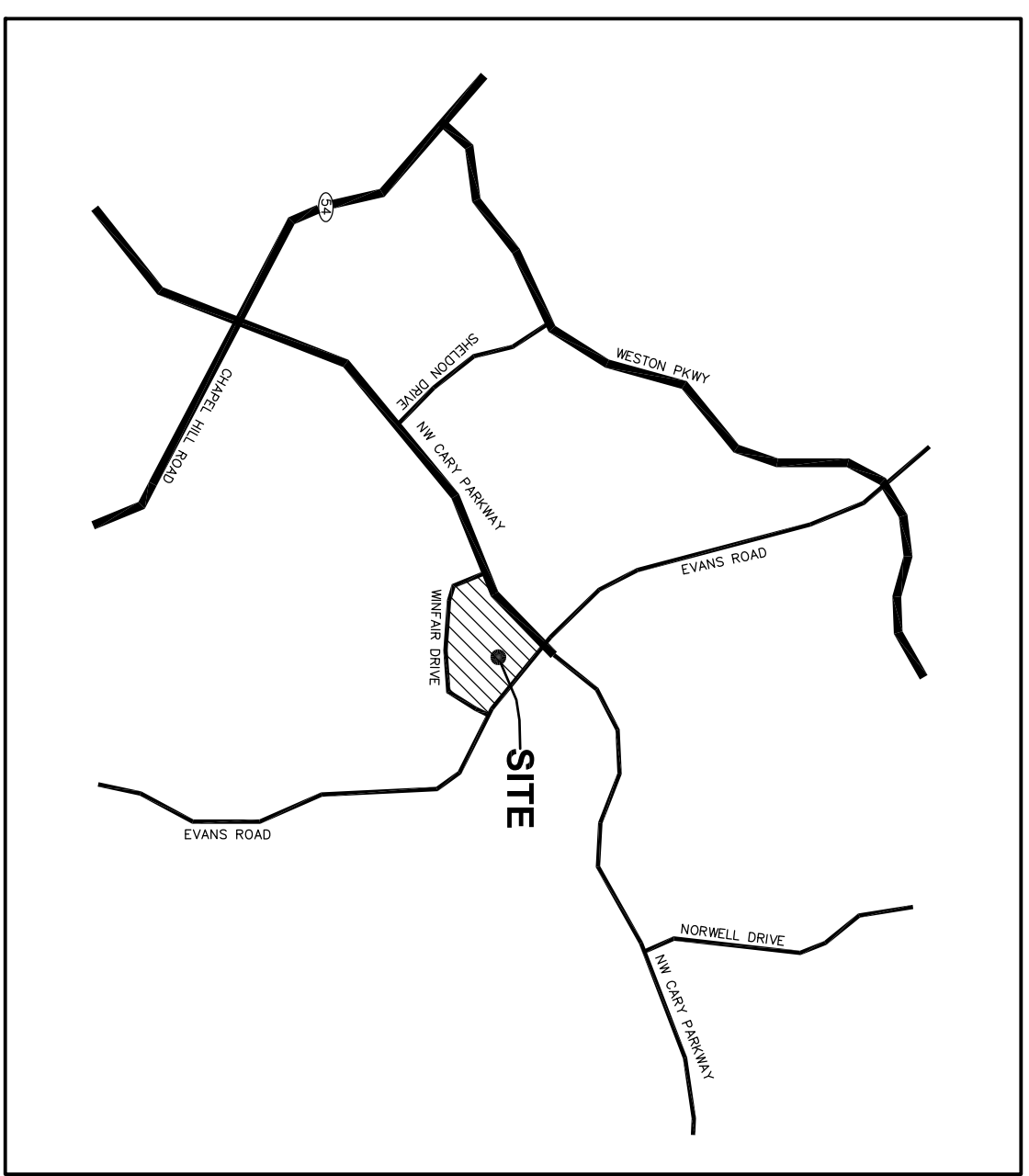
NOTE: THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

SINGH MIXED USE

MIXED USE SKETCH PLAN

TOWN OF CARY, WAKE COUNTY

SUBMITTED: JULY 30, 2009



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OWNER/APPLICANT:
SINGH V LLC
5225 ORCHARD LAKE ROAD, SUITE 200
WAKE COUNTY, NC 27709
PHONE 248.855.1600

SITE DATA:

TOWN OF CARY PROJECT NUMBER 09-WU-002
PRESENT ZONING: PDD MAJOR MIXED USE OVERLAY DISTRICT - SILVERTON NEIGHBORHOOD CENTER
AREA: 19.23 ACRES TOTAL
PARCEL IDENTIFICATION: 0755-91-24-61
WAKE COUNTY REAL ID: 0148786
PROPOSED DENUDED AREA: 17.0 AC
PROPOSED IMPERVIOUS AREA: 9.35 AC (407,266 sf)
TOTAL PARK/ RECREATION AREA = 0.5 AC
LINEAR FOOTAGE OF PROPOSED ROADWAY = 5550 LF
THERE IS NO FLOODPLAIN ON THIS SITE PER FIRM MAP NO. 57200793000 EFFECTIVE MAY 2, 2006.
RESIDENTIAL AREA DENSITY = 198 UNITS / 19.23 AC = 10.3 DU/AC

BICYCLE PARKING REQUIREMENTS

REQUIRED PARKING
RESIDENTIAL: 1 RACK PER BUILDING OR 50 UNITS (SEE NOTE BELOW)
COMMERCIAL: 1 RACK PER BUILDING
CLUBHOUSE: 3 RACKS

BICYCLE PARKING REQUIRED
4 REQUIRED
3 REQUIRED

TOTAL RACKS REQUIRED = 7 REQUIRED
NOTE: BIKE PARKING FOR THE TOWNHOME AND CONDO TYPE UNITS WILL BE ACCOMMODATED INSIDE EACH INDIVIDUAL GARAGE. BIKE PARKING FOR THE RESIDENTIAL UNITS WITHIN THE MIXED USE BUILDINGS WILL BE ACCOMMODATED INSIDE THE PARKING DECK.

PARKING REQUIREMENTS:

BUILDING DATA:		
RESIDENTIAL:	Units	
Building A	38	
Building B	22	
Building C	22	
Total Units =	80	
Total Condo Style Multi-Family Units	118	
Total Multi-Family Units	198	
COMMERCIAL	Building	Area
Building A	9800	
Building B	8600	
Building C	8900	
Building D - First Floor	8500	
Building D - Second Floor	9400	
Total Commercial(s) =	45100	

Parking Required	Spaces	Parking Provided
Residential		
42 - 3 Bedroom Units @ 2.5 per unit	106	174
110 - 2 Bedroom Units @ 2.0 per unit	220	198
46 - 1 Bedroom Units @ 2.0 per unit	92	108
Visitor Spaces - 198 Units x 0.25	50	88
Total Spaces Required (Residential)	467	511
Commercial		
Retail - One space per 200 SF	22500 sf / 200 = 118	201
Restaurant - One space per 150 SF	12200 sf / 150 = 82	20
Office - One space per 300 SF	9400 sf / 300 = 32	
Total Spaces Required (Commercial)	232	
Total Site Parking Required	699	
Total spaces Provided (Retail/Office)		221
Building D - Parking Structure		20
Total Site Parking Provided		732

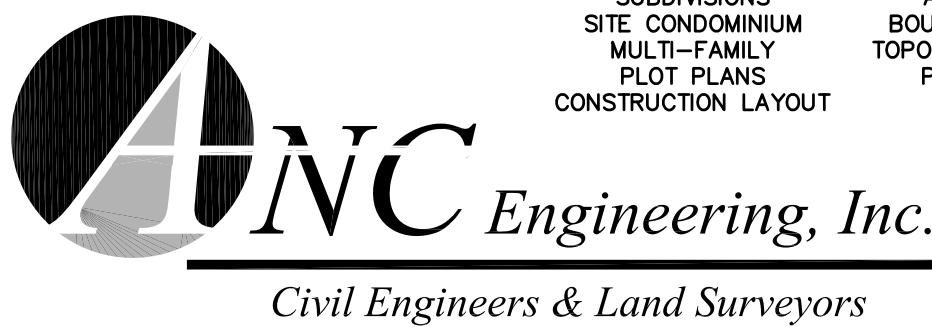
CLIENT: SINGH DEVELOPMENT COMPANY

COVER SHEET

SINGH MIXED USE

TOWN OF CARY
WAKE COUNTY
NORTH CAROLINA

48 HOURS BEFORE
YOU DIG CALL OR
CALL 1.800.532.4849
(TOLL FREE)



SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

COMMERCIAL
SITE PLANNING
INDUSTRIAL & MULTI-UNIT
LAND DEVELOPMENT
CONSTRUCTION LAYOUT

53445 Grand River
New Hudson, MI 48165
(248) 667-9248 Phone
(248) 667-9254 Fax

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLOT PLANS
CONSTRUCTION LAYOUT

12-23-09 PER TOWN REVIEW
11-12-09 PER TOWN REVIEW
10-1-09 PER TOWN REVIEW
DATE: 7-24-09

CHECKED BY: DL

DRAWN BY: RY

APPROVED BY: [Signature]

TOWN OF CARY

DATE: 09-11-09

SCALE: 1" = 10'

1

09-11-09