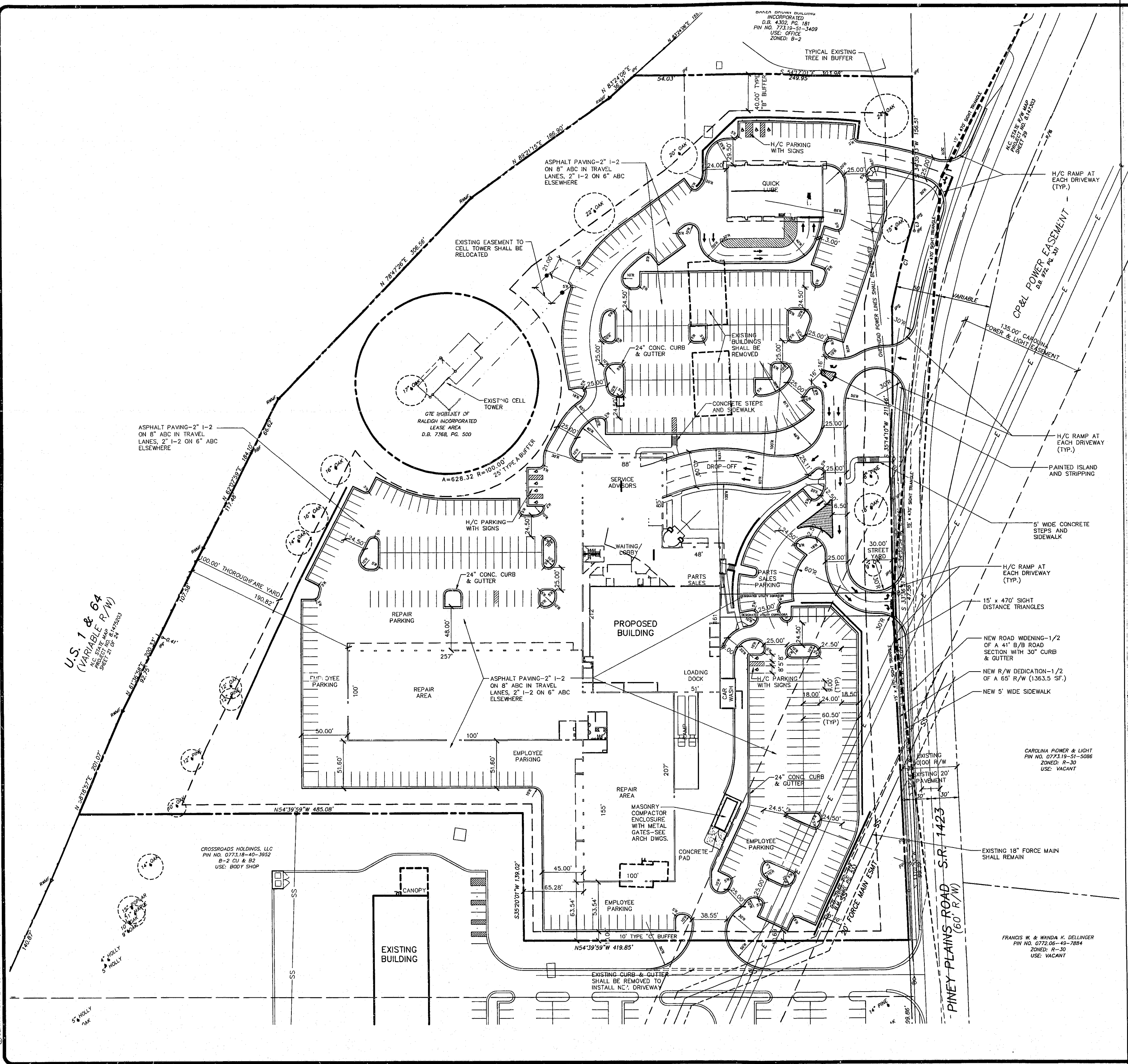


H:\Projects\Crossroads\Ford Service\Sitebase.dwg Mon Oct 30 14:43:25 2000 C Pope
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SITE DATA

- TOWN OF CARY PROJECT NUMBER: 99-SP-259-A
- PARCEL SIZE: 12.97 AC.
- OWNER: CROSSROADS HOLDINGS, LLC
1101 BUCK JONES ROAD
RALEIGH, NC 27606
- ZONING: B2
- WAKE COUNTY PIN: PORTIONS OF 0773.18-40-3952 AND 0773.18-41-7161
- BUILDING SIZE AND USE: 85,473 sf. AUTO SERVICE
- PARKING:
METHOD OF CALCULATION: 4 SPACES/SERVICE BAY 85 BAYS+2
REQUIRED: 342 SPACES
PROVIDED: 486 SPACES
HC SPACES REQUIRED: 9 SPACES
HC SPACES PROVIDED: 9 SPACES
- IMPERVIOUS SURFACE: 7.75 AC.
- DENUDED AREA: 11.4 AC.
- WATERSHED: SWIFT CREEK
- PROJECT ADDRESS: 1660 PINEY PLAINES RD.
- PROPOSED ROAD WIDENING: 922 LF.
- PROPOSED WATER LINES: 2125 LF. 8"-PUBLIC, 31 LF. 6"-PUBLIC
- PROPOSED SEWER LINES: 948 LF. -PUBLIC
- PROPOSED FIRE LINES: 2075 LF.

GENERAL 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 THE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS THE REQUIRED BUFFER TYPE, (i.e. TYPE A, B, C, AND 100' THROUGHFARE 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.
- THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF THE CURB.
- NO WETLANDS EXIST ON THIS SITE.
- RESERVOIR WATERSHED PROTECTION ORDINANCE IS BEING MET THRU THE USE OF A WET DETENTION FACILITY EXISTING ON THE ADJACENT CROSSROADS FORD BODY SHOP SITE.
- THERE IS NO FLOOD PLAIN ON THIS SITE.
- ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF CARY STANDARD SPECIFICATIONS AND DETAILS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COSTS ASSOCIATED WITH STREET LIGHTING ALONG ALL PROPOSED STREETS, ADJACENT STREETS AND THROUGHFARES AS REQUIRED PER TOWN OF CARY POLICY STATEMENT NO. 13. THE DEVELOPER SHALL CONTACT CAROLINA POWER AND LIGHT COMPANY AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE/SUBDIVISION PLANS.
- ALL TREE PROTECTION FENCE SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCE SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY.
- UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTS. PLANTS SHALL ALLOW FOR A 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ON ANY SIDE OF A STRUCTURE HAVING A DOOR OR LOCK THE PLANTS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT AT MATURITY.
- THE REQUEST FOR DEVELOPER AGREEMENT FOR ROADWAY IMPROVEMENTS IN EXCESS OF COLLECTOR STREET STANDARDS WILL BE SUBMITTED PRIOR TO BIDDING THE PROJECT OR THE DEVELOPER FORFEITS THEIR REQUEST FOR A DEVELOPER AGREEMENT.
- ALL VEHICULAR USE AREAS SHALL BE SCREENED FROM OFF SITE VIEWS.



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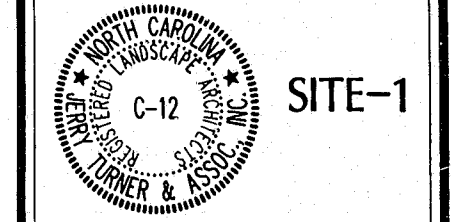
CROSSROADS FORD SERVICE CENTER
 1660 PINEY PLAINES ROAD
 CARY, NORTH CAROLINA

REVISIONS
 10/20/00 ADDED PROJ#

DRAWN	CHECKED
CP	JT
SCALE	DATE
1"=50'	10/2/00
TITLE	

SITE PLAN

FILE NO. _____ JOB NO. _____
 FILE# 235102
 SEAL SHEET NO. _____



99-SP-259-A
APPROVED
 11/8/00
 11/10/00

