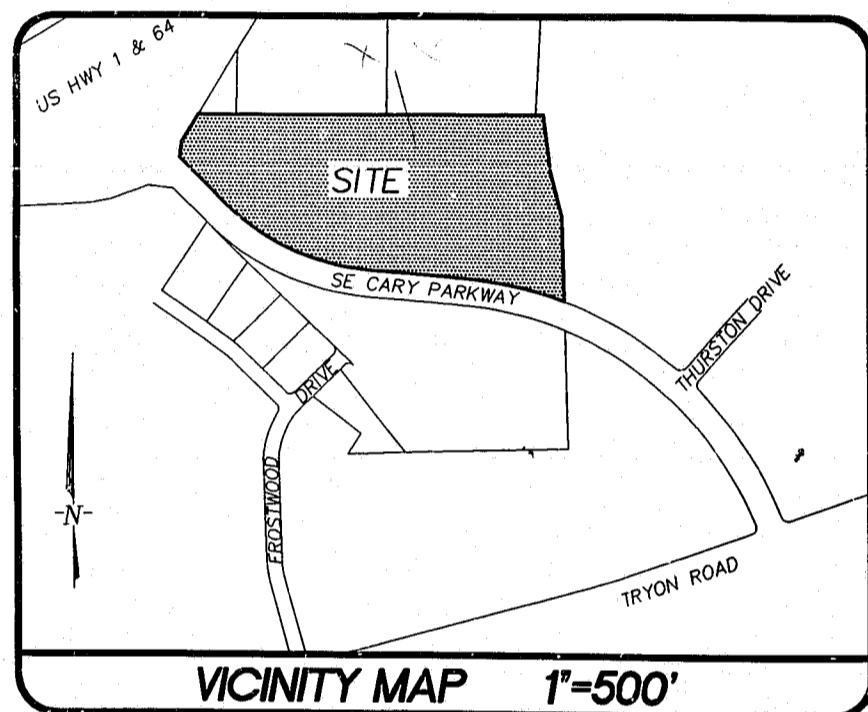


CONSTRUCTION PLANS FOR

SOUTHERN STATES NISSAN

CARY, NC



ZONING CONDITIONS

ZONING CASE NO. Z-404-86-1

1. ALL TRAFFIC ENTERING AND EXITING THE B-2 AREA SHALL BE DONE WITH A MAXIMUM OF 2 ACCESS POINTS. LOCATION OF ACCESS POINTS SHALL PROVIDE A MINIMUM 800 FEET BETWEEN THEIR INTERSECTIONS.
2. BUFFER OF 50 FEET SHALL BE PROVIDED ALONG CARY PARKWAY.
3. ALL BUILDINGS WHETHER CONNECTED OR FREESTANDING SHALL HAVE SIMILAR ARCHITECTURAL STYLES AND SITE AMENITIES, SUCH AS PARKING AREAS, PLANTING AND SIGNAGE.
4. ALL DEVELOPMENT SHALL CONFORM TO THE REQUIREMENTS OF THE RESERVOIR WATERSHED PROTECTION DISTRICT AT TIME OF SITE PLAN APPROVAL AND A 150' BUFFER MEASURED FROM THE STREAM CENTERLINE WILL BE PROVIDED ALONG THE EASTERN EDGE OF THE B-2 PROPERTY.
5. ALL BUILDINGS IN THE O4M ZONING WITHIN 200 FEET OF THE SUMMERWINDS SUBDIVISION WILL BE LIMITED TO 30 FEET IN HEIGHT MEASURED FROM THE FOUNDATION AT THE CENTER OF THE BUILDING AND BE OF RESIDENTIAL STYLE IN APPEARANCE. FLAGPOLES, ANTENNAS AND CHIMNEY OR SIMILAR ACCESSORIES ARE EXCLUDED FROM THE HEIGHT REQUIREMENTS.
6. ALL O4M BUILDINGS MORE THAN 200 FEET FROM THE SUMMERWINDS SUBDIVISION SHALL HAVE AGGREGATE SIDE YARDS AND AGGREGATE FRONT AND REAR YARDS OF AT LEAST TWICE THE BUILDING HEIGHT.
7. THE O4M PROPERTY SHALL NOT BE DIRECTLY ACCESSED BY ANY STREET PASSING THROUGH AN EXISTING (DEVELOPED) RESIDENTIAL AREA, CARY PARKWAY BEING EXCLUDED.
8. A THIRTY FOOT LANDSCAPED BUFFER YARD WILL BE PROVIDED FOR ALL O4M PERIMETER ADJOINING RESIDENTIAL ZONING.
9. THE ONLY PERMITTED USES IN THE B-2 PORTION OF THE SITE SHALL BE THE FOLLOWING:
 - A. RETAIL STORES (AS SHOWN IN SECTION 30(1) OF THE 1986 CARY ZONING ORDINANCE)
 - B. HOTELS
 - C. BARBERS AND BEAUTY SHOPS
 - D. LAUNDRY AND DRY CLEANING; DRY CLEANING PICK-UP STATIONS
 - E. OFFICES, INCLUDING FINANCIAL, MEDICAL, GOVERNMENT, PROFESSIONAL AND BUSINESS
 - F. DAY CARE CENTERS
 - G. HOUSEHOLD EQUIPMENT
 - H. BANKS
 - I. SHOE REPAIR
 - J. RESTAURANTS
 - K. DRINKING DISPENSING FOOD, CAFETERIA
 - L. SERVICE STATIONS
 - M. PRINTING, PUBLISHING AND REPRODUCTION EST.
 - N. RADIO AND TELEVISION REPAIR
 - O. HOTELS
 - P. FLORESTS
 - Q. THEATERS

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LEGEND

DESCRIPTION	EXISTING	PROPOSED
2' CONTOUR INTERVAL	-----	-----
10' CONTOUR INTERVAL	-----	-----
PROPERTY LINE	-----	-----
ROADWAY CENTERLINE	-----	-----
RIGHT OF WAY LIMITS	-----	-----
EASEMENT LINE	-----	-----
CURB & GUTTER	=====	=====
SANITARY SEWER FACILITIES	-----	-----
STORM SEWER FACILITIES	-----	-----
WATERLINE	-----	-----
FIRE HYDRANT ASSEMBLY	⊕---⊕	⊕---⊕
FENCING STRUCTURE	-----	-----
WOODSLINE	-----	N/A
WATERWAYS	-----	N/A
SILT FENCING	N/A	* * * * *

DEVELOPER

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ARCHITECT(S)

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