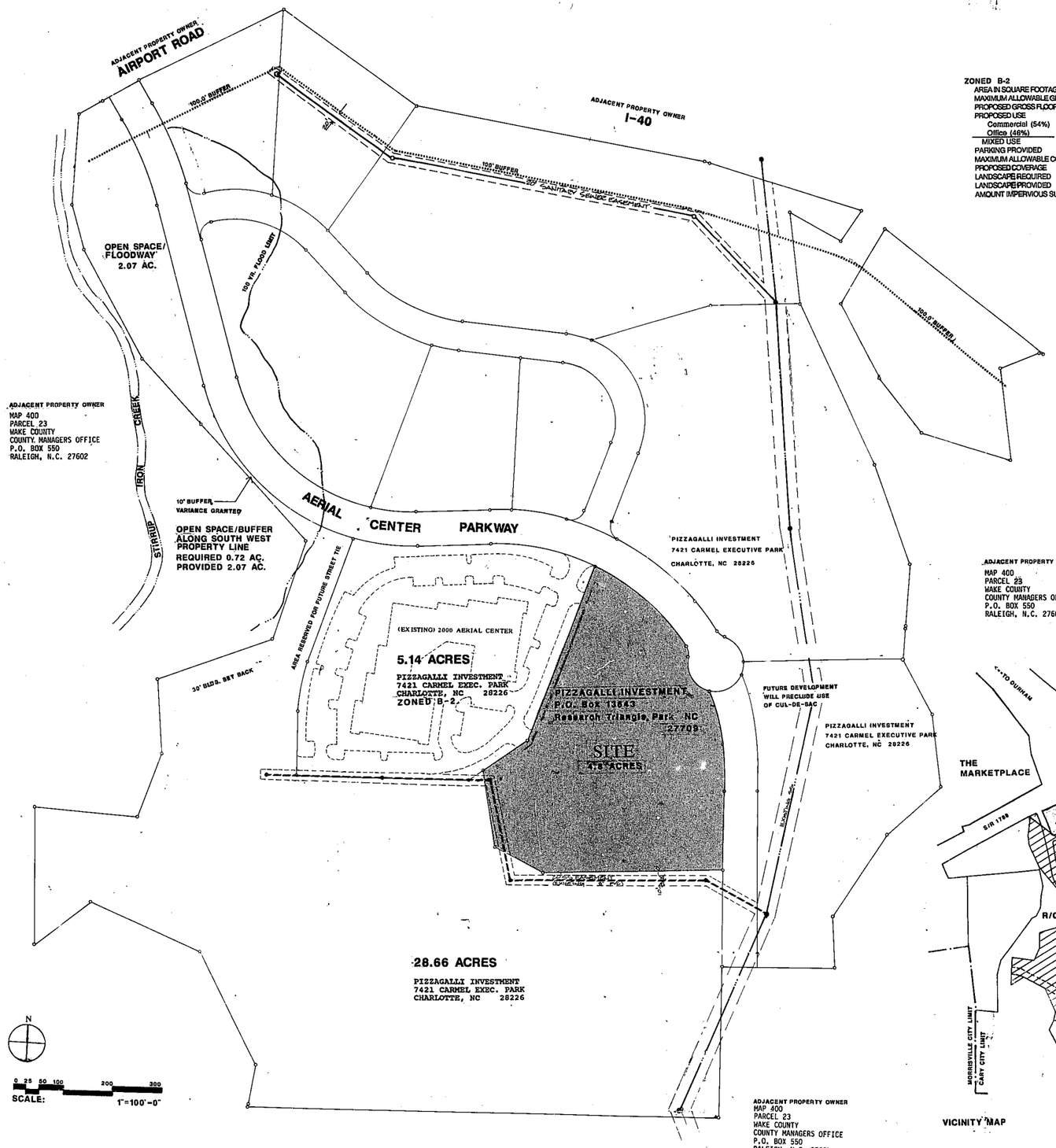


AERIAL III SITE DATA

ZONED B-2		
AREA IN SQUARE FOOTAGE OF SITE		209,810.7 SF
MAXIMUM ALLOWABLE GROSS FLOOR AREA		83,600 SF
PROPOSED GROSS FLOOR AREA		54,200 SF
PROPOSED USE	PORTION OF BUILDING	REQ. PARKING
Commercial (54%)	29,268 SF	146
Office (46%)	24,932 SF	62
MIXED USE	54,200 SF	208
PARKING PROVIDED		Total 229
MAXIMUM ALLOWABLE COVERAGE		172,339.9 SF
PROPOSED COVERAGE		140,655.0 SF
LANDSCAPE REQUIRED		37,471.6 SF
LANDSCAPE PROVIDED		69155.7 SF
AMOUNT IMPERVIOUS SURFACE		140,655.0 SF

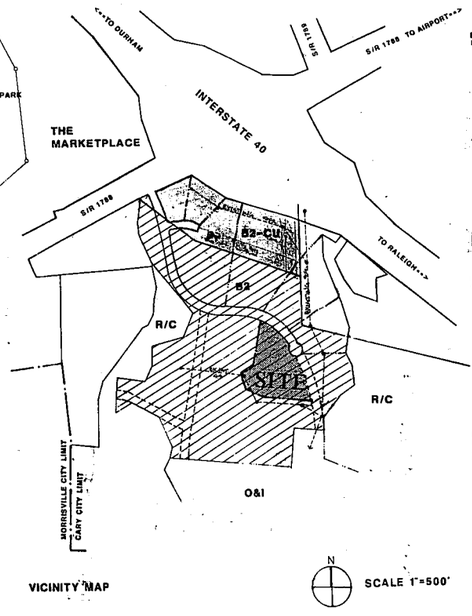
APPROVED
DATE: 3-23-89
BY:
TOWN OF CARY
ENGINEERING DEPARTMENT

this set includes
Revised utility sheet
Dated 4-27-89

CONDITIONS: The B-2 Conditional Use Zoning shall apply to all development located within four hundred feet of the I-40 right-of-way.
1. Within the B-2 conditional use limits, all building heights shall be ten story construction, maximum.
2. Transportation access shall be provided at the existing location on SR 1008 (by Carroll Grove Road) by an internal street system. No driveway access directly onto Carroll Grove Road.
3. Permitted uses within the B-2 conditional use limits shall exclude the following:
   a. Radio and Television Broadcasting Stations including transmission towers.
   b. Billboards
   c. Bus Stations
   d. Automobile sales, storage and repair
   e. Animal hospitals.

ADJACENT PROPERTY OWNER
MAP 400
PARCEL 23
WAKE COUNTY
COUNTY MANAGERS OFFICE
P.O. BOX 550
RALEIGH, N.C. 27602

APPROVED
TOWN OF CARY
TOWN OF CARY
P&Z BOARD 12-19-88
T. COUNCIL 1-12-89
TFW



VICINITY MAP

Hager Smith and Huffman Group PA
Architecture
Landscape Architecture
Land Planning
Seals
Associates/Consultants

Project

3000 AERIAL CENTER

CARY, NORTH CAROLINA

Client

PIZZAGALLI INVESTMENT CO.
P.O.BOX 13643
RESEARCH TRIANGLE PARK
NORTH CAROLINA 27709

Drawing Title COVER SHEET
Revisions

Number	Description	Date
	FOR CONSTRUCTION	

GP. SDS, DAB
Drawn by SDS
Checked by
Date issued JANUARY 23, 1989