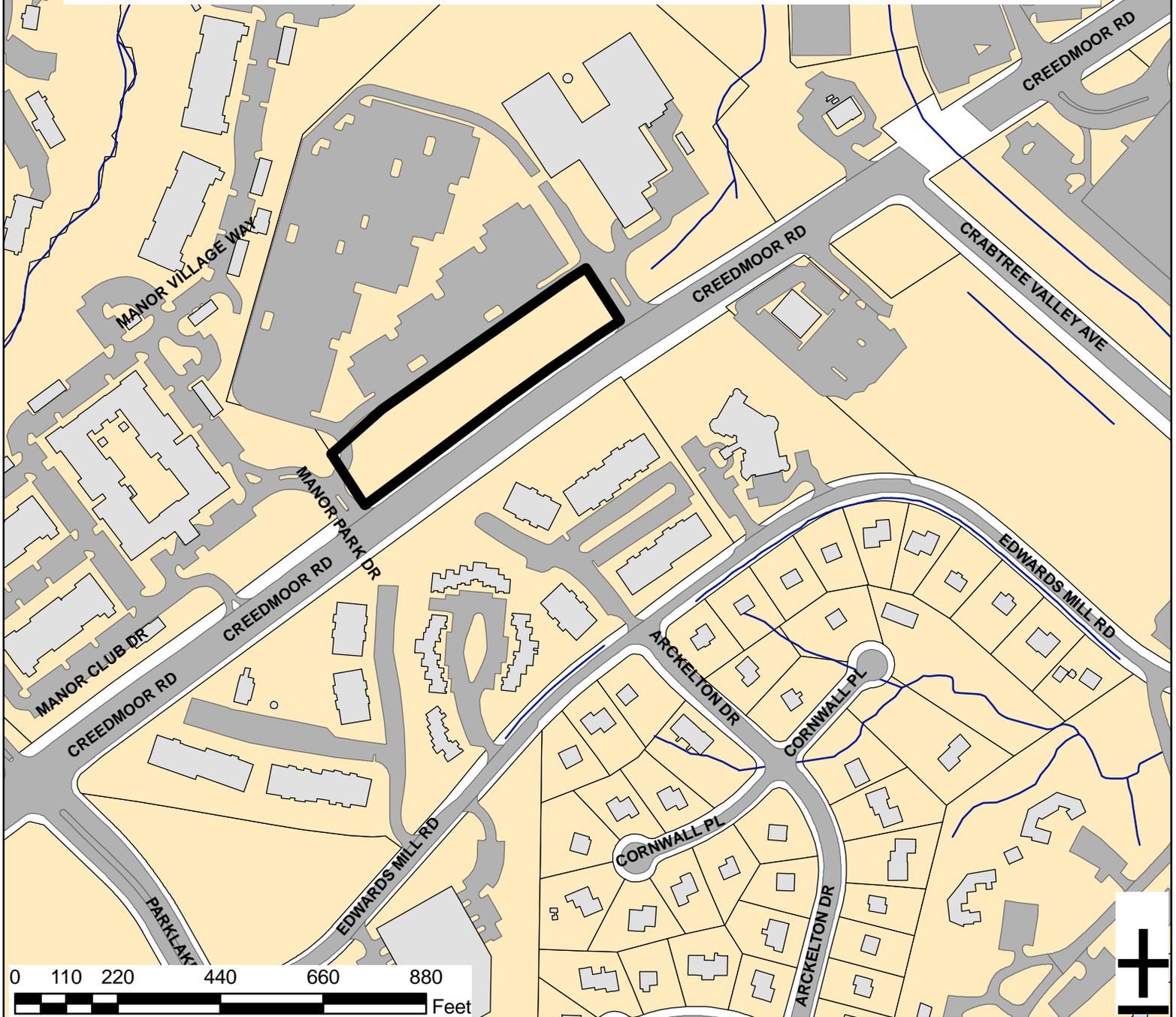


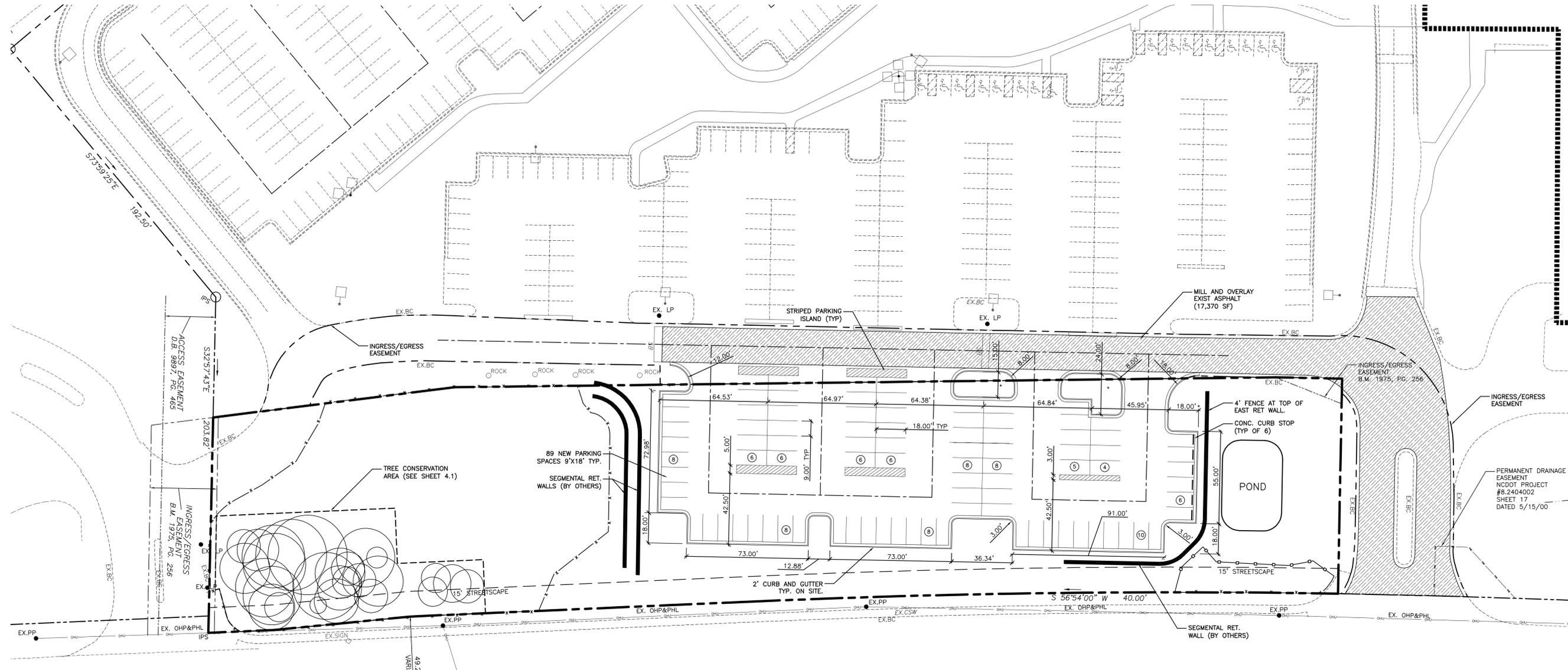
NATIONWIDE MUTUAL PARKING LOT EXPANSION SP-35-2010



Zoning: **O&I-2**
CAC: **Northwest**
Drainage
Basin: **Crabtree Creek**
Acreage: **2.04**

Proposed Use/ Sq. Ft:
Planner:
Phone:
Applicant Contact:
Phone:

Parking Lot/ 31,361
Mead Bradshaw
(919) 516-2664
The Site Group
(919) 832-6658



STAKING NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
2. PARKING SPACES ARE 9.0' WIDE EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 5.0' AISLES. 8.0' AISLES FOR VAN ACCESSIBLE.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR DIMENSIONAL CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CURB AND GUTTER ON-SITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE. TRANSITION TO 24" CURB AND GUTTER IN THE FIRST 10' ON SITE.
5. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY GRIFFIN LAND SURVEYING, INC. TITLED: "PARKING LOT AS BUILT FOR NATIONWIDE MUTUAL INSURANCE COMPANY" DATED MARCH 25, 2010. ADDITIONAL SITE INFORMATION, INCLUDING TREE SURVEY AND TOPOGRAPHY WAS PROVIDED IN A SURVEY BY ROBINSON & PLANTE, PRODUCED 3 JUNE 2010. THIS PLAN ALSO CONTAINS EXISTING SITE INFORMATION FROM THE WAKE COUNTY GIS.
6. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND SHALL CONFORM TO A.D.A. STANDARDS.

ACCESS NOTE:

1. ADDITIONAL CROSS ACCESS EASEMENTS WILL BE PROVIDED AS SHOWN BETWEEN LOTS 0796-20-6894 AND 0796-21-8350. THIS CROSS ACCESS EASEMENT WILL BE RECORDED AFTER SITE PLAN APPROVAL AND PRIOR TO THE START OF CONSTRUCTION.

PARKING SUMMARY:

BASIS OF DETERMINATION:	N/A
TOTAL REQUIRED:	N/A
TOTAL PROPOSED:	89 SPACES
TOTAL H/C SPACES REQ'D/PROVIDED:	N/A
TOTAL VSA:	31,361 SF



NORTH
STAKING PLAN

SCALE: 1" = 30'



NOT FOR CONSTRUCTION



DWG BY: BDM
 CHK BY: EFS

DATE:
 04 AUGUST 2010

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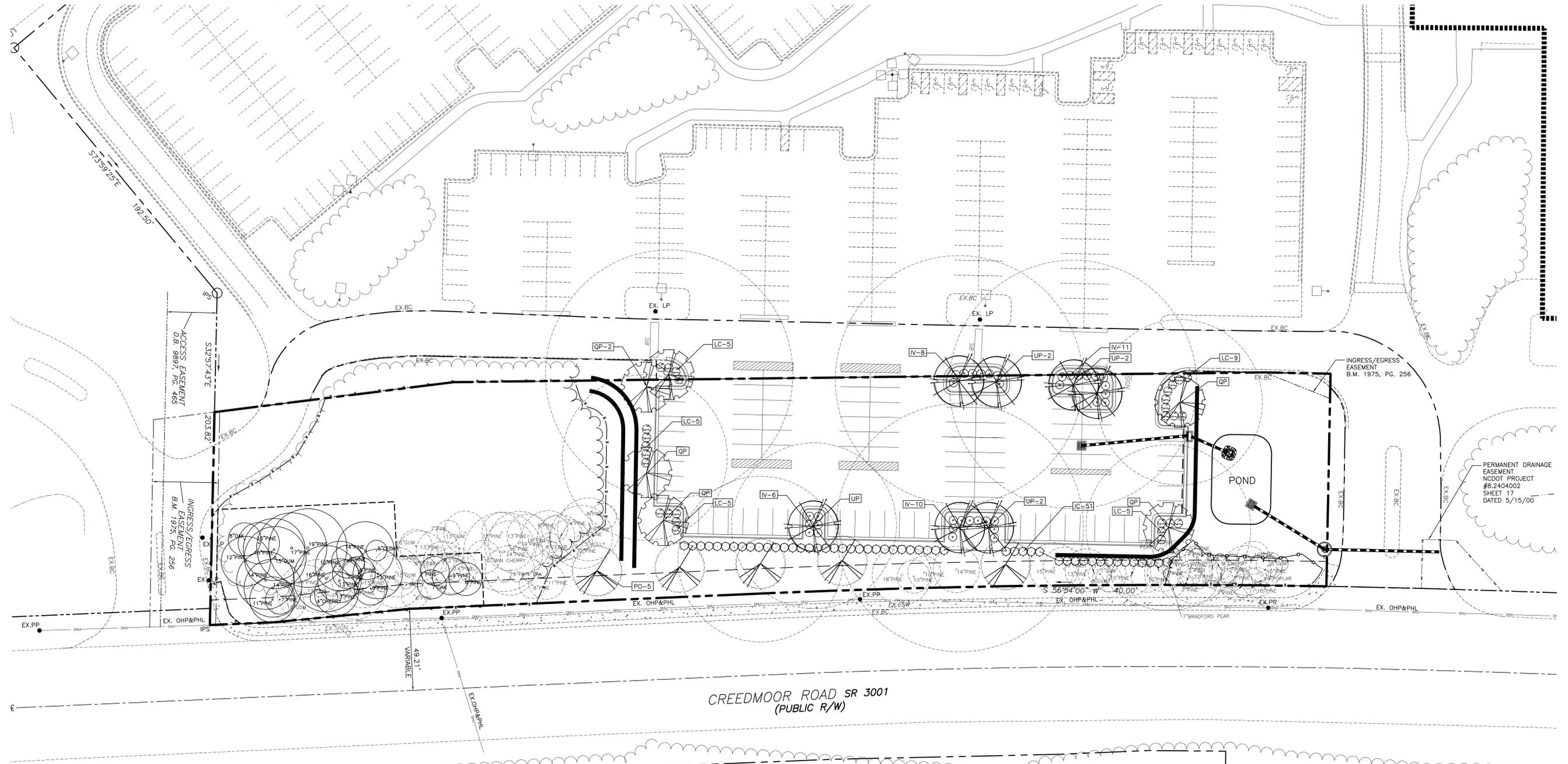
Dwg scaled for 36x24 plots

STAKING PLAN

JOB CODE: NWPE

DRAWING NUMBER

P.A.
1.2



LANDSCAPE PLAN NOTES:

- KEY REFERS TO PLANT LIST. WHERE THERE IS ONLY A KEY, THE QUANTITY IS ONE, WHERE THE KEY IS FOLLOWED BY A NUMBER, THE NUMBER IS THE QUANTITY REQUIRED FOR THE INDICATED PLANT BED.
- LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, ETC. DIMENSIONS ON STREET YARDS, BUFFERS AND LANDSCAPE AREAS ARE A MINIMUM WIDTH AND SHALL NOT BE REDUCED.
- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
- MULCH ALL TREES AND PLANTING BEDS AS NOTED ON DRAWING. ALL PLANT GROUPINGS ARE CONSIDERED PLANTING BEDS.
- LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. ANY CONFLICTS WITH UTILITIES SHALL BE MOVED.
- APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS PER MANUFACTURER'S SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL SEED AREAS DESIGNATED ON PLAN WITH STATESMAN BLEND FESCUE BY SOUTHERN STATES SEED, OR APPROVED EQUAL.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF CURB.
- ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (CO).
- REQUIRED STREET TREES THAT ARE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 8' TO PREVENT THE OBSTRUCTION OF VISION.
- NO TREES ARE TO BE PLACED IN PUBLIC UTILITY EASEMENTS.
- ALL VEHICULAR SURFACE AREAS (DRIVES AND PARKING AREAS) SHALL BE SCREENED FROM OFF-SITE VIEWS.

SIGHT DISTANCE NOTES:

- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.
- SIGHT DISTANCE IS DETERMINED AS PER THE NCDOT'S POLICY ON STREET AND DRIVEWAY ACCESS TO NORTH CAROLINA HIGHWAYS MANUAL.
THE INTERSECTION SIGHT DISTANCE IS CALCULATED BY THE FOLLOWING:
SITE ENTRANCES (CITY OF RALEIGH MANUAL CALCULATION)
ISD = 100 x V/mph (Design Speed) Per 10 mph
ISD = 100 x 25 / 10 = 250 FEET

LANDSCAPE REQUIREMENTS:

- STREET FRONTAGE:**
CREEDMOOR ROAD ~ 678 LF
- STREET PROTECTIVE YARD (CREEDMOOR ROAD):** 15' WIDE AVERAGE (>7.5' <25') X LF FRONTAGE LESS DRIVEWAYS 15 X 678 LF = 10,170 SF STREET PROTECTIVE YARD REQUIRED; 10,170 S.F. PROVIDED.
REQUIRED STREET TREES - 6" C./50 LF FRONTAGE = 678 LF/50 = 14
14 X 6" = 84" CAL. STREET TREES REQUIRED/167" CAL. PROVIDED. (157" EXIST. 10" NEW FOR SPACING REQ.)
- V.S.A. STREETYARD REQUIREMENT (CREEDMOOR ROAD):** 1 SHRUB/6 LF REQ'D WHERE VSA IS WITHIN 50' OF R-0-W 305 LF (EXCLUDING PERPENDICULAR DRIVE AISLES) IS LOCATED WITHIN 50' OF R-0-W.
305 / 6 = 51 SHRUBS REQUIRED. 51 SHRUBS PROVIDED.
- V.S.A. INTERIOR REQUIREMENT:** 1 TREE/2000 SF V.S.A.; 1 SHRUB/500 SF V.S.A.
31,361 S.F. V.S.A./2000 = 16 TREES REQUIRED/PROVIDED
31,361 S.F. V.S.A./500 = 63 SHRUBS REQUIRED/PROVIDED
INTERIOR V.S.A. COVERAGE TREES ARE LOCATED WITHIN 50' OF ALL PARKING SPACES. WHERE 2 TREES ARE PROVIDED WITHIN A CONTIGUOUS PLANTING AREA THE COVERAGE AREA IS EXTENDED TO 75'.
- LANDSCAPE INSTALLATION NOTES:**
- ALL ABOVE GROUND UTILITY DEVICES SHALL BE SCREENED BY LANDSCAPE CONTRACTOR.
 - STORMWATER MANAGEMENT DEVICES ON SITE WILL BE SCREENED FROM OFF-SITE VIEWS.
 - PARKING WITHIN 50' OF THE ROW MUST BE SCREENED WITH EVERGREEN SHRUBS.
 - SHRUBS LOCATED WITHIN THE SIGHT TRIANGLES WILL BE MAINTAINED AT A HEIGHT OF LESS THAN 36". TREES WITHIN THE SIGHT TRIANGLES WILL BE LIMBED UP TO 8'.

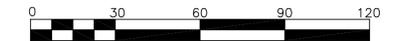
KEY	PLANT LIST		QUAN.	CAL.	HT.	SPD.	REMARKS
	BOTANICAL NAME	COMMON NAME					
TREES							
PO	Platanus occidentalis	American Sycamore	5	2"	8'		B&B
QP	Quercus phellos	Willow Oak	6	2"	8'		B&B
UP	Ulmus parvifolia	Limdbark Elm	7	2"	8'		B&B
SHRUBS							
IC	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	51		22"	22"	3 GAL. CONT.
IV	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	35		24"	20"	3 GAL. CONT.
LC	Loropetalum chinense	Fringe Flower	29		26"	20"	3 GAL. CONT.

PLANTING NOTES:
LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER; O.C. = ON-CENTER
MULCH: MULCH ALL BED AREAS WITH FRESH PINE STRAW TO A DEPTH OF 3". APPROXIMATE LIMITS OF MULCH WHERE SHOWN ON THE PLANS.
SEED AND SOD: SEED AND SOD AREAS AS INDICATED ON THIS PLAN.



NORTH
LANDSCAPE PLAN

SCALE: 1" = 30'



NOT FOR CONSTRUCTION



DWG BY: BDM
CHK BY: EFS

DATE:
04 AUGUST 2010

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Dwg scaled for 36x24 plots

LANDSCAPE PLAN

JOB CODE: NWPE

DRAWING NUMBER

P.A.
4.0



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number <div style="font-size: 2em; font-family: cursive;">280247</div>
* May require Planning Commission or City Council Approval		

Section A

SP-35-10

GENERAL INFORMATION

Development Name Nationwide Mutual - Creedmoor Area Parking Lot

Proposed Use Parking Lot

Property Address(es) 4351 Creedmoor Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 0796-20-6894

P.I.N.

P.I.N.

P.I.N.

What is your project type?

- Apartment
 Banks
 Elderly Facilities
 Hospitals
 Hotels/Motels
 Industrial Building
 Mixed Residential
 Non-Residential Condo
 Office
 Religious Institutions
 Residential Condo
 Retail
 School
 Shopping Center
 Single Family
 Telecommunication Tower
 Townhouse
 Other: If other, please describe: Parking Lot

PRELIMINARY ADMINISTRATIVE REVIEW

Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval.

PLANNING COMMISSION OR CITY COUNCIL REVIEW

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. The proposed stand alone parking lot is located within 400' of a residential district and can not be approved as a Plot Plan under 10-2132.1 because the area is greater than 25,000 sf and more than 80 new parking spaces are proposed.

CLIENT (Owner or Developer)

Company Nationwide Mutual Insurance Company

Name (s) Glenn Braxton

Address 4401 Creedmoor Road, Raleigh NC 27612

Phone 919-881-3364

Email braxtog@nationwide.com

Fax 919-785-2011

CONSULTANT (Contact Person for Plans)

Company The Site Group

Name (s) Brandon Moore

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) O&I-2	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross 31,361 S.F.
Total Site Acres 2.04 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required N/A Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 0.046 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.766 acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. The future land use designated for this area in the Comprehensive Plan is Office & Residential Mixed-Use. The proposed parking lot to support additional employees in the existing office on the adjoining parcel is consistent with this land use designation.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	9. Total number of commercial lots?
2. Total # Of Apartment Or Condominium Units	10. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below: a) Minimum Lot Size b) Total # Of Open Space Lots c) Total # Of Phases d) Perimeter Protective Yards Provided e) Must provide open space quotient per City Code 10-3071(5)
4. Total # Of Mobile Home Lots	
5. Overall Total # Of Dwelling Units (1-5 Above)	
6. Bedroom Units 1br 2br 3br 4br or more	
7. Overall Unit(s)/Acre Densities Per Zoning District(s)	
8. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Brandon Moore, The Site Group to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Brandon Moore Date 8-5-10
 Signed _____ Date _____

Section B

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh	<input checked="" type="checkbox"/>				
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>		✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the site plan and elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 ½" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Tree cover sheet