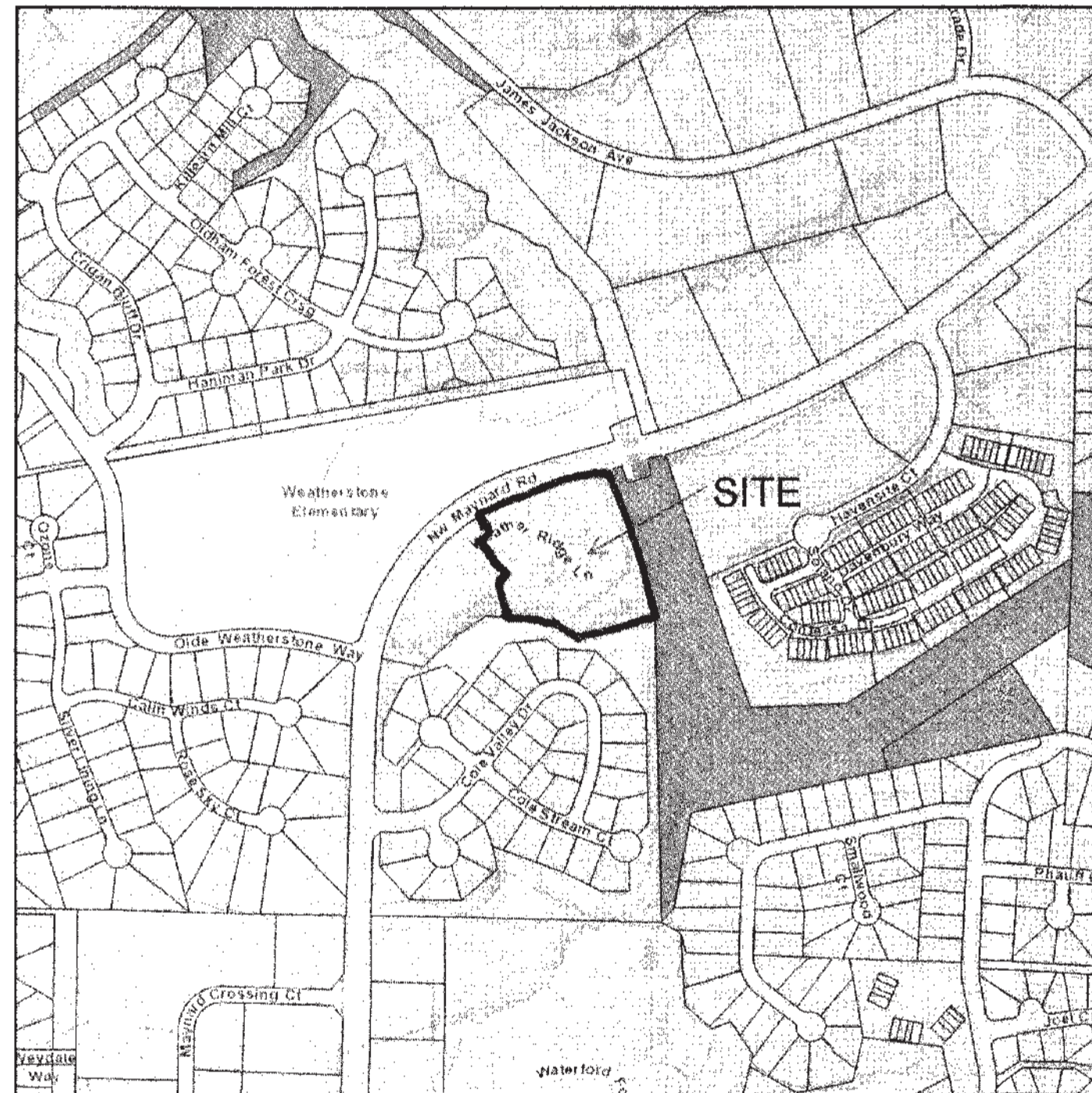


WEATHERSTONE SPRINGS PHASE 2

WEATHER RIDGE LANE

CARY

WAKE COUNTY, NORTH CAROLINA



SITE DATA

PARCEL ADDRESS	400 WEATHER RIDGE LN (BLDG 3)
PARCEL ADDRESS	600 WEATHER RIDGE LN (BLDG 2)
PIN NUMBER	0754731234
REAL ESTATE I. D. NUMBERS	00289280
DEEDED ACREAGE	5.32 AC (DEED BOOK-11864, PG-1413)
PROJECT AREA	5.32 AC 5.27 AC AFTER R/W (TRACT 3)
SUBDIVIDED AREA	3.27 AC/ 20 AC
ZONING	WEATHERSTONE PDD
ALLOWED DENSITY	8 UNITS/AC
PROPOSED DENSITY	7 UNITS/AC
DISTURBED AREA	1.25 AC
IMPERVIOUS AREA	1.62 AC (EXISTING)
IMPERVIOUS AREA	0.59 AC (PROPOSED)
NUMBER OF BIKE RACKS REQUIRED	2
NUMBER OF BIKE RACKS PROPOSED	2
GATHERING AREA REQUIRED	1,200 SF
GATHERING AREA PROPOSED	2,000 SF W GAZEBO
THERE IS NO FEMA DESIGNATED FLOOD PLAIN ON THIS PROPERTY PER MAP 3720074200 J DATED MAY 2, 2006.	

SETBACK DATA

ROADWAY	20'
SIDE	10'
REAR	10'
BUFFER	5'

UTILITY DATA: ALL TAPS ARE EXISTING

LF OF 8" PVC SEWER	0'
LF OF 8" DIP WATER	0'
LF OF RECLAIMED WATER	0'
NUMBER OF WATER TAPS	0
NUMBER OF SEWER TAPS	0
NUMBER OF RECLAIMED WATER TAPS	0
LF OF PUBLIC STREETS	0
LF OF ROAD WIDENING	0
SEWER FLOW (42- 1 BDRM, 38- 2 BDRM)	11,800 GPD

PARKING DATA:

EXISTING CONGREGATE CARE (66,726 SF BUILDING)	
TOTAL DWELLING UNITS	72
PARKING REQUIRED: 72 UNITS X 0.25/UNIT	18
EMPLOYEE PARKING REQUIRED: 1 PER EMPLOYEE	5

EXISTING CONDOMINIUMS (33,200 SF BUILDING)

TOTAL DWELLING UNITS	20
PARKING REQUIRED: (10) 2 BED UN X 2/UNIT	20
PARKING REQUIRED: (10) 3 BED UN X 2.5/UNIT	25
PARKING REQUIRED	45
PARKING PROVIDED	45 (SUBDIVISION LINE)

PROPOSED CONGREGATE CARE BUILDINGS 2 & 3 (84,000 SF)

TOTAL DWELLING UNITS	80
PARKING REQUIRED: 80 UNITS X 0.5/UNIT	40
EMPLOYEE PARKING REQUIRED: 1 PER EMPLOYEE	10
PARKING REQUIRED	50
PARKING PROVIDED	82 (SUBDIVISION LINE)
CONGREGATE CARE, DEPENDANT LIVING (ALL WITH KITCHENS)	
HC PARKING REQUIRED	6
HC PARKING PROVIDED	9

SUBDIVISION AND SITE PLAN SUBMITTAL

THESE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING DRAWINGS AND THE STANDARD SPECIFICATIONS OF THE TOWN OF CARY DATED DEC. 10, 2009.

- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, ARCHITECTURAL DESIGN (ESPECIALLY COLORS), LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW COMMITTEE OF THE TOWN OF CARY.
- UNLESS EXPLICITLY SPECIFIED IN THE NOTES ON THIS SITE PLAN, THE DEVELOPMENT OF THIS PROJECT, INCLUDING ANY SUBSEQUENT SITE PLANS, SHALL COMPLY WITH THE CARY LAND DEVELOPMENT ORDINANCE (LDO) AND ALL OTHER APPLICABLE REGULATIONS AND GUIDELINES. IN THE EVENT OF A DISCREPANCY BETWEEN THIS APPROVED SITE PLAN AND THE APPLICABLE REGULATIONS OR GUIDELINES, AND ABSENT CLARIFICATION OR APPROVAL OF SUCH STATED ON THIS SITE PLAN OR OTHER RELATED APPROVAL, THE APPLICABLE REGULATION OR GUIDELINE SHALL APPLY.
- SIGN PERMITTING IS A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN REVIEWED OR APPROVED WITH THIS PLAN.

MODIFICATIONS:
THE FOLLOWING MODIFICATION(S) TO THE TOWN'S DEVELOPMENT STANDARDS HAVE BEEN APPROVED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE LDO:
A) NONE

GENERAL NOTES:
1. A PAYMENT IN LIEU FOR \$7,127.00 FOR THE WIDENING OF MAYNARD ROAD (SR-3073) 2 FEET FOR BICYCLE PROVISIONS WAS MADE AND APPROVED ON 06/15/17.

TRAFFIC:
1. 80 SENIOR ADULT UNITS WILL GENERATE 11 AM AND 13 PM PEAK HOUR TRIPS WHICH IS LESS THAN THE TOWNS THRESHOLD SO A TRAFFIC STUDY IS NOT REQUIRED.

TOWN OF CARY
WATER RESOURCES DEPARTMENT
APPROVED UTILITY EXTENSIONS
WATER PERMIT #: WP17045
SANITARY SEWER PERMIT #: NP17015
RECLAIMED WATER PERMIT #: N/A
BY: SHUYAN TIAN



SHEET INDEX

CVR	COVER SHEET
1	EXISTING CONDITIONS AND DEMOLITION PLAN
2	EXISTING RECORDED MAP
3	SITE PLAN
3A	SITE PLAN- ENLARGED
4	UTILITY PLAN
5	GRADING, DRAINAGE, & EROSION CONTROL
5A	GRADING PLAN- ENLARGED
6 & 7	BMP DETAILS
8 & 9	CIVIL DETAILS
LA-1	LANDSCAPE PLAN
LA-2	LANDSCAPE DETAILS
LP-1	SITE LIGHTING PLAN
A1.1-A1.9	ARCHITECTURAL PLANS
A2.0-A2.3	ARCHITECTURAL FLOOR PLANS
A3.1	FLOOR PLAN 1 BEDROOM UNIT
A3.2	FLOOR PLAN 2 BEDROOM UNIT
A4.0	COMMON AREAS
A4.1	COMMON AREAS
A4.2	COMMON AREAS

OWNER

EVERGREEN CONSTRUCTION COMPANY
CONTACT: TIM MORGAN
7706 SIX FORKS RD.
RALEIGH, NC 27615
PHONE: 919-848-2041
FAX: 919-XXX-XXXX

SURVEYOR (BOUNDARY, AS-BUILT)

AIKEN AND YELLE, ASSOCIATES, PA
CONTACT: JONATHAN FLEENER
3755 BENSON DR.
RALEIGH, NC 27609
PHONE: 919-877-9992
FAX: 919-XXX-XXXX

ARCHITECT

PERRY COX ARCHITECT, PA
CONTACT:
124 SALEM TOWNE COURT
APEX, NC 27502
PHONE: 919-363-5411
FAX: 919

ENVIRONMENTAL CONSULTANTS

LIGHTING ENGINEER

No.	Date	Revision	Dwn/Chk
4	07/24/17	FINAL SET	BAH/DAS
3	06/08/17	TOWN OF CARY COMMENTS DATED 05/30/17	BAH/DAS
2	05/11/17	TOWN OF CARY COMMENTS DATED 03/20/17	BAH/DAS
1	02/09/17	TOWN OF CARY COMMENTS DATED 11/29/16	BAH/DAS

COVER SHEET

FOR
WEATHERSTONE SPRINGS PH. 2
SITUATED AT
CARY
WAKE COUNTY, NORTH CAROLINA



JOB #: 5500.10
DSN/CHK BY: DAS DATE: 10/27/2016
DWN BY: BAH DATE: 10/27/2016
VRT SCALE: NONE HRZ SCALE: NONE

Sheet:
CVR

WEATHERSTONE SPRINGS PHASE 2

Hugh J. Gilleece and Associates
BUSINESS LIC. # C-496
875 Walnut Street Suite 360 Cary, NC Phone: (919)469-1101