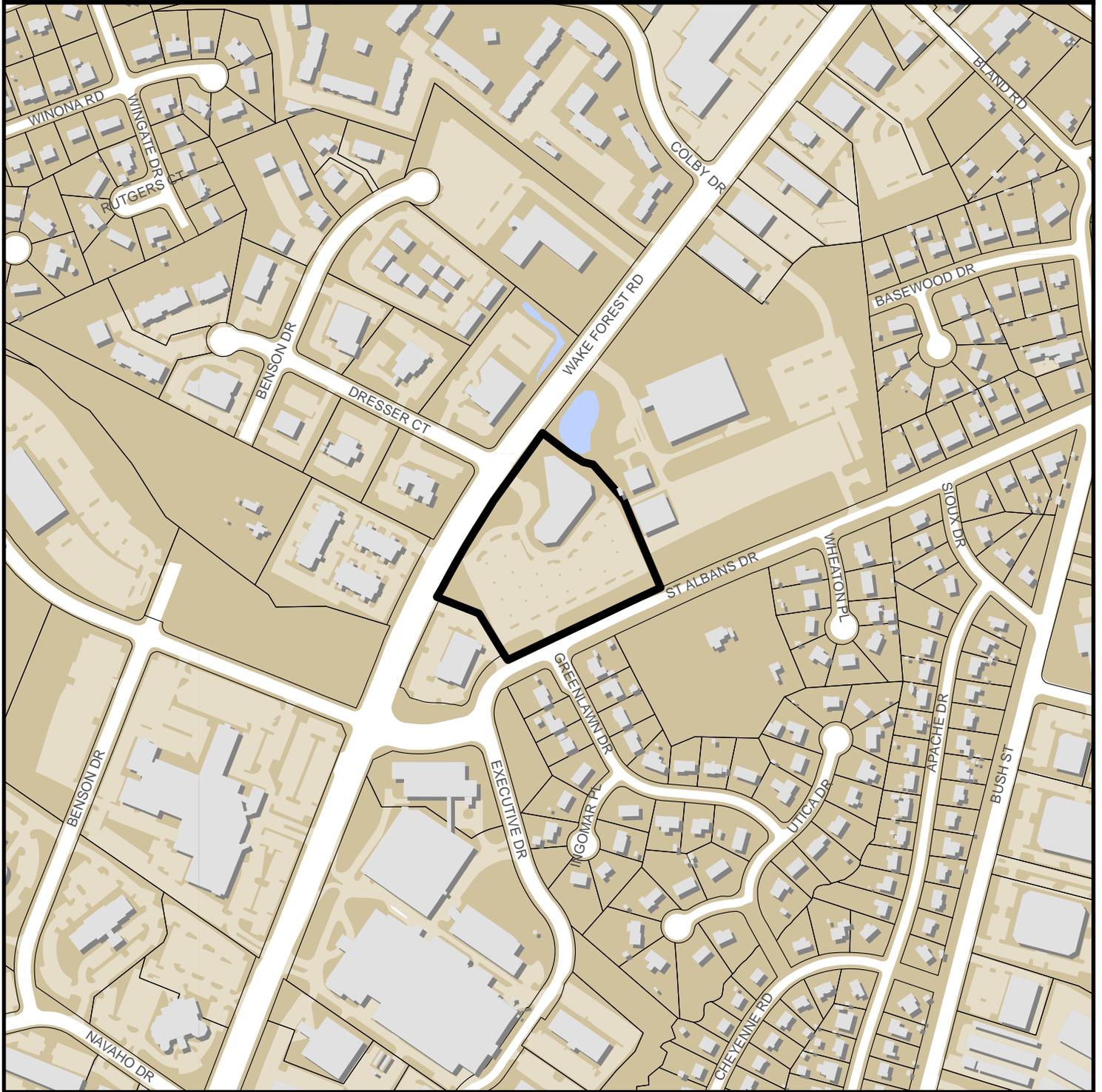


# LOCAL GOV'T FEDERAL CREDIT UNION SP-61-2014

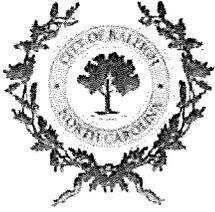


0 300 600 1,200 Feet

Zoning: **O&I-1**  
CAC: **Atlantic**  
Drainage Basin: **Big Branch**  
Acreage: **5.5**  
Square Feet: **97,087**

Planner: **Meade Bradshaw**  
Phone: **(919) 996-2664**  
Applicant: **Jones Lang  
LaSalle**  
Phone: **(919) 424-8165**





# Planning & Development

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

*SP-01-2014*

## 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 <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <i>411499</i> Assigned Project Coordinator <i>Bradshaw</i> Assigned Team Leader <i>Bradshaw</i>	
* May require Planning Commission or City Council Approval      ** Legacy Districts Only			
Has your project previously been through the Due Diligence process? If yes, provide the transaction # T-402053 Date: 8/7/14			
GENERAL INFORMATION			
Development Name Local Government Federal Credit Union Redevelopment			
Proposed Use Office			
Property Address(es) 3600 Wake Forest Road			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1715-37-5934			
P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input checked="" type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			
<b>PRELIMINARY ADMINISTRATIVE REVIEW</b>	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. N/A		
<b>PLANNING COMMISSION</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. 10-2132.2.C(2)9- Expansion of a Structure (Parking Deck) is greater than 10,000 square ft.		
<b>CLIENT (Owner or Developer)</b>	Company Jones Lang LaSalle		Name (s) Justin Dauncey
	Address 5420 Wade Park Blvd. Suite 206 Raleigh, NC 27607		
	Phone 919.424.8165	Email Justin.Dauncey@am.jll.com	Fax
<b>CONSULTANT (Contact Person for Plans)</b>	Company Stewart		Name (s) C. Brian O'Haver
	Address 421 Fayetteville St. Suite 400 Raleigh, NC 27601		
	Phone 919.866.4757	Email bohaver@stewartinc.com	Fax 919.380.8752

*JOB PUCKETT  
 919.866.4829  
 c 919.300.3395  
 jpuckett@stewartinc.com*

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

Zoning Information	Building Information
Zoning District(s)	Proposed building use(s) Office
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 96,198
Overlay District N/A	Proposed Building(s) sq. ft. gross 97,087
Total Site Acres 5.5 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 97,087
Off street parking Required Provided	Proposed height of building(s) Bldg 48'; Parapet 60'
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) .4 FAR
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only) .10
CUD (Conditional Use District) case # Z- N/A	

**Stormwater Information**

Existing Impervious Surface 3.4 acres/square feet 149,692 sf.	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 2.8 acres/square feet 125,530	If Yes, please provide N/A
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.  
 Proposed use for renovated building is office which is consistent with the Office & Residential mixed-use designation on the future Land Use Map.

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	<b>If Yes, please answer the questions below:</b>
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	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)

**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 Stewart- C. Brian O'Haver 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.

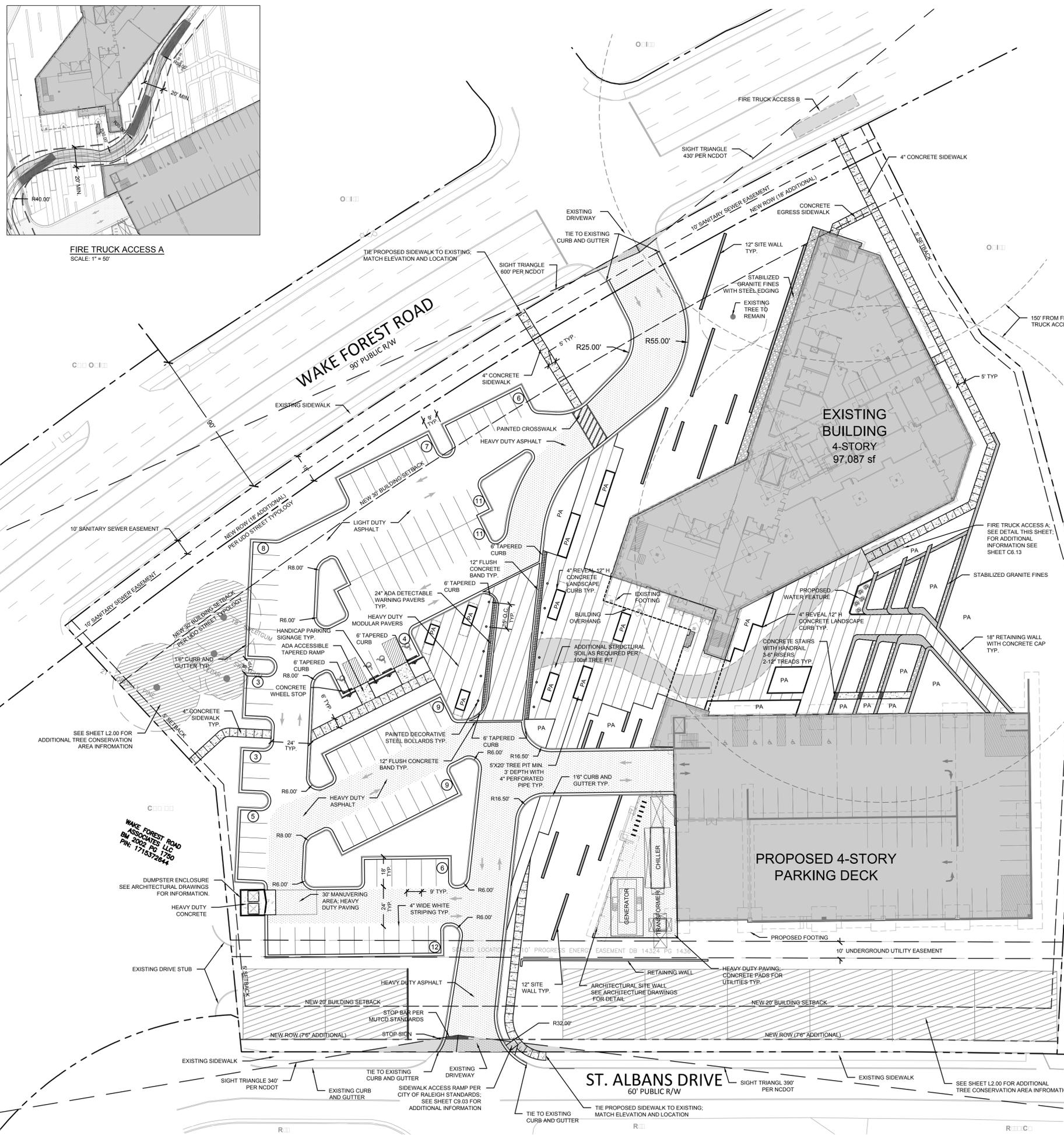
Signed Mal K Cavalry Date 10/7/14

Signed \_\_\_\_\_ Date \_\_\_\_\_

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 (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input 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 checked="" 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"/>	<input type="checkbox"/>	✓		
c) Proposed Site 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"/>	✓		
i) Transportation Plan	<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 24"x36"	<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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		



**FIRE TRUCK ACCESS A**  
SCALE: 1" = 50'



**GENERAL NOTES:**

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF RALEIGH, OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDOT, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART, INC., UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

**SITE NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLANS FOR DIMENSIONS, JOINTS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS EVERY 10 FEET (MAXIMUM), OR AS INDICATED ON LANDSCAPE PLAN SHEETS.
- THE CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL PLANS FOR DIMENSIONS, JOINTS AND INLAY SPECIFICATIONS NEAR THE BUILDING AND COURTYARD. THE CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS EVERY TEN (10) FEET MAXIMUM, OR AS INDICATED ON ARCHITECTURAL PLANS SHEETS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- ALL DIMENSIONS ARE IN RADII TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES SHALL BE A MINIMUM 6.5' WIDE AS MEASURED FROM THE FACE OF CURB.
- SIGHT TRIANGLES - NOTHING OVER 30' HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OR OCCUPANCY.
- IT IS OUR UNDERSTANDING THAT NO EXPANSIONS HAVE OCCURRED ON-SITE FOR BUILDING SQUARE FOOTAGE OR VEHICULAR SURFACE AREA SINCE 01.01.87.
- SITE DISTANCE TRIANGLES AT EXISTING DRIVEWAYS PER CITY OF RALEIGH CODE SECTION 10-2086 A & B.
- DIRECTIONAL ARROWS ARE FOR PERMITTING PURPOSES ONLY; DO NOT PAINT.

**SIGNAGE, STRIPING, AND MARKING NOTES:**

- ALL INTERNAL SIGNAGE SHALL BE COORDINATED WITH OWNER FOR ACTUAL LOCATION AT TIME OF INSTALLATION. SIGNAGE LEADING ONTO PUBLIC THROUGHFARE SHALL BE INSTALLED AT RIGHT OF WAY PER DOT STANDARDS.
- ALL LOT STRIPING (EXCEPT INDIVIDUAL PARKING BAY STRIPING) AND DIRECTIONAL ARROWS SHALL BE THERMOPLASTIC REFLECTIVE PAINT. MATERIALS SHALL CONFORM TO NCDOT STANDARDS AND SPECIFICATIONS. PARKING BAY STRIPING SHALL BE WHITE REFLECTIVE PAINT.
- CROSSWALKS SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH STATE DOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY / DRIVE LANE.
- ADA SYMBOLS SHOWN THESE DRAWINGS ARE FOR LOCATION PURPOSES ONLY AND NOT INTENDED TO BE PAINTED. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL REQUIRED ADA SIGNAGE.

**RIGHT OF WAY DEDICATION DATA**

Wake Forest Road	Existing ROW:	90'
	Proposed ROW:	126'
	Linear Feet Dedication:	571.42
	Square Feet Dedication:	10,369.59
St. Albans Drive	Existing ROW:	60'
	Proposed ROW:	75'
	Linear Feet Dedication:	495.11
	Square Feet Dedication:	3,712.93

**PARKING DATA**

1. PER CITY OF RALEIGH CODE OF ORDINANCES 10-2081(A): SCHEDULE OF OFF-STREET PARKING STANDARDS; OFFICE - 1 SPACE PER EVERY 300 SF

PARKING SPACES REQUIRED (@ 1 per 300sf):	324 spaces
<b>PARKING SPACES PROPOSED:</b>	
Surface spaces proposed:	90 spaces
Surface handicap spaces proposed:	4 spaces
<b>TOTAL SURFACE SPACES PROPOSED:</b>	<b>94 spaces</b>
Parking deck spaces proposed:	289
Parking deck handicap spaces proposed:	1 space
Handicap spaces Level 1:	5 spaces
Handicap spaces Level 2:	1 space
Handicap spaces Level 3:	2 spaces
Handicap spaces Level 4:	1 space
Total deck handicap spaces:	9 spaces
<b>TOTAL PARKING DECK SPACES PROPOSED:</b>	<b>298 spaces</b>
<b>TOTAL PARKING SPACES PROVIDED:</b>	<b>392 SPACES</b>

**SITE LEGEND**

- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY MODULAR PAVERS
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STABILIZED GRANITE FINES
- TREE CONSERVATION AREA
- PROPOSED CURB & GUTTER
- PROPOSED STOP BAR
- PROPOSED PAINTED CROSSWALK
- PROPOSED SIGN
- PROPOSED ADA PARKING SPACE
- PROPOSED SEAT WALL
- PROPOSED RETAINING WALL
- PROPOSED WHEEL STOP
- PROPOSED TREE LINE
- PROPOSED FENCE
- PROPOSED BIKE RACK
- PROPOSED BENCH
- PROPOSED BOLLARD
- PLANTING AREA
- 
- WATER FEATURE
- PARKING SPACE COUNT

CITY OF RALEIGH	
All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.	
TRANSPORTATION SERVICES	
PUBLIC UTILITIES	
STORMWATER	
PLANNING	
FIRE	
URBAN FORESTRY	

**STEWART**  
421 FAYETTEVILLE ST., STE 400 FIRM LICENSE # C-1051  
RALEIGH, NC 27601 www.stewartinc.com  
T 919.380.8750 PROJECT # C14053

Client:

**LGFCU**  
LOCAL GOVERNMENT  
FEDERAL CREDIT UNION  
Local Government Federal Credit Union  
3600 Wake Forest Road  
Raleigh, NC 27609

Consultants:

**JLL**  
5420 Wade Park Blvd, Suite 206  
Raleigh, NC 27607  
Tel 919.851.9111

**Gensler**  
530 Hillsborough St.  
Raleigh, NC 27603  
Tel 919.239.7828

**BARNHILL CONTRACTING COMPANY**  
4325 Pleasant Valley Rd  
Raleigh, NC 27612  
Tel 919.781.7210

**optima**  
engineering  
333 Fayetteville St, Suite 311  
Raleigh, NC 27601  
Tel 919.856.4461

Project:

# LGFCU RENOVATIONS

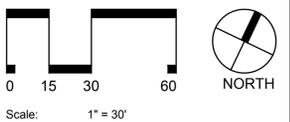
Scale:

PRELIMINARY DO NOT USE FOR CONSTRUCTION

Issued for:

## PRELIMINARY DEVELOPMENT PLAN SUBMITTAL

No.	Date	Description
A	10.10.14	SUBMITTAL TO CITY OF RALEIGH



Title:

# SITE PLAN

Project number: C14053 Sheet:  
Date: 10.10.2014  
Drawn by: DB  
Approved by: BO **C3.00**



