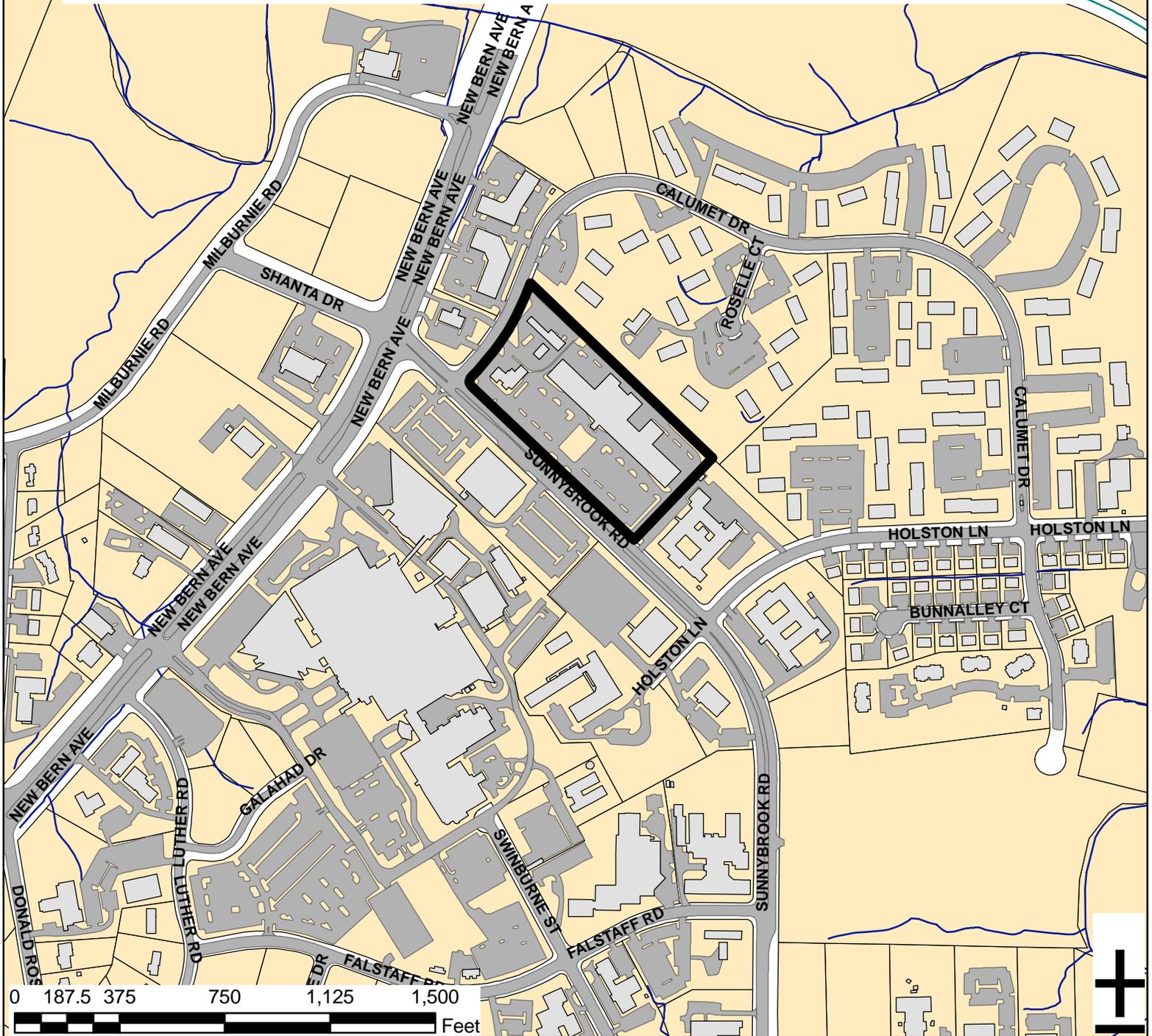


WAKEMED MEDICAL OFFICE BUILDING SP-31-2010



Zoning: **SC**
CAC: **East**
Drainage
Basin: **Crabtree Creek**
Acreage: **7.83**

Proposed Sq. Ft.: **155,200**
Planner: **Meade Bradshaw**
Phone: **(919) 516-2664**
Applicant Contact: **Mulkey Engineers/ Consultants**
Phone: **(919) 851-1812**

SITE DATA
 OWNER/APPLICANT: WAKE MED PROPERTY SERVICES
 23 SUNNYBROOK ROAD
 RALEIGH, NC 27610
 CONTACT: CHRISTOPHER A. FLYTHE, PE
 MULKEY, INC
 PIN: 1724-21-9623
 TAX MAP: 1724-18
 EXISTING ZONING: SC
 ACREAGE/SF: 7.83 ACRES
 WETLAND AREA: 0.00 ACRES
 AREA IN FLOODPLAIN: 0.00 ACRES
 WATERSHED: NEUSE RIVER BASIN

BUILDING SETBACKS:
 FRONT = 15 FEET
 REAR = 0 FEET
 FRONT REAR AGGREGATE = 30 FEET
 CORNER LOT SIDEYARD = 15 FEET
 SIDE YARD = 0 FEET

PARKING DATA
 PARKING REQUIRED PHASE I 270 SPACES
 PARKING PROVIDED PHASE I 450 SPACES
 HANDICAP REQUIRED PHASE I 9 WITH 2 VAN ACCESSIBLE SPACES
 HANDICAP PROVIDED PHASE I 9 WITH 2 VAN ACCESSIBLE SPACES
 PARKING REQUIRED PHASE II 390 SPACES
 PARKING PROVIDED PHASE II 405 SPACES
 HANDICAP REQUIRED PHASE II 9 WITH 2 VAN ACCESSIBLE SPACES
 HANDICAP PROVIDED PHASE II 11 WITH 4 VAN ACCESSIBLE SPACES

Parcel Line Table

Line #	Length	Direction
L1	25.37	N43° 33' 31"E
L2	49.57	N21° 42' 27"E
L3	24.90	S43° 27' 17"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	199.73	770.00	14.86	N36° 03' 36"E	199.17
C4	39.27	25.00	89.99	N88° 26' 09"E	35.35
C1	39.27	25.00	90.00	S1° 26' 29"E	35.36
C2	316.54	830.00	21.85	N32° 37' 59"E	314.63
C5	59.47	50.00	68.15	S12° 25' 49"E	56.03

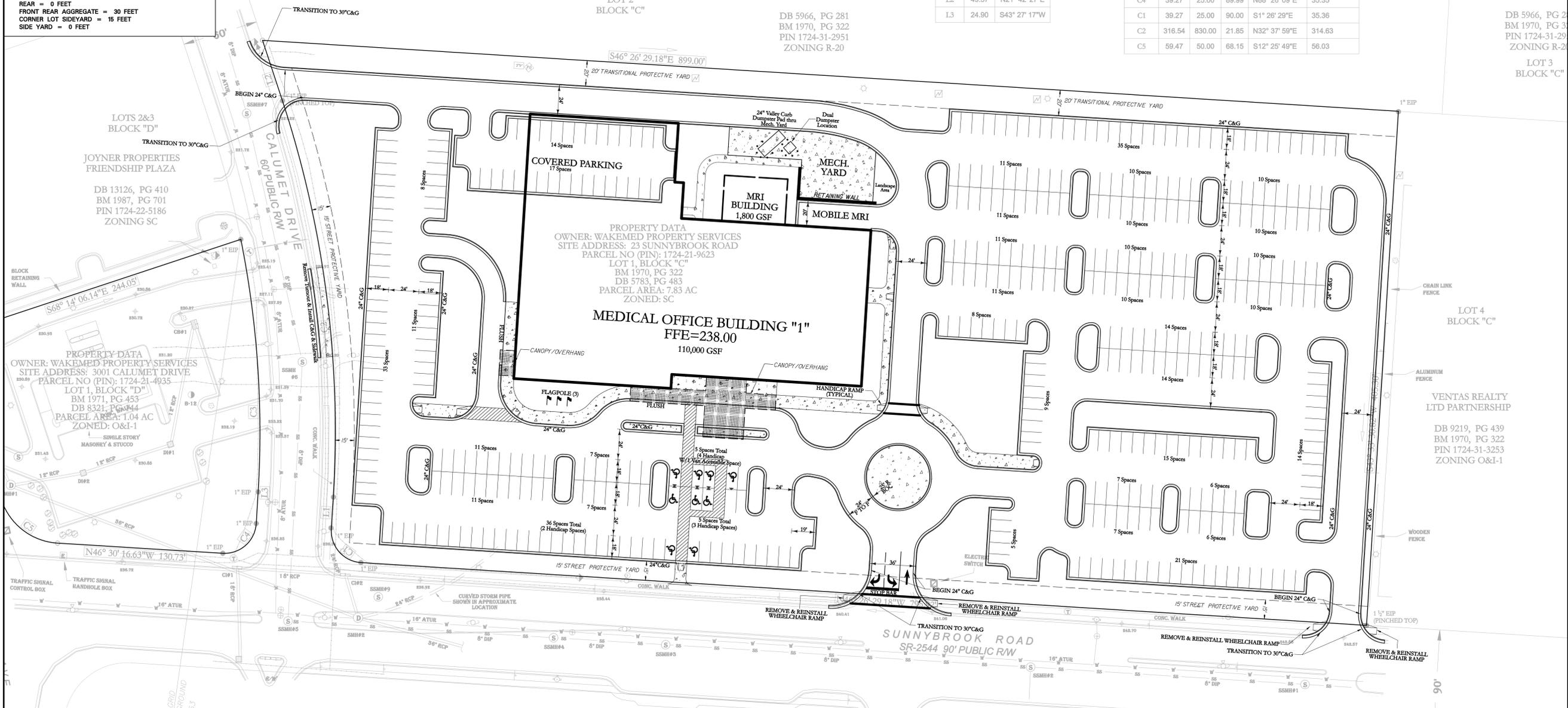
VAC LIMITED PARTNERSHIP
 C/O GENERAL SERVICES CORP.

DB 5966, PG 281
 BM 1970, PG 322
 PIN 1724-31-2951
 ZONING R-20

VAC LIMITED PARTNERSHIP
 C/O GENERAL SERVICES CORP.

DB 5966, PG 281
 BM 1970, PG 322
 PIN 1724-31-2951
 ZONING R-20

LOT 3
 BLOCK "C"



PROPERTY DATA
 OWNER: WAKEMED PROPERTY SERVICES
 SITE ADDRESS: 23 SUNNYBROOK ROAD
 PARCEL NO (PIN): 1724-21-9623
 LOT 1, BLOCK "C"
 BM 1970, PG 322
 DB 5783, PG 483
 PARCEL AREA: 7.83 AC
 ZONED: SC

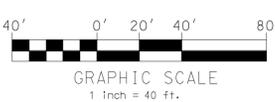
MEDICAL OFFICE BUILDING "1"
 FFE=238.00
 110,000 GSF

PROPERTY DATA
 OWNER: WAKEMED PROPERTY SERVICES
 SITE ADDRESS: 3001 CALUMET DRIVE
 PARCEL NO (PIN): 1724-21-4935
 LOT 1, BLOCK "D"
 BM 1971, PG 453
 DB 8321, PG 444
 PARCEL AREA: 1.04 AC
 ZONED: O&I-1

VENTAS REALTY LTD PARTNERSHIP
 DB 9219, PG 439
 BM 1970, PG 322
 PIN 1724-31-3253
 ZONING O&I-1

- GENERAL NOTES:**
- ALL DIMENSIONS ARE TO THE FACE OF CURB (U.N.O.), AS APPLICABLE.
 - NO PORTION OF THE SUBJECT PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA PER MAP NUMBER 372017200 J SHOWN ON MAP DOWNLOADED 06-15-2010 FROM THE FOLLOWING WEBSITE, "WWW.NCFLOODMAPS.COM" EFFECTIVE DATE: MAY 2ND, 2008.
 - UTILITY INSTALLATIONS AND OTHER PUBLIC FACILITIES INCLUDING SIDEWALKS AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY CITY CODE. THESE FACILITIES HAVE BEEN APPROVED BY THE CITY OF RALEIGH AND SHALL BE SO INSTALLED UNLESS A CHANGE IS AUTHORIZED BY WRITTEN APPROVAL. PUBLIC SANITARY SEWER EASEMENTS ARE TO BE RECORDED PRIOR TO FINAL ACCEPTANCE.

ENGINEERING: _____
 PUBLIC UTILITIES: _____
 TRAFFIC ENGINEER: _____
 CONSERVATION ENGINEER: _____



FOR REVIEW ONLY
 DO NOT USE FOR CONSTRUCTION

NCGS "WILLIAM"
 N=739,126.44'
 E=2,119,417.61'
 ELEV=223.28' (NGVD 88)

WAKE COUNTY
 DB 2438, PG 533
 PIN 1724-21-6297
 ZONING O&I-1

MULKEY
 ENGINEERS & CONSULTANTS
 PO BOX 33127
 RALEIGH, NC 27636-3127
 (919) 851-1912
 (919) 851-1918 (FAX)
 FIRM LICENSE NO. C-1021

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

WAKEMED
MEDICAL OFFICE BUILDING
 23 SUNNYBROOK ROAD
 RALEIGH, NORTH CAROLINA 27620

NO.	DATE	REVISIONS
1.	7-15-10	REMARKS SITE PLAN SUBMITTAL

PROJECT NO: 2010019.00
 DRAWN BY: DFB
 DWG. CHECKED BY: CAF
 SCALE: 1" = 40'
 DATE: JULY 15, 2010

SITE PLAN
 PHASE I

C-300

SITE DATA

OWNER/APPLICANT: WAKE MED PROPERTY SERVICES
23 SUNNYBROOK ROAD
RALEIGH, NC 27610

CONTACT: CHRISTOPHER A. FLYTHE, PE
MULKEY, INC

PIN: 1724-21-9623

TAX MAP: 1724-18

EXISTING ZONING: SC

ACREAGE/SF: 7.83 ACRES

WETLAND AREA: 0.00 ACRES

AREA IN FLOODPLAIN: 0.00 ACRES

WATERSHED: NEUSE RIVER BASIN

BUILDING SETBACKS:
FRONT = 15 FEET
REAR = 0 FEET
FRONT REAR AGGREGATE = 30 FEET
CORNER LOT SIDEYARD = 15 FEET
SIDE YARD = 0 FEET

PARKING DATA

PARKING REQUIRED PHASE I 270 SPACES
PARKING PROVIDED PHASE I 450 SPACES
HANDICAP REQUIRED PHASE I 9 WITH 2 VAN ACCESSIBLE SPACES
HANDICAP PROVIDED PHASE I 9 WITH 2 VAN ACCESSIBLE SPACES

PARKING REQUIRED PHASE II 390 SPACES
PARKING PROVIDED PHASE II 405 SPACES
HANDICAP REQUIRED PHASE II 9 WITH 2 VAN ACCESSIBLE SPACES
HANDICAP PROVIDED PHASE II 11 WITH 4 VAN ACCESSIBLE SPACES

Parcel Line Table

Line #	Length	Direction
L1	25.37	N43° 33' 31"E
L2	49.57	N21° 42' 27"E
L3	24.90	S43° 27' 17"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	199.73	770.00	14.86	N36° 03' 36"E	199.17
C4	39.27	25.00	89.99	N88° 26' 09"E	35.35
C1	39.27	25.00	90.00	S1° 26' 29"E	35.36
C2	316.54	830.00	21.85	N32° 37' 59"E	314.63
C5	59.47	50.00	68.15	S12° 25' 49"E	56.03

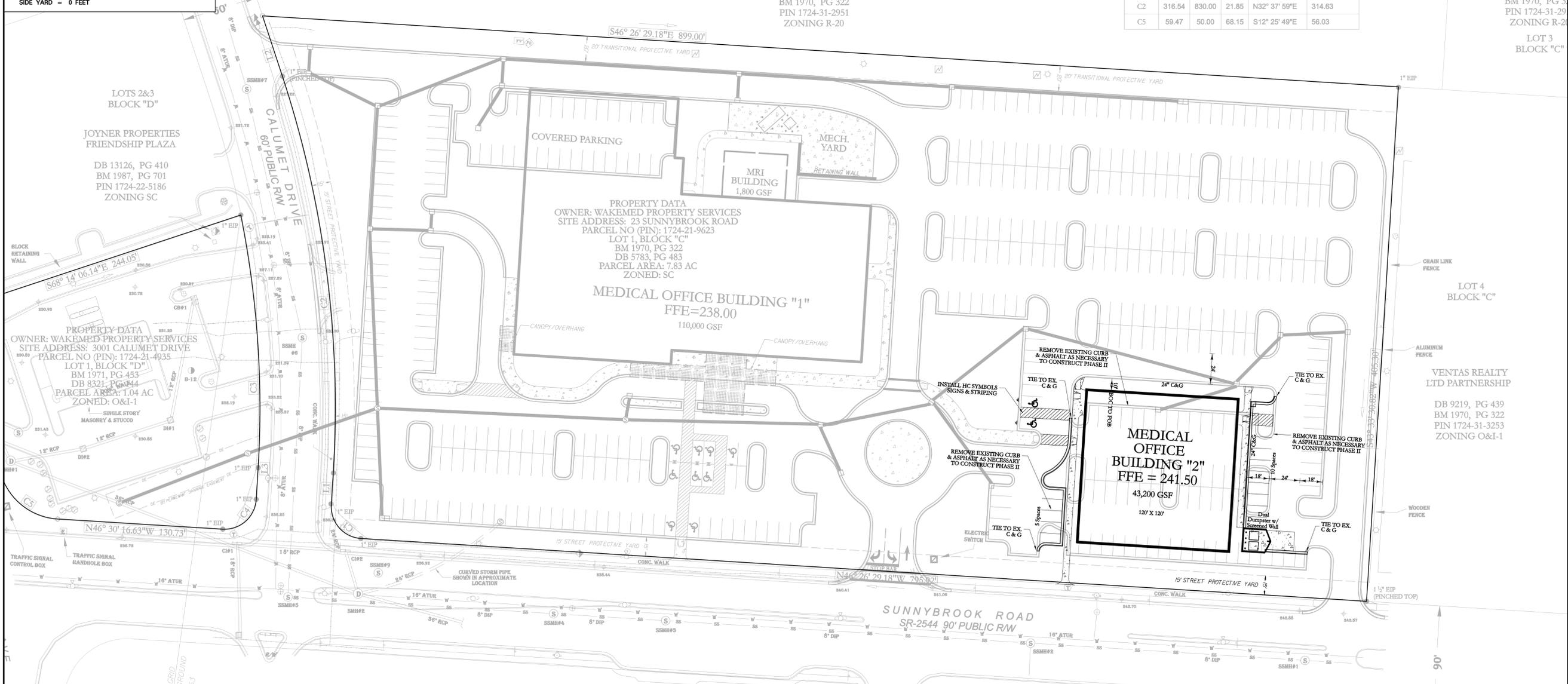
VAC LIMITED PARTNERSHIP
C/O GENERAL SERVICES CORP.

DB 5966, PG 281
BM 1970, PG 322
PIN 1724-31-2951
ZONING R-20

VAC LIMITED PARTNERSHIP
C/O GENERAL SERVICES CORP.

DB 5966, PG 281
BM 1970, PG 322
PIN 1724-31-2951
ZONING R-20

LOT 3
BLOCK "C"



PROPERTY DATA
OWNER: WAKEMED PROPERTY SERVICES
SITE ADDRESS: 23 SUNNYBROOK ROAD
PARCEL NO (PIN): 1724-21-9623
LOT 1, BLOCK "C"
BM 1970, PG 322
DB 5783, PG 483
PARCEL AREA: 7.83 AC
ZONED: SC

MEDICAL OFFICE BUILDING "1"
FFE=238.00
110,000 GSF

MEDICAL OFFICE BUILDING "2"
FFE = 241.50
43,200 GSF
120' X 120'

PROPERTY DATA
OWNER: WAKEMED PROPERTY SERVICES
SITE ADDRESS: 3001 CALUMET DRIVE
PARCEL NO (PIN): 1724-21-4935
LOT 1, BLOCK "D"
BM 1971, PG 453
DB 8321, PG 444
PARCEL AREA: 1.04 AC
ZONED: O&I-1

LOTS 2&3
BLOCK "D"

JOYNER PROPERTIES
FRIENDSHIP PLAZA

DB 13126, PG 410
BM 1987, PG 701
PIN 1724-22-5186
ZONING SC

VENTAS REALTY
LTD PARTNERSHIP

DB 9219, PG 439
BM 1970, PG 322
PIN 1724-31-3253
ZONING O&I-1

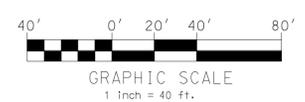
NCGS "WILLIAM"
N=739,126.44'
E=2,119,417.61'
ELEV=223.28' (NGVD 88)

WAKE COUNTY

DB 2438, PG 533
PIN 1724-21-6297
ZONING O&I-1

GENERAL NOTES:

- ALL DIMENSIONS ARE TO THE FACE OF CURB (U.N.O.), AS APPLICABLE.
- NO PORTION OF THE SUBJECT PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA PER MAP NUMBER 372017200 J SHOWN ON MAP DOWNLOADED 06-15-2010 FROM THE FOLLOWING WEBSITE, "WWW.NCFLOODMAPS.COM" EFFECTIVE DATE: MAY 2ND, 2006.
- UTILITY INSTALLATIONS AND OTHER PUBLIC FACILITIES INCLUDING SIDEWALKS AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY CITY CODE. THESE FACILITIES HAVE BEEN APPROVED BY THE CITY OF RALEIGH AND SHALL BE SO INSTALLED UNLESS A CHANGE IS AUTHORIZED BY WRITTEN APPROVAL. PUBLIC SANITARY SEWER EASEMENTS ARE TO BE RECORDED PRIOR TO FINAL ACCEPTANCE.



FOR REVIEW ONLY
DO NOT USE FOR CONSTRUCTION

MULKEY
ENGINEERS & CONSULTANTS

PO BOX 33127 RALEIGH, NC 27636-3127
(919) 851-1912
(919) 851-1911 (FAX)
FIRM LICENSE NO. C-1021

SEAL 33774
CHRISTOPHER A. FLYTHE
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

WAKEMED
MEDICAL OFFICE BUILDING
23 SUNNYBROOK ROAD
RALEIGH, NORTH CAROLINA 27620

NO.	DATE	REVISIONS
1.	7-15-10	REMARKS SITE PLAN SUBMITTAL

PROJECT NO: 2010019.00

DRAWN BY: DFB
DWG. CHECKED BY: CAF
SCALE: 1" = 40'
DATE: JULY 15, 2010

SITE PLAN
PHASE II

C-301

**Medical Office
Building -
Core+Shell**

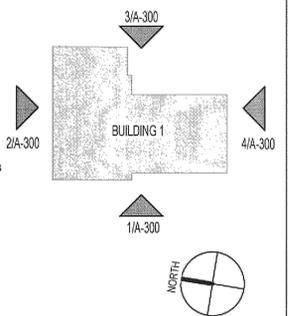


23 SUNNYBROOK ROAD
RALEIGH, NC 27610

DEVELOPED BY:



KEY PLAN

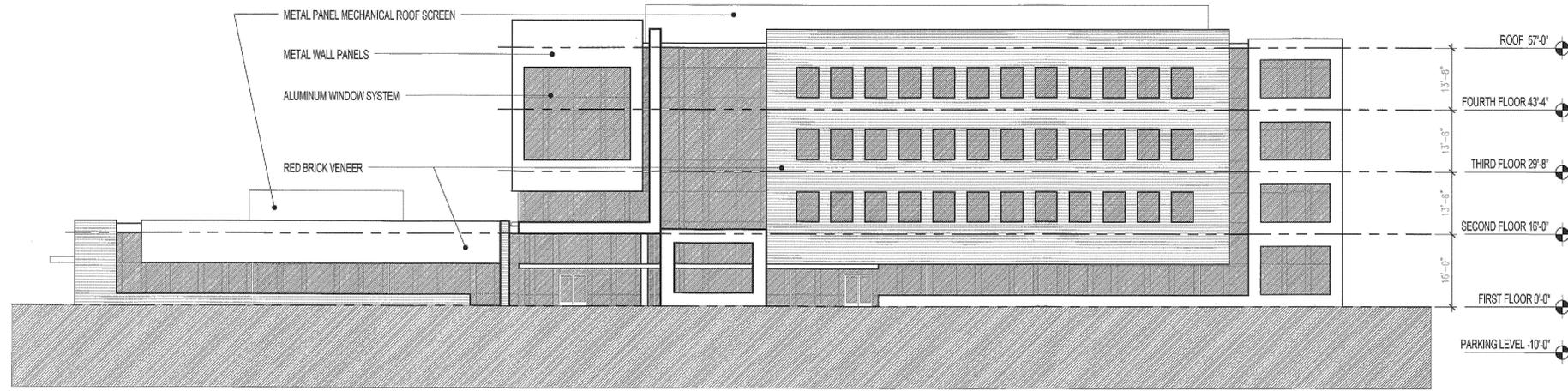


Revisions

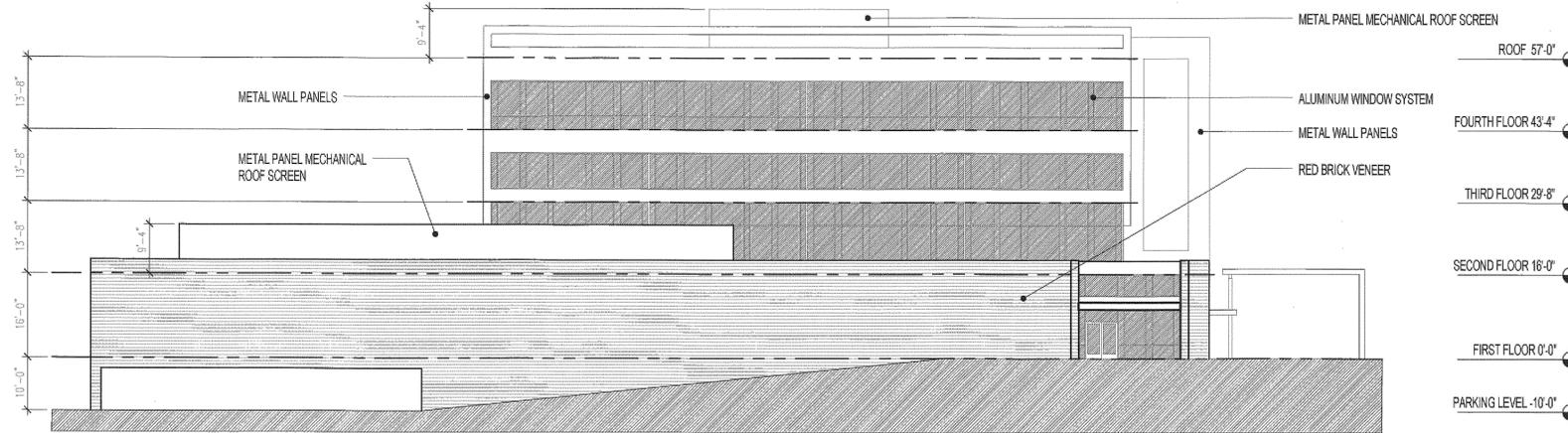
NO	ISSUE	DATE
Sheet Information		
Date	7/16/2010	
Job Number	830185.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	

Sheet Information
Date 7/16/2010
Job Number 830185.000
Drawn Author
Checked Checker
Approved Approver

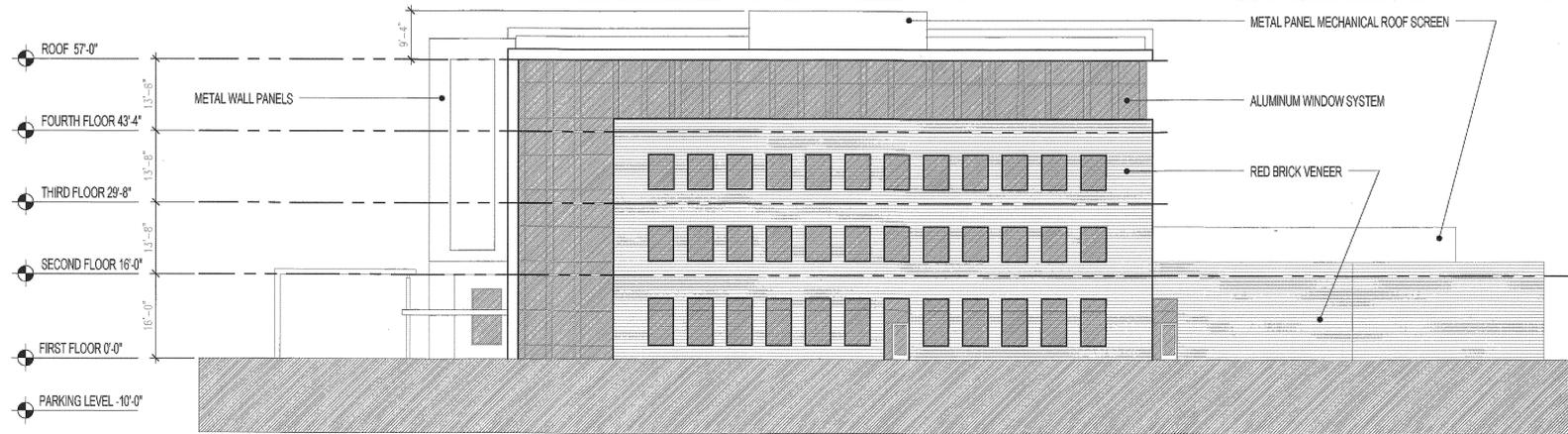
**Sheet
A-300**



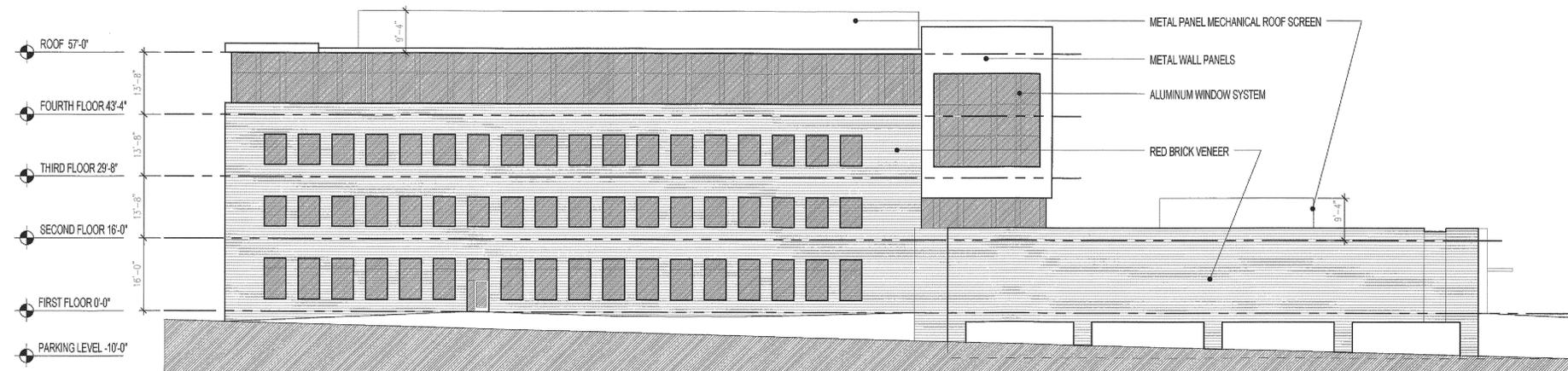
1 **SOUTHWEST BUILDING ELEVATION**
1/16" = 1'-0"



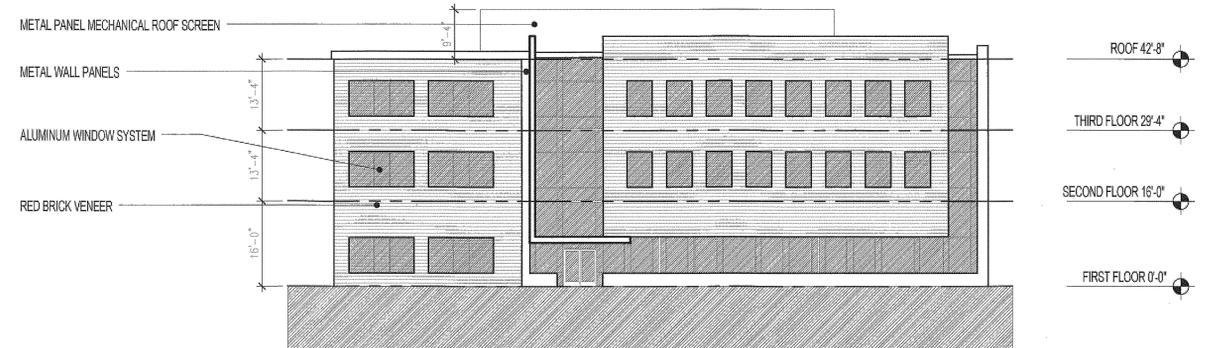
2 **NORTHWEST BUILDING ELEVATION**
1/16" = 1'-0"



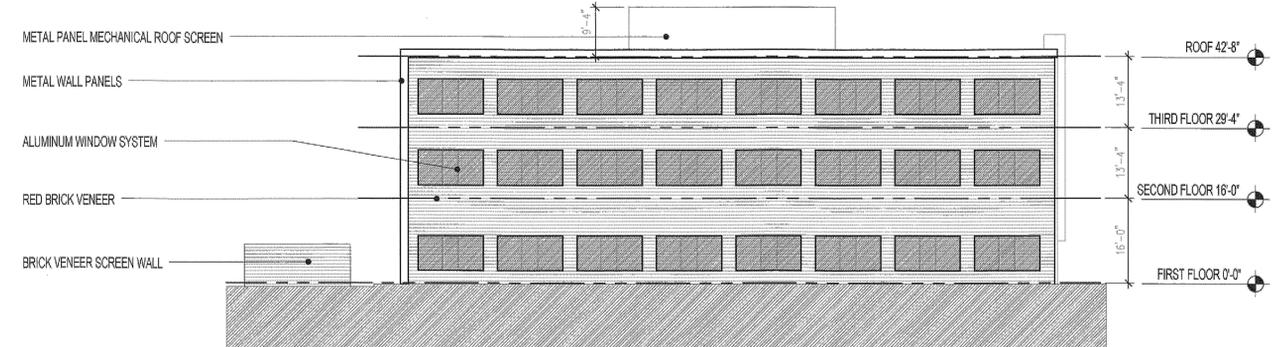
3 **SOUTHEAST BUILDING ELEVATION**
1/16" = 1'-0"



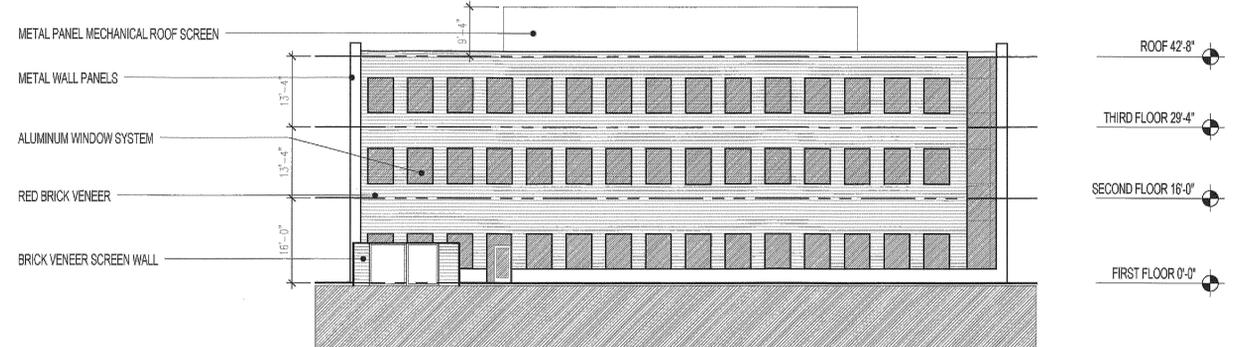
4 **NORTHEAST BUILDING ELEVATION**
1/16" = 1'-0"



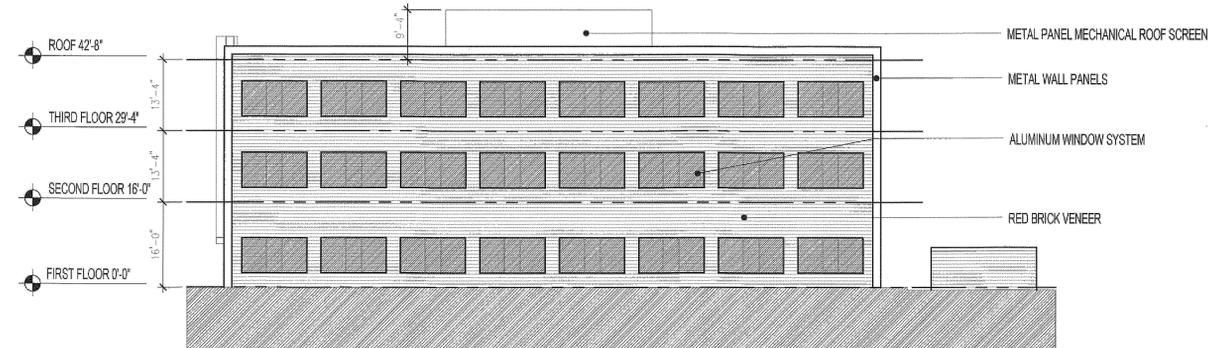
1 NORTHWEST BUILDING ELEVATION
1/16" = 1'-0"



2 NORTHEAST BUILDING ELEVATION
1/16" = 1'-0"



3 SOUTHEAST BUILDING ELEVATION
1/16" = 1'-0"



4 SOUTHWEST BUILDING ELEVATION
1/16" = 1'-0"

PERKINS
+ WILL

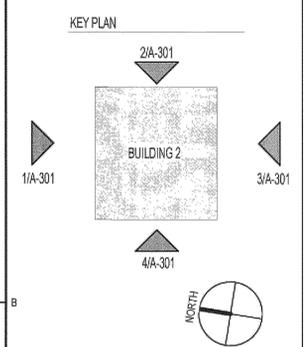
P.O. Box 14747
Research Triangle Park, NC 27709
1919.433.5300
1919.433.5301
www.perkinswill.com

Medical Office
Building -
Core+Shell



23 SUNNYBROOK ROAD
RALEIGH, NC 27610

DEVELOPED BY:
BremnerDuke
HEALTHCARE REAL ESTATE



Revisions

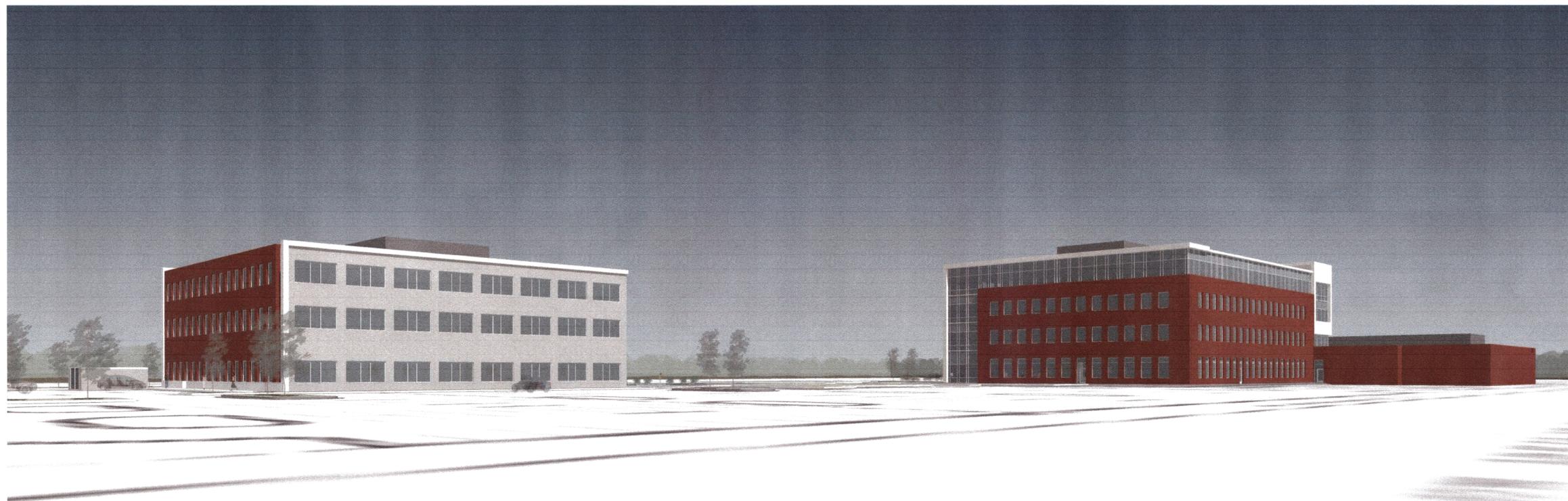
NO.	ISSUE	DATE
Sheet Information		
Date	7/16/2010	
Job Number	830185.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	

Title
BUILDING 2 -
EXTERIOR
ELEVATIONS

Sheet
A-301



VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST

**PERKINS
+ WILL**

P.O. Box 14747
Research Triangle Park, NC 27709
t 919.433.5300
f 919.433.5301
www.perkinswill.com

**Medical Office
Building -
Core+Shell**



23 SUNNYBROOK ROAD
RALEIGH, NC 27610

DEVELOPED BY:
BremnerDuke
HEALTHCARE REAL ESTATE

Revisions

NO	ISSUE	DATE
Sheet Information		
Date	7/16/2010	
Job Number	830185.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	

Title
**BUILDING
EXTERIOR
RENDERINGS**

Sheet

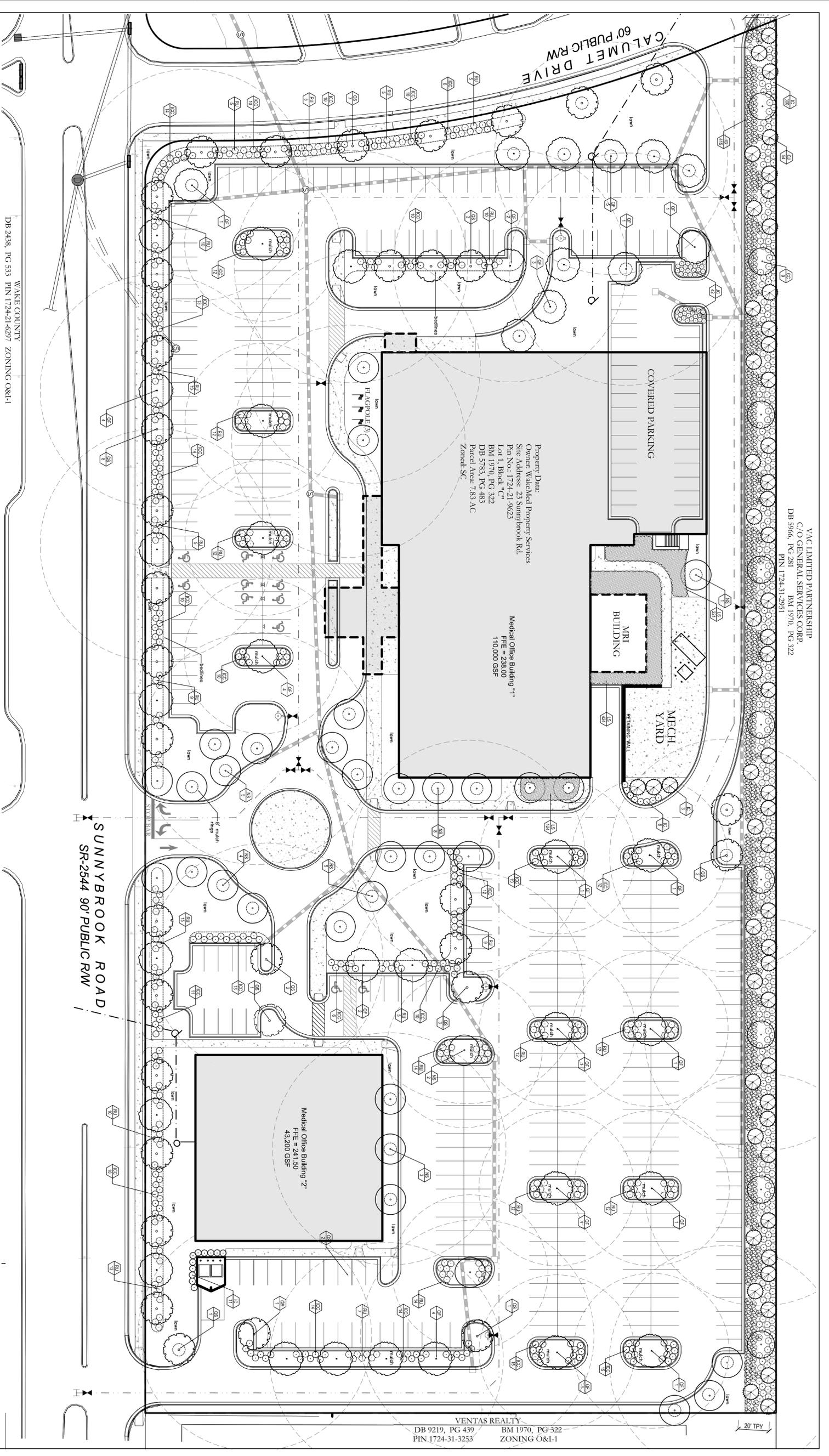
A-302

Property Data:
 Owner: Wakemed Property Services
 Site Address: 23 Sunnybrook Rd.
 Pin No.: 1724-21-9623
 Lot 1, Block "C"
 BM 1970, PG 322
 DB 5783, PG 483
 Parcel Area: 7.83 AC
 Zoned: SC

Medical Office Building "1"
 FFE = 238,00
 110,000 GSF

Medical Office Building "2"
 FFE = 241,50
 43,200 GSF

VENTAS REALTY
 DB 9219, PG 439 BM 1970, PG 322
 PIN 1724-31-3253 ZONING O&I-1



LANDSCAPE ORDINANCE CALCULATIONS:

Vehicle Surface Area (VSA): 165,810 SF VSA
 Required: (1) Tree/200 SF = (83) VSA Trees
 (1) Shrubs/500 SF = (332) VSA Shrubs

Provided: (83) Trees
 (494) Shrubs
 Parking spaces located within 50' of a planting area with (1) VSA tree and 75' of a planting area with (2) or more VSA trees.

Street Protective Yard (SPY):
 Sunnybrook Road: 715 LF
 Required: (1) Tree/50 LF = (14) SPY Trees
 (14) Trees
 Calumet Drive: 366 LF
 Required: (1) Tree/50 LF = (7) SPY Trees
 Provided: (7) Trees

Transitional Protective Yard (TPY):

East property line: 894 LF
 Required: (7) Trees/100 LF = (63) TPY Trees
 (80) Shrubs/100 LF = (715) TPY Shrubs

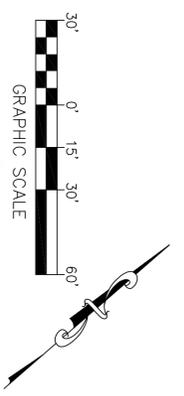
Provided: (63) Trees
 (715) Shrubs
 50% of all TPY trees to be evergreen. All shrubs to be evergreen.

Screen Above-ground Devices:

All above-ground devices such as but not limited to hotbox, headflow preventers, transformers, dumpster enclosures, etc. shall be screened from off-site view.

KEY	BOTANICAL NAME / COMMON NAME	HT.	CAL.	ROOT	REMARK
CB	<i>Calamagrostis canadensis</i> / Korean Feather Reed Grass	-	2" pot	1" OC	
CC	<i>Carpinus caroliniana</i> / Hornwood	-	3"	B&B	SINGLE STRAIGHT LEADER
C	<i>Cycnomera japonica</i> Black Dragon / Cycnomera	8'	B&B	B&B	SINGLE STRAIGHT LEADER / 10' OC
IC	<i>Ilex cornuta</i> Needlepoint / Needlepoint Holly	min 2'	3 gal.	Full & Heavy / 4' OC	Full & Heavy / 4' OC
ICC	<i>Ilex cornuta</i> Carissa / Carissa Holly	min 18"	3 gal.	Full & Heavy / 4' OC	Full & Heavy / 4' OC
IG	<i>Ilex glabra</i> / Inkberry Holly	min 18"	3 gal.	Full & Heavy / 4' OC	Full & Heavy / 4' OC
JC	<i>Juniperus chinensis</i> Sargentii Viridis / Sargent's Juniper	min 18"	3 gal.	Full & Heavy / 3' OC	Full & Heavy / 3' OC
LS	<i>Liriodendron speciosa</i> / Creeping Liriodendron	-	1 gal.	Full & Heavy / 2' OC	Full & Heavy / 2' OC
NS	<i>Nyssa sylvatica</i> / Black Gum	3"	B&B	B&B	SINGLE STRAIGHT LEADER
QS	<i>Quercus falcata</i> / Southern Red Oak	-	3"	B&B	SINGLE STRAIGHT LEADER
OS	<i>Quercus shumardii</i> / Shumard Oak	-	3"	B&B	SINGLE STRAIGHT LEADER
RU	<i>Raphiopholis umbellata</i> Pinkie / Indian Hawthorne	min 18"	3 gal.	Full & Heavy / 4' OC	Full & Heavy / 4' OC

Please see sheet LA-200 for General Planting Notes.



PRELIMINARY PLANS
 DO NOT USE FOR CONSTRUCTION

WAKEMED
 MEDICAL OFFICE BUILDING

23 SUNNYBROOKE ROAD
 RALEIGH, NORTH CAROLINA 27620



NO.	DATE	REVISIONS	REMARKS

DRAWN BY: BHS
 DATE: JULY 15, 2010
 SCALE: 1" = 30'

PLANTING PLAN
 PHASE TWO

LA-200



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

278843

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
* May require Planning Commission or City Council Approval		

Section A

SP. 31. 2010

~~SP. 31. 2010~~

GENERAL INFORMATION

Development Name WakeMed Medical Office Building

Proposed Use Medical Office Building

Property Address(es) 23 Sunnybrook Road

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

P.I.N.	P.I.N.	P.I.N.	P.I.N.
1724-21-9623			

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 Schools 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 <u>not</u> 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. Per Subsection (c) (1)-c, the proposed plan is for an "office use...that is greater than 25,000 square feet, and is located within 400 feet of any residential district" which requires Planning Commission approval.
CLIENT (Owner or Developer)	Company WakeMed Property Services
	Name (s) Thomas G. Cavender, PE
	Address 3000 New Bern Avenue, Raleigh, NC 27610
	Phone 919.350.8098 Email tcavender@wakemed.org Fax 919.350.5491
CONSULTANT (Contact Person for Plans)	Company Mulkey Engineers and Consultants
	Name (s) Christopher A. Flythe, PE
	Address 6750 Tryon Road, Cary, NC 27518

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) SC	Proposed building use(s) Medical Office
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 65,680
Overlay District	Proposed Building(s) sq. ft. gross 155,200
Total Site Acres 7.83 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 155,000
Off street parking Required PHASE I = 270 PHASE II = 390 PROVIDED PHASE I = 450 PHASE II = 405	Proposed height of building(s) Bldg 1=57'-0"; Bldg 2=43'-4"
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 45.4
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 15.7% (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 6.75 ac acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 5.87 ac 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 Comprehensive Plan 2030 Future Land Use Plan classifies this parcel as "Institutional" defining the uses to include "...hospitals and medical complexes." The proposed buildings are intended to serve as a medical complex which is in accordance with the Comprehensive Plan.

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 Mulkey Engineers _____ 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 J. Mulkey Date 7/13/10
 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"/>	<input type="checkbox"/>			
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Client must attach page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet	<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"/>	<input type="checkbox"/>			
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>			
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>	<input 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"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input 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"/>			