DEVELOPMENT PLAN FOR

LEGACY CARY

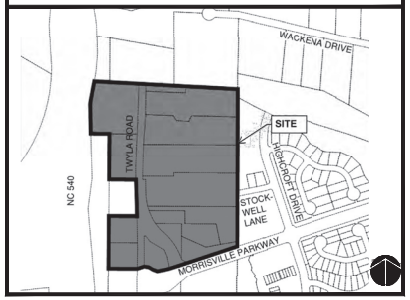
TWYLA RD AT MORRISVILLE PRKWY CARY, NC

TOC PROJECT NO. 21-DP-XXXXX

NOVEMBER 23, 2021

VICINITY MAP

NO SCALE



SITE DATA TABLE

PROPERTY INFORMATION:

OWNER NAME: LEGACY CARY LLC
OWNER ADDRESS: 24101 CHAGRIN BLVD, STE 300
BEACHWOOD, OH 44122

SITE ADDRESS	OWNER	REAL ESTATE ID	PIN
1101 TWYLA RD	LEGACY CARY LLC	0100216	0734294615
1140 TWYLA RD	LEGACY CARY LLC	0105901	0735209740
1105 TWYLA RD	LEGACY CARY LLC	0100217	0734294807
1128 TWYLA RD	LEGACY CARY LLC	0129571	0735209448
1112 TWYLA RD	LEGACY CARY LLC	0155314	0734390881
1116 TWYLA RD	LEGACY CARY LLC	0155315	0734392943
1100 TWYLA RD	LEGACY CARY LLC	0105973	0734297619
1145 TWYLA RD	LEGACY CARY LLC	0105900	0735203991
1120 TWYLA RD	LEGACY CARY LLC	0105972	0735209159
1132 TWYLA RD	LEGACY CARY LLC	0105971	0735203489
0 TWYLA RD	LEGACY CARY LLC	0101553	0735217059
1148 TWYLA RD	LEGACY CARY LLC	0135034	0735209946
6100 MORRISVILLE PKWY	LEGACY CARY LLC	0481114	0734390677

SITE ACREAGE: ± 40 ACRES
ZONING: PDD MAJOR (TWYLA ROAD NORTH)
OVERLAY: JORDAN LAKE

EXISTING USE: SINGLE FAMILY (VACANT)
PROPOSED USE: HOUSEHOLD LIVING (MULTI-FAMILY)

SETBACKS:

TWYLA ROAD:	20' BUILDING SETBACK
PERIMETER BUFFER NORTH:	20' (50% OF 40')
PERIMETER BUFFER WEST:	20'
STREETSCAPE STOCKWELL ROAD:	15'
THOROUGHFARE BUFFER NORTHWEST (ADJACENT TO I-540):	100'

UNITS/SF ALLOWED:	MULTIFAMILY:	395
UNITS/SF PROPOSED:	MULTIFAMILY:	390

MAXIMUM BUILDING HEIGHT: 70'

CONSTRUCTION TYPE: MF/CLUBHOUSE - TYPE IIIA

UNIT SQUARE FOOTAGE & GROSS SQUARE FOOTAGE:

BUILDING 1 - 86,876 SF; 61 UNITS
BUILDING 2 - 104,516 SF; 69 UNITS
BUILDING 3 - 104,516 SF; 69 UNITS
BUILDING 4 - 13,000 SF; CLUBHOUSE
BUILDING 5 - 99,168 SF; 62 UNITS
BUILDING 6 - 99,168 SF; 62 UNITS
BUILDING 7 - 91,945 SF; 67 UNITS
TOTAL - 599,189 SF; 390 UNITS

PARKING CALCULATIONS:
PARKING SPACES REQUIRED:

1/BR + 0.1 PER UNIT VISITOR:
130 (1 BR) + 203 X 2 (2BR) + 57 X 3 (3BR) = 707 BR
707 BR *1 = 390 UNITS * 0.1 = 746
ADA - 20 TYPE A UNITS = 20 ACC
2% * 783 = 16 ACC
TOTAL 36 ACC (MIN. 6 VAN)
BIKE - 1 PER 50 UNITS (1 MIN./BLDG)

PARKING SPACES PROVIDED: 803 SPACES (INCLUDING 40 ACCESSIBLE SPACES)
BIKE PARKING: 2 RACKS/BLDG
REQUIRED COMMUNITY GATHERING SPACES (OVERALL PDD): 3 (5,000 SF EACH)
PROVIDED COMMUNITY GATHERING SPACES (WITHIN RMF SUBDISTRICT): 2
INFRASTRUCTURE QUANTITIES:

FIRE LANE		XXX LF
ROADWAY		XXX LF
PUBLIC UTILITIES		
	POTABLE WATER MAIN	XXX LF
	RECLAIMED WATER MAIN	XXX LF
	SANITARY SEWER MAIN	XXX LF
	POTABLE WATER TAPS	6 - 4" METERS 2 - 2" METER
	RECLAIMED WATER TAPS	1
	SANITARY SEWER TAPS	2 - 4" 8 - 8"

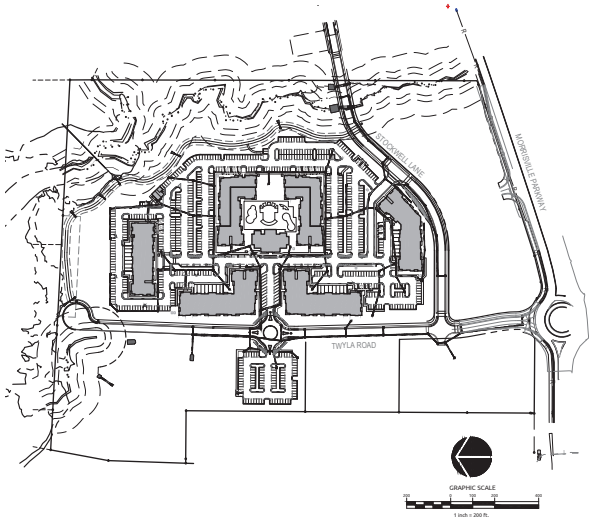
PROJECTED SEWER FLOW: MULTIFAMILY - [(130 1BR + 203 2BR) * 240] + [57 3BR * 360] = 100,440 GPD
CLUBHOUSE AND MAINTENANCE - +/-15,000 * 0.09SF = 1,350 GPD
TOTAL = 101,790 GPD

IMPERVIOUS SUMMARY:

EXISTING IMPERVIOUS:	XXXX AC
PROPOSED ADDITIONAL IMPERVIOUS:	XXXX AC
TOTAL IMPERVIOUS:	XXXX AC

DISTURBED AREA: 28.9 AC

NOTES:
* HEIGHT OF BUILDING MEASURED FROM FIRST FLOOR FINISHED FLOOR ELEVATION.
* SPIRES, CUPOLAS, ANTENNAE ATTACHED TO THE BUILDING AND/OR PROJECTIONS FROM A BUILDING ARE NOT INCLUDED IN THE CALCULATION OF BUILDING HEIGHT.



DEVELOPER/OWNER

LEGACY CARY LLC

24101 CHAGRIN BLVD. SUITE #300
BEACHWOOD, OH 44122
980.262.6133

ATTN: DEREK BOESCH

PREPARED BY:

WithersRavenel
Engineers . Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

TWYLA ROAD NORTH PDD CONDITIONS

* RELEVANT REZONING CASE: 19 - REZ - 01
* NEIGHBORHOOD RECREATION SITE OF AT LEAST 0.5 AC. (POOL/CLUBHOUSE AREA)
* TAR RECOMMENDED IMPROVEMENTS
  - NC 55/MORRISVILLE PKWY - CONSTRUCTION A SECOND EB LEFT TURN LANE AT NC 55 WITH 400' STORAGE/TAPER
  - MORRISVILLE PKWY/SITE ACCESS 2 (ACCESS TO C-1 SUBDISTRICT) - R/R/O ENTRANCE WITH EXCLUSIVE WB RIGHT-TURN LANE WITH 100' STORAGE AND APPROPRIATE TAPER PRIOR TO FIRST CERTIFICATE OF OCCUPANCY WITHIN THE C-1 SUBDISTRICT
* PHASING
  - DEVELOPMENT LIMITED TO BUILDING PERMITS ON FIRST 250 RESIDENTIAL UNITS UNTIL SUCH TIME AS CERTIFICATES OF COMPLIANCE ARE ISSUED FOR A MINIMUM OF 5,000 SQUARE FEET OF NON-RESIDENTIAL BUILDINGS IN THE OVERALL DEVELOPMENT.
* TRAFFIC CALMING - CALMING MEASURE(S) REQUIRED ON STOCKWELL LANE WITHIN 500' OF THE CLOSEST RESIDENTIAL LOT ON STOCKWELL LANE, REQUIRED TO BE INSTALLED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY FOR A NON-RESIDENTIAL BUILDING.

STANDARD TOWN OF CARY NOTES

1. NO CHANGES TO ANY ASPECT OF THIS DEVELOPMENT PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, ARCHITECTURAL DESIGN, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW COMMITTEE OF THE TOWN OF CARY.
2. UNLESS EXPLICITLY SPECIFIED IN THE NOTES ON THIS DEVELOPMENT PLAN, THIS PROJECT, INCLUDING ANY SUBSEQUENT DEVELOPMENT PLANS, SHALL COMPLY WITH THE CARY LAND DEVELOPMENT ORDINANCE (LDO) AND ALL OTHER APPLICABLE REGULATIONS AND GUIDELINES. IN THE EVENT OF A DISCREPANCY BETWEEN THIS APPROVED DEVELOPMENT PLAN AND THE APPLICABLE REGULATIONS OR GUIDELINES, AND ABSENT CLARIFICATION OR APPROVAL OF SUCH STATED ON THIS DEVELOPMENT PLAN OR OTHER RELATED APPROVAL, THE APPLICABLE REGULATION OR GUIDELINE SHALL APPLY.
3. SIGN PERMITTING IS A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN REVIEWED OR APPROVED WITH THIS DEVELOPMENT PLAN.
4. THE PROPERTY OWNER SHALL BE REQUIRED TO REPLACE, IN ACCORDANCE WITH SECTION 7.2.5 (E) OF THE LAND DEVELOPMENT ORDINANCE, ANY CHAMPION TREE RETAINED IN THIS PLAN THAT DIES WITHIN ONE YEAR OF THE COMPLETION OF DEVELOPMENT ACTIVITY ON THE PROJECT.
5. IF A DEVELOPER AGREEMENT IS DESIRED FOR THIS PROJECT, THE REQUEST FOR DEVELOPER AGREEMENT WILL BE SUBMITTED PRIOR TO BIDDING THE PROJECT OR THE DEVELOPER FORFEITS THEIR REQUEST FOR A DEVELOPER AGREEMENT.
6. ALL STREETS, DRIVES, PARKING AREAS, SIDEWALKS, ETC. NOT LOCATED WITHIN A PUBLIC ROW WILL BE CLEARLY IDENTIFIED AS PUBLIC VEHICLE ACCESS DEEDED TO PROPERTY OWNER ASSOCIATION, THE MAINTENANCE OF WHICH IS NOW AND FOREVERMORE THE RESPONSIBILITY OF SAID PROPERTY OWNER ASSOCIATION. 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 EASEMENT(S)) THE MAINTENANCE OF WHICH IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER ASSOCIATION NOW AND IN PERPETUITY." 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, INDEED, COMMON AREAS DEEDED BY THE DEVELOPER TO AND OWNED AND MAINTAINED BY PROPERTY OWNER ASSOCIATION AND THAT THE TOWN OF CARY IS NOT RESPONSIBLE FOR ANY MAINTENANCE.
7. TREES IDENTIFIED AS REPLACEMENTS FOR CHAMPION TREES TO BE REMOVED FROM THE SITE SHALL BE, PER SECTION 7.2.5(E) OF THE LDO, MAINTAINED THROUGH AN ESTABLISHMENT PERIOD OF AT LEAST THREE YEARS, EXCEPT THAT REPLACEMENT TREES LOCATED ON INDIVIDUAL DETACHED DWELLING LOTS SHALL BE MAINTAINED THROUGH AN ESTABLISHMENT PERIOD OF ONE YEAR. REPLACEMENT TREES THAT DO NOT SURVIVE THE ESTABLISHMENT PERIOD SHALL BE REPLACED BY THE DEVELOPER.
8. THE APPLICANT HEREBY OFFERS AND CONSENTS TO INCLUSION OF ALL IMPROVEMENTS AND COMMITMENTS SHOWN ON THIS DEVELOPMENT PLAN.
9. THE FOLLOWING MODIFICATION(S) TO THE TOWN'S DEVELOPMENT STANDARDS HAVE BEEN APPROVED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE LDO:
   - INTERNAL STREET NETWORK IS DESIGNED AND POSTED AT 15 MPH.

TRAFFIC ALERT NOTE:
A TRAFFIC ALERT ISSUED BY THE TOWN IS REQUIRED FOR THIS PROJECT FOR CONSTRUCTION ACTIVITIES THAT ARE GOING TO BE CONDUCTED WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL PROPERLY FILL OUT A TOWN OF CARY PUBLIC INFORMATION (PIO) FORM AND SUBMIT TO THE FIELD SERVICES INSPECTOR AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO CONSTRUCTION ACTIVITIES BEGINNING WITHIN THE RIGHT-OF-WAY. THE FIELD SERVICES INSPECTOR WILL FORWARD THIS PIO SO THAT A TRAFFIC ALERT CAN BE ISSUED IN ADVANCE OF CONSTRUCTION.

I, _____, CERTIFY THAT THESE DRAWINGS HAVE BEEN REVIEWED TO THE BEST OF MY KNOWLEDGE AND THAT I BELIEVE THEY ARE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TOWN OF CARY STANDARDS AND SPECIFICATIONS

_____
SIGNATURE LICENSED ARCHITECT / LANDSCAPE ARCHITECT / ENGINEER

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
JAMES R. CLARK

Town of Cary
Approved Utility Extensions

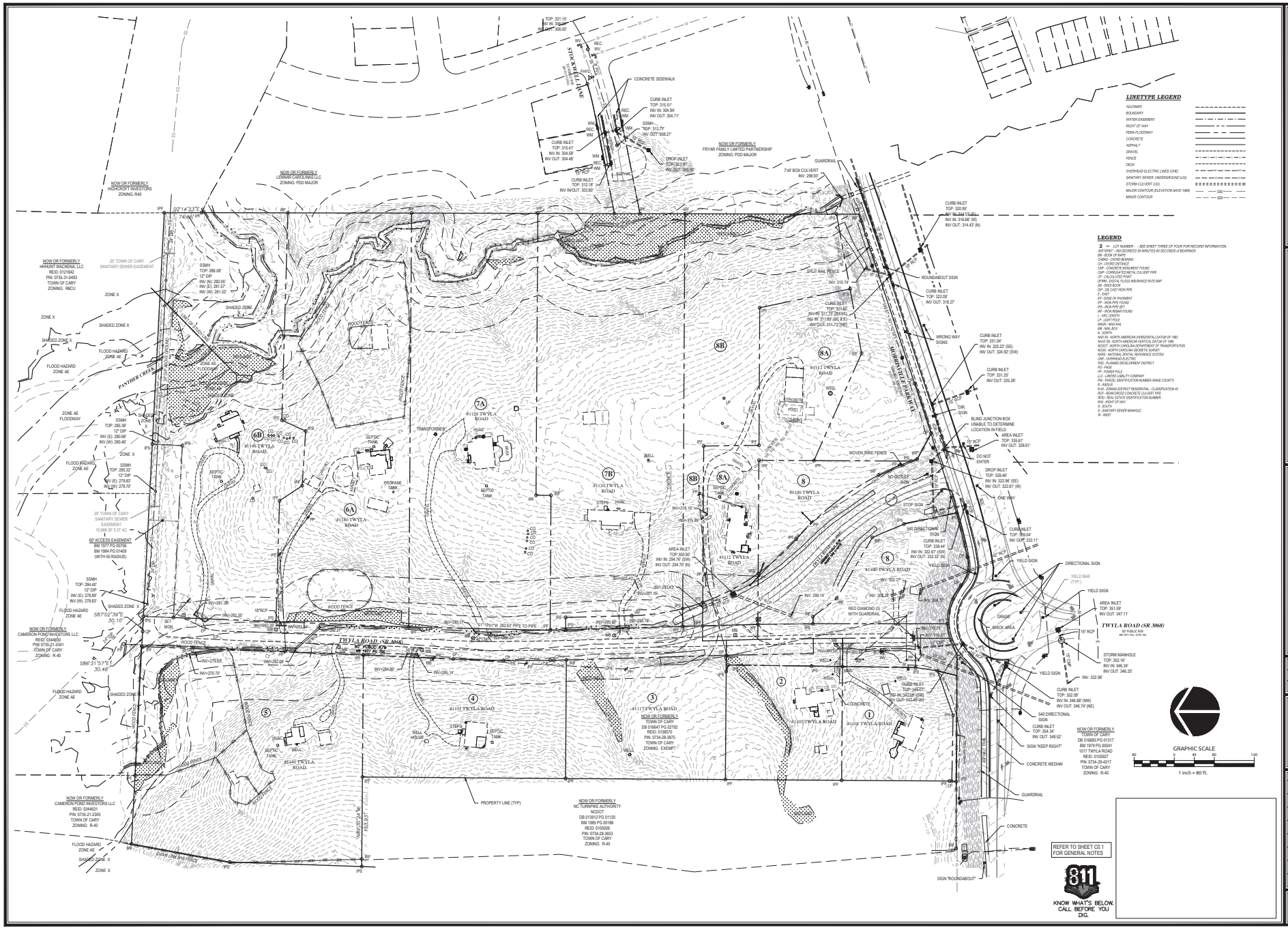
Water Permit # _____ WP XXXXX _____
Sewer Permit # _____ SP XXXXX _____
Reclaimed Water Permit # _____ N.A. _____
By: _____

SHEET LIST TABLE

Sheet Number	Sheet Title
C0.0	Cover
C0.1	General Notes
C1.0	Overall Existing Conditions
C1.1	Overall Demolition Plan
C2.0	Overall Site Plan
C2.1	Detailed Site Plan
C2.2	Detailed Site Plan
C2.3	Detailed Site Plan
C2.4	Detailed Site Plan
C2.5	Detailed Site Plan
C2.6	Detailed Site Plan
C2.7	Detailed Site Plan
C2.8	Detailed Roundabout Plan
C2.9	Striping and Signage Plan
C3.0	Overall Grading and Drainage Plan
C3.1	Detailed Grading and Drainage Plan
C3.2	Detailed Grading and Drainage Plan
C3.3	Detailed Grading and Drainage Plan
C3.4	Detailed Grading and Drainage Plan
C3.5	Detailed Grading and Drainage Plan
C3.6	Detailed Grading and Drainage Plan
C3.7	Detailed Grading and Drainage Plan
C4.0	Twyla Road Sight Distance Plan and Profile
C4.1	Stockwell Lane Sight Distance Plan and Profile
C4.2	Road 2 Sight Distance Plan and Profile
C5.0	Stockwell Lane Plan and Profile
C5.1	Twyla Road Plan and Profile
C5.2	Road 1 and 2 Plan and Profile
C5.3	Greenway Trail Plan and Profile
C5.4	Greenway Trail Plan and Profile
C6.0	Overall Utility Plan
C6.1	Detailed Utility Plan
C6.2	Detailed Utility Plan
C6.3	Detailed Utility Plan
C6.4	Detailed Utility Plan
C6.5	Detailed Utility Plan
C6.6	Detailed Utility Plan
C6.7	Detailed Utility Plan
C6.8	Utility Plan and Profile
C6.9	Utility Plan and Profile
C7.0	SCM-1 Plan and Details
C7.1	SCM Details
C7.2	Culvert Plan and Profiles
C8.0	Stage 1 Erosion Control Plan
C8.1	Stage 2 Erosion Control Plan
C8.2	Stage 3 Erosion Control Plan
C8.3	Stockwell Lane Detailed Erosion Control PLan
C9.0	Site Details
C9.1	Site Details
C9.2	Water Details
C9.3	Water Details
C9.4	Sewer Details
C9.5	Sewer Details
C9.6	Storm Details
C9.7	Erosion Control Details
C9.8	Erosion Control Details
C9.9	NCG01
L1.0	Overall Landscape Plan
L1.1	Detailed Landscape Plan
L1.2	Detailed Landscape Plan
L1.3	Detailed Landscape Plan
L1.4	Detailed Landscape Plan
L1.5	Detailed Landscape Plan
L1.6	Detailed Landscape Plan
L1.7	Detailed Landscape Plan
L2.0	Landscape Details
L2.1	Landscape Details
SL1.0	Lighting Plan
SL1.1	Lighting Details

DEVELOPMENT PLAN
TOC PROJECT NO. 21-DP-XXXXX
WR PROJECT NO. 021708657.1

K:\(Y\)T-2805\(10805-Twyla Road - 40\CAD\Const Drawings\C00 Cover.dwg, Tuesday, November 23, 2021 6:07:48 PM - TAYLOR, CORY



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DEVELOPMENT PLAN FOR
LEGACY CARY
TOC PROJECT NO. 21-DP-XXXXX

CARY, NORTH CAROLINA

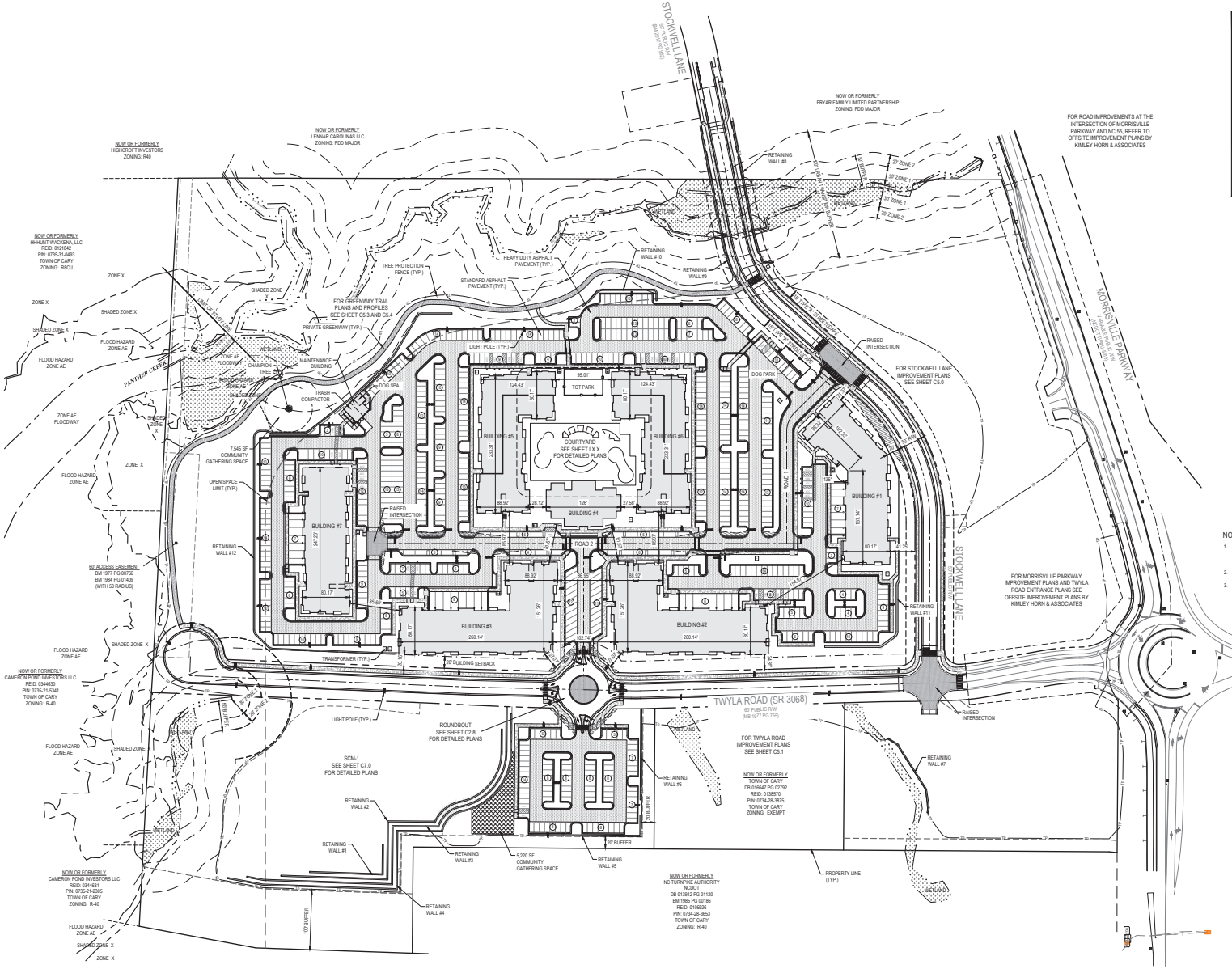
OVERALL EXISTING CONDITIONS

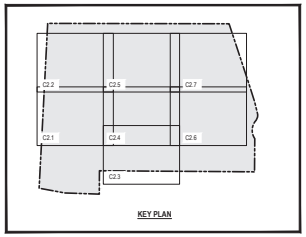
Job No.	02170857.10
Date	11/23/2021
Drawn By	WR
Checked By	WR
Designer	WR

NORTH CAROLINA PROFESSIONAL SEAL L-3059 LAND SURVEYOR STEPHEN B. MILLING

Revisions

Sheet No.
C1.0





NOTES:

1. WHEELCHAIR RAMP LOCATIONS ARE APPROXIMATE ONLY. WHEELCHAIR RAMPS SHOULD BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CARY AND NCDOT STANDARDS AFTER LOCATIONS OF THE PROPOSED STOP BARS AND/OR PEDESTRIAN CROSSWALKS HAVE BEEN STAKED OUT.
2. FOR SIGHT DISTANCE PLAN AND PROFILES SEE SHEETS C2.8 THRU C2.10.
3. SEE SHEET C0.1 FOR ADDITIONAL SITE PLAN NOTES.

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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DEVELOPMENT PLAN FOR
LEGACY CARY
TOC PROJECT NO. 21-DP-XXXXX
CARY, NORTH CAROLINA

OVERALL SITE PLAN

Job No. 02170857.10	
Date 11/23/2021	Drawn By WR
Checked By WR	Designer WR

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
N. C. CARROLL
ENGINEER
JAMES R. CLARK

Revisions

Sheet No.
C2.0

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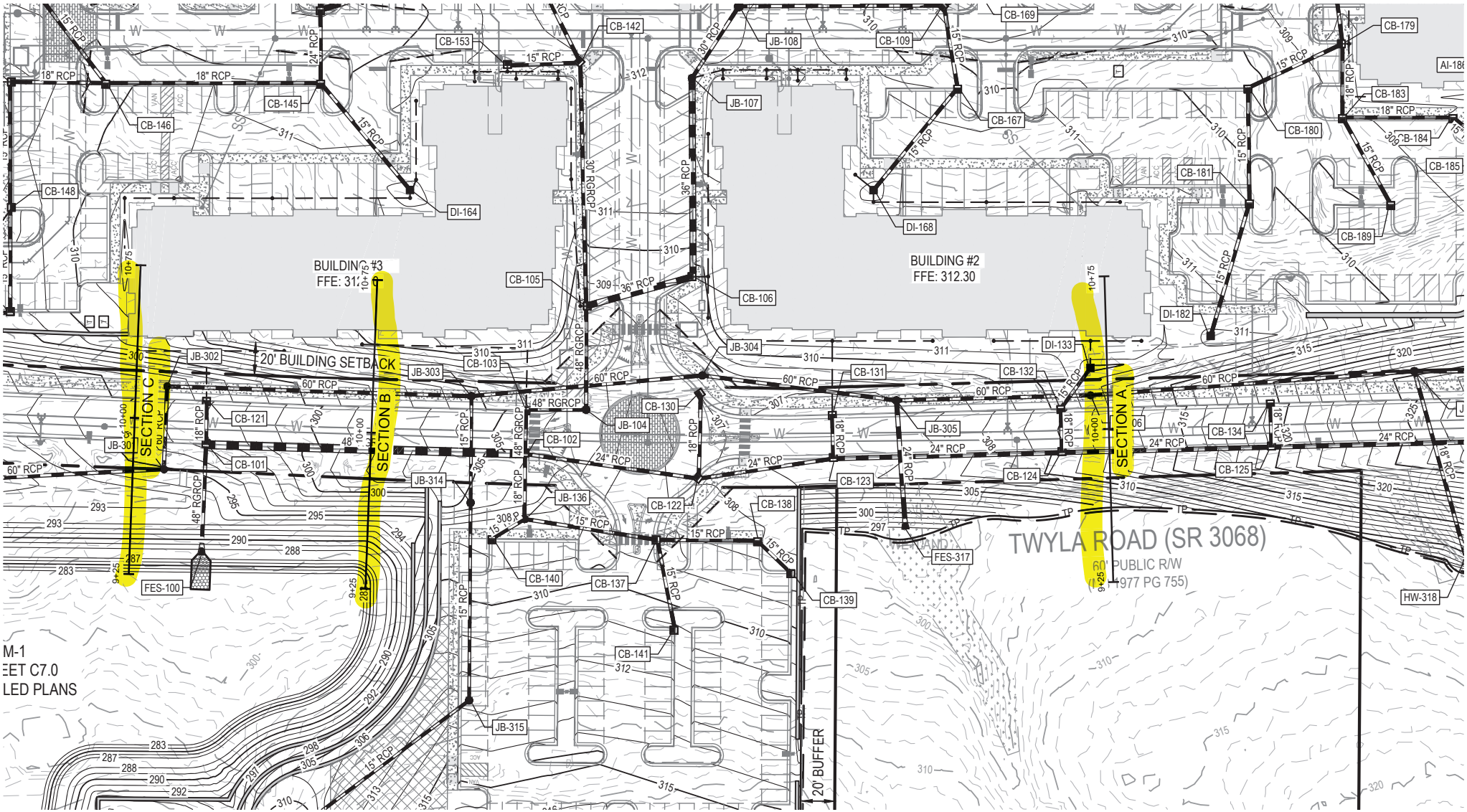
TWYLA ROAD CROSS-SECTION DETAILS


BUILDING #3
FFE: 311.
BUILDING #2
FFE: 312.30
20' BUILDING SETBACK
SECTION C
SECTION B
SECTION A
TWYLA ROAD (SR 3068)
60' PUBLIC R/W
(DB 4977 PG 755)
20' BUFFER
CB-142
CB-153
CB-145
CB-146
CB-148
DI-164
CB-105
CB-106
JB-108
JB-107
CB-109
CB-169
CB-167
DI-168
CB-179
CB-183
CB-184
CB-185
CB-180
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CB-189
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DI-133
JB-302
JB-303
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CB-125
FES-100
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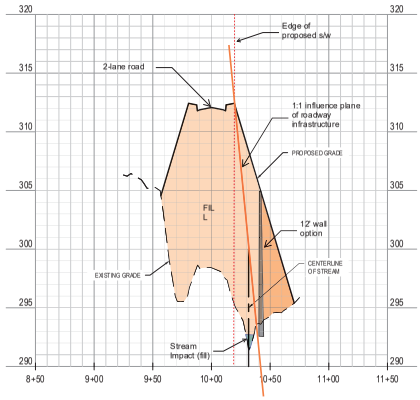
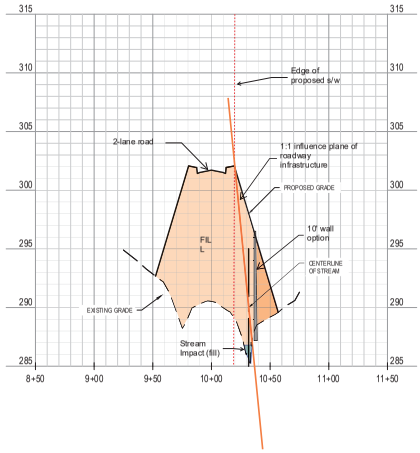
JB-315
M-1
EET C7.0
LED PLANS

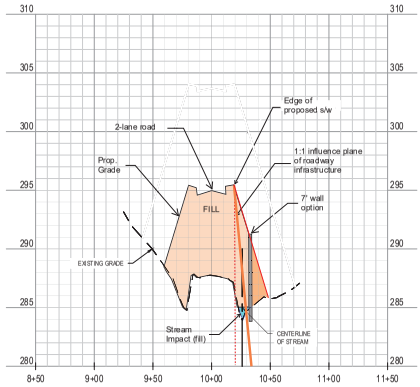
SECTION A



SECTION B



SECTION C



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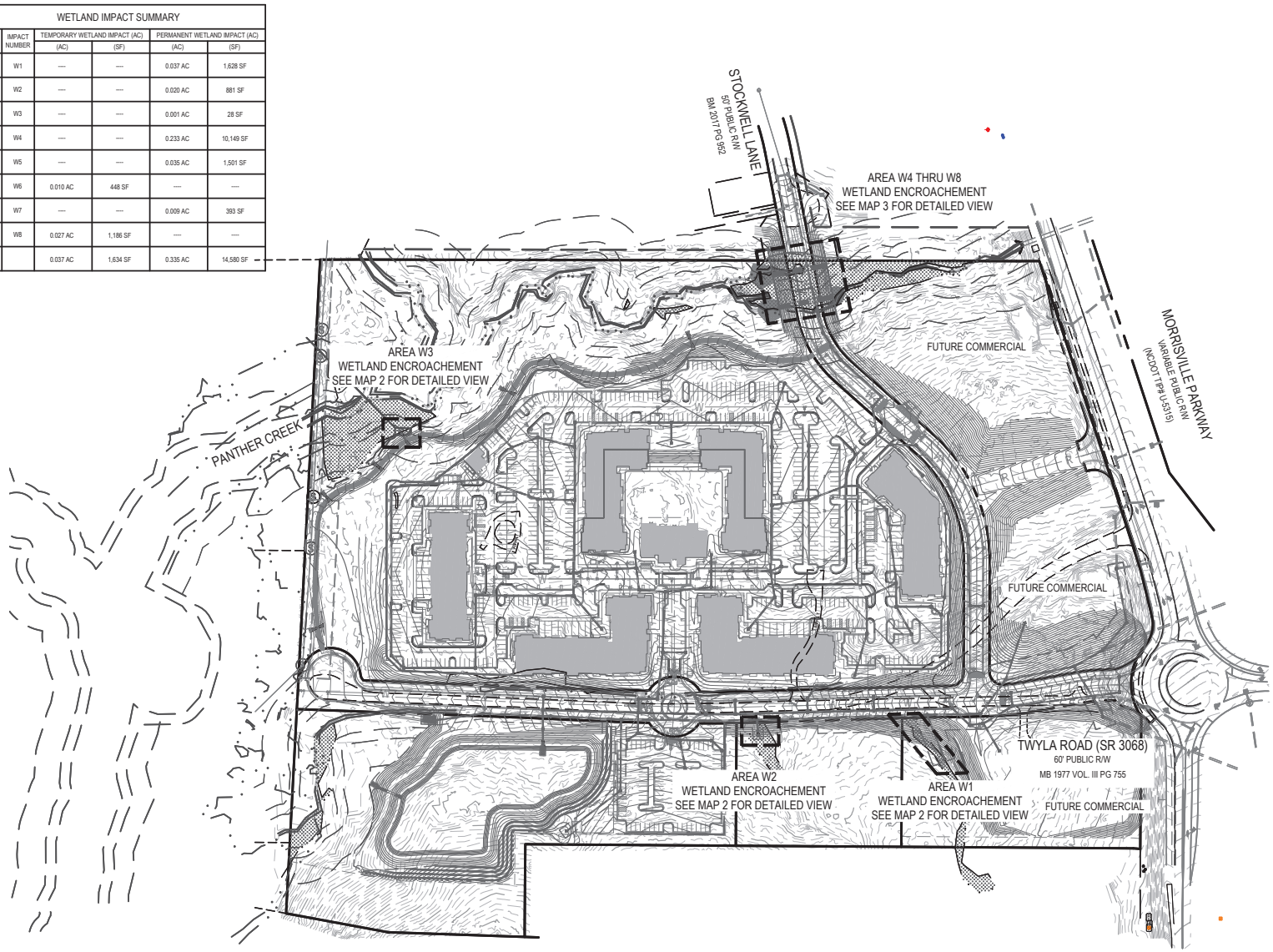
WETLAND IMPACT EXHIBITS

WETLAND IMPACT SUMMARY					
MAP	IMPACT NUMBER	TEMPORARY WETLAND IMPACT (AC)		PERMANENT WETLAND IMPACT (AC)	
		(AC)	(SF)	(AC)	(SF)
2	W1	----	----	0.037 AC	1,628 SF
2	W2	----	----	0.020 AC	881 SF
2	W3	----	----	0.001 AC	28 SF
3	W4	----	----	0.233 AC	10,149 SF
3	W5	----	----	0.035 AC	1,501 SF
3	W6	0.010 AC	448 SF	----	----
3	W7	----	----	0.009 AC	393 SF
3	W8	0.027 AC	1,186 SF	----	----
TOTALS		0.037 AC	1,634 SF	0.335 AC	14,580 SF



0 200' 400'

LEGEND

PROPOSED IMPACT AREA

PROJECT INFORMATION

PROJECT SITE

SITE ACREAGE: 36.84± ACRES

PIN REFERENCES: 0734297619, 0735217059, 0735209946, 0735209448, 0735209159, 0734392943, 0734294615, 0734390881, 0735209740, 0734294807, 0735203489, 0735203991, 0734390677, 0735203193, 0735304691, 0734395976

REAL ESTATE I.D.: 0105973, 0101553, 0135034, 0129571, 0105972, 0155315, 0100216, 0155314, 0105901, 0100217, 0105971, 0105900, 0481114, 0105970, 0446401, 0446400

1. EXISTING SURVEY INFORMATION PROVIDED BY WITHERSRAVENEL.
2. WETLAND DELINEATION APPROVED BY USACE PRELIMINARY JURISDICTIONAL DETERMINATION (SAW-2018-0211) DATED 12/15/2021.
3. RIPARIAN BUFFERS APPROVED BY TOWN OF CARY BUFFER DETERMINATION LETTER (TCRB 18-008) DATED 3/15/2019.

No.	Revision	Date	By

Designer WR
Drawn By WR
Checked By WR
Scale AS NOTED
Date 03-30-22
Job No. 02170857.1

OVERALL WETLAND IMPACT EXHIBIT

LEGACY CARY

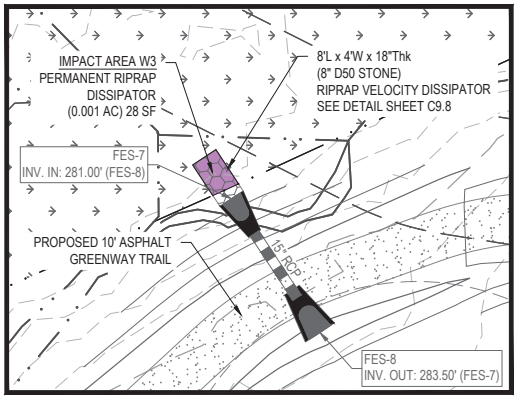
North Carolina

Cary

WithersRavenel
Engineers | Planners | Surveyors
115 Mackenan Drive | Cary, NC 27511
t: 919.469.3340 | license #: F-1479 | www.withersravenel.com

Sheet No. 1

K:\170-02\02170857-Twyla Road - GC\CADfiles\Impact Maps\Wetland Impact Maps\Wetland Impact Mapping-Wednesday, March 30, 2022 1:13:17 PM - TYAVARO



AREA W3
WETLAND ENCROACHMENT

WETLAND IMPACT SUMMARY					
MAP	IMPACT NUMBER	TEMPORARY WETLAND IMPACT (AC)		PERMANENT WETLAND IMPACT (AC)	
		(AC)	(SF)	(AC)	(SF)
2	W1	----	----	0.037 AC	1,628 SF
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2	W3	----	----	0.001 AC	28 SF
3	W4	----	----	0.233 AC	10,149 SF
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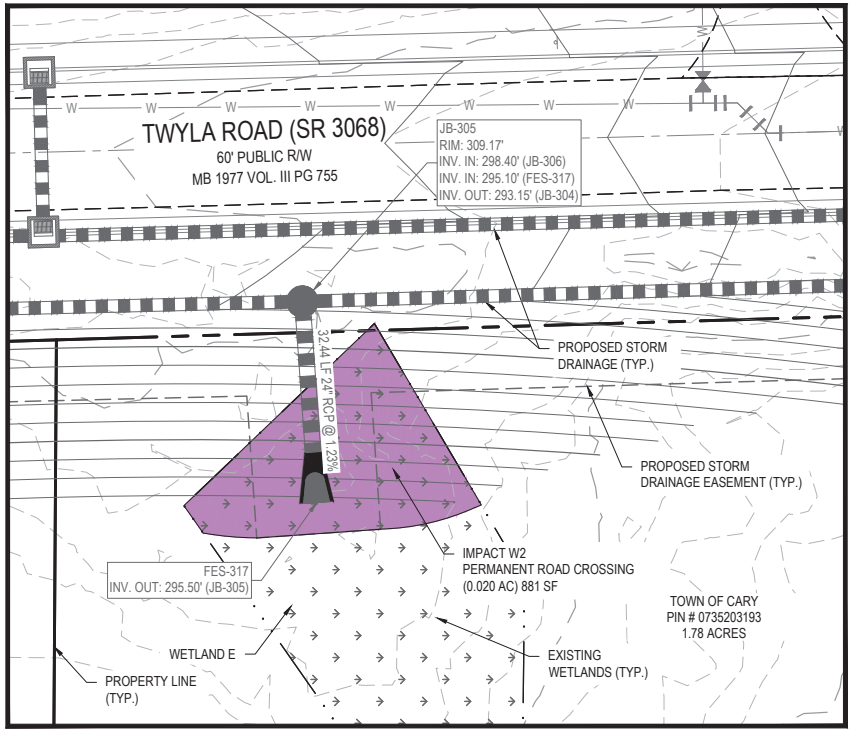
3	W6	0.010 AC	448 SF	----	----
3	W7	----	----	0.009 AC	393 SF
3	W8	0.027 AC	1,186 SF	----	----
TOTALS		0.037 AC	1,634 SF	0.335 AC	14,580 SF

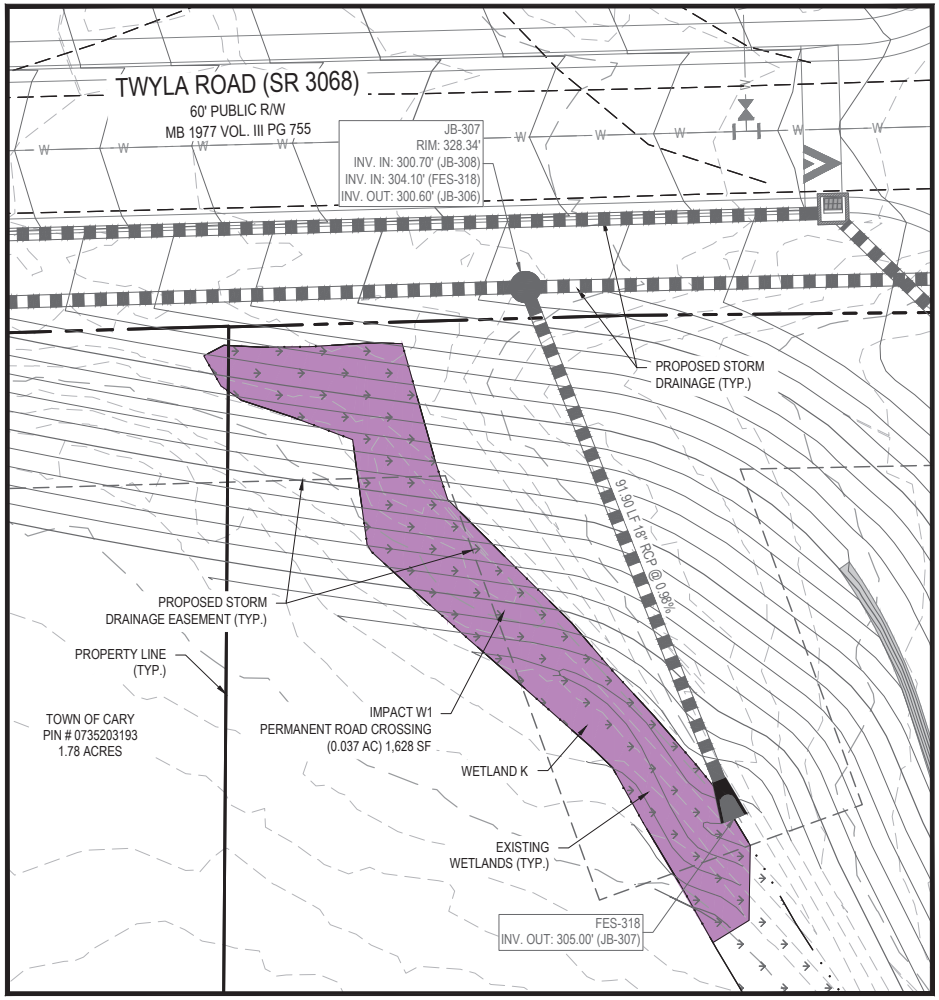
LEGEND

PERMANENT WETLAND IMPACT

0 20' 40'



AREA W2
WETLAND ENCROACHMENT



AREA W1
WETLAND ENCROACHMENT

Sheet No. 2

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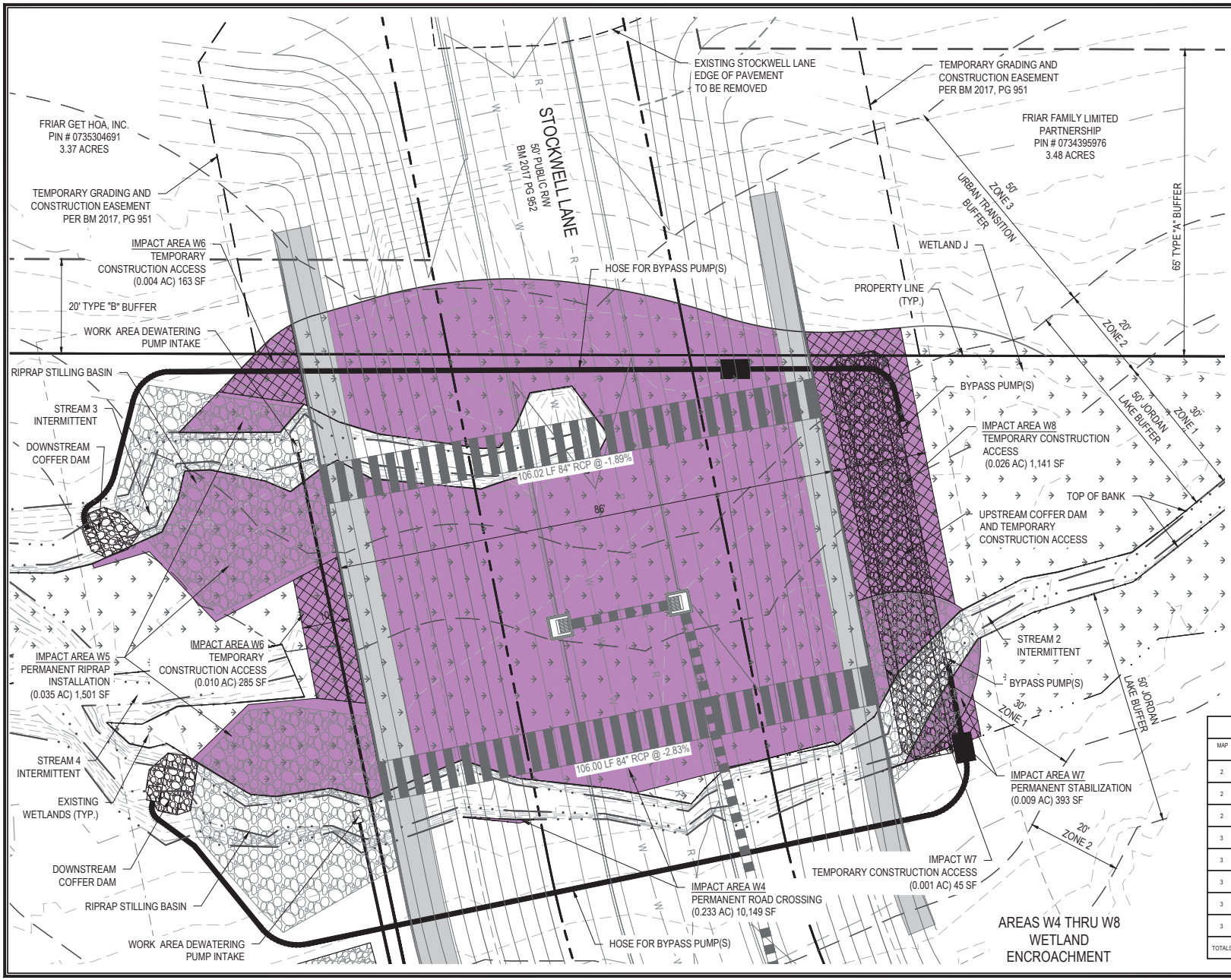
ENLARGED WETLAND IMPACT EXHIBIT

LEGACY CARY
North Carolina
Cary

Scale NOTED
Date 03/30/22
Designer WR
Drawn By WR
Checked By WR
Job No. 02170857.1

No.	Revision	Date	By

K:\17\17-0850\170857-Twyla Road - OCIO\CADProject Maps\WetlandImpact Maps\WetlandImpact Mapping-Wednesday, March 30, 2022 11:55:01 PM - TYWARD



WETLAND IMPACT SUMMARY

MAP	IMPACT NUMBER	TEMPORARY WETLAND IMPACT (AC)	TEMPORARY WETLAND IMPACT (SF)	PERMANENT WETLAND IMPACT (AC)	PERMANENT WETLAND IMPACT (SF)
2	W1	----	----	0.037 AC	1,628 SF
2	W2	----	----	0.020 AC	881 SF
2	W3	----	----	0.001 AC	28 SF
3	W4	----	----	0.233 AC	10,149 SF
3	W5	----	----	0.035 AC	1,501 SF
3	W6	0.010 AC	448 SF	----	----
3	W7	----	----	0.009 AC	393 SF
3	W8	0.027 AC	1,186 SF	----	----
TOTALS		0.037 AC	1,634 SF	0.335 AC	14,580 SF

Sheet No. 3

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ENLARGED WETLAND IMPACT EXHIBIT

LEGACY CARY
North Carolina
Cary

Scale NOTED
Date 03/30/22
Designer WR
Drawn By WR
Checked By WR
Project No. 02170857.1

No.	Revision	Date	By

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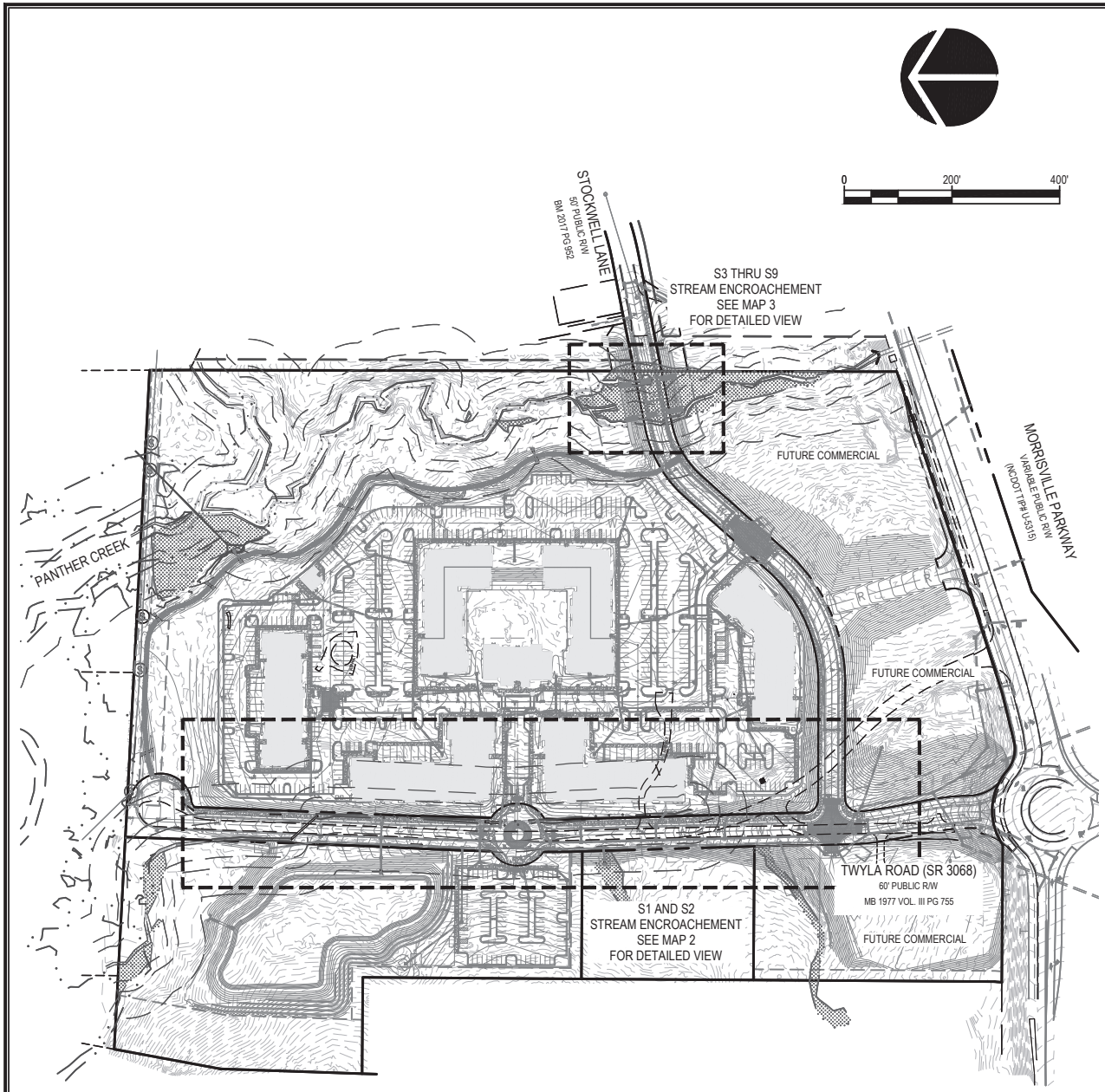
STREAM IMPACT EXHIBITS



MAP	IMPACT NUMBER	IMPACT SPECIFICATION	OVERALL STREAM IMPACT SUMMARY					
			TEMPORARY		PERMANENT (NO FUNCTIONAL LOSS)		PERMANENT (FUNCTIONAL LOSS)	
			(LF)	(SF/AC)	(LF)	(SF/AC)	(LF)	(SF/AC)
2	S1	NON-PERP ROAD CROSSING	----	----	----	----	646 LF	3,491 SF (0.080 AC)
2	S2	NON-PERP ROAD CROSSING	----	----	----	----	147 LF	699 SF (0.016 AC)
3	S3	TEMPORARY	10 LF	174 SF (0.004 AC)	----	----	----	----
3	S4	RIPRAP INSTALLATION	----	----	----	----	45 LF	469 SF (0.011 AC)
3	S5	PERP ROAD CROSSING	----	----	----	----	110 LF	1,008 SF (0.023 AC)
3	S6	RIPRAP STABILIZATION	----	----	----	----	33 LF	283 SF (0.007 AC)
3	S7	TEMPORARY	10 LF	103 SF (0.002 AC)	----	----	----	----
3	S8	RIPRAP INSTALLATION	----	----	----	----	50 LF	492 SF (0.011 AC)
3	S9	PERP ROAD CROSSING	----	----	----	----	56 LF	679 SF (0.016 AC)
TOTAL			20 LF	277 SF (0.006 AC)	----	----	1,087 LF	7,121 SF (0.164 AC)

PROJECT INFORMATION

PROJECT SITE

SITE ACREAGE: 36.84± ACRES

PIN REFERENCES: 0734297619, 0735217059, 0735209946, 0735209448, 0735209159, 0734392943, 0734294615, 0734390881, 0735209740, 0734294807, 0735203489, 0735203991, 0734390677, 0735203193, 0735304691, 0734395976

REAL ESTATE I.D.: 0105973, 0101553, 0135034, 0129571, 0105972, 0155315, 0100216, 0155314, 0105901, 0100217, 0105971, 0105900, 0481114, 0105970, 0446401, 0446400

1. EXISTING SURVEY INFORMATION PROVIDED BY WITHERSRAVENEL.
2. WETLAND DELINEATION APPROVED BY USACE PRELIMINARY JURISDICTIONAL DETERMINATION (SAW-2018-0211) DATED 12/15/2021.
3. RIPARIAN BUFFERS APPROVED BY TOWN OF CARY BUFFER DETERMINATION LETTER (TCRB 18-008) DATED 3/15/2019.

LEGEND

PROPOSED IMPACT AREA

Sheet No. 1

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OVERALL STREAM IMPACT EXHIBIT

LEGACY CARY

North Carolina

Cary

Designer WR
Drawn By WR
Checked By WR
Scale AS NOTED
Date 03/30/22
Project No. 02170857.1

No.	Revision	Date	By

K:\170-02017\02857-Twyla Road - GC\CAD\Impact Maps\Share Impact\Overall Stream Impact Map.dwg - Wednesday, March 30, 2022 11:19:53 PM - TWANGO

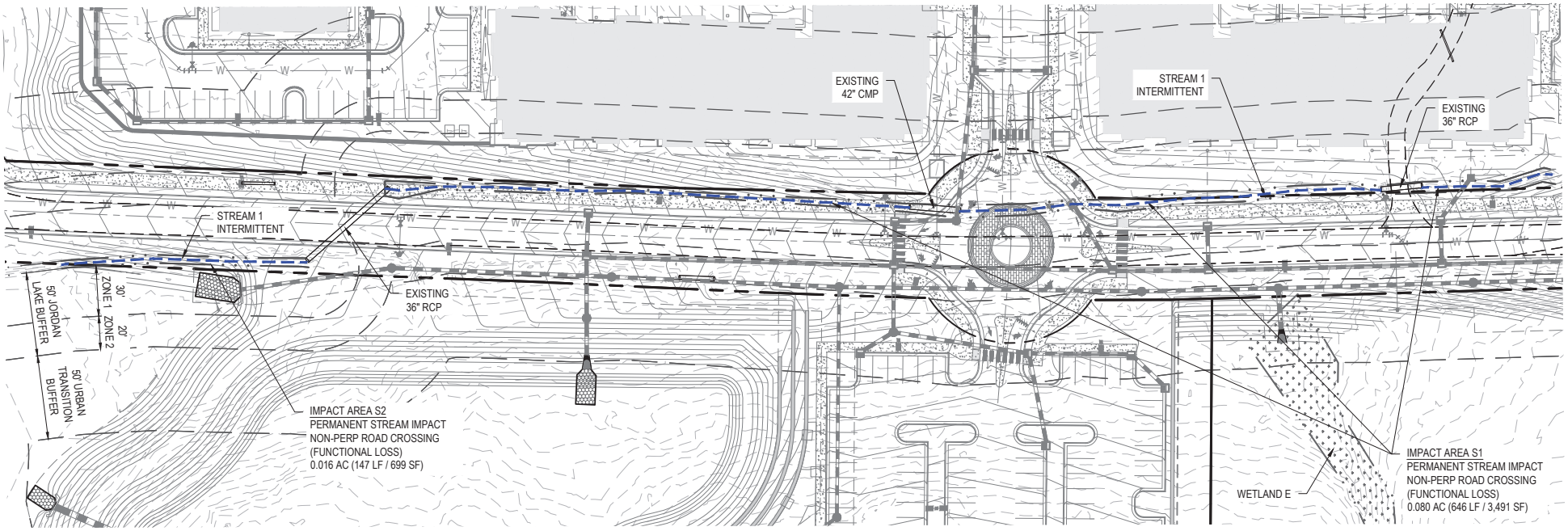
IMPACT LEGEND

- - -	PERMANENT STREAM (FUNCTIONAL LOSS)
- - -	TEMPORARY STREAM

GRAPHIC SCALE

60 0 30 60 120

1 inch = 60 ft.



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ENLARGED STREAM IMPACT EXHIBIT

LEGACY CARY

North Carolina

Cary

Designer	WR
Drawn By	WR
Checked By	WR
Scale	NOTED
Date	03/30/22
Job No.	021708571

No.	Revision	Date	By

Sheet No. 2

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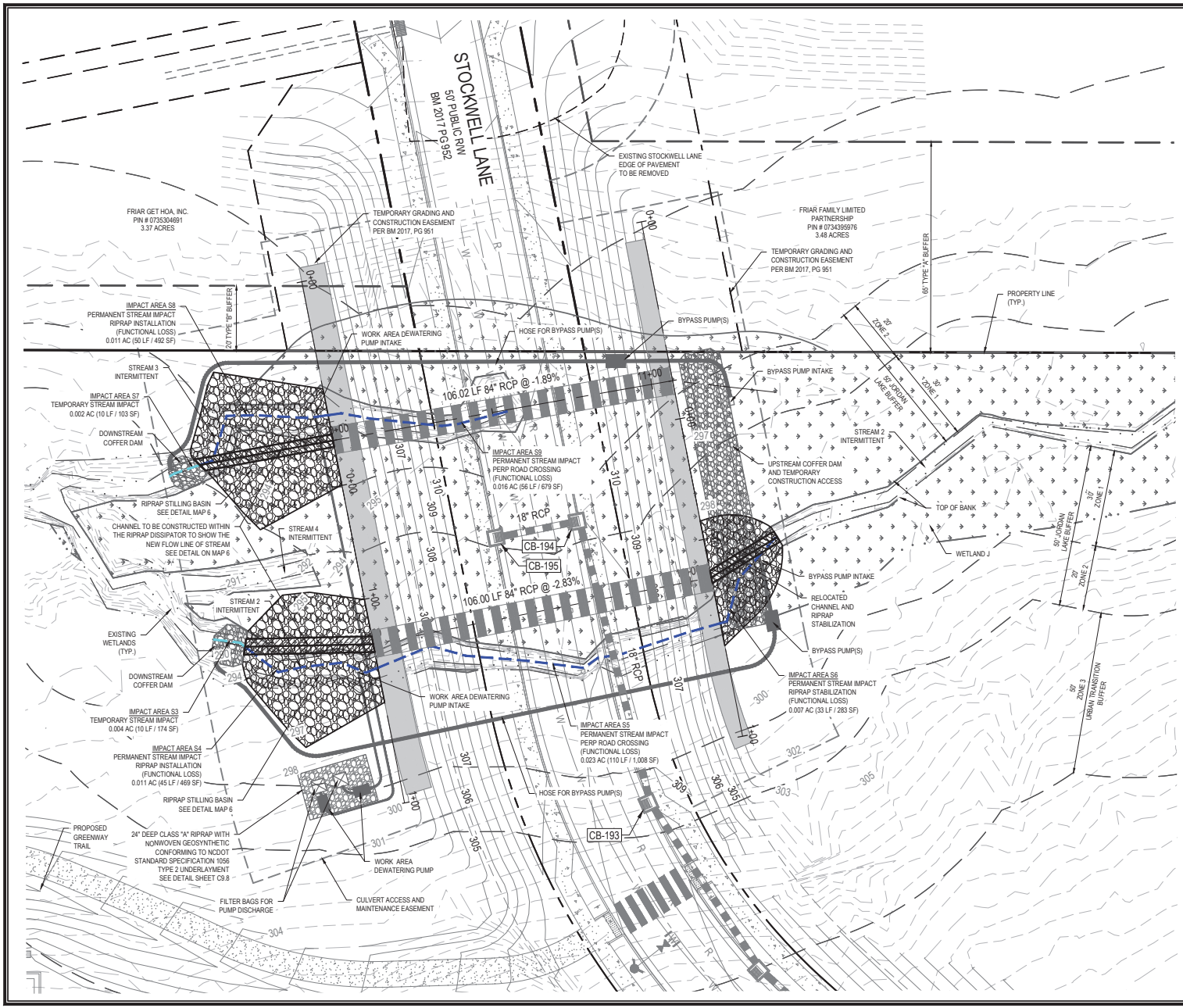

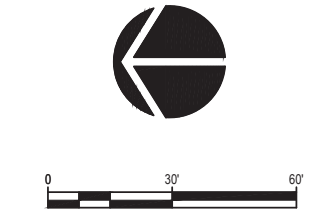

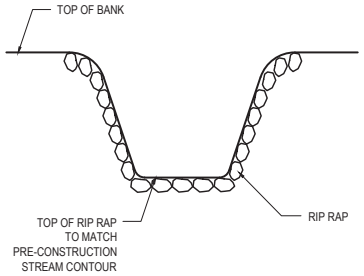

RIPRAP APRON DETAIL

NTS

IMPACT LEGEND	
— — —	PERMANENT STREAM (FUNCTIONAL LOSS)
- - - -	TEMPORARY STREAM

Sheet No. 3

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ENLARGED STREAM IMPACT EXHIBIT

LEGACY CARY

North Carolina

Cary

Designer	WR
Drawn By	WR
Checked By	WR
Scale	AS NOTED
Date	03-30-22
Project No.	02170857.1

No.	Revision	Date	By

K:\17-02021\02857-Twin Rivers - GCI\CAD\Impact Maps\Stream Impact Maps\Stream Impact Map.dwg - Wednesday, March 30, 2022 1:19:44 PM - TWANGO

PROFILE VIEW

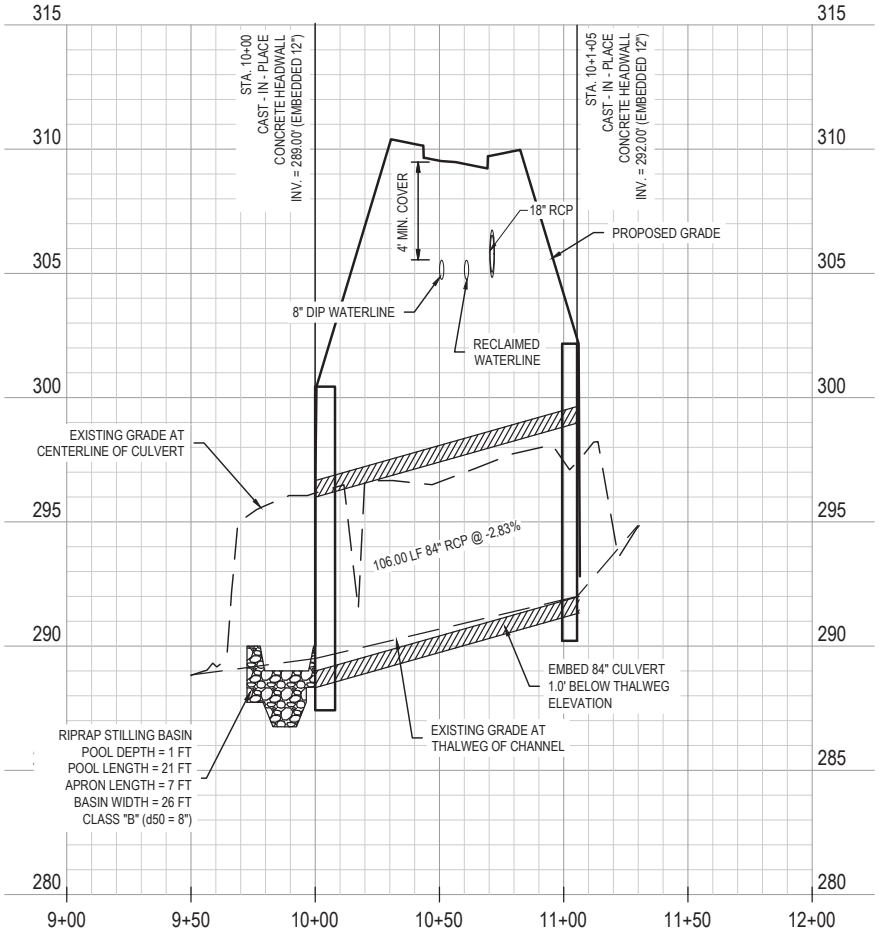
GRAPHIC SCALE
1" = 50' HORZ.
1" = 5' VERT.

0 50 100

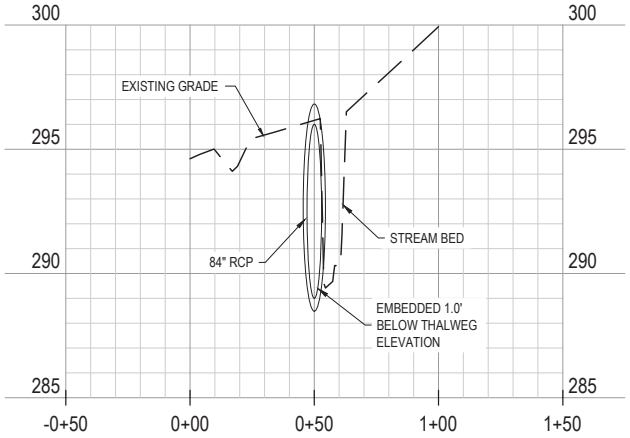
0 5

STOCKWELL LANE WESTERN CULVERT

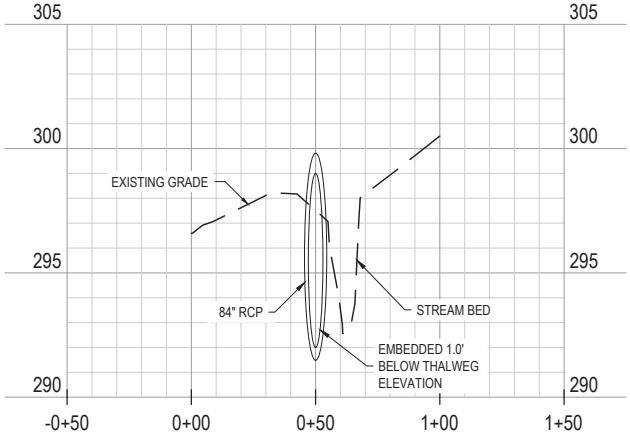
STOCKWELL LANE STREAM 2 CROSSING



WESTERN CULVERT DOWNSTREAM



WESTERN CULVERT UPSTREAM



Sheet No. 4

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WESTERN CULVERT
CROSS SECTIONS

LEGACY CARY
North Carolina
Cary

Designer	WR
Drawn By	WR
Checked By	WR

Scale	AS NOTED
Date	03/30/22
Project No.	02170857.1

No.	Revision	Date	By

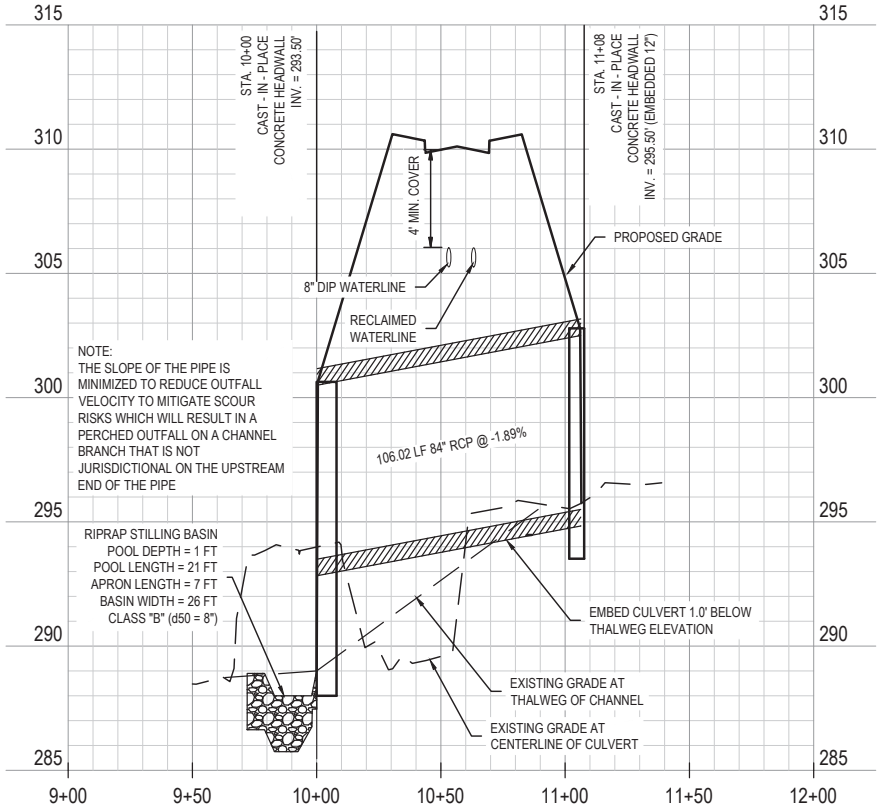
EASTERN CULVERT

PROFILE VIEW

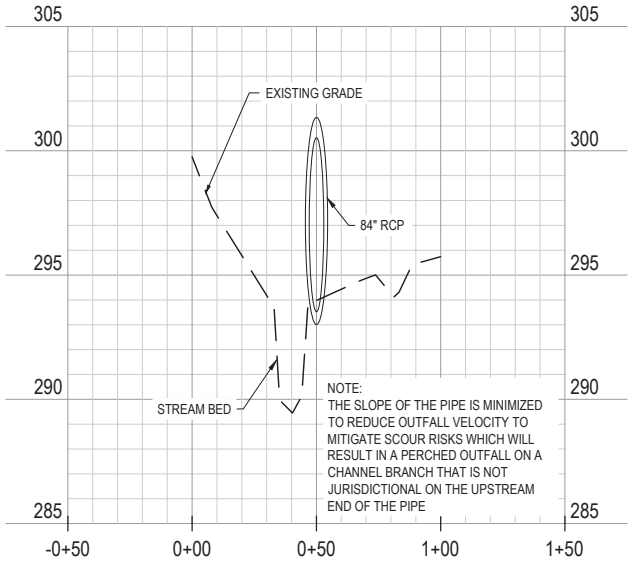
GRAPHIC SCALE
1" = 50' HORZ.
1" = 5' VERT.

0 50 100
0 5

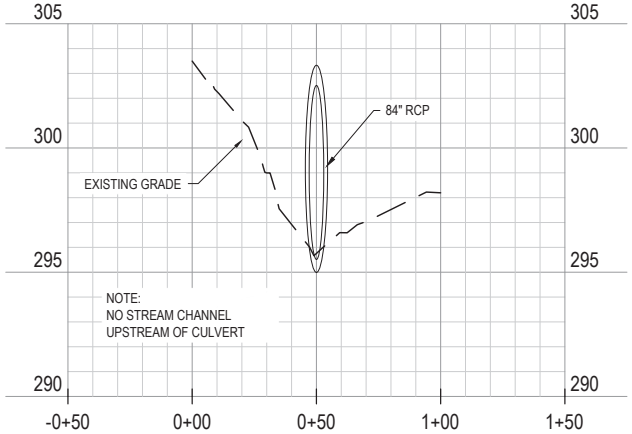
STOCKWELL LANE STREAM 3 CROSSING



EASTERN CULVERT DOWNSTREAM



EASTERN CULVERT UPSTREAM



Sheet No. 5

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WESTERN CULVERT
CROSS SECTIONS

LEGACY CARY
North Carolina
Cary

Designer	WR
Drawn By	WR
Checked By	WR
Scale	AS NOTED
Date	03/30/22
Project No.	02170857.1

No.	Revision	Date	By

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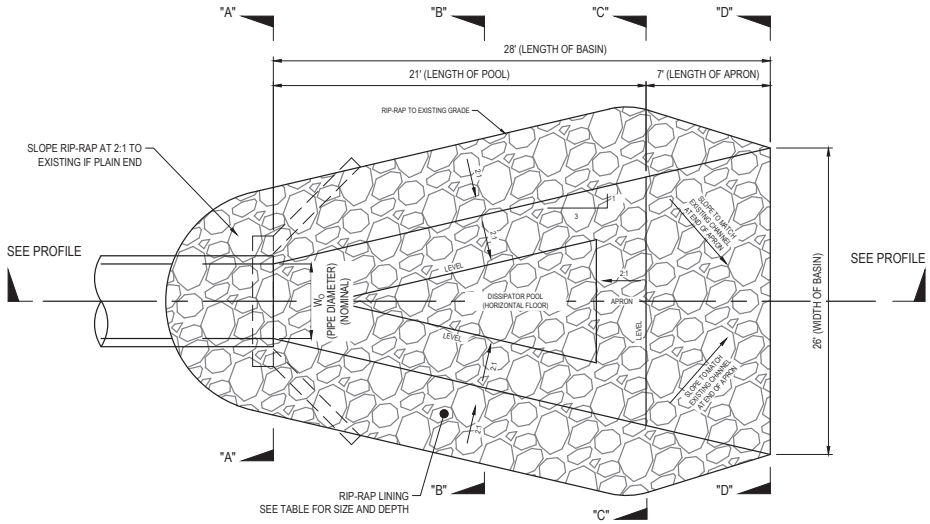
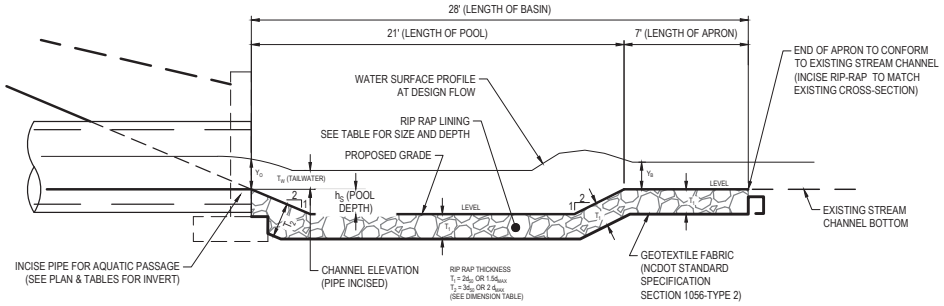


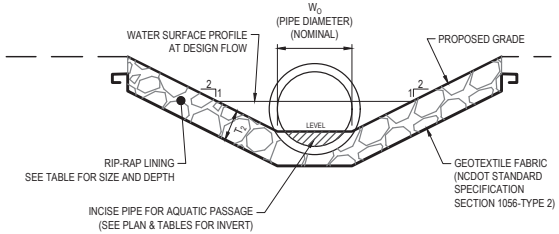
PLAN



PROFILE

RIP-RAP BASIN ENERGY DISSIPATOR

BASED ON HEC-14
NOT TO SCALE



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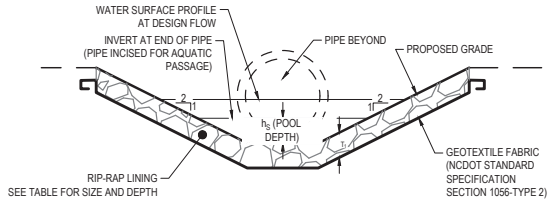

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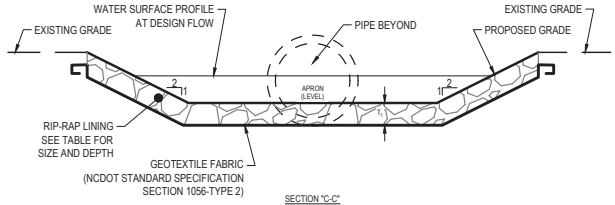

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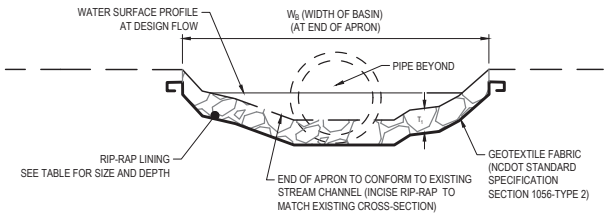

SECTION "D-D"

Sheet No. 6

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RIPRAP STILLING BASIN DETAIL

LEGACY CARY
North Carolina
Cary

Designer	WR
Drawn By	WR
Checked By	WR
Scale	AS NOTED
Date	03/30/22
Project No.	02170857.1

No.	Revision	Date	By