

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF CARY STANDARDS AND SPECIFICATIONS

SYMBOLS AND ABBREVIATIONS

Table with 3 columns: Symbol, Description, Symbol. Lists various construction symbols and their corresponding descriptions, including materials like aggregate base course, aluminum, and steel, as well as utility symbols like water meter, manhole, and electrical conduits.

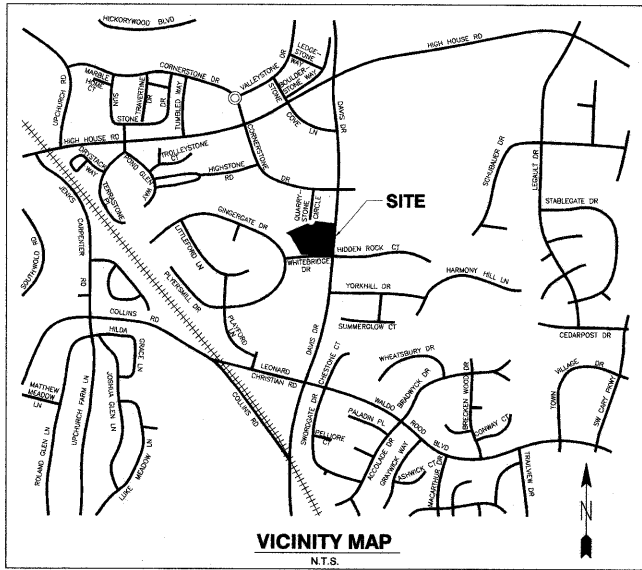
NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF CARY STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE

CAROLINA LEGACY
125/151 QUARRYSTONE CIRCLE

TOWN OF CARY, WAKE COUNTY, NORTH CAROLINA

SITE PLAN SUBMITTAL

09-MU-001/09-SP-041



SHEET INDEX

- COVER
C1.0 EXISTING CONDITIONS & DEMOLITION PLAN
C1.1 SITE PLAN
C1.2 EASEMENT PLAN
C2.1 UTILITY PLAN
C3.1 GRADING AND DRAINAGE PLAN
C3.2 WET DETENTION BASIN ENLARGEMENT PLAN AND DETAILS
C3.3 EROSION CONTROL PLAN
C6.1 DETAILS
C6.2 DETAILS
C6.3 DETAILS
C6.4 DETAILS
C6.5 DETAILS
C1.1 LANDSCAPE PLAN

ARCHITECTURAL

- A-1 BUILDING #1 - CAROLINA LEGACY ALL-STARS BUILDING FLOOR PLAN
A-2 BUILDING #1 - CAROLINA LEGACY ALL-STARS BUILDING MEZZANINE PLAN
1-9 BUILDING #1 - CAROLINA LEGACY ALL-STARS BUILDING OVERLAYS
BUILDING #1 - CAROLINA LEGACY ALL-STARS BUILDING COLOR RENDERING
A-1 BUILDING #2 - GARDEN OFFICE BUILDING FLOOR PLAN
1-9 BUILDING #2 - GARDEN OFFICE BUILDING OVERLAYS
BUILDING #2 - GARDEN OFFICE BUILDING COLOR RENDERING
09-0122A LIGHTING PLAN

NOTES

- 1. THE FOLLOWING MINOR MODIFICATIONS TO THE DEVELOPMENT STANDARDS HAVE BEEN REQUESTED AND APPROVED BASED ON THE JUSTIFICATION SUBMITTED TO THE TOWN COUNCIL AND WHICH IS ON FILE WITH THE PLANNING DEPARTMENT.
A. THE NUMBER OF PARKING SPACES REQUIRED HAS BEEN REDUCED FROM 110 TO 84 SPACES PER SECTION 3.1.1.1 OF THE LAND DEVELOPMENT ORDINANCE. REQUIRED PARKING FOR CAROLINA LEGACY (CL) IS BASED ON OCCUPANCY. THE OCCUPANCY FOR THE PROPOSED BUILDING 269 PEOPLE. CL'S FACILITY WILL UTILIZE THREE LARGE SPRING FLOORS FOR CHEERLEADING AND DANCE CLASSES. EACH FLOOR WITH A FOOTPRINT OF 54' X 42'. THEY WOULD ALSO HAVE A TUMBLING LOCATION WITH A TUMBLE TRUCK USING 40' X 42' AREAS. CHEERLEADING TEAM SIZES ARE REGULATED NOT TO EXCEED 36 PERSONS PER TEAM. WE WOULD NEVER HAVE MORE THAN 108 STUDENTS ON THE FLOOR FOR CHEERLEADING (OR DANCE) AT ONE TIME. THE TUMBLING AREA WOULD NOT HAVE MORE THAN 10 STUDENTS AT ONE TIME. START WOULD BE LIMITED TO FIVE PERSONS FOR OUR USE. THAT IS A TOTAL OF 123 PEOPLE. THE LARGE ROOMS AT ONE TIME. MOST TIME IS WEATHERS TO DROP-OFF THEIR KIDS WHICH MEANS THEY MAY HAVE 20 PARENTS IN THE LOBBY DURING PEAK HOURS. AT ONE TIME. MOST TIME IS WEATHERS FROM 5:00 PM TO 8:00 PM. THIS MEANS THEIR PARKING REQUIREMENT WOULD BE ACTIVE WHEN THE GARDEN OFFICE IS NOT. BECAUSE CL'S PEAK TIME IS DIFFERENT THAN THE GARDEN OFFICE. THE PROJECT WILL ONLY BE FIVE SPACES SHORT OF THE TOTAL SPACES REQUIRED FOR CL. THE PROPOSED GARDEN OFFICE BUILDING WILL PROVIDE TURN-KEY OFFICE SPACE FOR SALE. THE SUITES ARE DESIGNED FOR GENERAL OFFICE USERS WHICH WOULD NOT ACCOMMODATE ANY TYPE OF MEDICAL USERS. THE PROPOSED SUITE LAYOUTS WILL ONLY ACCOMMODATE 18 EMPLOYEES.
2. UNLESS EXPLICITLY SPECIFIED IN THE NOTES ON THIS SITE PLAN, THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE CARY LAND DEVELOPMENT ORDINANCE (LDO) AND ALL OTHER APPLICABLE REGULATIONS AND GUIDELINES. IN THE EVENT OF A DISCREPANCY BETWEEN THE APPROVED SITE PLAN AND THE APPLICABLE REGULATIONS OR GUIDELINES, AND ASSISTANT CLARIFICATION OR APPROVAL OF SUCH STATED ON THE SITE PLAN OR OTHER RELATED APPROVAL, THE APPLICABLE REGULATION OR GUIDELINE SHALL APPLY.
3. A SITE VISIT AND DATA COLLECTION OCCURRED AT THE EXISTING CAROLINA LEGACY FACILITY. AN 11,990-SQUARE-FOOT QM IS ANTICIPATED TO GENERATE 28 PM PEAK HOUR TRIPS AND THE 1,760-SQUARE-FOOT OFFICE IS ANTICIPATED TO GENERATE 9 PM PEAK HOUR TRIPS FOR A TOTAL OF 37 PM PEAK HOUR TRIPS. THIS TOTAL IS LESS THAN THE 50 PEAK HOUR THRESHOLD OF 50 ESTABLISHED IN THE LDO. THE MORNING PEAK HOUR TRIP TOTAL ANTICIPATED TO BE LESS. THEREFORE, NO TRAFFIC STUDY IS REQUIRED.

OWNER: HEARTLAND CARY/DAVIS DR LMTD
524 2ND AVENUE, STE 200
SEATTLE, WA 98104-2323

CONTACT: ERICA BUCKLEY
PHONE: (206) 682-2500
EMAIL: ebuckley@htland.com

DEVELOPER: BARTON GROUP
7000 SIX FORKS ROAD, STE. 115
RALEIGH, NC 27615

CONTACT: BOB ANDERSON
PHONE: (919) 861-0966
EMAIL: bob@bartongroupnc.com

ENGINEER: BASS, NIXON & KENNEDY, INC.
6310 CHAPEL HILL ROAD
SUITE 250
RALEIGH, NORTH CAROLINA 27677
PHONE (919) 851-4422 or (800) 353-1879
FAX (919) 851-8968

CONTACT: DANNY HOWELL, PE
EMAIL: Danny.Howell@BNKinc.com

CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPALITY STANDARDS, ORDINANCES, AND DETAILS WORK IN THIS PROJECT SHALL ALSO CONFORM TO THESE PLANS. THE LATEST EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROAD AND BRIDGE SPECIFICATIONS, THE ROAD AND BRIDGE STANDARDS, THE NORTH CAROLINA EROSION CONTROL HANDBOOK, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL REGULATIONS, THE FINAL GEOTECHNICAL REPORT, AND GENERAL DESIGN STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR REGULATIONS, THE MOST STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TRAFFIC SAFETY DURING ALL PHASES OF CONSTRUCTION.
3. THE LOCATION AND SIZE OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES WHICH ARE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA ONE-CALL UTILITIES LOCATION SERVICE (800)421-1-800-832-4949 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE BOUNDARIES.
4. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SONS, MANHOLES, TELEPHONE RESSERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
5. TRAFFIC CONTROL ON PUBLIC STREETS SHALL BE IN CONFORMANCE WITH THE "TRAFFIC CONTROL PLAN, THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND AS FURTHER DIRECTED BY CITY AND STATE INSPECTORS.
6. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
7. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE CITY ENGINEERING DIVISION.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
9. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES OR OTHER METHODS APPROVED BY THE ENGINEER AND APPLICABLE MUNICIPALITY AS REQUIRED TO PREVENT SILT AND SEDIMENT FROM ENTERING ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SEDIMENT CONTROL REGULATIONS. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STABLE GRASS OR SOIL GROWTH TO PREVENT EROSION.
10. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL FOR THE PROJECT. GEOTECHNICAL ENGINEER'S SPECIFICATIONS, THE FILL MATERIAL SHALL BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
11. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES REQUIRING FILL OR BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D998. STONE BACKFILL SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST AS SET OUT IN ASTM STANDARD D1557. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND THE CERTIFICATIONS BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.
12. PROPOSED CONTOURS AND CUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILE/SUPERELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
13. THE CONTRACTOR SHALL REVIEW, VERIFY, AND COORDINATE ALL DIMENSIONS SHOWN ON PLANS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER PRIOR TO STARTING CONSTRUCTION.
14. ALL CURB AND GUTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 7.5 FEET. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
15. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA REQUIREMENTS AND THE NORTH CAROLINA STATE BUILDING CODE, VOL. 1-C ACCESSIBILITY CODE.
16. OWNER SHALL PROVIDE FENCING AND OTHER SAFETY MEASURES NECESSARY IN AND AROUND ANY PROPOSED STORMWATER MANAGEMENT MEASURES (PONDS, WETLANDS, ETC.) OBTAINING PROPER PERMITS SHALL BE THE RESPONSIBILITY OF THE OWNER.

- 17. RETAINING WALLS EXCEEDING 30 INCHES IN HEIGHT SHALL INCLUDE FALL PROTECTION IN THE FORM OF A HANDRAIL OR FENCING ON THE HIGH SIDE OF THE RETAINING WALL.
18. ALL ASPECTS OF THIS PROJECT SHALL BE IN FULL COMPLIANCE WITH CURRENT ADA STANDARDS. IF THE CONTRACTOR NOTES ANY ASPECTS OF THE PROJECT WHICH ARE NOT IN COMPLIANCE, THE ENGINEER SHALL BE NOTIFIED PRIOR TO ANY FURTHER WORK BEING PERFORMED. ANY WORK PERFORMED AFTER THE CONTRACTOR NOTES SUCH A NON-COMPLIANCE IS SUBJECT TO REMOVAL AND REPAIR AT THE CONTRACTOR'S EXPENSE.
19. THE CONTRACTOR OR OWNER SHALL EMPLOY A GEOTECHNICAL ENGINEER TO TEST ALL EMBANKMENTS AND FILL PLACEMENT FOR PROPER COMPACTION. PROPER COMPACTION SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OR THESE PLANS, WHICHEVER IS MORE STRINGENT. EMBANKMENTS FOR PONDS SHALL BE PLACED IN 4-INCH LAYERS AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 90% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF + OR - 2 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D998. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF THE OUTLET STRUCTURE AT ALL ALL PHASES OF INSTALLATION AND SHALL RETAIN WITH GEOTECHNICAL TESTING DATA. THE CONTRACTOR SHALL ALSO RETAIN ALL SORTING RECORDS AND SPECIFICATIONS FOR THE OUTLET STRUCTURE MATERIALS AND STRUCTURES. ALL OF THE ABOVE DATA MAY BE REQUIRED AS PART OF THE MUNICIPALITY'S REGULAR PROCESS AND SHALL BE MADE AVAILABLE TO THE ENGINEER UPON REQUEST. THE CONTRACTOR AND OWNER SHALL HAVE DOCUMENTATION OF THESE TESTS AVAILABLE UPON REQUEST.
20. RETAINING WALLS SHOWN HEREIN SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL ENGINEER WITH EXPERIENCE DESIGNING RETAINING WALLS. AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION OF RETAINING WALLS, THE CONTRACTOR SHALL CONTACT THE OWNER'S GEOTECHNICAL ENGINEER TO SCHEDULE AND COORDINATE ALL APPROPRIATE INSPECTIONS, TESTING, AND VERIFICATION NECESSARY DURING RETAINING WALL CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTION, TESTING AND VERIFICATION FOR THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RECORDS SHALL BE RETAINED AND SHALL BE PROVIDED TO THE OWNER AND BASS, NIXON & KENNEDY, INC. ALL RETAINING WALLS TESTING AND VERIFICATION SHALL CONFORM TO THE MOST RECENT VERSION OF THE NC BUILDING CODE CHAPTER 18, SECTION 1806 OR THE WALL DESIGN ENGINEER'S SPECIFICATIONS WHICHEVER IS MORE STRINGENT.



09-MU-001/09-SP-041
APPROVED
TOWN OF CARY

Approved by: [Signature] Date: 10/19/2009
Planning: [Signature] Date: 11/12/09
Engineering: [Signature] Date: 12-4-2010



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27677
3319 HERITAGE TRADE DRIVE, SUITE 201
WAKE FOREST, NORTH CAROLINA 27587
TELEPHONE: (919) 851-4422 or (800) 354-1879
FAX: (919) 851-8968 (RAL), (919) 570-1362 (WF)
CERTIFICATION NUMBERS: NCBELS (C-0110)
NCBLA (C-0267)