

UNION BANK AT STRICKLAND RD. SP-48-2014



0 300 600 Feet

Zoning: **CUD O&I-1**
CAC: **North**
Drainage Basin: **Mine**
Acreage: **1.79**
Square Feet: **8,342**

Planner: **Stan Wingo**
Phone: **(919) 996-2642**
Applicant: **Withers &
Ravenel**
Phone: **(919) 238-0334**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

SP-48-14

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 <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 407630 Assigned Project Coordinator Shankle Assigned Team Leader Wingo
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name **Union Bank at Strickland Road**

Proposed Use **Bank**

Property Address(es) **701 Mutual Court**

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1708.20-90-8294			

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:

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 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)

Company Union Bank	Name (s) Thomas Combs
Address 108 College Street Oxford, NC 27565	
Phone 919-691-5192	Email tcombs@unionbanknc.com Fax

CONSULTANT (Contact Person for Plans)

Company Withers & Ravenel	Name (s) Tucker McKenzie
Address 115 MacKenan Drive Cary, NC 27511	
Phone 919-238-0334	Email tmckenzie@withersravenel.com Fax 919-467-6008

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

Zoning Information		Building Information	
Zoning District(s) CUD O&I-1		Proposed building use(s) 1st Floor Bank; Second Floor Office	
If more than one district, provide the acreage of each 1.79 acres		Existing Building(s) sq. ft. gross 0 SF	
Overlay District		Proposed Building(s) sq. ft. gross 8,342 SF	
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 8,342 SF	
Off street parking Required 22 Provided 32		Proposed height of building(s) 25'	
COA (Certificate of Appropriateness) case #		FAR (floor area ratio percentage)	
BOA (Board of Adjustment) case # A-		Building Lot Coverage percentage 5.5% (site plans only)	
CUD (Conditional Use District) case # Z- 40-90			
Stormwater Information			
Existing Impervious Surface	acres/square feet 0 AC	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface	acres/square feet 0.70 AC	If Yes, please provide	
Neuse River Buffer <input type="checkbox"/> Yes <input 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 proposed development conforms to the Comprehensive Plan 2030 by maintaining appropriate uses along the Falls of Neuse Corridor.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots	Detached	Attached	11. Total number of all lots
2. Total # Of Single Family Lots			12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units			If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units			a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots			b) Total number of Single Family Lots
6. Total Number of Hotel Units			c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)			d) Total number of Open Space Lots
8. Bedroom Units	1br	2br	e) Minimum Lot Size
	3br	4br or more	f) Total Number of Phases
9. Overall Unit(s)/Acre Densities Per Zoning District(s)			g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
10. Total number of Open Space (only) lots			h) Must provide open space quotient per City Code 10-3071 (5)

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 _____ 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 Thomas M. Combs Date 9-2-2014

~~Signed~~ Thomas M. Combs, Pres./CEO, Union Bank ~~Date~~

	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 (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the Preliminary Development Plan Checklist 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"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<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 plan and elevations. 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"/>			✓



GENERAL NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS AND NCDOT, IF APPLICABLE.
2. BOUNDARY SURVEY PROVIDED BY WITHERS & RAVENEL.
3. ALL REQUIRED PARKING SPACES SHALL BE 18.0' X 9.0' MIN. OR AS SHOWN ON PLANS.
4. ALL REQUIRED HANDICAP SPACES SHALL BE 18' X 8' MINIMUM OR AS SHOWN ON PLANS WITH A VAN ACCESSIBLE AISLE THAT IS 18' X 8' MINIMUM.
5. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
6. PAVEMENT MARKING LINES FOR PARKING SPACES SHALL BE 4" WIDE WHITE PAINT.
7. SEE DETAILS FOR ACCESSIBLE PARKING AND SIGNAGE PLAN.
8. THE CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS FOR HARDSCAPE / SIDEWALK AREAS ADJACENT TO BUILDING.
9. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

SHEET NOTES:

- 1) ALL WORK MUST COMPLY WITH ICC/ANSI A117.1-2009
- 2) THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK ON THE SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES NOTED OR UTILITY LOCATION DIFFICULTIES.
- 3) PRIOR TO COMMENCEMENT OF GRADING OPERATIONS, THE CONTRACTOR SHALL CONTACT B11 A MINIMUM OF 48 HOURS IN ADVANCE.
- 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING A SITE HEALTH AND SAFETY PROGRAM COMPLIANT WITH LOCAL AND OSHA REGULATIONS.
- 5) UNLESS NOTED OTHERWISE, ALL SIGNS AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND STANDARD HIGHWAY SIGNS MANUAL. SIGNS SHALL BE AS FOLLOWS:
 STOP SIGN R1-1, 30"x30"
 MAXIMUM PENALTY R7-BD
 VAN ACCESSIBLE R7-BE
- 6) PAVEMENT SECTIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL REPORT.
- 7) ALL CURB AND GUTTER IN PUBLIC RIGHT-OF-WAYS SHALL BE 30-INCH WIDE. CURB AND GUTTER ON SITE SHALL BE 24-INCH WIDE.
- 8) PEDESTRIAN EXISTING ROUTES AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

SITE DEVELOPMENT DATA

DEVELOPER/OWNER: UNION BANK AND TRUST
 108 COLLEGE STREET
 OXFORD, NC 27565
 ATTN: THOMAS COMBS

STREET ADDRESS: 701 MUTUAL COURT
 WAKE COUNTY PIN: 1708.20-90-8294
 DEED: DB: 6557 PG: 246
 ZONING: Z-40-90
 ZONING CASE: CUD 046-1

SITE ACREAGE: 1.79 AC

EXISTING USE: VACANT
 PROPOSED USE: FIRST LEVEL: BANK WITH DRIVE THRU OFFICE
 SECOND LEVEL: OFFICE

MAX BUILDING HEIGHT: 25'

PARKING REQUIRED: 1 SPACE PER 400 SF (BANK W/ DRIVE THRU)
 (4,321 / 400) = 11 SPACES
 1 SPACE PER 400 SF (OFFICE)
 (4,321 / 400) = 11 SPACES
 22 SPACES

PARKING SPACES PROVIDED: 32 SPACES
 (2 ACCESSIBLE)

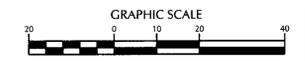
IMPERVIOUS AREA: 0.70 AC (38.98%)
 DISTURBED AREA: 1.44 AC

LEGEND

- Ⓢ CURB RAMP TYPE I
- Ⓣ CURB RAMP TYPE II
- Ⓤ CURB RAMP TYPE III
- ACC ACCESSIBLE PARKING
- VAN VAN ACCESSIBLE PARKING
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	520.58'	341.85'	335.74'	S 45°38'24" E	37°37'28"	177.34'
C2	25.00'	39.69'	35.65'	S 18°39'08" W	90°57'38"	25.42'
C3	55.00'	68.63'	64.27'	S 28°22'59" W	71°29'56"	39.59'

AASHTO SIGHT DISTANCE SUMMARY					
MAJOR STREET	MINOR STREET	DESIGN SPEED	APPROACH GRADE	RIGHT TURN TIME	REQ'D RIGHT TURN SIGHT DISTANCE
STRICKLAND ROAD	MUTUAL COURT	50 MPH	-2.9%	6.5 SEC.	450 FT.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE

WAKE CNTY BOARD OF EDUCATION
D.B. 13625, PG. 1724
P.I.N.: 1708-80-8370

RALEIGH-DURHAM MSA
LIMITED PARTNERSHIP
D.B. 6852, PG. 30
B.M. 1995, PG. 1777
P.I.N.: 1707.08-99-8973

20' PERIMETER BUFFER

RETAINING WALL WITH SAFETY FENCE
EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT
BM 1993, PG 615
PROPOSED 6" WOOD PRIVACY FENCE

24" CURB & GUTTER (TYP)
STOP BAR
STOP SIGN

BENCHMARK
TOP OF FLANGE BOLT
ELEV.: 436.52'

No.	Revision	Date	By

Designer	TLM	Scale	1"=20'
Drawn By	TLM	Date	09/02/14
Checked By	LGS	Job No.	02140119.00

UNION BANK AT STRICKLAND ROAD
 (701 MUTUAL COURT)
SITE PLAN

City of Raleigh Wake County North Carolina

WITHERS & RAVENEL
 ENGINEERS | PLANNERS | SURVEYORS

111 MacKenan Drive Cary, North Carolina 27511 tel: 919-469-3340 www.wITHERSRAVENEL.com License No. C-0832

Sheet No. **C2.0**

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