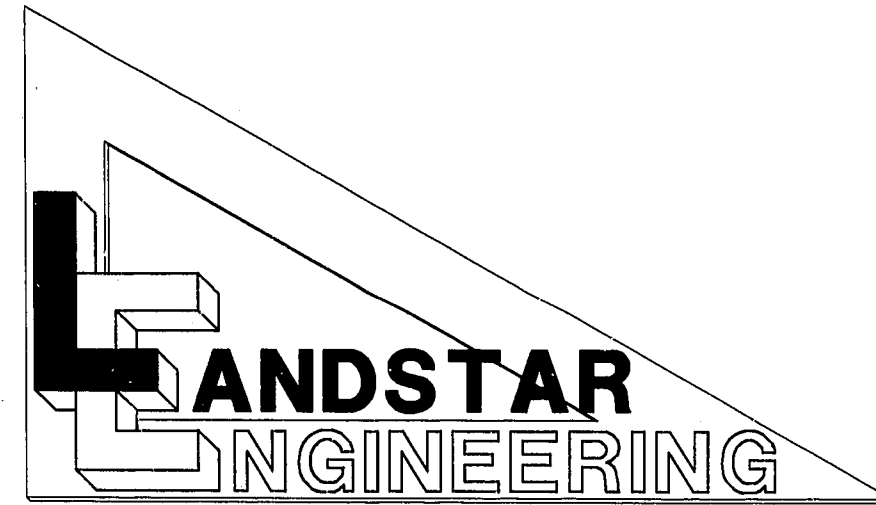


AIRPORT GATEWAY

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

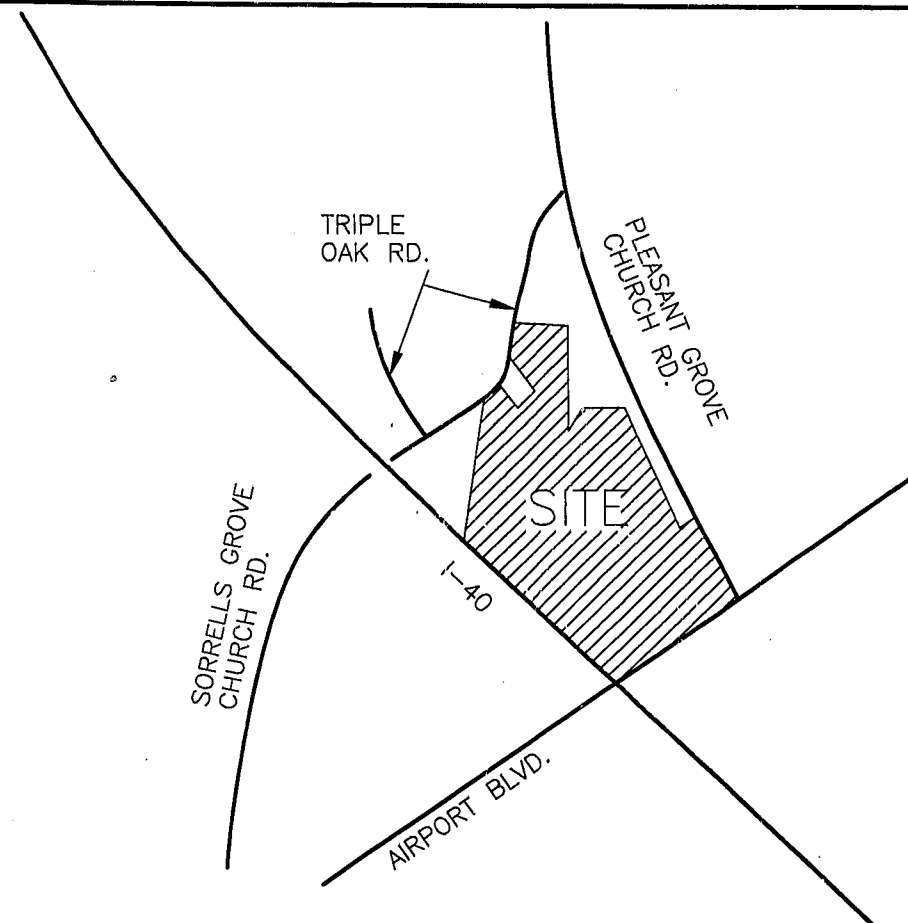


V FIVE, LLC.
400 ASHEVILLE AVE.
CARY, N.C. 27511

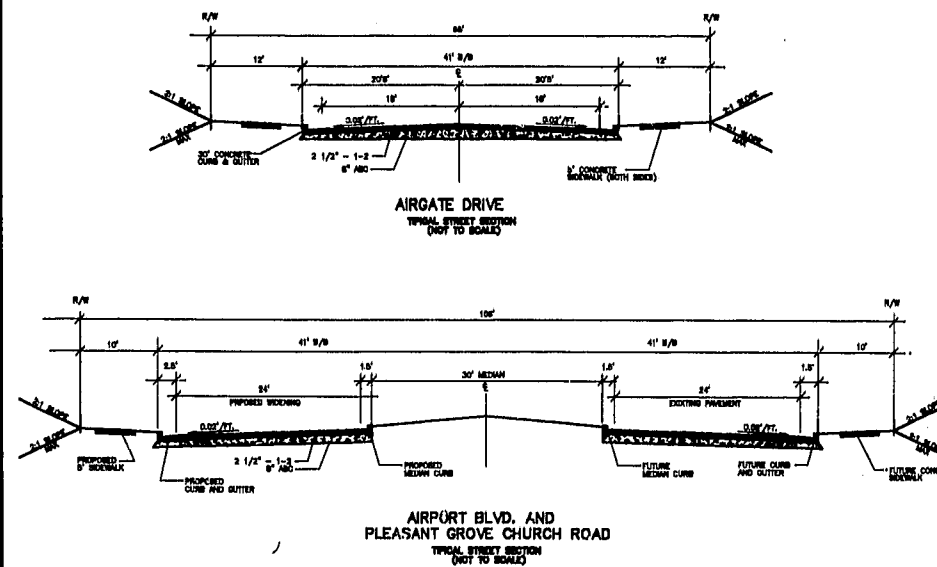
ZONING CONDITIONS

(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 625 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 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.



VICINITY MAP
NOT TO SCALE



NOTE: SIDEWALK TO BE LOCATED 5 FT. BEHIND BACK OF CURB.

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

97-SB-031
APPROVED
BY: JRC DATE: 2/19/98
BY: T. 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-SB-031

TITLE SHEET

PROJECT NO. 07088

DATE: JANUARY, 1998

REVISIONS:
2-2-98
2-17-98

SHEET NO.

1

OF 2 SHEETS