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 1ST REVIEW - 7 FEB. 2000
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AIRPORT
PARKING
 AT AIRGATE DRIVE
 CARY, NORTH CAROLINA
 DEVELOPER:
 PARKER HALL, LLC
 C/O
 5500 MCNEELY DRIVE
 SUITE 203
 RALEIGH, NC 27612

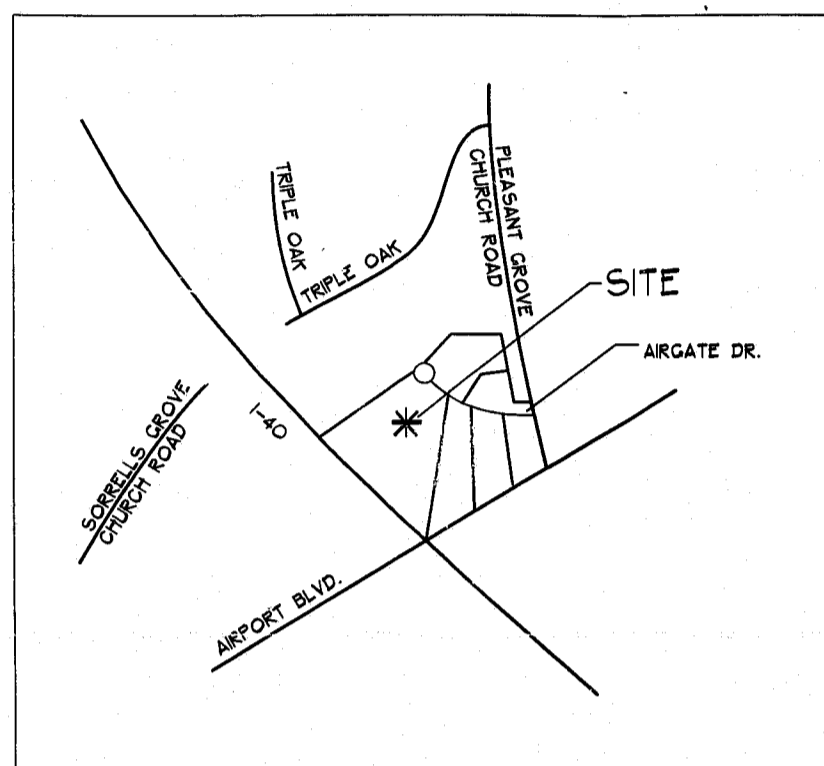
CIVIL ENGINEER:
 LANDSTAR ENGINEERING
 1124 IVY LANE
 CARY, NC 27511
 919.461.2420

COVER SHEET

Sheet
 of 8 **1**

AIRPORT PARKING

AT 351 AIRGATE DRIVE CARY, NORTH CAROLINA



VICINITY MAP

NOT TO SCALE

SCHEDULE OF DRAWINGS

SHEET	TITLE
1	COVER SHEET
SP-1	SITE AND UTILITIES PLAN
SP-2	GRADING, DRAINAGE & EROSION CONTROL
SP-3	EROSION CONTROL DETAILS
SP-3a	SITE DETAILS
SP-4	ISOLUX LIGHTING PLAN
SP-5	PLANTING PLAN AND TREE SURVEY
A-1	FLOOR PLAN AND ELEVATIONS

ZONING CONDITIONS

(ZONING PERMIT NO. Z-804-95-1 PARK 'N FLY

- MOTELS, HOTELS GENERAL OFFICE BUILDINGS, BANKS, PARKING LOTS, RETAIL, RESTAURANTS, ONE COMBINATION BUILDING OF ANY OF THREE USES INCLUDING AUTOMOBILE SERVICE STATION, CONVENIENCE STORE, DRIVE IN/THROUGH RESTAURANT.
- EXCEPT FOR THE COMBINATION BUILDING DESCRIBED BELOW, THE RETAIL USES SHALL NOT EXCEED 10 IN NUMBER AND EACH RETAIL USE SHALL NOT BE LESS THAN 15,000 S.F. IN SIZE. NO MORE THAN THREE RETAIL TENANTS SHALL SHARE A COMMON WALL. IN ADDITION TO THESE USES, ONE COMBINATION BUILDING (OR BUILDING GROUPING) WHICH MAY INCLUDE AN AUTOMOBILE SERVICE STATION, A CONVENIENCE STORE, A DRIVE IN/THROUGH RESTAURANT OR A COMBINATION OF ANY OF THESE USES MAY BE DEVELOPED. THE COMBINATION BUILDING SHALL BE LOCATED A MINIMUM OF 650 FT. FROM THE PROPERTY CORNER CLOSEST TO THE INTERSECTION OF AIRPORT BLVD. AND PLEASANT GROVE CHURCH ROAD AND SHALL BE SIMILAR IN CHARACTER TO PRESTON CORNERS COMBINATION BUILDINGS.
- THE 100 FOOT THOROUGHFARE BUFFER ALONG INTERSTATE 40 REQUIRED BY THE CARY U.D.C. WILL BE ADHERED TO WITH ANY SITE PLAN
- THE FIRST 450 LF. ALONG PLEASANT GROVE CHURCH ROAD FRONTAGE FROM THE PROPERTY CORNER AT THE INTERSECTION OF AIRPORT BLVD. AND PLEASANT GROVE CHURCH ROAD SHALL BE A 100 FOOT WIDE UNDISTURBED BUFFER (WITH THE EXCEPTION WHERE CONSTRUCTION MAY BE REQUIRED BY NCDOT) AND THE BALANCE OF THE FRONTAGE SHALL BE A 30 FOOT STREETScape.
- THERE WILL BE A 30 FT. UNDISTURBED BUFFER FOR A DISTANCE OF APPROXIMATELY 625 FEET ALONG THE RDU PROPERTY ON THE NORTH SIDE OF THE PROPERTY. THERE WILL BE A 30 FT. UNDISTURBED BUFFER FOR A DISTANCE OF APPROX. 640 FEET ALONG THE RDU PROPERTY ON THE SOUTHWEST SIDE OF THE PROPERTY.
- B-2 USES WITH THE EXCEPTION OF CHURCHES AND SEXUALLY-ORIENTED USES ARE PERMITTED AS USED WHICH ARE ANCILLARY TO, AND/OR CARRIED ON IN CONNECTION WITH OR WITHIN MOTELS, HOTELS, OR GENERAL OFFICE BUILDINGS.
- RETAIL USES SHALL NOT BE PERMITTED TO HAVE ANCILLARY USES EXCEPT RESTAURANTS.
- AT THE TIME OF THE FIRST SITE PLAN SUBMITTAL APPLICANT WILL SUBMIT ARCHITECTURAL GUIDELINES, DESIGN STANDARDS, MASTER SIGNAGE PLAN, AND A CONCEPTUAL MASTER PLAN FOR THE ENTIRE SITE.

*3rd Rev
 STF 2
 3-6-00*