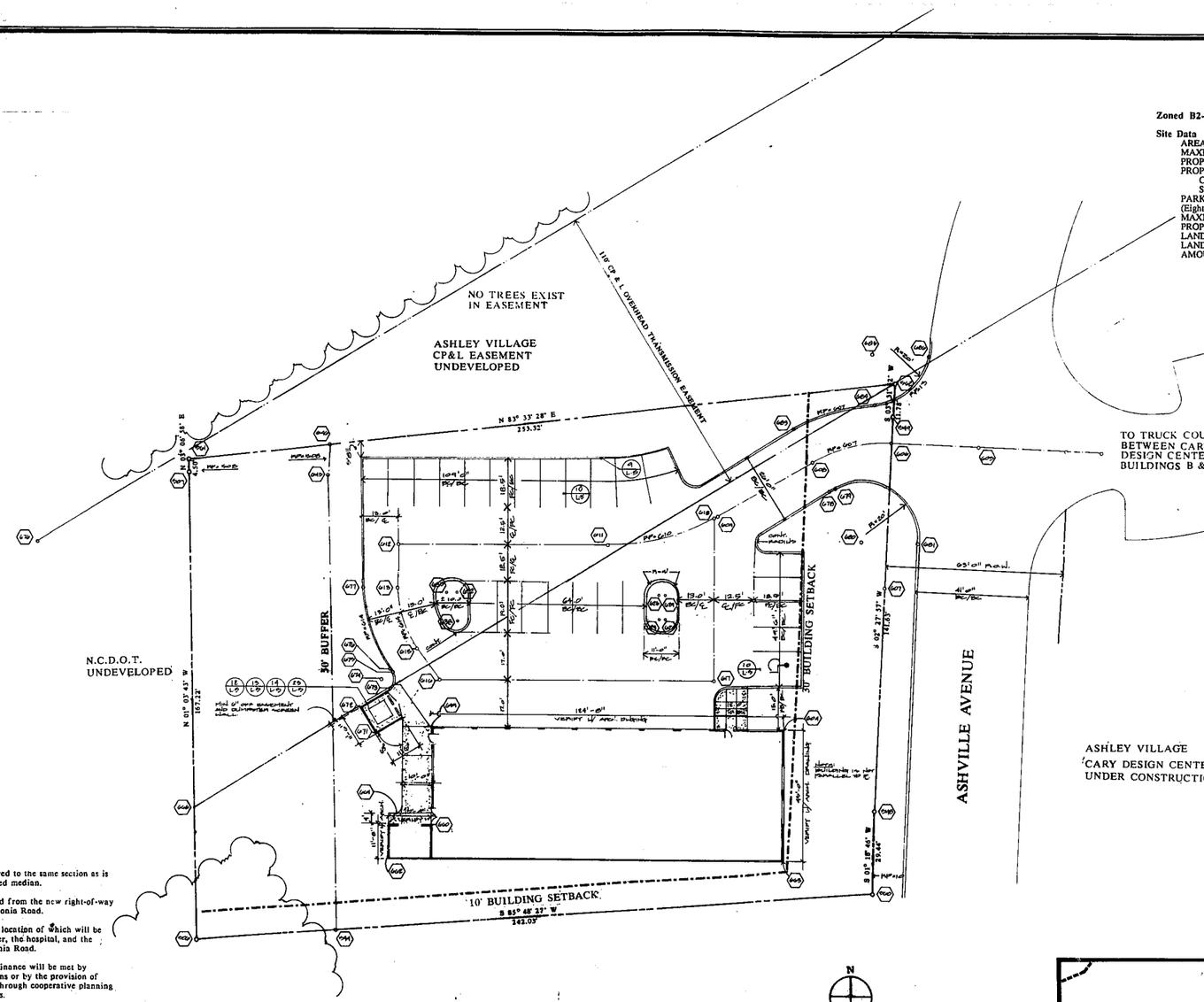


Zoned B2-CU

Site Data

AREA IN SQ. FOOTAGE OF PARCEL		43,560 SF
MAXIMUM ALLOWABLE GROSS FLOOR AREA		9,600 SF
PROPOSED GROSS FLOOR AREA		5770 SF
PROPOSED USE	SF OF BUILDING	PARKING PROVIDED
Commercial	3768 SF	21
Storage	2002 SF	11

PARKING PROVIDED 32 + 1 Credited for trees = 33 Spaces Total
(Eight interior service stalls count toward eight parking spaces)

MAXIMUM ALLOWABLE COVERAGE	32,848 SF
PROPOSED COVERAGE	22,172 SF
LANDSCAPE REQUIRED	10,712 SF
LANDSCA PE PROVIDED	21,680 SF
AMOUNT IMPERVIOUS SURFACE	22,172 SF

COORDINATES

506	723,524.788	2,863,868.330
507	723,691.971	2,863,865.232
544	723,656.157	2,863,367.586
548	723,571.982	2,863,310.385
549	723,713.130	2,863,316.468
560	723,542.472	2,863,309.711
561	723,696.465	2,863,865.477
562	723,724.806	2,863,317.194
604	723,600.677	2,863,276.136
605	723,701.765	2,863,347.589
606	723,723.148	2,863,316.638
607	723,651.725	2,863,313.883
608	723,696.278	2,863,288.866
609	723,676.813	2,863,254.397
610	723,744.181	2,863,215.449
611	723,666.365	2,863,215.216
612	723,666.588	2,863,148.338
613	723,658.941	2,863,148.285
615	723,629.151	2,863,147.188
616	723,618.044	2,863,155.861
617	723,617.752	2,863,253.025
618	723,676.134	2,863,253.199
620	723,649.385	2,863,035.092
623	723,648.388	2,863,234.092
626	723,648.388	2,863,234.116
629	723,648.385	2,863,235.116
632	723,640.529	2,863,168.116
635	723,640.534	2,863,156.428
638	723,639.795	2,863,156.822
645	723,691.111	2,863,115.257
646	723,780.161	2,863,115.924
659	723,601.049	2,863,153.469
660	723,567.715	2,863,153.378
661	723,567.761	2,863,138.027
662	723,556.995	2,863,138.082
663	723,555.677	2,863,278.081
666	723,573.098	2,863,867.435
669	723,602.910	2,863,142.165
670	723,604.050	2,863,141.486
671	723,598.887	2,863,131.656
672	723,607.914	2,863,125.685
673	723,613.887	2,863,135.513
674	723,618.168	2,863,132.916
675	723,621.851	2,863,136.995
676	723,621.633	2,863,136.582
677	723,650.988	2,863,127.285
678	723,685.824	2,863,894.573
679	723,686.984	2,863,296.537
680	723,668.818	2,863,305.525
681	723,667.356	2,863,325.507
682	723,571.429	2,863,321.375
683	723,707.533	2,863,881.559
684	723,716.893	2,863,318.328
685	723,736.863	2,863,389.234
686	723,733.818	2,863,329.107

General Notes:

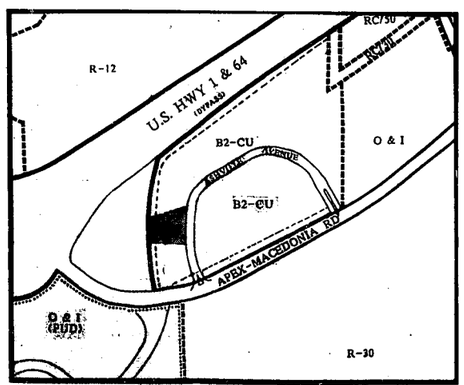
1. All radii are 5' unless otherwise specified.
2. The contractor shall report any & all discrepancies in the site plan drawings to the architect.
3. All dimensions given are to back of curb unless otherwise specified.
4. All sidewalks are 6' unless otherwise specified.
5. The contractor shall not scale any dimension from these drawings for field construction.
6. CONFORMITY ON BUILDING AND SIGNAGE TO APPROVED COLOR SCHEMA IS CONTINUED.
7. HORIZONTAL LAYOUT BY MURPHY-TELLES ASSOCIATES.

Note: Construction to be performed to Town of Cary standards.

B-2/CU CONDITIONS

1. Apex-Macedonia Road will be improved to the same section as is front of Regency Park with landscaped median.
2. A 50' landscaped strip, to be measured from the new right-of-way will be established along Apex-Macedonia Road.
3. There will be one main entrance, the location of which will be coordinated among the property owner, the hospital, and the property owners across Apex-Macedonia Road.
4. The Town's Watershed Protection ordinance will be met by construction of on-site detention basins or by the provision of downstream, off-site impoundments through cooperative planning efforts with adjacent property owners.
5. The entire site will be planned with a conceptual plan for the whole parcel being submitted to the Town prior to or simultaneously with the first site plan to be submitted. The conceptual plan will incorporate a draft of covenants to ensure compatibility of architecture throughout the site, establishment of signage hierarchy and parameters for the entire site, landscaping standards, area lighting standards, and proposed specific buffer treatments.
6. No more than fifty percent (50%) of the area of the site may be comprised of sites accommodating uses not allowed within the Town's O&I ordinance. The non-O&I uses for the site may be any of those allowed within the Town's B-2 zoning district which are groceries, drugs, notions, fish, meat, automobiles, farm equipment, cemeteries, parking lots, drive-in dispensing foods, radio and television broadcasting stations, bottling works, bowling alleys, tire recapping retreading, venetian blind manufacture, pool halls, theatres, washerettes, Auto storage and repair, railroads, recreation centers, cemeteries, carnivals, circuses, fairs and sideshows, radio and television transmission towers, day nurseries. Additionally, service stations and automobile washes may be allowed only as conditional uses (not withstanding Section 25(c) of the Town of Cary's Code of Ordinances) which are found to be aesthetically satisfactory to the Town Council with respect to architectural design, building materials, and overall appearance.

*As the time of submittal of the overall preliminary site plan, the location and method proposed to meet the Town's watershed protection measures shall be clearly shown with accompanying documentation proving the compliance of the proposed methods of the Town's ordinance.



VICINITY MAP SCALE 1" = 500'0"

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 546 SHARRON C. SCROGGIN

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KEENEY & CO., ARCHITECTS
RONALD M. KEENEY, AIA, CSI
"Sachem Village" just off Hydraulic Rd
90 WHITEWOOD ROAD, SUITE 4
ASHEVILLE, NC 28803-1668
Telephone: (864) 978-7438

Cary Merchant's Tire & Auto Center
Ashley Village
Ashville Avenue
Cary, N.C. 27511

Hager Smith and Huffman Group PA Architecture Landscape Architecture Land Planning

REVISIONS
1. 4th rev. per review 11-16-84
2. 4th rev. per review 12-7-84
3. 4th rev. per appl. rev. 4-21-85

LAYOUT PLAN

DATE ISSUED:	DATE PRINTED:
	4
DRAWN BY: MMH	CHECKED BY: SCS
PROJECT NO: HAGER SMITH & HUFFMAN # 240-305	L•2 OF 5 SHEETS.