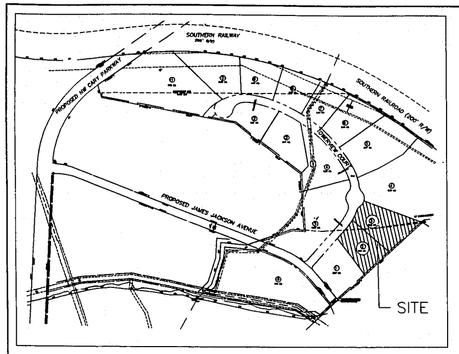

VICINITY MAP

SCALE 1"=500'

NOTE:
STREET & UTILITIES ARE UNDER CONSTRUCTION BY PRESTON DEVELOPMENT COMPANY. PLANS PER DRAWINGS BY WITHERS & RAVENEL & STAMPED APPROVED BY TOWN OF CARY ON 9-23-97.

0 40 80 120

graphic scale

STORM DRAINAGE DATA

BASIN #	TOP	INV. IN	INV. OUT	PIPE NO.	PIPE SIZE	PIPE SLOPE	DRAINAGE AREA	Q_0	"C"	TOTAL Q_0
1 C.I.	381.0		377.0	103 L.F.	12" RCP	1.0 %	.25 AC.	1.61	.9	1.61
2 C.I.	381.0	376.0	375.9	198 L.F.	12" RCP	1.0 %	.19 AC.	1.23	.9	2.84
3 C.I.	371.0	365.0	364.7	22 L.F.	18" RCP	3.0 %	.22 AC.	1.42	.9	4.26
4 Y.I.	377.6		374.8	235 L.F.	18" RCP	1.0 %	1.56 AC.	10.10	.9	10.10
5 C.I.	379.9	372.6	372.5	38 L.F.	18" RCP	1.0 %	.12 AC.	.76	.9	10.86
6 C.I.	378.5		375.1	10 L.F.	12" RCP	1.0 %	.24 AC.	1.53	.9	1.53
7 C.I.	378.5		375.1	10 L.F.	12" RCP	1.0 %	.24 AC.	1.53	.9	1.53

EXIST. SAN. MH
RIM - 368.23
INV. IN - 359.0
INV. OUT - 357.0

EXIST. CURB INLET
TOP - 368.89
INV. IN - 364.0
INV. OUT - 363.0

EXIST. 2" WATER SERVICE - RELOCATE
PROVIDE 1 1/2" WATER METER
& 2" SERVICE LINE TO BUILDING
INSTALL RPZ DEVICE IN BUILDING
C.I. # 3

PROVIDE 45 ANGLE
& RELOCATE EXISTING
FIRE HYDRANT

15' TYPE "C" BUFFER

LOT 4
PRESTON EAST INDUSTRIAL PARK
ZONE I-1
USE - UNDEVELOPED

THERE ARE NO OPPOSING
OR ADJACENT DRIVEWAYS
AT THIS TIME

EXIST. CURB INLET
TOP - 377.28
INV. OUT - 372.0
INV. IN - 372.1 (NEW)

THIS DRIVEWAY TO FUNCTION
AS ACCESS FOR DELIVERY
TRUCKS.

EXIST. SAN. MH
RIM - 377.08
INV. OUT - 364.8

PROPOSED 4" SANITARY
SEWER SERVICE

NOTE
HVAC UNITS TO BE ON
ROOF AND SCREEN FROM
OFFSITE VIEW

F.F.E. - 383.0

PROPOSED FIRE HYDRANT
ASSEMBLY ON 8" DIP WATER LINE
PROVIDE 20' EASEMENT

EXIST. C.O.

10' TYPE "D" STREET FRONT BUFFER

EXIST. 12" DIP WATER LINE

EXIST. FIRE HYDRANT

ZONE I-1

ZONE PEC

ABANDON ONE WM STUB

EXISTING 2" WATER METER
STUB. PROVIDE 9 - 3/4" WATER
METERS W/1" SERVICE LINES
TO THE UNITS W/BACKFLOW
DEVICES MOUNTED IN EACH
UNIT.
MOUNT METERS IN GANGS
OF 3. EXTEND 2" SERVICE
LINE IN 20' EASEMENT

TOWER VIEW COURT
60' R/W

PROPOSED 4" SANITARY
SEWER SERVICE

PROVIDE 5' SIDEWALK CONNECTION

F.F.E. - 383.0

NOTE
HVAC UNITS TO BE ON
ROOF AND SCREEN FROM
OFFSITE VIEW

HC SPACES W/8'-8a
SIGNS & RAMP
van accessible

F.E.S.
INV. 375.0
DA = .23 AC.
Q10=1.53 C.F.S.
PROVIDE 8' X 8'
RIP RAP DISSIPATOR
USE 10" CLASS B STONE
22' DEEP

PAVING
6" ABC
DRIVES
8" I-2
6" ABC
PARKING

2
1.90 AC.
PROPOSED
ONE STORY
BUILDING
21,600 S.F.
40% OFFICE
60% WAREHOUSE
55 PARK SP. REQD

PROPOSED PROPERTY LINE FOR RECORDING PURPOSES UNTIL EASEMENT ISSUE WITH LOT 3 IS RESOLVED. IF EASEMENT ISSUE IS NOT RESOLVED BY C.O. OF BUILDING 2, PROPERTY LINE WILL BE LANDSCAPED IN ACCORDANCE WITH TOWN CODE.

Y.I. # 4

RETAINING WALL

3
2.28 AC.
PROPOSED
ONE STORY
BUILDING
28,600 S.F.
30% OFFICE
70% WAREHOUSE
69 PARK SP. REQD

HC SPACES W/8'-8a
SIGNS & RAMP
van accessible

F.F.E.
383.0

RETAINING WALL, top 386.5
BRICK TO MATCH BUILDING
(see architectural plans for detail)

TOWN OF CARY
P.I.N. 0754.11-75-0445
USE - OPERATIONS CENTER
ZONE I-1

TOP WALL - 386.0

10' TYPE "B" BUFFER

TOP WALL - 388.0

DUMPSTERS W/8' WALL
ON 6" CONC. PAD
INSTALL CHAINLINK GATES W/VINYL SLATS

TOP WALL - 386.0

RETAINING WALL
BY "ROCKWOOD" OR EQUAL
TOP WALL VARIES, "BROWN" COLOR.

LOT 1
PRESTON EAST INDUSTRIAL PARK
ZONE PEC
USE - UNDEVELOPED

10' TYPE "C" BUFFER

ZONE I-1

ZONE PEC

S 69°29'01" E 463.42'

S 69°29'51" E 208.36'

S 69°29'51" E 334.47'

NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FIELD DATA BY NIALL GILLESPIE, SURVEYOR DATED 07-07-99.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF CARY STANDARDS, SPECIFICATIONS AND DETAILS.
3. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
4. ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE TOWN OF CARY ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT
6. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
7. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES. ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
8. CONTRACTOR SHALL PAINT SYMBOLS, INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.
9. CONTRACTOR SHALL DELINEATE PARKING SPACE LINES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC., AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
10. CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-632-4949 BEFORE DIGGING.
11. DENUDED AREA IS 1.90 ACRES FOR LOT 2 & 2.28 ACRES FOR LOT 3
12. THIS SITE IS NOT WITHIN A 100 YEAR FLOODWAY FRINGE AREA.
13. PROJECTED SANITARY SEWER FLOW IS APPROXIMATELY 1000 GPD BASED ON 25 GPD/EMPLOYEE ASSUMING 72 EMPLOYEES.
14. SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
15. PLEASE BE INFORMED THAT THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COSTS ASSOCIATED WITH STREET LIGHTING ALONG ALL PROPOSED STREETS, ADJACENT STREETS AND THOROUGHFARES AS REQUIRED PER TOWN OF CARY POLICY STATEMENT NO. 13. ALSO, THE DEVELOPER SHALL CONTACT CAROLINA POWER AND LIGHT COMPANY IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE SUBDIVISION PLAN PRIOR TO CONSTRUCTION.
16. 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.
17. ALL HVAC SYSTEMS WILL BE SCREENED FROM OFF-SITE VIEWS.
18. ALL DUMPSTER AND CARDBOARD RECYCLING LOCATIONS WILL BE SCREENED FROM OFF-SITE VIEWS.
19. WHERE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS THE REQUIRED BUFFER TYPE, (E, TYPE A,B,C,D, & 100 FOOT THOROUGHFARE 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.
20. ALL EXTERIOR SITE LIGHTING WILL BE DESIGNED TO PREVENT OFF-SITE GLARE. ALL WALL PACK LOCATIONS WILL BE SHIELDED WHERE NECESSARY TO ELIMINATE ANY OFFSITE GLARE.
21. THERE SHALL BE AT LEAST A 3 FOOT SEPARATION BETWEEN LANDSCAPED AREAS AND PARKING AREAS TO ALLOW FOR VEHICLE OVERHANG.
22. THERE ARE NO WETLANDS ON THIS LOT.
23. ALL CUT AND FILL SLOPES WILL BE STABILIZED WITHIN 15 DAYS OF ANY PHASE OF GRADING. EROSION CONTROL NETTING SHALL BE INSTALLED ON THESE SLOPES.
24. THIS PROJECT MAY REQUIRE A PRE-CONSTRUCTION CONFERENCE BEFORE THE GRADING PERMIT IS ISSUED.
25. THE STREETS IN FRONT OF THIS PROJECT SHALL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.
26. THIS SITE DRAINS TO THE CRABTREE CREEK WATERSHED.

99-SP-004
APPROVED
BB 8/6/99
TM 8-10-99

BLAKELY DESIGN GROUP
Landscape Architecture Site Planning
808-103 Salem Woods Drive Raleigh, North Carolina 27615
Telephone (919) 870-1868 Fax (919) 870-0752

GRADING, DRAINAGE & UTILITY PLAN

PRESTON EAST INDUSTRIAL PARK 2 & 3

120 & 140 TOWER VIEW COURT, CARY, N. C.

DATE	DEC. 31, 98
SCALE	1"=40'
DRAWN	BTB
JOB NO.	

REVISIONS
2-2-99 BTB REVISED PER TOWN OF CARY STAFF COMMENTS
3-5-99 BTB REVISED PER TOWN OF CARY STAFF COMMENTS
4-29-99 BTB REVISED BLDG DOOR LOCATIONS AND ADJUSTED GRADES
5-3-99 BTB REVISED PER TOWN OF CARY STAFF COMMENTS
6-3-99 BTB ADD FIELD TOPO AND ADJUST GRADES

SHEET
C-2