

TOWN OF CARY SITE PLAN INFORMATION

- PROJECT NAME: JOHNSON AUTOMOTIVE
- STREET ADDRESS: 109 MACKENAN DRIVE, CARY, NORTH CAROLINA
- TOTAL AREA IN SITE: 8.19 AC.±
- CURRENT ZONING: OFFICE/RESEARCH AND DEVELOPMENT DISTRICT (ORD) WITH SWIFT CREEK WATERSHED—EXISTING URBAN OVERLAY DISTRICT
- PARCEL IDENTIFICATION NUMBER: 0752-72-1822
- REAL ESTATE IDENTIFICATION NUMBER: 0179220
- EXISTING BUILDING SQUARE FOOTAGE & USE: 29,825 SF OFFICE/WAREHOUSE
- PROPOSED BUILDING SQUARE FOOTAGE & USE: 29,825 SF EXISTING BUILDING, 4,439 SF BUILDING EXPANSION, 34,084 SF TOTAL BUILDING AREA, AUTOMOTIVE SALES AND SERVICE
- BUILDING HEIGHT: 50' MAXIMUM / 24'± EXISTING ABOVE FFE, 18.5'± PROPOSED EXPANSION ABOVE FFE
- NEUSE OR CAPE FEAR RIVER BASIN: NEUSE
- REQUIRED SETBACKS: 30' ROADWAY
- PARKING SUMMARY:
 - BASIS OF DETERMINATION:
 - 1 SP/300 SF SALES/OFFICE AREA/SERVICE (34,084 SF)
 - 1 SP/5000 SF EXTERIOR DISPLAY (49,410 SF)
 - 2 SP/SERVICE BAY X 21 BAYS = 42 SPACES (21 BAYS)
 - TOTAL REQUIRED: 114 SPACES + 10 SPACES + 42 SPACES = 166 SPACES
 - TOTAL PROVIDED: 166 + 280 DISPLAY SPACES = 426 SPACES
 - TOTAL HANDICAPPED SPACES: 6 SPACES REQUIRED/PROVIDED (INCLUDES 1 VAN SPACE)
 - TOTAL BICYCLE PARKING: 1 RACK REQUIRED/PROVIDED
- DISTURBED AREA: 7.5 AC.±
- TOTAL PROJECTED SEWER FLOW:
 - NEW USE - 34,084 SF @ 0.12 GPD/SF = 4,090 GPD
 - OLD USE - 29,825 SF @ 0.20 GPD/SF = 5,925 GPD
 - NET DECREASE OF 1,835 GPD (TOWN SPEC. SECTION 7000)
- INSIDE TOWN LIMITS: YES
- DEDICATED STREET RIGHT OF WAY: NONE
- ON-SITE IMPERVIOUS AREA: 1.56± AC. EXIST. (19%), 4.46 AC.± PROPOSED (54%)
- QUANTITIES:
 - LINEAR FT. OF PUBLIC WATER LINES: 24±
 - LINEAR FT. OF PUBLIC SEWER LINES: NONE
 - LINEAR FT. OF RECLAIMED WATER LINES PROPOSED: NONE
 - WATER TAPS: NONE
 - RECLAIMED WATER TAPS: NONE
 - SEWER TAPS: NONE
 - LINEAR FT. OF PUBLIC ROADS: NONE
 - LINEAR FT. OF FIRE LANES: 1,260±
- PROPERTY OWNER: HELEN BRADLEY GURGANUS REVOCABLE TRUST, STEPHEN JOHN GURGANUS & ALBERT EARLE GURGANUS, PO BOX 17093, RALEIGH, NORTH CAROLINA 27619
- DEVELOPER: SCARLET MOON LLC, 5839 CAPITAL BOULEVARD, RALEIGH, NORTH CAROLINA 27616
- CONTACT PERSON: RON HENDRICKS, PIEDMONT LAND DESIGN, LLP, 8522-204 SIX FORKS ROAD, RALEIGH, NORTH CAROLINA 27615, (919) 845-7600 (PHONE), (919) 845-7703 (FAX), ronh@piedmontlanddesign.com (E-MAIL)

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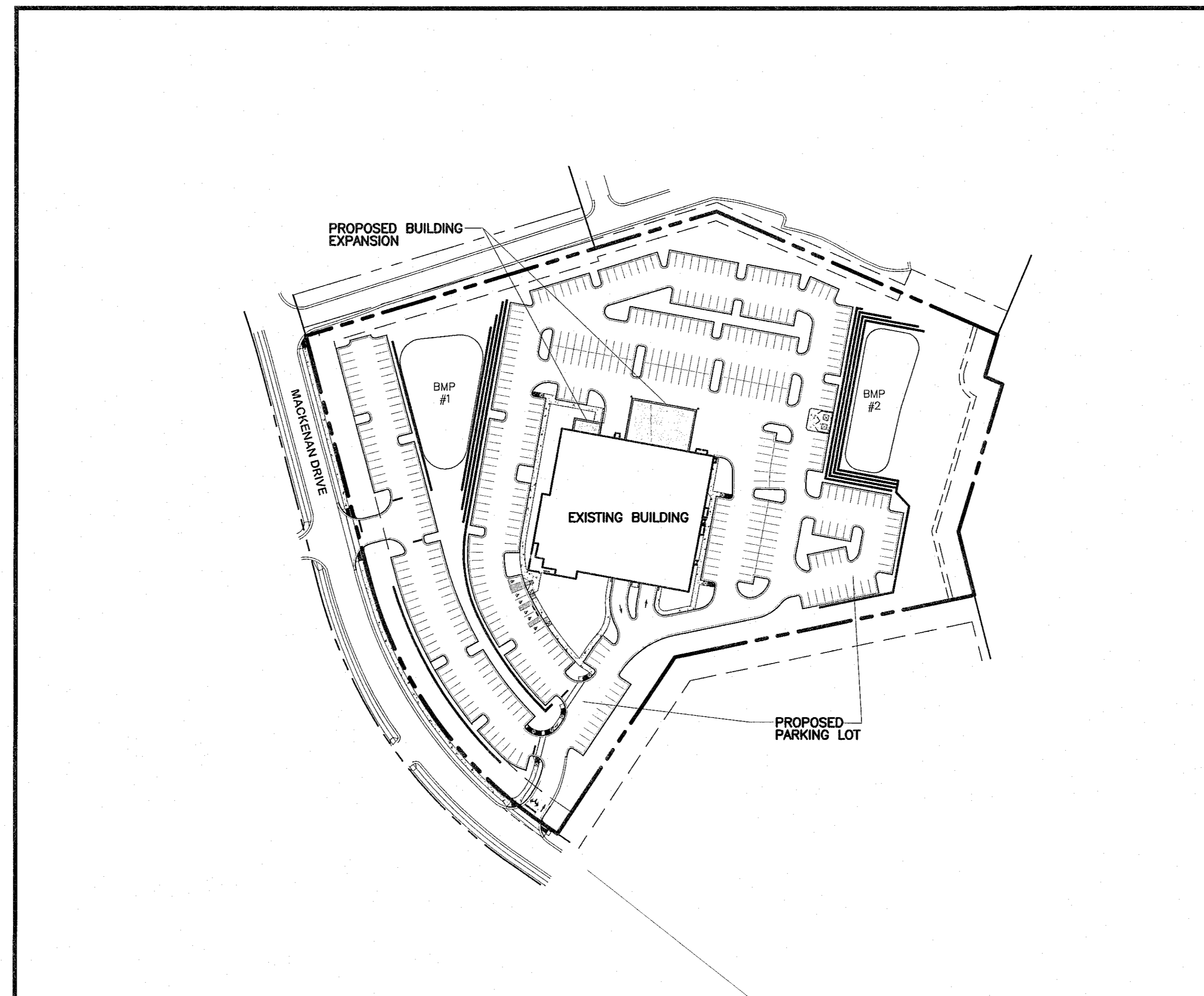
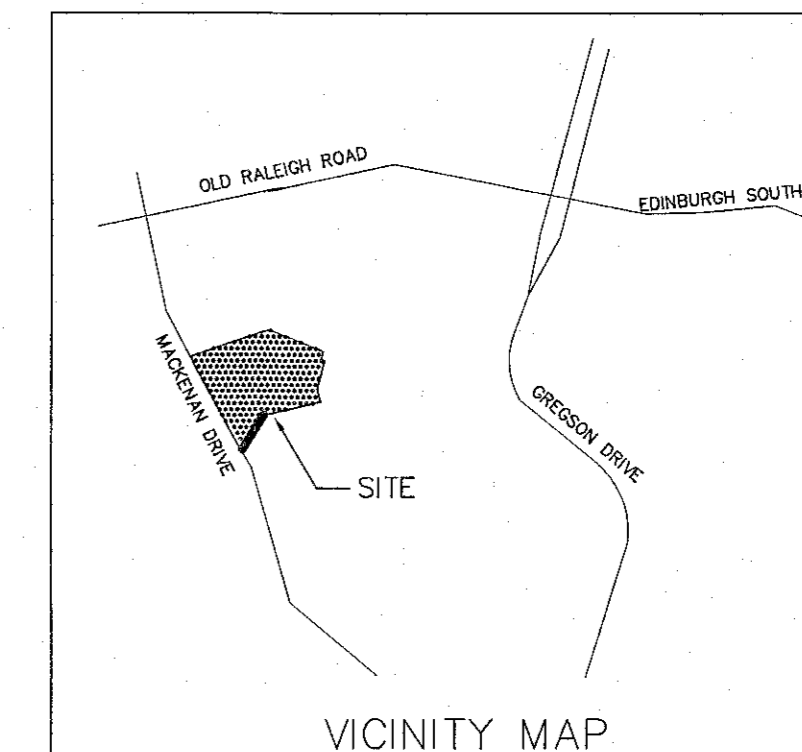
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SITE PLAN SUBMITTAL

FOR:

JOHNSON AUTOMOTIVE

109 MACKENAN DRIVE CARY, NORTH CAROLINA WAKE COUNTY



GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CARY AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY INFORMATION IS FROM A WETLANDS DELINEATION MAP OF PAPEX WESTON III & HIGHWOODS SERVICES INC PROPERTY BY WITHERS & RAVENEL.
- ALL WORK MUST COMPLY WITH NORTH CAROLINA STATE BUILDING AND HANDICAPPED ACCESSIBILITY CODE VOL. 1C AND ADA STANDARDS.
- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, ARCHITECTURAL DESIGN (ESPECIALLY COLORS), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW COMMITTEE OF THE TOWN OF CARY.
- 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 ISSUANCE OF ANY CO WITHIN THE DEVELOPMENT.
- UNLESS EXPLICITLY SPECIFIED IN THE NOTES ON THIS SITE PLAN, THE DEVELOPMENT OF THIS PROJECT, INCLUDING ANY SUBSEQUENT SITE 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 SITE PLAN AND THE APPLICABLE REGULATIONS OR GUIDELINES, AND ABSENT CLARIFICATION OR APPROVAL OF SUCH STATED ON THIS SITE PLAN OR OTHER RELATED APPROVAL, THE APPLICABLE REGULATION OR GUIDELINE SHALL APPLY.
- ALL STRUCTURES WITHIN THE BOUNDARIES OF THE SITE REQUIRE INDIVIDUAL PERMITS FROM THE TOWN OF CARY INSPECTIONS AND PERMITS DEPARTMENT. THIS WOULD INCLUDE RETAINING WALLS AND DUMPSTER ENCLOSURES.
- GRADING PERMIT WILL NOT BE ISSUED UNTIL THE TOWN OF CARY HAS RECEIVED NOTIFICATION FROM THE ECOSYSTEM ENHANCEMENT PROGRAM OR AN APPROVED NUTRIENT OFFSET BANK THAT A RECEIPT HAS BEEN ISSUED TO THE DEVELOPER AND THE LOCAL GOVERNMENT STATING THE NITROGEN BUY DOWN HAS BEEN COMPLETED.
- THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3720075200J, PANEL NO. 0752 EFFECTIVE DATE MAY 2, 2006.

MINOR MODIFICATIONS SUMMARY

THE FOLLOWING MODIFICATIONS TO THE TOWN'S DEVELOPMENT STANDARDS HAVE BEEN APPROVED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE LDO.

- THE PRESERVATION OF EXISTING VEGETATION WITHIN THE STREETScape ALONG MACKENAN DRIVE PER SECTION 7.2.4.B OF THE LAND DEVELOPMENT ORDINANCE HAS BEEN WAIVED TO ALLOW GRADING TO PROVIDE ADEQUATE SIGHT DISTANCE AND TO INSTALL THE SIDEWALK ADJACENT TO MACKENAN DRIVE. IN ADDITION THE STREETScape WAS PREVIOUSLY GRADED WHEN THE ROAD WAS BUILT AND NOT TREES EXIST IN A PORTION OF THIS AREA.
- THE REQUIREMENT FOR VEHICULAR INTERCONNECTION WITH THE ADJACENT PROPERTIES LOCATED TO THE NORTH PER SECTION 7.10.3 OF THE LAND DEVELOPMENT ORDINANCE HAS BEEN WAIVED DUE TO ADEQUATE ACCESS TO EACH PARCEL FROM ADJACENT STREETS, THE ADJACENT PROPERTY IS DEVELOPED AND NO DRIVE STUBS EXIST, THE TOPOGRAPHIC CONSTRAINTS FOR A PORTION OF THE SHARED PROPERTY LINE AND THE ADJACENT OWNER WAS NOT INTERESTED IN PROVIDING A CROSS ACCESS TO THEIR PRIVATE DRIVE THAT WOULD PROVIDE ACCESS TO MACKENAN DRIVE.
- THE REQUIREMENT FOR VEHICULAR INTERCONNECTION WITH THE ADJACENT PROPERTY LOCATED TO THE EAST PER SECTION 7.10.3 OF THE LAND DEVELOPMENT ORDINANCE HAS BEEN WAIVED DUE TO TOPOGRAPHIC CONSTRAINTS AND THE EXISTING NEUSE BUFFER THAT SEPARATES THE TWO PROPERTIES.
- THE REQUIREMENT FOR VEHICULAR INTERCONNECTION WITH THE ADJACENT PROPERTY LOCATED TO THE SOUTH PER SECTION 7.10.3 OF THE LAND DEVELOPMENT ORDINANCE HAS BEEN WAIVED DUE TO ADEQUATE ACCESS TO EACH PARCEL FROM ADJACENT STREETS, THE ADJACENT PROPERTY IS DEVELOPED AND NO DRIVE STUBS EXIST, AND THE CONNECTION WOULD RESULT IN THE LOSS OF PARKING ON THE ADJACENT PARCEL.
- THE REQUIREMENT FOR 600' DRIVEWAY SPACING IN SECTION 03020.0 OF THE TOWN OF CARY STANDARD SPECIFICATIONS HAS BEEN WAIVED TO AVOID A LONG BEAD END PARKING LOT. NO CONNECTION ALLOWED TO THE PROPERTY TO THE NORTH, AND THE SITE TOPOGRAPHY DOES NOT ALLOW AN ON-SITE CONNECTION TO THE PARKING LOT TO THE NORTHEAST. THE PROPOSED DRIVEWAY LOCATION LINES UP WITH THE EXISTING DRIVEWAY ON THE OPPOSITE SIDE OF MACKENAN DRIVE.
- A HARDSCAPE (MODULAR CMU) WALL IN THE DESIGN OF A STORMWATER DEVICE OUTSIDE OF A MIXED USE GENER PER SECTION 7.2.8(A) OF THE LAND DEVELOPMENT ORDINANCE HAS BEEN APPROVED, SINCE THE WALLS ARE TIERED, A DECORATIVE MATERIAL HAS BEEN CHOSEN FOR THE WALLS AROUND BMP #1, AND SHRUBS AND VINES HAVE BEEN PROVIDED.

AASHTO INTERSECTION SIGHT DISTANCE SUMMARY
STOP SIGN CONTROL - LEFT & RIGHT TURNS FROM MINOR STREET ONTO A 2-LANE ROADWAY
Johnson Automotive

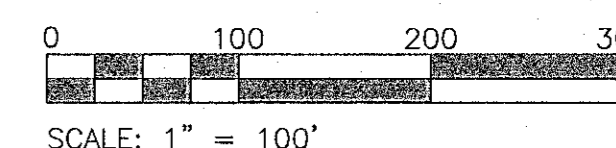
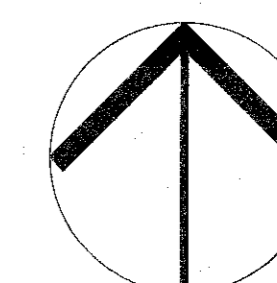
Street Name (Through Traffic)	Street Name (Approaching Street, Stop Condition)	Design Speed of Through Street, mph	Grade of Approach Street, %	Left Turn Time Gap (sec.)	Right Turn Time Gap (sec.)	Calculated	Calculated
						Left Turn Sight Distance (ft.)	Right Turn Sight Distance (ft.)
Mackenan Drive	Notthem (new) Drive	40	-12.00	7.50	6.50	441	382
Mackenan Drive	Southern (exist) Drive	40	-10.00	7.50	6.50	441	382

TOWN OF CARY
WATER RESOURCES DEPARTMENT
APPROVED UTILITY EXTENSIONS

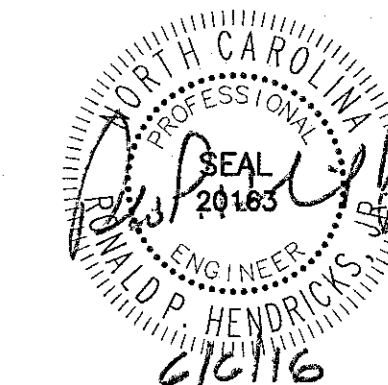
WATER PERMIT #: WP16040
SANITARY SEWER PERMIT #: N/A
RECLAIMED WATER PERMIT #: N/A
BY: SHUYAN TIAN

CARY PROJECT # 15-SP-043
HTE#: 16-0369
APPROVED BY THE TOWN OF CARY
DEVELOPMENT REVIEW COMMITTEE

PLANNER: [Signature] DATE: 4/23/2016



PLD
PIEDMONT LAND DESIGN, LLP
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
FIRM LICENSE # F-0843



JOHNSON AUTOMOTIVE
109 MACKENAN DRIVE
CARY, NORTH CAROLINA

ISSUED: 24 SEPT. 2015

REVISIONS:

- 14 JAN 2016 REVISED PER TOWN COMMENTS
- 10 MAR 2016 REV. PER TOWN COMMENTS
- 14 APR 2016 REVISED PER TOWN COMMENTS
- 12 MAY 2016 REVISE MINOR MOD. NOTE 2.
- 06 JUNE 2016 REVISE UTILITY BLOCK.

DRAWN BY: JNB
CHECKED BY: RPH

PROJECT: JMDC

COVER SHEET

DWG. NO. SITE 1