

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="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): N/A (suspended due to COVID19)			
Development name (subject to approval): Grenelle Street Subdivision			
Property Address(es): 3421 Olympia Drive			
Recorded Deed PIN(s): 1702310674			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input checked="" 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: THE YOUNG GROUP INC, DBA OLYMPIA ONE INC	Owner/Developer Name and Title: Bob Young, President
Address: 800 Broad Street, Ste 333, Falls Church, VA 22046-3146	
Phone #: 703.356.8800	Email: ryoung@young-grp.com
APPLICANT INFORMATION	
Company: WithersRavenel	Contact Name and Title: Rob Caudle, PE, Project Manager
	Address: 137 S. Wilmington Street, Suite 200, Raleigh, NC 27601
Phone #: 919-238-0359	Email: rcaudle@withersravenel.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 4.93	
Zoning districts (if more than one, provide acreage of each): CX-3-PL-CU	
Overlay district: SWPOD	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 071-04	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 2.500 Square Feet: _____	Proposed Impervious Surface: Acres: 0.246 Square Feet: _____
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:	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots: 1 (PREVIOUSLY PLATTED TCA and OPEN SPACE, NOT FOR SINGLE FAMILY RES)	
Total # of requested lots: 3	

SIGNATURE BLOCK	
<p>I hereby designate WithersRavenel _____ 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.</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 six consecutive months of inactivity.</p>	
Signature: 	Date: 10/1/20
Printed Name: Robert A. Young	
Signature: _____	Date: _____
Printed Name: _____	

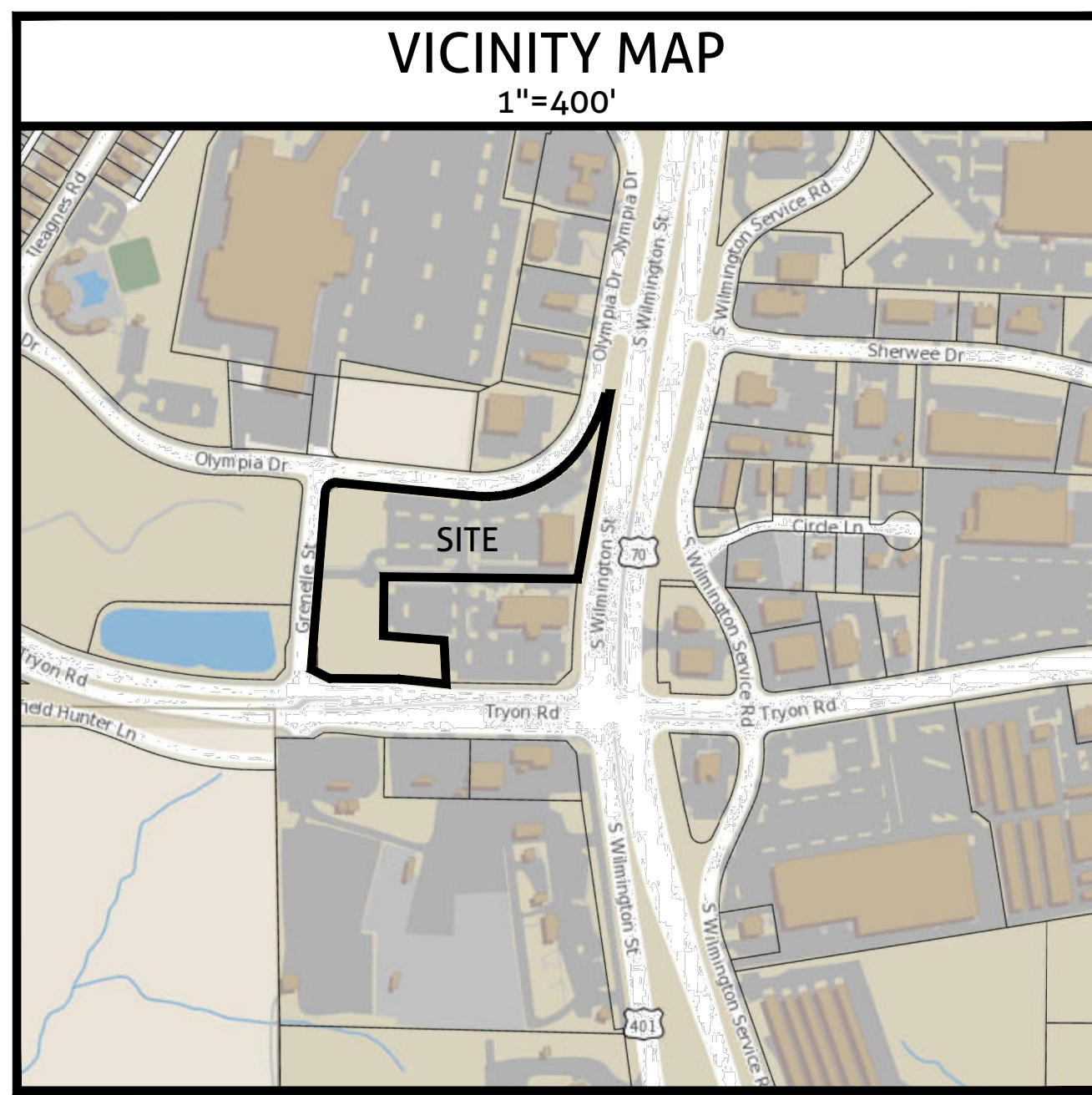
Please email your completed application to SiteReview@raleighnc.gov.

PRELIMINARY SUBDIVISION PLANS for GRENELLE STREET SUBDIVISION 3421 OLYMPIA DRIVE, RALEIGH NC

1st Submittal: 10-05-2020

2nd Submittal: 11-25-2020

3rd Submittal: 01-14-2021



GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDISTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

IMPORTANT NOTES

- THIS PROJECT IS A PRELIMINARY SUBDIVISION REQUEST IN ACCORD WITH UDO SECTION 10.2.5.
- PUBLIC IMPROVEMENT INFRASTRUCTURE IS REQUIRED/PROPOSED.
- LAND DISTURBANCE IS GREATER THAN 12,000 SQ. FEET.
- A SHARED STORM WATER DEVICE EXISTS; REFER TO ATTACHED STORMWATER MANAGEMENT REPORT.
- STORMWATER EASEMENT AND ALLOCATION REFERENCE IS RECORDED IN BM2010/PAGE1032; AND DB17996/PAGE1929-1932. REFER TO STORMWATER MANAGEMENT REPORT FOR ALLOCATION.
- NO PRIVATE IMPROVEMENTS IN THE RIGHT-OF-WAY ARE PROPOSED.
- CITY OF RALEIGH EASEMENTS REQUIRING PLAT RECORDATION ARE PROPOSED.
- TREE CONSERVATION AREA IS PREVIOUSLY PERMITTED AND RECORDED; NO ADDITIONAL TCA IS REQUIRED/PROPOSED.
- THE PROPOSED PUBLIC INFRASTRUCTURE WORK (COR COMPREHENSIVE PLAN STREET IMPROVEMENT) REQUIRES THE REMOVAL OF A PORTION OF AN EXISTING TREE CONSERVATION AREA.
- SITE AND PARKING SETBACKS ARE DEPENDENT UPON BUILDING TYPE. REFER TO UDO FOR SETBACK INFORMATION.
- FOR SOUTH WILMINGTON STREET, PROVIDE EITHER CONSTRUCTION OF A SIX FOOT (6') SIDEWALK (+/-475 LF) IN ACCORD WITH CITY OF RALEIGH STANDARD DETAIL AND SPECIFICATION OR A FEE-IN-LIEU PAYMENT. THE APPLICANT IS RECEPTIVE TO DISCUSSING AN ALTERNATE LOCATION FOR THIS SIDEWALK TO CLOSE CONNECTIVITY GAPS IN THE AREA OF THE SUBJECT PROPERTY.
- THE SITE IS EXEMPT FROM BLOCK PERIMETER BY CITY'S ORDINANCE NO. 2019 TC-429 TC-6-19
 - A.1.B.VI.D (THE CREATION OF A NEW STREET WOULD BE OBSTRUCTED BY TCA)
 - A.1.B.VII (OUR BLOCK WAS RECORDED PRIOR TO SEPTEMBER 1, 2013 AND DOES NOT EXCEED 150% OF THE MAXIMUM)
 - A.1.B.VIII (NCDOT HAS STATED A DRIVEWAY ONTO WILMINGTON OR TRYON STREETS IS NOT GOING TO BE APPROVED)

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REVISION 07.07.20

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Overlay district: SWPOD	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 071-04	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 2.441 Square Feet:	Proposed Impervious Surface (Post Development Total): Acres: 2.509 Square Feet:
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:	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots: 1 (PREVIOUSLY PLATTED TCA and OPEN SPACE, NOT FOR SINGLE FAMILY RES)	
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Signature:	Date: 6/1/20
Printed Name: Rob Caudle	Date:
Signature:	Date:
Printed Name:	

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

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REVISION 07.07.20

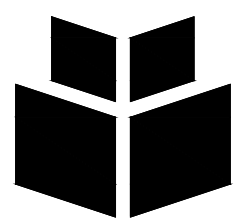
raleighnc.gov

DEVELOPER/OWNER

YOUNG GROUP
800 W. BROAD STREET
FALLS CHURCH, VA 22046
703-356-8800

ATTN: ROBERT YOUNG (ryoung@young-grp.com)

PREPARED BY:



WithersRavenel
Engineers | Planners

137 S Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

LANDSCAPE ARCHITECT

DANIEL WHATLEY, PLA
919-238-0312
dwhatley@withersravenel.com

CIVIL ENGINEER

ROB CAUDLE, PE
919-238-0359
rcaudle@withersravenel.com

INDEX OF SHEETS

Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS PLAN
C1.1	DEMOLITION PLAN
C1.2	TREE CONSERVATION PLAN
C2.0	SUBDIVISION PLAN
C3.0	GRADING AND STORM DRAINAGE PLAN
C4.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
SL1.0	LIGHTING PLAN

ZONING CONDITIONS

ORDINANCE NO. (2020) 141 ZC 802

Z-25-20 - 3421 OLYMPIA DRIVE, LOCATED SOUTH OF THE INTERSECTION OF OLYMPIA DRIVE AND SOUTH WILMINGTON STREET, BEING WAKE COUNTY PIN 1702310674. APPROXIMATELY 4.93 ACRES REZONED TO COMMERCIAL MIXED USE - 5 STORIES - URBAN LIMITED - CONDITIONAL USE (CX-SUL-CU) WITH PARTIAL SWPOD.

CONDITIONS DATED: AUGUST 14, 2020

- THE FRONT BUILDING SETBACK SHALL BE TEN FEET (10') MINIMUM. THIS CONDITION DOES NOT PROHIBIT STOOPS, LANDINGS, SIDEWALKS, AND SIMILAR BUILDING ENTRY FEATURES FROM BEING LOCATED IN THE 10' SETBACK.
- POLE-MOUNTED OUTDOOR LIGHTING ON THE SITE, IF ANY, SHALL BE DIRECTED AWAY FROM THE RESIDENTIAL LAND USE(S) LOCATED ON THE SUBJECT PROPERTY. ALL PROPOSED LIGHTING SHALL COMPLY WITH SEC.7.4.5 OF THE UDO FOR SITE LIGHTING IN TERMS OF HEIGHT & FOOTCANDLES.
- THE FOLLOWING LAND USES SHALL NOT BE ALLOWED ON THE SUBJECT PROPERTY: BOARDING HOUSE; CONGREGATE CARE; DORMITORY, FRATERNITY, SORORITY; SPECIAL CARE FACILITY; CEMETERY; TELECOMMUNICATION TOWER; ADULT ESTABLISHMENT; HELIPORT, SERVING HOSPITALS; HELIPORT, ALL OTHERS; VEHICLE FUEL SALES (INCLUDING GASOLINE AND DIESEL FUEL); DETENTION CENTER, JAIL, PRISON; TOWING YARD FOR VEHICLES; CAR WASH; VEHICLE REPAIR (MINOR); VEHICLE REPAIR (MAJOR)

SITE DATA

SITE ADDRESS:	3421 OLYMPIA DRIVE, RALEIGH, NC 27603
PIN NUMBER:	1702-31-0674
DEED BOOK 017996:	PG 01929
ZONING DISTRICT:	CX-5-UL-CU (PER REZONING CASE Z-25-20)
ZONING CONDITION:	ORD#: (2020) 141 ZC 802; Z-25-2020
OVERLAY DISTRICT(S):	SWIFT CREEK WATERSHED PROTECTION OVERLAY DISTRICT (PARTIAL)
ADDITIONAL CONDITIONS:	TRANSIT ORIENTED DISTRICT, CORE TRANSIT AREA
GROSS SITE ACREAGE:	4.93 AC
ROW DEDICATION	0.37 AC
NET ACREAGE	4.56 AC
EXISTING USE:	OFFICE / UNIVERSITY, OPEN SPACE / TCA
PROPOSED USE:	OFFICE / UNIVERSITY, OPEN SPACE / TCA

CUD (CONDITIONAL USE DISTRICT) CASE #: Z-25-20
REFER TO C2.0 FOR PARKING CALCULATIONS.

LEGEND

EXISTING	PROPOSED

GENERAL NOTES

- ### IMPORTANT NOTES

- *MAX IMPERVIOUS AREAS ALLOCATED FROM MAX IMPERVIOUS AREA RECORDED ON BM2011 PG1185. ANY FUTURE DEVELOPMENTS PROPOSING TO EXCEED THE MAX IMPERVIOUS AREA WILL BE SUBJECT TO FURTHER CITY OF RALEIGH STORMWATER REVIEW.
- *IMPERVIOUS CALCULATIONS FOR ROW INCLUDE FEE-IN-LIEU AREAS.

PARKING CALCULATIONS:

LOT 1:
LAND USE: COMMERCIAL
USE TYPE: VACANT

REQUIRED PARKING = 0 SPACES
PROVIDED PARKING = 109 SPACES (0 ADA)

LOT 2: OFFICE/STRAYER BUILDING
LAND USE: COMMERCIAL
USE TYPE: SCHOOL

EXISTING BUILDING = 17,362 SF

*SF OF ACADEMIC SPACE IS NOT KNOWN AT THIS TIME, REQUIRED PARKING WAS CALCULATED USING THE OFFICE USE FOR THE ENTIRE BUILDING SF, WHICH REQUIRES MORE SPACES PER SF
REQUIRED PARKING = 44 SPACES
PROVIDED PARKING = 76 SPACES (6 ADA)

LOT 3: EXISTING TCA

LAND USE: COMMERCIAL
USE TYPE: VACANT

EACH LOT'S "PROVIDED PARKING" CALC REPRESENTS PARKING ON SITE, NO REMOTE PARKING IS PROPOSED



EXISTING EASEMENTS [E-

E-D1- PRIVATE DRAINAGE EASEMENT (B.M. 2007, PGS. 663-668)
E-D2- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (B.M. 2011, PG 1185)
E-A- VARIABLE WIDTH PRIVATE CROSS ACCESS & PEDESTRIAN ACCESS EASEMENT (B.M. 2011, PG. 1185)
E-U- PERMANENT UTILITY EASEMENT (DEED BOOK 16573, PAGE 944) (WBS 35029.2.1, TIP U-4432 113)
E-10- 10" SPNC ENERGY NATURAL GAS LINE EASEMENT (DEED BOOK 14850, PAGE 240)
E-11- 10" SPNC ENERGY NATURAL GAS EASEMENT (2010, PGS. 1930-1931, PAGE 1930)
E-S1- 20' WIDE CITY OF RALEIGH SANITARY SEWER EASEMENT (B.M. 1979, PG. 336)
E-S2- 20' WIDE SANITARY SEWER EASEMENT (B.M. 1979, PG. 336)
E-T- CITY OF RALEIGH TRANSIT EASEMENT (B.M. 2010, PG. 1005) (DEED BOOK 14310, PAGE 2356)



WithersRavenel
Engineers | Planners

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www.withthegeneral.com

RAI FIGH NC

**GRENELLE STREET
SUBDIVISION**

SUBDIVISION PLAN

Job No.	09200404.02	Drawn By	WR
Date	2020.10.05	Designer	WR

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

Revisions		
1	COR COMMENTS	11/25/2020
2	COR COMMENTS	01/14/2021

Sheet No _____

C2.0