

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

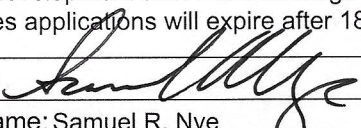
Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input type="checkbox"/>	
Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
Subdivision case #: _____	
Scoping/sketch plan case #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: _____	
Administrative Alternate #: _____	
GENERAL INFORMATION	
Development name: 8421 GLENWOOD BUILDING ADDITION	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 8421 GLENWOOD AVE	
Site P.I.N.(s): 0777-85-2207	
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of a new 9,999 SF building for retail sales with associated parking and infrastructure. Connect existing building to City public water and sewer service. Install additional parking behind building with stormwater treatment for new impervious surfaces.	
Current Property Owner/Developer Contact Name: Bazooband Properties LLC NOTE: please attach purchase agreement when submitting this form.	
Company: Bazooband Properties LLC	Title: Owner
Address: 9520 Lumley Road LLC	
Phone #: (919) 201-3048	Email: payman@bazooband.com
Applicant Name: Samuel R. Nye	
Company: The Site Group	Address: 1111 Oberlin Road Raleigh, NC
Phone #: 919-996-9136	Email: srn@thesitegroup.net

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3	Existing gross floor area (not to be demolished): 40,000
	Existing gross floor area to be demolished: 0
Gross site acreage: 3.372 ac.	New gross floor area: 9,900
# of parking spaces required: 130	Total sf gross (to remain and new): 49,900
# of parking spaces proposed: 141	Proposed # of buildings: 2
Overlay District (if applicable): N/A	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Retail	
Proposed use (UDO 6.1.4): Vehicle Sales / Retail	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 2.341 Square Feet: 101,972	Proposed Impervious Surface: Acres: 2.777 Square Feet: 120,956
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: n/a	
Flood study: n/a	
FEMA Map Panel #: MAP: 37200777700J PANEL: 0777 EFFECTIVE DATE MAY 2, 2006	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

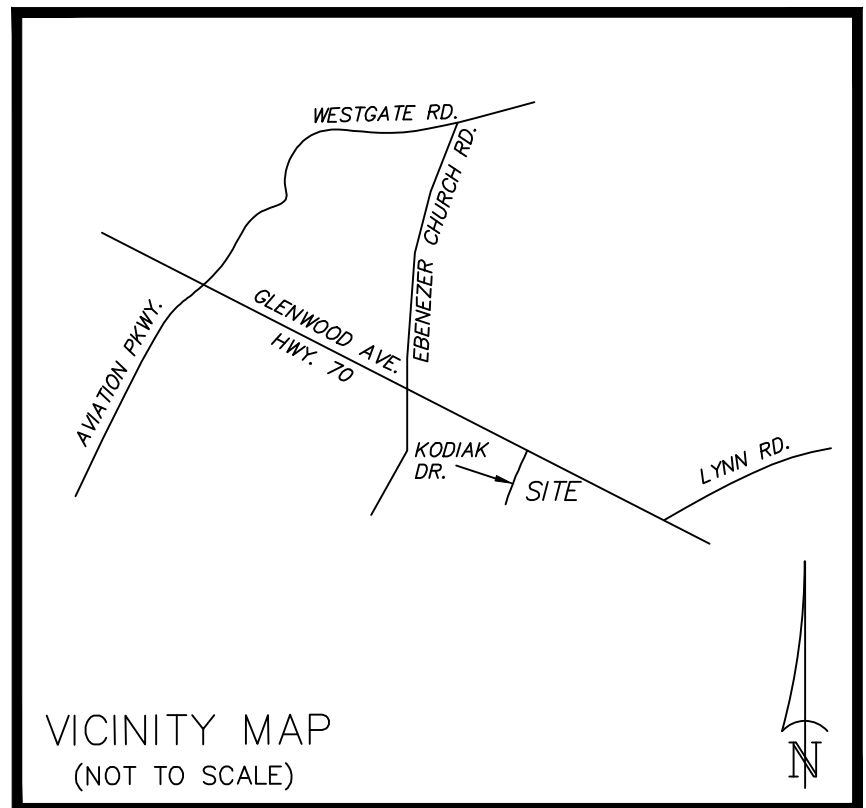
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: n/a	Total # of hotel units:
# of bedroom units: 1br 2br 3br 4br or more	
# of lots:	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, <u>Samuel R. Nye</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature: 	Date: 7/16/2021
Printed Name: Samuel R. Nye	

8421 GLENWOOD AVE. - NEW BUILDING

8421 GLENWOOD AVENUE

RALEIGH, NORTH CAROLNA



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<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #:
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #:
		Zoning Case #:
		Administrative Alternate #:

Development name: 8421 GLENWOOD AVE - NEW BUILDING

Inside City limits? Yes ☒ No ☐

Property address(es): 8421 GLENWOOD AVE

Site P.I.N. (s): 0777-85-2207

Please describe the scope of work. Include any additions, expansions, and change of use. Construction of a new 9,900 SF building for retail sales with associated parking and infrastructure. Connect existing building to City public water and sewer service. Install additional parking behind building with stormwater treatment for new impervious surfaces.

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Company: Bazooband Properties LLC Title: Owner

Address: 9520 Lumley Road LLC

Phone #: (919) 201-3048 Email: payman@bazooband.com

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REVISION 02.19.21

raleighnc.gov

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# of parking spaces required: 130	New gross floor area: 9,900
# of parking spaces proposed: 139	Total # of gross (to remain and new): 49,900
Overlay District (if applicable): N/A	Proposed # of buildings: 2
Existing use (UDO 6.1.4): Retail	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Vehicle Sales / Retail	

Existing Impervious Surface: Acres: 2.94	Proposed Impervious Surface: Acres: 2.787	Square Feet: 121,416
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If yes, please provide: Alluvial soils: 2A Flood study: 2A FEMA Map Panel #: MAP: 37200777001 PANEL: 0777 EFFECTIVE DATE: MAY 2, 2006		
Neuse River Buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Total # of dwelling units: 0	Total # of hotel units: 0
# of bedroom units: 1br	4br or more: 0
# of lots: 0	is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK	
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I, Samuel R. Nye, will serve as the agent regarding this application, and will receive and respond to administrative comments, request plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature:	Date: 10/07/2021
Printed Name: Samuel R. Nye	

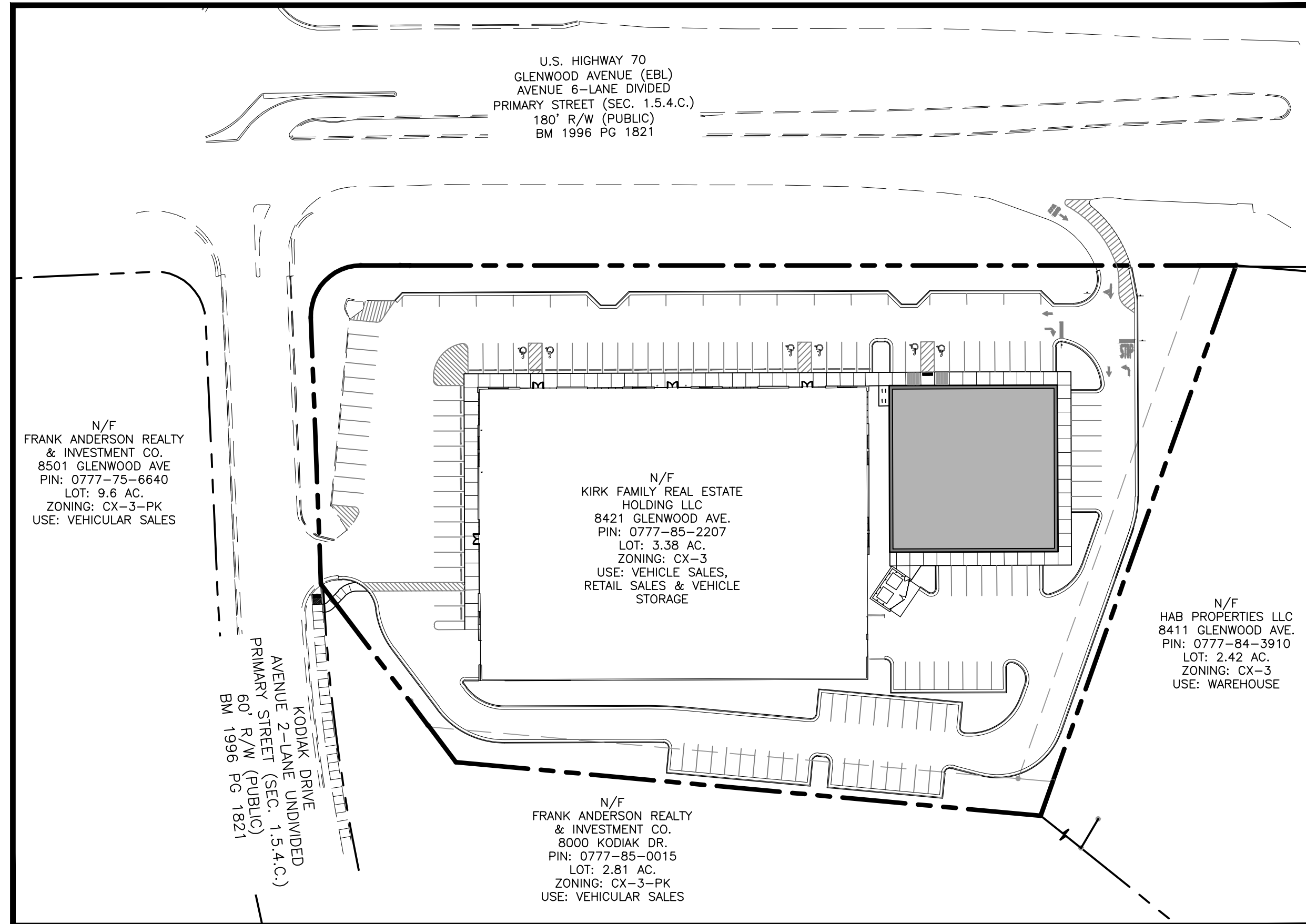
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REVISION 02.19.21

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TIER TWO SITE PLANS

CASE # ASR-0061-2021



CITY OF RALEIGH SITE PLAN TIER NOTES:

- NO SITE PLAN TIER VERIFICATION WAS PERFORMED BY CITY OF RALEIGH FOR THIS PROJECT.
- THIS PROJECT MEETS 2.a.i. REQUIREMENTS: THE CONSTRUCTION, RECONSTRUCTION, ADDITION, REPAIR, ALTERATION, DEMOLITION OR REPLACEMENT OF ANY BUILDING, STRUCTURE, OR PARKING FACILITY WHERE THE INCREASE IN SQUARE FOOTAGE IS MORE THAN 4,000 SQUARE FEET BUT LESS THAN 10,000 SQUARE FEET OR MORE THAN 10%, BUT LESS THAN 25% OF THE EXISTING SQUARE FOOTAGE, WHICHEVER IS GREATER.
*** THIS PROJECT QUALIFIES AS A TIER TWO SITE PLAN ***

SITE DEVELOPMENT PERCENTAGE CALCULATIONS:

7.2.2.B			
EX. BUILDING GFA:	40,000 SF.	EX. PARKING AREA:	61,754 SF.
PROP. BUILDING GFA:	9,900 SF.	PROP. PARKING AREA:	20,395 SF.
PERCENTAGE OF ADDITIONS:	24.75%		
**SITE IMPROVEMENT AREAS DO NOT EXCEED 25% INCREASE IN BUILDING GROSS FLOOR AREA OR IMPROVED SITE AREA, THEREFORE NOT REQUIRED TO CONFORM THE EXISTING PARKING AREA TO THE UDO LANDSCAPE REQUIREMENTS.			

TREE CONSERVATION (NONE ON-SITE):

9.1.3.B.4
NO PRIMARY OR SECONDARY TREE CONSERVATION AREAS EXIST ONSITE. THERE IS A SMALL BAND OF TREES NEAR THE SOUTH PROPERTY LINE, ALONGING THE REAR OF THE EXISTING BUILDING. WE EVALUATED THE AREA BUT THE AREA WAS LESS THAN 4,000 SQ. FT. SO IT DID NOT APPLY.

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LAKE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NOT FOR ROAD AND NOT FOR RAILROAD WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
 - RALEIGH STREET DESIGN MANUAL (RSDM);
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING CONSTRUCTION.

DRAWINGS INDEX:

SITE 001	COVER SHEET
SITE 100	EXISTING CONDITIONS PLAN
SITE 101	DEMOLITION PLAN
SITE 200	SITE LAYOUT & STAKING PLAN
SITE 300	GRADING PLAN
SITE 301	STORMWATER CONTROL MEASURE
SITE 400	UTILITY & LIGHTING PLAN
SITE 500	LANDSCAPE PLAN
SITE 501	TREE CONSERVATION AREA PLAN
SITE 600	SITE DETAILS
SITE 601	SITE DETAILS
SITE 602	SITE DETAILS
SITE 603	SITE DETAILS
SITE 604	SITE DETAILS
A 9.0	BUILDING ELEVATIONS

CONTACT/CIVIL ENGINEER:
THE SITE GROUP, PLLC
ATTN: SAMUEL R. NYE, P.E.
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: srn@thesitegroup.net

ARCHITECT:
PHILLIPS ARCHITECTURE, PA
ATTN: JASON BYRD, NCARB
6601 SIX FORKS ROAD, SUITE 130
RALEIGH, NC 27615
PHONE: 919-302-0425
EMAIL: jason@phillipsarch.com

PUBLIC IMPROVEMENT QUANTITIES	
NUMBER OF LOTS	1
LOT NUMBERS BY PHASE	N/A
NUMBER OF UNITS	N/A
LIVABLE BUILDINGS	0
OPEN SPACE	N/A
NUMBER OF OPEN SPACE LOTS	N/A
PUBLIC WATER (LF)	0 LF
PUBLIC GRAVITY SEWER (LF)	0 LF
PUBLIC STREET (LF)-FULL	0 LF
PUBLIC STREET (LF)-PARTIAL	0 LF
PUBLIC SIDEWALK (LF)	0 LF
STREET SIGNS (LF OF PUBLIC ST)	0 LF
WATER SERVICE STUBS	2
SEWER SERVICE STUBS	2

USE STANDARDS

SECTION 6.4.13.B WITHIN THE UNIFIED DEVELOPMENT ORDINANCE STATES ALL VEHICLE SALES/RENTAL HAS LIMITED USE STANDARDS IN THE CX ZONING DISTRICT. BELOW ARE THE LISTED LIMITED USE STANDARDS AND HOW THEY DO NOT COMPLY WITH THE PROPOSED PLAN:

- ALL TYPE A1 OR A2 TRANSITIONAL PROTECTIVE YARD (SEE SEC. 7.2.4.A) MUST BE ESTABLISHED ALONG ALL PROPERTY LINES ABUTTING A RESIDENTIAL USE.
8421 GLENWOOD AVENUE DOES NOT ABUT ANY RESIDENTIAL PROPERTIES.
- ALL VEHICULAR DISPLAY AREA WITH FRONTAGE ON ANY PORTION OF STREET RIGHT-OF-WAY (NIT INCLUDING AN ALLEY) MUST BE SCREENED ALONG THE STREET EDGE BY A TYPE C3 PROTECTIVE YARD UNDER SEC. 7.2.4.B.
THE PROPOSED DOES NOT INCLUDE VEHICULAR DISPLAY AREAS.
- VEHICLE DISPLAYS SHALL NOT BE ARTIFICIALLY ELEVATED ABOVE THE GENERAL TOPOGRAPHY OF THE SITE.
THE PROPOSED DOES NOT INCLUDE VEHICULAR DISPLAY AREAS.
- NO OUTSIDE SPEAKER SYSTEM IS PERMITTED.
THE PROPOSED DOES NOT INCLUDE AN OUTDOOR SPEAKER SYSTEM.
- IN A NX-DISTRICT, THE SALES AND LEASING OF MOTOR VEHICLES FOR DISPLAY SHALL BE CONDUCTED WITHIN A FULLY-ENCLOSED BUILDING. THE OUTDOOR DISPLAY AND STORAGE OF VEHICLES FOR SALE OR RENTAL IS NOT PERMITTED.
8421 GLENWOOD AVENUE DOES NOT RESIDE WITHIN THE NX-DISTRICT.



February 3, 2022

Re: BAZOOBAND PROPERTIES
8421 GLENWOOD AVE
RALEIGH, NC

Attn: PAYMAN BAZOOBAND

This is a letter of support for trash and recycling services for your new facility being planned for 8421 GLENWOOD AVE, RALEIGH, NC. We have reviewed the plans and have found that REPUBLIC SERVICES will be able to safely perform all needed services.

If the event that the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

We want to visit the site during the initial phases of construction to ensure that the site will continue to be safe for us to provide service.

We look forward to providing waste and recycling services at your new property once it has been completed and ready to be serviced.

Please feel free to contact me directly 919-519-9739 or email twb@republicservices.com

Best Regards,

Timothy M Volk

Account Executive: Raleigh Metro
Republic Services
919-519-9739

SOLID WASTE SERVICES NOTE:

THIS SITE WILL BE SERVED BY A PRIVATE REFUSE HAULER.

SITE DATA SUMMARY

PROJECT NAME:	8421 GLENWOOD AVE - NEW BUILDING
PIN(S):	0777-85-2207
SITE ADDRESS:	8421 GLENWOOD AVE. RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
ZONING:	CX-3
OVERLAY DISTRICT:	N/A
RIVER BASIN:	NEUSE
TOTAL EXISTING ACREAGE:	147,232 SF. / 3,380 AC.
CURRENT USE:	VEHICLE SALES: 6,500 SF. RETAIL SALES: 24,000 SF. STORAGE FOR VEHICLE SALES: 9,500 SF.
EXISTING BUILDING AREA:	40,000 SF.
PROPOSED USE:	VEHICLE SALES
NEW BUILDING AREA:	9,900 SF.
PROPOSED USE:	RETAIL SALES
EXISTING BUILDING HEIGHT:	1 STORY/25'
EXISTING IMPERVIOUS AREA:	101,941 SF. / 2,340 AC.
PROPOSED IMPERVIOUS AREA:	118,203 SF. / 2,714 AC.
TOTAL DISTURBED AREA:	91,952 SF. / 2,111 AC.
PARKING SUMMARY:	
EXISTING BUILDING:	40,000 SF.
VEHICLE SALES (6,500 SF.)	1 SPACE/1,000 SF. = 6.5 REQ'D
RETAIL SALES (24,000 SF.)	1 SPACE/300 SF. = 80 REQ'D
STORAGE FOR VEH. SALES (9,500 SF.)	1 SPACE/1,000 SF. = 9.5 REQ'D
TOTAL SPACES REQUIRED (EX. BLDG):	97 REQ'D
NEW BUILDING:	9,900 SF.
RETAIL SALES (9,900 SF.)	1 SPACE/300 SF. = 33 REQ'D
TOTAL PARKING SPACES REQUIRED:	129 REQUIRED
TOTAL PARKING SPACES PROVIDED:	129 PROVIDED
BICYCLE PARKING:	
VEHICLE SALES:	0 REQUIRED
RETAIL SALES: (1/5,000 SHORT, NONE LONG)	1 SPACE/5,000 SF. = 7 SHORT TERM REQ'D
TOTAL SPACES PROVIDED:	8 SHORT TERM SPACES PROVIDED (4 RACKS)
BUILDING SETBACKS:	
PRIMARY STREET:	5'
SIDE STREET:	5'
SIDE:	0' OR 6'
REAR:	0' OR 6'
PARKING SETBACKS:	
PRIMARY STREET:	10'
SIDE STREET:	10'
SIDE:	0 OR 3'
REAR:	0 OR 3'
EXISTING WATER PROVIDER:	CITY OF RALEIGH
EXISTING SEWER PROVIDER:	CITY OF RALEIGH
ELECTRIC PROVIDER:	DUKE ENERGY PROGRESS

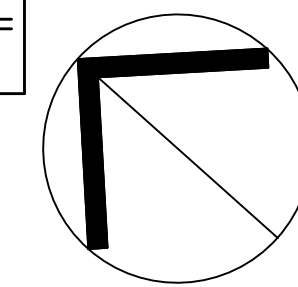
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, NOR SHALL IT BE CONSTRUED TO BE IN VIOLATION OF CITY, STATE OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

ELECTRONIC APPROVAL: THIS APPROVAL IS BEING ISSUED ELECTRONICALLY. THIS APPROVAL IS VALID ONLY UPON THE SIGNATURE OF A CITY OF RALEIGH REVIEW OFFICER BELOW. THE CITY WILL RETAIN A COPY OF THE APPROVED PLANS. ANY WORK AUTHORIZED BY THIS APPROVAL MUST PROCEED IN ACCORDANCE WITH THE PLANS KEPT ON FILE WITH THE CITY. THIS ELECTRONIC APPROVAL MAY NOT BE EDITED ONCE ISSUED. ANY MODIFICATION TO THIS APPROVAL, ONCE ISSUED, WILL INVALIDATE THIS APPROVAL.

CITY OF RALEIGH DEVELOPMENT APPROVAL: CITY OF RALEIGH REVIEW OFFICER

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



NORTH

COVER SHEET

SCALE: 1" = 100'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



NOT FOR CONSTRUCTION

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A PRELIMINARY ALTA SURVEY BY CE GROUP DATED FEBRUARY 24 & JUNE 9, 2021. ADDITIONAL SITE INFORMATION IS TAKEN FROM WAKE COUNTY GIS.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- NO PORTION OF THE PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAN AS SHOWN ON FEMA FIRM MAP NO. 37200777001 EFFECTIVE DATE MAY 02, 2006.
- UNDER SECTION 1.5.4.C WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, BOTH GLENWOOD AVENUE AND KODIAK DRIVE ARE DESIGNATED AS PRIMARY STREETS. GLENWOOD AVENUE CORRELATES TO SECTION 1.5.4.C.1.a, AS A STREET WITH A TRANSIT SERVICE. KODIAK DRIVE CORRELATES TO SECTION 1.5.4.C.1.d, AS A MIXED-USE STREET ON THE RALEIGH STREET PLAN MAP.

PRELIMINARY FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS



THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

TIER TWO SITE PLANS FOR (ASR-0061-2021):
8421 GLENWOOD AVE. -
NEW BUILDING
8421 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

Drawn By: SWJ
Checked By: SRN

DATE: 16 JUL 2021
REVISED: 07 OCT 2021
04 FEB 2022

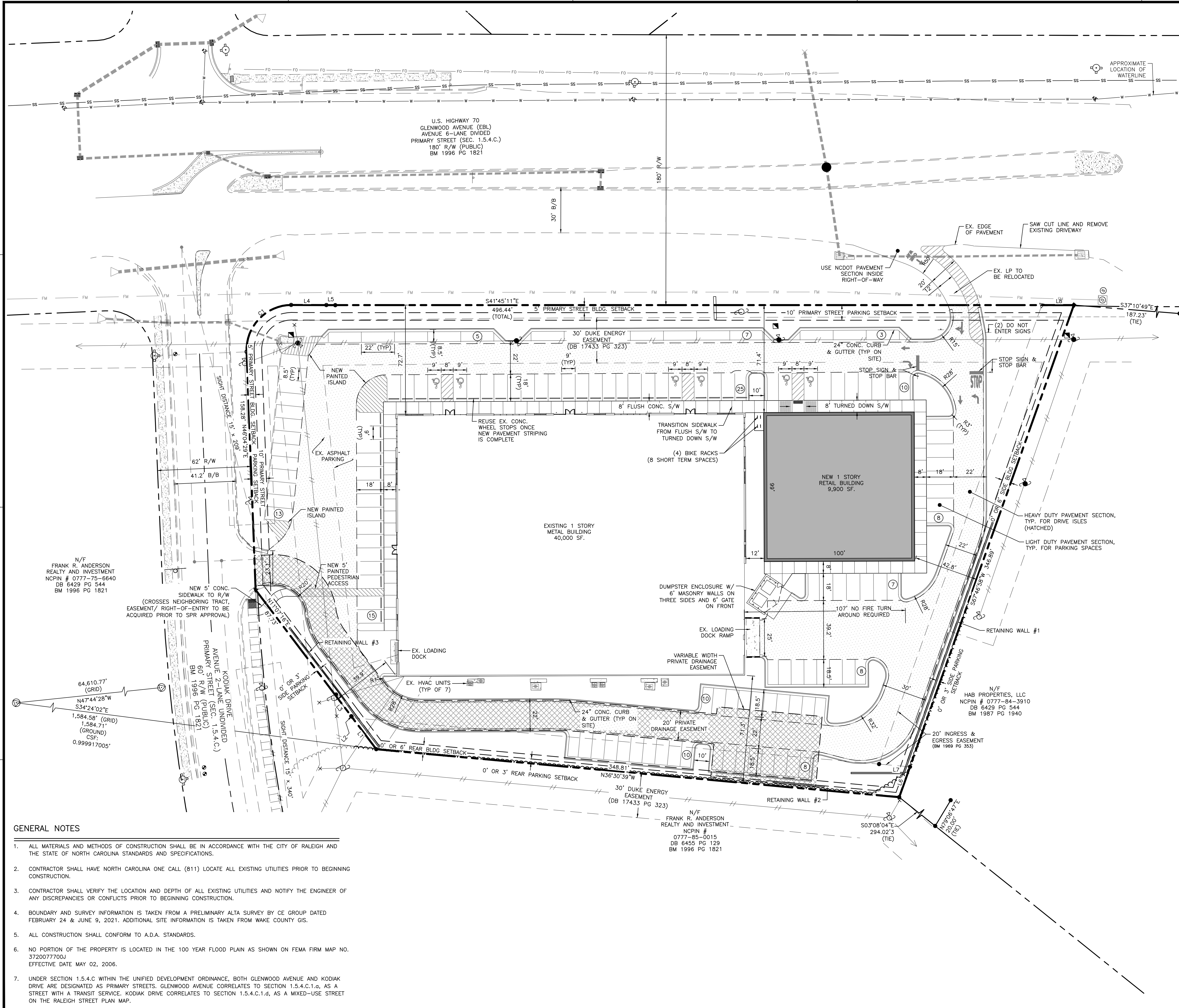
TIER TWO SITE PLANS

COVER SHEET

Job Code: PA8412G

Dwg No. 001

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VEHICLE SALES:	0 REQUIRED
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(1/5,000 SHORT, NONE LONG)	
TOTAL SPACES PROVIDED:	8 SHORT TERM SPACES PROVIDED (4 RACKS)
BUILDING SETBACKS:	
PRIMARY STREET:	5'
SIDE STREET:	5'
SIDE:	0' OR 6'
REAR:	0' OR 6'
PARKING SETBACKS:	
PRIMARY STREET:	10'
SIDE STREET:	10'
SIDE:	0 OR 3'
REAR:	0 OR 3'
EXISTING WATER PROVIDER:	CITY OF RALEIGH
EXISTING SEWER PROVIDER:	CITY OF RALEIGH
ELECTRIC PROVIDER:	DUKE ENERGY PROGRESS

- GENERAL NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A PRELIMINARY ALTA SURVEY BY CE GROUP DATED FEBRUARY 24 & JUNE 9, 2021. ADDITIONAL SITE INFORMATION IS TAKEN FROM WAKE COUNTY GIS.
 - ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
 - NO PORTION OF THE PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM MAP NO. 3720077700J EFFECTIVE DATE MAY 02, 2006.
 - UNDER SECTION 1.5.4.C WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, BOTH GLENWOOD AVENUE AND KODIAK DRIVE ARE DESIGNATED AS PRIMARY STREETS. GLENWOOD AVENUE CORRELATES TO SECTION 1.5.4.C.1.a, AS A STREET WITH A TRANSIT SERVICE. KODIAK DRIVE CORRELATES TO SECTION 1.5.4.C.1.d, AS A MIXED-USE STREET ON THE RALEIGH STREET PLAN MAP.

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

ELECTRONIC APPROVAL: THIS APPROVAL IS BEING ISSUED ELECTRONICALLY. THIS APPROVAL IS VALID ONLY UPON THE SIGNATURE OF A CITY OF RALEIGH REVIEW OFFICER BELOW. THE CITY WILL RETAIN A COPY OF THE APPROVED PLANS. ANY WORK AUTHORIZED BY THIS APPROVAL MUST PROCEED IN ACCORDANCE WITH THE PLANS KEPT ON FILE WITH THE CITY. THIS ELECTRONIC APPROVAL MAY NOT BE EDITED ONCE ISSUED. ANY MODIFICATION TO THIS APPROVAL ONCE ISSUED WILL INVALIDATE THIS APPROVAL.

CITY OF RALEIGH DEVELOPMENT APPROVAL: CITY OF RALEIGH REVIEW OFFICER

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

SITE LAYOUT & STAKING PLAN

SCALE: 1" = 30' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 30 60 90 120

NOT FOR CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
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Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

TIER TWO SITE PLANS FOR (ASR-0061-2021):
8421 GLENWOOD AVE. - NEW BUILDING
8421 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

Drawn By: **SWJ**
Checked By: **SRN**

DATE: 16 JUL 2021
REVISED: 07 OCT 2021
04 FEB 2022

TIER TWO SITE PLANS

SITE LAYOUT & STAKING PLAN

Job Code: **PA8421G**

Dwg No. **SITE 200**

