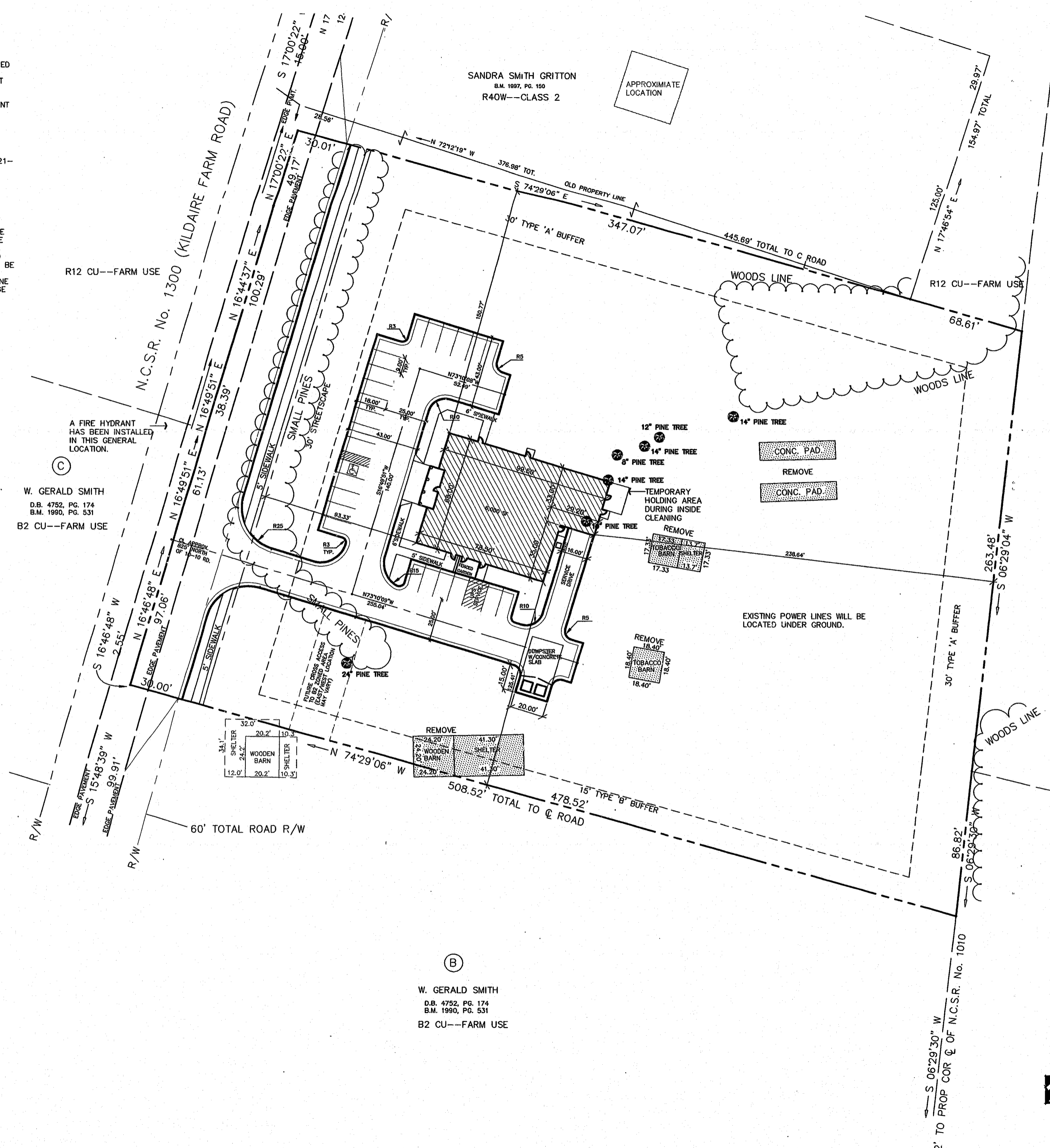


CONDITIONS AS PER 96-REZ-35:

1. ARCHITECTURE SHALL BE UNIFIED FOR THE OFFICE AND COMMERCIAL ZONED AREAS.
2. THE EXISTING POND SHALL BE RE-ENGINEERED TO PROVIDE STORM WATER DETENTION AS REQUIRED BY THE SWIFT CREEK MANAGEMENT PLAN.
3. DEVELOPMENT SHALL NOT OCCUR WITHIN FORTY FEET OF THE EDGE OF THE PERMANENT POOL OF THE POND, DOCKS, DECKS, AND BOARDWALKS ON THE LAKE SHORE ARE EXEMPTED FROM THIS REQUIREMENT.
4. COMMERCIAL ZONED AREAS (B-2) SHALL PROVIDE A MINIMUM FIFTY (50) FOOT BUFFER ALONG ADJACENT PARCELS 0751.04-91-7729 (WILDER) AND 0761.03-21-1158 (LANGSTON).
5. R-12 C.U. LAND TRACTS SHALL NOT HAVE HOUSES FRONTING KILDAIRE FARM ROAD. HOMES SHALL BACK ONTO KILDAIRE FARM ROAD.
6. CHURCHES AND SCHOOLS WILL BE PROHIBITED IN THE R-12 C.U. ZONED AREA.
7. ALL SIMILARLY ZONED AREAS ON THE SAME QUADRANT OF THE INTERSECTION OF KILDAIRE FARM ROAD AND TEN-TEN ROAD SHALL HAVE INTERCONNECTED PARKING LOTS AND DRIVEWAYS. ALL NON-RESIDENTIALLY ZONED AREAS (B-2 AND O&I) IN A QUADRANT WILL BE INTERCONNECTED.
8. THE R-12 C.U. AREA BETWEEN THE EAST LINE OF THE GRITTON PARCEL AND THE GLENRIDGE DEVELOPMENT, FOR THE LENGTH OF THE GRITTON EAST PROPERTY LINE SHALL BE USED AS OPEN SPACE.
9. TO PROVIDE FOR FLUID INTERCONNECTION ACROSS KILDAIRE FARM ROAD, ACCESS POINTS AT THE FOLLOWING POINTS NORTH OF THE CENTER OF THE INTERSECTION OF KILDAIRE FARM ROAD AND TEN-TEN ROAD:
 - A. POINT 1, SERVING THE R-12 C.U. ZONED AREAS, SHALL BE A MINIMUM OF 1250 FEET NORTH OF THE INTERSECTION; AND
 - B. POINT 2, SERVING THE O&I C.U. ZONED AREAS, SHALL BE A MINIMUM OF 750 FEET NORTH OF THE INTERSECTION.
10. TO COMPLETE AN EFFICIENT PATTERN OF INTERCONNECTED KILDAIRE FARM ROAD AND SR 1010 ROAD, THE FOLLOWING SHALL BE PERMITTED ON SR 1010 ROAD WITH THE LOCATIONS TO BE DETERMINED BY TRAFFIC STUDY AT THE TIME OF SITE PLAN APPROVAL.
 - A. THERE SHALL BE TWO (2) FULL SERVICE ACCESSES ON THE PROPERTY FRONTAGE ON SR 1010 WEST OF KILDAIRE FARM ROAD.
 - B. THERE SHALL BE ONE RIGHT IN/RIGHT OUT ACCESS ON THE PROPERTY FRONTAGE ON SR 1010 EAST OF KILDAIRE FARM ROAD. THERE SHALL ALSO BE A CONCRETE MEDIUM LENGTH OF WHICH WILL BE DETERMINED BY THE TRAFFIC STUDY AT THE TIME OF SITE PLAN APPROVAL.
11. UPON THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY BY THE TOWN OF CARY FOR A NEW HOME IN THE R-12 C.U. ZONED AREAS ON THE WEST SIDE OF KILDAIRE FARM ROAD, A PETITION OF ANNEXATION TO THE TOWN OF CARY AND AN APPLICATION FOR R-12 ZONING SHALL BE SUBMITTED FOR WAKE COUNTY PARCEL 0761.03-02-0449, PROPERTY OF JOHN SHELDON AND ROBIN MOORE SMITH.
12. UPON THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY BY THE TOWN OF CARY FOR A NEW HOME IN THE R-12 C.U. ZONED AREAS ON THE EAST SIDE OF KILDAIRE FARM ROAD, A PETITION OF ANNEXATION TO THE TOWN OF CARY AND AN APPLICATION FOR R-12 ZONING SHALL BE SUBMITTED FOR WAKE COUNTY PARCEL 0761.03-12-3026, PROPERTY OF SANDRA SMITH GRITTON.
13. THE REQUIRED BUFFER BETWEEN THE PROPOSED O&I AND R-12 C.U. AND R-8 C.U. (GLENRIDGE SUBDIVISION) AREAS ON THE EAST SIDE OF KILDAIRE FARM ROAD AND SOUTH LINE OF JOHN SHELDON AND ROBIN MOORE SMITH PARCEL SHALL BE PLANTED TO THE "A" STANDARD FOR AN OPAQUE SCREEN.
14. DEVELOPMENT OF THE SUBJECT PROPERTIES SHALL ABIDE BY THE PROVISIONS OF THE SWIFT CREEK MANAGEMENT PLAN.



SITE DATA:

3.790 TOTAL ACRES
 0.358 ACRE IN ROAD R/W
 3.432 TOTAL NET ACRES

PIN NUMBER: 0761.03-11-2678

DEVELOPER: GREG SIMON
 5405 DEN HEIDER WAY
 RALEIGH, NC 27606

ADDRESS: 3435 KILDAIRE FARM RD.
 CARY, NC 27606
 RALEIGH, NC 27606

ZONED: O&I C.U.
 SWIFT CREEK WATERSHED
 LANDUSE: CLASS 5
 SITE ACREAGE: 3.79 AC

BUILDING: 6,000 SF
 PARKING: 20 HANDICAP: 1
 REQ. 25
 SHOWN: 1

DEMUDED AREA: 1.42 AC
 S.F. OF VJA 15,196 SF
 S.F. OF IMPERVIOUS SURFACE 23,080 SF

CARY PROJECT NUMBER: 97-SP-062

NOTES:
 THIS SITE MUST BE SEEDED AND STABILIZED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ALL CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF CARY STANDARDS, SPECIFICATIONS AND DETAILS.

ALL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

NO CHANGE IN ARCHITECTURAL STYLE OR EXTERIOR MATERIALS AND COLORS SHALL BE ALLOWED WITHOUT THE APPROVAL FROM THE DEVELOPMENT REVIEW GROUP OF THE DEPARTMENT OF DEVELOPMENT SERVICES.

NOTE: PAVEMENT DESIGN TO BE A MINIMUM 8" ABC AND 2" 1-2.

NOTE:
 NO PET KENNELS WILL BE MAINTAINED OUTSIDE THE PRINCIPAL BUILDING.

THE PRINCIPLE BUILDING WILL BE SOUND-PROOFED AND INSULATED SUCH THAT LOUD, DISTURBING AND UNNECESSARY NOISES CREATED BY ANIMALS WILL NOT DISTURB THE COMFORT AND REPOSE OF ANY PERSON IN AN ADJOINING BUILDING OR IN THE VICINITY.



Revisions	
20 MAR 97	
9 APR 97	
15 MAY 97	



CHARLES M. ELAM & ASSOCIATES

Urban Planning /
 Landscape Architecture

975 Walnut Street
 Suite 261
 Cary, North Carolina 27511
 919/467-0577

**CREATURE COMFORTS
 ANIMAL HOSPITAL
 CARY, NORTH CAROLINA**

**STAKING
 PLAN**

Drawn By: KRH
 Checked By: BT
 Date: 2 MAR 97

Sheet 1

SANDRA SMITH GRITTON
 B.M. 1897, PG. 150
 R40W--CLASS 2

W. GERALD SMITH
 D.B. 4752, PG. 174
 B.M. 1990, PG. 531

W. GERALD SMITH
 D.B. 4752, PG. 174
 B.M. 1990, PG. 531

GRAVEN A. & MAE W. LANGSTON
 D.B. 4322, PG. 905
 R40W--CLASS 2

97-SP-062
APPROVED
 TEL 6/17/97
 TM 6-17-97

