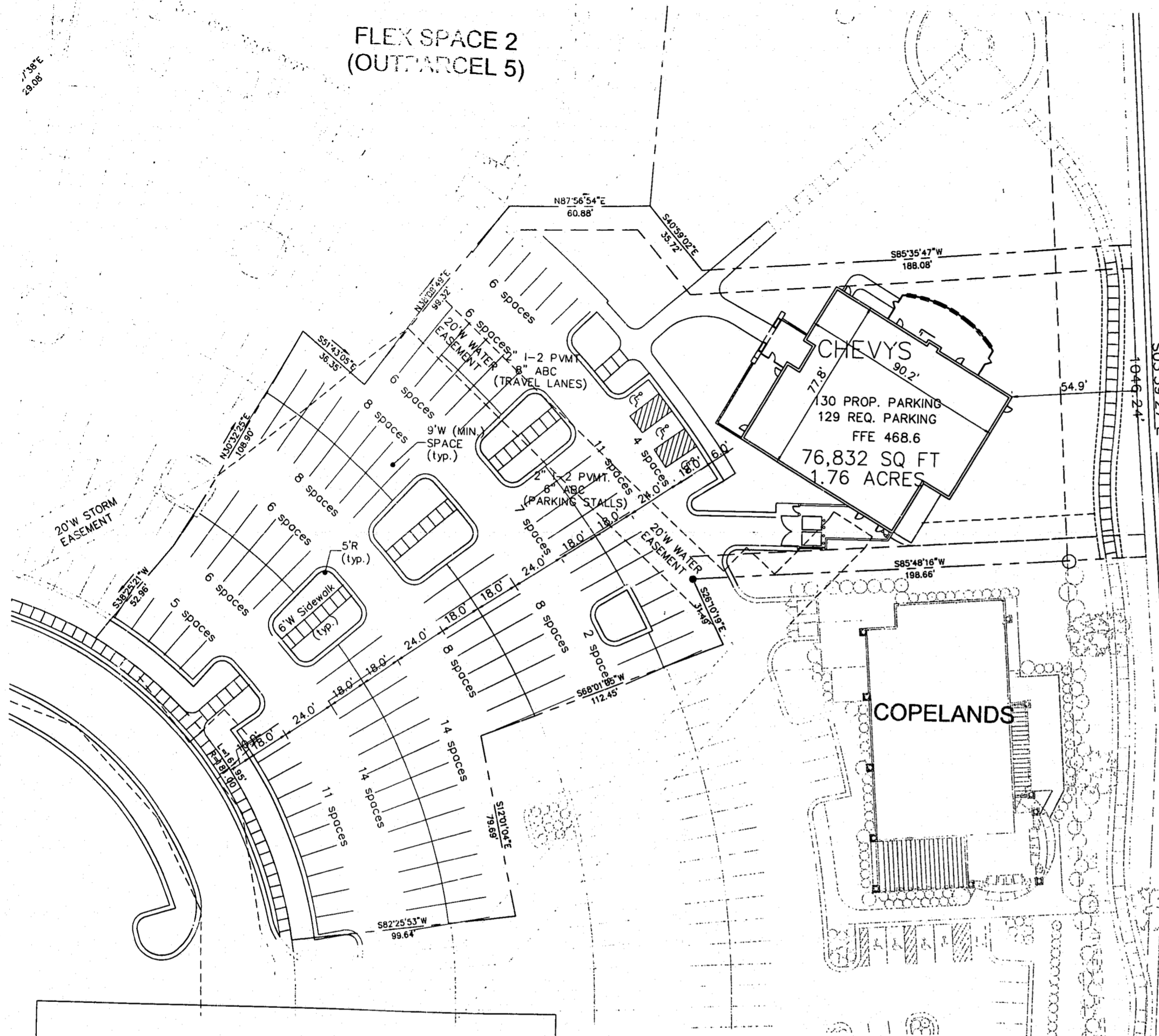


FLEX SPACE 2
(OUTPARCEL 5)



CHEVYS
99-SP-111

OWNER OF TRACT: Buckley Shuler Properties, Inc. 4244 International Pkwy., Suite 134 Atlanta, Ga. 30354 ph. 404-361-6000 fax 404-351-4831	
ZONING OF TRACT: B-20J	PN# PORTION OF 0772.07-69-0489
TOTAL SITE AREA	1.84 AC
FLOOR AREA	9,031 S.F.
STREET ADDRESS IS 2240 WALNUT STREET	
VIA =	21,777 SF
PARKING REQUIREMENTS	1 SP/3 SEATS X 383 SEATS
PARKING PROVIDED:	128 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 69.8% impervious surface for entire site. (37.85 ac. impervious out of 4.35 ac. total). 66.8% impervious surface for THIS SITE. 53,500 SF IMPERVIOUS, 79,942 SF TOTAL AREA.	
PROJECTED SEWER FLOW -	15,320 GPD
40 GPD/SEAT =	383 SEATS X 40 GPD = 15,320 GPD
PUBLIC WATER LINE -	185 LF @ 8" DP 75 LF @ 6" DP
CARY PROJECT NUMBER -	99-SP-111
ZONING OF TRACT -	B-20J
ROAD IMPROVEMENTS INCLUDED IN CENTRUM AT CROSSROADS SUBMITTAL DILLARD RD. = 1,450 LF WALNUT ST. = 1,380 LF	
SWIFT CREEK WATERSHED WATER QUALITY REQUIREMENTS MET BY NET DETENTION BASIN FOR ENTIRE SITE AS SHOWN IN CENTRUM AT CROSSROADS SUBMITTAL CARY PROJECT NUMBER 99SP-041	

Now or Formerly
HIGHWOODS
DB 6168 PG 417
MB 1984 PG 710
TAX PIN# 772.07 79 1815
ZONING: O & I
HOLIDAY INN RESERVATION CENTER

Now or Formerly
HEX INVESTMENT PART
DB 3082 PG 576
MB 1982 PG 066
TAX PIN# 772.07 79 1355
ZONING: O & I
VACANT

SHEET INDEX

C1	SITE PLAN
G1	GRADING & EROSION CONTROL PLAN
U1	UTILITY PLAN
L11	LIGHTING PLAN
D1	DETAIL SHEET
D2	DETAIL SHEET
L1	LANDSCAPING PLAN
A1	ARCHITECTURAL PLAN

'ORIGINAL APPROVED PLAN'
99-SP-111

APPROVED
BY: DKC DATE: 8-5-99
BY: TBE DATE: 8-5-99
TOWN OF CARY
DEVELOPMENT REVIEW GROUP
SCOA

Town of Cary - Development Review
Type: Site 2 Staff: TC
Review: 1st Staff: TC
Date: 7-12-99
Listed: Planning Utility
Checked: Control Planner: TBE
Approved: PROR

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 CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. 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 BY 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 HOLT (PH#) 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 OF THE WAKE COUNTY COMMUNITY-PANEL #3702380015-B SWIFT CREEK WATERSHED. WATER QUALITY 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 REALIGNMENT 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 CORRIDORS) 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 LIGHTS TO BE USED ON ANY BUILDINGS.

NOTE:
ALL CONSTRUCTION SHALL BE PERFORMED 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 STATION WILL BE REQUIRED.
NO WETLANDS OCCUR WITHIN OUTPARCEL.
79,942 DISTURBED AREA, 53,500 SF IMPERVIOUS, 79,942 SF TOTAL SITE ACREAGE (66.9% IMPERVIOUS).

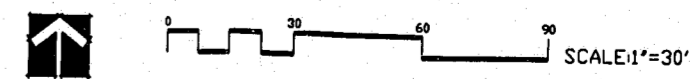
SWIFT CREEK WATERSHED
WATER QUALITY REQUIREMENTS MET BY NET DETENTION BASIN FOR ENTIRE SITE AS SHOWN IN CENTRUM AT CROSSROADS SUBMITTAL
CARY PROJECT NUMBER 99SP-041
EXISTING EROSION CONTROL FOR CENTRUM TO REMAIN IN PLACE UNTIL SITE IS ESTABLISHED.

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 ENTITY.

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 ADDITIONAL 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.



FOR REVIEW ONLY- NOT FOR CONSTRUCTION

ETd
ELAM, TODD & AMBROSIO, PA

Urban Planning /
Landscape Architecture

2601 Weston Parkway
Suite 203
Cary, North Carolina 27513
919/678-1071
ed@ellsouth.net



Drawn By: TMB
Checked By: DFD
Date: 10 MAY 1999
Proj#: 9905003

Revisions
14 JUNE 1999
12 JULY 1999

Chevys
FRESH MEX*

2240 WALNUT STREET
CARY, NORTH CAROLINA

THE CENTRUM AT CROSSROADS

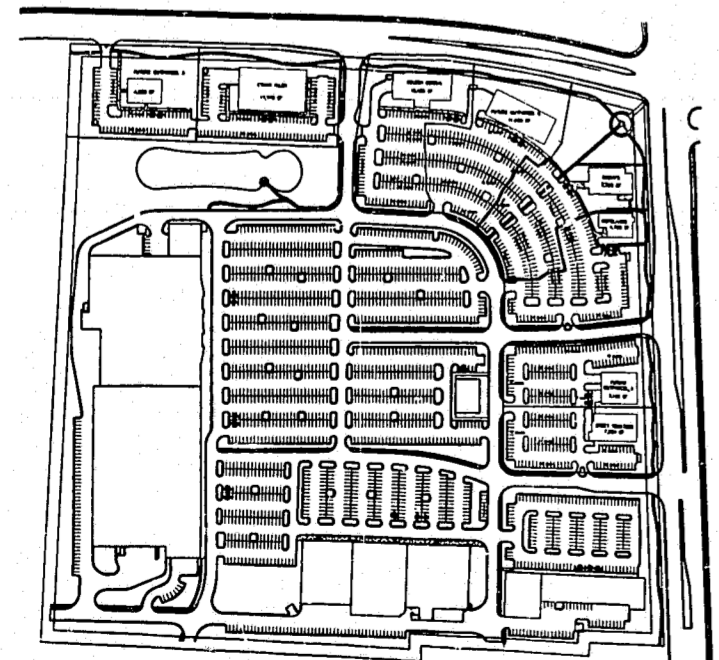
BUCKLEY SHULER PROPERTIES, INC.
4244 INTERNATIONAL PKWY.
SUITE 134
ATLANTA, GA. 30354
TEL (404) 361-6000
FAX (404) 351-4831

ENGINEER:
THE ROSE GROUP
621-101 HUTTON STREET
RALEIGH, NC 27606
919.829.0555

LAYOUT PLAN

Sheet
C-1

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VICINITY MAP

APPROVED CONDITIONS OF BUSINESS-2 ZONING:

- 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.
- 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 800' 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.
- 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 DRIVE) LOCATED ALONG DILLARD DRIVE MEASURED 500' WEST OF THE ACCESS POINT DESCRIBED IN THE PRECEDING PARAGRAPH.
- ACCESS SHALL BE PROVIDED TO PROPERTY LOCATED ON THE SOUTHERN AND WESTERN BOUNDARIES.
- 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.
- ALONG THE PROPERTY FRONTING BOTH WALNUT STREET AND DILLARD DRIVE, A THIRTY-FOOT UNDISTURBED BUFFER WILL BE PROVIDED. NOXIOUS PLANTS AND WEEDS WILL BE UNDERCUT 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.
- 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.