

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.

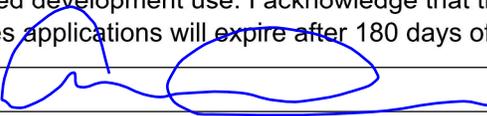
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="radio"/> Conventional Subdivision	<input type="radio"/> Compact Development	<input type="radio"/> Conservation Development	<input type="radio"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): N/A			
Development name (subject to approval): 5710 Glenwood Ave			
Property Address(es): 5710 Glenwood Ave, Raleigh, NC 27612			
Recorded Deed PIN(s): 0796051272			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input checked="" type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Coltrane Property Management LLC	Owner/Developer Name and Title: Elijah Smith
Address: PO Box 91043, Raleigh, NC 27675	
Phone #: 919-696-2933	Email: coltranepropmgmt@gmail.com
APPLICANT INFORMATION	
Company: C3 Design & Engineering, PLLC	Contact Name and Title: Chad Abbott - Civil Engineer
Address: PO Box 361, Creedmoor, NC 27522	
Phone #: 919-230-0996	Email: chad@c3designeng.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 1.25 AC	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: Neighborhood Conservation Overlay District	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>0.11 AC incl ROW</u> Square Feet: <u>±4,575 SF</u>	Proposed Impervious Surface: Acres: <u>0.52 AC incl ROW</u> Square Feet: <u>±17,771 SF + 4937 SF</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 #: 3720079600J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 0 Attached 2
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F): 1.6 Units / AC	
Total # of open space and/or common area lots: N/A	
Total # of requested lots: 2	

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>Chad Abbott (C3 Design & Engineering)</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: 10-07-22
Printed Name: Chad Abbott	
Signature:	Date:
Printed Name:	

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

DRAWING INDEX

COVER SHEET	C-1.0
LEGEND & NOTES	C-1.1
EXISTING CONDITIONS & DEMOLITION PLAN	C-1.2
SITE, UTILITY & LANDSCAPING PLAN	C-1.3
GRADING PLAN	C-1.4
SITE DETAILS	C-2.1
UTILITY DETAILS	C-2.2

PRELIMINARY SUBDIVISION PLAN

SUB-0034-2022

5209 & 5215 REMBERT DRIVE RALEIGH, NC 27612



APPLICANT:
COLTRANE PROPERTY MANAGEMENT
ELIJAH SMITH
BOXYN SMITH
RALEIGH, NC 27615
coltranepropmgmt@gmail.com
919.625.2933

PROJECT CONTACTS

CIVIL ENGINEER: C3 DESIGN & ENGINEERING, PLLC
CHAD E. ABBOTT, PE
P.O. BOX 361
CREEDMOOR, NC 27565
919-625-7368 / chad@c3designeng.com

PROPERTY OWNER: COLTRANE PROPERTY MANAGEMENT LLC
ELIJAH SMITH
3809 TRAILING CEDAR DR
RALEIGH NC 27613-1141
919-594-1885

SURVEYOR: JDS CONSULTING
DALE A. LOVELACE, PLS
8600 D JERSEY CT
RALEIGH, NC 27617
919-480-1075 / info@jdsconsulting.net

CITY OF RALEIGH CONTACTS

PLANNING: KASEY EVANS
1 EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-2682 / kasey.evans@raleighnc.gov

ENGINEERING: DUSTIN REID
1 EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-6809 / dustin.reid@raleighnc.gov

SITE ACCESSIBILITY: THOMAS BAIRD
1 EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-2187 / thomas.baird@raleighnc.gov

STORMWATER: SEAN EGGLESTON
1 EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-3773 / sean.eggleston@raleighnc.gov

PUBLIC UTILITIES: KEITH TEW
1 EXCHANGE PLAZA
RALEIGH, NC 27601
keith.tew@raleighnc.gov

FIRE: CHARLES KNEESHAW
310 WEST MARTIN ST
RALEIGH, NC 27601
919-996-2181 / charles.kneeshaw@raleighnc.gov

URBAN FORESTRY: MARYANN METCALF
1 EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-6809 / maryann.metcalfe@raleighnc.gov

C3 DESIGN & ENGINEERING, PLLC
NC Firm License #: P-1764
2537 E LYON STATION RD, STE 102 (PHYSICAL)
P.O. Box 361, Creedmoor, NC 27565
919.625.7368
chad@c3designeng.com

NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISIONS
1	10/07/22	CEA	CITY OF RALEIGH COMMENTS #1
2	5/5/22	CEA	FIRST ISSUED
3			
4			
5			
6			

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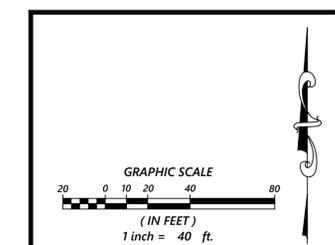
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<input type="radio"/> Conventional Subdivision	<input type="radio"/> Compact Development
<input type="radio"/> Conservation Development	<input type="radio"/> College Court
NOTE: Subdivisions may require City Council approval if in a Main Park Overlay or Historic Overlay District	
GENERAL INFORMATION	
Scoping/sketch plan case number(s): N/A	
Development name (subject to approval): 5710 Glenwood Ave	
Property Address(es): 5710 Glenwood Ave, Raleigh, NC 27612	
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Phone #: 919-696-2933 Email: coltranepropmgmt@gmail.com	
APPLICANT INFORMATION	
Company: C3 Design & Engineering, PLLC / Contact Name and Title: Chad Abbott - Civil Engineer	
Address: PO Box 361, Creedmoor, NC 27522	
Phone #: 919-230-0996 Email: chad@c3designeng.com	

Continue to page 2 >>>

Page 1 of 2

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ZONING INFORMATION	
Gross site acreage: 1.25 AC	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district/Neighborhood Conservation Overlay District / 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: 0.11 AC (incl ROW) / Square Feet: 44,819 SF	Proposed Impervious Surface: Acres: 0.02 AC (incl ROW) / Square Feet: 8,910 SF
Micro-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: Flood study: FEMA Map Panel #: 3720079600J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 0 / Attached 2
Total # of single-family lots:	
Proposed density for each zoning district (UDO 10.2.2.F):	1.6 Units / AC
Total # of open space and/or common area lots:	N/A
Total # of requested lots:	2
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I, Chad Abbott (C3 Design & Engineering) 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.	
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 undergo 150 days of maturity.	
Signature:	Date: 10-07-22
Printed Name: Chad Abbott	Date:
Signature:	Date:
Printed Name:	Date:
Please email your completed application to SiteReview@raleighnc.gov .	

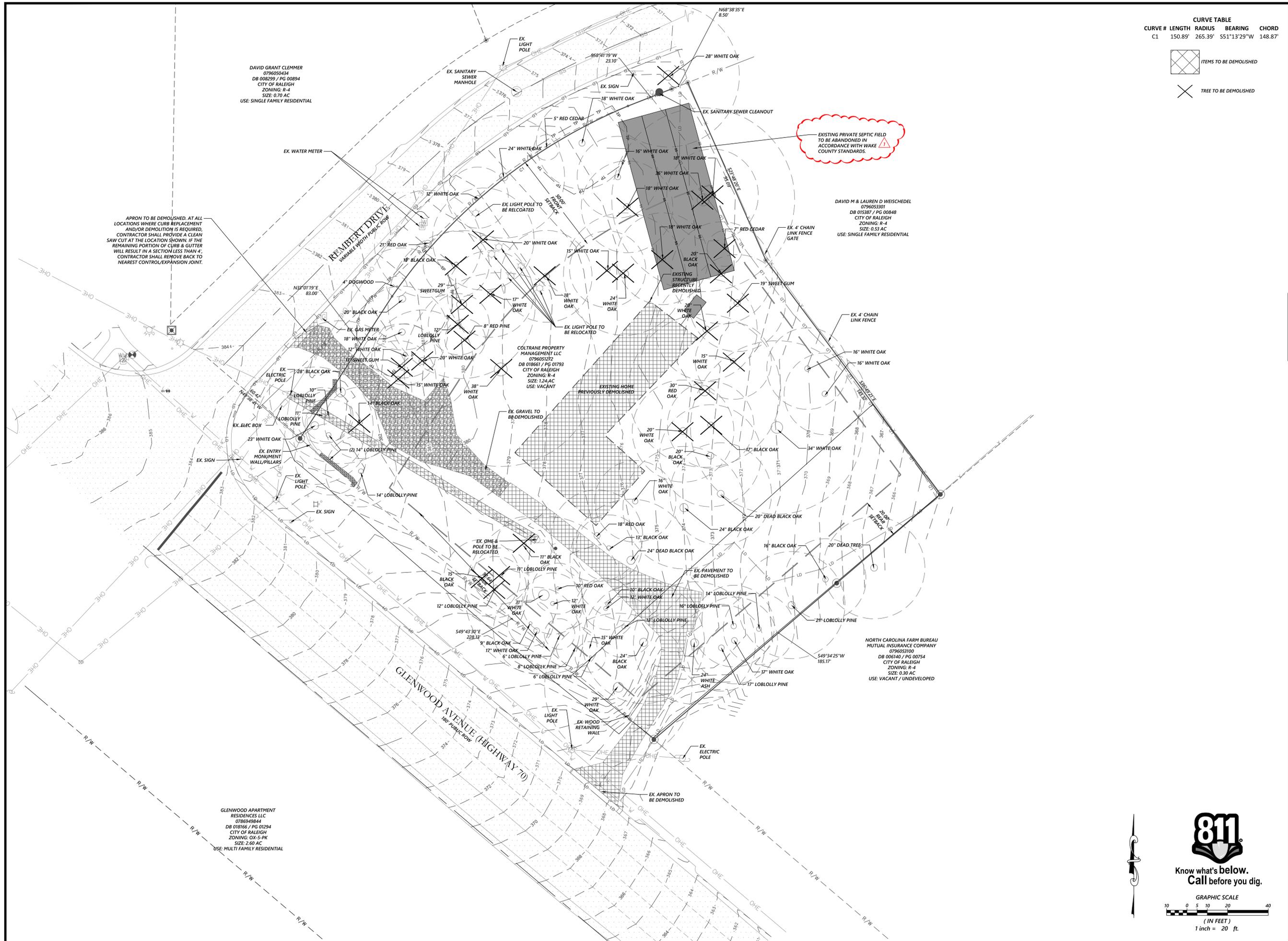
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PRELIMINARY SUBDIVISION PLAN
5710 GLENWOOD AVE
5209 & 5215 REMBERT DRIVE, RALEIGH, NC 27612
WAKE COUNTY

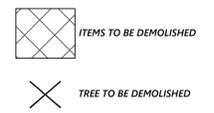
COVER SHEET

C3 PROJECT #: **21-115**
REVIEW PROJECT #: **SUB-0034-2022**
SHEET #: **C-1.0**



CURVE TABLE

CURVE #	LENGTH	RADIUS	BEARING	CHORD
C1	150.89'	265.39'	55°13'29\"/>	



APRON TO BE DEMOLISHED. AT ALL LOCATIONS WHERE CURB REPLACEMENT AND/OR DEMOLITION IS REQUIRED, CONTRACTOR SHALL PROVIDE A CLEAN SAW CUT AT THE LOCATION SHOWN. IF THE REMAINING PORTION OF CURB & GUTTER WILL RESULT IN A SECTION LESS THAN 4\", CONTRACTOR SHALL REMOVE BACK TO NEAREST CONTROL/EXPANSION JOINT.

EXISTING PRIVATE SEPTIC FIELD TO BE ABANDONED IN ACCORDANCE WITH WAKE COUNTY STANDARDS.

DAVID GRANT CLEMMER
0796050434
DB 008299 / PG 00894
CITY OF RALEIGH
ZONING: R-4
SIZE: 0.70 AC
USE: SINGLE FAMILY RESIDENTIAL

DAVID M & LAUREN D WEISCHEDEL
079603301
DB 013387 / PG 00848
CITY OF RALEIGH
ZONING: R-4
SIZE: 0.53 AC
USE: SINGLE FAMILY RESIDENTIAL

COLTRANE PROPERTY MANAGEMENT LLC
0796051272
DB 018861 / PG 01793
CITY OF RALEIGH
ZONING: R-4
SIZE: 1.34 AC
USE: VACANT

NORTH CAROLINA FARM BUREAU MUTUAL INSURANCE COMPANY
0796053100
DB 006140 / PG 00754
CITY OF RALEIGH
ZONING: R-4
SIZE: 0.30 AC
USE: VACANT / UNDEVELOPED

GLENWOOD APARTMENT RESIDENCES LLC
0786949844
DB 018166 / PG 01294
CITY OF RALEIGH
ZONING: OX-S-PK
SIZE: 2.60 AC
USE: MULTI FAMILY RESIDENTIAL

APPLICANT:
COLTRANE PROPERTY MANAGEMENT
ELIJAH SMITH
BOB WOOD
RALEIGH, NC 27675
coltraneppm@gmail.com
919.696.2933

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P.O. Box 36106, RALEIGH, NC 27626
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chad@csdesigneng.com
919.625.7368

NO.	DATE	BY	REVISIONS
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PRELIMINARY SUBDIVISION PLAN
5710 GLENWOOD AVE
WAKE COUNTY

EXISTING CONDITIONS AND DEMOLITION PLAN

C3 PROJECT #:
21-115

REVIEW PROJECT #:
SUB-0034-2022

SHEET #:
C-1.2

