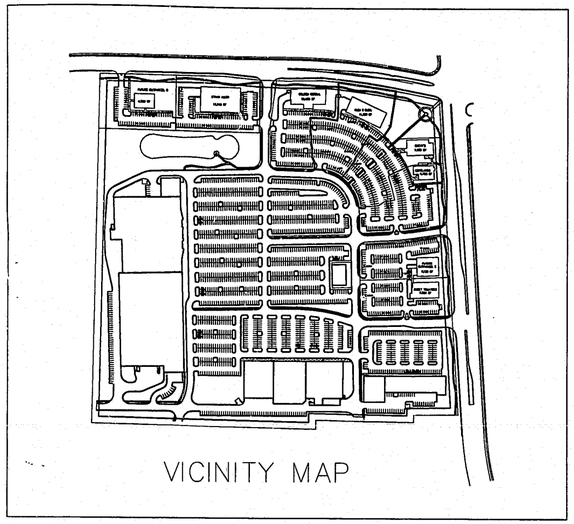
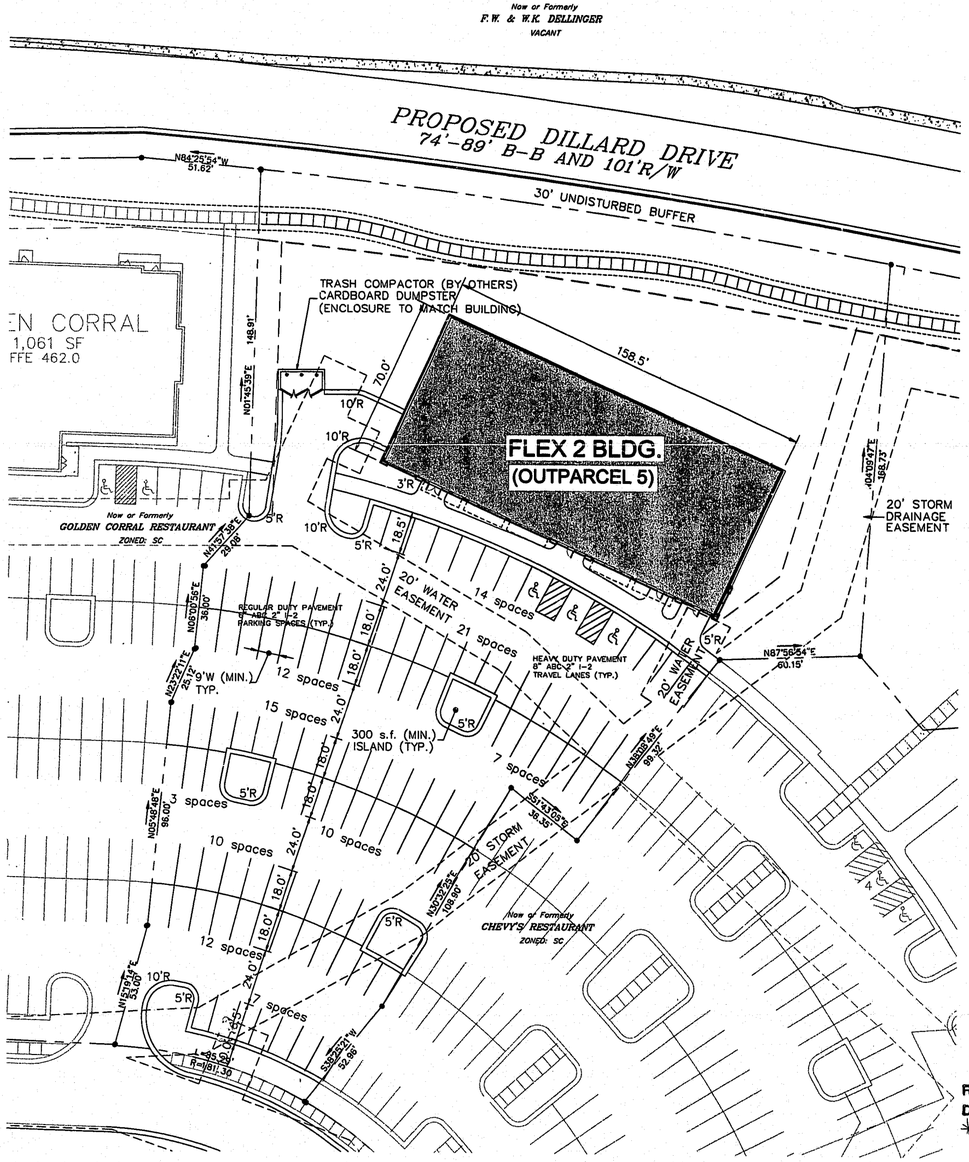


VICINITY MAP



OWNER OF TRACT:	Buckley Shuler Properties, Inc. 4244 International Pkwy Suite 134 Atlanta, Ga. 30354 ph. 404-361-6000 fax 404-361-4831
ZONING OF TRACT:	B-2CU
PIN#	PORTION OF 0772.07-69-0498
TOTAL SITE AREA	1.84 AC
FLOOR AREA	11300 S.F.
STREET ADDRESS IS	
VUA =	36,426 SF
PARKING REQUIREMENTS	1 SP/200 S.F.
PARKING REQUIRED:	56 SPACES
PARKING PROVIDED:	111 SPACES
HANDICAP PARKING REQUIRED	3 SPACES
HANDICAP PARKING PROVIDED	3 SPACES
BUFFERS	30.0' buffer along Walnut Street 10.0' building setback along adjoining outparcel property lines
IMPERVIOUS SURFACE-	INCLUDED IN CENTRUM AT CROSSROADS SUBMITTAL CARY PROJECT NUMBER 99SP-041 69.6% impervious surface for entire area. (37.85 ac. impervious out of 54.35 ac. total.) 62.7% impervious surface for THIS SITE 49,708 SF IMPERVIOUS, 80,150.45 SF TOTAL AREA.
PROJECTED SEWER FLOW-	1331.4 GPD 120 GPD / 1000 SF
PUBLIC WATER LINE-	272 LF 8 " DIP
CARY PROJECT NUMBER-	99-SP-112
ZONING OF TRACT-	B-2CU
ROAD IMPROVEMENTS	INCLUDED IN CENTRUM AT CROSSROADS SUBMITTAL DILLARD RD. = 1,450 LF WALNUT ST. = 1,360 LF
SWIFT CREEK WATERSHED	WATER QUALITY REQUIREMENTS MET BY WET DETENTION BASIN FOR ENTIRE SITE AS SHOWN IN CENTRUM AT CROSSROADS SUBMITTAL CARY PROJECT NUMBER 99SP-041

SHEET INDEX

C1 SITE PLAN
G1 GRADING & EROSION CONTROL PLAN
U1 UTILITY PLAN
LI1 LIGHTING PLAN
D1 DETAIL SHEET
D2 DETAIL SHEET
L1 LANDSCAPING PLAN
A1 ARCHITECTURAL PLAN

GENERAL NOTES :

LOCATION OF UTILITIES, WHETHER PUBLIC OR PRIVATE ARE BASED UPON FIELD LOCATION OF VISIBLE APPURTENANCES IN CONJUNCTION WITH INFORMATION PROVIDED BY THE OWNERS OF SAID UTILITIES AND ARE APPROXIMATE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTUCTION. THE ROSE GROUP CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.

THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COST ASSOCIATED WITH STREET LIGHTING ALONG ALL THOROUGHFARES AS REQUIRED PER TOWN OF CARY POLICY STATEMENT NO.13. THE DEVELOPER SHALL CONTACT CAROLINA POWER AND LIGHT COMPANY IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE/SUBDIVISION PLANS PRIOR TO CONSTRUCTION.

THE OFF-SITE SEWER INTERCEPTOR CONNECTING TO THE SPEIGHT BRANCH OUTFALL WILL BE SUBMITTED UNDER SEPARATE REVIEW. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED UNTIL THE LINE HAS BEEN ACCEPTED BY THE TOWN OF CARY AND IS OPERATIONAL.

ANY FOOD PREPARATION ENTERPRISES WILL REQUIRE AN APPROPRIATELY SIZED GREASE TRAP, PROBABLY ON THE EXTERIOR OF THE BUILDING. CONTACT LEON ILOLT (PWUT) AT 462-3871 FOR REQUIREMENTS FOR SIZING.

THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE WAKE COUNTY COMMUNITY-PANEL #3702380015-B SWIFT CREEK WATERSHED. WATER CUALITY REQUIREMENTS ARE MET BY A WET DETENTION BASIN.

VEGETATION WHICH MAY ENCROACH INTO THE SITE TRIANGLES CAUSING OBSTRUCTION, AS DETERMINED BY THE DEVELOPMENT REVIEW GROUP OF THE TOWN OF CARY, SHALL BE REMOVED PRIOR TO ISSUANCE OF FIRST CO.

NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED UNTIL ROAD IMPROVEMENTS ADJACENT TO THIS PROJECT HAVE BEEN COMPLETED. THESE IMPROVEMENTS INCLUDE THE WIDENING AND RE-ALIGNMENT OF WALNUT STREET TO THE EAST AND THE CONSTRUCTION OF THE DILLARD DRIVE EXTENSION TO THE NORTH OF THE SITE.

PROPOSED DILLARD ROAD SHOWN ONLY FOR REFERENCE. SEE TOWN OF CARY APPROVED PLANS FOR DETAILS.

CUT AND FILL SLOPES WILL BE STABILIZED WITHIN 15 DAYS OF ANY PHASE OF GRADING.

THERE IS NOT A FEMA MAPPED 100-YEAR FLOOD PLAIN ON THE PROPERTY.

THE STREETS IN FRONT OF THE CENTRUM WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.

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.

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. TYPE 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.

NO WALL SIGNS TO BE USED ON ANY BUILDINGS.

NOTE: ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF CARY STANDARD SPECIFICATIONS AND DETAILS.

STREETS IN FRONT OF PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STAION WILL BE REQUIRED.

NO WETLANDS OCCUR WITHIN OUTPARCEL
59,183.19 DISTURBED AREA, 49,708 SF IMPERVIOUS,
80,150.45 SF TOTAL SITE ACREAGE (70% IMPERVIOUS)

SWIFT CREEK WATERSHED WATER QUALITY REQUIREMENTS MET BY WET DETENTION BASIN FOR ENTIRE SITE AS SHOWN IN CENTRUM AT CROSSROADS SUBMITTAL CARY PROJECT NUMBER 99SP-041

EXISTING EROSION CONTROL FOR CENTRUM TO REMAIN IN PLACE UNTIL SITE IS ESTABLISHED.

APPROVED CONDITIONS OF BUSINESS-2 ZONING:

1. ALL BUILDINGS IN THIS TRACT'S DEVELOPMENT SHALL BE ARCHITECTURALLY COMPATIBLE IN TERMS OF BUILDING MATERIALS AND COLORS. A SCHEMATIC MASTER PLAN WILL BE SUBMITTED WITH THE FIRST SITE PLAN SUBMITTAL, INDICATING PRELIMINARY SITE LAYOUT OF ALL PLAN ELEMENTS, PHASING, AND ARCHITECTURAL UNITY OF DEVELOPMENT.
2. THERE SHALL BE ONE FULL-SERVICE ACCESS DRIVE LOCATED ON WALNUT STREET 800' SOUTH OF THE CENTERLINE OF THE INTERSECTION OF DILLARD DRIVE AND WALNUT STREET. FURTHERMORE, THERE SHALL BE ONE RIGHT-IN/RIGHT-OUT (LIMITED TURNING MOVEMENT DRIVE) LOCATED ALONG WALNUT STREET MEASURED 600' SOUTH OF THE INTERSECTION OF DILLARD DRIVE AND WALNUT STREET. THIS LIMITED MOVEMENT ACCESS, WHEN INSTALLED MUST HAVE A CONCRETE ISLAND ON WALNUT STREET IF THE MEDIAN ON WALNUT STREET HAS NOT BEEN CONSTRUCTED.
3. THERE SHALL BE ONE FULL-SERVICE ACCESS POINT ON DILLARD DRIVE 800' WEST OF THE CENTERLINE OF THE INTERSECTION OF DILLARD DRIVE AND WALNUT STREET. FURTHERMORE, THERE SHALL BE ONE RIGHT-IN/RIGHT-OUT (LIMITED TURNING MOVEMENT DRIVEWAY) LOCATED ALONG DILLARD DRIVE MEASURED 500' WEST OF THE ACCESS POINT DESCRIBED IN THE PRECEDING PARAGRAPH.
4. ACCESS SHALL BE PROVIDED TO PROPERTY LOCATED ON THE SOUTHERN AND WESTERN BOUNDARIES.
5. AT THE TIME A BUILDING PERMIT IS APPLIED FOR ON THIS SITE, A PAYMENT OF TWO HUNDRED AND FIFTY THOUSAND DOLLARS ($250,000.00) WILL BE MADE TO THE TOWN OF CARY FOR IMPROVEMENTS TO THE ROADWAY NETWORK IN THIS AREA. THIS MONEY SHALL BE USED AT THE SOLE DISCRETION OF THE TOWN OF CARY.
6. ALONG THE PROPERTY FRONTING BOTH WALNUT STREET AND DILLARD DRIVE, A THIRTY-FOOT UNDISTURBED BUFFER WILL BE PROVIDED. NOXIOUS PLANTS AND WEEDS WILL BE UNDERCLEARED IN THE THIRTY-FOOT NATURAL BUFFER. IF THERE IS NO EXISTING VEGETATION, THE BUFFER WILL BE PLANTED TO A TYPE B STANDARD AS PER THE TOWN OF CARY'S UNIFIED DEVELOPMENT ORDINANCE.
7. THOROUGHFARE IMPROVEMENTS ALONG WALNUT STREET AND DILLARD DRIVE SHALL BE CONSTRUCTED AS PART OF THE OVERALL SITE DEVELOPMENT PLAN IN ACCORDANCE WITH THE TOWN'S THOROUGHFARE PLAN. THESE IMPROVEMENTS SHALL BE INSTALLED PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY PORTION OF THE DEVELOPMENT PARCEL. THE DEVELOPER WILL ENTER INTO A JOINT PUBLIC-PRIVATE AGREEMENT WITH THE TOWN OF CARY AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) TO CONSTRUCT DILLARD DRIVE. IN THE EVENT THIS AGREEMENT CANNOT BE CONSUMMATED WITH THE NCDOT, THE DEVELOPER WILL CONSTRUCT THE ROAD JOINTLY WITH THE TOWN OF CARY.

CONSTRUCTION SEQUENCE

1. OBTAIN ENVIRONMENTAL PERMIT FROM THE TOWN OF CARY. A PRE-CONSTRUCTION CONFERENCE WILL LIKELY BE REQUIRED.
2. INSTALL TEMPORARY DIVERSIONS, TREE FENCE, SILT FENCE AND BASINS AS SHOWN ON THE APPROVED PLAN. CLEAR AND GRUB ONLY AS NECESSARY TO INSTALL THESE DEVICES.
3. OBTAIN CERTIFICATE OF COMPLIANCE THROUGH ON-SITE INSPECTION BY THE TOWN OF CARY.
4. PROCEED WITH GRADING. MAINTAIN EROSION CONTROL DEVICES AND CLEAN BASINS WHEN HALF-FULL.
5. MAINTAIN EROSION CONTROL MEASURES UNTIL THE SITE IS STABILIZED
6. REQUEST FINAL APPROVAL BY THE TOWN OF CARY
7. IF APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCING AND SEDIMENT BASINS. STABILIZE THESE AREAS.

TOWN OF CARY
ENGINEERING DEPT.
REVIEWED BY: [illegible]
DATE: 16 Jan 1999
* for streetlights only

99-SP-112

APPROVED 16
BY: DRC DATE: 8/18/99
BY: TER DATE: 9/1/99
TM
TOWN OF CARY
DEVELOPMENT REVIEW GROUP

"Official Approved Plan"

Site Lighting submitted separately as part of a Master Lighting Plan for all of Centrum

PRIOR TO THE ISSUANCE OF THE CERTIFICATES OF OCCUPANCY THE FOLLOWING ROAD IMPROVEMENTS MUST BE COMPLETED:

CONSTRUCTION OF DILLARD DRIVE ALONG CENTRUM FRONTAGE TO THOROUGHFARE STANDARDS.

WIDEN WALNUT STREET TO A 6-LANE FACILITY ALONG THE CENTRUM PROPERTY FRONTAGE.

CONSTRUCT THE EXTENSION OF LOWES DRIVE FROM THE CURRENT TERMINUS TO DILLARD DRIVE.

CONSTRUCT IMPROVEMENTS OBLIGATED TO CROSSROADS THEATER AND PROPOSED BY CIRCUIT CITY IF THESE IMPROVEMENTS ARE NOT CONSTRUCTED BY EITHER ENTITIY.

THESE IMPROVEMENTS INCLUDE ADDING EASTBOUND AND WESTBOUND LEFT TURN LANES ON MEETING STREET/LOWES DRIVE, CHANGING THE SIGNAL TIMING FOR THE MEETING STREET/WALNUT STREET INTERSECTION, ADDING A RIGHT TURN LANE FROM LOWES DRIVE ONTO WALNUT STREET, AND ADDING AN ADDITONAL 12 FOOT SOUTHBOUND LANE FROM NORTHBOUND WALNUT STREET ONTO DILLARD DRIVE.

CONSTRUCT A RIGHT TURN LANE WITH TAPER FROM SOUTHBOUND WALNUT STREET INTO THE RIGHT IN/RIGHT OUT DRIVEWAY INTO CENTRUM.

0 30 60 90 SCALE:1"=30'

ETd
ELAM, TODD & D'AMBROSI, PA

Urban Planning /
Landscape Architecture

2601 Weston Parkway
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Drawn By: TMB
Checked By: DED
Date: 10 MAY 1999
Proj#: 9905005

Revisions
14 JUNE 1999
12 JULY 1999
26 AUG 1999

FLEX 2 BLDG.
2220 WALNUT ST.
CARY, NORTH CAROLINA

THE CENTRUM AT CROSSROADS

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LAYOUT PLAN

Sheet
C-1