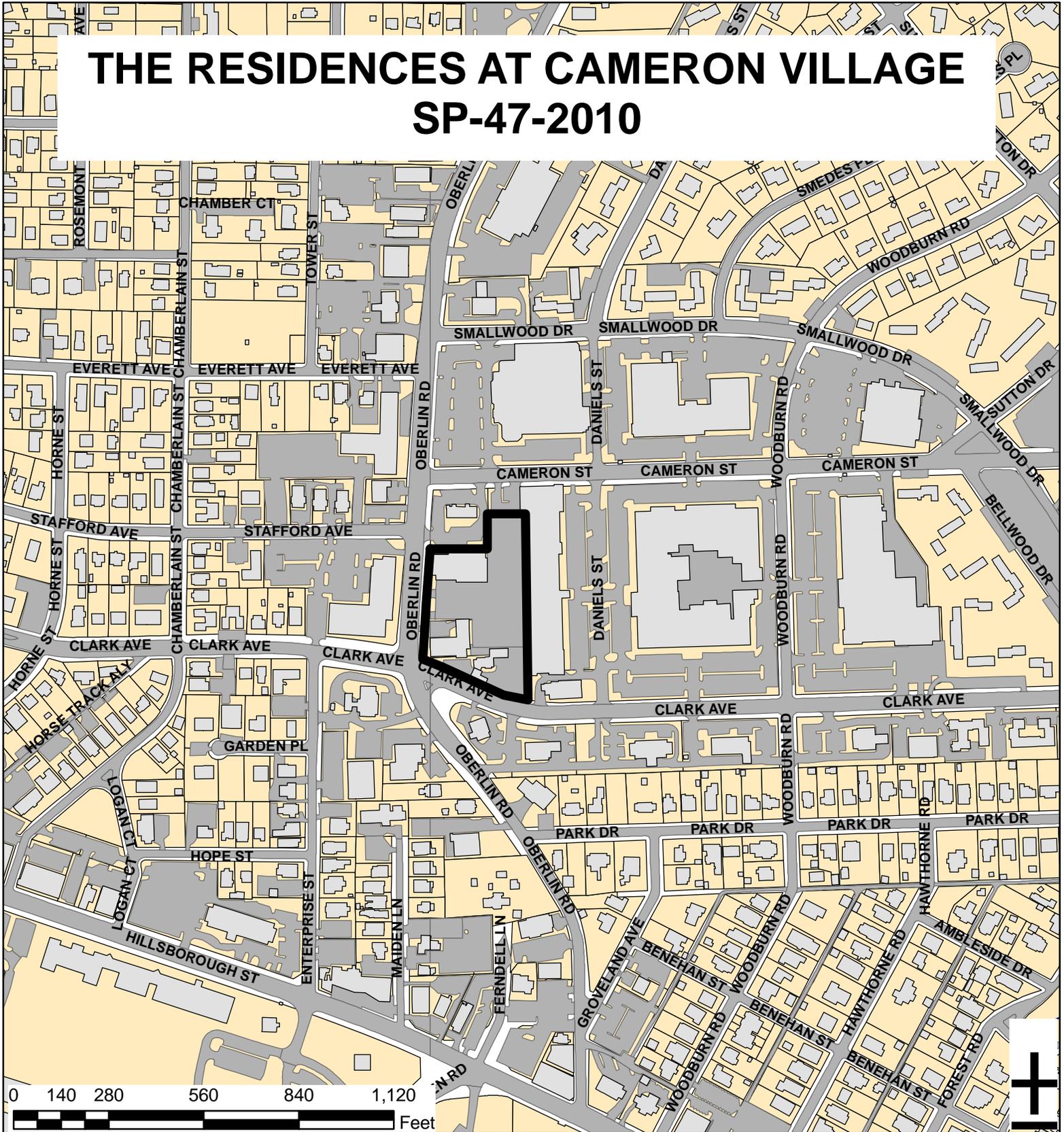


# THE RESIDENCES AT CAMERON VILLAGE SP-47-2010



Zoning: **SC PBOD**  
CAC: **Hillsborough**  
Drainage **Pigeon House**  
Basin: **Branch**  
Acreage: **2.67**

Proposed Use/ Sq. Ft.: **Mixed Use/ 446766**  
Planner: **Eric Hodge**  
Phone: **(919) 516-2639**  
Applicant Contact: **Stewart Engineering, Inc.**  
Phone: **(919) 866-4823**

**SITE DATA TABLE**

ZONING: SC WITH PBOD – CAMERON VILLAGE STREETScape AND PARKING PLAN AND AMENDED CAMERON VILLAGE STREETScape PLAN.

SETBACKS: PER THE AMENDED CAMERON VILLAGE STREETScape AND PARKING PLAN, THE FOLLOWING SETBACKS WILL BE UTILIZED IN THIS PROJECT:

OBERLIN ROAD:  
 REQUIRED: MINIMUM – 15'  
 AVERAGE – 22'  
 PROPOSED: MINIMUM – 19.9'  
 AVERAGE – 29.9'  
 MAXIMUM – 43.3'

CLARK AVENUE:  
 REQUIRED: MINIMUM – 15'  
 AVERAGE – 45.0'  
 PROPOSED: MINIMUM – 15.0'  
 AVERAGE – 52.0'  
 MAXIMUM – 97.6'

DENSITY: 296 UNITS/2.67 ACRES = 111 UNITS PER ACRE  
 40 UNITS ALLOWED PER ACRE  
 +60 UNITS (TIER 1) STRUCTURED PARKING DECK  
 +60 UNITS (TIER 2) AT LEAST 50 SF SERVICE/RETAIL PER UNIT  
 296 X 50 SF = 14,800 SF REQUIRED / 17,442 SF PROVIDED

OPEN SPACE: 2.67 ACRES X 5% = 5,815.26 SF REQUIRED; 18,862 SF POOL DECK PROVIDED (16.2% OF THE SITE).

OFF-STREET PARKING: CAMERON VILLAGE IS CROSS-PARKED AND PARKING IS GOVERNED BY THE CAMERON VILLAGE STREETScape AND PARKING PLAN. PER THE APPROVED STREETScape PLAN, RETAIL PARKING IS SUBJECT TO A 45 PERCENT REDUCTION AND RETAIL/OFFICE USES ARE PARKED AT 1 SPACE PER 200 SF.

EXISTING CAMERON VILLAGE SHOPPING CENTER SITE DATA  
 630,123 TOTAL SF IN SHOPPING CENTER  
 537,945 RETAIL SF  
 92,178 OFFICE SF

EXISTING PARKING DATA (FIELD VERIFIED 8/18/10)  
 BLOCK 1 378 SPACES  
 BLOCK 2 717 SPACES  
 BLOCK 3 381 SPACES  
 BLOCK 4 183 SPACES  
 BLOCK 5 260 SPACES  
 BLOCK 6 231 SPACES  
 TOTAL 2,150 SPACES

TOTAL PARKING REQUIRED (PER APPROVED STREETScape/PARKING PLAN)  
 RETAIL 537,945/1 SPACE PER 200 SF = 2690 – (45% PBOD PARKING REDUCTION FOR RETAIL) = 1,480  
 OFFICE 92,178/1 SPACE PER 200 SF = 461

1,480 RETAIL SPACES  
 461 OFFICE SPACES  
 1,941 REQUIRED SPACES PER CODE

2,150 SPACES PROVIDED  
 209 EXCESS PARKING SPACES PER CODE

**PROPOSED CAMERON VILLAGE SHOPPING CENTER SITE DATA**

537,945 SF RETAIL  
 – 3,258 SF RETAIL (TO BE REMOVED)  
 +17,442 SF NEW RETAIL (IN RESIDENCES AT CAMERON VILLAGE)  
 552,129 SF RETAIL

92,178 SF OFFICE  
 –50,304 SF (OFFICE TO BE REMOVED)  
 41,874 SF OFFICE

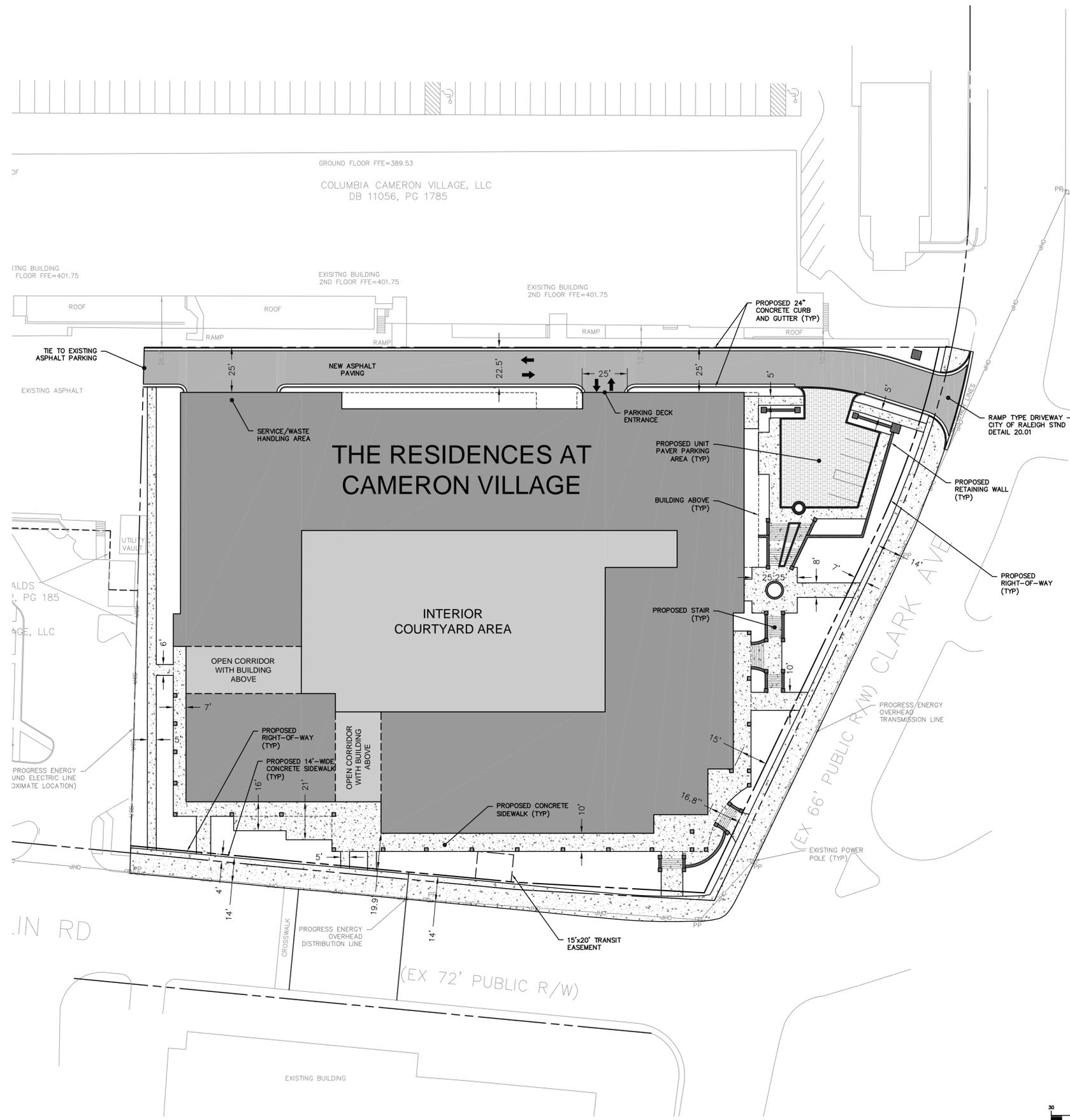
296 NEW APARTMENT UNITS (IN RESIDENCES AT CAMERON VILLAGE)

PROPOSED PARKING DATA  
 BLOCK 1 378 SPACES  
 BLOCK 2 766 SPACES (717-406 DEMO + 450 IN NEW DECK + 5 SURFACE)  
 BLOCK 3 381 SPACES  
 BLOCK 4 183 SPACES  
 BLOCK 5 260 SPACES  
 BLOCK 6 231 SPACES  
 TOTAL 2,199 SPACES

TOTAL PARKING REQUIRED (PER CITY CODE)  
 RETAIL 552,129/200 = 2,761 – (45% PBOD PARKING REDUCTION FOR RETAIL) = 1,519  
 OFFICE 41,874/200 = 210  
 RESIDENTIAL 296 UNITS (MINIMUM 1 SPACE PER UNIT) = 296-16 PBOD= 280 SPACES

1,519 RETAIL SPACES  
 210 OFFICE SPACES  
 280 RESIDENTIAL SPACES  
 2,009 REQUIRED SPACES IN ENTIRETY OF CAMERON VILLAGE

2,199 SPACES PROVIDED IN ENTIRETY OF CAMERON VILLAGE  
 190 EXCESS PARKING SPACES



**NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT IF APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- THERE ARE NO OFF-SITE ROADWAY IMPROVEMENTS PROPOSED WITH THIS PROJECT.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, UNDERGROUND LINES AND STRUCTURES AS NECESSARY TO AVOID DAMAGING EXISTING STRUCTURES.
- THE CONTRACTOR SHALL MAINTAIN AN AS-BUILT SET OF DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE PROVIDED TO THE ENGINEER AT REGULAR INTERVALS THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE SITE FREE FROM ACCUMULATIONS OF WASTE MATERIALS CAUSED BY THE CONTRACTOR AND CONTRACTOR EMPLOYEES.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR OTHER OBJECT.
- THE SITE LIGHTING SHALL BE IN COMPLIANCE WITH ALL APPLICABLE SECTIONS OF THE CITY OF RALEIGH ORDINANCE SECTION 2053(D)(3).
- MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.
- ALL DIMENSIONS ARE IN RADII, TO OUTSIDE FACE OF BUILDING, TO CENTERLINE, CENTER TO CENTER ON STRIPES, AND/OR TO BACK OF CURB, UNLESS OTHERWISE NOTED.

**LEGEND**

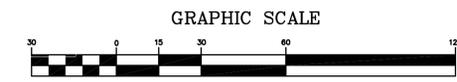
- NEW CONCRETE SIDEWALK
- NEW BUILDING
- NEW ASPHALT PAVING
- NEW UNIT PAVER WALKWAY
- NEW UNIT PAVER PARKING
- NEW RETAINING WALL

**IMPERVIOUS COVER TABLE**

EXISTING  
 IMPERVIOUS – 2.459 AC  
 PERVIOUS – 0.209 AC  
 PERCENT IMP – 92.16%

PROPOSED  
 IMPERVIOUS – 2.306 AC  
 PERVIOUS – 0.362 AC  
 PERCENT IMP – 86.43%

NET REDUCTION IN IMPERVIOUS AREA – 0.153 AC



**SITE PLAN**

Rev #	Revision	Date

Owner  
 COLUMBIA CAMERON VILLAGE, LLC  
 PROPERTY TAX DEPT  
 P.O. BOX 790830  
 SAN ANTONIO, TX 78279-0830

**THE RESIDENCES AT CAMERON VILLAGE**  
 RALEIGH, NORTH CAROLINA

SITE PLAN SUBMITTAL DOCUMENTS

Project No. C10029

421 FAYETTEVILLE STREET  
 SUITE 400 C 29701  
 YORK, SC 29732  
 F 813.380.8752  
 WWW.LICENSE.MG.COM/081

**STEWART**

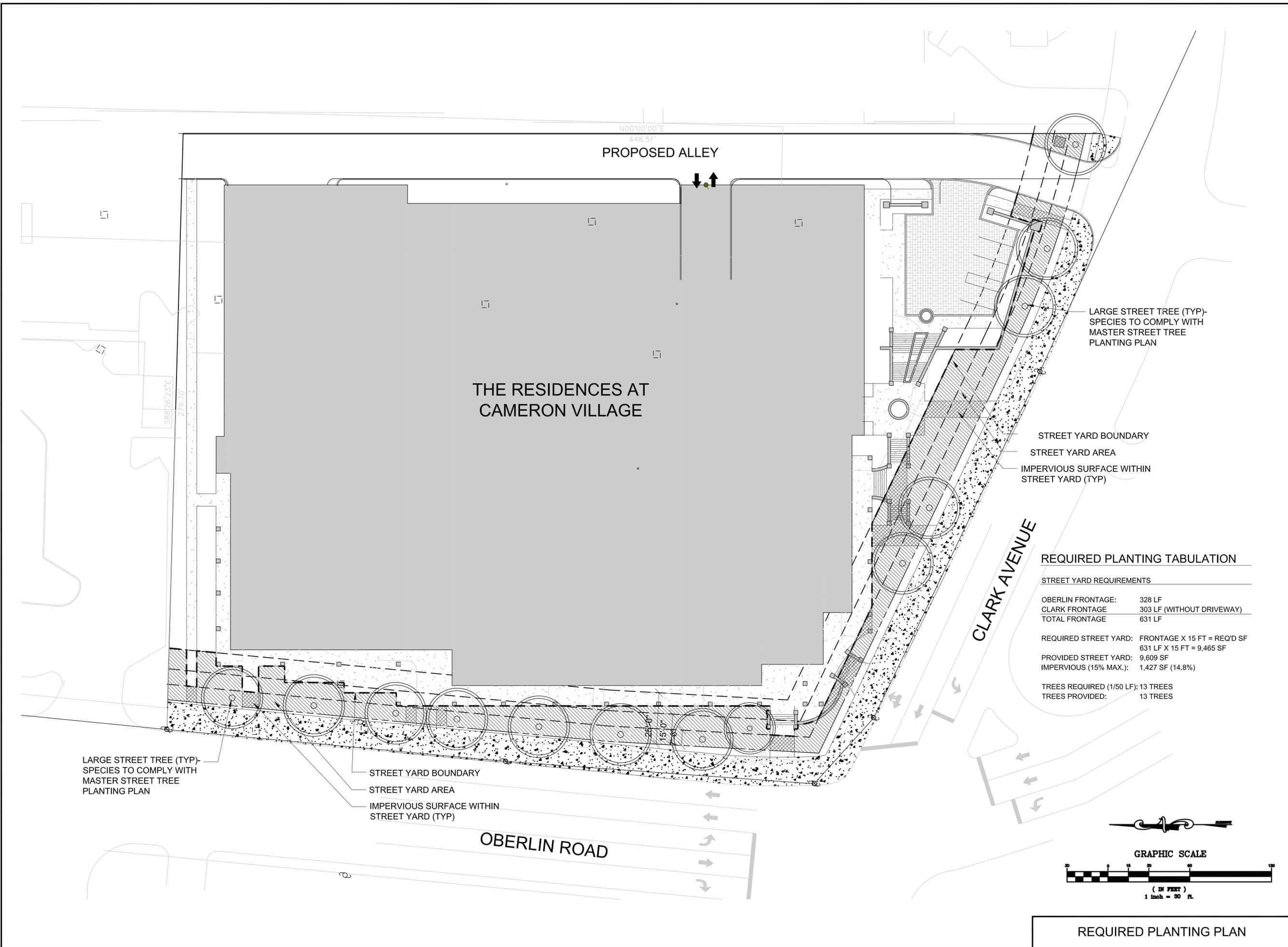
Professional Engineer  
 License No. 35371

NORTH CAROLINA PROFESSIONAL ENGINEER  
 DAVID M. BOYETTE JR.  
 2010.09.30

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

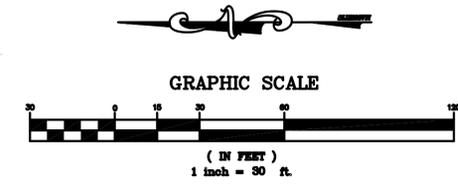
Project No. C10029  
 Drawn By IAM  
 Checked By DMB  
 Issue Date: 09.30.10

**C300**



**REQUIRED PLANTING TABULATION**

STREET YARD REQUIREMENTS	
OBERLIN FRONTAGE:	328 LF
CLARK FRONTAGE:	303 LF (WITHOUT DRIVEWAY)
TOTAL FRONTAGE:	631 LF
REQUIRED STREET YARD:	FRONTAGE X 15 FT = REQ'D SF
	631 LF X 15 FT = 9,465 SF
PROVIDED STREET YARD:	9,609 SF
IMPERVIOUS (15% MAX.):	1,427 SF (14.8%)
TREES REQUIRED (1/50 LF):	13 TREES
TREES PROVIDED:	13 TREES



**REQUIRED PLANTING PLAN**

Rev #	Revision	Date

Owner  
COLUMBIA CAMERON VILLAGE, LLC  
PROPERTY TAX DEPT  
P.O. BOX 790830  
SAN ANTONIO, TX 78279-0830

**THE RESIDENCES AT  
CAMERON VILLAGE**  
RALEIGH, NORTH CAROLINA

PRE-SUBMITTAL DOCUMENTS

**LandDesign**  
223 N Graham Street Charlotte, NC 28202  
V: 704.333.0325 F: 704.332.3246  
www.LandDesign.com

PRELIMINARY - DO NOT USE  
FOR CONSTRUCTION

Project No. **1010173**  
Drawn By  
Checked By  
Issue Date: **09.30.10**

**L-2.0**







PROPERTY LINE



**THE RESIDENCES**  
AT CAMERON VILLAGE

EAST ELEVATION

Raleigh, NC

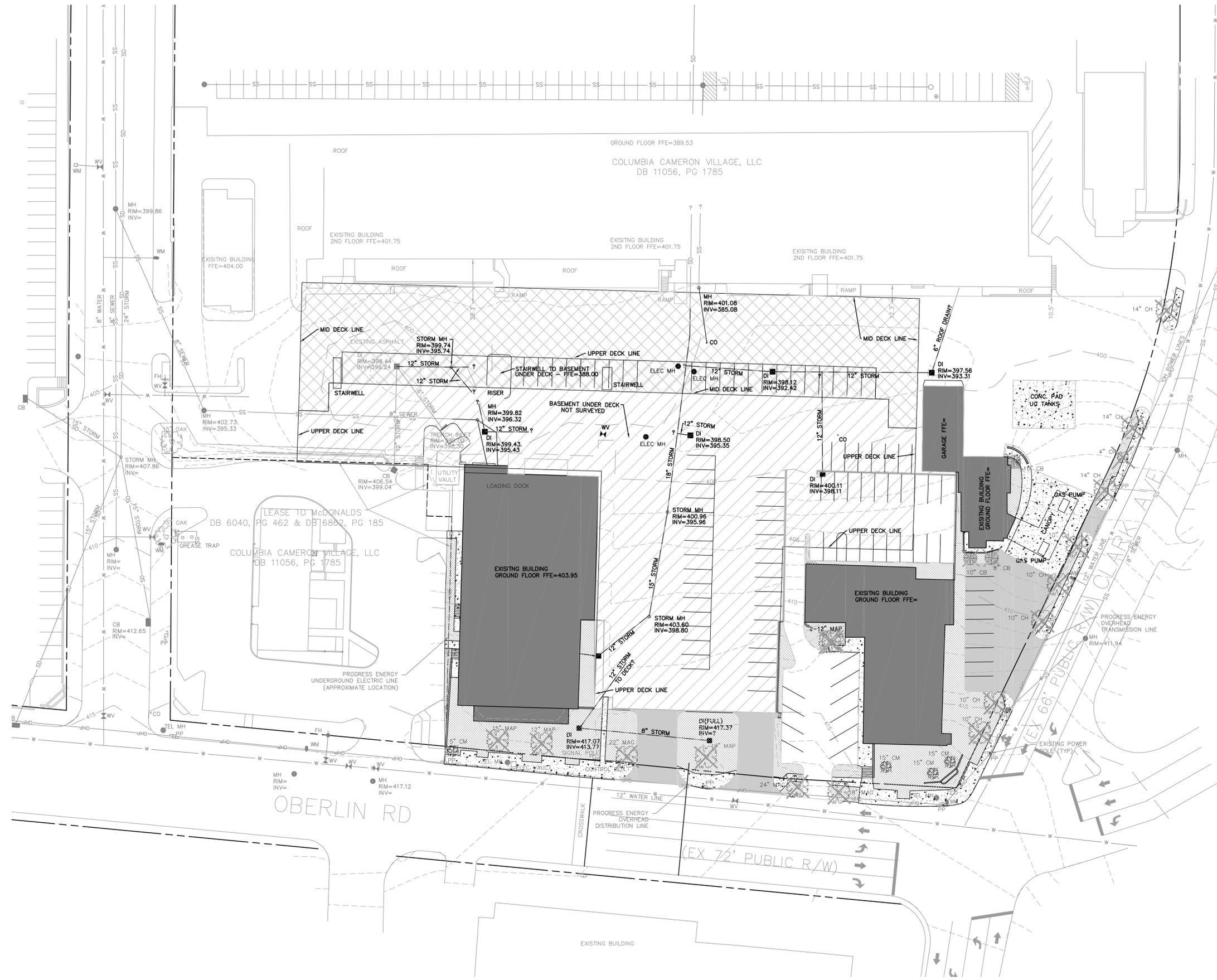
This drawing is for illustrative purposes only & is subject to change  
Project #: 010088 Scale: 1'-0" Date: 09/28/10

**CRESCENT RESOURCES**  
LLC



A-8



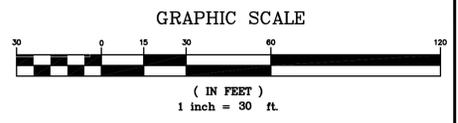


**DEMOLITION NOTES:**

1. THE CONTRACTOR SHALL NOTIFY THE N.C. ONE CALL CENTER AT 1-800-632-4949 PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL NOT MAKE ANY LANE CLOSURES OR CHANGES TO THE EXISTING TRAVEL PATTERNS ON ANY PUBLIC STREET WITHOUT PRIOR APPROVAL FROM THE CITY OF RALEIGH TRANSPORTATION DEPARTMENT AND/OR NCDOT (919-733-3213).
3. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL REQUIREMENTS REGARDING REMOVAL AND DISPOSAL OF MATERIALS AND DEBRIS.
4. ALL DEMOLITION WORK ON THE SITE WILL BE COORDINATED WITH CONTRACTOR.
5. RELOCATION OF EXISTING UTILITIES TO BE COORDINATED WITH THE LOCAL UTILITY PROVIDER(S).
6. WHERE UTILITIES (TO BE REMOVED) IMPACT THE FOOTPRINT OF THE NEW BUILDING, CONTRACTOR SHALL EXCAVATE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF PIPE, AND 1 FOOT BELOW TO REMOVE UNSUITABLE SOILS.
7. CLEANOUTS LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION THAT ARE TO REMAIN, SHALL BE PROTECTED FROM DAMAGE AND RAISED TO FLUSH WITH NEW GRADE.
8. ELECTRICAL OR GAS UTILITY SERVICES TO BE REMOVED SHALL BE REMOVED AND RELOCATED (AS INDICATED) BY THE UTILITY PROVIDER. CONTRACTOR SHALL SCHEDULE AND COORDINATE THIS WORK WITH THE APPROPRIATE SERVICE PROVIDER. ALL SERVICES SHOULD BE RE-INSTALLED PRIOR TO THE INSTALLATION OF PAVEMENT, SIDEWALKS, CURB AND GUTTER, OR OTHER PERMANENT FEATURES.
9. REMOVE EXISTING CONCRETE (WHERE REQUIRED) TO FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE FOR NEW CONSTRUCTION. SAWCUT EXISTING ASPHALT DRIVE AT LIMITS OF NEW CURBING TO OBTAIN A CLEAN EDGE.
10. CONTRACTOR SHALL RETAIN CONCRETE WHEELSTOPS WHICH ARE IN USEABLE CONDITION FOR RE-INSTALLATION AT THE END OF THE PROJECT.
11. CONTRACTOR SHALL RESTORE THE LAYDOWN AND STAGING AREA TO ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE OWNER, PRIOR TO DEMOBILIZATION AT THE CONCLUSION OF THE PROJECT.
12. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS PERFORMED IN ACCORDANCE WITH SPECIFICATIONS AND SITE PLAN.
13. ALL FENCING TO BE REMOVED SHALL BE REMOVED AT NEXT NEAREST POLE.
14. ALL GRAVEL TO BE REMOVED (SURFACE OR SUBSURFACE) TO BE STOCKPILED AND REUSED ON SITE WHERE POSSIBLE.
15. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
16. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFFSITE UNLESS OTHERWISE NOTED ON THIS PLAN.
17. ALL TREES AND VEGETATION NOTED TO BE REMOVED SHALL BE GROUND INTO MULCH, AND STOCKPILED FOR FUTURE USE AS MULCH FOR PLANTING BEDS.
18. ALL TREES TO BE REMOVED SHALL BE GROUND DOWN TO A DEPTH OF 12" BELOW PROPOSED FINISH GRADE.

**LEGEND**

-  REMOVED BUILDING
-  REMOVE STRUCTURE
-  REMOVE ASPHALT
-  REMOVE CONCRETE
-  REMOVE TREE
-  REMOVE UTILITY PIPE



**DEMOLITION PLAN**

Rev #	Revision	Date

Owner  
COLUMBIA CAMERON VILLAGE, LLC  
PROPERTY TAX DEPT  
P.O. BOX 790830  
SAN ANTONIO, TX 78279-0830

**THE RESIDENCES AT  
CAMERON VILLAGE**  
RALEIGH, NORTH CAROLINA

SITE PLAN SUBMITTAL DOCUMENTS

Project No. C10029  
421 FAYETTEVILLE STREET  
SUITE 400 - 2ND FLOOR  
Y 919.380.8750  
F 919.380.8752  
WWW.STEWARTENGINEERS.COM  
P.E. LICENSE NO. C-00851  
**STEWART ENGINEERS**  
Professional Engineer  
David M. Boyette, Jr.  
2010.09.30

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Project No.	C10029
Drawn By	IAM
Checked By	DMB
Issue Date:	09.30.10

**C200**

SP-47-1A



# 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  28 4445
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name The Residences at Cameron village

Proposed Use Residential mixed use

Property Address(es) 400 oberlin Rd., 410 oberlin Rd., 2120 Clark Ave, portion of 445 Daniels St.

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

P.I.N. <u>1704020480</u>	P.I.N. <u>1704020696</u>	P.I.N. <u>1704022318</u>	P.I.N. <u>1704023636</u>
-----------------------------	-----------------------------	-----------------------------	-----------------------------

What is your project type? mixed use residential

- 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.  
N/A

**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. CLDG - residential development exceeding 15 dwelling units per acre in the SR zoning district. In addition Z-40-08 notes that City Council site plan approval is a condition of the zoning case.

**CLIENT (Owner or Developer)**

Company Crescent Resources

Name (s) Brian J. Natwick

Address 227 W. Trade St, suite 1000, Charlotte, NC 28202

Phone 980-321-6234 Email bjnatwick@crescent-resources.com Fax 980-321-6240

**CONSULTANT (Contact Person for Plans)**

Company Stewart Engineering, Inc.

Name (s) Cindy Szwarcop

Cszwarzop@stewart-eng.com (p) 866-4803 / (f) 380-8752

\* Parking in camera village shopping center.  
2009 required 2199 provided.

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # **281907**

Zoning Information	Building Information
Zoning District(s) <b>SC</b>	Proposed building use(s) <b>residential mixed use (apt + retail)</b>
If more than one district, provide the acreage of each <b>—</b>	Existing Building(s) sq. ft. gross <b>—</b>
Overlay District <b>PBOD</b>	Proposed Building(s) sq. ft. gross <b>261,771 + 184,995 parking deck</b>
Total Site Acres <b>2.67</b> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <b>261,771 + 184,995 parking deck</b>
*Off street parking Required. <b>2009 Provided / 2199 provided</b>	Proposed height of building(s) <b>maximum of 80'</b>
COA (Certificate of Appropriateness) case # <b>N/A</b>	FAR (floor area ratio percentage) <b>4.1</b>
BOA (Board of Adjustment) case # A- <b>N/A</b>	Building Lot Coverage percentage <b>68%</b> (site plans only)
CUD (Conditional Use District) case # Z- <b>N/A</b>	
Stormwater Information	
Existing Impervious Surface <b>2.459 ac</b> acres/square feet <b>107,127 sf</b>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>2.301 ac</b> acres/square feet <b>100,441 sf</b>	If Yes, please provide <b>N/A</b>
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wellands <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 project is located in an area designated as community-retail/mixed use. The project conforms to the guidelines of the comprehensive plan in that it is a mixed use project with ground floor retail within higher density housing.**

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots — Detached — Attached —	9. Total number of commercial lots? <b>N/A</b>
2. Total # Of Apartment Or Condominium Units <b>296</b>	10. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Congregate Care Or Life Care Dwelling Units —	If Yes, please answer the questions below: <b>N/A</b>
4. Total # Of Mobile Home Lots —	a) Minimum Lot Size
5. Overall Total # Of Dwelling Units (1-5 Above) <b>296</b>	b) Total # Of Open Space Lots
6. Bedroom Unit <b>1br 2br 3br 4br or more</b> <b>227 69</b>	c) Total # Of Phases
7. Overall Unit(s)/Acre Densities Per Zoning District(s) <b>111/acre</b>	d) Perimeter Protective Yards Provided
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	e) 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 **Cindy Szwarczap / Stewart Engineering** 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, acknowledged and affirm that this project is conforming to all application requirements applicable with the proposed development use

Signed **[Signature]** **REGENT CENTER, NC** Date **9/28/2010**

Signed **[Signature]** **BRIAN NATWICK / CRESCENT RESOURCES** Date **09/28/2010**

Section B						
TO BE COMPLETED BY APPLICANT				TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A	
<b>General Requirements</b>						
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh	<input type="checkbox"/>		/			
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		/			
3. Client must print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet	<input checked="" type="checkbox"/>		/			
4. I have referenced the <b>Preliminary Development Plan Checklist</b> 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 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 <u>Site</u> 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 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. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		/			
7. Plan size 18"x24" or <u>24"x36"</u>	<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 1/2" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	/			