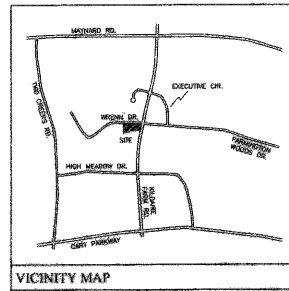


**SIGHT DISTANCE NOTES:**

- ANY STREETSCAPE TREES WITHIN THE SIGHT DISTANCE TRIANGLES WILL BE LIMBED UP TO 6'. NO SHRUBS OR OTHER PLANTS TALLER THAN 3' WILL BE PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE.
  - SIGHT DISTANCE IS DETERMINED BY REFERENCING THE ROADWAY DESIGN SPEED.
- EXHIBIT 9-51 ON PAGE 659 OF THE 2001 ASHTO GREEN BOOK REFERENCES THE DESIGN SPEED AND LENGTH OF STOPPING SIGHT DISTANCE.
- VEHICLE SETBACK IS ASSUMED TO BE 14.5' BACK FROM THE EDGE OF ROADWAY.
- THE INTERSECTION SIGHT DISTANCE IS CALCULATED BY THE FOLLOWING:  $ISD = 1.47 \times V_{major} (\text{Design Speed}) \times 7.5$  (Passenger Cars)
- KILDAIRE:  $1.47 \times V_{major} \times T_{opp} = 1.47 \times 40 \times 7.5 = 441$  FEET  
 WRENN:  $1.47 \times V_{major} \times T_{opp} = 1.47 \times 30 \times 7.5 = 331$  FEET

LOT COVERAGE CALCULATIONS	
TOTAL SITE AREA:	2.71 AC
EXISTING BUILT UPON AREA (BUA):	1.36 AC
EXISTING PERVIOUS AREA:	1.35 AC
ALLOWABLE EXPANSION:	$70\% \times 1.35 = 0.95$ AC
TOTAL ALLOWABLE BUA AFTER DEVELOPMENT:	$1.35 \text{ AC} + 0.95 \text{ AC} = 2.30 \text{ AC}$
TOTAL PROPOSED BUA AFTER DEVELOPMENT:	1.91 AC

\* PER SECTION 4.4.6(F) OF THE TOWN OF CARY LAND DEVELOPMENT ORDINANCE, THE TOTAL SITE AREA INCLUDES ALL IMPERVIOUS SURFACES TO THE CENTER EXISTING ADJACENT ROADWAY SYSTEM.



SITE SUMMARY	
PROJECT ADDRESS:	1210 KILDAIRE FARM ROAD
CARY PROJECT NUMBER:	06-SP-012
WAKE COUNTY REAL ID NUMBER:	PORTION OF 0116986
LAND USE CLASS:	MIXED USE
PIN NUMBER:	0763336139
TOTAL ACRES: (EXCLUDING R/W AREA)	2.11 AC
TOTAL ACRES: (INCLUDING R/W AREA)	2.71 AC
CURRENT ZONING:	PDD
LAND CLASS:	D
WATER SHED DISTRICT:	WS-III SWIFT CREEK
<b>I. OVERALL PLAN</b>	
A. PHARMACY SQUARE FOOTAGE	14,820 SF
B. PHARMACY DIMENSIONS	114' x 130'
C. EXISTING IMPERVIOUS COVER	1.36 AC
D. PROPOSED IMPERVIOUS COVER (SEE LOT COVERAGE CALCULATIONS ON SHEET S-1)	1.91 AC
E. LINEAR FOOTAGE OF ABUTTING ROADS	896 LF
LINEAR FOOTAGE PROPOSED WIDENING	230 +/- LF
F. LINEAR FOOTAGE OF WATER LINES	619 LF
G. LINEAR FOOTAGE OF SEWER LINES	64 LF
H. LINEAR FOOTAGE OF FIRE LANE	520 LF
<b>J. PARKING</b>	
1. REQUIRED PARKING	74 SPACES
2. PROPOSED PARKING	68 SPACES
3. REQUIRED HANDICAP SPACES	3 SPACES
4. PROPOSED HANDICAP SPACES	3 SPACES
<b>K. STREETScape</b>	
1. KILDAIRE FARM ROAD	50' STREETScape
2. WRENN DRIVE	30' STREETScape

**ETd**

ELAM, TODD, D'AMBROSI  
 URBAN PLANNING + LANDSCAPE ARCHITECTURE  
 CIVIL, ENGINEERING + LAND USE CONSULTING  
 2890 SLATER RD., SUITE 200  
 MORRISVILLE, NORTH CAROLINA 27560

OFFICE: 919.481.2021  
 FAX: 919.481.2773  
 EMAIL: etd@etdpa.com



**LEVEY KILDAIRE**

**SITE LAYOUT**

**CLIENT:**  
 LRC DEVELOPMENT COMPANY, LLC  
 1585 FREDRICK BLVD  
 ARROY, OH 44520  
 330-253-6958

**SURVEYOR:**  
 ELINCUBO LAND SURVEY CO., INC  
 824 W CHATHAM ST  
 APEX, NC 27539  
 919-303-5371

**WALGREENS STORE# 10541**

**APPROVED TOWN OF CARY**

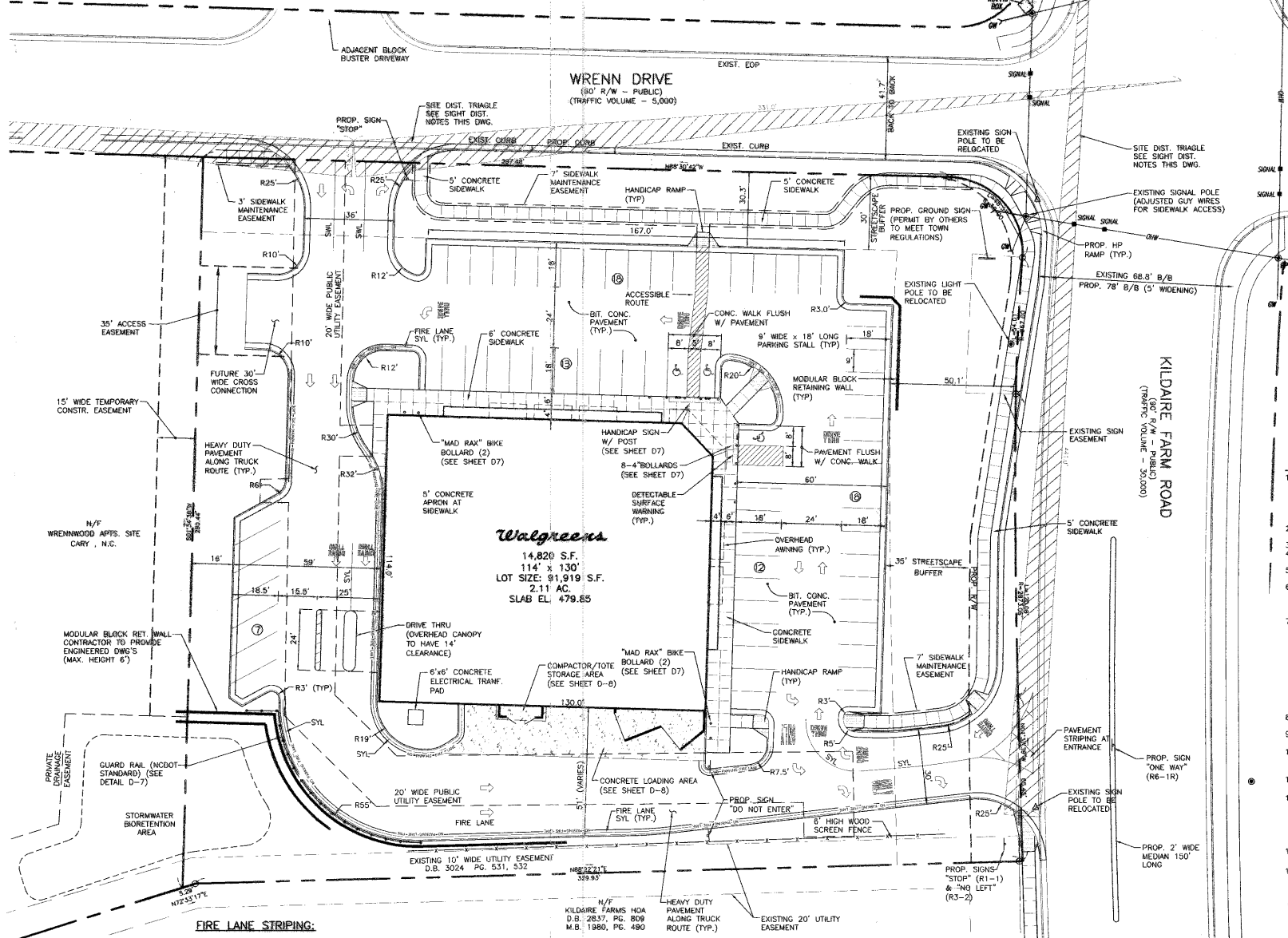
Approved by: [Signature] Date: 7-24-06  
 Planning: [Signature] Date: 7-13-06  
 Engineering: [Signature] Date: 7-12-06

Drawn By: EMH  
 Checked By: BN  
 Date: 2-10-06  
 Proj#: 251009

**Revisions**

REV 3/29/06 CARY STAFF COMMENTS  
 REV 5/18/06 CARY STAFF COMMENTS  
 REV 6/20/06 CARY STAFF COMMENTS  
 REV 7/11/06 CARY & WALGREENS REV.

**SHEET S-1**



**FIRE LANE STRIPING:**

- FIRE LANE STRIPING SHALL BE CONTINUOUSLY MARKED WITH THERMOPLASTIC YELLOW STRIPING ALONG THE FIRE LANE WITH "NO PARKING FIRE LANE" PRINTED WITH MINIMUM 8" INCH HIGH LETTERS AT 40 FOOT INTERVALS OR AS DIRECTED BY THE FIRE MARSHAL.

- 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 PLANNING AND DEVELOPMENT.
  - 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.
  - ALL EXTERIOR SITE LIGHTING WILL BE DESIGNED TO PREVENT OFF-SITE GLARE.
  - ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (CO).
  - ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE REAR YARD AREA OF THE SITE AND SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.
  - ALL VEHICULAR USE AREAS (DRIVES AND PARKING AREAS) SHALL BE SCREENED FROM OFF-SITE VIEWS.
  - AN UNUSED DRIVEWAY MUST BE CLOSED IN ACCORDANCE WITH THE TOWN OF CARY'S DRIVEWAY ORDINANCE.
  - ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
  - 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 PROPOSED STREETS AND THOROUGHFARES AS REQUIRED PER TOWN OF CARY POLICY STATEMENT NO.13. THE DEVELOPER SHALL CONTACT PROGRESS ENERGY AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE/SUBDIVISION PLANS.
  - ALL WORK MUST COMPLY WITH NORTH CAROLINA STATE BUILDING AND HANDICAP ACCESSIBILITY CODE VOL. 1C.
  - THE DEVELOPER IS REQUESTING A DEVELOPER AGREEMENT FOR THOROUGHFARE IMPROVEMENTS & RIGHT-OF-WAY DEDICATION. THE REQUEST FOR DEVELOPER AGREEMENT SHALL BE SUBMITTED PRIOR TO THE CONTRACT BIDDING OF OFF-SITE THOROUGHFARE IMPROVEMENT WORK.

