

Preliminary Subdivision Application

Planning and Development

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



INSTRUCTIONS: 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 all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

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):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	Single family Apartment	Townhouse Non-residential	Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
	Address:
Phone #:	Email:

Continue to page 2 >>

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

Gross site acreage: 1.43 ac./62,308.0 sq.ft.

Zoning districts (if more than one, provide acreage of each): R-6

Overlay district: none

Inside City limits?

☐ Yes☒ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.14ac

Square Feet: 6,077.7sq.ft.

Proposed Impervious Surface:

Acres: 0.73ac

Square Feet: 31,777.1 sq.ft.

Neuse River Buffer

☐ Yes☒ No

Wetlands

☐ Yes☒ No

Is this a flood hazard area?

☐ Yes☒ No

If yes, please provide the following:

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #: 372017255J

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots:

Detached

Attached

Total # of single-family lots: 4

Proposed density for each zoning district (UDO 1.5.2.F):

2.797 units per acre

Total # of open space and/or common area lots:

Total # of requested lots: 4

SIGNATURE BLOCK

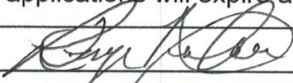
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Camille Lopez

_____ 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.

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: 5/5/21

Printed Name: Omeze Nwankwo (OLN Properties, LLC)

Signature:

Date:

Printed Name:

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

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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
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): SUB-0030-2021			
Development name (subject to approval): 3300 N New Hope Dr.			
Property Address(es): 3300 N New Hope Dr			
Recorded Deed PIN(s): 1725758826			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: Please attach purchase agreement when submitting this form			
Company: OLN Properties, LLC		Owner/Developer Name and Title: Omeze Nwankwo	
Address: 4501 New Bern Avenue 1330-353, Raleigh, NC. 27610			
Phone #: (919) 369-3173		Email: mr.nwankwo@yahoo.com	
APPLICANT INFORMATION			
Company: ECLS Global, Inc.		Contact Name and Title: Camille Lopez	
Address: 19 N McKinley St. Coats NC 27521			
Phone #: 910-897-3257		Email: camilleL@eclsglobalinc.com	

Continue to page 2 >>

Page 1 of 2

REVISION 02.19.21

raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 1.43 ac./62,308.0 sq.ft.	
Zoning districts (if more than one, provide acreage of each): R-6	
Overlay district: none	Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.14ac Square Feet: 6,077.7sq.ft.	Proposed Impervious Surface: Acres: 0.73ac Square Feet: 31,777.1 sq.ft.
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 #: 372017255J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots: 4	
Proposed density for each zoning district (UDO 1.5.2.F): 2.797 units per acre	
Total # of open space and/or common area lots:	
Total # of requested lots: 4	

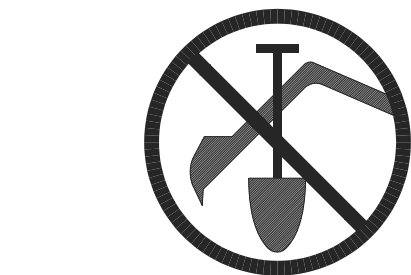
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I, Camille Lopez, will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
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: 5/5/21
Printed Name: Omeze Nwankwo (OLN Properties, LLC)	
Signature: _____	Date: _____
Printed Name: _____	

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

Page 2 of 2

REVISION 02.19.21

raleighnc.gov



BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

DEVELOPER INFORMATION:

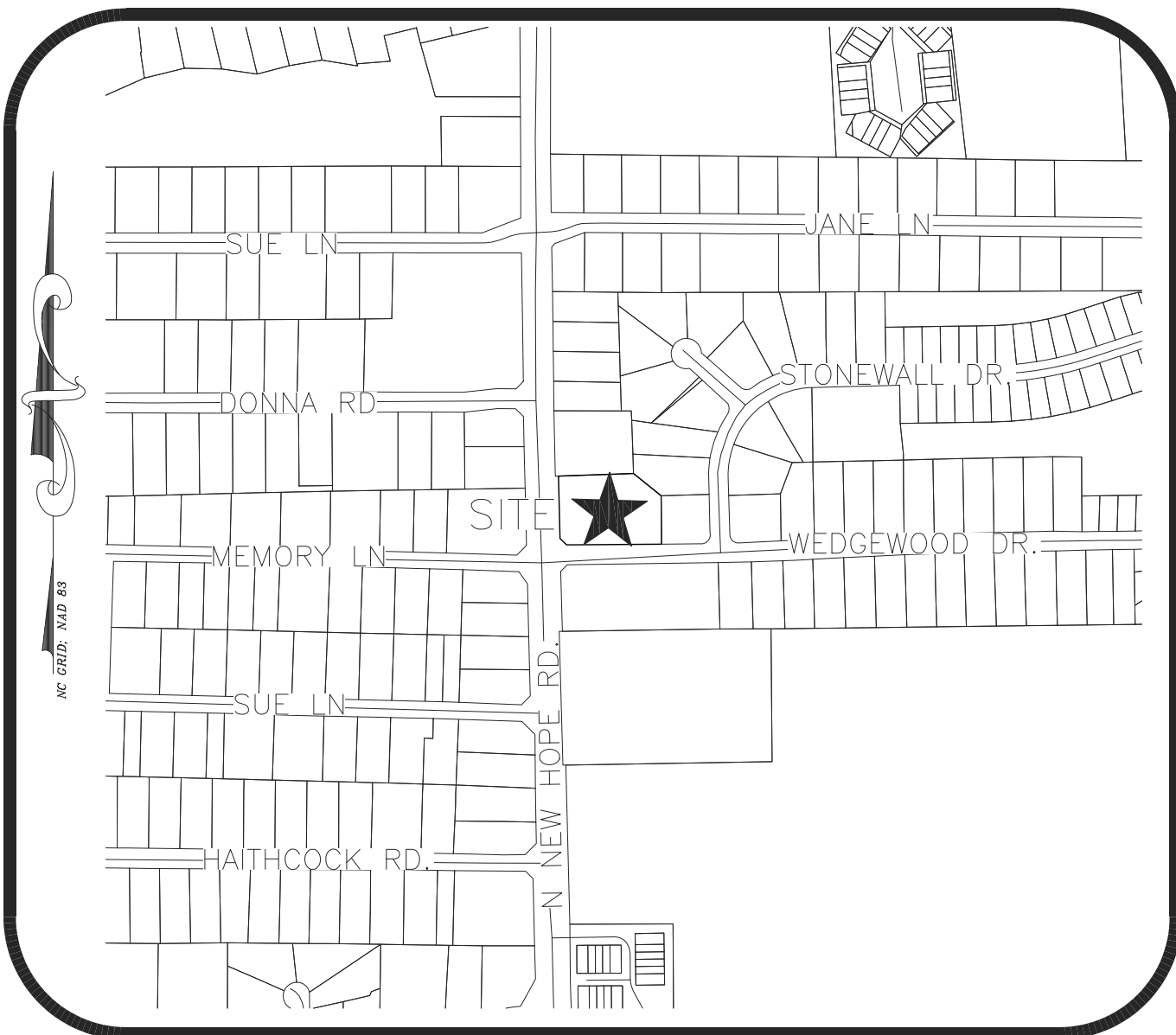
SURVEYOR
ECLS GLOBAL, INC.
19 N MCKINLEY STREET
COATS, N.C. 27521
PHONE: (910) 897-3257

OWNER:

OLN PROPERTIES, LLC
ADDRESS: 4729 COOKSBURY CT.
RALEIGH N.C. 27604-4896

SUBDIVISION PLANS FOR:

3300 N NEW HOPE DR., RALEIGH N.C. 27604 WAKE CO., N. C.



VICINITY MAP (SCALE: 1"= 500')

SITE DATA:

AREA SUMMARY:

PARENT TRACT:

1.43 AC / 62,308 SQ.FT. (GROSS)
1.20 AC / 52,417 SQ.FT. (NET)

PROPOSED LOT 1:

0.38 AC / 16,494 SQ.FT. (GROSS)
0.27 AC / 11,755 SQ.FT. (NET)

PROPOSED LOT 2:

0.26 AC / 11,251 SQ.FT. (GROSS)
0.22 AC / 9,573 SQ.FT. (NET)

PROPOSED LOT 3:

0.42 AC / 18,121 SQ.FT. (GROSS)
0.38 AC / 16,438 SQ.FT. (NET)

PROPOSED LOT 4:

0.36 AC / 15,464 SQ.FT. (GROSS)
0.33 AC / 14,573 SQ.FT. (NET)

CEMETERY:

0.02 AC / 978 SQ.FT. (GROSS)
0.00 AC / 78 SQ.FT. (NET)

ZONING: R-6 (RESIDENTIAL)

PIN: 1725758826

DENSITY: 0.70 UNITS/ACRE

PRELIMINARY
NOT FOR RECORDATION

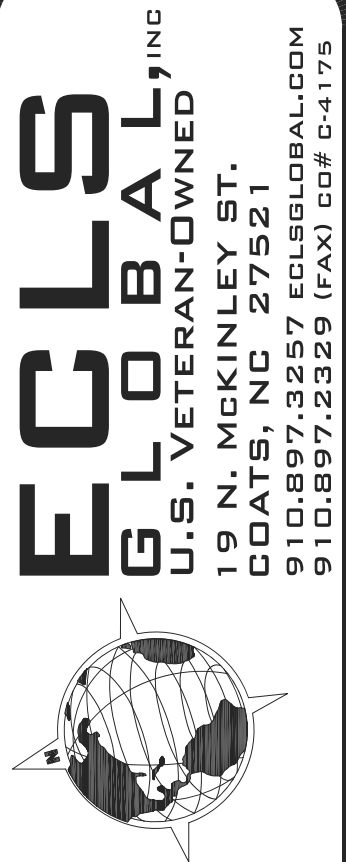
SUB-0030-2021

TRANSACTION#:598773

SHEET INDEX:

- S-1 COVER SHEET
- S-2 EXISTING CONDITIONS
- S-3 PROPOSED SUBDIVISION PLAN
- S-4 DEMOLITION PLAN
- S-5 PROPOSED STREET TREES PLAN
- S-6 CROSS SECTION

SHEET 1 OF 7



REVISIONS:
02-17-22 CITY OF RALEIGH COMMENTS-CW

SURVEY BY:

SUBDIVISION PLAT

OLN PROPERTIES, LLC
3300 N. NEW HOPE ROAD,
RALEIGH NC 27604
ST. MATTHEWS TWP., WAKE CO., N. C.
B.M. 1997 PG.383 & D.B.7373, PG.105
PIN: 1725758826

PROJ. NO.: 18-377

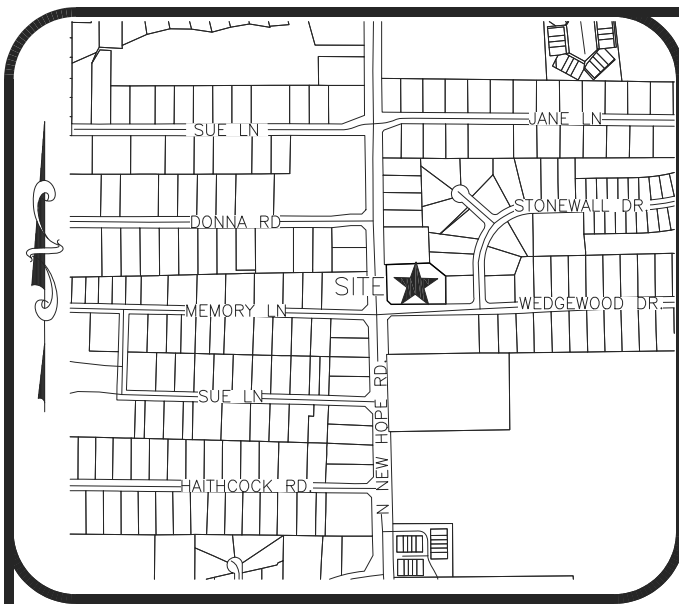
DRAWN BY: BM/CL/CW

CHECK BY: DB FLOYD

SCALE: 1"=500'

DATE: 04/01/2021

ECLS



VICINITY MAP (SCALE: 1"=1000')

I, DB Floyd, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 17254, Page 2309-2311); that the boundaries not surveyed are clearly indicated as drawn from information found in Plat Book 1970, page 346; that the ratio of precision as calculated is 1:17,659; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 23rd day of May, A.D., 2019.

I certify that this plat is the following type: G.S. 47-30 (f)(11)(A). A. The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

PRELIMINARY

Surveyor
Reg. No. L-3640

LEGEND

- EIP = EXISTING IRON PIPE
- EIR = EXISTING IRON ROD
- IRS = IRON REBAR SET
- RS = ROAD SIGN
- CB = CATCH BASIN
- SMH = SANITARY MANHOLE
- GM = GAS METER
- SW = SIDEWALK
- RA = RAMP
- CO = CLEANOUT
- WM = WATER METER
- A/C = AIR CONDITIONER UNIT
- DW = DRIVEWAY
- BOC = BACK OF CURB
- EOP = EDGE OF PAVEMENT
- R/W = RIGHT OF WAY
- WV = WATER VALVE
- OHP = OVERHEAD POWER LINE
- = CALCULATED POINT
- = PROPERTY CORNER
- ☼ = SHADE TREES

NOTES:

- REFERENCES:
D.B. 7373, PG. 0105
B.M. 1997, PG. 0385
- NO SOILS EVALUATION HAS BEEN PERFORMED ON ANY LOT.
- ALL LOTS ARE SUBJECT TO UDO SECTION 2.2.1 IN R-6.
- SETBACKS ALONG WEDGEWOOD DR ARE 12.00' FOR COR STREET PLAN.

OWNERS:

OLN PROPERTIES, LLC
4729 COOKSBURY CT. RALEIGH,
NC 27604

SETBACKS:

DETACHED HOUSE	
FRONT	10'
SIDE	5'
REAR	20'
SIDE CORNER	10'

ZONING: R-6

FLOOD NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA FLOOD MAP: 3720172500J EFFECTIVE DATE 05/02/2006. ZONED: X

AREA SUMMARY

LOT 1	0.38	ACRES
LOT 2	0.26	ACRES
LOT 3	0.42	ACRES
LOT 4	0.36	ACRES
CEMETARY	0.02	ACRES
TOTAL	1.44	ACRES
ORIGINAL LOT	1.44	ACRES

Certificate of Ownership and Dedication.

This certifies and warrants that the undersigned is(are) the sole owners of the property shown on the map or plat and any accompanying sheets having acquired the property in fee simple by deed(s) recorded in the county register of deeds office where the property is located and as such has (have) the right to convey the property in fee simple.

Book No.: _____

Page No.: _____

Signature(s) & title/position of property owner(s)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°42'25" W	50.00'
L2	N 03°17'35" E	21.73'
L3	S 86°42'25" E	50.00'
L4	S 03°17'35" W	21.73'

STATE OF _____, COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purposed stated therein and in the capacity indicated: _____

WITNESS MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF _____, 20____

(OFFICIAL SEAL)

OFFICIAL SIGNATURE OF NOTARY

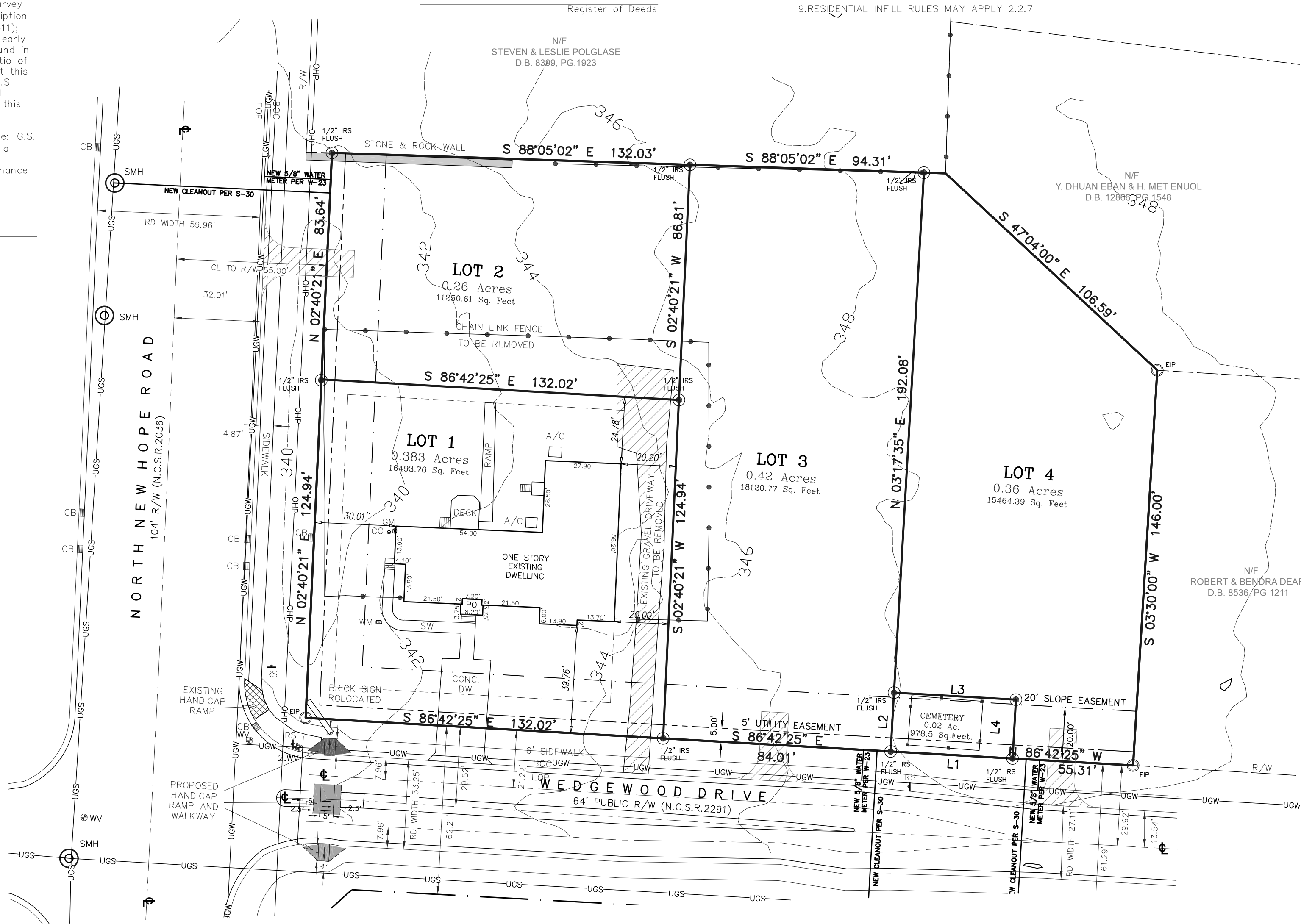
NOTARY'S PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: _____

Presented for registration in the office of the Register of Deeds for _____ County, North Carolina on the ____ day of _____, 20____ at ____ o'clock ____m. and recorded in said office in Plat Book ____ page ____

NOTES:

- UNDERGROUND OBJECTS, IF ANY, NOT LOCATED BY THIS OFFICE.
- LOTS ARE EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES AND LIMITED TO IMPERVIOUS AMOUNTS IN 9.2.2.4.a. UPON ADDITION OF IMPERVIOUS.
- SITE IS EXEMP FROM TREE CONSERVATION(LESS THAN 2 ACRES).(9.1.2.)
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- CITY OF RALEIGH TC-6-19 SECTION A2b STATES THAT THE MINIMUM SITE AREA APPLICABLE FOR BLOCK PERIMETER IN R-4 ZONING IS 3 ACRES.SINCE THE PROPOSED SUBDIVISION AREA OF 0.51 ACRES IS LESS THAN 3 ACRES,THIS PROJECT IS EXEMPT FROM BLOCK PERIMETER REQUIRMENTS OF UDO ARTICLE 8.3.
- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW.WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.
- NO INVESTIGATION MADE FOR 404 JURISDICTION'S WETLANDS.
- PROCESS FOR REMOVAL AND CREATION OF NEW CEMETERY MAY REQUIRE PROCESS WITH WAKE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.
- RESIDENTIAL INFILL RULES MAY APPLY 2.2.7



- NOTES:
- PER 9.2.2.A.4.a. ALLOWABLE IMPERVIOUS AREA IS 51% PER LOT.
-IMPERVIOUS LOT 1:
-HOUSE: 3,120.35 SQ.FT.
-RAMP: 191.15 SQ.FT.
-SIDEWALK: 255.46 SQ.FT.
-GRAVEL DRIVEWAY: 1,646.2 SQ.FT.
-DECK: 124.21 SQ.FT.
-DRIVE: 762.78 SQ.FT.
-TOTAL: 6,100 SQ.FT.
-ALLOWED (51%): 8,411.82 SQ.FT.
 - DENSITY CALCULATIONS: 2.86 UNITS/ACRE

PRIMARY STREET:
LOT 1, 3, & 4, WEDGEWOOD DRIVE
LOT 2, NORTH NEW HOPE ROAD

GRAPHIC SCALE

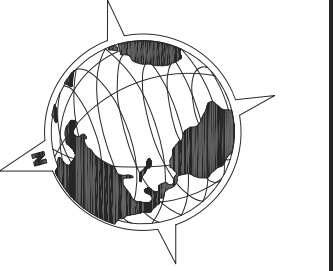


1 INCH = 30 FEET

PRELIMINARY
NOT FOR RECORDATION

SHEET 3 OF 7

ECLS GLOBAL, INC.
U.S. VETERAN-OWNED
19 N. MCKINLEY ST.
COATS, NC 27521
910.897.3257 ECLSGLOBAL.COM
910.897.2329 (FAX) CO# C-4175



REVISIONS:

02-17-22 CITY OF RALEIGH COMMENTS-CW

SURVEY BY:

PROPOSED SUBDIVISION

FOR
OLN PROPERTIES, LLC
3300 N. NEW HOPE ROAD,
RALEIGH NC 27604
ST. MATTHEWS TWP., WAKE CO., N. C.
B.M. 1997 PG. 383 & D.B. 7373, PG. 105
PIN: 1725758826

PROJ. NO.: 18-377

DRAWN BY: BM/CL/CW

CHECK BY: DB FLOYD

SCALE: 1"=30'

DATE: 04/01/2021

ECLS