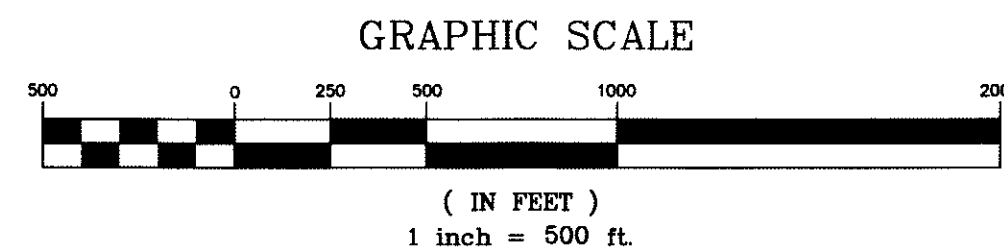
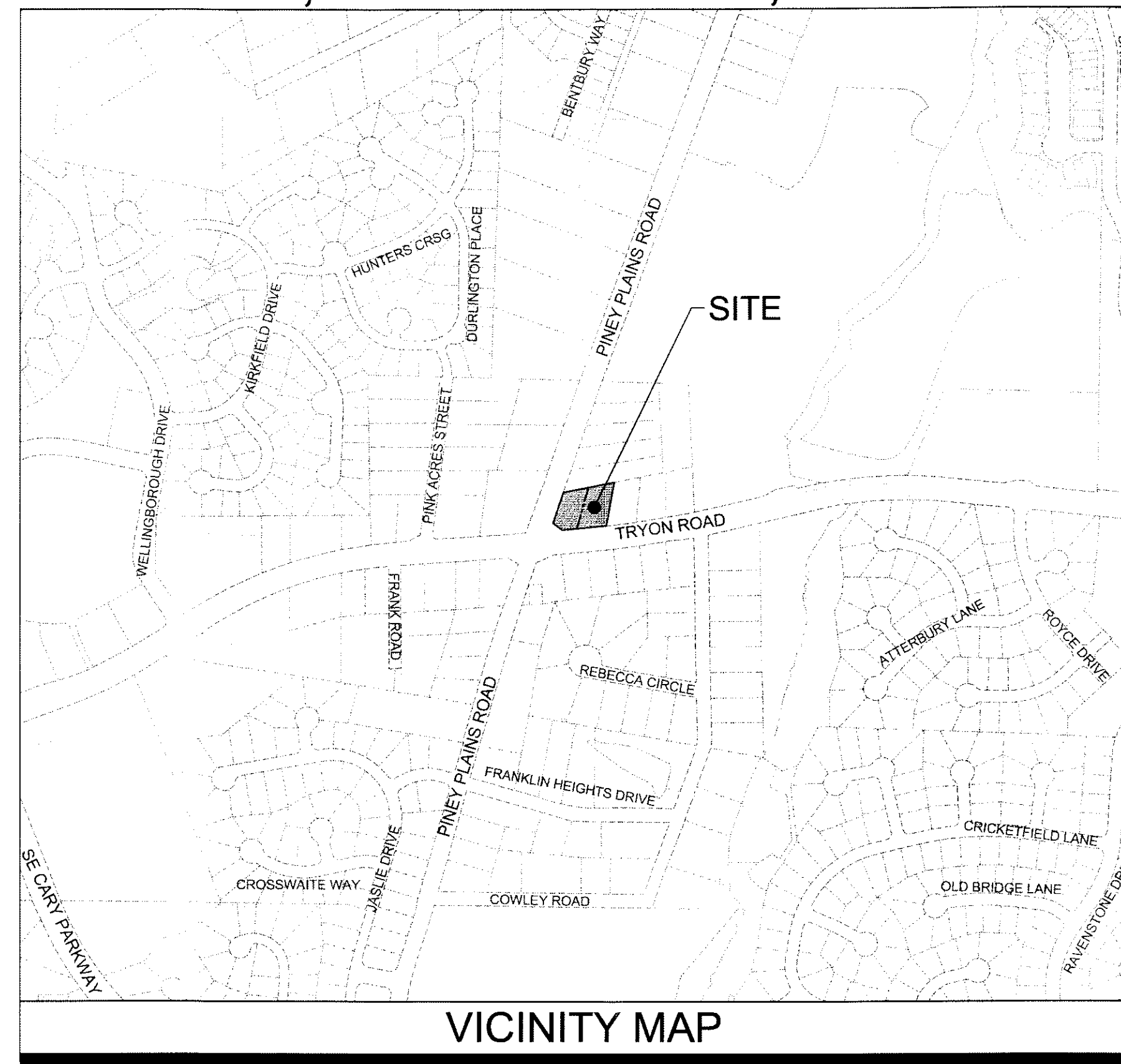


MAJOR SITE PLAN FOR:
BARBER PROPERTY
 6244 TRYON ROAD, CARY, NC 27518
 TOWN OF CARY, WAKE COUNTY, NORTH CAROLINA

SITE DATA	
TOTAL AREA IN SITE:	0.84 +/- ACRES
CURRENT ZONING:	OICU
SUBDIVISION NAME:	PINK ACRES
BLOCK AND LOT NUMBER:	40A & 41
WAKE COUNTY REAL ESTATE ID:	0047430, 00747429
PARCEL NUMBER:	0772-26-9419, 0772-36-0631
STREET ADDRESS:	0 TRYON ROAD, CARY, NC 27518 6244 TRYON ROAD, CARY, NC 27518
BASIN:	NEUSE RIVER
WATERSHED:	SWIFT CREEK
WATERSHED OVERLAY DISTRICT:	EXISTING URBAN
WATERSHED PROTECTION:	LOW DENSITY OPTION
ACREAGE IN COMMON AREA:	N/A
ACREAGE IN RECREATION AREA:	N/A
TOTAL NUMBER OF UNITS:	N/A
GROSS FLOOR AREA:	1,700 SF BUILDING (HEATED)
EXISTING BUILDING LOT COVERAGE:	17.9%
PROPOSED BUILDING LOT COVERAGE:	17.8%
BUILDING HEIGHT (FT/STORIES):	13 FT/1-STORY
REQUIRED PARKING SPACES:	6 SPACES (1 PER 300 SF)
PROVIDED PARKING SPACES:	6 SPACES
REQUIRED HANDICAP PARKING SPACES:	1
PROVIDED HANDICAP PARKING SPACES:	1
REQUIRED NUMBER OF BICYCLE RACKS:	1
PROVIDED NUMBER OF BICYCLE RACKS:	1
TOTAL EXISTING (PRE-CONSTRUCTION) SF OF IMPERVIOUS:	7,574 SF
TOTAL PROPOSED (POST-CONSTRUCTION) SF OF IMPERVIOUS:	7,569 SF
NET SF OF ON-SITE IMPERVIOUS:	5 SF REDUCTION
PROPOSED LF OF ROADS:	N/A
PROPOSED LF OF WATER LINES:	N/A
PROPOSED LF OF SEWER LINES:	N/A
DISTURBED AREA:	10,843 SF (0.25 AC)
BUILDING SETBACKS FROM ROADWAY:	30' FRONT, 50' SIDE
REQUIRED OPEN SPACE AREA:	20,844 SF (PERIMETER BUFFERS & STREETSCAPES)
PROVIDED OPEN SPACE AREA:	20,844 SF (0.48 AC)
PROPOSED LF OF FIRE LANE:	0
PROPOSED LF OF RECLAIMED WATERLINE:	0
PROPOSED NUMBER OF WATER TAPS:	0
PROPOSED NUMBER OF SEWER TAPS:	0



INDEX TO PLANS	
C-0.0	COVER SHEET
C-0.1	EXISTING CONDITIONS PLAN
C-1.1	SITE LAYOUT PLAN
C-2.1	GRADING PLAN
C-3.1	UTILITY PLAN
C-4.1	SOIL EROSION CONTROL PLAN
C-5.1	STORMWATER DRAINAGE PLAN
D-1.1	STANDARD DETAILS SHEET
D-1.2	STANDARD DETAILS SHEET
L-1	LANDSCAPE PLAN
L-2	LIGHTING PLAN

OWNER:
 BE ALL YOU CAN BE INC.
 214 BRIDLE CREEK DRIVE
 CARY, NORTH CAROLINA 27513

DEVELOPER:
 BE ALL YOU CAN BE INC.
 214 BRIDLE CREEK DRIVE
 CARY, NORTH CAROLINA 27513

ENGINEER:
 SPAULDING & NORRIS, P.A.
 972 TRINITY ROAD
 RALEIGH, NORTH CAROLINA 27607
 PHONE: (919) 854-7990
 FAX: (919) 854-7925

SURVEYOR:
 TURNING POINT SURVEYING, PLLC
 4113 JOHN S. RABOTEAU WYND
 RALEIGH, NORTH CAROLINA 27612

LANDSCAPE:
 TONY M. TATE LANDSCAPE
 ARCHITECTURE
 5011 SOUTHPARK DRIVE, SUITE 200
 DURHAM, NORTH CAROLINA 27713

GENERAL NOTES

- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, ARCHITECTURAL DESIGN (ESPECIALLY COLORS), LIGHTING OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW COMMITTEE OF THE TOWN OF CARY.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- AN UNUSED DRIVEWAY MUST BE CLOSED IN ACCORDANCE WITH THE TOWN OF CARY'S DRIVEWAY ORDINANCE.
- ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
- UNLESS EXPLICITLY SPECIFIED IN THE NOTES ON THIS SITE PLAN, THE DEVELOPMENT OF THIS PROJECT, INCLUDING ANY SUBSEQUENT SITE PLANS, SHALL COMPLY WITH THE CARY LAND DEVELOPMENT ORDINANCE (LDO) AND ALL OTHER APPLICABLE REGULATIONS AND GUIDELINES. IN THE EVENT OF A DISCREPANCY BETWEEN THIS APPROVED SITE PLAN AND THE APPLICABLE REGULATIONS OR GUIDELINES, AND ABSENT CLARIFICATION OR APPROVAL OF SUCH STATED ON THIS SITE PLAN OR OTHER RELATED APPROVAL, THE APPLICABLE REGULATION OR GUIDELINE SHALL APPLY.
- IF ANY OF THE CHAMPION TREES IDENTIFIED IN THIS PLAN SET DIE WITHIN ONE YEAR OF THE COMPLETION OF DEVELOPMENT ACTIVITY ON THE PROPERTY, THE OWNER SHALL BE REQUIRED TO REPLACE THAT TREE IN ACCORDANCE WITH SECTION 7.2.5(D) OF THE LAND DEVELOPMENT ORDINANCE.
- THE PROPOSED OFFICE WILL NOT GENERATE 50 OR MORE PEAK VEHICULAR TRIPS AND THEREFORE, A TRAFFIC STUDY IS NOT REQUIRED PER THE APFO.
- ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF CARY STANDARD SPECIFICATIONS AND DETAILS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COSTS ASSOCIATED WITH STREET LIGHTING ALONG PROPOSED STREETS, ADJACENT STREETS AND THOROUGHFARES AS REQUIRED PER TOWN OF CARY POLICY STATEMENT NO. 13. THE DEVELOPER SHALL CONTACT PROGRESS ENERGY AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE/SUBDIVISION PLANS.
- THE SANITARY SEWER CONNECTION REQUIREMENT FOR THIS DEVELOPMENT HAS BEEN WAIVED BY TOWN COUNCIL ON MAY 26, 2011.
- DENUDED AREA OF THE PROJECT IS LESS THAN 12,000 SQ FT THEREFORE A TOWN OF CARY GRADING PERMIT WILL NOT BE ISSUED ON THE PROJECT.
- THIS PROJECT IS EXEMPT FROM THE NITROGEN REMOVAL REQUIREMENTS OF THE TOWN OF CARY STORMWATER PROGRAM DUE TO THE FACT THE DENUDED AREA OF THE PROJECT IS LESS THAN 12,000 SQ FT.
- CROSS ACCESS WITH THE ADJACENT PROPERTIES WILL BE REQUIRED WITH FURTHER DEVELOPMENT OF THE PROPERTY IN THE FUTURE.

CONDITIONAL USES PER Z-510-88-1

- ALL DEVELOPMENT WILL ABIDE BY THE WATERSHED PROTECTION ORDINANCES OF TOWN OF CARY.
- THE EXISTING STRUCTURE WILL BE MAINTAINED AND KEEP ITS RESIDENTIAL APPEARANCE UNLESS THE PROPERTY IS DEVELOPED WITH ADJACENT PROPERTIES AS PART OF A SINGLE SITE PLAN. ITEMS A & B BELOW ARE REQUIREMENTS OF THE EXISTING STRUCTURE. ANY NEW STRUCTURES WILL BE EXEMPT OF THESE ITEMS (A&B):
 - A. PARKING SHALL NOT EXCEED SPACES FOR FOUR (4) CARS. EXISTING FRONT AND REAR YARDS WILL NOT BE USED FOR PARKING.
 - B. NO DUMPSTERS OR STORAGE STRUCTURES WILL BE PLACED ON THE PROPERTY.
- EXISTING DRIVEWAYS SHALL BE REMOVED AND SHARED WITH ADJACENT PROPERTIES AT THE TIME OF THEIR REZONING AND DEVELOPMENT OF ADJACENT PROPERTIES TO A NON-RESIDENTIAL USE. LOCATIONS TO BE DETERMINED BY THE TOWN OF CARY ENGINEERING DEPARTMENT.

DATA SOURCES

- SITE BOUNDARIES, SITE BUILDINGS, AND SITE UTILITIES PROVIDED BY TURNING POINT SURVEYING, PLLC ON MARCH 31, 2011.
- ADJACENT PROPERTY CADASTRAL, ROW, TOPOGRAPHIC, AND HYDROLOGIC DATA DOWNLOADED FROM WAKE COUNTY GIS ON MAY 3, 2011.
- STREET CENTERLINES, WATER, SEWER, AND IMPERVIOUS SURFACE DATA DOWNLOADED FROM TOWN OF CARY FTP ON MAY 3, 2011.
- STREET DATA, SIDEWALK, STORM, AND EASEMENT DATA PROVIDED BY KIMLEY-HORN AND ASSOCIATES ON JUNE 2, 2011.

WAIVER INFORMATION

- A WAIVER WAS APPROVED BY TOWN COUNCIL ON 10/27/2011. SEE STAFF REPORT #EN12-027. THE DEVELOPER REQUESTED A WAIVER FROM HAVING TO WIDEN PINEY PLAINS ROAD, BY 6.5 FEET, IN ACCORDANCE WITH THE COMPREHENSIVE TRANSPORTATION PLAN (CTP).

FOR REVIEW ONLY - NOT FOR CONSTRUCTION
 PLAN IS SUBJECT TO REVISIONS DURING THE PRELIMINARY APPROVAL PROCESS

11-SP-030
 HTE # 11-1006
 APPROVED BY THE TOWN OF CARY
 DEVELOPMENT REVIEW COMMITTEE
 PLANNER: *[Signature]* DATE: 11/13/2011

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NO.	REVISION	DATE
1.	PER CARY COMMENTS	09/05/11
2.	PER CARY COMMENTS	09/27/11
3.	PER CARY COMMENTS	11/07/11

SEAL:

SPAULDING & NORRIS, PA
 Design Consultants
 972 Trinity Road
 Raleigh, North Carolina 27607
 Phone (919) 854-7990 Fax (919) 854-7925

RESUBMITTED FOR REVIEW BY: BE ALL YOU CAN BE INC.
 214 BRIDLE CREEK DRIVE
 CARY, NORTH CAROLINA 27513
 DATE: 05-03-2011
 SANITARY CERTIFICATION # C-1975
 PROJECT DESIGNER: TONY M. TATE
 PROJECT SURVEYOR: BRANN W. DOWNS
 TURNING POINT SURVEYING, PLLC

BARBER PROPERTY
 6244 TRYON ROAD, CARY, NC 27518
 TOWN OF CARY, WAKE COUNTY, NORTH CAROLINA

SITE PLAN
COVER SHEET
 SHEET 1 OF 11

DRAWING SHEET
C-0.0

PROJECT NUMBER
723-11

F:\701 - 750 Projects\723-11 Piney Plains Property\723-11 C0000.dwg Nov. 07, 2011 3:40pm BY: Brian