



VICINITY MAP

1"=1000'

**TOWN OF CARY NOTES:**

- 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 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.
  - SIGN PERMITTING IS A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN REVIEWED OR APPROVED WITH THIS SITE PLAN. A MASTER SIGN PLAN SHALL BE APPROVED BY THE TOWN OF CARY PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY (CO) WITHIN THE DEVELOPMENT.
  - THE FOLLOWING MODIFICATION(S) TO THE TOWN'S DEVELOPMENT STANDARDS HAVE BEEN APPROVED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE LDO:
    - MINOR MODIFICATION TO TOWN OF CARY LAND DEVELOPMENT ORDINANCE SECTION 7.10.3(C) CROSS ACCESS TO I-40 CONTROLLED ACCESS RIGHT-OF-WAY. ACCESS NOT PERMITTED BY NCDOT.
    - MINOR MODIFICATION TO TOWN OF CARY LAND DEVELOPMENT ORDINANCE SECTION 7.10.3(C) CROSS ACCESS TO ADJACENT PROPERTY TO THE WEST. CROSS ACCESS IS NOT PRACTICABLE DUE TO TOPOGRAPHY AND THE PRESENCE OF A STREAM BUFFER.
    - MINOR MODIFICATION TO TOWN OF CARY CODE OF ORDINANCE SECTION 28-98 - SIGHT DISTANCE. EXISTING TOPOGRAPHY DOES NOT SUPPORT A DRIVEWAY AT EXISTING POSTED SPEED. PER SECTION 28-99.B, THE POSTED SPEED TO BE REDUCED TO 25MPH VIA A PLACARD ATTACHED TO AN INTERSECTION WARNING SIGN (MUTOD W2-2-L&R). DESIGN SPEED TO BE 30MPH. WAIVER REQUEST SUBMITTED TO THE TOWN OF CARY VIA LETTER DATED SEPTEMBER 11, 2015.
- BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY BY CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148 DATED OCTOBER 20, 2014

**PROJECT LOCATION:**

THIS PROJECT IS LOCATED IN THE TOWN OF CARY, NORTH CAROLINA ON GATEWAY CENTRE BOULEVARD, APPROXIMATELY 150 LINEAR FEET EAST OF THE INTERSECTION WITH NORTHGATE CT.

**SITE DATA**

OWNER STREET CITY	WAKE GATEWAY LLC 111 E. HARGETT ST SUITE 300 RALEIGH, NC 27601-1482
DEVELOPER STREET CITY	CAROLINA RESTORATION SERVICES 8160 CHAPEL HILL ROAD CARY, NC 27513
DESIGNER	BOBBITT DESIGN-BUILD, INC. ATTN: BLAIR PITTMAN, PE (24438) 600 GERMANTOWN ROAD RALEIGH, NC 27607 bpittman@bobbitt.com 919.851.1980
STREET CITY	
EMAIL ADDRESS PHONE NUMBER	
SITE ADDRESS	3401 GATEWAY CENTRE BOULEVARD
TAX MAP OR PIN NUMBER	0756-85-3071
REAL ESTATE ID	0239822
TOTAL DEEDED ACREAGE	5.66
JURISDICTION	CARY
INSIDE CITY LIMITS	YES
ZONED	ORD
OVERLAY	THOROUGHFARE & AIRPORT OVERLAY
WATERSHED	CRABTREE CREEK
<b>BUILDING SETBACKS:</b>	
STREET RIGHT-OF-WAY	30'
SIDE	NONE
REAR	NONE
<b>IMPERVIOUS TOTAL</b>	
BUILDING AREA:	30,500 SF
VEHICLE PVMT AREA:	54,023 SF
NON-VEHICLE PVMT. AREA:	4,121 SF
TOTAL IMPERVIOUS	88,644 SF / 36.0%
DISTURBED/DENUDED AREA	3.41 ACRES
<b>PARKING REQUIREMENTS:</b>	
OFFICE - 10,000 SF (1 SPACE PER 300 SF)	34
WAREHOUSE - 20,500 SF (1 SPACE PER 1,250 SF)	17
TOTAL REQUIRED	51
PROPOSED PARKING:	57
HANDICAP SPACES REQUIRED/PROVIDED:	3/3
BIKE SPACES	1 RACK REQUIRED/PROVIDED
PUBLIC ROADS:	55 LF
FIRE LANES:	305 LF
PUBLIC WATER LINES:	143 LF
PUBLIC SEWER LINES:	0 LF
RECLAIMED WATER LINES:	0 LF
WATER TAPS:	1
SEWER TAPS:	1
RECLAIMED WATER TAPS:	0
PROJECTED SEWAGE FLOW	1,750 GPD (70 EMPLOYEES X 25 GPD)

**INDEX OF SHEETS**

SHEET NUMBER	DESCRIPTION
CO.0	COVER SHEET
CO.1	EXISTING CONDITIONS
C1.0	STAKING PLAN
C1.1	PROFILES
C2.0	EROSION CONTROL PLAN-PHASE I
C2.1	EROSION CONTROL PLAN-PHASE II
C2.2	NIPDES STABILIZATION PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	LANDSCAPE PLAN
C6.0	LIGHTING PLAN
C7.0	DETAILS
C7.1	DETAILS
C7.2	DETAILS
C7.3	DETAILS
C7.4	DETAILS
SA1	ARCHITECTURAL - FLOOR PLAN (PRELIMINARY)
SA2	ARCHITECTURAL - ELEVATIONS (PRELIMINARY)
SA3	ARCHITECTURAL - ELEVATIONS (PRELIMINARY)
CAM1	CAM SOUTH ELEVATION
CAM2	CAM WEST ELEVATION

**TRAFFIC ALERT NOTE**

A TRAFFIC ALERT ISSUED BY THE TOWN IS REQUIRED FOR THIS PROJECT FOR CONSTRUCTION ACTIVITIES THAT ARE GOING TO BE CONDUCTED WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL PROPERLY FILL OUT A TOWN OF CARY PUBLIC INFORMATION (PIO) FORM AND SUBMIT IT TO THE FIELD SERVICES INSPECTOR AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO CONSTRUCTION ACTIVITIES BEGINNING WITHIN THE RIGHT-OF-WAY. THE FIELD SERVICES INSPECTOR WILL FORWARD THIS FORM TO PIO SO THAT A TRAFFIC ALERT CAN BE ISSUED IN ADVANCE OF THE CONSTRUCTION.

**FLOODPLAIN INFORMATION**

THIS SITE CONTAINS ZONE X AND ZONE AE AREAS AS SHOWN ON FIRM PANEL 3720077800J PANEL 0778 DATED 2 MAY 2006

Town of Cary  
Water Resources Department  
Approved Utility Extensions

Water Permit #: WP15068  
Sewer Permit #: NP15016  
Reclaimed Water Permit #: N.A.  
By: Shuyan Tian

15-SP-020  
HTE #: 15-1257  
Approved by the Town of Cary  
Development Review Committee

Planner: *K. White* Date: 18 Nov 2015

**APPROVED FOR CONSTRUCTION**

THESE PLANS WERE USED FOR PERMITTING AND DO NOT REFLECT CHANGE ORDERS OR MODIFICATIONS MADE DURING CONSTRUCTION.

**CALL BEFORE YOU DIG!**  
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION

**811** www.nc811.org  
1-800-632-4949

North Carolina One-Call Center, Inc.

**REVISIONS**

No.	DATE	DESCRIPTION	REV. BY
1	2 JULY 15	REVISIONS PER TOWN OF CARY COMMENTS	JBG
2	15 SEPT 15	REVISIONS PER TOWN OF CARY COMMENTS	JBG
3	30 OCT 15	REVISIONS PER TOWN OF CARY COMMENTS	JBG
4	17 NOV 15	REVISED NOTES PER TOWN OF CARY COMMENTS	JBG

**CAROLINA RESTORATION SERVICES**  
**SITE PLANS**

think. design. build.

**BOBBITT DESIGN-BUILD**  
600 Germantown Road | Raleigh, North Carolina 27607  
Ph (919) 851-1980 | Fx (919) 851-1982 | design@bobbitt.com  
Firm Lic. # 04951

COORDINATOR:  
Blair Pittman

DRAWN BY:  
Jason Galloway

CHK BY: BPP

**CAROLINA RESTORATION SERVICES**  
3401 GATEWAY CENTRE BOULEVARD  
CARY, NORTH CAROLINA

24 X 36

1" = 40'

22 APRIL 2015

1960-0240

COVER

**CO.0**