Zoning: CX-7-PL
CAC: East Raleigh
Drainage Basin: Crabtree Basin
Acreage: 38.98
Sq. Ft.: 124,000

Planner: Daniel Stegall
Phone: (919) 996-2712
Applicant: Wake Med Hospital
Administrative Site Review Application
(for UDO Districts only)

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831
Litchfield Satellite Office | 820 – 130 Litchfield Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

---

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

---

GENERAL INFORMATION

Development Name: Wake Med Administration Facilities
Zoning District: OX-7-PL
Overlay District (if applicable): 
Inside City Limits? Yes No
Proposed Use: Hospital Administration Building
Property Address(es): 3000 New Bern Ave.
Major Street Locator: Corner of Falstaff and Luther Rd.

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:
P.I.N. 1724202593

What is your project type?
- Apartment
- Mixed Residential
- Non-Residential Condo
- Duplex
- Telecommunication Tower
- Elderly Facilities
- School
- Religious Institutions
- Hospitals
- Shopping Center
- Residential Condo
- Hotels/Motels
- Office
- Banks
- Retail
- Industrial Building
- Cottage Court

Other: If other, please describe: ________________________________

WORK SCOPE

Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.

The project proposes to build a 124,000 SF administration building for Wake Med Hospitals. The project will include sanitary sewer, domestic water and fire line improvements as well as updated landscaping and a new 65-space parking lot. Though the number of spaces in the proposed parking lot will fall short of the required 310 spaces, a parking study has been undertaken to determine whether existing parking on the Wake Med campus is adequate for the required number of spaces.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE

Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

An administrative alternate will be required for using the amenity space near Falstaff Rd. to meet build-to requirements.

CLIENT/DEVELOPER/OWNER

Company: Wake Med Hospitals
Name(s): Thomas Cavender
Address: 3000 New Bern Ave., Raleigh, NC, 27601
Phone: 919.350.8098
Fax: 919.350.8098
Email: tcavendor@wakemed.org

CONSULTANT (Contact Person for Plans)

Company: Stewart
Name(s): Joe Puckett
Address: 421 Fayetteville St., Suite 400, Raleigh, NC 27601
Phone: 919.866.4829
Fax: 919.866.4829
Email: jpuckett@stewartinc.com

PAGE 1 OF 3

WWW.WAKEHNC.GOV

REVISION 05.13.16
## DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

<table>
<thead>
<tr>
<th>Zoning Information</th>
<th>Building Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District(s) OX-7-PL</td>
<td>Proposed building use(s) Office</td>
</tr>
<tr>
<td>If more than one district, provide the acreage of each:</td>
<td>Existing Building(s) sq. ft. gross N/A</td>
</tr>
<tr>
<td>Overlay District</td>
<td>Total sq. ft. gross N/A</td>
</tr>
<tr>
<td>Total Site Acres Inside City Limits</td>
<td>Proposed Building(s) sq. ft. gross 124,000</td>
</tr>
<tr>
<td>Off street parking: Required</td>
<td>Total sq. ft. gross (existing &amp; proposed)</td>
</tr>
<tr>
<td>Provided</td>
<td>Proposed height of building(s) 75 ft</td>
</tr>
<tr>
<td></td>
<td># of stories 3</td>
</tr>
<tr>
<td>Stormwater Information</td>
<td>Ceiling height of 1st Floor 19 ft</td>
</tr>
<tr>
<td>Existing Impervious Surface</td>
<td>Flood Hazard Area</td>
</tr>
<tr>
<td>77,966 acres/square feet</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>Proposed Impervious Surface</td>
<td>If Yes, please provide:</td>
</tr>
<tr>
<td>65,657 acres/square feet</td>
<td>Alluvial Soils</td>
</tr>
<tr>
<td>Neuse River Buffer</td>
<td>FEMA Map Panel #</td>
</tr>
<tr>
<td>□ Yes □ No</td>
<td>Flood Study</td>
</tr>
<tr>
<td>Wetlands □ Yes □ No</td>
<td></td>
</tr>
</tbody>
</table>

### FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units
2. Total # Of Congregate Care Or Life Care Dwelling Units
3. Total Number of Hotel Units
4. Overall Total # Of Dwelling Units (1-6 Above)
5. Bedroom Units: 1br 2br 3br 4br or more
6. Infill Development 2.2.7
7. Open Space (only) or Amenity
8. Is your project a cottage court? □ Yes □ No

### SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we 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 development plan as approved by the City.

I hereby designate ________________________________ 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 ____________________________ Date 6/14/18

Printed Name ____________________________

Signed ____________________________ Date ____________________________

Printed Name ____________________________
<table>
<thead>
<tr>
<th>General Requirements</th>
<th>YES</th>
<th>N/A</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>check made payable to the City of Raleigh</td>
<td></td>
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</tr>
<tr>
<td>2. Administrative Site Review Application completed and signed by the property</td>
<td>✔</td>
<td></td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>owner(s)</td>
<td></td>
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</tr>
<tr>
<td>3. Client must complete and adhere page 1 and 2 of the Administrative Site Review</td>
<td>✔</td>
<td></td>
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</tr>
<tr>
<td>Application to the plan cover sheet</td>
<td></td>
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<tr>
<td>4. I have referenced the Administrative Site Review Checklist and by using this as</td>
<td>✔</td>
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<tr>
<td>a guide, it will ensure that I receive a complete and thorough first review by the</td>
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<tr>
<td>City of Raleigh</td>
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<tr>
<td>5. Provide the following plan sheets:</td>
<td></td>
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<tr>
<td>a) Cover sheet: includes general notes, owner’s name, telephone number, mailing</td>
<td>✔</td>
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<tr>
<td>address and email address</td>
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<tr>
<td>b) Existing Conditions Sheet, including, but not limited to, structures, buildings,</td>
<td>✔</td>
<td></td>
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<tr>
<td>utilities, infrastructure, and vegetation</td>
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<tr>
<td>c) Proposed Site Plan</td>
<td>✔</td>
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<tr>
<td>d) Proposed Grading Plan</td>
<td>✔</td>
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<tr>
<td>e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality</td>
<td>✔</td>
<td></td>
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<tr>
<td>summary and calculations package, if not required, provide City Code section on</td>
<td></td>
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<tr>
<td>front cover</td>
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<tr>
<td>f) Proposed Utility Plan, including Fire</td>
<td>✔</td>
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<td>✔</td>
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</tr>
<tr>
<td>g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, Include</td>
<td>✔</td>
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<tr>
<td>two copies of the tree cover report completed by a certified arborist, North</td>
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<tr>
<td>Carolina licensed landscape architect, or North Carolina register forester. If not</td>
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<td>required, provide City Code section on front cover</td>
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<tr>
<td>h) Proposed Landscape Plan</td>
<td>✔</td>
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</tr>
<tr>
<td>i) Building elevations that show existing and/or proposed building height. If</td>
<td>✔</td>
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<td>demolition, do not include buildings to be demolished</td>
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<td>j) Transportation Plan</td>
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<tr>
<td>6. Ten (10) sets of proposed plans to engineering scale (1&quot; = 20', 1&quot; = 100', etc.),</td>
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<td>✔</td>
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<td>and date of preparation. For re-submittals – include all revision dates</td>
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<tr>
<td>7. Minimum plan size 18&quot;x24&quot; not to exceed 36&quot;x42&quot;</td>
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<tr>
<td>8. A vicinity map no smaller/less than 1&quot;=500' and no larger than 1&quot;=1000' to the</td>
<td>✔</td>
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<td>inch, showing the position of the plan with its relation to surrounding streets and</td>
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<td>properties, and oriented in the same direction as the preliminary plan</td>
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<tr>
<td>9. Include sheet index and legend defining all symbols with true north arrow, with</td>
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<td>north being at the top of the map</td>
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<tr>
<td>10. Digital copy of only the plan and elevations. Label the CD or flash drive with</td>
<td>✔</td>
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<tr>
<td>the plan name, case file number, and indicate the review cycle #.</td>
<td></td>
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<tr>
<td>11. Wake County School Form, if dwelling units are proposed</td>
<td></td>
<td>✔</td>
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<td></td>
</tr>
<tr>
<td>12. If applicable, zoning conditions adhered to the plan cover sheet</td>
<td></td>
<td>✔</td>
<td></td>
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</tr>
</tbody>
</table>
WAKE MED ADMINISTRATION
FACILITIES
3000 NEW BERN AVE.
RALEIGH, NC 27610
CITY OF RALEIGH
SITE PLAN SUBMITTAL
SUBMITTED ON FEBRUARY 20, 2018

SITE DATA

PROJECT NAME: WAKE MED
SITE ADDRESS: 3000 NEW BERN AVE
COUNTY: WAKE
PARCEL PIN #: 1724202593
PARCEL OWNER: WAKE MED
PARCEL AREA: 38.98 AC
TOTAL DISTURBED/PROJECT AREA: 2.50 AC
CURRENT ZONING: OFFICE MIXED USE (OX-7-PL)
EXISTING LAND USE: HOSPITAL
PROPOSED USE: HOSPITAL
RIVER BASIN: CRAB TREE
CONSTRUCTION TYPE: NEW CONSTRUCTION
MAX BUILDING HEIGHT: 90 FT
PROPOSED BUILDING HEIGHT: 75 FT
EXISTING IMPERVIOUS AREA: 77,966 SF
PROPOSED IMPERVIOUS AREA: 65,657 SF

OVERALL PARKING SUMMARY

PROVIDED PARKING
310
56
REGULAR 9’X18’ SPACES
13
3
REGULAR ACCESSIBLE SPACES
TOTAL VEHICULAR PARKING SPACES
323
60
SHORT-TERM BIKE PARKING
12
12
TOTAL VEHICULAR PARKING SPACES
335
72
PARKING RATIO: 1 SPACE PER 400 S.F. OF GROSS FLOOR AREA
(124,000 SF/400 = 310 SPACES)
BICYCLE PARKING: 1 SPACE PER 10,000 SF OF GROSS FLOOR AREA
LONG-TERM BICYCLE PARKING: 1 SPACE PER 5,000 SF OF GROSS FLOOR AREA
(124,000 SF/10,000) + (124,000 SF/5,000) = 38 SPACES
LONG-TERM BIKE PARKING LOCATED INSIDE OF BUILDING

IMPERVIOUS SURFACE DATA

TOTAL AREA OF DISTURBANCE: 118,074 SF
TOTAL EXISTING IMPERVIOUS AREA: 77,966 SF
TOTAL PROPOSED IMPERVIOUS AREA: 65,657 SF

UTILITIES IMPROVEMENTS QTY

6” PVC DIP SERVICE
377 LF
ELEVATE SERVICE
2” COPPER WATERLINE
46 LF

APPLICANT/OWNER

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

ARCHITECTS

STEWART

WAKE MED HEALTH & HOSPITALS
421 Fayetteville St., Suite 400
Raleigh, NC 27601
T 919.380.8750
GENSLER
530 Hillsborough Street
Raleigh, NC 27603
CONTACT: BRAD BURNS
919.327.1868 (T)
919.239.7829 (F)
BRAD_BURNS@GENSLER.COM
1. REFER TO SHEET C3.00 FOR GENERAL NOTES.

2. UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE.

3. MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POTENTIAL WATER INFILTRATION SHALL HAVE WATERTIGHT, BOLTED LIDS.

4. THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE INTERRUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR.

5. CROSSING A WATER MAIN OVER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, IN WHICH CASE A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE.  SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED.

6. SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE.  SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE INSTALLED FOR THE "FUTURE" UTILITY INSTALLATION.

7. SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED.

8. ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON STANDARD AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, CONDUIT SHALL BE INSTALLED FOR THE "FUTURE" UTILITY INSTALLATION.  HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, PIPE CONDUIT FOR THE "FUTURE" UTILITY INSTALLATION.

9. USE OF PLACARDING IN SUPPORT OF THE CONTRACTOR'S WORK.

10. VISUAL DURATION OF CONTRACTOR'S WORK.

11. USE OF PLACARDING IN SUPPORT OF THE CONTRACTOR'S WORK.

12. USE OF PLACARDING IN SUPPORT OF THE CONTRACTOR'S WORK.

13. USE OF PLACARDING IN SUPPORT OF THE CONTRACTOR'S WORK.

14. USE OF PLACARDING IN SUPPORT OF THE CONTRACTOR'S WORK.
**SITE PLAN**

**LEGEND:**
- TREES TO BE REMOVED
- TREES TO REMAIN
- LIMIT OF DISTURBANCE

**LANDSCAPING NOTES:**
1. DOES NOT MEET PRIMARY TCA
2. DOES NOT MEET SECONDARY TCA BUFFER DIMENSIONS
3. SECONDARY TCA FOR INDIVIDUAL 10" DIAMETER TREES WAS EVALUATED AS SHOWN ON THE PLAN. ALL EXISTING 10" DIAMETER AND LARGER TREES, EXCEPT FOR ONE, WERE FOUND TO HAVE A COMPROMISED CRZ.

**NOTES:**
- SEE SHEET C2.00 FOR DEMOLITION PLAN.
- SEE SHEET C3.00 FOR GENERAL AND SITE NOTES.
### Trees Schedule

<table>
<thead>
<tr>
<th>Code</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Cont</th>
<th>Cal</th>
<th>Size</th>
<th>Qty</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>BEN1</td>
<td>Ginkgo biloba</td>
<td>Maidenhair Tree</td>
<td>B &amp; B</td>
<td>3&quot; MIN</td>
<td>10` MIN</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>BEN2</td>
<td>Betula nigra</td>
<td>River Birch Multi-Trunk</td>
<td>B &amp; B</td>
<td>3&quot; MIN</td>
<td>10` MIN</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>ZESE</td>
<td>Zelkova serrata</td>
<td>Sawleaf Zelkova</td>
<td>B &amp; B</td>
<td>3&quot; MIN</td>
<td>10` MIN</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>QULH</td>
<td>Quercus lyrata</td>
<td><code>Highbeam</code> Highbeam Oak</td>
<td>B &amp; B</td>
<td>3&quot; MIN</td>
<td>10` MIN</td>
<td>7</td>
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<tr>
<td>TADI</td>
<td>Taxodium distichum</td>
<td>Bald Cypress</td>
<td>B &amp; B</td>
<td>3&quot; MIN</td>
<td>10` MIN</td>
<td>4</td>
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### Surface Parking Planting Calculations

<table>
<thead>
<tr>
<th>Species</th>
<th>Coverage</th>
<th>LF/SIZE</th>
<th>No. of Spaces</th>
<th>Required Plants</th>
<th>Plants Issued for:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>WakeMed Administration Facilities</td>
</tr>
</tbody>
</table>

### Landscape Notes

- **PLANTING PLAN**
  - **CLIENT:** WakeMed Administration Facilities
  - **LOCATION:** Raleigh, NC 27601
  - **WEBSITE:** www.stewartinc.com

- **SITE PLAN**
  - **DATE:** 01/25/18
  - **SCALE:** 1" = 10'"}

---

**PLANTING PLAN**

- **DATE:** Feb 20, 2018 - 10:33am
- **PROJECT #:** 17117
- **CLIENT:** WakeMed Administration Facilities
- **LOCATION:** Raleigh, NC 27601
- **WEBSITE:** www.stewartinc.com

- **SITE PLAN**
  - **DATE:** 01/25/18
  - **SCALE:** 1" = 10'"
WakeMed
RALEIGH, NC 27610-1231

Gensler
100 Wakefield St
Raleigh, NC 27603
Tel: 919.239.7836
Fax: 919.239.7836

WakeMed Admin Office
Building 90.0109.003
Description: BUILDING ELEVATIONS

Scale: 1/8" = 1'-0"

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NOT FOR CONSTRUCTION

Sheet Notes:
9/16" = 1'-0"
WEST ELEVATION

EAST ELEVATION

KEY PLAN

SHEET NOTES

GENERAL NOTES

NOT FOR CONSTRUCTION

A2.04