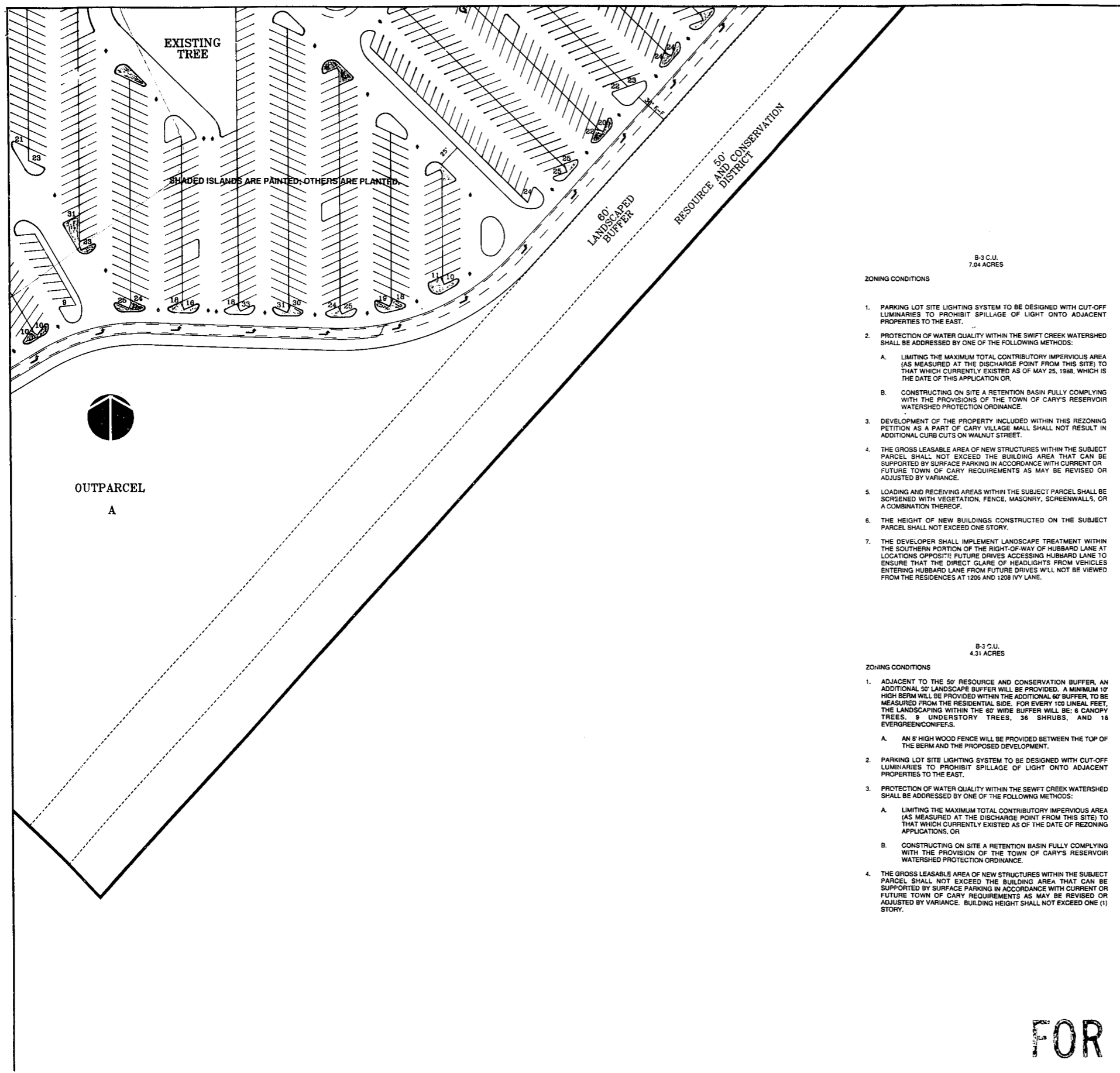




Revisions
JUNE 23, 1989 - 1ST REVIEW - T.O.C.
SEPT. 8, 1989 - CORRECTED
ZONING CONDITIONS



B-2 C.U.
21 ACRES

ZONING CONDITIONS

- ALL STRUCTURAL BUILDING IMPROVEMENTS LOCATED ON THE PARCEL TO BE REZONED MUST BE AN EXTENSION OF, INCORPORATED INTO, AND ARCHITECTURALLY COMPATIBLE WITH THE EXISTING CARY VILLAGE MALL STRUCTURE. NO ADDITIONAL FREESTANDING BUILDINGS SHALL BE PERMITTED WITHIN THE REFERENCED TWENTY-THREE ACRE PARCEL.
- THE EXISTING LARGE OAK TREE SHALL REMAIN.
- THE EXISTING FIFTY FOOT (50') RESOURCE AND CONSERVATION BUFFER WILL REMAIN IN EFFECT.
- THERE SHALL BE A TWO HUNDRED AND FIFTY FOOT (250') BUILDING SETBACK RESTRICTION FROM THE IVY MEADOWS PROPERTY LINE.
- PARKING LOT SITE LIGHTING SYSTEM TO BE DESIGNED WITH CUT-OFF LUMINARIES TO PROHIBIT SPILLAGE OF LIGHT ONTO ADJACENT RESIDENTIAL PROPERTIES.
- THE FOLLOWING TRAFFIC IMPROVEMENTS WILL BE MADE TO THE ROADWAY SYSTEM PRIOR TO OCCUPANCY OF THE MALL EXPANSION INTO THE REFERENCED TWENTY-THREE ACRES:
 - DEVELOPMENT OF A MULTI-LANE HIGH CAPACITY ENTRANCE FROM WALNUT STREET SOUTH OF THE EXISTING BIG STAR SUPERMARKET.
 - DEVELOPMENT OF A MULTI-LANE HIGH CAPACITY ENTRANCE FROM WESTERN BOULEVARD EXTENSION AT THE CONVENTION DRIVE/WESTERN BOULEVARD EXTENSION INTERSECTION.
 - DEVELOPMENT OF A DUAL LEFT-HAND TURN LANE ON THE EAST APPROACH OF THE WESTERN BOULEVARD EXTENSION/CONVENTION DRIVE INTERSECTION.
 - DEVELOPER TO PROVIDE FUNDING, IF NECESSARY, FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT THE MALL ENTRANCE REFERRED TO IN PARAGRAPH 6A ABOVE. SAID SIGNAL INSTALLATION IS PERMITTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ADJACENT TO THE FIFTY FOOT (50') RESOURCE AND CONSERVATION BUFFER, AN ADDITIONAL SIXTY FOOT (60') LANDSCAPE BUFFER WILL BE PROVIDED. A MINIMUM TEN FOOT (10') HIGH BERM WILL BE PROVIDED WITHIN THE ADDITIONAL SIXTY (60') FEET TO BE MEASURED FROM RESIDENTIAL SIDE. FOR EVERY 100 LINEAL FEET, THE LANDSCAPING WITHIN THE 60 FOOT (60') BUFFER WILL BE: 6 CANOPY TREES, 9 UNDERSTORY TREES, 36 SHRUBS, AND 18 EVERGREENS/CONIFERS.

B-3 C.U.
7.04 ACRES

ZONING CONDITIONS

- PARKING LOT SITE LIGHTING SYSTEM TO BE DESIGNED WITH CUT-OFF LUMINARIES TO PROHIBIT SPILLAGE OF LIGHT ONTO ADJACENT PROPERTIES TO THE EAST.
- PROTECTION OF WATER QUALITY WITHIN THE SWIFT CREEK WATERSHED SHALL BE ADDRESSED BY ONE OF THE FOLLOWING METHODS:
 - LIMITING THE MAXIMUM TOTAL CONTRIBUTORY IMPERVIOUS AREA (AS MEASURED AT THE DISCHARGE POINT FROM THIS SITE) TO THAT WHICH CURRENTLY EXISTED AS OF MAY 25, 1988, WHICH IS THE DATE OF THIS APPLICATION.
 - CONSTRUCTING ON SITE A RETENTION BASIN FULLY COMPLYING WITH THE PROVISIONS OF THE TOWN OF CARY'S RESERVOIR WATERSHED PROTECTION ORDINANCE.
- DEVELOPMENT OF THE PROPERTY INCLUDED WITHIN THIS REZONING PETITION AS A PART OF CARY VILLAGE MALL SHALL NOT RESULT IN ADDITIONAL CURB CUTS ON WALNUT STREET.
- THE GROSS LEASABLE AREA OF NEW STRUCTURES WITHIN THE SUBJECT PARCEL SHALL NOT EXCEED THE BUILDING AREA THAT CAN BE SUPPORTED BY SURFACE PARKING IN ACCORDANCE WITH CURRENT OR FUTURE TOWN OF CARY REQUIREMENTS AS MAY BE REVISED OR ADJUSTED BY VARIANCE.
- LOADING AND RECEIVING AREAS WITHIN THE SUBJECT PARCEL SHALL BE SCREENED WITH VEGETATION, FENCE, MASONRY, SCREENWALLS, OR A COMBINATION THEREOF.
- THE HEIGHT OF NEW BUILDINGS CONSTRUCTED ON THE SUBJECT PARCEL SHALL NOT EXCEED ONE STORY.
- THE DEVELOPER SHALL IMPLEMENT LANDSCAPE TREATMENT WITHIN THE SOUTHERN PORTION OF THE RIGHT-OF-WAY OF HUBBARD LANE AT LOCATIONS OPPOSITE FUTURE DRIVES ACCESSING HUBBARD LANE TO ENSURE THAT THE DIRECT GLARE OF HEADLIGHTS FROM VEHICLES ENTERING HUBBARD LANE FROM FUTURE DRIVES WILL NOT BE VIEWED FROM THE RESIDENCES AT 1206 AND 1208 IVY LANE.

B-3 C.U.
4.31 ACRES

ZONING CONDITIONS

- ADJACENT TO THE 50' RESOURCE AND CONSERVATION BUFFER, AN ADDITIONAL 50' LANDSCAPE BUFFER WILL BE PROVIDED. A MINIMUM 10' HIGH BERM WILL BE PROVIDED WITHIN THE ADDITIONAL 50' BUFFER TO BE MEASURED FROM THE RESIDENTIAL SIDE. FOR EVERY 100 LINEAL FEET, THE LANDSCAPING WITHIN THE 60' WIDE BUFFER WILL BE: 6 CANOPY TREES, 9 UNDERSTORY TREES, 36 SHRUBS, AND 18 EVERGREENS/CONIFERS.
 - AN 8' HIGH WOOD FENCE WILL BE PROVIDED BETWEEN THE TOP OF THE BERM AND THE PROPOSED DEVELOPMENT.
- PARKING LOT SITE LIGHTING SYSTEM TO BE DESIGNED WITH CUT-OFF LUMINARIES TO PROHIBIT SPILLAGE OF LIGHT ONTO ADJACENT PROPERTIES TO THE EAST.
- PROTECTION OF WATER QUALITY WITHIN THE SWIFT CREEK WATERSHED SHALL BE ADDRESSED BY ONE OF THE FOLLOWING METHODS:
 - LIMITING THE MAXIMUM TOTAL CONTRIBUTORY IMPERVIOUS AREA (AS MEASURED AT THE DISCHARGE POINT FROM THIS SITE) TO THAT WHICH CURRENTLY EXISTED AS OF THE DATE OF REZONING APPLICATIONS, OR
 - CONSTRUCTING ON SITE A RETENTION BASIN FULLY COMPLYING WITH THE PROVISIONS OF THE TOWN OF CARY'S RESERVOIR WATERSHED PROTECTION ORDINANCE.
- THE GROSS LEASABLE AREA OF NEW STRUCTURES WITHIN THE SUBJECT PARCEL SHALL NOT EXCEED THE BUILDING AREA THAT CAN BE SUPPORTED BY SURFACE PARKING IN ACCORDANCE WITH CURRENT OR FUTURE TOWN OF CARY REQUIREMENTS AS MAY BE REVISED OR ADJUSTED BY VARIANCE. BUILDING HEIGHT SHALL NOT EXCEED ONE (1) STORY.

- AN EIGHT FOOT (8') HIGH WOOD FENCE WILL BE PROVIDED BETWEEN THE TOP OF THE BERM AND THE PROPOSED DEVELOPMENT. THE ELEVATION OF THE BERM SHALL BE MEASURED FROM THE RESIDENTIAL SIDE OF THE PROPERTY.
- DEVELOPER WILL NOT REQUEST EXTENSION OF LYERLY LANE INTO THE EXPANDED CARY VILLAGE MALL.
- DEVELOPER AGREES TO CONDUCT A NOISE IMPACT STUDY IN ACCORDANCE WITH FEDERAL HIGHWAY ADMINISTRATION GUIDELINES AS PUBLISHED IN DOCUMENT FHWA 7-7-3, AND FHWA TECHNICAL ADVISORY 1664-B DATED FEBRUARY 24, 1982. DEVELOPER AGREES TO PROVIDE A MINIMUM 10 FOOT HIGH EARTH BERM IN A 60 FOOT WIDE LANDSCAPED BUFFER ADJACENT TO THE 50 FOOT RESOURCE AND CONSERVATION DISTRICT, AND TO INCREASE THE BERM HEIGHT TO PROVIDE ADDITIONAL NOISE ABATEMENT IF NECESSARY TO MEET MINIMUM FEDERAL HIGHWAY ADMINISTRATIVE REGULATIONS ESTABLISHED FOR THE MAXIMUM EQUIVALENT ONE HOUR NOISE LEVEL (L₅₀) FOR RESIDENTIAL DEVELOPMENTS.
- THE GROSS LEASABLE AREA OF THE INTEGRATED MALL STRUCTURE BUILT IN ACCORDANCE WITH CONDITION #1 ABOVE, SHALL NOT EXCEED 850,000 SQUARE FEET.
- PROVISIONS FOR THE ADEQUATE DISPOSITION OF STORM WATER SHALL BE IN ACCORDANCE WITH THE DULY ADOPTED DESIGN CRITERIA AND STANDARDS OF THE TOWN OF CARY. DEVELOPERS AGREES TO EXTEND THE MALL SEWER SYSTEM TO PROVIDE AN INLET ON THE SOUTH SIDE OF THE PROPOSED BERM DESIGNED TO INTERCEPT FLOW FROM THE EXISTING 18" PIPE WHICH DISCHARGES AT THE REAR OF 1120 IVY LANE.
- ON THAT PORTION OF THE BERM DEFINED AS "BEGINNING AT THE PROJECTION OF THE EASTERN RIGHT-OF-WAY LINE OF LYERLY LANE AND CONTINUING IN A WESTWARD DIRECTION FOR A DISTANCE OF 350 LINEAL FEET," THE OWNER AGREES TO INSTALL PLANTING AS SPECIFIED BELOW IN LIEU OF THE PLANTING AS SPECIFIED IN CONDITION #7

LEYLAND CYPRESS*	57**	6' - 8' HT.
CANOPY TREES	11	2-1/2" CAL. MIN.
UNDERSTORY TREES	18	1" CAL. MIN.
SHRUBS	126	18" - 24" MIN. HT.
EVERGREENS	63	18" - 24" MIN. HT.

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* LEYLAND CYPRESS TREES ARE TO BE PLANTED IN A STAGGERED TWO-TIERED CONFIGURATION NEAR THE TOP OF THE PROPOSED BERM APPROXIMATELY 12' O.C.

** QUANTITY INDICATED FOR EACH PLANT CATEGORY IS THE TOTAL NUMBER OF PLANTS PROPOSED WITHIN THE 350' LENGTH OF BERM.

- WITHIN THE 50' WIDE R-C BUFFER ADJACENT TO THE REAR LOTS LINES OF 1030 AND 1032 IVY LANE (APPROXIMATELY 300' IN LENGTH), THE SCREENING CAPABILITY OF THE EXISTING WOODLAND WILL BE ENHANCED BY THE PLANTING OF A TOTAL OF 45 - 1" CAL. MIN. EVERGREEN UNDERSTORY TREES. PLACEMENT OF THE TREES WILL BE DISPERSED AMONG THE EXISTING MATURE HARDWOODS IN ACCORDANCE WITH THE FIELD DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT.

- IN ORDER TO ENHANCE THE SURVIVABILITY OF THE PLANTING PROPOSED ON THE BERM AND TO ENSURE RAPID EARLY GROWTH, THE OWNER AGREES TO ASSUME RESPONSIBILITY FOR PROVIDING IRRIGATION TO THE BERM PLANTING FOR A PERIOD OF THREE YEARS FROM THE DATE OF PLANTING.

Project
CARY VILLAGE MALL

SITE PLAN

Date
JUNE 1, 1989
Scale
1"=50'
Sheet

S-4

FOR CONSTRUCTION