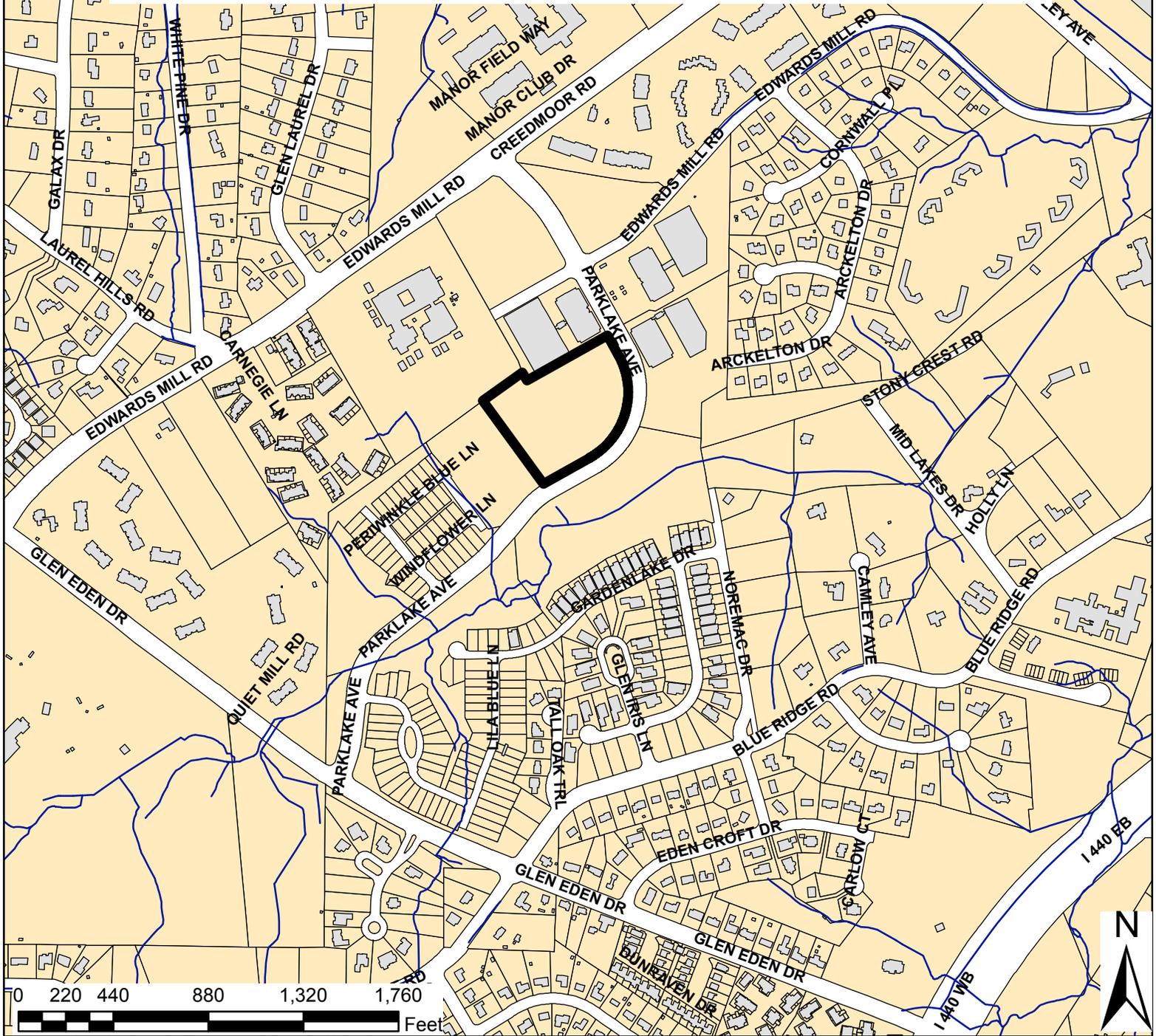


GLENLAKE OFFICE BUILDING V SP-41-2013



Zoning: **NB-CUD, PBOD**
CAC: **Northwest**
Drainage Basin: **Crabtree Basin**
Basin:
Acreage: **6.04**

Number of Lots: **1**
Planner:
Phone:
Applicant Contact:
Phone:

Stan Wingo
(919) 996-2663
Piedmont Land Design
(919) 845-7600



Planning & Development

Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 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"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number <div style="font-size: 2em; color: blue;">370849</div>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name GlenLake Office Building V

Proposed Use Office

Property Address(es) 4131 ParkLake Avenue

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

P.I.N. 0795-18-9797	P.I.N.	P.I.N.	P.I.N.
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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 <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. Site is within 400' of residential zoning and building height is greater than 80'.
CLIENT (Owner or Developer)	Company Highwoods Realty LP et al, AP Southeast Portfolio Partners, LP
	Name (s) Slade Brogden/Randy Roberson
	Address 3100 Smoketree Court, Suite 600, Raleigh, North Carolina 27604
	Phone 919-872-4924 Email slade.brogden@highwoods.com Fax 919-876-4200
CONSULTANT (Contact Person for Plans)	Company Piedmont Land Design, LLP
	Name (s) Ron Hendricks
	Address 8522-204 Six Forks Road, Raleigh, North Carolina 27615
	Phone 919-845-7600 Email ronh@piedmontlanddesign.com Fax 919-845-7703

Map - 079505 6.04 ac. Crabtree Drainage
 Northwest CAC PBOD Glenlake NB CUD Zoning

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) Neighborhood Business	Proposed building use(s) Office
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0 sf
Overlay District Pedestrian Business Overlay District	Proposed Building(s) sq. ft. gross 169,314 sf (excludes deck)
Total Site Acres 6.04 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 169,314 sf (excludes deck)
Off street parking Required 565 spaces Provided 623 spaces	Proposed height of building(s) 85.5' above FFE
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 0.644
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 0.109 (site plans only)
CUD (Conditional Use District) case # Z-40-06,Z-24-01,SSP-1-01	
Stormwater Information	
Existing Impervious Surface 0.05 ^{0.11} acres	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 2.56 acres	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 Future Land Use Plan recommends Office and Residential Mixed Use for this development. The proposed use is office and this lot is part of a mixed use development that already contains office and residential uses on adjacent lots, therefore the proposed use conforms with the Comprehensive Plan.

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? <input type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above)	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
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	

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 Piedmont Land Design, LLP – Ron Hendricks 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.

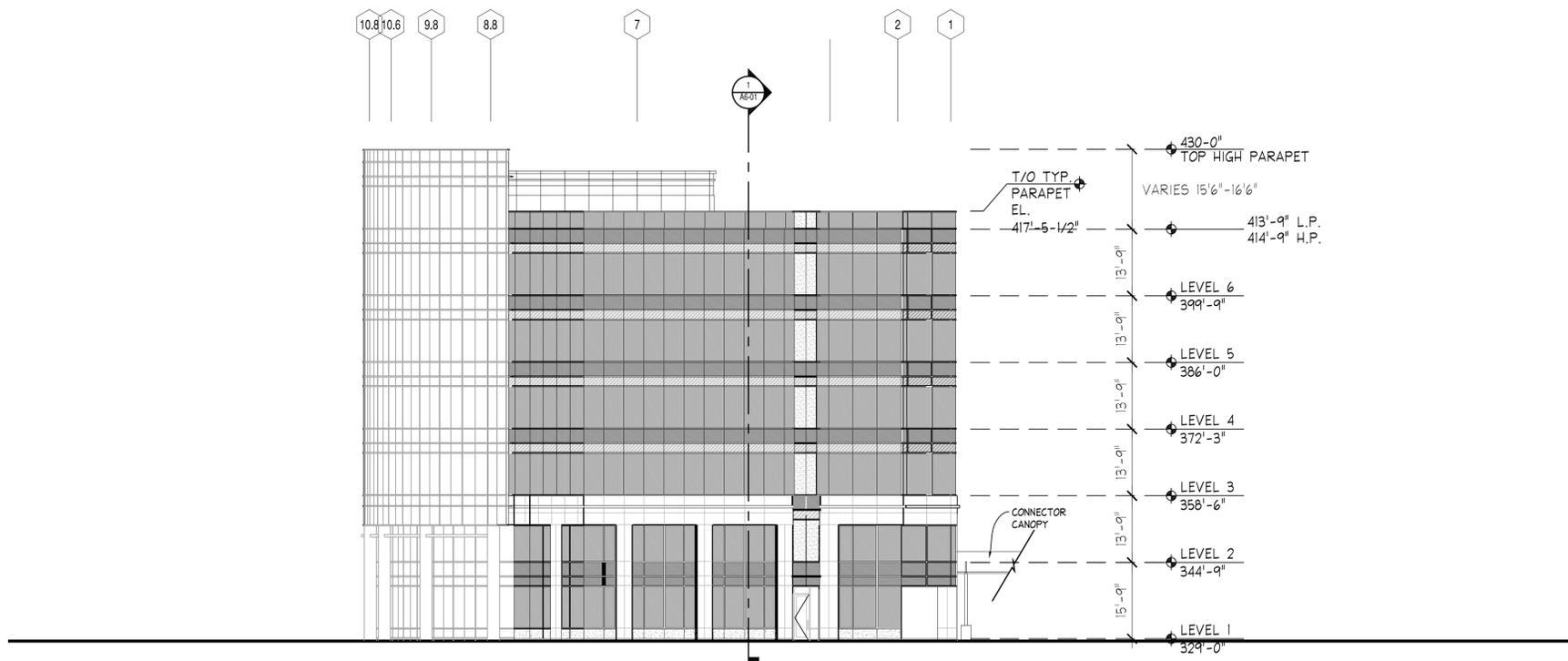
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 1-30-13
 Signed _____ Date _____

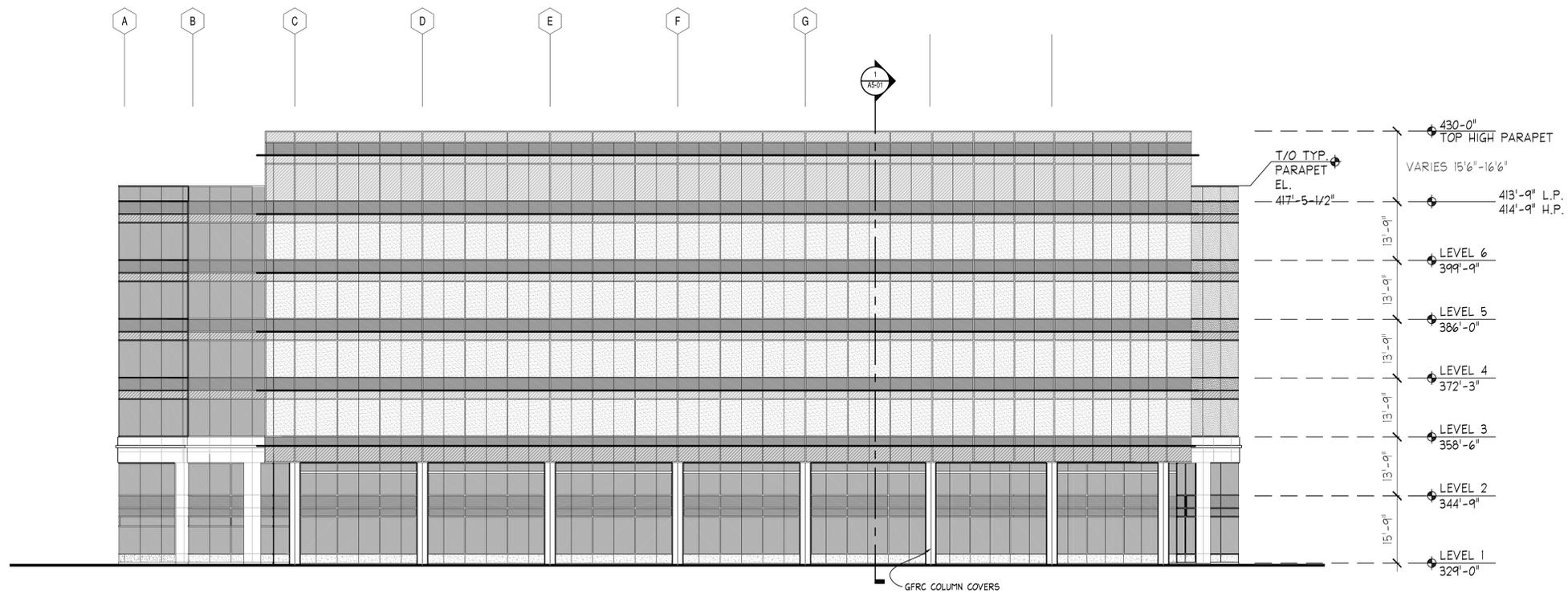
Section B

	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)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>				
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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" 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"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<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"/>		<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"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. 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 checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>			<input checked="" type="checkbox"/>

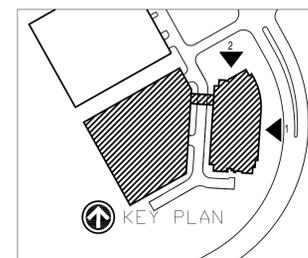
GLAZING LEGEND:				
KEY	SYMBOL	MANUF.	DESCRIPTION	LOCATION
⬡	[Pattern]	VIRACON VRE 1-38	TYPICAL VISION GLASS	CURVED GLASS & MAIN ENTRY VERTICAL BAY
⬢	[Pattern]	VIRACON VRE 1-54	TYPICAL VISION GLASS	MAIN GLASS, ALL SIDES
⬤	[Pattern]	VIRACON VUE 1-38	TYPICAL SPANDREL GLASS	BETWEEN VISION GLAZING ALL SIDES
⬥	[Pattern]	VIRACON VUE 1-58	TYPICAL SPANDREL GLASS	BETWEEN VISION GLAZING ALL SIDES
⬦	[Pattern]	VIRACON VUE 1-58	ENTRY DOORS	FRONT FACADE, MIDDLE BAY



2 NORTH ELEVATION
Scale: 1/16"=1'-0"



1 EAST ELEVATION
Scale: 1/16"=1'-0"



RULE JOY TRAMMELL RUBIO
ARCHITECTURE + INTERIOR DESIGN
300 Galleria Parkway, Suite 740 Atlanta, Georgia 30339
770-661-1492 (phone) 770-661-1493 (fax)
www.rjtplus.com

PRINTED	
DATE	ISSUE/REVISION
07/02/13	PROGRESS SET
08-01-13	SCHEMATIC DESIGN

ELEVATIONS

GLENLAKE V
4131 PARKLANE AVENUE
RALEIGH, NORTH CAROLINA

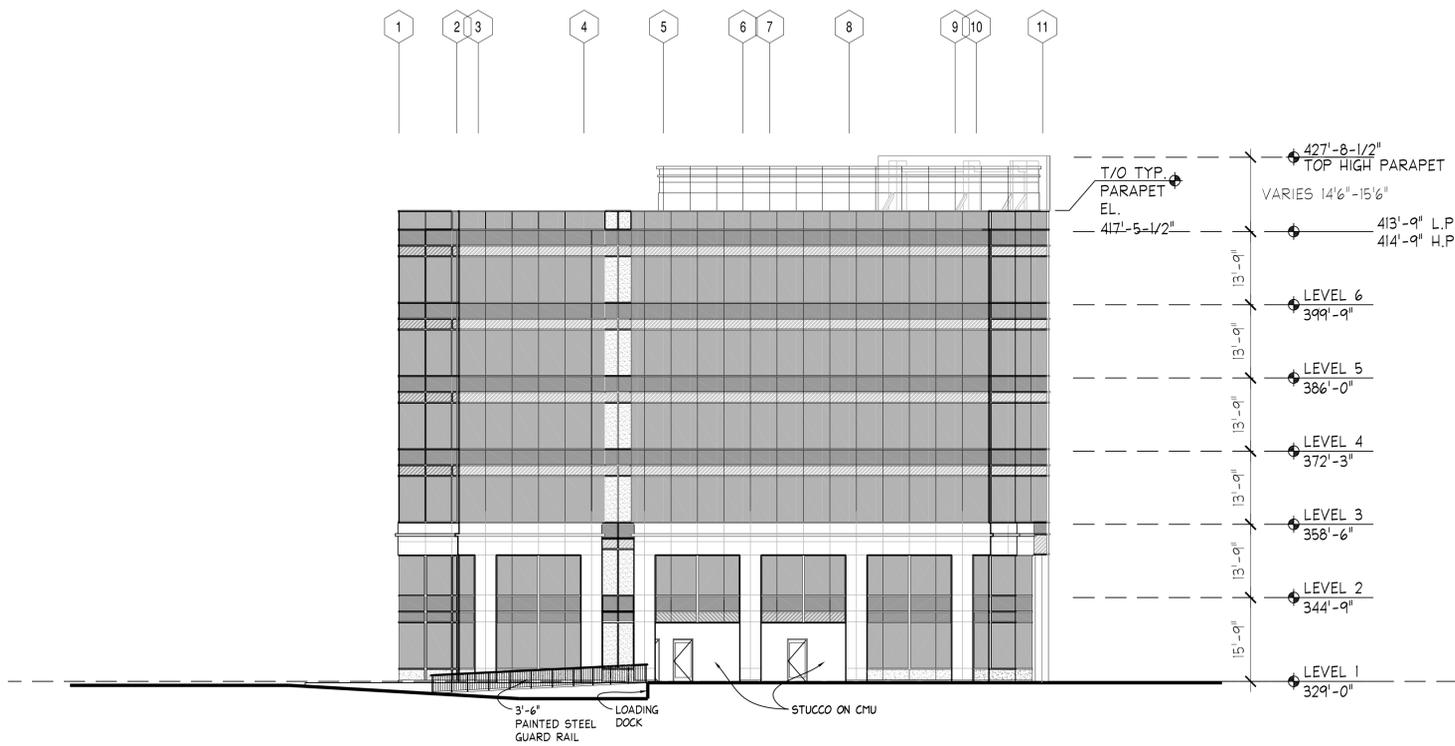
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DRAWING NO:

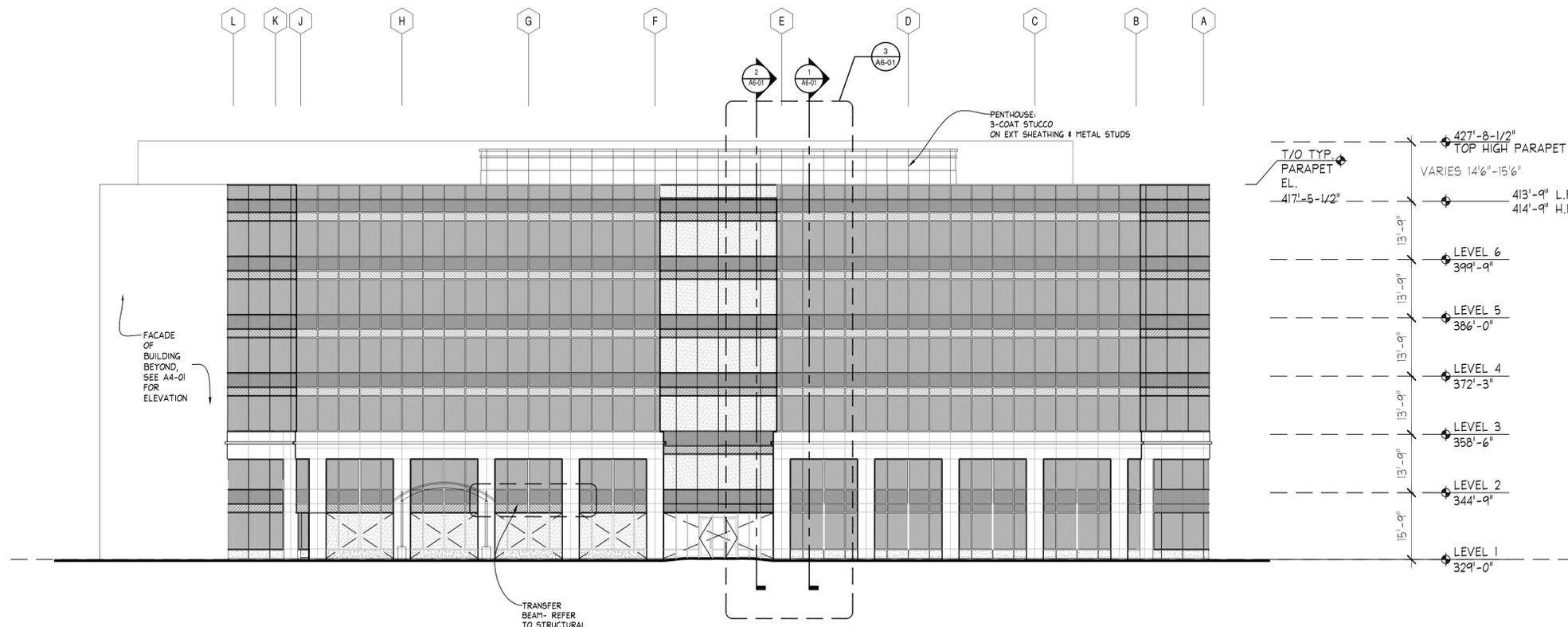
A4-01

PRINTED	
DATE	ISSUE/REVISION
07/02/13	PROGRESS SET
08-01-13	SCHEMATIC DESIGN

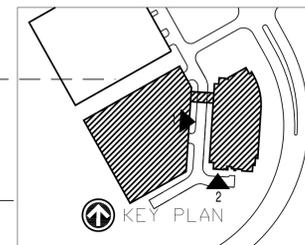
GLAZING LEGEND:				
KEY	SYMBOL	MANUF.	DESCRIPTION	LOCATION
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⬦	[Pattern]	VIRACON VUE 1-58	ENTRY DOORS	FRONT FACADE, MIDDLE BAY



2 SOUTH ELEVATION
 Scale: 1/16" = 1'-0"



1 WEST ELEVATION
 Scale: 1/16" = 1'-0"



NOT ISSUED FOR CONSTRUCTION