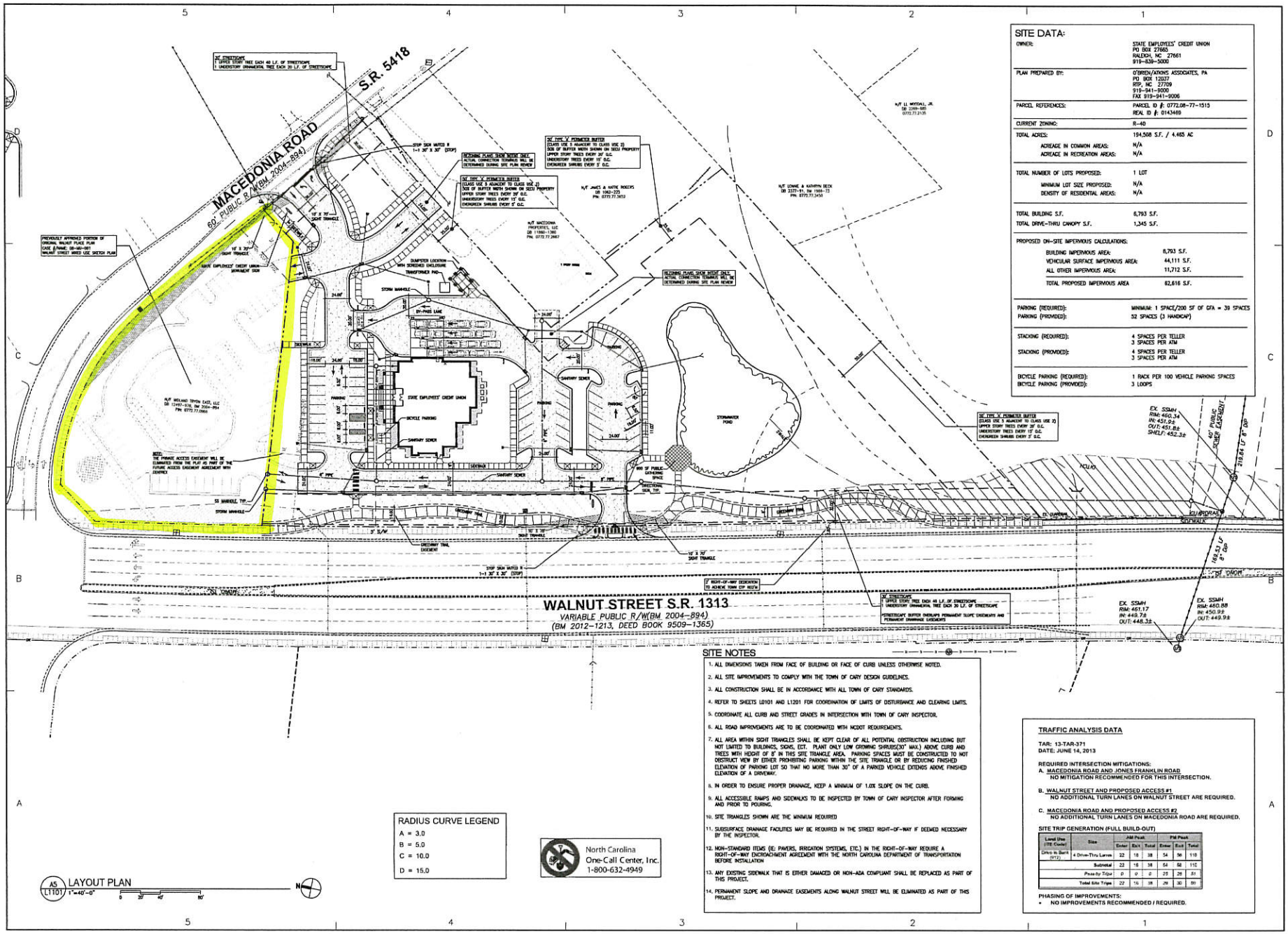

SITE DATA:

OWNER:	STATE EMPLOYEES' CREDIT UNION PO BOX 27665 RALEIGH, NC 27661 919-839-5000
PLAN PREPARED BY:	O'BRIEN/ATKINS ASSOCIATES, PA PO BOX 12037 RTP, NC 27709 919-941-9000 FAX 919-941-9006
PARCEL REFERENCES:	PARCEL ID #: 0772.08-77-1515 REAL ID #: 0143469
CURRENT ZONING:	R-40
TOTAL ACRES:	194,508 S.F. / 4.465 AC
ACREAGE IN COMMON AREAS:	N/A
ACREAGE IN RECREATION AREAS:	N/A
TOTAL NUMBER OF LOTS PROPOSED:	1 LOT
MINIMUM LOT SIZE PROPOSED:	N/A
DENSITY OF RESIDENTIAL AREAS:	N/A
TOTAL BUILDING S.F.	6,793 S.F.
TOTAL DRIVE-THRU CANOPY S.F.	1,345 S.F.
PROPOSED ON-SITE IMPERVIOUS CALCULATIONS:	
BUILDING IMPERVIOUS AREA:	6,793 S.F.
VEHICULAR SURFACE IMPERVIOUS AREA:	44,111 S.F.
ALL OTHER IMPERVIOUS AREA:	11,712 S.F.
TOTAL PROPOSED IMPERVIOUS AREA	82,616 S.F.
PARKING (REQUIRED):	MINIMUM: 1 SPACE/200 SF OF GFA = 39 SPACES
PARKING (PROVIDED):	52 SPACES (3 HANDICAP)
STACKING (REQUIRED):	4 SPACES PER TELLER 3 SPACES PER ATM
STACKING (PROVIDED):	4 SPACES PER TELLER 3 SPACES PER ATM
BICYCLE PARKING (REQUIRED):	1 RACK PER 100 VEHICLE PARKING SPACES
BICYCLE PARKING (PROVIDED):	3 LOOPS

SITE NOTES

1. ALL DIMENSIONS TAKEN FROM FACE OF BUILDING OR FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SITE IMPROVEMENTS TO COMPLY WITH THE TOWN OF CARY DESIGN GUIDELINES.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF CARY STANDARDS.
4. REFER TO SHEETS L0101 AND L1201 FOR COORDINATION OF LIMITS OF DISTURBANCE AND CLEARING LIMITS.
5. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH TOWN OF CARY INSPECTOR.
6. ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH NCDOT REQUIREMENTS.
7. ALL AREA WITHIN SIGHT TRIANGLES SHALL BE KEPT CLEAR OF ALL POTENTIAL OBSTRUCTION INCLUDING BUT NOT LIMITED TO BUILDINGS, SIGNS, ECT. PLANT ONLY LOW GROWING SHRUBS(30" MAX.) ABOVE CURB AND TREES WITH HEIGHT OF 9' IN THIS SITE TRIANGLE AREA. PARKING SPACES MUST BE CONSTRUCTED TO NOT OBSTRUCT VIEW BY EITHER PROHIBITING PARKING WITHIN THE SITE TRIANGLE OR BY REDUCING FINISHED ELEVATION OF PARKING LOT SO THAT NO MORE THAN 30" OF A PARKED VEHICLE EXTENDS ABOVE FINISHED ELEVATION OF A DRIVEWAY.
8. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 1.0% SLOPE ON THE CURB.
9. ALL ACCESSIBLE RAMPS AND SIDEWALKS TO BE INSPECTED BY TOWN OF CARY INSPECTOR AFTER FORMING AND PRIOR TO POURING.
10. SITE TRIANGLES SHOWN ARE THE MINIMUM REQUIRED
11. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
12. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION
13. ANY EXISTING SIDEWALK THAT IS EITHER DAMAGED OR NON-ADA COMPLIANT SHALL BE REPLACED AS PART OF THIS PROJECT.
14. PERMANENT SLOPE AND DRAINAGE EASEMENTS ALONG WALNUT STREET WILL BE ELIMINATED AS PART OF THIS PROJECT.

TRAFFIC ANALYSIS DATA

TAR: 13-TAR-371
DATE: JUNE 14, 2013

REQUIRED INTERSECTION MITIGATIONS:

A. MACEDONIA ROAD AND JONES FRANKLIN ROAD
NO MITIGATION RECOMMENDED FOR THIS INTERSECTION.

B. WALNUT STREET AND PROPOSED ACCESS #1
NO ADDITIONAL TURN LANES ON WALNUT STREET ARE REQUIRED.

C. MACEDONIA ROAD AND PROPOSED ACCESS #2
NO ADDITIONAL TURN LANES ON MACEDONIA ROAD ARE REQUIRED.

SITE TRIP GENERATION (FULL BUILD-OUT)

Land Use (ITE Code)	Size	AM Peak			PM Peak		
		Enter	Exit	Total	Enter	Exit	Total
Drive-In Bank (912)	4 Drive-Thru Lanes	22	16	38	54	56	110
Subtotal		22	16	38	54	56	110
Pass-by Trips		0	0	0	25	26	51
Total Site Trips		22	16	38	29	30	59

PHASING OF IMPROVEMENTS:
- NO IMPROVEMENTS RECOMMENDED / REQUIRED.

RADIUS CURVE LEGEND

A = 3.0
B = 5.0
C = 10.0
D = 15.0

North Carolina One-Call Center, Inc. 1-800-632-4949

A5 L1101 LAYOUT PLAN 1"=40'-0"

N

OBrienAtkins
Architecture/Engineering/Landscape Architecture/Planning/Interior Design

NOT FOR CONSTRUCTION

State Employees' Credit Union
Cary Office
2727 Walnut Street
Cary, North Carolina

Issued	Date	By
REZONING	4-25-13	DRK
REZONING	8-14-13	DRK
REVISION	11-14-13	DRK

Project No. 2012027
Checked By DRK
Drawn By YM
Drawing LAYOUT PLAN
File Name L1101-CARY.DWG
Sheet L1101
2 of 3 SHEETS