



Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is used when submitting a Preliminary Subdivision ([UDO Section 10.2.5.](#))
Please check the appropriate review type and include the plan checklist document.

Please email your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #: _____	Planner (print): _____
Pre-application Conference Date: _____	Planner (signature): _____

DEVELOPMENT TYPE (UDO Section 2.1.2)

<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
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NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Scoping/sketch plan case number(s): **SCOPE-0126-2021**

Development name (subject to approval): 8629 Glenwood Avenue

Property Address(es): **8629 Glenwood Ave., Raleigh, NC 27617**

Recorded Deed PIN(s): 0777566851

What is your project type?	<input type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Non-residential	<input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: 8629 Glenwood Associates, LLC	Owner/Developer Name and Title: James Wang, Manage Member
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Address: 15200 Weston Parkway, Suite 101, Cary, North Carolina 27513

Phone #: 919-271-1888	Email: jwang@wang-engineering.com
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APPLICANT INFORMATION

Company: Kimley-Horn and Associates	Contact Name and Title: Tim Carter, PE
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Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601

Phone #: 919-677-2197	Email: tim.carter@kimley-horn.com
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Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 6.71	
Zoning districts (if more than one, provide acreage of each): IX-3	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>1.18</u> Square Feet: <u>51,400</u>	Proposed Impervious Surface: Acres: <u>1.18</u> Square Feet: <u>51,400</u>
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: 0	Detached 0	Attached
Total # of single-family lots: 0		
Proposed density for each zoning district (UDO 1.5.2.F):		
Total # of open space and/or common area lots: 0		
Total # of requested lots: 2		

SIGNATURE BLOCK

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 development plan as approved by the City of Raleigh.

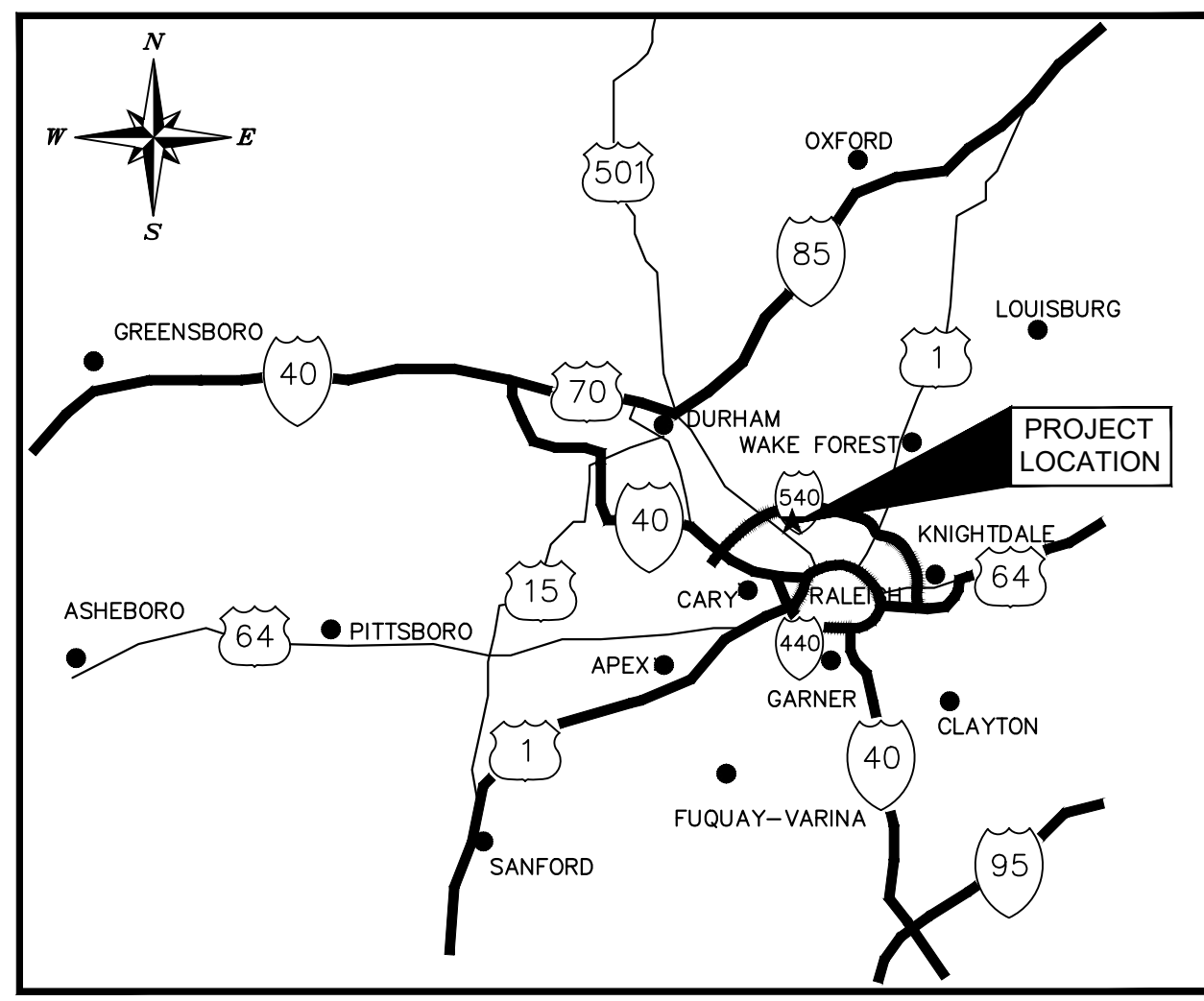
I hereby designate Kimley-Horn and Associates, Inc. to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. 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: <u>James Wang</u>	Date: <u>03/09/2022</u>
Printed Name: <u>James Wang</u>	
Signature:	Date:
Printed Name:	

Please email your completed application to DS.intake@raleighnc.gov.

Plotted By: Carter, Tim Sheet: 8629 GLENWOOD SUBDIVISION - LOVELL.CDD COVER SHEET August 12, 2022 04:13:35pm K:\REAL\DEVA\014324000 - 8629 Glenwood Subdivision Planning Phase\15-CAD Files\PlanSheets\CDD COVER SHEET.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROJECT LOCATION
NTS

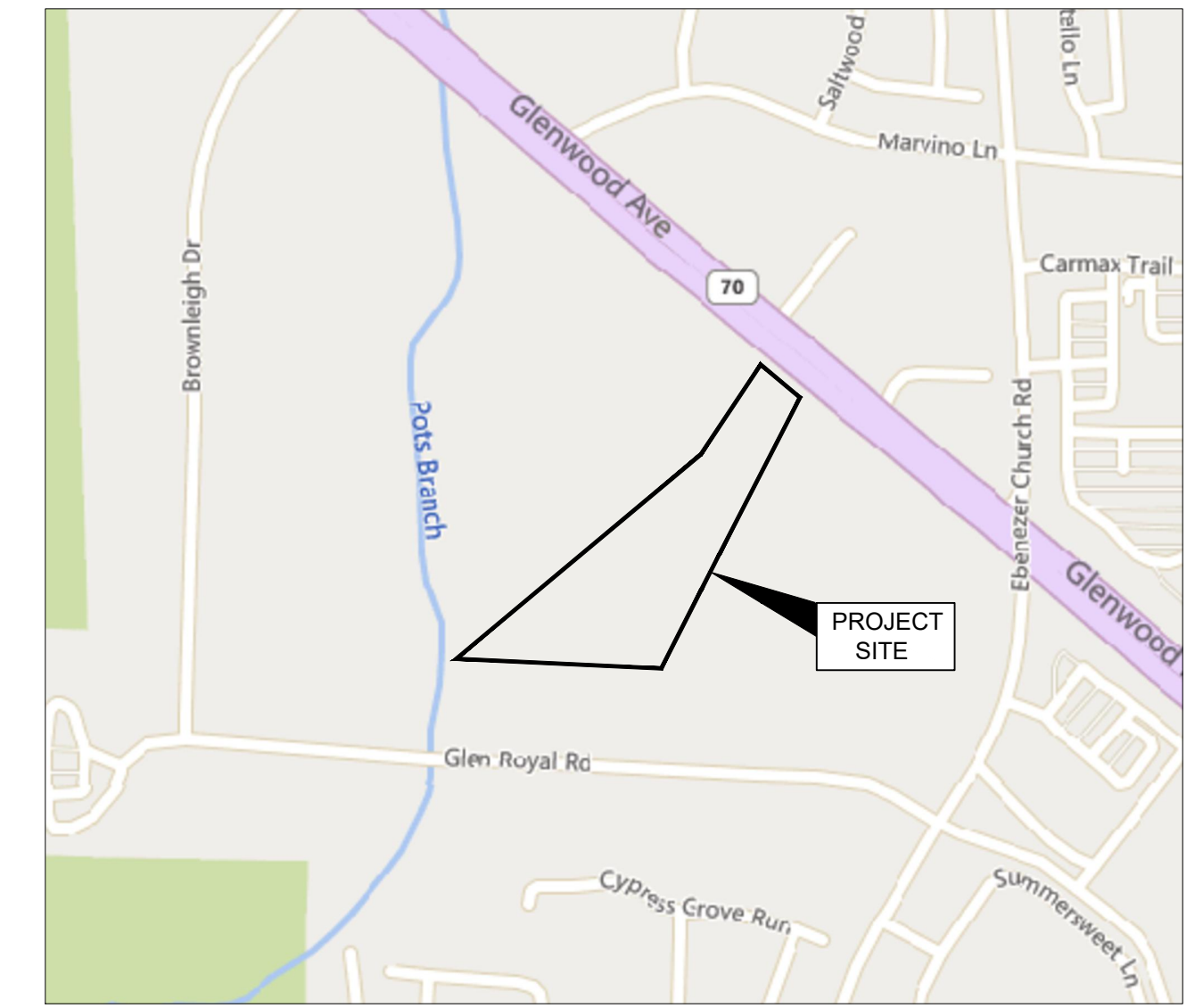
PRELIMINARY SUBDIVISION PLAN FOR

8629 GLENWOOD AVENUE

SUB-0018-2022

SCOPE-0126-2021

8629 GLENWOOD AVENUE
 RALEIGH, NORTH CAROLINA 27617
 A DEVELOPMENT BY: 8629 GLENWOOD ASSOCIATES, LLC
 15200 WESTON PARKWAY, SUITE 101
 CARY, NC 27513



VICINITY MAP SCALE: 1" = 500'

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS 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 THE OPERATION.

GLENWOOD AVENUE IS THE PRIMARY STREET DESIGNATION PER TC-5A-18 AND CITY OF RALEIGH DEVELOPMENT SERVICES.

SOLID WASTE SERVICES NOTE:

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENT SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, 7008 HARPS MILL RD., SUITE 105, RALEIGH, NC 27615. PHONE: 919-847-1800 AND DATED NOVEMBER 23, 2021.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

PROJECT OWNER AND CONSULTANT

SITE DEVELOPER: 8629 GLENWOOD ASSOCIATES, LLC
 15200 WESTON PARKWAY, SUITE 101
 CARY, NC 27513
 PHONE: (919) 271-1888
 ATTN: JAMES WANG
 jwang@wang-engineering.com

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE ST., SUITE 600
 RALEIGH, NORTH CAROLINA 27601
 PHONE: (919) 677-2197
 ATTN: TIM CARTER
 tim.carter@kimley-horn.com

LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE ST., SUITE 600
 RALEIGH, NORTH CAROLINA 27601
 PHONE: (919) 678-4170
 ATTN: MATT GROSS, PLA
 matt.gross@kimley-horn.com

SURVEYOR: NEWCOMB LAND SURVEYORS, PLLC
 7008 HARPS MILL RD., SUITE 105
 RALEIGH, NORTH CAROLINA 27615
 PHONE: (919) 847-1800
 ATTN: JUSTIN LUTHER, PLS
 justin@nls-nc.com

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

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Phone #: 919-677-2197	Email: tim.carter@kimley-horn.com

Continue to the next page>

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raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 6.71	
Zoning districts (if more than one, provide acreage of each): IX-3	
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Signature: <i>James Wang</i>	Date: 03/09/2022
Printed Name: James Wang	Date:
Signature:	Date:
Printed Name:	Date:

Please email your completed application to DS.intake@raleighnc.gov.

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raleighnc.gov

GENERAL NOTES:

1. SITE WILL BE EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER UDO 8.3.2.2.B (TC-6-19).
2. SITE WILL ALSO BE EXEMPT FROM CROSS ACCESS TO ADJACENT PARCELS PER UDO 8.3.5.D.5.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	PRELIMINARY SUBDIVISION PLAN
C3.0	PRELIMINARY UTILITY PLAN
TC1.0	TREE CONSERVATION PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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SEAL:

JOB NUMBER:
014324000

FEBRUARY 28, 2022

NC CERTIFICATE OF AUTHORIZATION: F-0102

Kimley»Horn

© 2022 Kimley-Horn and Associates, Inc.
 421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601
 PHONE: (919) 677-2000

EXISTING CONDITION NOTES:

1. EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, 7008 HARPS MILL RD., SUITE 105, RALEIGH, NC 27615. PHONE: 919-847-1800 AND DATED NOVEMBER 23, 2021.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720172600J DATED MAY 2, 2006.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-677-2000 FAX: 919-677-2050
 WWW.KIMLEY-HORN.COM # - 0102

PRELIMINARY

NOT FOR CONSTRUCTION

KHA PROJECT	014324000	DATE	02/28/2022	SCALE	AS SHOWN
DESIGNED BY	ZDS	DRAWN BY	ZDS	CHECKED BY	TRC

COVER SHEET

8629 GLENWOOD SUBDIVISION
 PREPARED FOR
 8629 GLENWOOD ASSOCIATES, LLC
 RALEIGH, NORTH CAROLINA

SHEET NUMBER
C0.0

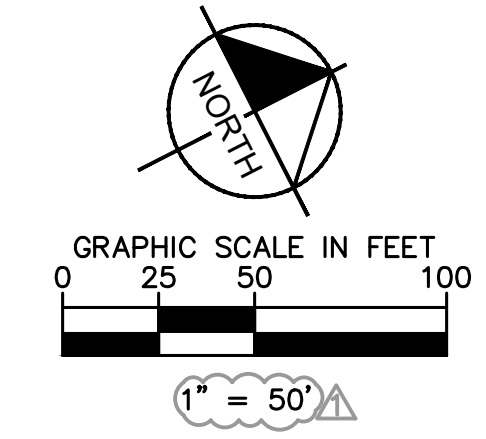
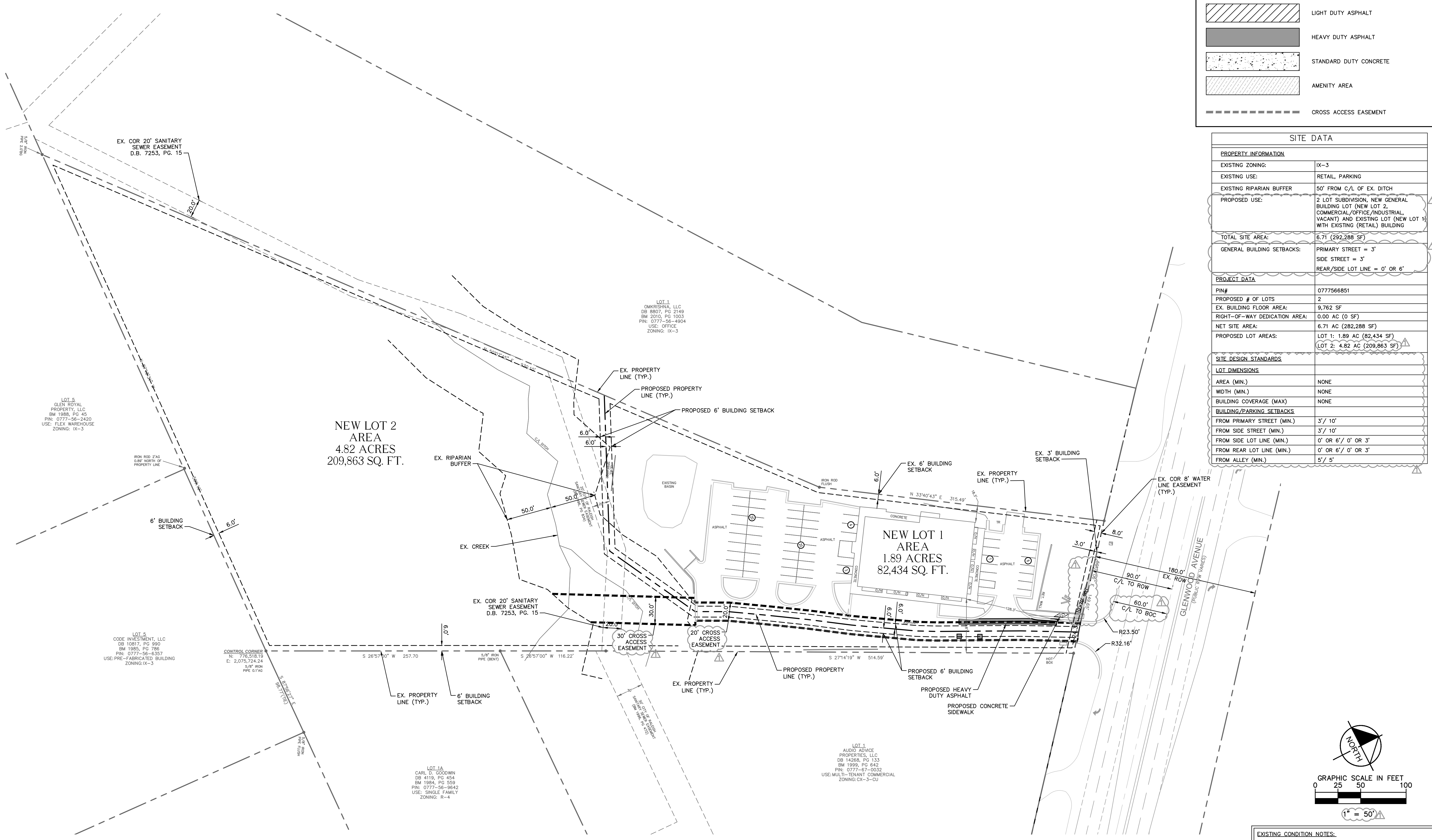
Plotted By: Carter, Tim Sheet: 8629 GLENWOOD SUBDIVISION - Layout: C2.0 PRELIMINARY SUBDIVISION PLAN August 12, 2022 04:14:00pm K:\REAL\DEVA\014324000 - 8629 Glenwood Subdivision\Planning_Phase\F15-CAD_Files\PlanSheets\C2.0 PRELIMINARY SUBDIVISION PLAN.dwg
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- NOTE:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
 2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
 3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

SITE IS EXEMPT FROM BLOCK PERIMETER DUE TO SITE BEING BELOW THE MINIMUM APPLICABLE SITE AREA ESTABLISHED IN THE TABLE FOUND IN SECTION 8.3.2.A.2.B

SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	PARKING SPACE COUNT
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	AMENITY AREA
	CROSS ACCESS EASEMENT

SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	IX-3
EXISTING USE:	RETAIL, PARKING
EXISTING RIPARIAN BUFFER	50' FROM C/L OF EX. DITCH
PROPOSED USE:	2 LOT SUBDIVISION, NEW GENERAL BUILDING LOT (NEW LOT 2), COMMERCIAL/OFFICE/INDUSTRIAL, VACANT AND EXISTING LOT (NEW LOT 1) WITH EXISTING (RETAIL) BUILDING
TOTAL SITE AREA:	6.71 (292,288 SF)
GENERAL BUILDING SETBACKS:	PRIMARY STREET = 3' SIDE STREET = 3' REAR/SIDE LOT LINE = 0' OR 6'
PROJECT DATA	
PIN#	0777566851
PROPOSED # OF LOTS	2
EX. BUILDING FLOOR AREA:	9,762 SF
RIGHT-OF-WAY DEDICATION AREA:	0.00 AC (0 SF)
NET SITE AREA:	6.71 AC (282,288 SF)
PROPOSED LOT AREAS:	LOT 1: 1.89 AC (82,434 SF) LOT 2: 4.82 AC (209,863 SF)
SITE DESIGN STANDARDS	
LOT DIMENSIONS	
AREA (MIN.)	NONE
WIDTH (MIN.)	NONE
BUILDING COVERAGE (MAX)	NONE
BUILDING/PARKING SETBACKS	
FROM PRIMARY STREET (MIN.)	3' / 10'
FROM SIDE STREET (MIN.)	3' / 10'
FROM SIDE LOT LINE (MIN.)	0' OR 6' / 0' OR 3'
FROM REAR LOT LINE (MIN.)	0' OR 6' / 0' OR 3'
FROM ALLEY (MIN.)	5' / 5'



- EXISTING CONDITION NOTES:
1. EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, 7008 HARPS MILL RD., SUITE 105, RALEIGH, NC 27615. PHONE: 919-847-1800 AND DATED NOVEMBER 23, 2021.
 2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720172600J DATED MAY 2, 2006.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

8629 GLENWOOD SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

NO. FOR CONSTRUCTION

8629 GLENWOOD ASSOCIATES, LLC

PREPARED FOR

8629 GLENWOOD ASSOCIATES, LLC

RALEIGH

NORTH CAROLINA

SHEET NUMBER

C2.0

DATE

06/01/22/ASA

REVISIONS

NO.

BY

DATE

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-677-2000 FAX: 919-677-2050
 WWW.KIMLEY-HORN.COM