



Administrative Approval Action

Case File / Name: ASR-0061-2021
DSLC - 8421 GLENWOOD BUILDING ADDITION

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: A 3.38 acre parcel zoned CX-3 located on the south side of Glenwood Avenue (U.S. 70) on the southeast corner of the intersection of Glenwood Ave and Kodiak Drive at 8421 Glenwood Avenue.

REQUEST: The addition of a 9,900 square foot building to be used for retail sales on a site with an existing 40,000 square foot building for retail sales, vehicle sales, and vehicle storage use.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated February 4, 2022 by The Site Group, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Solid Waste Services: A Will Serve Letter From Private Hauler is required prior to Site Permit approval. Solid waste contact information - E-mail: swscodesompliance@raleighnc.gov, Phone #: 919-996-3245.

Engineering

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. A nitrogen offset payment must be made to a qualifying mitigation bank if needed (UDO 9.2.2.B).



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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Public Utilities

1. Infrastructure Construction Plans (SPRsubmittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

2. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Engineering

1. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Stormwater

2. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
3. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
4. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).



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The following are required prior to issuance of building occupancy permit:

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department (if public) for operations and maintenance.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: March 9, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee

Date: 03/09/2022

Staff Coordinator: Michael Walters

8421 GLENWOOD AVE. - NEW BUILDING

8421 GLENWOOD AVENUE

RALEIGH, NORTH CAROLNA

Administrative Site Review Application

Planning and Development Customer Service Center - One Exchange Plaza, Suite 400 (Raleigh, NC 27601) (919) 996-2000

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 12.2.8. Please check the appropriate building type and include the plan checklist document when submitting.

Office Use Only: Case #:

Planner (print):

Please provide UDO Section 12.2.8, as amended by last change case [C-14-15] to determine the site plan fee. If an existing development is being replaced, a Site Plan Fee is waived. A Site Plan Fee Verification request can be submitted online via the [UDO Section 12.2.8 Fee Verification] (link). Please email a fee for the verification service.

Site Plan Tier:	Tier Two Site Plan	Tier Three Site Plan
Building Type:	General	Site Transaction History
Subdivision case #:		
Approved:	<input checked="" type="checkbox"/>	
Altered:	<input type="checkbox"/>	
Amended:	<input type="checkbox"/>	
Open lot:	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	

Development name: 8421 GLENWOOD AVE. - NEW BUILDING

Inside City limits? ☒ Yes ☐ No

Property address: 8421 GLENWOOD AVE

Site Plan No: 0777-85-2207

Please describe the scope of work. Include any additions, expansions, and change of use.

Construction of a new 9,000 SF building for retail sales with associated parking and infrastructure. Construct 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: Bazzoband Properties LLC

NOTE: please attach purchase agreement when submitting this form.

Company: Bazzoband Properties LLC

Address: 9520 Lumley Road LLC

Phone # (919) 201-3048

Appl. Name: Samuel R. Nye

Company: The Site Group

Phone # (919) 996-9136

Email: sam@thesitegroup.net

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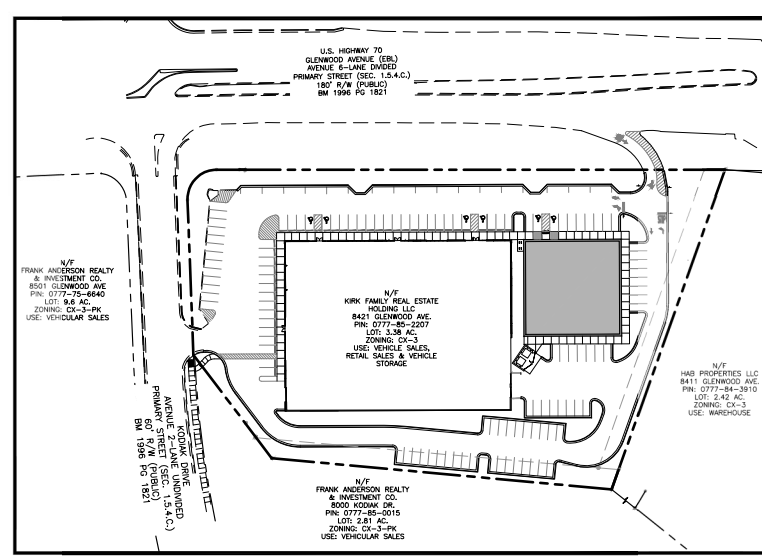
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TIER TWO SITE PLANS

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 2.0.1 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:

7.2.2.8	EXIST. BUILDING GFA: 40,000 SF.	EX. PARKING AREA: 61,754 SF.
7.2.2.8	PROJ. BUILDING GFA: 9,000 SF.	PROJ. PARKING AREA: 20,325 SF.
PERCENTAGE OF ADDITION: 22.5%		
*** SITE IMPROVEMENT AREAS DO NOT EXCEED 25% INCREASE IN BUILDING GROSS FLOOR AREA OR IMPROVED SITE AREA, THEREFORE NOT REQUIRED TO CONFORM TO THE EXISTING PARKING AREA TO THE 100 LANDSCAPE REQUIREMENTS.		
7.2.2.8.4		
NO PRIMARY OR SECONDARY TREE CONSERVATION AREAS EXIST ON SITE. THERE IS A SMALL BAND OF TREES NEAR THE SOUTH PROPERTY LINE, ALONG THE REAR OF THE EXISTING BUILDING. THE EVALUATED AREA BUT THE AREA WAS LESS THAN 4,000 SQ. FT. SO IT DOES NOT APPLY.		

TREE CONSERVATION (NONE ON-SITE):

7.2.2.8.4
NO PRIMARY OR SECONDARY TREE CONSERVATION AREAS EXIST ON SITE. THERE IS A SMALL BAND OF TREES NEAR THE SOUTH PROPERTY LINE, ALONG THE REAR OF THE EXISTING BUILDING. THE EVALUATED AREA BUT THE AREA WAS LESS THAN 4,000 SQ. FT. SO IT DOES 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, LANES, OR SIDEWALKS, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHT-OF-WAY SERVICES@RALEIGH.GOV.
- THE CITY OF RALEIGH REQUESTS THAT ANY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND DETOUR ROAD WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TIERED 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 TIERED 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 (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 8.0 | BUILDING ELEVATIONS |

CONTACT/OWNER:

THE SITE GROUP, PLLC
ATTN: SAMUEL R. NYE, P.E.
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 838-1787
FAX: (919) 838-2255
EMAIL: sam@thesitegroup.net

ARCHITECT:

PHILLIPS ARCHITECTURE, PA
ATTN: JASON BYRD, NCARB
6601 SH FORNS ROAD, SUITE 130
RALEIGH, NC 27615
PHONE: 919-302-3425
EMAIL: jason@phillipsarch.com

PUBLIC IMPROVEMENT QUANTITIES

NUMBER OF LOTS	N/A
LOT NUMBERS BY PHASE	N/A
NUMBER OF UNITS	N/A
LANDSCAPE BENCHES	0
OPEN SPACE	N/A
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PUBLIC GRAVITY SEWER (LF)	0
PUBLIC STREET (LF)-TOTAL	0
PUBLIC STREET (LF)-PARTIAL	0
STREET SIGNS (LF OF PUBLIC ST)	0
WATER SERVICE TUBES	0
SEWER SERVICE TUBES	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 (NOT 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: BAZZOBAND PROPERTIES
8421 GLENWOOD AVE
RALEIGH, NC

Attn: RYAN BAZZOBAND

This is a letter of support for trash and recycling services for your new facility being planned on the BAZZOBAND PROPERTIES, 8421 GLENWOOD AVE, RALEIGH, NC. The proposed facility will be used to store and display new and used vehicles. The proposed facility will be used to store and display new and used vehicles. The proposed facility will be used to store and display new and used vehicles.

If the owner 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 thank the city during the initial phases of construction to ensure that this site will continue to be safe for us to provide services.

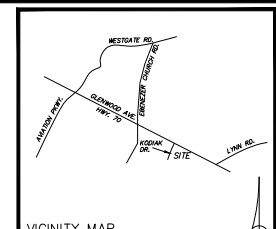
We look forward to providing waste and recycling services at your new property once it has been completed and ready to be serviced.

Please feel free to contact me directly 919-533-9759 or email paul@publicrefuse.com

Best Regards,
Trendy M. Cook
Account Executive: Raleigh Metro
Republic Services
919-533-9759

SOLID WASTE SERVICES NOTE:

THIS SITE WILL BE SERVED BY A PRIVATE REFUSE HAULER.



VICINITY MAP
(NOT TO SCALE)

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: 6,000 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:	9,000 SF.
PROPOSED USE:	RETAIL SALES
EXISTING BUILDING HEIGHT:	1 STORY/25'
EXISTING IMPERVIOUS AREA:	101,841 SF. / 2,314 AC.
PROPOSED IMPERVIOUS AREA:	118,203 SF. / 2,711 AC.
TOTAL DISTURBED AREA:	91,952 SF. / 2,114 AC.
PARKING SUMMARY:	
EXISTING BUILDING:	40,000 SF.
VEHICLE SALES (6,000 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:	
RETAIL SALES (9,000 SF.):	1 SPACE/300 SF. = 33 REQ'D
TOTAL PARKING SPACES REQUIRED:	129 REQUIRED
TOTAL PARKING SPACES PROVIDED:	129 PROVIDED
VEHICLE SALES:	1 SPACE/5,000 SF. = 7 SHORT TERM REQ'D
(1/5,000 SHORT, NONE LONG)	8 SHORT TERM SPACES PROVIDED (4 RACKS)
TOTAL SPACES PROVIDED:	
BUILDING DETACHES:	
PRIMARY STREET:	5'
SIDE STREET:	5'
SIDE:	0' OR 6'
REAR:	0' OR 6'
PARKING DETACHES:	
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

FOR THE PROJECT, THE CITY OF RALEIGH HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN COMPLIANCE WITH THE CITY OF RALEIGH ZONING ORDINANCE AND THE CITY OF RALEIGH SUBDIVISION MAP ACT. THE CITY OF RALEIGH HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN COMPLIANCE WITH THE CITY OF RALEIGH ZONING ORDINANCE AND THE CITY OF RALEIGH SUBDIVISION MAP ACT. THE CITY OF RALEIGH HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN COMPLIANCE WITH THE CITY OF RALEIGH ZONING ORDINANCE AND THE CITY OF RALEIGH SUBDIVISION MAP ACT.

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PRELIMINARY FOR REVIEW ONLY

THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605
OFFICE: (919) 838-1787
FAX: (919) 838-2255
E-MAIL: sam@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: PB412G

Dwg No. 001

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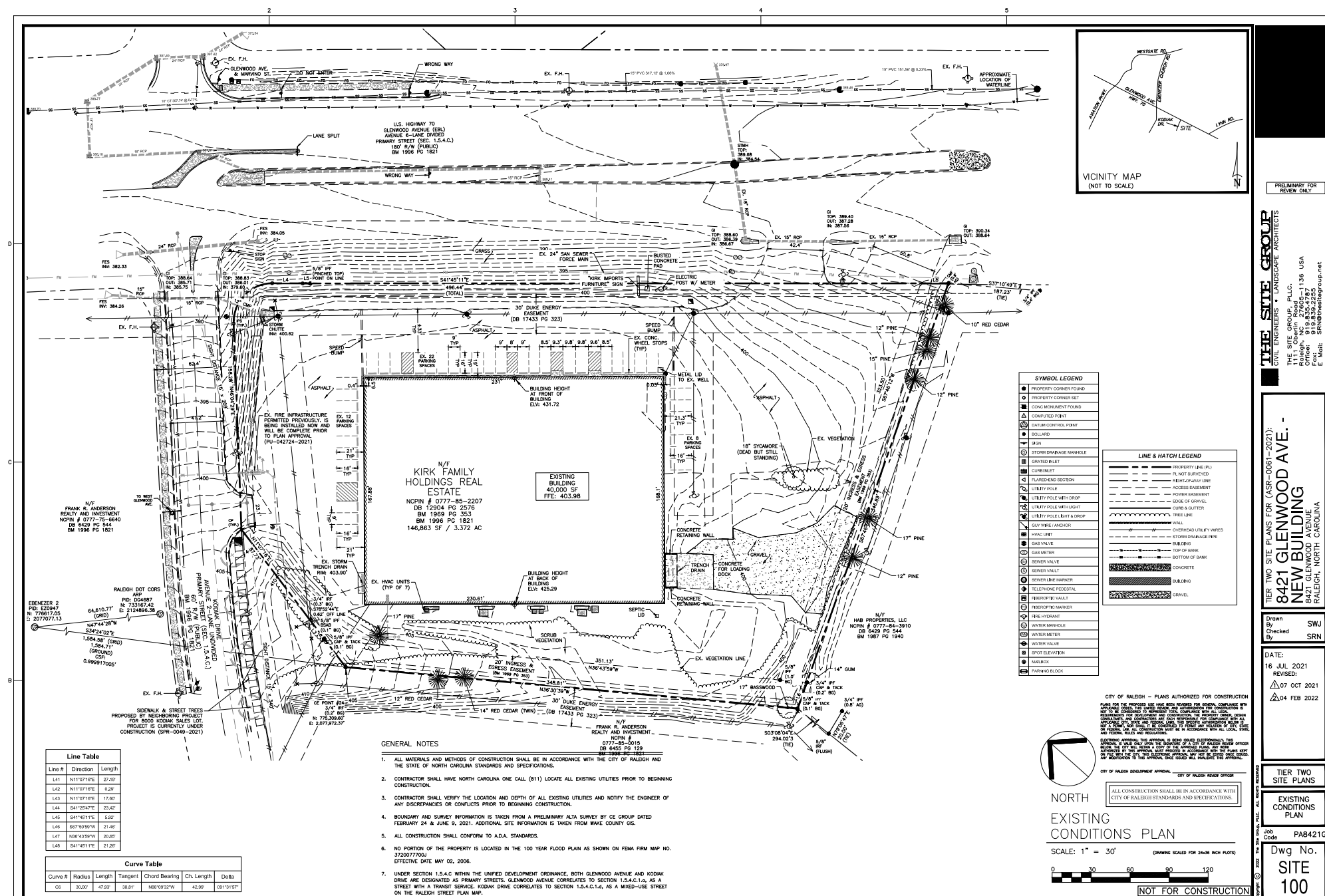
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THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
11111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

8421 GLENWOOD AVE. -
NEW BUILDING
8421 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

Drawn	
By	SWJ
Checked	

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

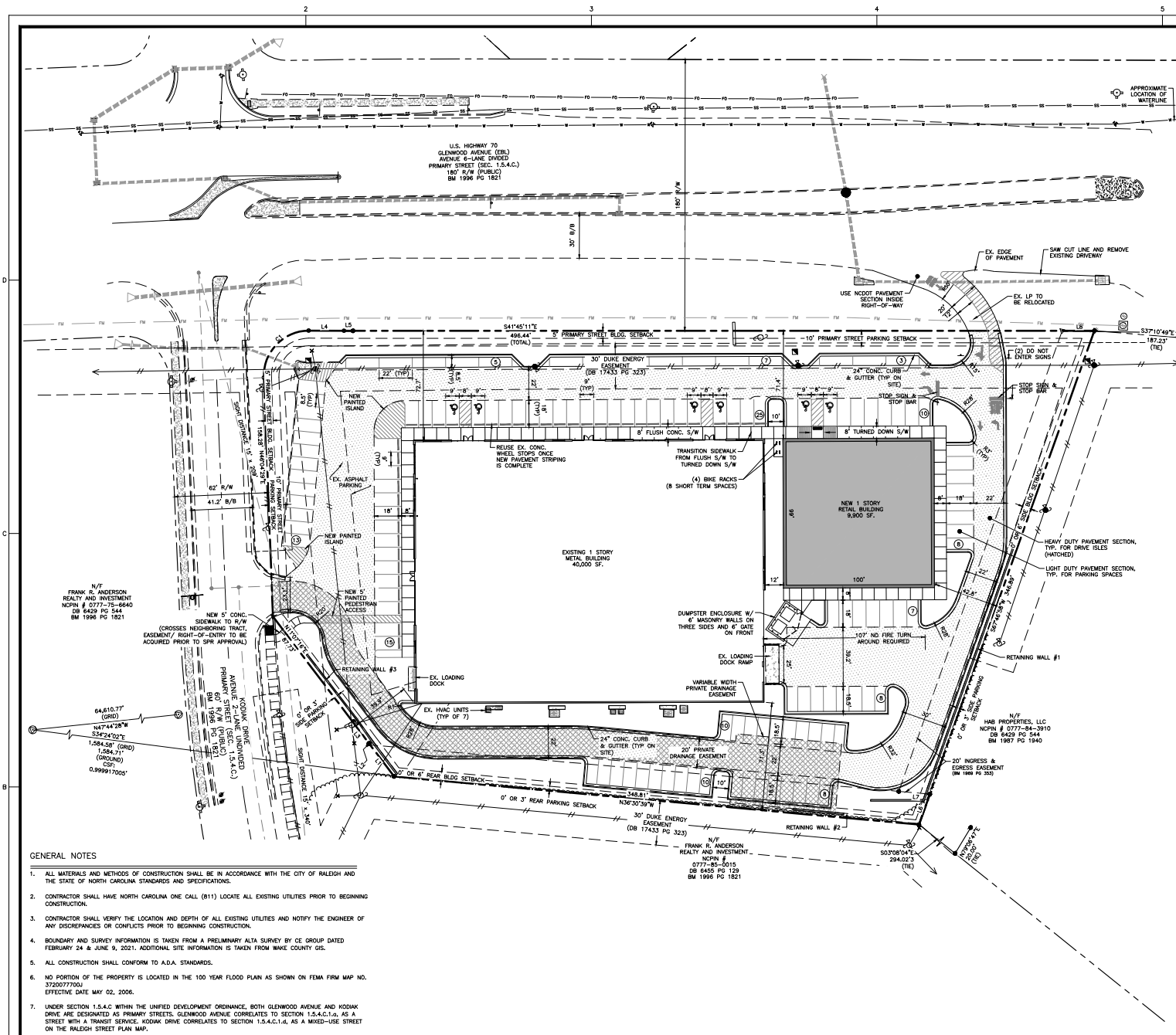
**TIER TWO
SITE PLANS**

EXISTING
CONDITIONS
PLAN

Job Code PA8421G

Dwg No.

SITE
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SITE DATA SUMMARY

PROJECT NAME:	8421 GLENWOOD AVE. - NEW BUILDING
PNES:	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:	0 REQUIRED
VEHICLE SALES:	1 SPACE/5,000 SF. = 7 SHORT TERM REQ'D
RETAIL SALES:	(1/5,000 SHORT, NONE LONG)
TOTAL SPACES PROVIDED:	8 SHORT TERM SPACES PROVIDED (4 RACKS)
BUILDING SETBACKS:	
PRIMARY STREET:	5'
SIDE STREET:	5'
REAR:	0' OR 6'
PARKING SETBACKS:	
PRIMARY STREET:	10'
SIDE STREET:	10'
REAR:	0 OR 3'
EXISTING WATER PROVIDER:	CITY OF RALEIGH
EXISTING SEWER PROVIDER:	CITY OF RALEIGH
ELECTRIC PROVIDER:	DUKE ENERGY

- 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. 372007700I. EFFECTIVE DATE MAY 02, 2006.
 - UNDER SECTION 1.5.4.C WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, BOTH GLENWOOD AVENUE AND KODAK DRIVE ARE DESIGNATED AS PRIMARY STREETS. GLENWOOD AVENUE CORRELATES TO SECTION 1.5.4.C.1.a, AS A STREET WITH A TRANSIT SERVICE. KODAK DRIVE CORRELATES TO SECTION 1.5.4.C.1.a, AS A MIXED-USE STREET ON THE RALEIGH STREET PLAN MAP.



1" = 30'

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

0 30 60 90 120

NOT FOR CONSTRUCTION

THE SITE GROUP, PLLC
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS
1111 Glenwood Road
Raleigh, NC 27605
Office: 919.850.4787
E-Mail: SNO@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

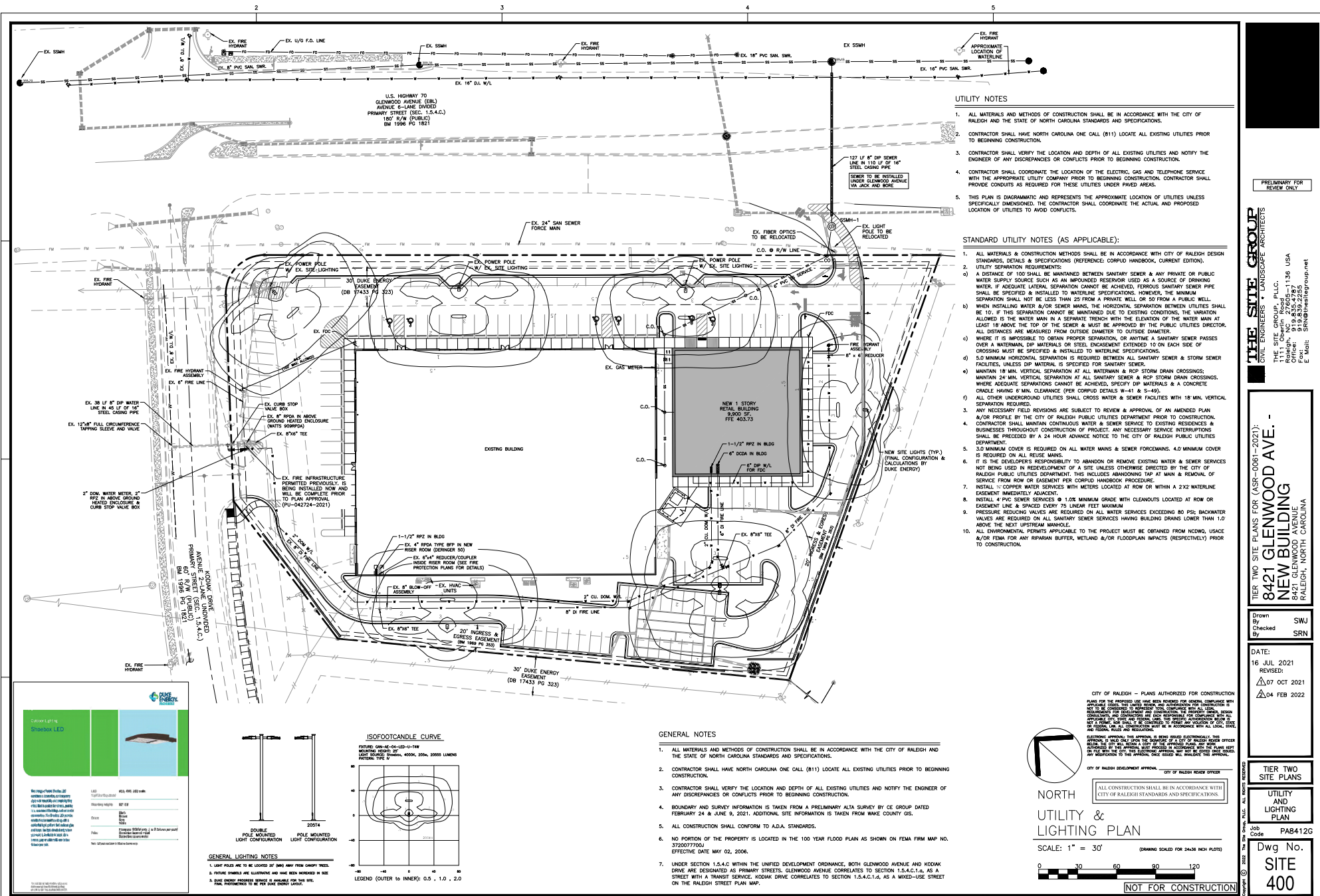
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REVISED: 07 OCT 2021
04 FEB 2022

TIER TWO SITE PLANS

SITE LAYOUT & STAKING PLAN

Job Code: PA8421G

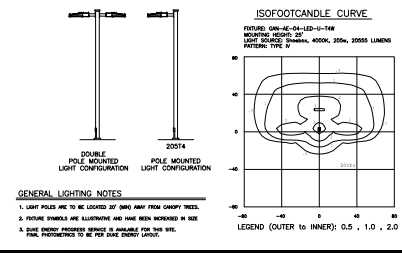
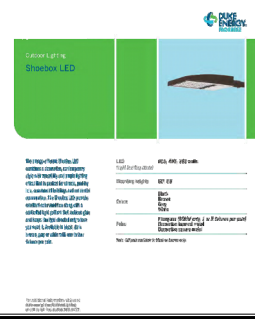
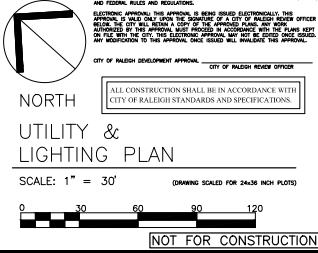
Dwg No. SITE 200



- UTILITY NOTES**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 4. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
 5. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.

- STANDARD UTILITY NOTES (AS APPLICABLE):**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
 2. UTILITY SEPARATION REQUIREMENTS:
 - a. A DISTANCE OF 100" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10". IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 8" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-445).
 - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
 7. INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
 8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
 9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDC, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

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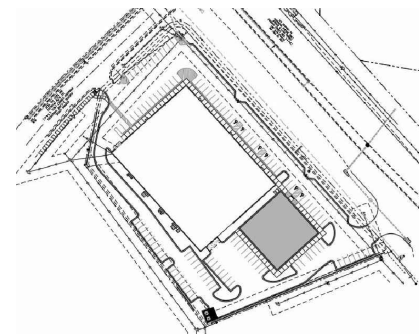
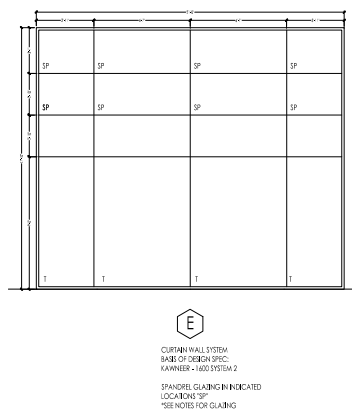
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TIER TWO SITE PLANS FOR (ASR-0061-2021):
8421 GLENWOOD AVE. - NEW BUILDING
8421 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

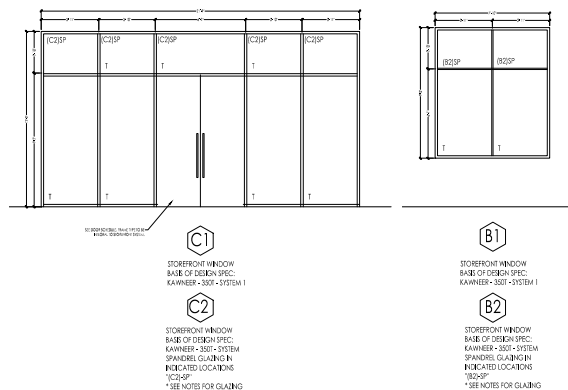
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CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
BY THE PROJECT ENGINEER OR THE CITY ENGINEER
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

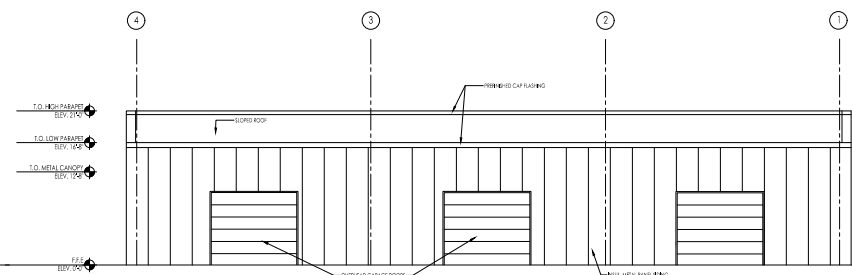
TIER TWO SITE PLANS
UTILITY AND LIGHTING PLAN
Job Code: PA8412G
Dwg No. SITE 400



6 | KEY PLAN
SCALE: NTS



5 | WINDOW ELEVATIONS



4 | REAR ELEVATION
SCALE: 1/8"=1'-0"