

Administrative Site Review Application

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



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____	Planner (print): _____
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Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) and [TC-11-21](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan		Tier Three Site Plan	
Building Type		Site Transaction History	
Detached		General	Subdivision case #: _____
Attached		Mixed use	Scoping/sketch plan case #: _____
Apartment		Open lot	Certificate of Appropriateness #: _____
Townhouse		Civic	Board of Adjustment #: _____
			Zoning Case #: _____
			Administrative Alternate #: _____
GENERAL INFORMATION			
Development name:			
Inside City limits? Yes No			
Property address(es):			
Site P.I.N.(s):			
Please describe the scope of work. Include any additions, expansions, and change of use.			
Current Property Owner/Developer Contact Name:			
NOTE: please attach purchase agreement when submitting this form.			
Company:		Title:	
Address:			
Phone #:		Email:	
Applicant Name:			
Company:		Address:	
Phone #:		Email:	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
Maximum # of parking spaces:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area? Yes No If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes No	Wetlands Yes No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br 2br 3br 4br or more	
# of lots:	Is your project a cottage court? Yes No

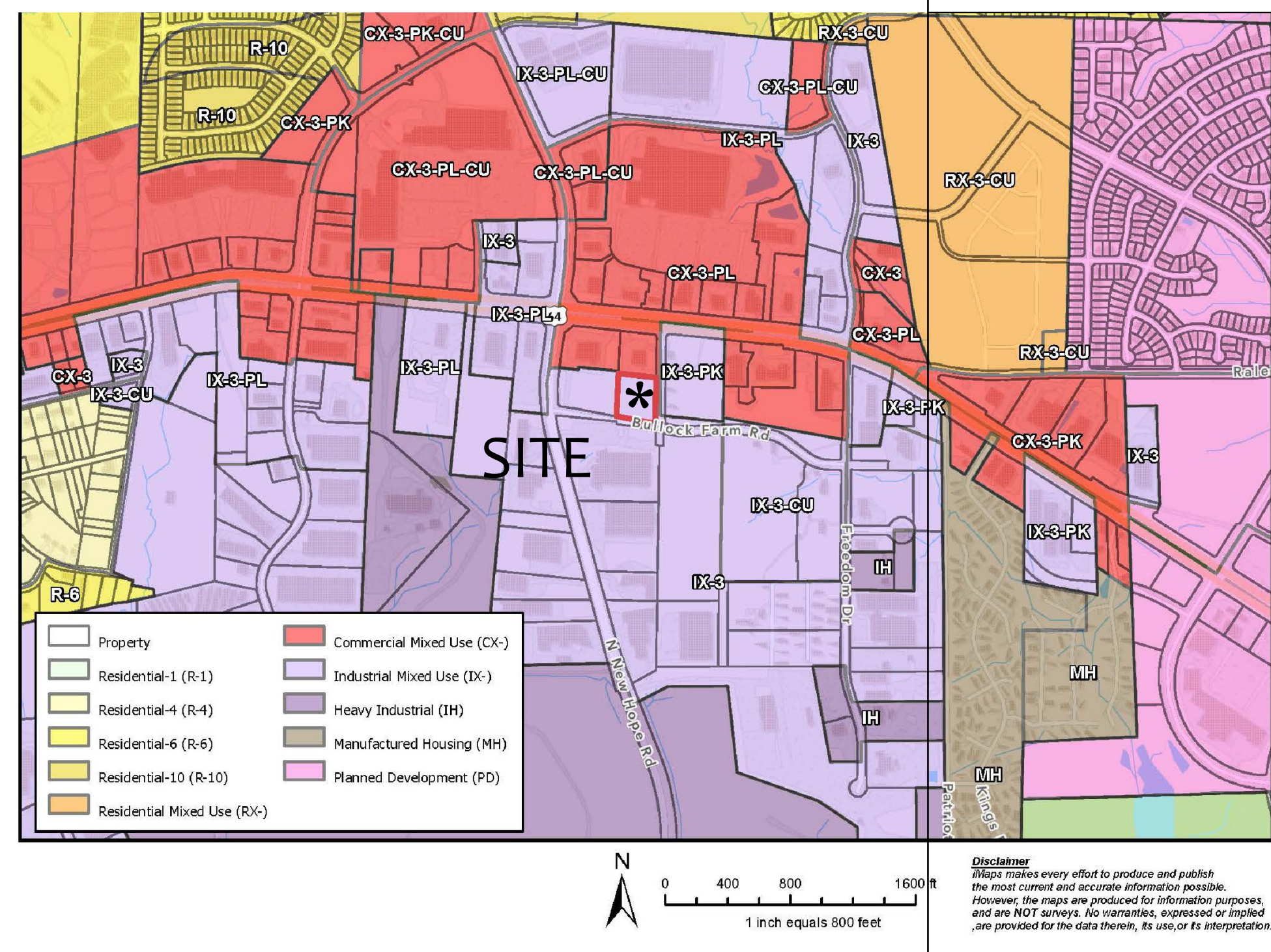
SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, _____ 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:
Printed Name:	

RALEIGH TOW YARD

ADMINISTRATIVE SITE REVIEW

RALEIGH, NORTH CAROLINA

Special Use Permit Approval
Oct, 10, 2022 - BOA #0039-2022



PARKING CALCULATIONS:

REQUIRED: Commercial: 1 space /400sf of gross floor area.
Gross Floor area: 2000 sf + 400 = 5 spaces

PROVIDED: 10 spaces (Incl. 1 van accessible)

ATTENTION CONTRACTORS:

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans is responsible for contacting the **Public Works Department** at (919) 996-2409 and the **Public Utilities Department** at (919) 996-4540 at least 24 hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of **monetary fines** and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

SITE DATA:

ADDRESS: 4451 Bullock Farm Rd, Raleigh, NC 27604
 PIN: 1734 05 1330
 REID: 0009992
 TOTAL AREA: 1.59 AC. (69,240 SF)
 ZONE: IX-3 INDUSTRIAL MIXED USE (Light Industrial)
 CURRENT LAND USE: VACANT
 PROPOSED LAND USE: Tow Yard for storage of vehicles and related office building
 PROPOSED BUILDING SF: 2,000 SF. 1-STORY OFFICE BUILDING
 PROPOSED PARKING: 10 SPACES, INCL. 1 VAN ACCESSIBLE

PROPOSED IMPERVIOUS: 54,000 SF (78%)
 DENUDED AREA: 57,000 SF (82%)

WATERSHED: Neuse River Watershed

FIRST SUBMITTAL 03/02/2023

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 OVERALL STORMWATER PLAN C3
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 CONSTRUCTION DETAILS D3
 LIGHTING PLAN L-6
 LIGHT FIXTURE SPECIFICATIONS L-6a
 LANDSCAPE PLAN L-7

Surveyor:
Barry L Scott
Professional Land Surveying
P.O. Box 12493 Raleigh, NC 27605
919-859-0464

Modular Office:
Jim Crosby
Boxx Modular, Inc.
728 Three Sisters Road
Knightdale, NC 27545
919-208-9270

CIVIL ENGINEER
ALLEN CONSULTING, PLLC
10609 Old Pine Ct,
Raleigh, NC 27613
919 669-3635
Chris Allen, callen@allencm.com



Know what's below.
Call before you dig.

REVISIONS:

1724-95-8642
JRL LAMBRO PROPERTIES LLC
WALGREEN CO.
ZONE CX-3-PL
COMMERCIAL

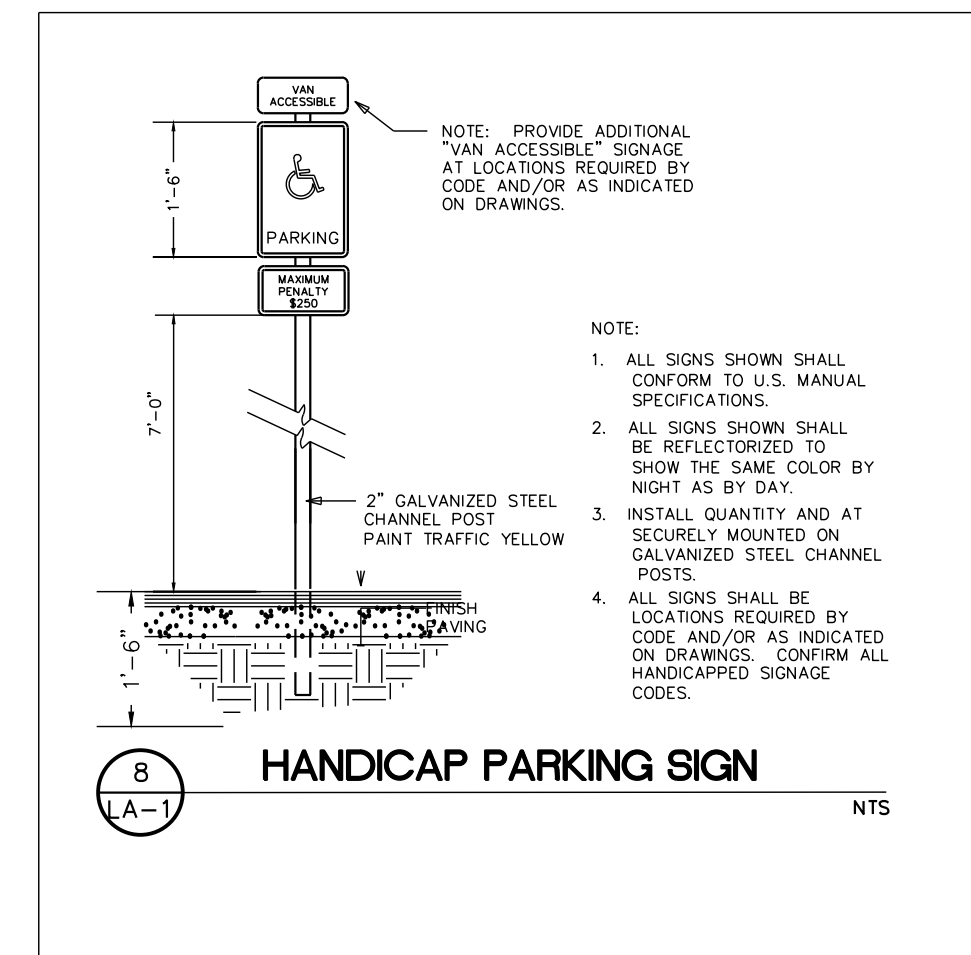
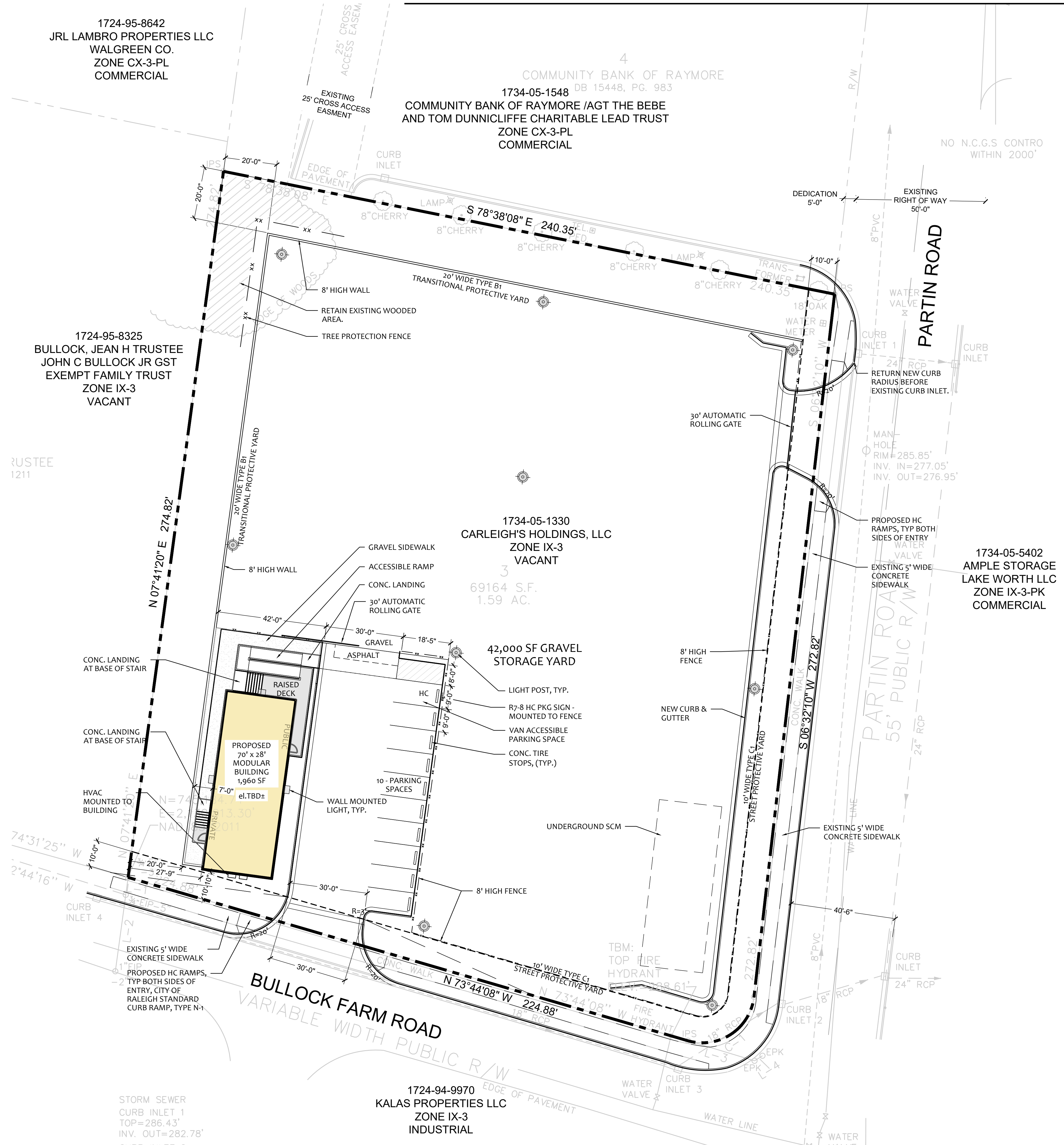
1724-95-8325
BULLOCK, JEAN H TRUSTEE
JOHN C BULLOCK JR GST
EXEMPT FAMILY TRUST
ZONE IX-3
VACANT

4
COMMUNITY BANK OF RAYMORE
1734-05-1548 DB 15448, PG. 983
COMMUNITY BANK OF RAYMORE /AGT THE BEBE
AND TOM DUNNICLIFFE CHARITABLE LEAD TRUST
ZONE CX-3-PL
COMMERCIAL

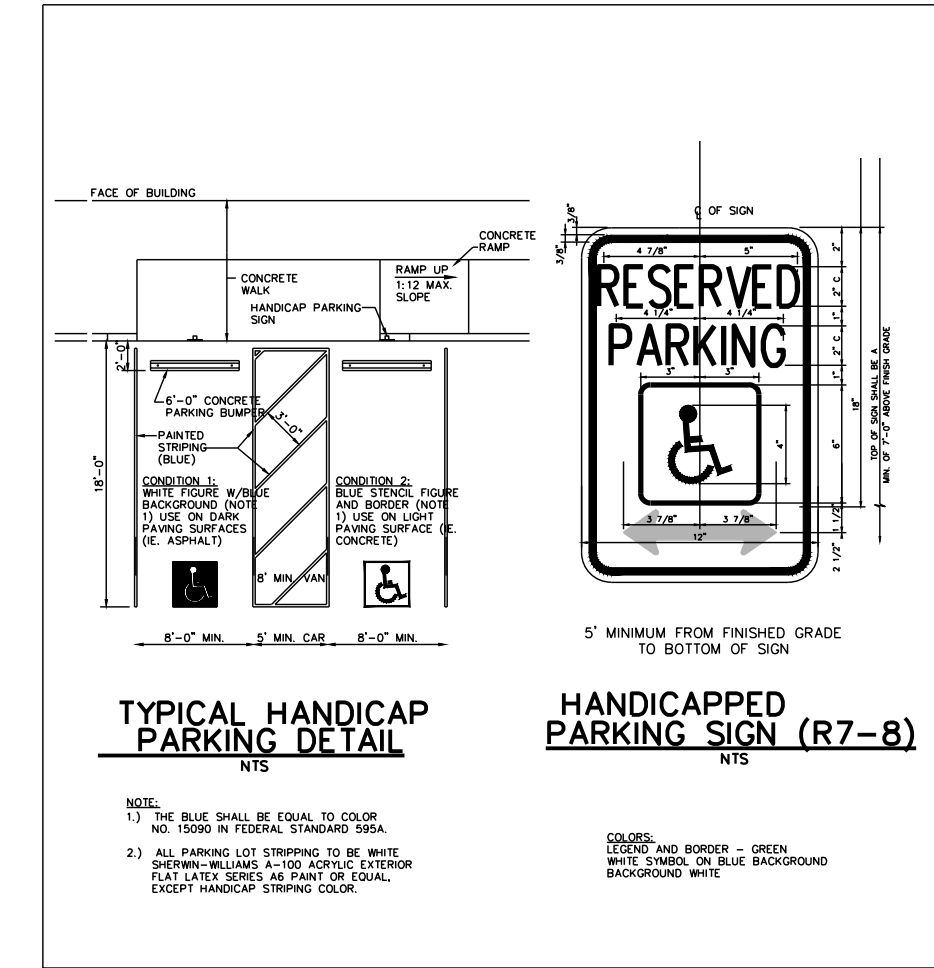
3
1734-05-1330
CARLEIGH'S HOLDINGS, LLC
ZONE IX-3
VACANT
69164 S.F.
1.59 AC.

1734-05-5402
AMPLE STORAGE
LAKE WORTH LLC
ZONE IX-3-PK
COMMERCIAL

1724-94-9970
KALAS PROPERTIES LLC
ZONE IX-3
INDUSTRIAL



HANDICAP SIGN DETAIL
SCALE: NOT TO SCALE



HANDICAP PARKING DETAIL
SCALE: NOT TO SCALE

NOTE: NO MORE THAN 2% CROSS SLOPE IN EITHER DIRECTION SHALL BE PERMITTED FOR THE HANDICAP PARKING SPACE OR ASSOCIATED STRIPING

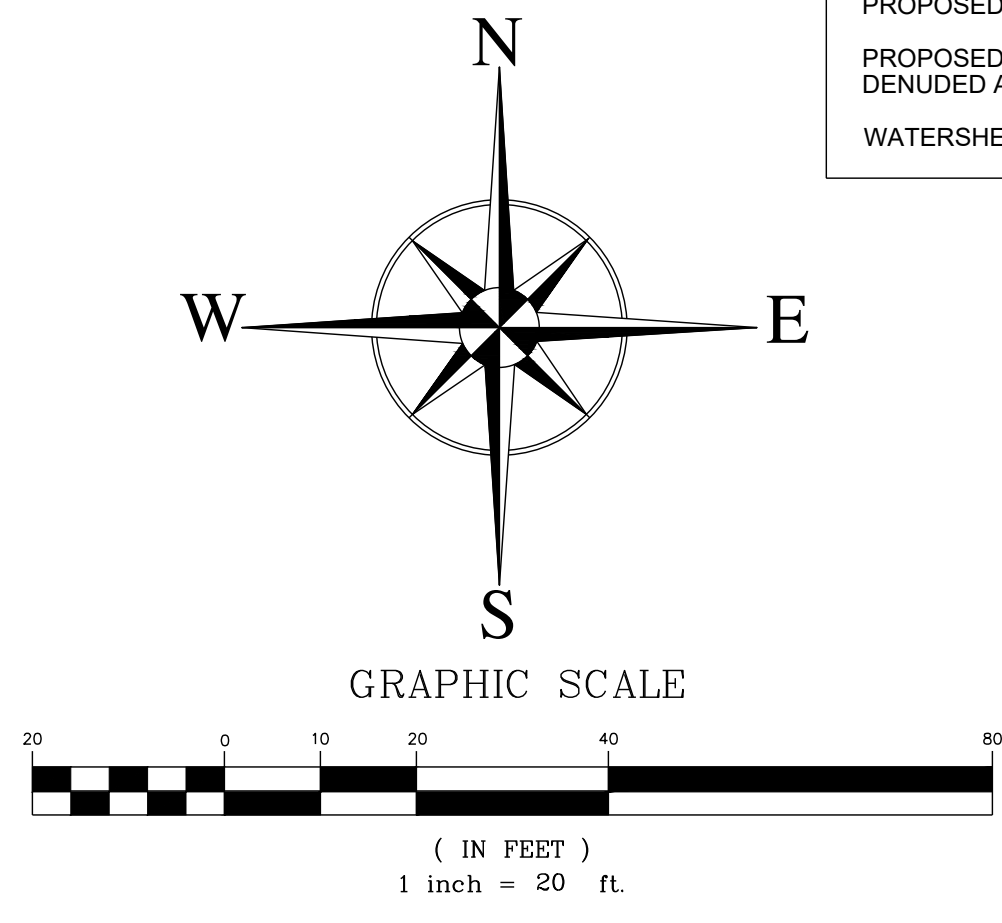
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WATERSHED:	Neuse River Watershed

PARKING CALCULATIONS:

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- NOTES:**
- Project site is not within FEMA designated Flood Hazard.
 - All construction shall be in accordance with City of Raleigh Standards and Specifications.
 - The site shall comply with Raleigh Ordinance No (2022) 353 TC 465, TC-15-21 Towing Yards.



TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTH PARK DRIVE, STE. 200-DURHAM, NC 27713
P: (919) 484-8880 e: info@tmtla.com

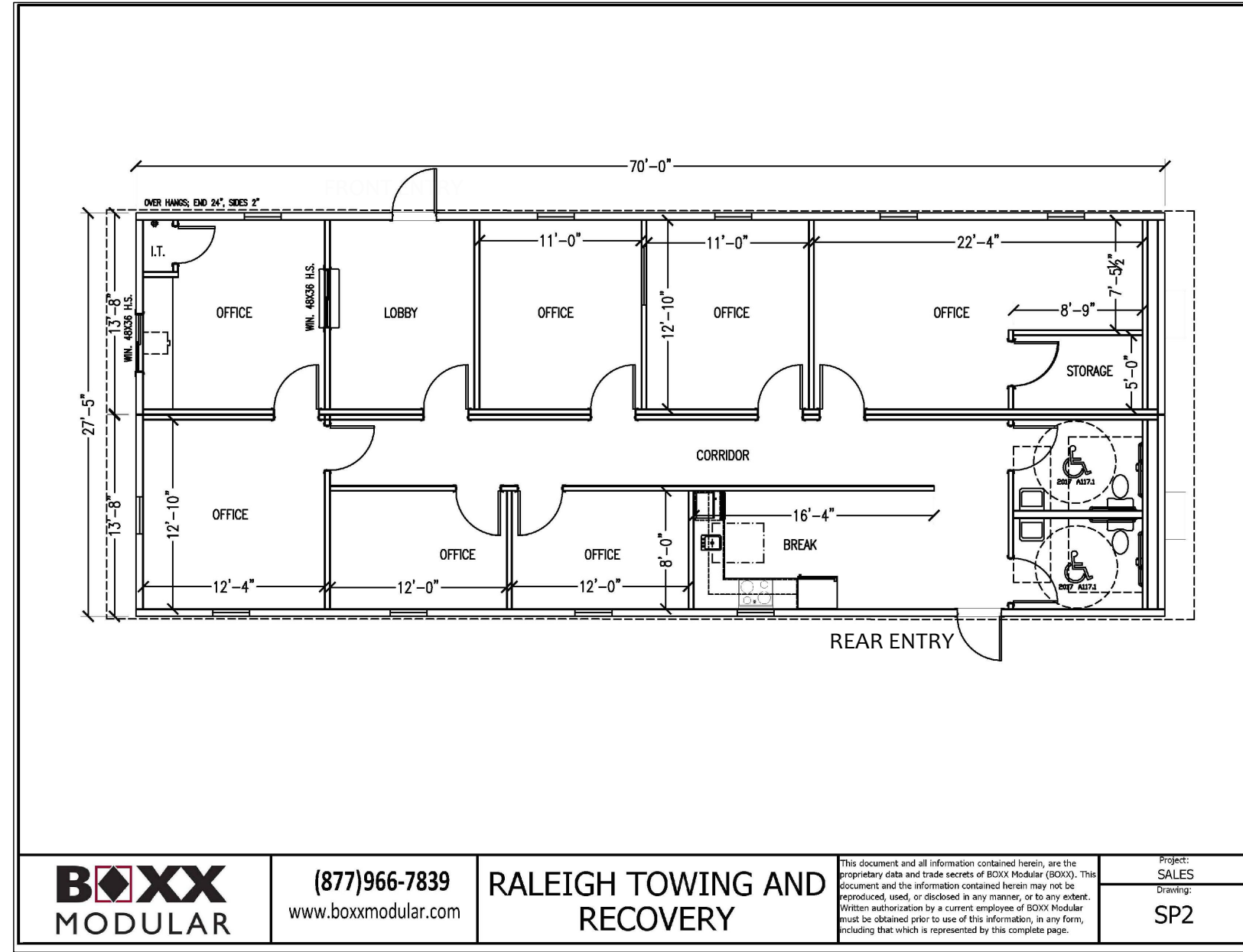
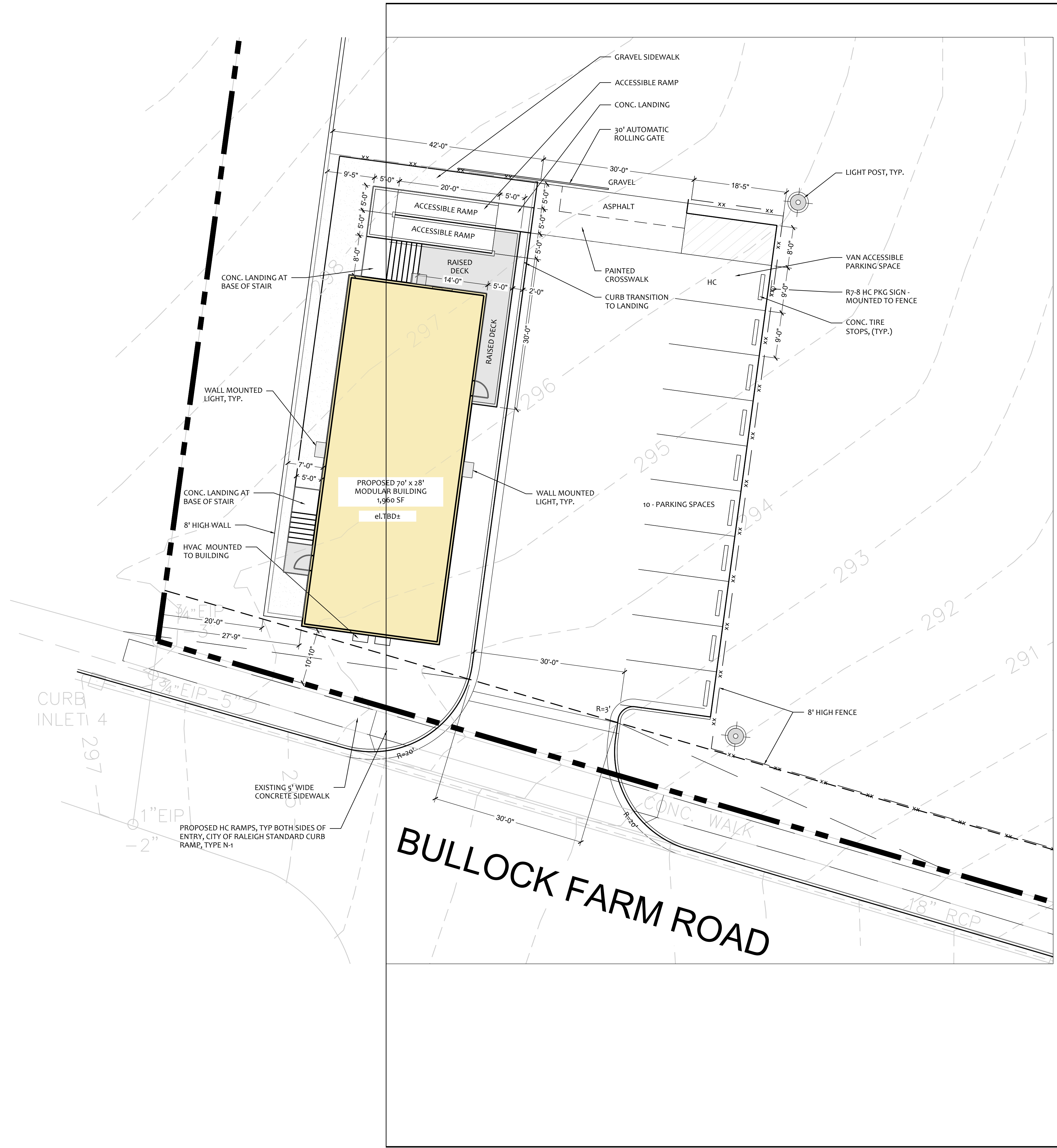
CIVIL ENGINEER
ALLEN CONSULTING, PLLC
10609 Old Pine Ct,
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919 669-3635
Chris Allen, callen@allencm.com



REVISIONS:

SITE PLAN
RALEIGH TOWING
4451 BULLOCK FARM RD.
RALEIGH, NC 27604

SCALE:
AS NOTED
DRAWN BY:
RLM
PROJECT #
22129
DATE:
03-02-2023
SHEET
L-2
OF



PROPOSED FLOOR PLAN FOR 1-STORY MODULAR BUILDING
SCALE: 1"=10'



EXAMPLE OF SIMILAR FOR 1-STORY MODULAR BUILDING
SCALE: NTS

CIVIL ENGINEER
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 Raleigh, NC 27613
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REVISIONS:

SITE PLAN - ENLARGED
RALEIGH TOWING
 4451 BULLOCK FARM RD.
 RALEIGH, NC 27604

SCALE:
 AS NOTED
 DRAWN BY:
 RLM
 PROJECT #
 22129
 DATE:
 03-02-2023
 SHEET