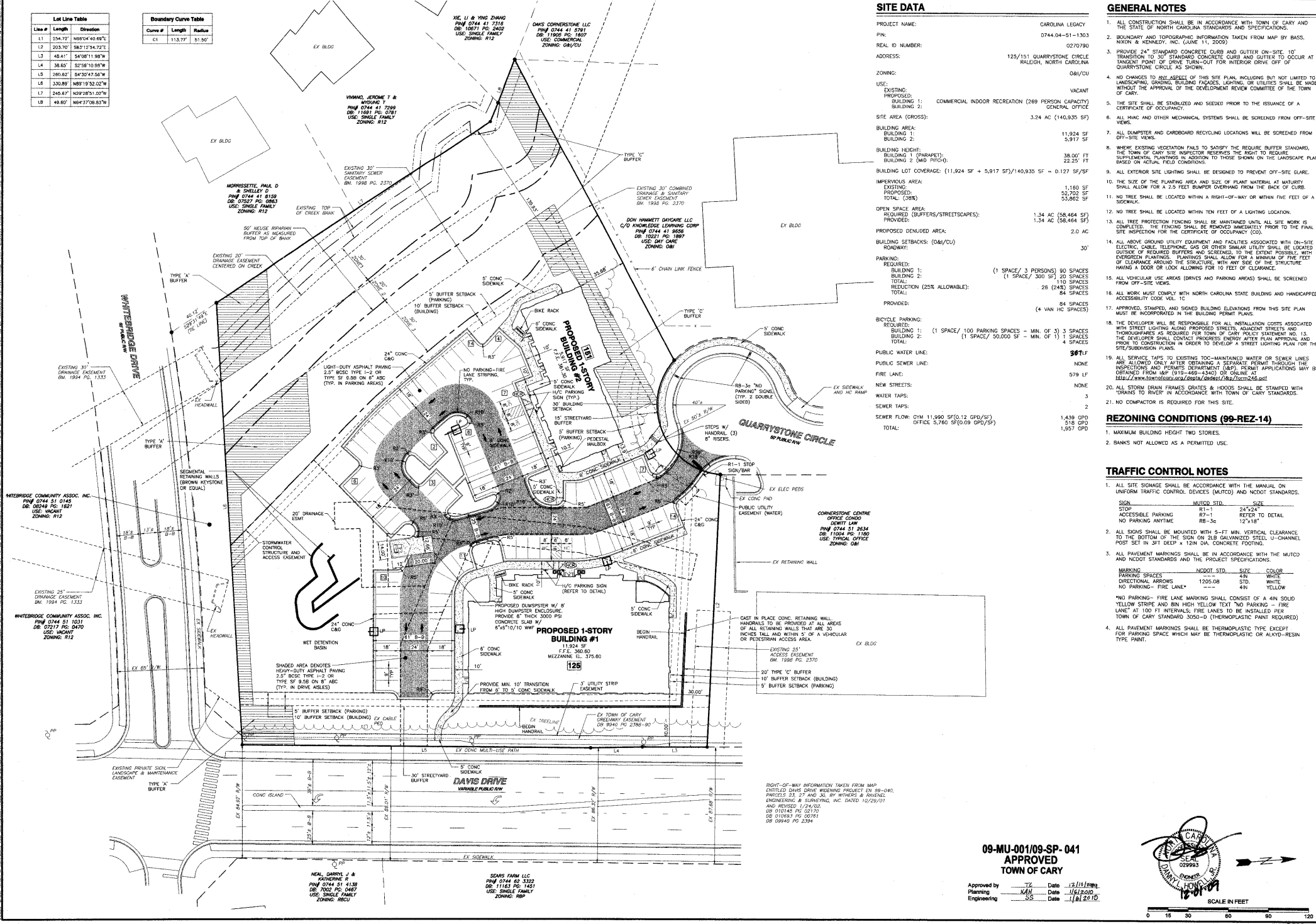


Line #	Length	Direction
L1	234.72'	N89°04'40.69"E
L2	205.10'	S89°23'4.72"E
L3	48.47'	S45°51'18.76"W
L4	38.65'	S75°10'16.56"W
L5	280.62'	S43°07'47.56"W
L6	330.89'	N89°19'32.02"W
L7	245.47'	N09°28'51.00"W
L8	49.62'	N64°37'08.83"E

Curve #	Length	Radius
CI	113.77'	51.50'



**SITE DATA**

PROJECT NAME: CAROLINA LEGACY  
 PIN: 0744-04-51-1303  
 REAL ID NUMBER: 0270790  
 ADDRESS: 125/151 QUARRYSTONE CIRCLE RALEIGH, NORTH CAROLINA  
 ZONING: O81/CU  
 USE: VACANT  
 EXISTING: BUILDING 1: COMMERCIAL INDOOR RECREATION (269 PERSON CAPACITY) BUILDING 2: GENERAL OFFICE  
 SITE AREA (GROSS): 3.24 AC (140,935 SF)  
 BUILDING AREA: BUILDING 1: 11,924 SF BUILDING 2: 5,917 SF  
 BUILDING HEIGHT: BUILDING 1 (PARAPET): 38.00' FT BUILDING 2 (MID PITCH): 22.25' FT  
 BUILDING LOT COVERAGE: (11,924 SF + 5,917 SF)/140,935 SF = 0.127 SF/SF  
 IMPERVIOUS AREA: EXISTING: 1,180 SF PROPOSED: 52,702 SF TOTAL: 53,862 SF  
 OPEN SPACE AREA: REQUIRED (BUFFERS/STREETSCAPES): 1.34 AC (58,464 SF) PROVIDED: 1.34 AC (58,464 SF)  
 PROPOSED DENIED AREA: 2.0 AC  
 BUILDING SETBACKS: (O81/CU) ROADWAY: 30'  
 PROVIDED: BUILDING 1: (1 SPACE/ 3 PERSONS) 90 SPACES BUILDING 2: (1 SPACE/ 300 SF) 10 SPACES TOTAL: 110 SPACES REDUCTION (25% ALLOWABLE): 28 (24%) SPACES TOTAL: 84 SPACES PROVIDED: 84 SPACES (4 VAN HC SPACES)  
 BICYCLE PARKING: REQUIRED: BUILDING 1: (1 SPACE/ 100 PARKING SPACES - MIN. OF 3) 3 SPACES BUILDING 2: (1 SPACE/ 50,000 SF - MIN. OF 1) 1 SPACE TOTAL: 4 SPACES  
 PUBLIC WATER LINE: 30" LF  
 PUBLIC SEWER LINE: NONE  
 FIRE LINE: 579 LF  
 NEW STREETS: NONE  
 WATER TAPS: 3  
 SEWER TAPS: 3  
 SEWER FLOW: CUM 11,990 SF(0.12 GPD/SF) OFFICE 3,760 SF(0.69 GPD/SF) TOTAL: 1,439 GPD 518 GPD

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CARY AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP BY BASS, NIXON & KENNEDY, INC. (JUNE 11, 2008)
- PROVIDE 24" STANDARD CONCRETE CURB AND GUTTER ON-SITE. 10' TRANSITION TO 18" STANDARD CURB AND GUTTER SHALL OCCUR AT TANGENT POINT OF DRIVE TURN-OUT FOR INTERIOR DRIVE OFF OF QUARRYSTONE CIRCLE AS SHOWN.
- NO CHANGES TO BE MADE TO THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING FACIAD, 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.
- ALL HVAC AND OTHER MECHANICAL SYSTEMS SHALL BE SCREENED FROM OFF-SITE VIEWS.
- ALL DUMPSTER AND CARDBOARD RECYCLING LOCATIONS WILL BE SCREENED FROM OFF-SITE VIEWS.
- WHERE EXISTING VEGETATION FAILS TO SATISFY THE REQUIRE BUFFER STANDARD, THE TOWN OF CARY SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE REPLANTMENT TO THOSE SHOWN ON THE LANDSCAPE PLAN BASED ON ACTUAL FIELD CONDITIONS.
- ALL EXTERIOR SITE LIGHTING SHALL BE DESIGNED TO PREVENT OFF-SITE GLARE.
- THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5 FEET BUMPER OVERHANG FROM THE BACK OF CURB.
- NO TREE SHALL BE LOCATED WITHIN A RIGHT-OF-WAY OR WITHIN FIVE FEET OF A SIDEWALK.
- NO TREE SHALL BE LOCATED WITHIN TEN FEET OF A LIGHTING LOCATION.
- ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETE. THE FENCING SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (CO).
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE CDS OR OTHER SIMILAR UTILITY SHALL BE LOCATED OUTSIDE OF REQUIRED BUFFERS AND SCREENED, TO THE EXTENT POSSIBLE, WITH EXTERIOR FINISHING. PLANTINGS SHALL ALLOW A MINIMUM OF FIVE FEET OF CLEARANCE AROUND THE STRUCTURE, WITH ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOOK ALLOWING FOR 10 FEET OF CLEARANCE.
- ALL VEHICULAR USE AREAS (DRIVES AND PARKING AREAS) SHALL BE SCREENED FROM OFF-SITE VIEWS.
- ALL WORK MUST COMPLY WITH NORTH CAROLINA STATE BUILDING AND HANDICAPPED ACCESSIBILITY CODE, VOL. 1C
- APPROVED, STAMPED AND SIGNED BUILDING ELEVATIONS FROM THIS SITE PLAN MUST BE INCORPORATED IN THE BUILDING PERMIT PLANS.
- 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.
- ALL SERVICE TAPS TO EXISTING 100-MANHOLED WATER OR SEWER LINES ARE ALLOWED ONLY AFTER OBTAINING A SEPARATE PERMIT THROUGH THE INSPECTIONS AND PERMITS DEPARTMENT (919) 466-4340. ONLINE AT <http://www.townofcary.com/permits>
- ALL STORM DRAIN FRAMES GRATES & HOOPS SHALL BE STAMPED WITH "DRAINS TO RIVER" IN ACCORDANCE WITH TOWN OF CARY STANDARDS.
- NO COMPACTOR IS REQUIRED FOR THIS SITE.

**REZONING CONDITIONS (99-REZ-14)**

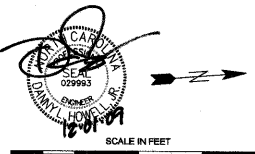
- MAXIMUM BUILDING HEIGHT TWO STORES.
- BANKS NOT ALLOWED AS A PERMITTED USE.

**TRAFFIC CONTROL NOTES**

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.  
 SIGN MUTCD STD. SIZE  
 STOP R1-1 24"x24"  
 ACCESSIBLE PARKING R7-1 REFER TO DETAIL  
 NO PARKING ANYTIME R8-3c 12"x18"
- ALL SIGNS SHALL BE MOUNTED WITH 5'-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2x6 GALVANIZED STEEL U-CHEANNEL POST SET IN 3FT DEEP x 12IN DIA. CONCRETE FOOTING.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.  
 MARKING NCDOT STD. SIZE COLOR  
 PARKING SPACES 1205.08 STD. WHITE  
 DIRECTIONAL ARROWS 4IN. WHITE  
 NO PARKING - FIRE LANE 4IN. YELLOW  
 \*NO PARKING - FIRE LANE MARKING SHALL CONSIST OF A 4IN. SOLID YELLOW STRIPE AND 8IN. HIGH YELLOW TEXT "NO PARKING - FIRE LANE" AT 100 FT INTERVALS; FIRE LANES TO BE INSTALLED PER TOWN OF CARY STANDARD 3000-D (THERMOPLASTIC PAINT REQUIRED)
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE WHICH MAY BE THERMOPLASTIC OR ALKOY-RESIN TYPE PAINT.

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

Approved by: [Signature] Date: 12/11/2009  
 Planning: [Signature] Date: 11/20/09  
 Engineering: [Signature] Date: 11/18/2010



SCALE IN FEET  
 0 15 30 60 90 120

**BANK**

**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 6310 HERITAGE HILL ROAD, SUITE 201, WAKE FOREST, NC 27707  
 (919) 552-8888 (FAX) (919) 552-8888 (LOCAL) (919) 552-8888 (TOLL FREE)  
 CERTIFICATION NUMBERS: NC-BELS (C-4110); NC-ELI (C-2687)

NO.	DATE	DESCRIPTION	BY
1	10/01/09	PER I.C.C. COMMENTS	IAS
2	10/01/09	PER I.C.C. COMMENTS	IAS
3	10/01/09	PER I.C.C. COMMENTS	IAS

**SITE PLAN**

**CAROLINA LEGACY**  
 125/151 QUARRYSTONE CIRCLE  
 TOWN OF CARY, WAKE COUNTY, NORTH CAROLINA

**NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION**

SHEET **C1.1** OF 14

SCALE: 1" = 30'