



VICINITY MAP

NO SCALE

**APPROVED by the Town of Cary
Development Review Committee**



19-DP-9994

**By: Kevin A. Hales
07/10/2019**

TOWN OF CARY NOTES:

- Sign permitting is a separate approval process and has not been reviewed or approved with this site plan.
- No changes to any aspect of this site plan, including but not limited to, landscaping, grading, architectural design, 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 development plan, this project, including any subsequent development 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 development plan and the applicable regulations or guidelines, and absent clarification or approval of such stated on this development plan or other related approval, the applicable regulation or guideline shall apply.
 - The following modification(s) to the Town's development standards have been approved in accordance with applicable sections of the LDO:

NA
 - The property owner shall be required to replace, in accordance with Section 7.2.5(E) of the Land Development Ordinance, any champion tree retained in this plan that dies within one year of the completion of development activity on the property. Trees identified as replacements for Champion Trees to be removed from the site shall be, per Section 7.2.5(E) of the LDO, maintained through an establishment period of at least three years, except that replacement trees located on individual detached dwelling lots shall be maintained through an establishment period of one year. Replacement trees that do not survive the establishment period shall be replaced by the developer.

NA
 - All construction must be performed in accordance with current Town of Cary Standard Specifications and Details.
 - Construction Entrances must be modified to achieve ADA compliance where applicable
 - All structures within the boundaries of the site require individual permits from the Town of Cary Inspections and Permits Department, including retaining walls and dumpster enclosures.

DRAWING INDEX

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02	EX-1 CONTEXT MAP
03	L -101 SITE LAYOUT PLAN
04	L -301 LANDSCAPE PLAN
05	L -501 SITE DETAILS

PRIOR DEVELOPMENT PLAN APPROVALS

19-DP-6966 EV STATIONS APPROVED 5/2/2019
 17-MA-016 BUILDING ADDITION/LANDSCAPE/SIDEWALKS APPROVED 4/12/2017
 09-MA-118
 07-MA-212
 02-SP-084
 99-SP-033 APPROVED 4/29/1999

SITE DATA

DEVELOPMENT NAME: ABB CAR CHARGING STATION REVISIONS

PROPERTY ADDRESS: 305 GREGSON DRIVE
 CARY, NC
 OWNER: CARY MEDICAL PLAZA III LLC
 620-621 SOUTH SALEM LLC
 1000 CRESCENT GREEN
 CARY, NC 27518
 APPLICANT: HAGERSMITH DESIGN
 C/O JAMIE LOYACK, RLA (JLOYACK@HAGERSMITH.COM)
 300 S DAWSON ST
 RALEIGH, NC 27601
 (919) 821-5547

WAKE CO. REALID: 0127846
 PIN: 0752719495
 ZONING: ORD
 RIVER BASIN: NEUSE RIVER
 WATERSHED: SWIFT CREEK OVERLAY
 RIPARIAN BUFFER: N/A
 SITE ACREAGE: 5.699 AC
 REQUIRED BUILDING SETBACKS IN MACGREGOR
 FRONT YARD (FROM ROW): 50' MACGREGOR
 SIDE YARD: 20'
 REAR YARD: 50'

EXISTING USE: OFFICE
 PROPOSED USE: NO CHANGE
 BUILDING SUMMARY:
 EXISTING OFFICE: 61,788 SF
 EXISTING ADDITION: 367 SF (ENCLOSING THE 1ST FLOOR VESTIBULE)
 TOTAL BUILDING: 62,155 SF

PARKING SUMMARY:
 TOTAL REQUIRED: 208 SPACES REQUIRED (OFFICE (1 / 300 SF) **23 SP REMOVED**)
 392 EXISTING (LESS 22 SP REMOVED)
 TOTAL PROVIDED: 369 SPACES PROVIDED

IMPERVIOUS SURFACE STATEMENT:
 THE PROJECT ADDS NEITHER AN INCREASE NOR DECREASE IN IMPERVIOUS SURFACE AREA.

FLOODWAY FRINGE OR NON-ENCROACHMENT AREA FRINGE ON SITE: N/A



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Consultant

Scale



Client



MINOR ALTERATION
 ABB CAR CHARGING
 STATION REVISIONS
 305 GREGSON STREET
 CARY, NC

19-DP-9994

HTE #:
 Approved by the Town of Cary
 Development Review Committee

Planner: _____ Date: _____

Drawing Title

COVER

Number	Description	Date
1	FIRST COMMENT RESPONSE	7/1/19

Drawn By: BTK
 Checked By: JSL
 Date Issued: 6/12/2019 of _____