

INDEX OF SHEETS

| | |
|------------|----------------------------------|
| SHEET C1.0 | SITE PLAN |
| SHEET C2.0 | GRADING AND EROSION CONTROL PLAN |
| SHEET C3.0 | LANDSCAPING PLAN |
| SHEET A1.0 | EAST ELEVATION VIEW |
| SHEET A2.0 | WEST ELEVATION VIEW |
| SHEET A3.0 | NORTH ELEVATION VIEW |
| SHEET A4.0 | SOUTH ELEVATION VIEW |
| SHEET A5.0 | FLOOR PLAN |

SITE DATA

PIN: 0774-00-1235
 REAL ESTATE ID: 0026914
 DB: 2146 PG 269
 BM: 1978 PG 700
 SITE ADDRESS: 1142 SE MAYNARD ROAD
 PROPERTY OWNER: CARY MASONIC LODGE #198 AF & AM
 TRACT SIZE - 1.523 ACRES
 ZONING - O & I WITH CARY TOWNE CENTER MUOD OVERLAY
 PROJECT SCOPE: BUILDING ADDITION
 ADDING ADDITIONAL 3,984 SF OFFICE SPACE
 EXISTING USE: OFFICE 10,180 SF
 STORAGE 1,430 SF
 PARKING CALCULATIONS:
 OFFICE SPACE 11,610 SF - 1 SPACE PER 300 SF = 11,610 SF/300 = 39 SPACES REQUIRED.
 TOTAL PARKING REQUIRED FOR EX. USE = 39 SPACES
 BUILDING ADDITION OF 3984 SF OF OFFICE SPACE:
 1 SPACE PER 300 SF = 3984 SF/300 = 13.28 = 13 SPACES REQUIRED
 TOTAL PARKING REQUIRED: 39 SPACES FOR EXISTING USE + 13 SPACES FOR ADDITION = 52 SPACES REQUIRED
 PROPOSED PARKING SPACES: 51
 EXISTING PARKING SPACES: 59
 EXISTING PARKING SPACES REMOVED FOR BUILDING ADDITION/TOWN REQUIREMENTS: 8
 EXISTING SPACES AFTER ADDITION = 51
 NO ADDITIONAL PARKING SPACES PROPOSED
 H/C PARKING SPACES REQUIRED: 3
 H/C PARKING SPACES PROVIDED: 3
 BICYCLE RACKS REQUIRED: 1
 BICYCLE RACKS PROVIDED: 1
 ROADWAY SETBACK (MAYNARD ROAD)
 30'
 IMPERVIOUS SURFACE AREA:
 EXISTING ASPHALT, CURB, SIDEWALK ~ 23,812 SF
 EXISTING BUILDING/COVERED AREAS ~ 6,767 SF
 EXISTING ACCESSORY BUILDING ~ 1,000 SF
 TOTAL EXISTING IMPERVIOUS SURFACE AREA: 31,579 SF
 SITE SIZE: 1.496 AC. 65,159 SF (AFTER R/W DEDICATION)
 EX. IMPERVIOUS SURFACE AREA %: 47.60%
 PROPOSED IMPERVIOUS SURFACE AREA: 33,245 SF
 PROPOSED IMPERVIOUS SURFACE AREA %: 51.01%
 NO UTILITY EXTENSIONS: SITE SERVED BY EXISTING TOWN OF CARY WATER AND SEWER SERVICE.
 LAND AREA TO BE DISTURBED:
 6,626 S.F. (0.152 AC.)
 PUBLIC UTILITY QUANTITIES:
 L.F. PUBLIC STREET: 0
 L.F. FIRE LANES: 0
 L.F. WATER LINES: 0
 L.F. SEWER LINES: 0
 L.F. RECLAIM WATER LINE: 0
 PROPOSED WATER TAPS: 0
 PROPOSED SEWER TAPS: 0
 PROPOSED RECLAIM WATER TAPS: 0

NOTE:
 NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, ARCHITECTURAL DESIGN, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW COMMITTEE OF THE TOWN OF CARY.

UNLESS EXPLICITLY SPECIFIED IN THE NOTES ON THIS DEVELOPMENT PLAN, THIS PROJECT, INCLUDING ANY SUBSEQUENT DEVELOPMENT 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 DEVELOPMENT PLAN AND THE APPLICABLE REGULATIONS OR GUIDELINES, AND ABSENT CLARIFICATION OR APPROVAL OF SUCH STATED ON THIS DEVELOPMENT PLAN OR OTHER RELATED APPROVAL, THE APPLICABLE REGULATION OR GUIDELINE SHALL APPLY.

NOTE:
 THE FOLLOWING MODIFICATIONS TO THE TOWN'S DEVELOPMENT STANDARDS HAVE BEEN APPROVED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE LDO:

"A MODIFICATION TO THE REQUIRED PARKING TO ALLOW A REDUCTION OF ONE (1) PARKING SPACE (1.92%) IS GRANTED TO ALLOW THE CONVERSION OF TWO (2) EXISTING PARKING SPACES TO LANDSCAPE ISLANDS TO BRING THE SITE INTO COMPLIANCE WITH SECTION 7.2.6 (C)(7) OF THE LDO."

NOTE:
 SIGN PERMITTING IS A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN REVIEWED OR APPROVED WITH THIS SITE PLAN. A MASTER SIGN PLAN SHALL BE APPROVED BY THE TOWN OF CARY PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY (CO) WITHIN THE DEVELOPMENT.

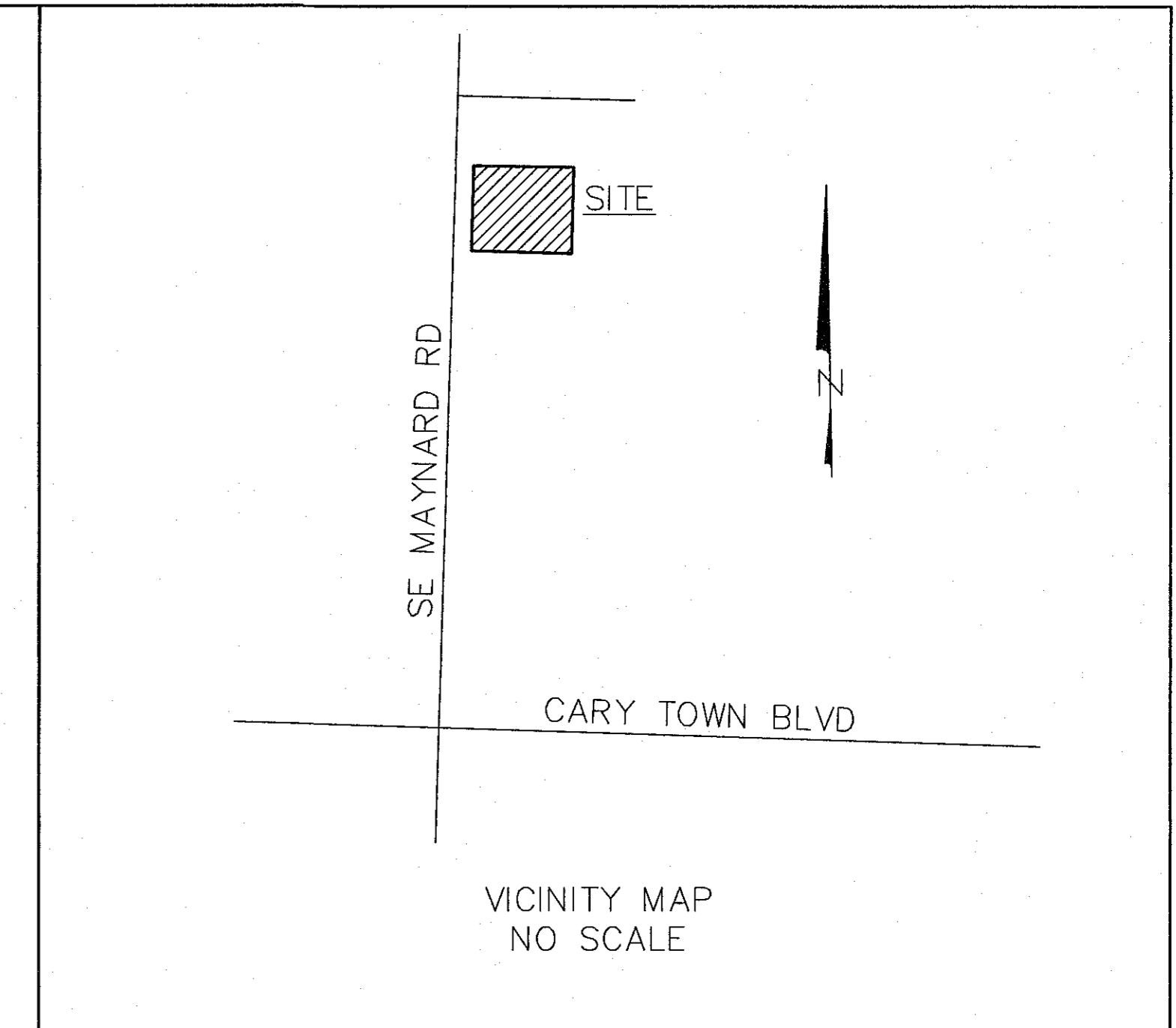
NOTE:
 NO WETLANDS EXIST ON SITE.

NOTE:
 PROJECT WATER SHED: WALNUT CREEK

NOTE:
 ACCORDING TO FEMA MAP # 3720076400J DATED 5/2/2006 NO FLOOD PLAIN EXISTS ON SITE.

NOTE:
 THE DENUDE AREA FOR THIS PROJECT IS LESS THAN 12,00 SF THEREFORE A TOWN OF CARY GRADING PERMIT WILL NOT BE ISSUED FOR THIS PROJECT.

THIS PLAN IS EXEMPT FROM THE NITROGEN REMOVAL REQUIREMENTS OF THE TOWN OF CARY STORMWATER PROGRAM DUE TO THE FACT THE DENUDE AREA OF THE PROJECT IS LESS THAN 12,000 SF.



SITE PLAN BUILDING ADDITION FOR CARY MASONIC LODGE

1142 SE MAYNARD ROAD

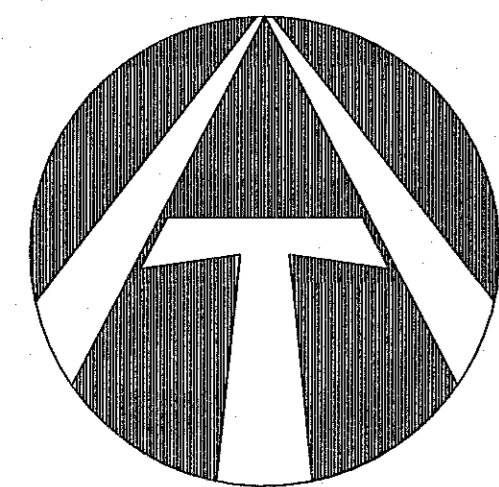
TOWN OF CARY, NORTH CAROLINA

REVISED 5-12-16

REVISED 6-9-16

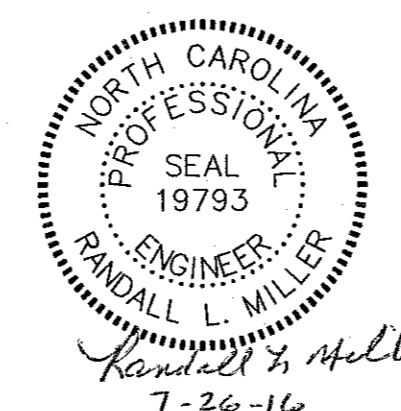
REVISED 7-14-16

REVISED 7-26-16



CO. LIC # : C-0343
THOMPSON and ASSOCIATES, P.A.

1149 EXECUTIVE CIRCLE
 SUITE D UNIT 2
 CARY, NC 27511
 TEL. 919 465-1566 FAX 919 465-1585
 miller.pe@att.net



OWNER
 CARY MASONIC LODGE
 #198 AF & AM
 1142 SE MAYNARD ROAD
 CARY, NC 27511

16-SP-013
 HTE#: 16-0832
 Approved by the Town of Cary
 Development Review Committee
 Planner: DRL Date: 8/4/16

SHEET CO.0