



ZONING REQUIREMENT SUMMARY

ZONING DISTRICT - GENERAL COMMERCIAL - CONDITIONAL USE (CC - CU)
 WATERSHED OVERLAY - SWIFT CREEK

USE - NONRESIDENTIAL

MAIN SETBACK FROM RIGHT-OF-WAY - 30'

MAIN SIDE AND REAR SETBACK - NONE

MAX BUILDING HEIGHT - IF STRUCTURE IS WITHIN 100 FEET OF RESIDENTIAL ZONING DISTRICT BOUNDARY; BUILDING HEIGHT IS 35 FEET.
 IF STRUCTURE IS MORE THAN 100 FEET FROM RESIDENTIAL ZONING DISTRICT BOUNDARY; BUILDING HEIGHT IS 50 FEET.

Building	Building Footprint	Stories	Use	Stories	Area	Sub-Total
Building A1	6,500 sf	1	Retail/Restaurant	1	6,500 sf	6,500 sf
Building A2	6,500 sf	1	Retail/Restaurant	1	6,500 sf	6,500 sf
Building A3	6,500 sf	1	Retail/Restaurant	1	6,500 sf	6,500 sf
Building B	37,800 sf	5	Retail	1	28,200 sf	28,200 sf
			Office	4	28,000 sf	112,000 sf
Building C	33,000 sf	2	Residential			18 units
			Retail	1	14,150 sf	14,150 sf
Building D	21,800 sf	8	Retail	1	33,000 sf	33,000 sf
			Retail	1	21,800 sf	21,800 sf
Building E	20,000 sf	8	Residential			110 units
			Retail	1	15,000 sf	15,000 sf
Building F	55,000 sf	1	Hotel	7	150 units	150 units
Building H1	24,000 sf	5	Retail	1	55,000 sf	55,000 sf
			Retail	1	18,000 sf	18,000 sf
Building H2	10,000 sf	2	Office	4	25,000 sf	100,000 sf
			Retail	2	10,000 sf	20,000 sf
Building J	14,600 sf	3	Residential			27 units
Building K	22,800 sf	3	Residential			45 units
Wachovia	4,000 sf	1	Office	1	4,000 sf	4,000 sf
			Retail		204,190 sf	
			Retail/Restaurant		19,500 sf	
			Office		218,000 sf	
			Residential		200 units	
			Hotel		120 units	

GENERAL NOTES:

1. THERE IS NO EXISTING WETLAND ON THE PROJECT SITE.
2. AMENITIES SUCH AS BICYCLE STORAGE, BENCHES (OUTDOOR SEATING) AND STREET FURNITURE WILL BE PROVIDED FOR CONSTRUCTION DRAWINGS REVIEW.
3. UTILITY EASEMENTS ARE PROVIDED BY THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WAVERLY PLACE. THIS DOCUMENT WAS RECORDED ON DECEMBER 23, 1987 IN RECORD BOOK 4173, PAGE 182-183.
4. THE PROPOSED WATER FEATURES WILL EQUAL OR INCREASE THE SIZE OF THE EXISTING WATER FEATURES ON SITE. THE TOWN OF CARY WILL ALLOW THIS SIZE TO BE PARED DOWN OVER SEVERAL WATER FEATURES TO MATCH THE SCALE OF EACH PLAZA.



6-11-2007

Steven M. Rice DATE
 PROFESSIONAL ENGINEER

Waverly Place Redevelopment

IN
 Town of Cary
 North Carolina
 Wake County

OVERALL PROPOSED LAND USE PLAN

JUNE 11, 2007

REVISIONS:

NO.	DATE	DESC.
1	10-30-06	1ST M USP SUBMISSION
2	3-8-07	2ND M USP SUBMISSION
3	4-2-07	3RD M USP SUBMISSION
4	5-1-07	4TH M USP SUBMISSION
5	6-11-07	5TH M USP SUBMISSION

ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION

PREPARED FOR:
 Zapolski + Rudd, LLC
 501 Washington Street
 Durham, North Carolina 27701

BSC RICE
 978 Trinity Road
 Raleigh, North Carolina
 27607
 919-854-0811

© 2008 BSC Group, Inc.
 SCALE: 1" = 100'
 0 50 100 200 FEET

APPROVED
 TOWN OF CARY
 APPROVED BY: DRC DATE: 06-11-07
 PLANNING: JGB DATE: 06-19-07
 ENGINEERING: TS DATE: 06-22-07

FILE:
 DWG. NO.: C.4.0 SHEET 11 OF 30
 JOB. NO.: 06017.00