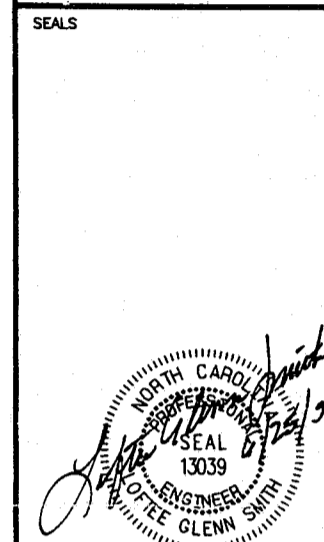


111 MacKenan Drive
Cary, N.C. 27511
PHONE : 919-469-3340
FAX : 919-467-6008



DRAWING TITLE
OVERALL SITE PLAN

PROJECT TITLE 98043
CENTREGREEN PARK AT WESTON
(FORMERLY WESTON COMMONS TRACT 6A)

REVISIONS		
NUMBER	DESCRIPTION	DATE
1	PER T.O.C. FIRST REVIEW	5/26/98
2	PER T.O.C. SECOND REVIEW	6/23/98
3	PER T.O.C. THIRD REVIEW	7/27/98
4	ADDENDUM #1 REVISIONS	8/14/98
5	MNB OPTIONS	8/28/98
6	ADDENDUM #2 REVISIONS	2/17/99
7	ADDENDUM #3 REVISIONS	4/1/99
8	RESUBMIT TO TOWN OF CARY	4/12/99
9	PER T.O.C. FIRST RE-REVIEW	5/10/99
10	REVISE SITE DATA TABLE	6/25/99

DRAWN BY DW
CHECKED BY LGS
DATE ISSUED 4/13/1998
SCALE 1"=100'
SHEET NO. **1**
OF

SITE DATA

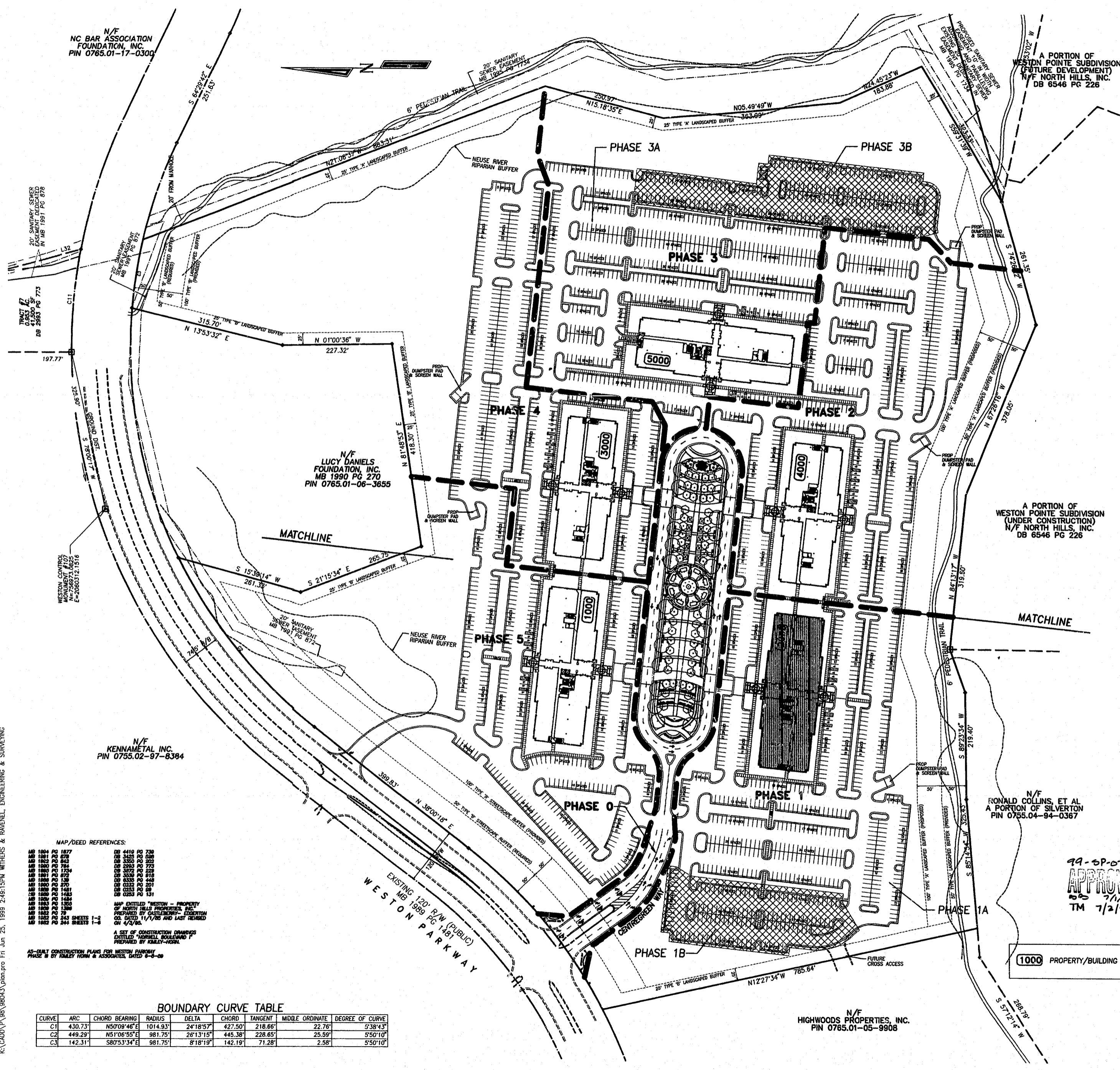
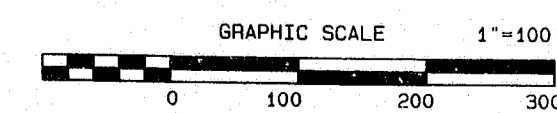
SITE AREA	52.9 AC.	
PIN #	0765.01-05-9908	
ZONING:	O&I - PEC 6b	
PROPOSED USE		
BUILDING 1:	100,000 SF	(3 STORY)
BUILDING 2:	100,000 SF	(3 STORY)
BUILDING 3:	90,000 SF	(3 STORY)
BUILDING 4:	90,000 SF	(3 STORY)
BUILDING 5:	100,000 SF	(3 STORY)
TOTAL:	480,000 SF	
PARKING CALCULATIONS		
1/300 SF OFFICE		
	REQUIRED	PROVIDED
BUILDING 1 (Phase 1)	333 SPACES	572 SPACES
(Phase 1A):		(447 SPACES)
(Phase 1B):		(125 SPACES)
BUILDING 2 (Phase 2):	333 SPACES	458 SPACES
BUILDING 3 (Phase 3):	300 SPACES	625 SPACES
(Phase 3A):		(450 SPACES)
(Phase 3B):		(175 SPACES)
BUILDING 4 (Phase 4):	300 SPACES	350 SPACES
BUILDING 5 (Phase 5):	333 SPACES	338 SPACES
TOTAL PARKING PROVIDED:	1,600 SPACES	2,343 SPACES
HC SPACES REQUIRED:	35 SPACES (7 PER BUILDING)	
HC SPACES PROVIDED:	40 SPACES (8 PER BUILDING)	
OTHER		
VEHICULAR SURFACE AREA:	877,283 SF	
DENUDED AREA:	38.5 Ac.	
IMPERVIOUS SURFACE AREA	1,037,543 S.F.; 23.8 Ac.	
PROJECTED SEWER FLOW:	43,200 GPD	
TOTAL FOOTAGE OF PROPOSED FIRE LANE	8,590 LF.	
OWNER		
HIGHWOODS PROPERTIES 3100 SMOKETREE COURT SUITE 600 RALEIGH, NC 27604 Attn: Mr. Randy Rabon		

NOTE:
The developer will be responsible for all installation costs associated with street lighting along all thoroughfares as required per Town of Cary Policy Statement 1.3. The developer shall contact Carolina Power & Light Company in order to develop a street lighting plan for the site/subdivision plans prior to construction.

- NOTES:
- No changes to any aspect of this site plan, including but not limited to, landscaping, grading, building elevations (especially colors), lighting, or utilities will be made without the approval of the Development Review Group of the Department of Development Services.
 - The site shall be stabilized and seeded prior to the issuance of a certificate of occupancy.
 - All HVAC systems will be screened from off-site views.
 - All dumpster and cardboard recycling locations will be screened from off-site views.
 - Where existing vegetation fails to function adequately as the required buffer type (i.e., A, B, C, and 100 foot Thoroughfare Corridor Buffer) the Cary site inspector reserves the right to require supplemental plantings in addition to those shown on the planting plan based on actual field conditions.
 - All exterior site lighting will be designed to prevent off-site glare.
 - There shall be at least a 3 foot separation between landscaped areas and parking areas to allow for vehicle overhang.
 - All construction shall be in accordance with Current Town of Cary Standards and Specifications.
 - All necessary Permits relative to this project shall be obtained.
 - Existing boundary and topographic survey by Withers & Ravenel Engineering and Surveying, Inc.
 - The adjoining open space east of Tract 6A will be recorded prior to the issuance of a building permit.
 - The pedestrian trail to be located east and south of the development shall be installed as a part of Phase One construction.
 - All power transformer locations shall be screened from off-site views.

99-SP-078
APPROVED
7/1/99
TM 7/2/99

1000 PROPERTY/BUILDING ADDRESS



MAP/DEED REFERENCES:

1984	1984	1984	1984
1985	1985	1985	1985
1986	1986	1986	1986
1987	1987	1987	1987
1988	1988	1988	1988
1989	1989	1989	1989
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2003	2003	2003	2003
2004	2004	2004	2004
2005	2005	2005	2005
2006	2006	2006	2006
2007	2007	2007	2007
2008	2008	2008	2008
2009	2009	2009	2009
2010	2010	2010	2010

MAP OUTLINED "WESTON - PROPERTY OF NORTH HILLS PROPERTIES, INC. PREPARED BY CANTRELL-ROBERTSON CO. DATED 11/1/98 AND LAST REVISION ON 4/2/98.

A SET OF CONSTRUCTION DRAWINGS OUTLINED "WESTON BOUNDARY" PREPARED BY FARMLEY HORN & ASSOCIATES, DATED 8-3-98.

AS-CURT CONSTRUCTION PLANS FOR WESTON PARKWAY PHASE III BY FARMLEY HORN & ASSOCIATES, DATED 8-3-98.

BOUNDARY CURVE TABLE

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT	MIDDLE ORDINATE	DEGREE OF CURVE
C1	430.73'	N57°08'46"E	1014.93'	24°18'57"	427.50'	218.66'	22.78'	5°38'43"
C2	449.29'	N51°06'55"E	981.75'	26°13'19"	445.38'	228.65'	25.59'	5°50'10"
C3	142.31'	S87°53'34"E	981.75'	8°18'19"	142.19'	71.28'	2.58'	5°50'10"

K:\CADD\98\98043\plan.pro Fri Jun 25, 1999 2:48:15PM WITHERS & RAVENEL ENGINEERING & SURVEYING