

SITE DATA:

OWNER/DEVELOPER: CARY ARBORETUM, LLC
 PO BOX 3557
 CARY, NC 27519

ADDRESS: BUILDING A: 311 WESTON PARKWAY
 BUILDING B: 211 WESTON PARKWAY
 CARY, NC 27513

CARY PROJECT #: 05-SP-001

PIN#: 0765.75-5955
 (PORTION OF)
 0158997

REID#: 0158997

TOWNSHIP: CARY
 TOTAL ACREAGE: 4.8 AC
 ZONING: 180 - PDD MINOR
 DENIED AREA: 2.9 AC
 IMPERVIOUS SURFACE AREA: 2.1 AC
 ROADWAY CENTERLINE: N/A
 8" DIP WATER LINE: 541 LF
 SANITARY SEWER LINE: 270 LF
 PROPOSED FIRE LANE: 884 LF

BUILDING SQUARE FOOTAGES

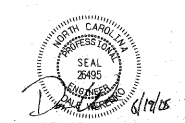
BUILDING 'A': RESTAURANT 10,233 SF
 BUILDING 'B': RETAIL 17,190 SF
 OFFICE 8,496 SF
 TOTAL PROPOSED 35,909 SF
 TOTAL EXISTING 0 SF

PARKING SPACE CALCULATIONS

BUILDING 'A' REQUIRED RESTAURANT (10233 SF @ 55P/1000) 52
 BUILDING 'B' REQUIRED RETAIL (17,190SF @ 5/1000 SF) 86
 OFFICE (8,496SF @ 5/1000 SF) 43
 TOTAL SPACES REQUIRED 181
 TOTAL SPACES PROVIDED 181
 HANDICAPPED REQUIRED 8
 HANDICAPPED PROVIDED 8
 EXISTING SPACES TO REMAIN 34
 EXISTING SPACES TO BE REMOVED 132

GENERAL NOTES

- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, LIGHTING, GRADING BUILDING ELEVATIONS (ESPECIALLY COLORS), OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENTAL REVIEW GROUP OF THE DEPARTMENT OF PLANNING.
- THE SITE SHALL BE SEEDED AND STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL HVAC SYSTEMS WILL BE SCREENED FROM OFF-SITE VIEW.
- ALL COMPUTER AND CARDBOARD RECYCLING LOCATIONS WILL BE SCREENED FROM OFF-SITE VIEW.
- WHERE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED, THE CARY SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE PLANTING PLAN BASED ON FIELD CONDITIONS.
- ALL EXTERIOR LIGHTING WILL BE DESIGNED TO PREVENT OFF-SITE GLARE.
- THE SIZE OF THE PLANTING AREA AND SIZE OF THE PLANT MATERIAL MATURITY SHALL ALLOW FOR A 2.5' BUFFER ORIGINATING FROM THE BACK OF CURB.
- NO TREE SHALL BE LOCATED WITHIN 10' OF A LIGHTING LOCATION.
- ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETE. THE TREE PROTECTION FENCE SHALL BE REMOVED PRIOR TO FINAL INSPECTION FOR THE CERTIFICATE OF OCCUPANCY.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OR REAR YARD AREA OF THE SITE AND SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF A 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ANY SIDE OF THE STRUCTURE THAT HAS A DOOR LOCK MUST HAVE A 10' CLEARANCE, TAKING INTO ACCOUNT THE SIZE OF THE PLANT MATERIAL AT MATURITY.
- ALL VEHICULAR USE AREAS MUST BE SCREENED FROM OFF-SITE VIEWS.
- NO TREE SHALL BE LOCATED WITHIN A ROAD RIGHT-OF-WAY OR WITHIN 5' OF A SIDEWALK.
- ALL WORK MUST COMPLY WITH NORTH CAROLINA STATE BUILDING AND HANDICAPPED ACCESSIBILITY CODE VOL. 1C. THE MAXIMUM GRADE ON THE HANDICAP PARKING SPACES IS 2.0%.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CARY STANDARDS, SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE PURPOSE OF THIS PLAN IS SHOW PHASE TWO CONSTRUCTION ONLY. THE CONTRACTOR SHALL USE THIS PLAN AND REFER TO IT IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL MATCH FIXTURES AS USED IN PHASE 1 (I.E. P.M.S. SIGNAGE, STRIPING, ETC.)
- ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
- ALL PARKING SPACE STRIPING SHALL BE WHITE LATEX PAINT. ALL STOP BARS AND WHEEL STOP MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) AND THE NORTH CAROLINA STATE BUILDING CODE, VOLUME 1-C.
- ALL PEDESTRIAN AND VEHICULAR TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL BE INSTALLED ACCORDING TO THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PER LDO SECTION 7.10.5 (STANDARDS FOR BICYCLE FACILITIES), APPROPRIATE BICYCLE AMENITIES WILL BE PROVIDED WITHIN ALL EXISTING AND PROPOSED PHASES OF THE ARBORETUM DEVELOPMENT.
- EXISTING PHASE 1 SIGNS PROHIBITING BICYCLES ON THE PROPERTY WILL BE MODIFIED TO SPECIFICALLY PROHIBIT BICYCLE RIDING ON THE SIDEWALKS IN FRONT OF THE SHOPS.



05-SP-001
 APPROVED
 TOWN OF CARY

DRC: [Signature] Date: 06/30/05
 Planning: [Signature] Date: 06/30/05
 Engineering: [Signature] Date: 7-1-05

No.	Revision	Date	By	Design	Scale	T=30'
1	LOC FIRST REVIEW COMMENTS	07/27/05	MWH			
2	LOC SECOND REVIEW COMMENTS	08/09/05	JJA			
3	ADD PARKING JAZZING LOC COMMENTS	08/26/05	MWH			

Checked by: [Signature] Job No: 2002230

THE ARBORETUM
PHASE 2
 WAKE COUNTY
 NORTH CAROLINA

TOWN OF CARY

SITE PLAN - PHASE 2 RETAIL

WITHERS & RAVENEL
 ENGINEERS | PLANNERS | SURVEYORS

111 McKinnis Drive, Cary, North Carolina 27513, tel: 919-683-3340 fax: 919-401-6300 www.witwithers.com

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