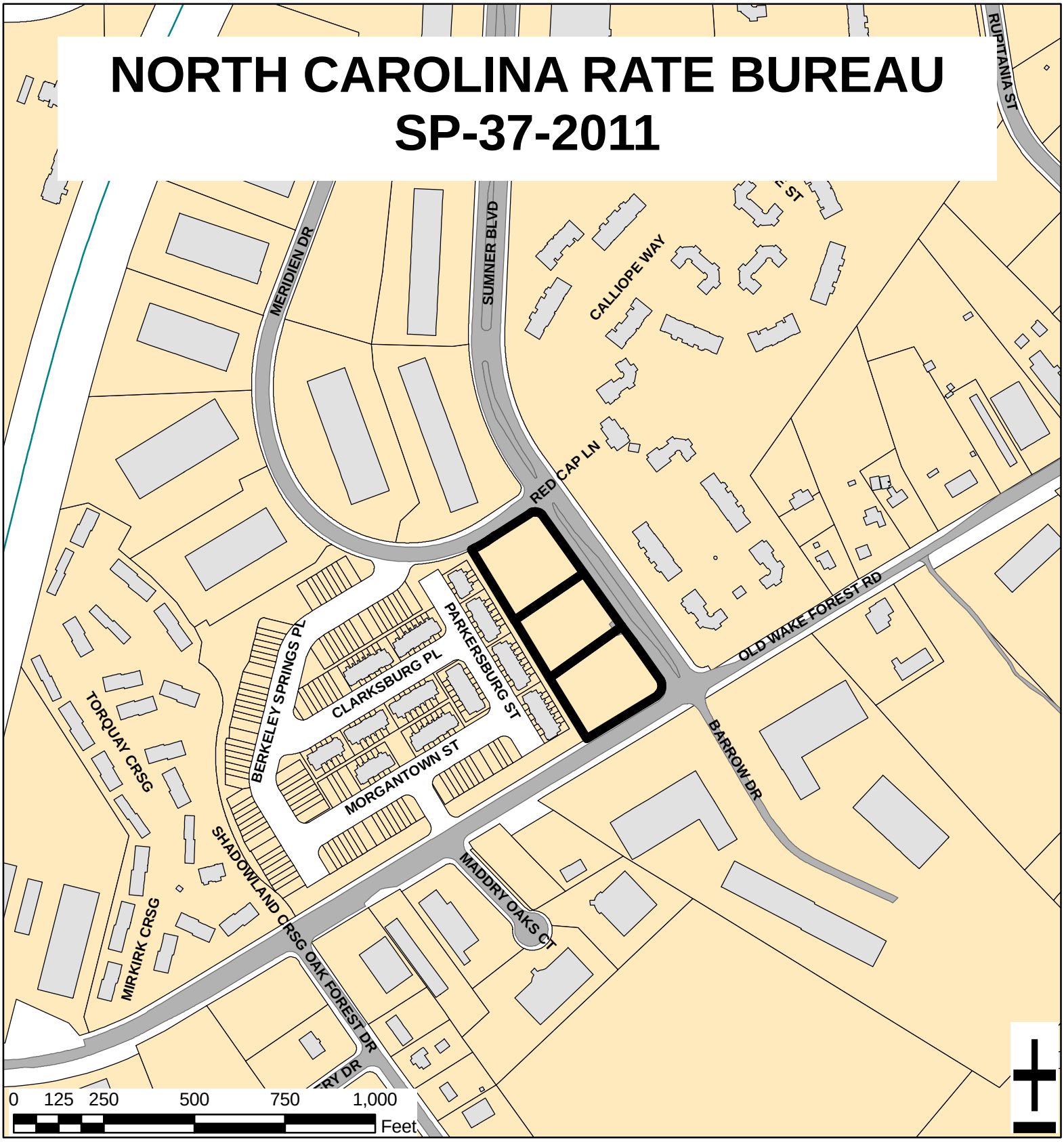
NORTH CAROLINA RATE BUREAU
SP-37-2011



Zoning:	**TD-CUD**	Number of Lots:	**0**
CAC:	**NORTHEAST**	Planner:	**MEADE BRADSHAW**
Drainage Basin:	**PERRY CREEK**	Phone:	**(919) 516-2664**
		Applicant Contact:	**BLAKELY DESIGN GROUP**
Acreage:	**3.34**	Phone:	**(919) 870-1868**

SP-37-11

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
☑ Site Plans for Planning Commission or City Council ☐ Preliminary Administrative Site Plans ☐ Group Housing * ☐ Multifamily (Infill)*	☐ Subdivision* ☐ Infill Subdivision* ☐ Infill Recombination* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number 310795
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name	NORTH CAROLINA RATE BUREAU
Proposed Use	OFFICE
Property Address(es)	2920 SUMNER BOULEVARD

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

P.I.N. 1727-10-8901	P.I.N. 1727-11-5284	P.I.N. 1727-11-6097	P.I.N.

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 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. OVER 25,000 S.F. WITHIN 400' of RESIDENTIAL
CLIENT (Owner or Developer)	Company: DAVID R. REYNOLDS REALTY, LLC. Name (s): DAVID R. REYNOLDS Address: 1605 ST. MARYS ST., RALEIGH, N.C. Phone: Email: Fax:
CONSULTANT (Contact Person for Plans)	Company: BLAKELY DESIGN GROUP Name (s): B. TAYLOR BLAKELY Phone: (919)870-1868 Fax: (919)870-0752 Email: TaylorC@blakelydesign.net

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) CUD TD	Proposed building use(s) OFFICE
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District	Proposed Building(s) sq. ft. gross 26,139 S.F.
Total Site Acres 3.345 Inside City Limits ☑ Yes ☐ No	Total sq. ft. gross (existing & proposed) 26,139 S.F.
Off street parking Required 88 Provided 129	Proposed height of building(s) 32'
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 17.9%
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only) 8.96%
CUD (Conditional Use District) case # Z- 54-94	

Stormwater Information	
Existing Impervious Surface 0 acres/square feet	Flood Hazard Area ☐ Yes ☑ No
Proposed Impervious Surface 1.66 acres/square feet 72,309 s.f.	If Yes, please provide
Neuse River Buffer ☐ Yes ☑ No Wetlands ☐ Yes ☑ 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

OFFICE USE IS WITHIN COMP. PLAN GUIDELINES –

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? ☐ Yes ☐ No
4. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below:
5. Total # Of Mobile Home Lots	a) Total number of Townhouse Lots
6. Total Number of Hotel Units	b) Total number of Single Family Lots
7. Overall Total # Of Dwelling Units (1-6 Above)	c) Total number of Group Housing Units
8. Bedroom Units 1br 2br 3br 4br or more	d) Total number of Open Space Lots
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	e) Minimum Lot Size
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	f) Total Number of Phases
	g) Perimeter Protective Yard Provided ☐ Yes ☐ No
	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 B. TAYLOR BLAKELY 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 Darrell Reynolds Date

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 (No fee for Infill recombination)	☑		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	☑		✓		
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)	☑	☐	✓		
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	☑		✓		
5. Provide the following plan sheets:	☑		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☑		✓		
b) Existing Conditions Sheet	☑	☐	✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	☑		✓		
d) Proposed Grading and Stormwater Plan	☑	☐	✓		
e) Proposed Utility Plan, including Fire	☑	☐	✓		
f) Proposed Tree Conservation Plan	☐	☑			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☑	☐	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☑	✓		
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	☑		✓		
7. Plan size 18"x24" or 24"x36"	☑		✓		
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	☑		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☑		✓		
10. Digital copy of only the plan and elevations, if applicable. 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	☑		✓		
11. Wake County School Form, if dwelling units are proposed	☐	☑	✓		✓
12. Preliminary stormwater quantity and quality summary and calculations package	☑	☐	✓		
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	☐	☑			✓

SITE PLANS FOR

NORTH CAROLINA RATE BUREAU

2920 SUMNER BOULEVARD

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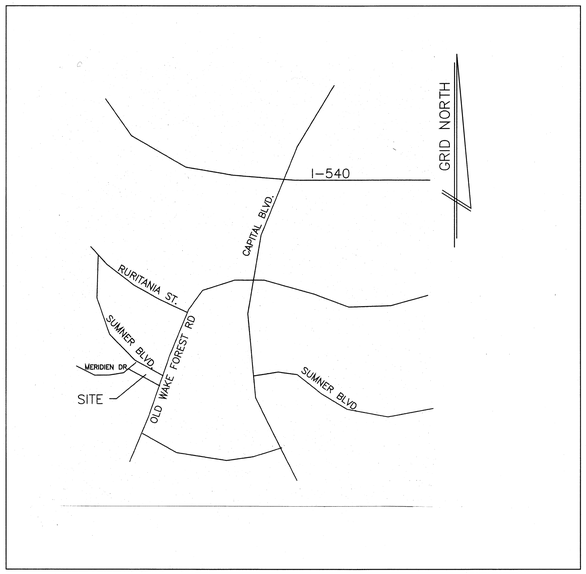
Signed David Reynolds Date

Signed _____ Date

REFERENCES

BM 2006, PG 514



VICINITY MAP
NOT TO SCALE

ORDINANCE NO. (1994) 467 ZC 351
Effective: 9-6-94

Z-54-94 Old Wake Forest Road, north side, between the CSX Railroad and Capital Boulevard, being Parcels 2713 and 4601, Block 11; and 2336, Block 21, Tax Map 1727.17, rezoned to Thoroughfare Conditional Use District.

Conditions:

1. Adult establishments, airfields, landing strips and heliports will be prohibited.

2. No more than 75% of the gross land area shall be developed for residential use.

3. No more than 75% of the gross land area shall be developed for non-residential use.

4. All residential development shall be at a density of six (6) units per acre or greater.

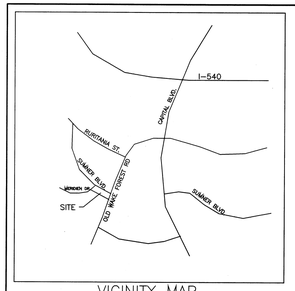
INDEX OF SHEETS

EXISTING CONDITIONS	EX-1
SITE STAKING PLAN	C-1
GRADING & DRAINAGE PLAN	C-2
DETENTION BASIN DETAILS	C-2a
LANDSCAPE PLAN	C-3
UTILITY PLAN	C-4
SURVEY & RECORDED MAP	

PREPARED BY

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 354 8-22-11 B. TAYLOR BLAKELY

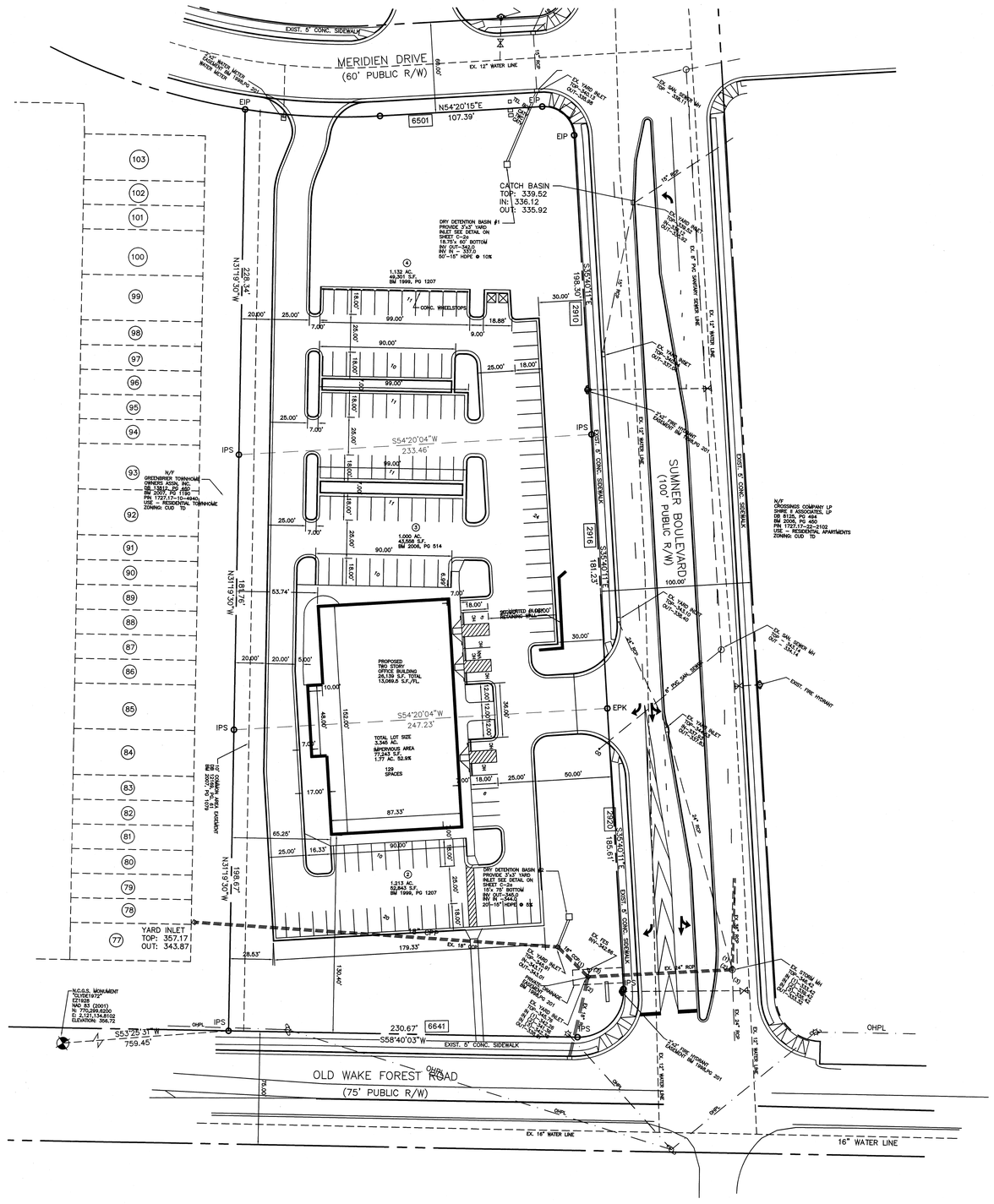
BLAKELY DESIGN GROUP
700 EXPOSITION PLACE, SUITE 105
RALEIGH, N. C. 27615
(919) 870-1868 FAX 870-0752
taylor@blakelydesign.net



VICINITY MAP

GRAPHIC SCALE 0 40 80 120

BM 2006, PG 514



SITE DATA

TOTAL LOT SIZE	145,702 S.F.	3.345 ACRES
ZONE		CUD TD
EXISTING USE		UNDEVELOPED
PROPOSED USE		OFFICE
PROPOSED BUILDING SIZE	1 BUILDING	26,139 S.F.
PROPOSED BUILDING HEIGHT	2 STORY	32.5'
PARKING REQUIRED (1/300 S.F.)		88 SPACES
PARKING PROPOSED (INCL. 6 HC.)		129 SPACES
VEHICULAR USE AREA		61,173 S.F.
IMPERVIOUS AREA	77,243 S.F.	53.0%
LANDSCAPE AREA	68,459 S.F.	47.0%
DENUDED AREA	123,440 S.F.	2.83 AC.

WAKE COUNTY P.I.N. -0727-11-5284, 1727-11-6097, 1727-10-8901

OWNER: JACK PARKER PROPERTIES NC, LLC
1700 BROADWAY, FL 34
NEW YARK, N. Y. 10019-5905

DEVELOPER: DAVID R. REYNOLDS REALTY, LLC
1605 ST. MARYS STREET
RALEIGH, N.C.

NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP PREPARED BY JOHN EDWARDS, SURVEYORS
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
3. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
4. ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT
6. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
7. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
8. CONTRACTOR SHALL PAINT SYMBOLS, INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.
9. CONTRACTOR SHALL DELINEATE PARKING SPACE LINES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC., AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
10. CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-632-4949 BEFORE DIGGING.
11. DENUDED AREA IS 2.83 ACRES.
12. THIS SITE IS NOT WITHIN A 100 YEAR FLOODWAY FRINGE AREA.
13. SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
EIP	EXISTING IRON PIPE
EPK	EXISTING PK NAIL
CO	SANITARY SEWER CLEANOUT
SS	SANITARY SEWER
MH	MANHOLE
RCP	REINFORCED CONCRETE PIPE
AC.	ACREAGE
S.F.	SQUARE FEET
CATV	CABLE TELEVISION BOX
TWC	TIME WARNER CABLE
TEL.	TELEPHONE
OHPL	OVERHEAD POWERLINE
	POWER POLE/LIGHT POLE
	POWER POLE
	WATER VALVE
	FIRE HYDRANT
XXX	DENOTES PROPERTY ADDRESS
	DENOTES CONCRETE

SURVEYOR'S NOTES

1. All distances are horizontal ground.
2. All dimensions are in feet unless otherwise noted.
3. All areas computed using coordinates from measured field data.
4. Horizontal Datum is NAD 83(2001) and Vertical Datum is NAVD 88.
5. Basis of bearings from BM 2006, PG 514, Wake County Registry.
6. There are no encroachments on subject property.
7. Fiber Optic, cable television and telecommunication utility lines lying within the subject property are underground and not plottable.
8. All recorded documents are referenced to the Wake County Registry of Deeds.
9. No wetland area(s) delineated on the subject property by United States Fish and Wildlife Service National Wetlands Inventory "FWS Wetlands Mapper".
10. This survey was prepared without the benefit of a title report and may be subject to any matters that a full title search would disclose.

BLAKELY DESIGN GROUP
Landscape Architecture Site Planning
700 Exposition Place, Suite 105, Raleigh, North Carolina 27615
Telephone (919) 870-1868 Fax (919) 870-0752
E-Mail - taylor@blakeldesign.net

SITE PLAN

NORTH CAROLINA RATE BUREAU

2920 SUMNER BOULEVARD, RALEIGH, N.C.

DATE	AUG 15,11
SCALE	1"=40'
DRAWN	BTB
JOB NO.	
REVISIONS	
SHEET	C-1