



Administrative Approval Action

Case File / Name: SUB-0018-2022
DSLCL - 8629 Glenwood Ave

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

LOCATION: This site is located on the south side of Glenwood Avenue at 8629 Glenwood Avenue, inside the city limits.

REQUEST: Development of a 6.71 acre tract/292,297 sf zoned IX-3, into a proposed 2 lot subdivision. New Lot 1 being 1.89 acres/82,434 sf and New Lot 2 being 4.82 acres/209,863 sf. Proposed New Lot 1 has an existing retail building space of 9,762 sf. Proposed New Lot 2 will remain vacant. Note, a flag lot was permitted for New Lot 2, based on the dimensional standards of the intended future development primary use for the lot, and as noted on the site data table.

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 October 17, 2022 by Kimley-Horn.

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:

Stormwater

1. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).



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LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

Cross Access Agreements Required

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:

Engineering

1. A cross access agreement among the lots identified as New Lot 1 and New Lot 2 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
2. A fee-in-lieu for is paid to the City of Raleigh (UDO 8.1.10).

Stormwater

3. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.68 acres of tree conservation area.

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:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.



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

General

1. Final inspection of all tree conservation areas and existing right-of-way street trees by Urban Forestry Staff.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

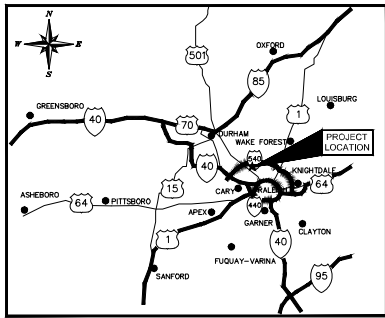
3-Year Sunset Date: January 25, 2026
Record at least 1/2 of the land area approved.

5-Year Sunset Date: January 25, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _____ *Daniel L. Stegall* _____ **Date:** 01/25/2023
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

8629 Glenwood Subdivision, UDO Section 2.1.2, Raleigh, NC. This is a preliminary subdivision plan. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.



PROJECT LOCATION
NTS

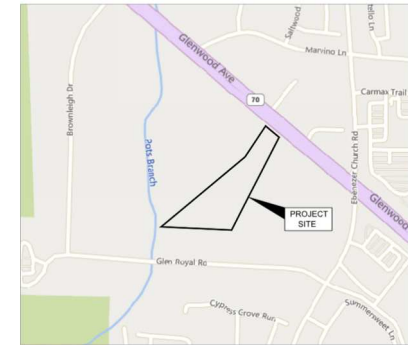
PRELIMINARY SUBDIVISION PLAN FOR

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 (TOPED) 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 NC DOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TOPED 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 TOPED 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 NC DOT 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) 677-2197
 ATTN: MATT GROSS, PLA
 mgross@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
 jstl@rls-nc.com

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 401 | Raleigh, NC 27601 | 919-998-2465

This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.6.)
 Please check the appropriate review type and include the plan checklist document.

Please email your completed application to UDS@raleighnc.gov.

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

Pre-application Conference Date: _____ **Planner (signature):** _____

DEVELOPMENT TYPE (UDO Section 2.1.2)

Conventional Subdivision
 Compact Development
 Conservation Development
 Cottage Court
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 PHN(s): 0777566851

What is your project type?
 Single family Apartment
 Townhouse Non-residential
 Other
 Attached houses

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
 Address: 15200 Weston Parkway, Suite 101, Cary, North Carolina 27513
 Phone #: 919-271-1888 **Email:** jwang@wang-engineering.com

Company: Kimley-Horn and Associates **Contact Name and Title:** Tim Carter, PE
 Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601
 Phone #: 919-677-2197 **Email:** tim.carter@kimley-horn.com

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): IK-3

Overlay district: NA **Inside City limits?** Yes No
 Conditional Use District (CUD) Case # Z: _____ **Board of Adjustment (BOA) Case # A:** _____

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.18 **Proposed Impervious Surface:** Acres: 0.18
 Square Feet: 81405 Square Feet: 81408

Neuse River Buffer: Yes No **Wetlands:** Yes No

Is this a flood hazard area? Yes No
 If yes, please provide the following:
 Flood study: _____
 FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: 0 **Detached:** 0 **Attached:** 0
 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: 0

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 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. I acknowledge that this application is subject to the filing calendar and substantial policy, which states applications will expire after 180 days of inactivity.

Signature: James Wang **Date:** 02/28/2022
 Printed Name: James Wang
 Printed Name: _____ **Date:** _____

Please email your completed application to UDS@raleighnc.gov.

GENERAL NOTES:

- SITE WILL BE EXEMPT FROM BLOCK PERMETER REQUIREMENTS PER UDO 8.3.2.2.B (TC-6-19).
- 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
C0.1	NCDOT TREE PERMIT
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:
FEBRUARY 28, 2022 014324000

PREPARED IN THE OFFICE OF: **NC CERTIFICATE OF AUTHORIZATION: F-0102**



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

Kimley-Horn

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 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-677-2000 FAX: 919-677-2050
 WWW.KIMLEY-HORN.COM #1-800-393-6343

PRELIMINARY
 NOT FOR CONSTRUCTION

COVER SHEET

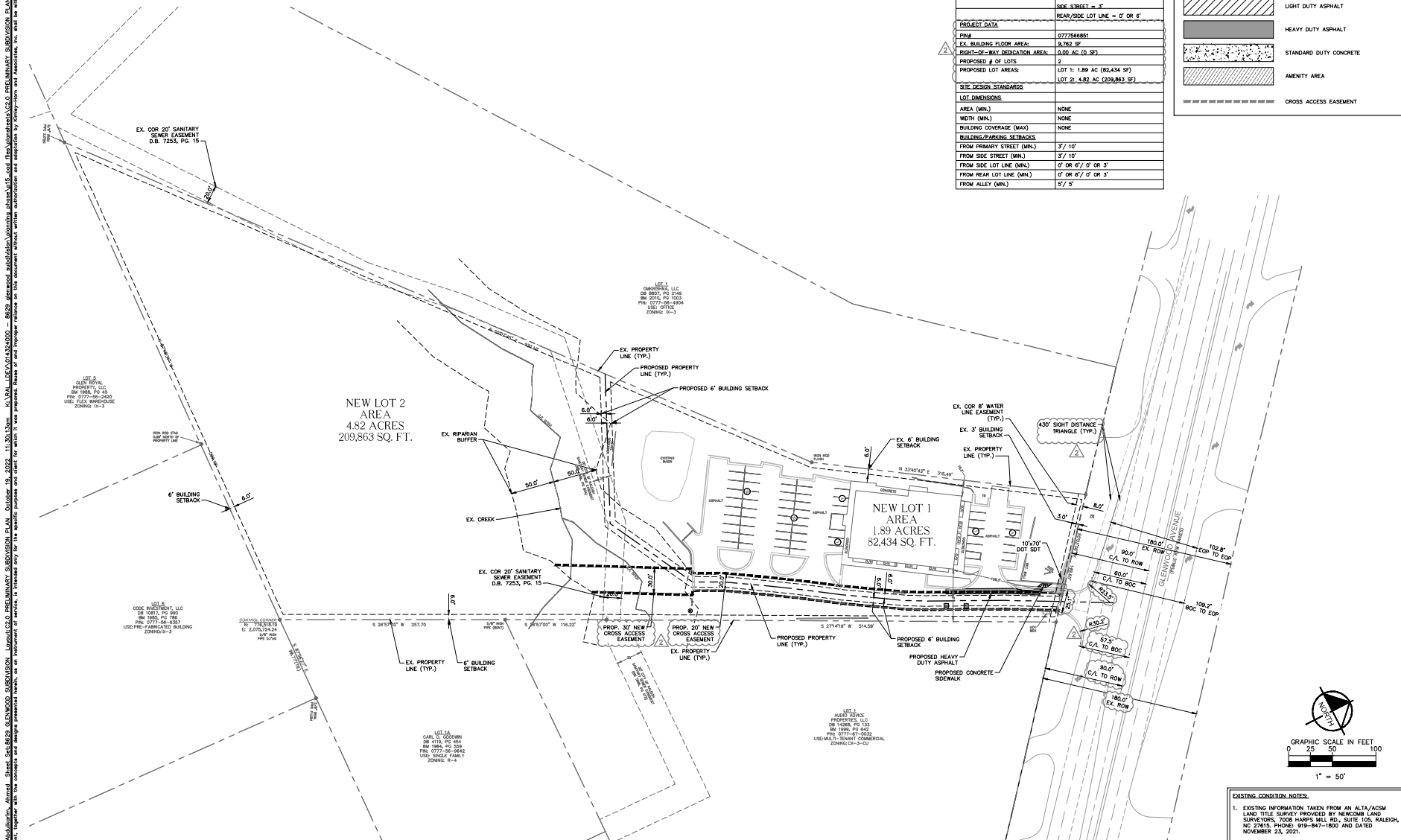
8629 GLENWOOD SUBDIVISION
 PREPARED FOR
 8629 GLENWOOD ASSOCIATES, LLC
 RALEIGH, NORTH CAROLINA

NO. _____	DATE _____
1. _____	10/17/22 ASA
2. _____	CITY COMMENTS
3. _____	CITY COMMENTS
4. _____	06/07/22 ASA
5. _____	REVIEWS
6. _____	DATE _____

SHEET NUMBER
C0.0

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 B.3.2.A.2.B

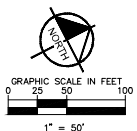


SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	K-3
EXISTING USE:	RETAIL, PARKING
EXISTING LOTS:	1 LOT
EXISTING RIPARIAN BUFFER:	50' FROM C/L OF EX. DITCH
PROPOSED USE:	2 LOT SUBDIVISION, NEW GENERAL BUILDING LOT (NEW LOT 2), COMMERCIAL/OFFICE/INDUSTRIAL/MEDICAL AND EXISTING LOT (EXIST. LOT 1) WITH EXISTING (RETAIL) BUILDING
TOTAL SITE AREA:	6.71 (292,297 SF)
GENERAL BUILDING SETBACKS:	PRIMARY STREET = 3' SIDE STREET = 3' REAR/SIDE LOT LINE = 0' OR 6'
PROJECT DATA	
PN#:	0777264801
EX. BUILDING FLOOR AREA:	9,782 SF
RIGHT-OF-WAY DEDICATION AREA:	0.00 AC (0 SF)
PROPOSED # OF LOTS:	2
PROPOSED LOT AREAS:	LOT 1: 1.89 AC (82,434 SF) LOT 2: 4.82 AC (209,863 SF)
SITE-FEATURE 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'

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

EXISTING CONDITION NOTES:
 1. EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY NICHOLAS LANG 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 3720172650 DATED MAY 2, 2006.

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



PREPARED BY: **8629 GLENWOOD SUBDIVISION**, APPROVED BY: **8629 GLENWOOD SUBDIVISION**, DATE: **02/28/2022**, SCALE: **AS SHOWN**, DESIGNED BY: **ZDS**, DRAWN BY: **ZDS**, CHECKED BY: **TRC**
 PROJECT NO: **0777264801**, DATE: **02/28/2022**, SCALE: **AS SHOWN**, DESIGNED BY: **ZDS**, DRAWN BY: **ZDS**, CHECKED BY: **TRC**
 PREPARED BY: **8629 GLENWOOD SUBDIVISION**, APPROVED BY: **8629 GLENWOOD SUBDIVISION**, DATE: **02/28/2022**, SCALE: **AS SHOWN**, DESIGNED BY: **ZDS**, DRAWN BY: **ZDS**, CHECKED BY: **TRC**
 PROJECT NO: **0777264801**, DATE: **02/28/2022**, SCALE: **AS SHOWN**, DESIGNED BY: **ZDS**, DRAWN BY: **ZDS**, CHECKED BY: **TRC**

Kimley-Horn
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 421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
 PHONE: 919-847-1800 FAX: 919-877-2050
 WWW.KIMLEY-HORN.COM

PRELIMINARY
 NOT FOR CONSTRUCTION

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

<p>PROJECT NO: 0777264801 DATE: 02/28/2022 SCALE: AS SHOWN DESIGNED BY: ZDS DRAWN BY: ZDS CHECKED BY: TRC</p>	<p>DATE: 10/17/22 USA BY: 06/07/22 USA</p>
<p>SHEET NUMBER C2.0</p>	<p>NO. 1 DATE 10/17/22 USA REVISIONS 1 CITY COMMENTS 1 CITY COMMENTS 1</p>

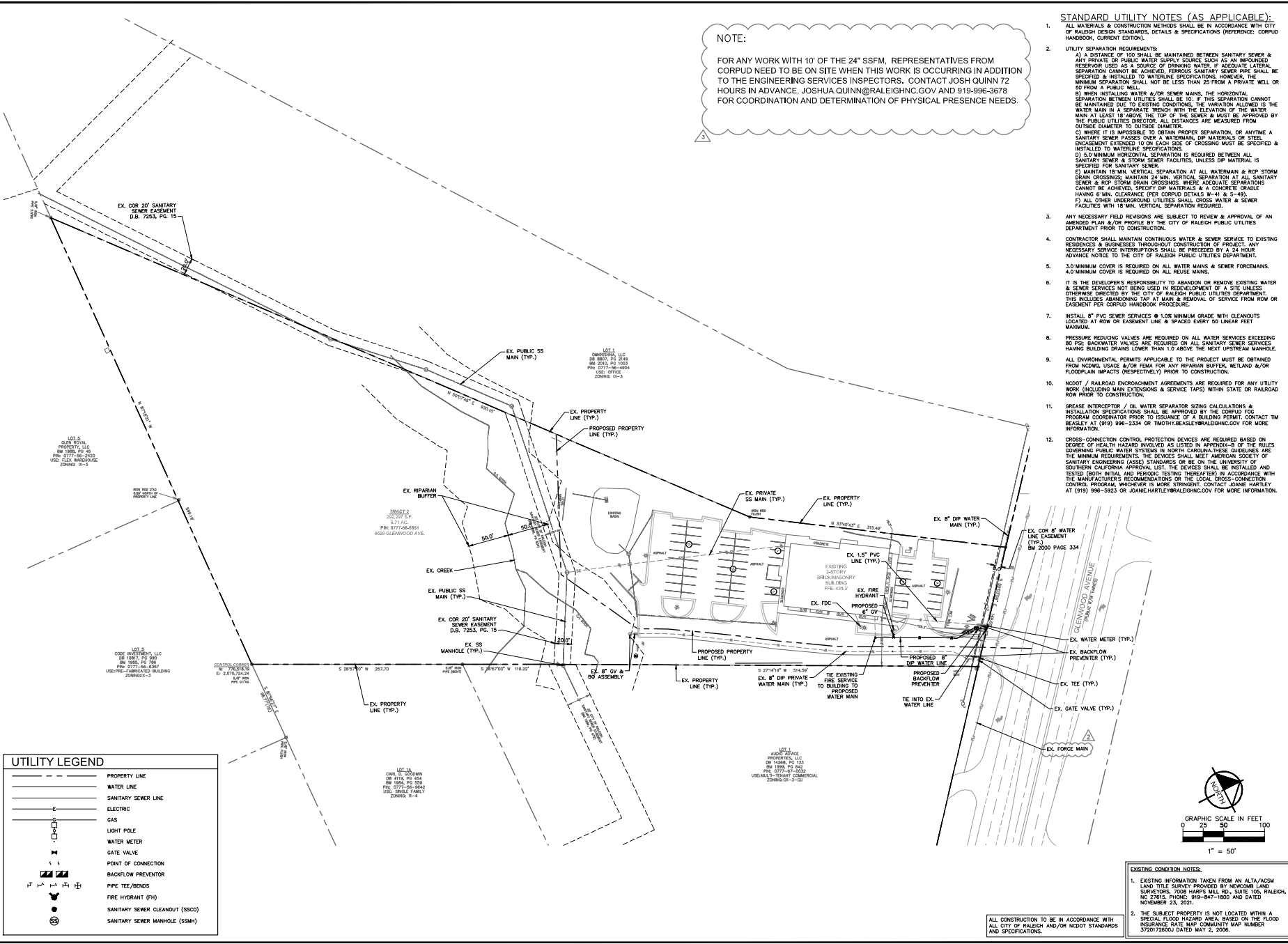
8629 GLENWOOD SUBDIVISION, PREPARED FOR 8629 GLENWOOD ASSOCIATES, LLC. DATE: 02/28/2022. SHEET: 02 OF 02. THE INFORMATION ON THIS PLAN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

NOTE:

FOR ANY WORK WITH 10' OF THE 24" SSFM, REPRESENTATIVES FROM CORPUD NEED TO BE ON SITE WHEN THIS WORK IS OCCURRING IN ADDITION TO THE ENGINEERING SERVICES INSPECTORS. CONTACT JOSH QUINN 77 HOURS IN ADVANCE. JOSHUA.QUINN@RALEIGHNC.GOV AND 919-996-3678 FOR COORDINATION AND DETERMINATION OF PHYSICAL PRESENCE NEEDS.

STANDARD UTILITY NOTES (AS APPLICABLE):

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100 SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FORMER PRIVATE WELLS SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25 FEET FROM A PRIVATE WELL OR 50 FEET FROM A PUBLIC WELL.
 - 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 SEPARATION ALLOWED BY 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.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED TO ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0 MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & ROP STORM DRAIN CROSSINGS, MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & ROP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 8" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-40).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTS SHALL BE PRECISED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0 MINIMUM COVER IS REQUIRED ON ALL SEWER MAINS.
- 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 CORPUD HANDBOOK PROCEDURE.
- INSTALL 8" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 50 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSF. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0 ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCEM, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING WATER SERVICES IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERS (ASSE) STANDARDS OR BE ON UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM (WHICHEVER IS MORE STRINGENT). CONTACT JONAE HARTLEY AT (919) 996-5833 OR JONAE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.



UTILITY LEGEND

	PROPERTY LINE
	WATER LINE
	SANITARY SEWER LINE
	ELECTRIC
	GAS
	LIGHT POLE
	WATER METER
	GATE VALVE
	POINT OF CONNECTION
	BACKFLOW PREVENTOR
	PIPE TEE/BENDS
	FIRE HYDRANT (FH)
	SANITARY SEWER CLEANOUT (SSCO)
	SANITARY SEWER MANHOLE (SSMH)

EXISTING CONDITION NOTES:

- EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY KIMBERLY LAM SURVEYORS, 7008 HARPS MILL RD., SUITE 105, RALEIGH, NC 27615. PHONE: 919-847-1800 AND DATED NOVEMBER 23, 2021.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIFIED HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720172650 DATED MAY 2, 2006.

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

<p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601 PHONE: 919-996-3678 WWW.KIMLEY-HORN.COM</p>	<p>PROJECT NO: 2022-02</p> <p>DATE: 02/28/2022</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: ZDS</p> <p>DRAWN BY: TRC</p> <p>CHECKED BY: JDS</p>
	<p>8629 GLENWOOD SUBDIVISION</p> <p>PREPARED FOR 8629 GLENWOOD ASSOCIATES, LLC</p> <p>RALEIGH NORTH CAROLINA</p>
	<p>SHEET NUMBER C3.0</p>

8629 GLENWOOD SUBDIVISION LANDSCAPE PLAN - December 08, 2021 - 02:48:00pm
 PROJECT: 8629 GLENWOOD SUBDIVISION, 8629 GLENWOOD SUBDIVISION, 8629 GLENWOOD SUBDIVISION, 8629 GLENWOOD SUBDIVISION, 8629 GLENWOOD SUBDIVISION, 8629 GLENWOOD SUBDIVISION
 PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. PROJECT NO: 2021-001
 DRAWN BY: ANF CHECKED BY: ANF
 SCALE: AS SHOWN
 SHEET NUMBER: 1 OF 1
 DATE: 02/28/2022
 PRELIMINARY
 NOT FOR CONSTRUCTION

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	PLANTING HEIGHT	REMARKS
(Symbol)	OA	2	QUERCUS ALBA WHITE OAK	B&B	3" CAL.	10-12' MIN	

LANDSCAPE REQUIREMENTS & CALCULATIONS

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
VEHICULAR SURFACE AREA	1 TREE PER 200 SF OF VEHICULAR SURFACE AREA LANDSCAPED & TERIOR ISLAND EVERY 10 SPACES	SITE	21,168 SF	31185 / 2000 = 16 TREES	14 EXISTING TREES TO REMAIN 2 PROPOSED TREES	T.17

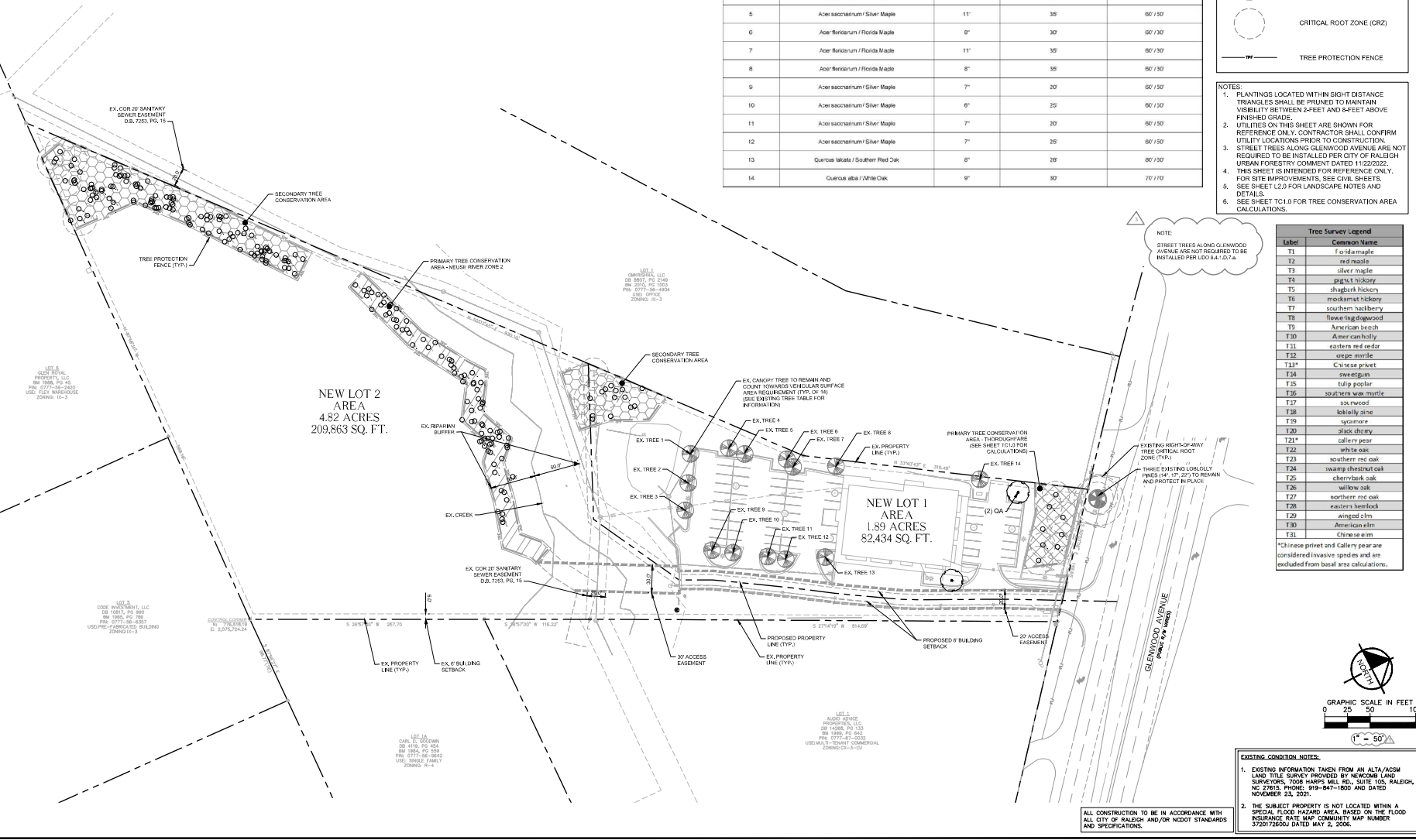
EXISTING VEHICULAR PARKING AREA TREE INFORMATION

EXISTING TREE NUMBER	TREE SPECIES / COMMON NAME	DBH	HEIGHT	MATURE HEIGHT / CROWN
1	Acer saccharum / Silver Maple	8.5'	20'	60 / 150
2	Acer saccharum / Silver Maple	8"	20'	60 / 150
3	Acer saccharum / Silver Maple	9"	22'	60 / 150
4	Acer saccharum / Silver Maple	9"	30'	60 / 150
5	Acer saccharum / Silver Maple	11"	35'	60 / 150
6	Acer Fraxinum / Florida Maple	8"	30'	60 / 150
7	Acer Fraxinum / Florida Maple	11"	35'	60 / 150
8	Acer Fraxinum / Florida Maple	8"	35'	60 / 150
9	Acer saccharum / Silver Maple	7"	20'	60 / 150
10	Acer saccharum / Silver Maple	6"	25'	60 / 150
11	Acer saccharum / Silver Maple	7"	20'	60 / 150
12	Acer saccharum / Silver Maple	7"	25'	60 / 150
13	Quercus laevis / Southern Red Oak	8"	26'	60 / 150
14	Quercus alba / White Oak	9"	30'	70 / 170

LEGEND

- PRIMARY TREE CONSERVATION AREA - THOROUGHFARE
- PRIMARY TREE CONSERVATION AREA - NEUSE RIVER ZONE 2
- SECONDARY TREE CONSERVATION AREA
- EXISTING TREE COUNTED TOWARDS TREE CONSERVATION AREA BASAL AREA
- EXISTING TREE COUNTED TOWARDS VEHICULAR SURFACE AREA CALCULATIONS
- CRITICAL ROOT ZONE (CRZ)
- TREE PROTECTION FENCE

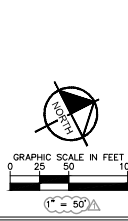
- NOTES:**
- PLANTINGS LOCATED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE PRUNED TO MAINTAIN VISIBILITY BETWEEN 2- FEET AND 8- FEET ABOVE FINISHED GRADE.
 - UTILITIES ON THIS SHEET ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIORS TO CONSTRUCTION.
 - STREET TREES ALONG GLENWOOD AVENUE ARE NOT REQUIRED TO BE INSTALLED PER CITY OF RALEIGH URBAN FORESTRY COMMENT DATED 11/2/2022.
 - THIS SHEET IS INTENDED FOR REFERENCE ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS.
 - SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS.
 - SEE SHEET TC.1.0 FOR TREE CONSERVATION AREA CALCULATIONS.



Tree Survey Legend

Label	Common Name
T1	Eastern maple
T2	red maple
T3	silver maple
T4	pin oak
T5	black hickory
T6	mockernut hickory
T7	southern hackberry
T8	flowering dogwood
T9	American sweetgum
T10	American holly
T11	eastern red cedar
T12	orange myrtle
T13	Chinese pistach
T14	sweetgum
T15	tulip poplar
T16	southern wax myrtle
T17	elm
T18	loblolly pine
T19	sycamore
T20	black cherry
T21	gallberry pear
T22	white oak
T23	southern red oak
T24	swamp chestnut oak
T25	chestnut oak
T26	white oak
T27	southern red oak
T28	eastern hemlock
T29	winged elm
T30	American elm
T31	Chinese elm

*Chinese pistach and Gallery pear are considered invasive species and are excluded from basal area calculations.



- EXISTING CONDITION NOTES:**
- EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY MCKENNA LAND SURVEYORS, 2008 HARRIS MILL RD., SUITE 105, RALEIGH, NC 27615. PHONE: 919-847-1800 AND DATED NOVEMBER 23, 2021.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIFIC FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 370217D500 DATED MAY 2, 2006.

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

8629 GLENWOOD SUBDIVISION LANDSCAPE PLAN

8629 GLENWOOD ASSOCIATES, LLC
RALEIGH, NORTH CAROLINA

SHEET NUMBER
L1.0

Kimley-Horn & Associates, Inc.
 421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
 PHONE: 919-847-1800
 WWW.KIMLEY-HORN.COM
 #K-002

No.	REVISIONS	DATE
1		06/07/22 (ASA)
2	CITY COMMENTS	10/17/22 (ASA)
3	CITY COMMENTS	12/08/22 (ASA)