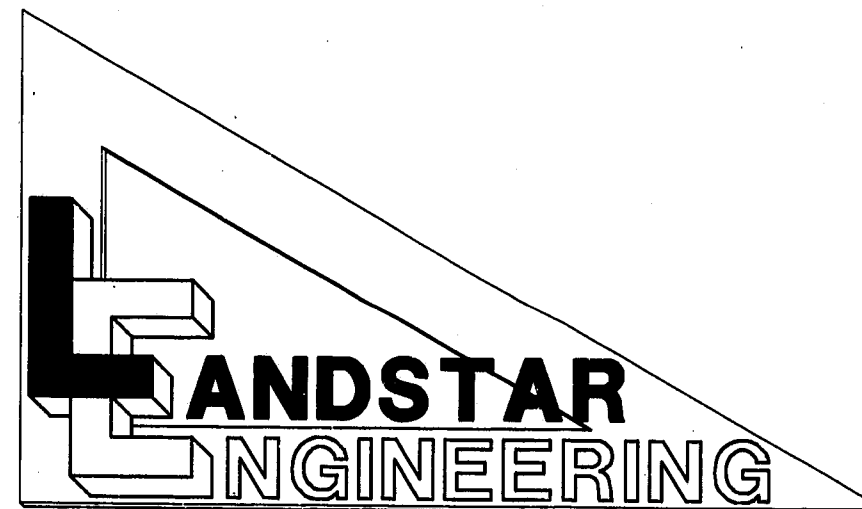


AIRPORT GATEWAY

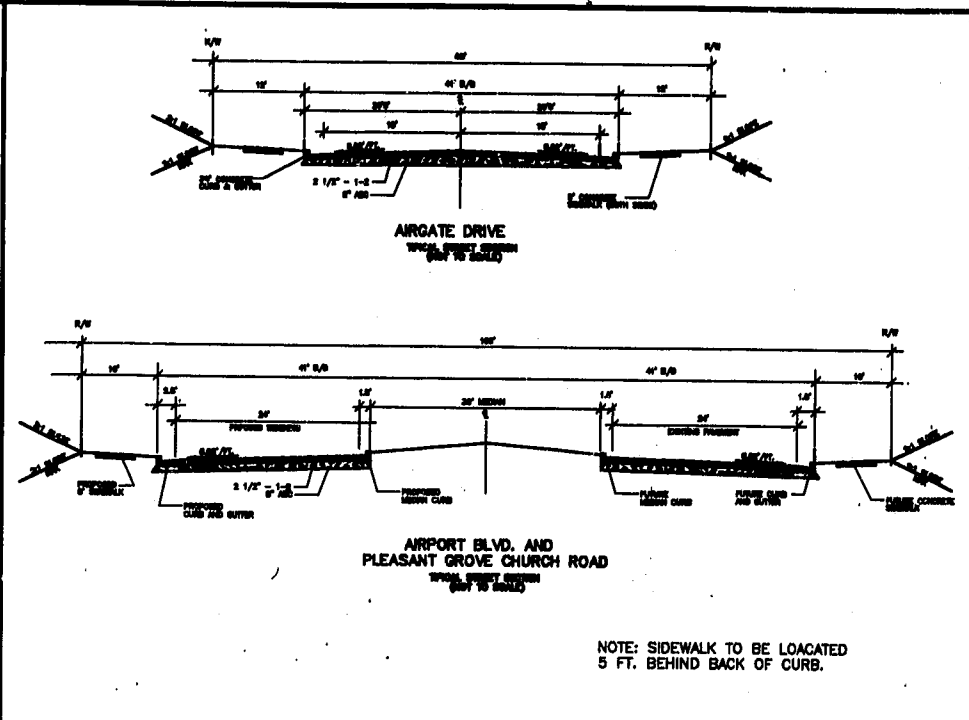
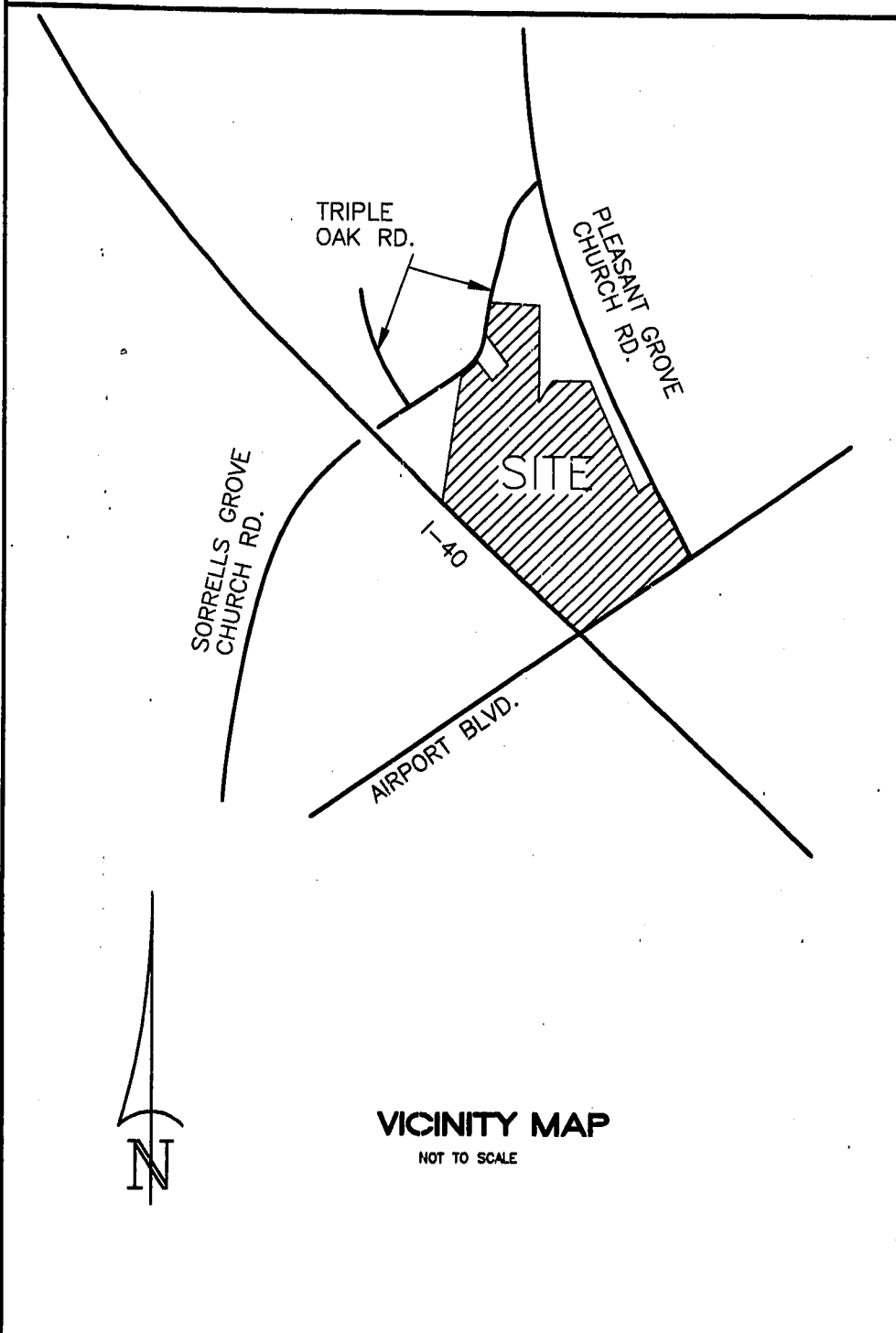
AIRPORT BLVD SKETCH PLAN - SUBDIVISION TOWN OF CARY



PROFESSIONAL ENGINEERS SPECIALIZING IN LAND DEVELOPMENT
1124 IVY LANE CARY, NC 27511 (919) 461-2420 FAX 919) 461-9702



V FIVE, LLC.
400 ASHEVILLE AVE.
CARY, N.C. 27511



SHEET SCHEDULE

SHEET-1 TITLE SHEET
SHEET-2 SKETCH PLAN

SITE DATA

LOCATION: LOCATED IN THE NORTHERN QUADRANT OF THE INTERSECTION OF INTERSTATE 40 AND AIRPORT BLVD.
PARCEL IDENTIFICATION: 0756.01-49-4852
AREA: 29.556 ACRES
ZONING: BUSINESS 2 CONDITIONAL USE
REZONING CASE NO. Z-804-95-1 (PARK'N FLY PARCEL)
GROWTH PLAN: COMMERCIAL
OVERLAY DISTRICT: AIRPORT, THOROUGHFARE CORRIDOR, BUFFER AND SPECIAL HIGHWAY OVERLAY DISTRICT
OWNER APPLICANT: V-5 L.L.C.
400 ASHEVILLE AVE.
CARY, N.C. 27511
NUMBER OF LOTS: SIX
AVERAGE AREA OF LOTS: 3.51 ACRES
PROPOSED MINIMUM LOT SIZE: 2.12 ACRES
SEWER: PUBLIC - TOWN OF CARY

ZONING CONDITIONS

- (ZONING PERMIT NO. Z - 804-95-1 PARK 'N FLY PARCEL)
- 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 SQUARE FEET 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 FEET FROM THE PROPERTY CORNER CLOSEST TO THE INTERSECTION OF AIRPORT BOULEVARD 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.O. WILL BE ADHERED TO WITH ANY SITE PLAN APPROVAL.
 - THE FIRST 450 FEET ALONG PLEASANT GROVE CHURCH ROAD FRONTAGE FROM THE PROPERTY CORNER AT THE INTERSECTION OF AIRPORT BOULEVARD 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 FOOT UNDISTURBED BUFFER FOR A DISTANCE OF APPROXIMATELY 825 FEET ALONG THE RDU PROPERTY ON THE NORTH SIDE OF THE PROPERTY. THERE WILL BE A 30 FOOT UNDISTURBED BUFFER FOR A DISTANCE OF APPROXIMATELY 840 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.

97-58-031
APPROVED
BY: JRC DATE: 2/13/98
BY: JRM DATE: 2/25/98
BY: J.MITCHELL DATE: 2-2-98
TOWN OF CARY
DEVELOPMENT REVIEW GROUP

"Official Approved Plan"
SKETCH PLAN
LOTS 1-6 ONLY (DOES NOT INCLUDE AREA FRONTING TRIPLE OAK RD.)

AIRPORT GATEWAY

AIRPORT BLVD
CARY PROJECT NO. 97-58-031

TITLE SHEET

PROJECT NO.	0000
DATE	JANUARY, 1998
REVISIONS:	2-2-98 2-17-98
SHEET NO.	1
	OF 2 SHEETS