Administrative Site Review Application

Office Use Only: Case #: _



Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Planner (print): _

Please review UDO Section 10.2.8. as amended by text change case <u>TC-14-19</u> and <u>TC-11-21</u> to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the <u>Permit and Development Portal</u> . (Note: There is a fee for this verification service.)				
Site Plan Tier: Tier Two S	Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ✓			
Buildi	ng Type		Site Transaction History	
Detached Attached Apartment Townhouse		General Mixed use Open lot Civic	Subdivision case #: Scoping/sketch plan case #: SCOPE-0074-2022 Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Administrative Alternate #:	
		GENERAL IN	FORMATION	
Development name: LCCU -	New Bern Avenu	e Branch		
Inside City limits? Yes ✓ No				
Property address(es): 5280 New Bern Avenue				
Site P.I.N.(s): 1734433643				
Please describe the scope of work. Include any additions, expansions, and change of use. The 1.07 ac. project site will consist of constructing a new bank with parkijng and 2 drive through bays. Construction will consist of adding a 5,150 sf building, curb and gutter, asphalt parking, sidewalk, accessible sidewalk from right of way, open space, trees and shrubs, underground water quality and detention facility, and drainage outfall.				
Current Property Owner/Developer Contact Name: Etna Claro NOTE: please attach purchase agreement when submitting this form. Please see attached.				
Company: Latino Community Credit Union			Title:Facilities Director	
Address: 100 West Morgan Street, Durham, NC 27701				
Phone #:(919) 595-1733			@latinoccu.org	
Applicant Name: Robby Wayne, PE				
Company: LaBella Assoc	Company: LaBella Associates Address: 400 South Tryon Street, Suite 1300, Charlotte, NC 28285			
Phone #: (704) 941-2138	Phone #: (704) 941-2138 Email: rwayne@labellapc.com			
-				

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)					
SITE DATA	BUILDING DATA				
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished):				
PD	Existing gross floor area to be demolished:				
Gross site acreage: 1.07	New gross floor area: 5,021				
Maximum # of parking spaces: 26	Total sf gross (to remain and new): 5,021				
# of parking spaces proposed: 28	Proposed # of buildings: 1				
Overlay District (if applicable):	Proposed # of stories for each: 1				
Existing use (UDO 6.1.4): Vacant					
Proposed use (UDO 6.1.4): CX-Commercial Mixed Use					
STORMWATER	R INFORMATION				
Existing Impervious Surface:	Proposed Impervious Surface:				
Acres: Square Feet:	Acres: 0.59 Square Feet: 25,765				
Is this a flood hazard area? Yes No 🗸 If yes, please provide:					
Flood study:FEMA Map Panel #:					
Neuse River Buffer Yes No ✓	Wetlands Yes ☐ No ✓				
RESIDENTIAL D	PEVELOPMENTS				
Total # of dwelling units:	Total # of hotel units:				
# of bedroom units: 1br 2br 3br	4br or more				
# of lots:	Is your project a cottage court? Yes No				
SIGNATURE BLOCK					
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.					
Robby Wayne will serve as the agent regarding this application, and will receive					
and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.					
Signature: Weller Wage	Date: 10/7/22				
Printed Name: Robby Wayne, PE					

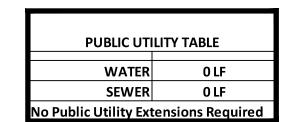
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EXISTING PROPERTY LINE.

PREPARED BY:



400 S. Tryon Street Suite 1300 Charlotte, NC 28285 704-376-6423 N.C. License # C-0430 labellapc.com Robby Wayne, P.E. rwayne@labellapc.com





LCCU - NEW BERN AVENUE BRANCH

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Project Data Sheet

Development Name: Edgewater Place

. Total number of townhouse lots:

5. Number of bedroom units: 1BR

2. Total number of apartment or condominium units:

3. Total number of Congregate Care or Life Care Dwelling units:

4. Overall total number of dwelling units (from 1-3 above):

6. Overall unit(s) per acre densities per zoning district(s):

Zoning Information

If more than one district, provide acreage of each:

Off street parking: Required 13 Provided 26

Flood Hazard Area: Yes No If yes, Alluvial Soils:

COA (Certificate of Appropriateness) case #

BOA (Board of Adjustment) case # A -

CUD (Conditional Use District) case # Z -

Proposed impervious surface: 25765

Neuse River buffer: Yes No

and drainage outfall.

Zoning District(s): PD

Overlay District(s):

Total site acreage: 1.07

Existing impervious surface: _

Total disturbed area: 1.17

PAGE 1 OF 1

Property Address(es): 5280 New Bern Avenue

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

GENERAL INFORMATION

What is the project type? □Apartment ■Bank □Elderly Facility □Hospital □Hotel/Motel □Industrial Building □Mixed Residential □Non-Residential Condo □Office □Religious Institution □Residential Condo □Retail

□School □Shopping Center □Single Family Residential □Telecommunication Tower □Townhouse □Other

drive through bays. Construction will consist of adding a 5,150 sf building, curb and gutter, asphalt parking, sidewalk,

accessible sidewalk from right of way, open space, trees and shrubs, underground water quality and detention facility,

FOR APARTMENTS, CONDOS, AND TOWNHOMES ONLY

DEVELOPMENT TYPE AND SITE DATA TABLE (applicable to all developments)

STORMWATER INFORMATION

acres/square feet

acres/square feet

acres/square feet

WWW.RALEIGHNC.GOV

5,021

Number attached:

er to case no. SCOPE-0074-2022.The 1.07 ac. project site will consist of constructing a new bank with parkijng and 2

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

Proposed Use: Office (Bank)

Number detached:

4BR or more

Building Information

FEMA Map Panel #:

REVISION 03.22.16

Proposed use of building(s): Office (Bank)

Total Sq. Ft. gross (existing and proposed):

Proposed Sq. Ft. of building(s) gross:

Existing Sq. Ft. of building(s) gross: -

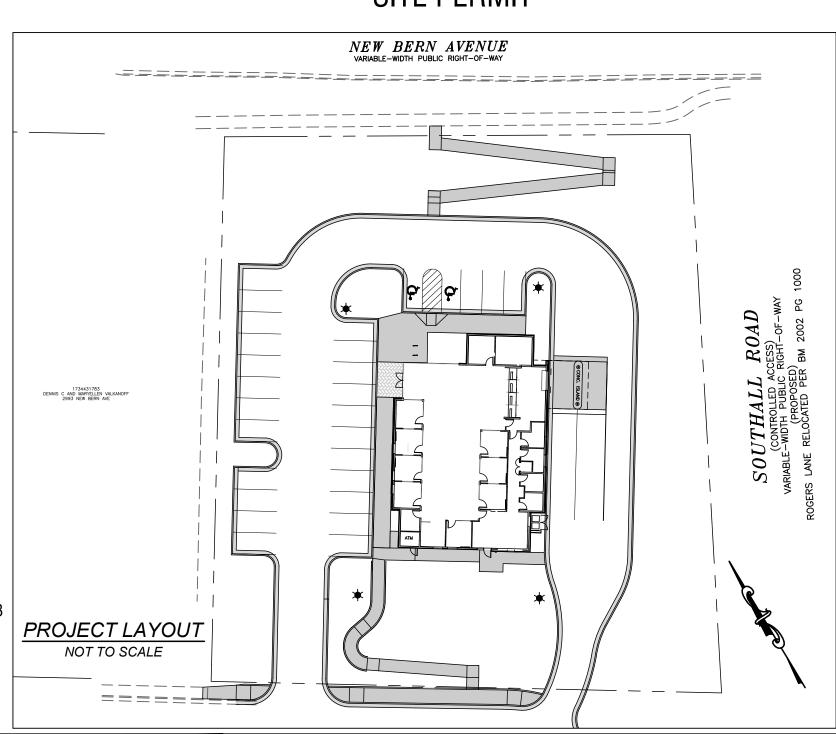
Proposed height of building(s): 29'-1"

Inside City Limits? ■ Yes □ No

FAR (floor area ratio) %:

Building lot coverage %

5280 NEW BERN AVENUE RALEIGH, NC 27601 CASE NO. SCOPE-0074-2022 SITE PERMIT



GENERAL NOTES:

- 1. COORDINATE ALL CURB AND STREET GRADES AT DRIVEWAY INTERSECTIONS WITH INSPECTOR.
- 2. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- 3. DIRECT VEHICULAR ACCESS TO AND FROM LOTS IS PROHIBITED.
- 4. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS
- 5. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE
- 6. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO
- 7. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- 8. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY ORDINANCE.
- 9. PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF RALEIGH ENGINEERING FOR APPROVAL.
- 10. PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
- 11. PRIOR TO PLAT RECORDATION, OFFSITE RIGHT-OF-WAY (R/W) AND/OR EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS".
- 12. ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF

SITE DATA

Zoning district (if more than one, please provide the

acreage of each):

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REVISION 06.02.22

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Raleigh

Site Transaction History

Scoping/sketch plan case #: SCOPE-0074-2022

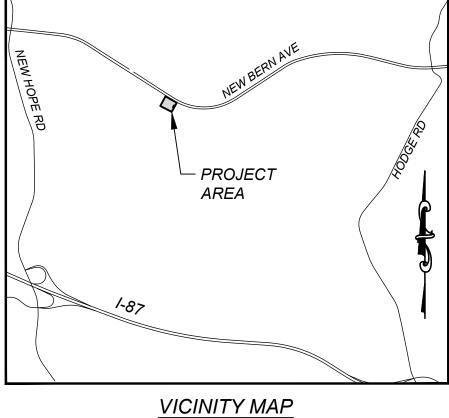
- 13. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT
- 14. SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED
- 15. ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A R/W USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT REQUEST.

DEVELOPMENT TYPE + SITE DATE TABLE

BUILDING DATA

Existing gross floor area (not to be demolished):

Existing gross floor area to be demolished:



NOT TO SCALE

<u>TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED)</u>

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL
- ALL TOPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT
- -- MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD); -- PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES
- -- AMERICAN DISABILITY ACT (ADA) REQUIREMENTS; -- RALEIGH STREET DESIGN MANUAL (RSDM).

THE OPERATION.

REVISION 06.02.22

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- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING

THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

Site Plan Tier: Tier Two Site Plan

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DEVELOPMENT

SERVICES DEPARTMENT **Administrative Site Review Application** Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500 This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting. Office Use Only: Case #: _ Planner (print):

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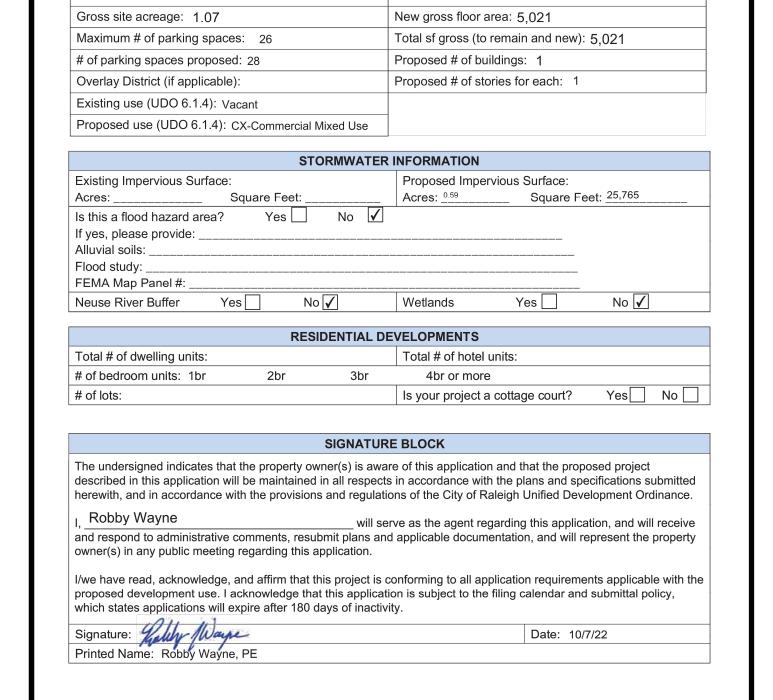
General | Subdivision case #:

Tier Three Site Plan ✓

Attached Apartment Townhouse	Open lot Civic	Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Administrative Alternate #:		
	GENERAL IN			
	GENERAL III	IONWATION		
Development name: LCCU - New Bern Avenue Branch				
Inside City limits? Yes 🗸 No				
Property address(es): 5280 New Bern Avenue				
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	9 7		g, curb and gutter, asphalt parking, sidewa rees and shrubs, underground water qual
	Current Property Owner/Developer Contact NOTE: please attach purchase agreement		
	Company: Latino Community Credit Union		Title:Facilities Director
Address: 100 West Morgan Street, Durham, NC 27701			01

Phone #:(919) 595-1733	Email: etna@latinoccu.org
Applicant Name: Robby Wayne, PE	
Company: LaBella Associates	Address: 400 South Tryon Street, Suite 1300, Charlotte, NC 28285
Phone #: (704) 941-2138	Email: rwayne@labellapc.com











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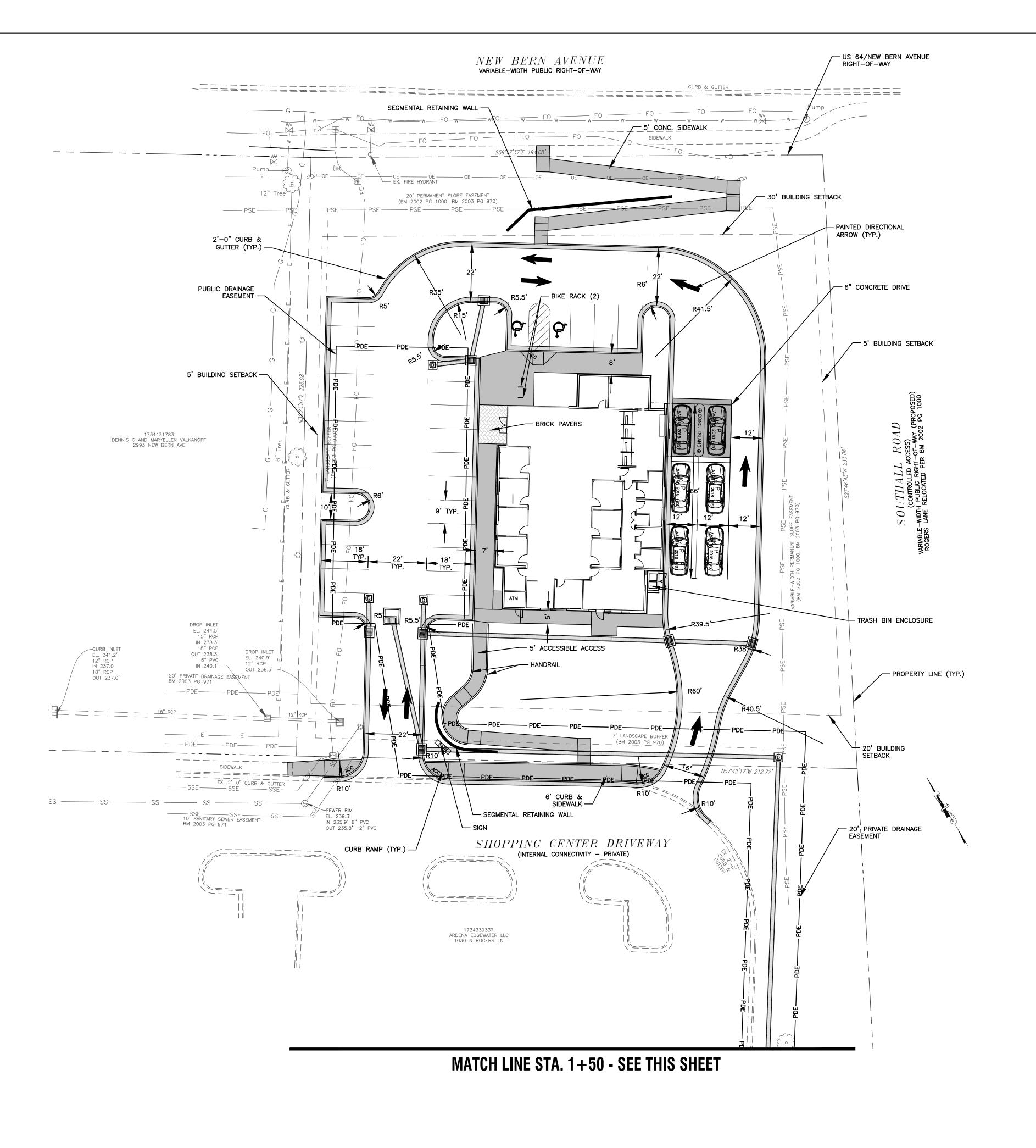
SITE PLAN GENERAL NOTES

- 1. BUILDING LANDSCAPE BUFFERS AND PERMANENT SLOPE EASEMENTS SETBACKS ARE SET BASED ON THE PLANNED DEVELOPMENT FOR ROGER'S FARM MASTER PLAN TRACT EC—3 AND RECORDED DATA ON MAP BOOK 2003 PAGE 00156 AND PAGE 00970
- 2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT. OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL RADII ARE TO FACE OF CURB.
- 3. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH RALEIGH LAND DEVELOPMENT AND
- 4. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
- PRIOR TO PROCEEDING WITH WORK.

 5. PRIOR TO BEGINNING ANY DEMOLITION, GRADING OR CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY
- THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.

 6. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
- 7. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- 8. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 9. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- 10. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR.
- 11. PAVEMENT MARKINGS SHALL BE INSTALLED PER MUCTD STANDARDS,

MATCH LINE STA. 1+50 - SEE THIS SHEET 20' PRIVATE DRAINAGE EASEMENT POR PRIVATE DRAINAGE EASEMENT DOES NAT! 15' SEP 122.24 OUT 225.5' OUT 225.5' DATE OF THIS SHEET POR PRIVATE DRAINAGE EASEMENT DOES NAT! 15' SEP 122.24 OUT 225.5' OUT 225.5' DOES NAT! 15' SEP 122.24 OUT 225.5' DOES NAT! 15' SEP 122.24 OUT 225.5' OUT 225.5' DOES NAT! 15' SEP 122.24 DOES NAT! 15' SE





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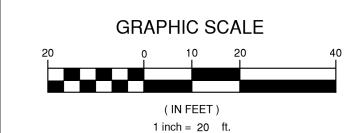
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LCCU - NEW BERN AVE BRANCH

5280 NEW BERN AVENUE RALEIGH, NC 27601





NO:	DATE:	DESCRIPTION:

PROJECT NUMBER:	2220725	
DRAWN BY:	JMC	
REVIEWED BY:	RJW	
ISSUED FOR:	FINAL DESIGN	
DATE:	8/5/2022	

SITE PLAN

DRAWING NUMBER:

DRAWING NAME:

C2.0