



# Administrative Approval Action

Case File / Name: ASR-0017-2023  
DSLCL - Raleigh Towing Yard

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

**LOCATION:** This 1.59 acre site is identified as 4451 Bullock Farm Road. It is located north of Bullock Farm Road, south of New Bern Avenue, east of North New Hope Road, and west of Partin Road. The parcel is zoned IX-3 and located in the Transit Overlay District (-TOD) and Frequent Transit area.

**REQUEST:** This project proposes converting the vacant lot for a towing yard for vehicles compliant with a special use permit (BOA-0039-2022). The scope of work includes adding a 1,960 square foot, single-story modular building on site. Site improvements including parking, fencing with gate access and landscaping are also proposed as part of the project. The Design Review Commission (formerly the Appearance Commission) approved DA-11-2023 which provides relief from the required neighborhood transition yard along the north and west property lines.

**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 April 24, 2024 by TMTLA Associates.

## 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:**

### Engineering

1. A public infrastructure surety (SUR-0245-2023) shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

### Stormwater

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).



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**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
-------------------------------------	--

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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**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 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

**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:**

### Stormwater

1. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).



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2. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Bullock Farm Rd and 6 street trees along Partin Rd.
4. A public infrastructure surety for 10 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

### General

1. Final inspection of all street trees by Urban Forestry Staff.

### Stormwater

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

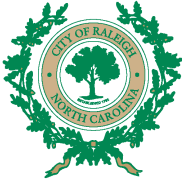
**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

#### **3-Year Expiration Date:** June 10, 2027

Obtain a valid building permit for the total area of the project, or a phase of the project.

#### **4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.



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www.raleighnc.gov

I hereby certify this administrative decision.

Signed: \_\_\_\_\_ *Jessica Gladwin* \_\_\_\_\_ Date: 06/10/2024  
Development Services Dir/Designee  
Staff Coordinator: Jessica Gladwin

# RALEIGH TOW YARD

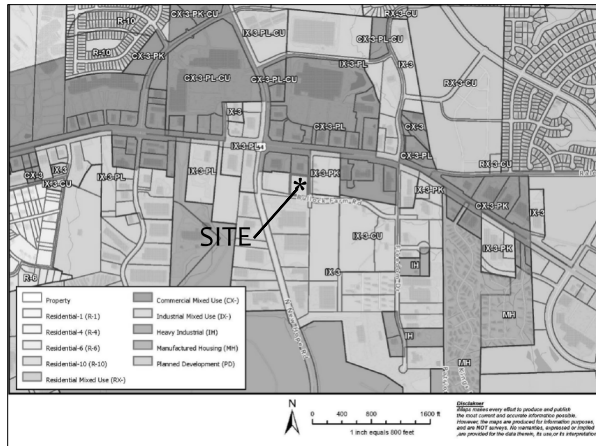
## ADMINISTRATIVE SITE REVIEW

### RALEIGH, NORTH CAROLINA

ASR #0017-2023  
 Design Alternate Decision Special Use Permit Approval  
 Sept. 7, 2023 # DA-11-2023 Oct. 10, 2022 - BOA #0039-2022



VICINITY MAP  
 Scale 1"=500'



ZONING MAP  
 Scale 1"=800'

**Owner/Applicant:**  
 Philip Daniels  
 Raleigh Towing & Recovery  
 1625 Navaho Dr, Raleigh, NC 27609  
 919-801-6581  
 philip@raleightowingnc.com

**Civil Engineer:**  
 Chris Allen  
 Allen Consulting, PLLC  
 10609 Old Pine Ct,  
 Raleigh, NC 27613  
 919-669-3635; callen@allencm.com

**Landscape Architecture/  
 Land Planning:**  
 TMTLA Associates  
 5011 Southpark Drive, Suite 200 Durham, North Carolina 27713  
 919-484-8880

**Builder:**  
 Clint Gregory  
 Gregory Development LLC  
 8541 Industry Dr, Raleigh, NC 27603  
 919-779-3522

**Council:**  
 Tom Johnson  
 Williams Mullen  
 301 Fayetteville Street, Suite 1700,  
 Raleigh, NC 27601  
 919-981-4006

**Lighting Designer:**  
 Angus Clark  
 Angus Clark Engineering, PC  
 543 Kessler Dr, Suite 101, Cary, NC 27512  
 919-859-2674

**Surveyor:**  
 Barry L. Scott  
 Professional Land Surveying  
 P.O. Box 12493 Raleigh, NC 27605  
 919-859-0454

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

#### Administrative Site Review Application

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 17.2. Please check the appropriate building types and include the plan checked document when submitting.

**Office Use Only - Case #** \_\_\_\_\_ **Planner/Grant:** \_\_\_\_\_

Please review UDO Section 10.2.8 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 and Development Type (Check all that apply)	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> Subdivision case # _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Stopping/Match plan case # _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Certificate of Appropriateness # _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Board of Adjustment # BOA-0039-2022
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Zoning Case # _____
<input type="checkbox"/> Open lot	<input type="checkbox"/> Design Alternate # DA-11-2023

**GENERAL INFORMATION**

Development name: Raleigh Towing & Recovery  
 Inside City limits? Yes  No   
 Property address(es): 4451 Bullock Farm Rd  
 Site P.I.N(s): 1734 05 1930  
 Please describe the scope of work, include any additions, expansions, and uses (UDO 6.1.4).  
 Convert a vacant lot to a vehicle storage yard with a single story building to comply with Special Use Permit BOA-0039-2022

**Current Property Owner(s):** Carleigh Holdings, LLC  
**Company:** Raleigh Towing & Recovery **Title:** Owner - Philip Daniels  
 Address: 1625 Navaho Dr., Raleigh, NC 27609  
 Phone # 919-838-8845 **Email:** philip@raleightowingnc.com  
**Applicant Name (if different from owner):** See "who can apply" in instructions.  
 Relationship to owner:  Leases or contract purchaser  Owner's authorized agent  Easement holder  
**Company:** TMTLA Associates **Address:** 5011 Southpark Dr. Ste 200, Durham, NC 27713

Phone # 919-484-8880 **Email:** cobb@tmtla.com  
 NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.  
**Developer Contact:** Philip Daniels  
**Company:** Raleigh Towing & Recovery **Title:** Owner  
 Address: 1625 Navaho Dr, Raleigh, NC 27609  
 Phone # 919-838-8845 **Email:** philip@raleightowingnc.com  
 Applicant Name: \_\_\_\_\_ Address: \_\_\_\_\_  
 Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**APPLICANT SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An assessment holder may also apply for development approval for such development as is authorized by the assessment.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in this application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval pursuant to N.C. Gen. Stat. § 160D-403(b).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-750(f)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

**Signature:** \_\_\_\_\_ **Date:** Oct 3, 2023  
 Printed Name: Rogan L. McInnis

**DEVELOPMENT TYPE - SITE DATA TABLE**  
 (Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): UO-3	Existing gross floor area (not to be demolished): 0
Gross site acreage: 1.59	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 3	New gross floor area: 4,000 sq ft
Max # parking permitted (7.1.2.C) 1:200sf = 20	Total of gross (to remain and new): 4,000 sq ft
Clearing District (if applicable):	Proposed # of buildings: 1
Proposed use (UDO 6.1.4): Vehicle Storage	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Vehicle Storage	Proposed # of basement levels (UDO 1.5.7.A.6) 0

**STOP-ORDER INFORMATION**

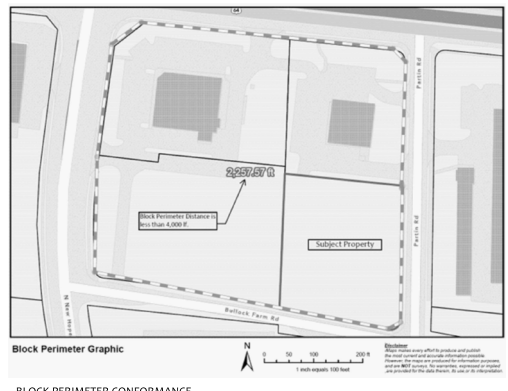
Impediment Area on Parcel(s): \_\_\_\_\_ Impediment Area for Compliance \_\_\_\_\_  
 Existing (sf) 0 Proposed (sf) 0 Existing (sf) 0 Proposed total (sf) 0

**RESIDENTIAL AND OVERNIGHT LODGING DEVELOPMENTS**

Table # of existing units	Table # of new bedsteads
# of bedstead units, for 2sr	for 4sr or more
# of site:	is your project a cottage court? Yes No
	is a frequent travel development? Yes No

Continue to Applicant Signature Block on Page Three.

**PARKING CALCULATIONS:**  
 PROVIDED: NO MINIMUM  
 PROVIDED: 9 spaces (incl. 1 van accessible)  
**BIKE PARKING:** 4 short term and 4 long term bicycle parking spaces required; 4 short term and 4 long term bicycle parking spaces provided.



BLOCK PERIMETER CONFORMANCE

**INDEX OF SHEETS**

COVER SHEET	COVER
EXIST. CONDITIONS & DEMO.	SP-1
SITE PLAN	SP-2
SITE PLAN (ENLARGED)	SP-3
SITE PLAN DETAILS	SP-4
UTILITY PLAN	C2
SS SERVICE PROFILE	C2A
OVERALL STORMWATER PLAN	C3
OVERALL STORMWATER PLAN	SW1
OVERALL STORMWATER PLAN	SW2
CONSTRUCTION DETAILS	D1
CONSTRUCTION DETAILS	D2
CONSTRUCTION DETAILS	D3
LIGHTING PLAN	L-6
LIGHT FIXTURE SPECIFICATIONS	L-6a
PLANTING PLAN	P-1

FIRST SUBMITTAL	03/02/2023
SECOND SUBMITTAL	10/27/2023
THIRD SUBMITTAL	01/25/2024
FOURTH SUBMITTAL	03/25/2024
FIFTH SUBMITTAL	04/24/2024



Know what's below. Call before you dig.



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

**REVISIONS:**

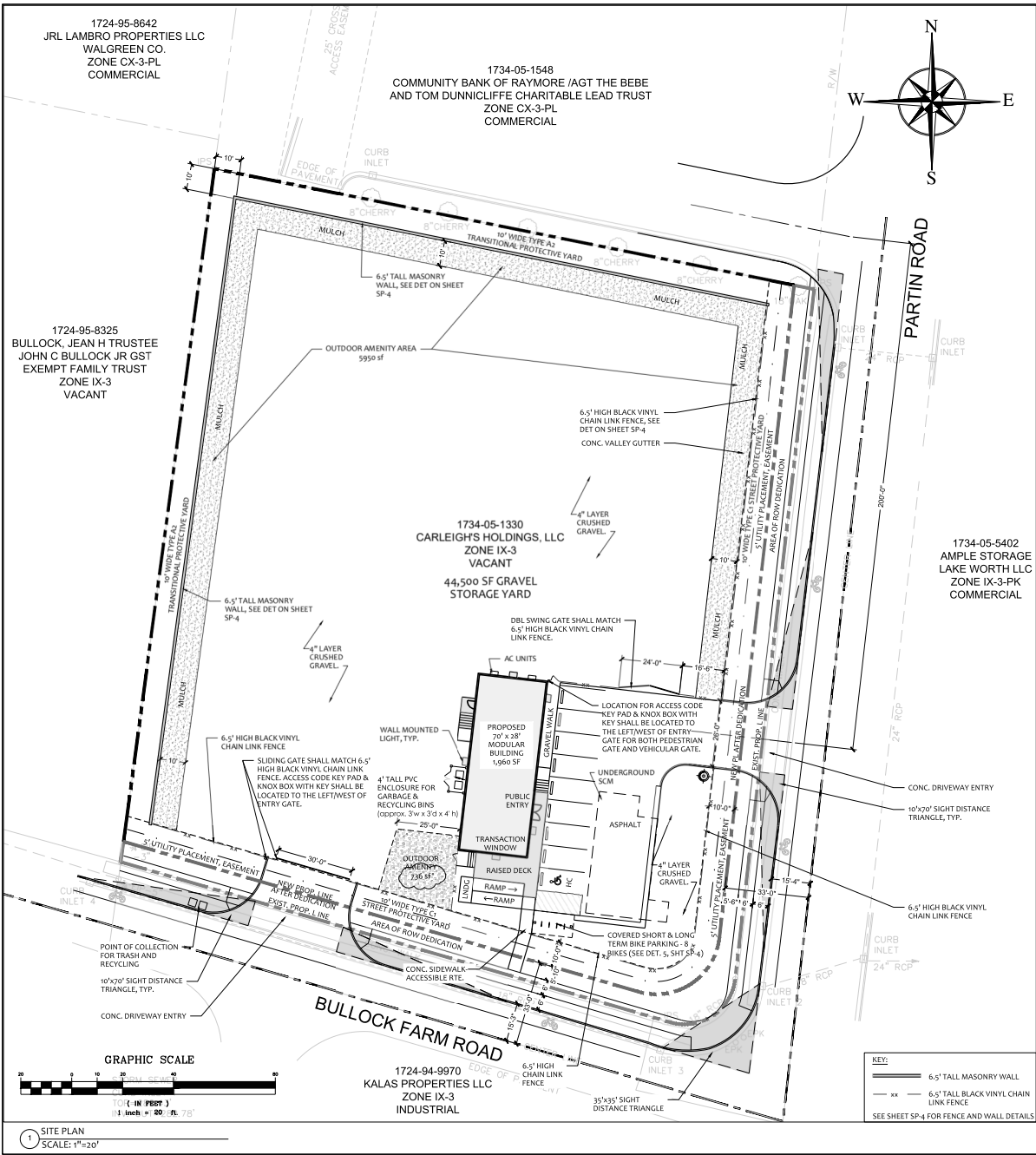
REV PER RALEIGH 2023 05-25
REV FOR AC CHINCS 2023-08-10
REV FOR 2nd SUBMITTAL 2023-10-27
REV FOR 3rd SUBMITTAL 2024-01-25
REV FOR 4th SUBMITTAL 2024-03-25
REV FOR 5th SUBMITTAL 2024-04-24

**COVER SHEET**  
**RALEIGH TOWING**  
 4451 BULLOCK FARM RD.  
 RALEIGH, NC 27604

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

**COVER**  
 OF





**SITE LAYOUT PLAN NOTES**

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL CITY OF RALEIGH, AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE. IF DISCREPANCIES ARE FOUND THE MORE STRINGENT REQUIREMENTS WILL PREVAIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK. NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.
- DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, BACK OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL UNLESS OTHERWISE NOTED. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL CONSTRUCTION TRADES PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO REFERENCE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. PAINT STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
- A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR SIGNS.
- FIRE LANE MARKING AND SIGNAGE TO BE IN ACCORDANCE WITH LOCAL GUIDELINES. CONTRACTOR TO CONTACT THE LOCAL FIRE MARSHAL FOR INSTRUCTIONS.
- THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1-2009 AND CHAPTER 11 OF THE NCBCC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
- ALL PAVEMENT PATCHING SHALL BE PERFORMED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATION, AS APPLICABLE.
- CONTRACTOR SHALL UTILIZE SIGNS, BARRICADES, FLAGMEN OR GUARDS AS REQUIRED TO PROTECT THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON THE PLANS. ALL PROJECT STAKING SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL SURVEYOR PAID BY THE CONTRACTOR. DO NOT SCALE THE DRAWINGS. DIGITAL INFORMATION IS PROVIDED FOR CONSTRUCTION DRAWINGS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON THE PLANS, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE WORK ILLUSTRATED ON THE DRAWINGS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS OTHERWISE NOTED.

The position of streetcane elements may be changed, provided that all of the following are met:

- No streetcane element is removed.
- That street trees are planted between the sidewalk (E) and the travelway.
- That street trees are not placed between the bike lane (G) and the travelway within 20 feet of a driveway or intersection, unless the bike lane crosses the driveway 20 lateral feet or more from the nearest turn or travel lane.
- That the maintenance strip (D) is at the outside edge of the right of way.
- That the sidewalk (E) is adjacent to the maintenance strip (D).
- That the bike lane (G) be located at least 1.5' from the back of curb, and
- That the sidewalk (E) and bike lane (G) tie to any existing bikeways and/or sidewalks on adjacent sites.

CHANGES FOR THIS SUBMITAL ON THIS SHEET:

- Language for bicycle parking has been corrected.
- Total have been corrected for Outdoor Amenity provided.
- Approval letter from COR Solid Waste Services has been included as an attachment to this submittal.

**SOLID WASTE SERVICES STATEMENT**

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE DEVELOPER PLANS TO USE A PRIVATE HAULER TO HANDLE TRASH AND RECYCLING NEEDS.
- A HILL-SERVE LETTER HAS BEEN PROVIDED TO THE CITY OF RALEIGH FROM A PRIVATE HAULER FOR REGULAR REMOVAL OF TRASH AND RECYCLING ON SITE.
- TYPICAL (approx. 3'w x 3' x 4' h) RESIDENTIAL STYLE TRASH AND RECYCLING BINS WILL BE USED.
- POINT OF COLLECTION SHALL BE NEXT TO THE DRIVEWAY ON BULLOCK FARM ROAD.
- THE BUSINESS OWNER SHALL BE RESPONSIBLE FOR MOVING BINS FROM THE ENCLOSURE TO THE POINT OF COLLECTION AND RETURNING THEM TO THE ENCLOSURE ONCE TRASH AND RECYCLING HAS BEEN COLLECTED.

**PARKING CALCULATIONS:**  
REQUIRED: NO MINIMUM  
PROVIDED: 8 spaces (incl. 1 van)  
BIKE PARKING: 4 short term and 4 long term (incl. 2 short term and 2 long term bicycle parking spaces)

**OUTDOOR AMENITY CALCULATIONS:**  
TOTAL SITE AREA x 10%: 64,800 SF x 0.10  
SITE AREA REQ.: 6,480 SF  
PROVIDED: 736 SF of 6,888 SF TOTAL

APPROVAL LETTER FROM CITY OF RALEIGH SOLID WASTE SERVICES IS A SEPARATE ATTACHMENT TO THIS SUBMITAL.



March 5, 2024  
TMTLA Associates  
1813 Sedgecroft Dr.  
Suite 201  
Raleigh, NC 27613  
Attn: Raleigh Towing

Re: Bullock Farm

This is a letter of support for trash and recycling services for your new development project located at 4451 Bullock Farm Rd., Raleigh, NC 27604. We have reviewed the plans submitted on February 15, 2024, and we have found that GFL Environmental will be able to provide the services requested.

If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

We warrant to void this letter during the initial phases of construction to ensure that the site will be able to handle the services.

We look forward to providing trash and recycling services for your new property once it has been developed.

Should you have any questions or need more information, please contact me at (919) 225-3200.

Sincerely,  
GFL Environmental  
Account Manager  
GFL Environmental - Raleigh  
P.O. Box 2000  
Raleigh, NC 27604  
(919) 225-3200

2021 Bullock Drive, Suite 201, Raleigh, NC 27604  
Tel: 919-225-3200, gflna.com



**TMTLA ASSOCIATES**

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

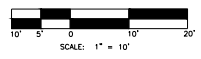
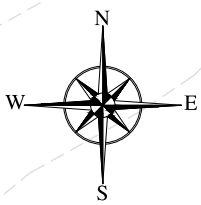
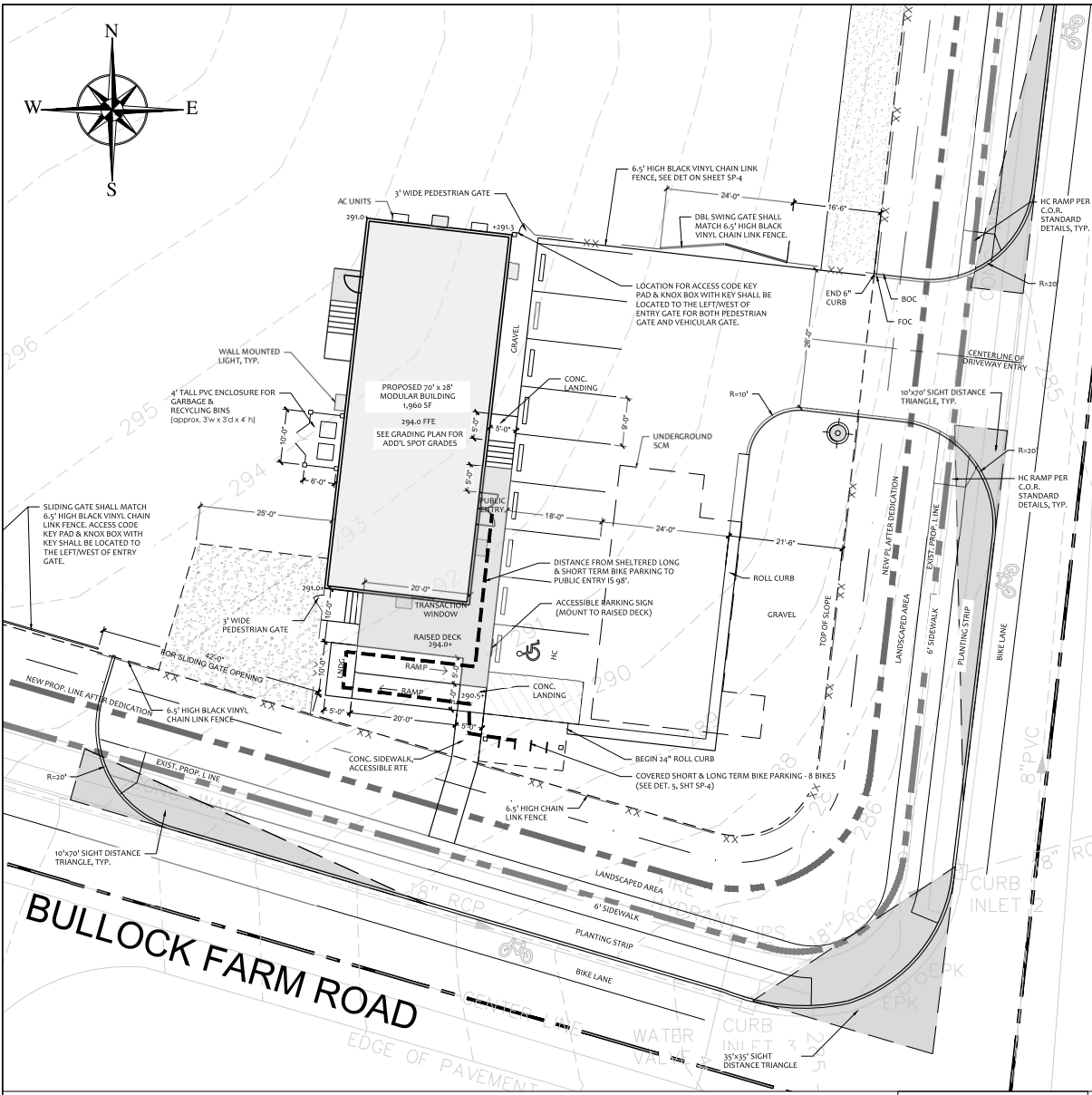
**CIVIL ENGINEER**  
ALLEN CONSULTING, PLLC  
10609 Old Pine Ct,  
Raleigh, NC 27613  
919 869-3635  
Chris Allen, callen@allencm.com

**REVISIONS:**

REV PER RALEIGH 2023-05-25
REV FOR AC CHANGES 2023-08-10
REV FOR 2nd SUBMITAL 2023-10-27
REV FOR 3rd SUBMITAL 2024-01-25
REV FOR 4th SUBMITAL 2024-03-25
REV FOR 5th SUBMITAL 2024-04-24

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

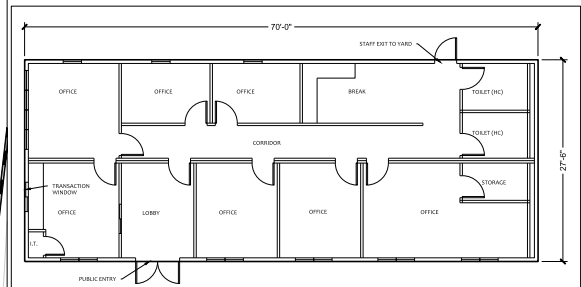
SCALE:  
AS NOTED  
DRAWN BY:  
RLM  
PROJECT #  
22129  
DATE:  
03-02-2023  
SHEET  
SP-2  
OF



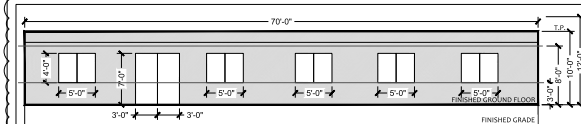
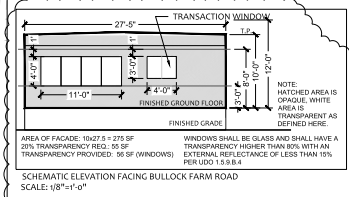
SITE PLAN - ENLARGED  
SCALE: 1"=10'



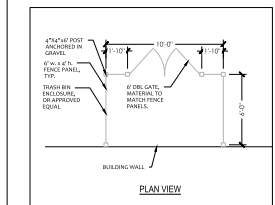
EXAMPLE OF SIMILAR FOR 1-STORY MODULAR BUILDING  
SCALE: NTS



PROPOSED FLOOR PLAN FOR 1-STORY OFFICE AND SHOP BUILDING  
SCALE: 1/8"=1'-0"



CHANGES FOR THIS SUBMITAL ON THIS SHEET:  
 1. Elevations have been updated per transparency requirements. UDO 1.5.9.8.



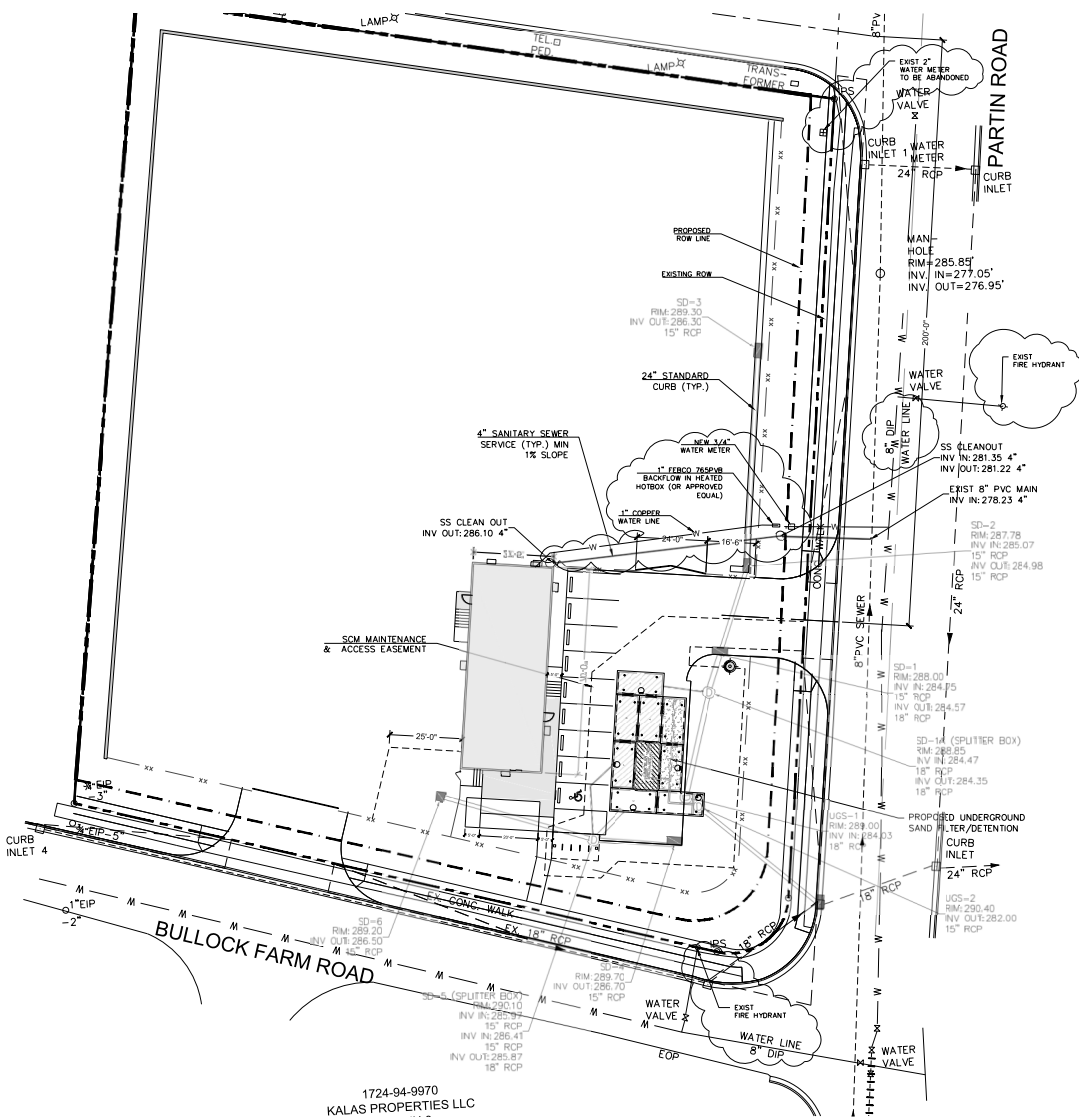
**REVISIONS:**

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REV FOR AC CHNGS 2023-08-10
REV FOR 2nd SUBMITTAL 2023-10-27
REV FOR 3rd SUBMITTAL 2024-01-25
REV FOR 4th SUBMITTAL 2024-03-25
REV FOR 5th SUBMITTAL 2024-04-24







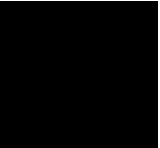


1724-94-9970  
KALAS PROPERTIES LLC

**GENERAL CONTRACTOR**  
PRIOR TO BEGINNING ANY CONSTRUCTION, FIELD VERIFYING LOCATION, DEPTH, TYPE, MATERIAL AND CONDITION OF ALL EXISTING UTILITIES IN CASE OF CONFLICT THE ENGINEER MUST BE NOTIFIED.

- GENERAL NOTES**
- INSTALL WATERMANS WITH A COVER OF NO LESS THAN 3-FT. INSTALL WATER SERVICES WITH NO LESS THAN 18-IN OF COVER TO SUBGRADE.
  - INSTALL SEWER MAINS WITH A COVER OF NO LESS THAN 4-FT TO FINISHED GRADE UNLESS DUCTILE IRON PIPE IS USED. INSTALL SEWER SERVICES WITH NO LESS THAN 24-IN COVER TO SUBGRADE.
  - INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
  - WATERLINES AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 3-FT.
  - WATER AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM VERTICAL CLEARANCE OF 24-IN TO STORM DRAINAGE PIPES.
  - COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO PISC, BLUE ENERGY, TELEPHONE AND CATV.
  - VERIFY EXISTING CONDITIONS AND CONNECTION TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
  - CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
  - ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NCSBC AND OSHA REQUIREMENTS.
  - THE CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION.
  - CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY TO ADJACENT FACILITIES.
  - SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF PAVEMENT FOR UTILITY INSTALLATION.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL JURISDICTION STANDARDS AND SPECIFICATIONS.
  - CONTRACTOR TO PROVIDE TESTING FOR FILL ON SEWER LINES.
  - CONTRACTOR WILL NEED TO HAVE A PRE-CONSTRUCTION MEETING WITH WATER COUNTY AND AQUA PRIOR TO RELEASE OF APPROVED PERMITTED PLANS.

- STANDARD UTILITY NOTES:**
- 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 impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' 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 variation allowed is 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 10' on each side of crossing must be specified & installed to watertight 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 & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49).
    - 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 prior to construction.
  - Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
  - Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded 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 reuse 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 1/2" copper water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
  - Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
  - Pressure reducing valves are required on all water services exceeding 80 psi; backwater 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 NCDOW, 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 RW FOG Program Coordinator prior to issuance of a LC / Bidy Permit. Contact (919) 996-4516 or fog@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 Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. A Certificate of Compliance shall also be obtained from the RW Cross-

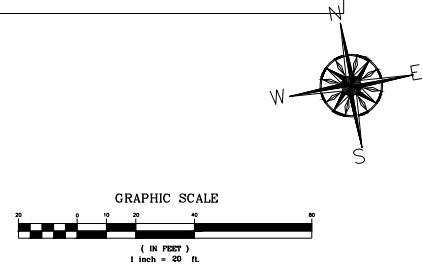


REGISTERED PROFESSIONAL ENGINEER  
STATE OF NORTH CAROLINA  
No. 10107  
ALLEN CONSULTING, PLLC

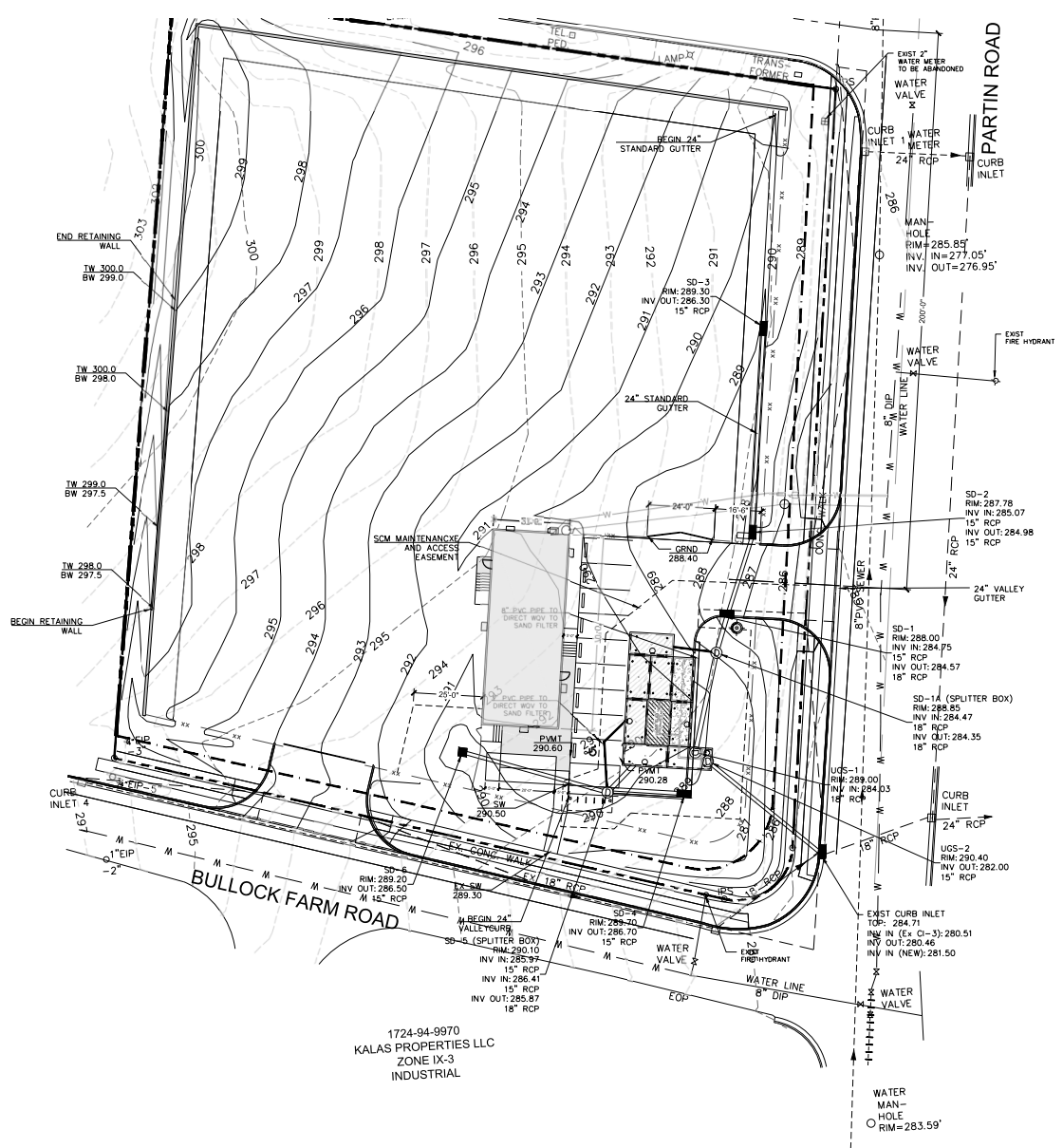
UTILITY PLAN  
RALEIGH TOWING  
4451 BULLOCK FARM RD RALEIGH, NC

REVISIONS:  
SCALE:  
DRAWN BY:  
CTA  
DATE:  
3.19.2024  
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C2  
OF







Storm Drainage Summary  
Summary of Pipes  
Raleigh Towing

From	To	Pipe ID	Length (ft)	Diameter (inches)	Pipe Type	Slope (%)	Invert (Elev)	Outvert (Elev)
UGS	UGS	1A	7.1	36.56	18 RCP O-Ring	1.00%	284.02	284.15
1A	1	1	7.1	13.4	18 RCP O-Ring	1.25%	284.48	284.65
1	2	2	8.9	36.3	15 RCP Class IV O-Ring	0.75%	284.75	284.90
2	3	3	1.7	22.7	15 RCP O-Ring	1.60%	285.08	286.30
UGS	5	5	0.9	16	15 RCP O-Ring	1.00%	285.71	285.87
5	4	4	0.2	23.6	15 RCP O-Ring	1.00%	286.46	286.78
UGS	5	6	0.7	53.01	15 RCP O-Ring	1.00%	285.97	286.30
Exist	UGS	5	51.4	15	15 RCP O-Ring	0.97%	281.50	282.00
Flow Splitter to Sand Filter	SD-1A	1A	1.4	14	8 PVC	1.00%	284.01	284.15
Flow Splitter to Sand Filter	SD-5	5	0.2	25.3	3 PVC	1.00%	284.25	284.50

RCP is Reinforced Concrete Pipe, ASTM C-76, Type 3  
For pipe with less than 2 feet of cover to adjacent  
use ASTM C-76, Type 4  
PPDE is Smooth walled Corrugated Plastic Pipe (NGDOT Approved)

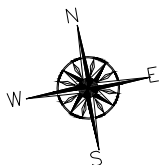
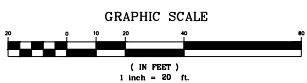
Summary of Structures  
Raleigh Towing

Structure	Type	Rational C	Intensity (in/hr)	Area (ac)	Q <sub>10</sub> (cfs)	Reference Elevation	Depth (ft)
UGS	Sawtooth	0.00	0.00	0.00	0.00	284.02	0.0
1A	MH	0.00	7.22	0.00	0.0	288.50	4.1
1	B	0.00	7.22	0.19	1.2	288.00	3.3
2	B	0.00	7.22	0.65	4.2	287.78	2.8
3	B	0.00	7.22	0.26	1.7	289.30	3.0
UGS	Sawtooth	0.00	0.00	0.00	0.0	0.00	0.0
4	B	0.00	7.22	0.00	0.0	280.59	4.2
5	MH	0.00	7.22	0.03	0.2	289.70	3.0
6	A	0.00	7.22	0.11	0.7	289.20	2.7
UGS	Sawtooth	0.00	7.22	0.00	0.0	284.71	2.7

Notes: Type A is Curb Inlet - see details  
Type B is Curb Inlet - see details  
FES is Flared End Section  
JB is Junction Box or Manhole with lid  
Depth is from Reference Elevation to lowest invert.  
Reference Elevation is Top of Curb for Type B Inlet  
Reference Elevation is Top of Casting for Type A Inlet

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

GENERAL CONTRACTOR  
PRIOR TO BEGINNING ANY CONSTRUCTION, FIELD VERIFYING LOCATION, DEPTH, TYPE, MATERIAL, AND CONDITION OF ALL EXISTING UTILITIES IN CASE OF CONFLICT THE ENGINEER MUST BE NOTIFIED.



RALEIGH TOWING  
4451 BULLOCK FARM RD RALEIGH, NC

OVERALL STORMWATER  
RALEIGH TOWING  
4451 BULLOCK FARM RD RALEIGH, NC

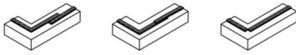
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DRAWN BY:  
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C3  
OF



- INSTALLATION NOTES**
- UNDERGROUND PRECAST CONCRETE SYSTEM INSTALLATION SHALL BE PER ASTM C917 - STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES AND PIPE CAST-IN-PLACE MODULAR BURSTABLE OR SUBGRADE SHALL BE LEVEL, SLOTTED AND COMPACTED ADEQUATELY FOR REQUIRED BEARING CAPACITY PER DESIGN NOTE 3. CONTRACTOR AND/OR INSTALLING SUB-CONTRACTOR SHALL VERIFY THAT SOIL BEARING CONDITIONS MEET OR EXCEED DESIGN REQUIREMENTS.
  - REQUIRED MINIMUM PRIOR TO PLACEMENT AND INSTALLATION OF MODULES. ANY CONSTRUCTION EQUIPMENT EXCEEDING NOTES DESIGN LOADS IS NOT PERMITTED OVER OR ADJACENT TO ANY MODULE WITHOUT FORMAL REVIEW AND WRITTEN APPROVAL BY OLDCASTLE ENGINEERING. ELSE PRODUCT WARRANTY MAY BE VOIDED. ANY DESIGN CONSTRAINTS EXCEEDING THE DESIGN PARAMETERS NOTED ABOVE MAY REQUIRE CUSTOM STRUCTURAL DESIGN, SUBGRADE REVISION, AND/OR PILING ADJUSTMENTS.
  - HEAVY VIBRATORY COMPACTION EQUIPMENT SHALL NOT BE OPERATED WITHIN 4 FEET OF MODULE EXTERIOR.
  - MINIMUM OF 3" OF SOIL COVER REQUIRED FOR CONSTRUCTION EQUIPMENT OPERATOR ON TOP OF SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND INSTALLING SUB-CONTRACTOR TO ENSURE THAT NO MODULES ARE DAMAGED DURING CONSTRUCTION.
  - UNLESS NOTED OTHERWISE, ALL PIPE SUPPLIED AND INSTALLED BY OTHERS. CONTRACTOR MAY COPY AT RISK ANY OLDCASTLE PRODUCTS IN THE FIELD OR AFTER DELIVERY WITHOUT FORMAL REVIEW AND WRITTEN APPROVAL BY OLDCASTLE ENGINEERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ANY PRODUCT MODIFICATIONS DO NOT INVALIDATE THE PRODUCT WARRANTY.
  - MODULE PLACEMENT TOLERANCES SHALL NOT EXCEED 3/4" BETWEEN ADJACENT MODULES. IF MODULE GAP EXCEEDS 3/4" CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS AND RESET MODULES TO BRING WITHIN NOTED TOLERANCES.
  - CONTRACTOR IS RESPONSIBLE FOR PRODUCTS ONCE DELIVERED TO THE SITE. OLDCASTLE IS NOT RESPONSIBLE FOR OFF-LOADING PRODUCTS, MAINTENANCE, AND INSTALLATION OF PRODUCTS ONCE THEY ARRIVE TO THE SITE.
  - CONTRACTOR SHALL INSTALL SYSTEM PER PROJECT WATERPROOFING AND SOIL TIGHTNESS REQUIREMENTS. WATERPROOFING AND SOIL TIGHTNESS INSTALLATION IS NOT BY OLDCASTLE AND OLDCASTLE WILL PROVIDE NO WARRANTY FOR THIS COMPONENT OF SYSTEM INSTALLATION.

KEYWAYS MUST BE FREE OF DIRT, ROCKS AND WATER. ROCKS AND DIRT PREVENT THE VAULT SECTIONS FROM SETTING AND SEALING PROPERLY. REMOVE ALL PROTECTIVE PAPER FROM RUBBER SEALANT INTERSEAL JOICES. RUBBER SEALANT MATERIAL WITHIN 1" SIDE BY SIDE JOINT AWAY FROM CORNERS. CORNER SPACING SHALL NOT SEAL PROPERLY.



**CORRECT - INSTALL RUBBER SEALANT MATERIAL AT THE OUTER EDGE OF THE KEYWAY. RUBBER SEALANT SHOULD BE CONTINUOUS AROUND CORNERS.**

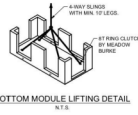
**INCORRECT - DO NOT OVERLAP THE RUBBER SEALANT MATERIAL AT SPLICE.**

**INCORRECT - DO NOT SPLICE RUBBER SEALANT MATERIAL AT A CORNER. RUBBER SEALANT SHOULD BE CONTINUOUS AROUND CORNERS.**

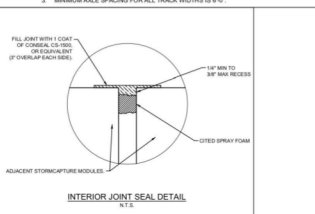
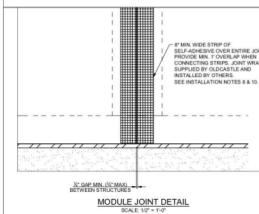
**BUTYL RUBBER SEALANT (CONSEAL CS-102 OR EQUAL) PLACEMENT DETAIL**

MAXIMUM EQUIPMENT OPERATING WEIGHT (OW) BY TRACK WIDTH				
TRACK WIDTH	12"	18"	24"	30"
MIN TRACK LENGTH	8'-0"	10'-0"	12'-0"	14'-0"
FILL DEPTH	OW (LBS)	OW (LBS)	OW (LBS)	OW (LBS)
0	35,000	45,000	52,500	64,500
1	35,000	45,000	56,000	68,500
2	35,000	45,000	56,000	64,000
3	76,000	78,500	81,500	88,000
4	94,000	100,000	106,000	113,000
5	100,000	116,000	132,000	149,000

- NOTES**
- IF CONSTRUCTION EQUIPMENT EXCEEDS THE ABOVE OPERATING WEIGHT LIMITS REFER TO INSTALLATION NOTE 3.
  - FOR WHEELS-ON CONSTRUCTION EQUIPMENT LIMITS REFER TO INSTALLATION NOTE 3.
  - MINIMUM AXLE SPACING FOR ALL TRACK WIDTHS IS 6'-0".



HIGHEST PICK WEIGHT = 3,900 LBS



REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/25/2024
2	REVISED FOR PERMIT	03/25/2024
3	REVISED FOR PERMIT	03/25/2024
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1000 OLD FINE CT  
RALEIGH, NC 27613  
419.486.1111  
allen@allen.com

**ALLEN CONSULTING, PLLC**

OVERALL STORMWATER  
RALEIGH TOWNSHIP  
4451 BULLOCK FARM RD RALEIGH, NC

REVISIONS:

SCALE:

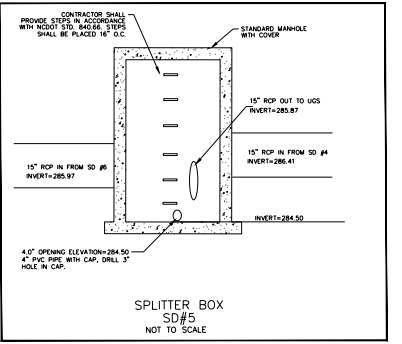
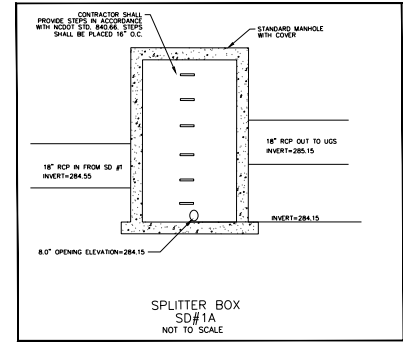
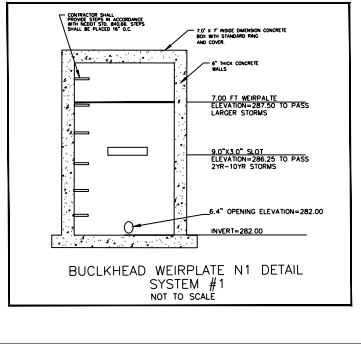
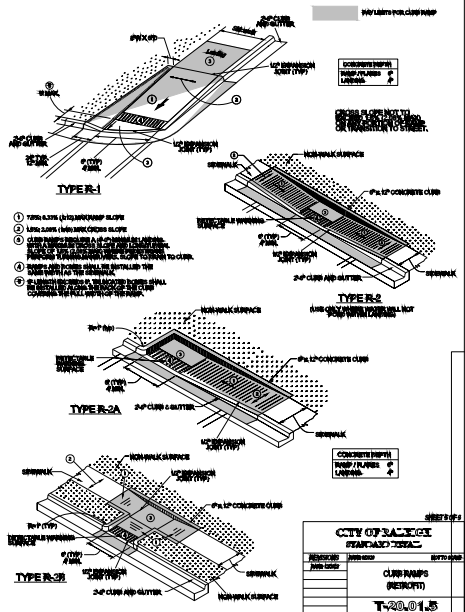
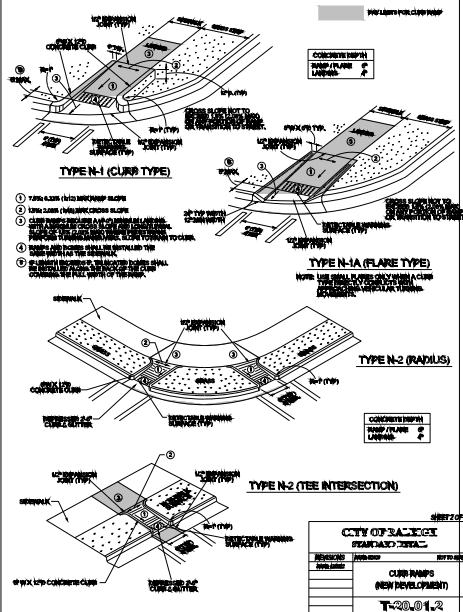
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CONSTRUCTION DETAILS  
RALEIGH TOWING  
4451 BULLOCK FARM RD RALEIGH, NC

REVISIONS:  
SCALE:  
DRAWN BY: CTA  
DATE: 3/19/2024  
PROJECT NO.

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OF



**GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCGO1 CONSTRUCTION GENERAL PERMIT**

Implementing the details and specifications on this plan sheet will result in the construction activities being considered consistent with the Ground Stabilization and Materials Handling sections of the NCGO1 Construction General Permit (Sections 6 and 7, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

**SECTION I: GROUND STABILIZATION**

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, ditches, swales, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 5D or less in length and are not steeper than 2:1, 14 days are allowed. 7 days for slopes greater than 5D in length and with slopes steeper than 4:1. 7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones.
(d) Slopes 3:1 to 4:1	14	10 days for Falls Lake Watershed 10 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones 10 days for Falls Lake Watershed unless there is zero slope
(e) Areas with slopes flatter than 4:1	14	

**Note:** After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be covered by permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

**GROUND STABILIZATION SPECIFICATION**

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> <li>Temporary grass seed covered with straw or other mulch and topsoil</li> <li>Hydroseeding</li> <li>Roll-on erosion control products with or without temporary grass seed</li> <li>Appropriately applied straw or other mulch</li> <li>Pinpoint seeding</li> </ul>	<ul style="list-style-type: none"> <li>Permanent grass seed covered with straw or other mulch and topsoil</li> <li>Geotextile fabric and topsoil</li> <li>Reinforcement matting</li> <li>Hydroseeding</li> <li>Strips or other permanent plantings covered with mulch</li> <li>Uniform and evenly distributed ground cover sufficient to restrain erosion</li> <li>Structural methods such as concrete, asphalt or retaining walls</li> <li>Roll-on erosion control products with grass seed</li> </ul>

**POLYACRYLAMIDES (PAMs) AND FLOCCULANTS**

- Select flocculants that are appropriate for the soils being exposed during construction, selected from the EPA CWA List of Approved PAMs/Flocculants.
- Apply flocculants at or before the onset of Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the EPA List of Approved PAMs/Flocculants and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated Stormwater before discharging effluent.
- Store flocculants in leak proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

**EQUIPMENT AND VEHICLE MAINTENANCE**

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, grease in separate containers and properly dispose as hazardous waste (recycle when appropriate).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

**LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE**

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each working day before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor or lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

**PAINT AND OTHER LIQUID WASTE**

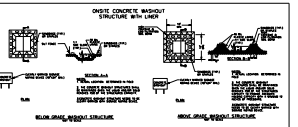
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a contained area.
- Containment must be labeled, sited and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

**PORTABLE TOILETS**

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative available. If 50 foot offset is not attainable, provide relocation of portable toilet behind dike fence or place on a berm.
- Provide shading or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- Monitor portable toilets for leaking and properly dispose of any liquid material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

**EARTHEN STOCKPILE MANAGEMENT**

- Store stockpiles on slopes. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless no other alternatives are reasonably available.
- Protect stockpiles with silt fence installed along top of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframe provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverages that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



**CONCRETE WASHOUTS**

- Do not discharge concrete or cement slurry from the site.
- Dispose of, or recycle washed, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
- Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
- Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
- Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlets closest to the washout which could receive spills or overflow.
- Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
- Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify its location.
- Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
- At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pits, if applicable, and stabilize any disturbance caused by removal of washout.

**HERBICIDES, PESTICIDES AND RODENTICIDES**

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
- Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not stockpile these materials onsite.

**HAZARDOUS AND TOXIC WASTE**

- Create designated hazardous waste collection areas on site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.

**NCGO1 GROUND STABILIZATION AND MATERIALS HANDLING EFFECTIVE: 04/01/19**

**PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING**

**SECTION A: SELF-INSPECTION**

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be jeopardized, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the inspection Record.

Inspection	Frequency (calendar month)	Inspection records must include:
(1) Rain gauge maintenance or good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during extended or holiday periods, and no installation day weather information is available, record the cumulative rain requirement for those an alternate day (see note) will determine if a re-inspection is necessary. Note when no rainfall occurred for the inspection as approved by the Division.
(2) EESC Measures	At least once per 7 calendar days and within 24 hours of each event 1.0 inch or greater	1. Identification of the measures required. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Reference of whether the measures were operating properly. 5. Description, extent, and date of corrective actions taken.
(3) Stormwater discharge (DSD) (DSD) (DSD)	At least once per 7 calendar days and within 24 hours of each event 1.0 inch or greater	1. Identification of the discharge location. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Reference of whether the discharge complies with all stormwater management requirements. 5. Reference of whether the discharge complies with all stormwater management requirements. 6. Reference of whether the discharge complies with all stormwater management requirements. 7. Reference of whether the discharge complies with all stormwater management requirements.
(4) Perimeter silt fence	At least once per 7 calendar days and within 24 hours of each event 1.0 inch or greater	1. Identification of the perimeter silt fence. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Reference of whether the perimeter silt fence has all the required components. 5. Reference of whether the perimeter silt fence has all the required components. 6. Reference of whether the perimeter silt fence has all the required components.
(5) Stormwater discharge (DSD) (DSD) (DSD)	At least once per 7 calendar days and within 24 hours of each event 1.0 inch or greater	1. Identification of the discharge location. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Reference of whether the discharge complies with all stormwater management requirements. 5. Reference of whether the discharge complies with all stormwater management requirements. 6. Reference of whether the discharge complies with all stormwater management requirements.
(6) Stormwater discharge (DSD) (DSD) (DSD)	At least once per 7 calendar days and within 24 hours of each event 1.0 inch or greater	1. Identification of the discharge location. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Reference of whether the discharge complies with all stormwater management requirements. 5. Reference of whether the discharge complies with all stormwater management requirements. 6. Reference of whether the discharge complies with all stormwater management requirements.
(7) Ground stabilization	At least once per 7 calendar days and within 24 hours of each event 1.0 inch or greater	1. Identification of the ground stabilization measures. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Reference of whether the ground stabilization measures are operating properly. 5. Description, extent, and date of corrective actions taken.

**NOTE:** The rain inspection resets the required 7 calendar day inspection requirement.

**PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING**

**SECTION B: DOCUMENTATION**

The approved EESC plan as well as any approved deviation shall be kept on the site. The approved EESC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the EESC plan shall be kept on site and available for inspection at all times during normal business hours.

- Item to Document:
  - (a) Final EESC measures has been installed and does not significantly deviate from the approved EESC plan.
  - (b) A phase of grading has been completed.
  - (c) Ground cover is located and installed in accordance with the approved EESC plan.
  - (d) The maintenance and repair requirements for EESC measures have been performed.
  - (e) Corrective actions have been taken for EESC measures.
- Documentation to be kept on site:
  - (a) This General Permit as well as the Certificate of Coverage, after it is received.
  - (b) Records of inspections made during the previous twelve months. The permittee shall record the observations on the Inspection Record Form provided by the Division or a similar inspection form that includes the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.
  - (c) Documentation to be Retained for Three Years: All data used to complete the e-NIO and all inspection records shall be maintained for a period of three years after project completion and made available upon request. (MDC Form 322-411)

**PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING**

**SECTION C: REPORTING**

**1. Occurrences that Must be Reported**

- The following items shall be reported to the appropriate Division office within the timeframes and in accordance with the Department's Emergency Center personnel at (900) 856-0368:
  - (a) Visible sediment deposition in a stream or wetland.
  - (b) Oil spills if:
    - They are 25 gallons or more.
    - They are less than 25 gallons but cannot be cleaned up within 24 hours.
    - They are sheen on surface waters (regardless of volume), or
    - They are within 100 feet of surface waters (regardless of volume).
  - (c) Release of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 113.3 and 40 CFR 113.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 149-215.85.
  - (d) Anticipated bypasses and unanticipated bypasses.
  - (e) Noncompliance with the conditions of this permit that may endanger health or the environment.

**2. Reporting Timeframes and Other Requirements**

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the Department's Emergency Center personnel at (900) 856-0368.

**Occurrence**

- | Occurrence   | Reporting Timeframes (After Discovery and Other Requirements)  |
|--|--|
| (a) Visible sediment deposition in stream or wetland   | <ul style="list-style-type: none"> <li>Within 24 hours, in oral or electronic notification.</li> <li>Within 7 calendar days, a report that includes a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis.</li> <li>If the amount reported on the NCGO1 EESC plan is required for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or other stormwater practices if it determines that additional requirements are needed to assure compliance with the federal or state required water conditions.</li> </ul> |
| (b) Oil (up to 25 gallons) or release of hazardous substances per item 1(b)(1) above             | <ul style="list-style-type: none"> <li>A report of least two days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.</li> </ul>   |
| (c) Unanticipated bypasses (MDC Form 322-411)(b)(7)  | <ul style="list-style-type: none"> <li>Within 24 hours, in oral or electronic notification.</li> <li>Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.</li> </ul>  |
| (d) Noncompliance with the conditions of this permit that may endanger health or the environment | <ul style="list-style-type: none"> <li>Within 24 hours, in oral or electronic notification, including exact date and time, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue, and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. (MDC Form 322-411)(b)(7))</li> <li>Division staff may waive the requirement for a written report on a case-by-case basis.</li> </ul>   |

NOVA ONLINE CT  
919-488-3650  
www.aallen.com

A LLEN  
CONSULTING, PLLC

CONSTRUCTION DETAILS  
RALEIGH TOWING  
4451 BULLOCK FARM RD RALEIGH, NC

REVISIONS:

SCALE:

DRAWN BY:  
CTA

DATE:

09.19.2024

PROJECT NO.

SHEET

D3

OF

**NCGO1 SELF-INSPECTION, RECORDKEEPING AND REPORTING EFFECTIVE: 04/01/19**

**PART III, SECTION G, ITEM (4)**

**DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR FLOW OUT**

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or flow out unless it is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

- The EESC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not be commensurate with the EESC plan authority has approved these items.
- The non-surface withdrawal has been reported as an anticipated bypass in Part III, Section C, Item (2)(c) and (d) of this permit.
- Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sized, designed and maintained dewatering tanks, wet tanks, and filtration systems.
- Vegetated upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in item (c) above.
- Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
- Sediment removed from the dewatering treatment described in item (b) must be disposed of in a manner that does not cause discharge of sediment into waters of the United States.

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

1734-05-1548  
COMMUNITY BANK OF RAYMORE /AGT THE BEBE  
AND TOM DUNNICLIFFE CHARITABLE LEAD TRUST  
ZONE CX-3-PL  
COMMERCIAL

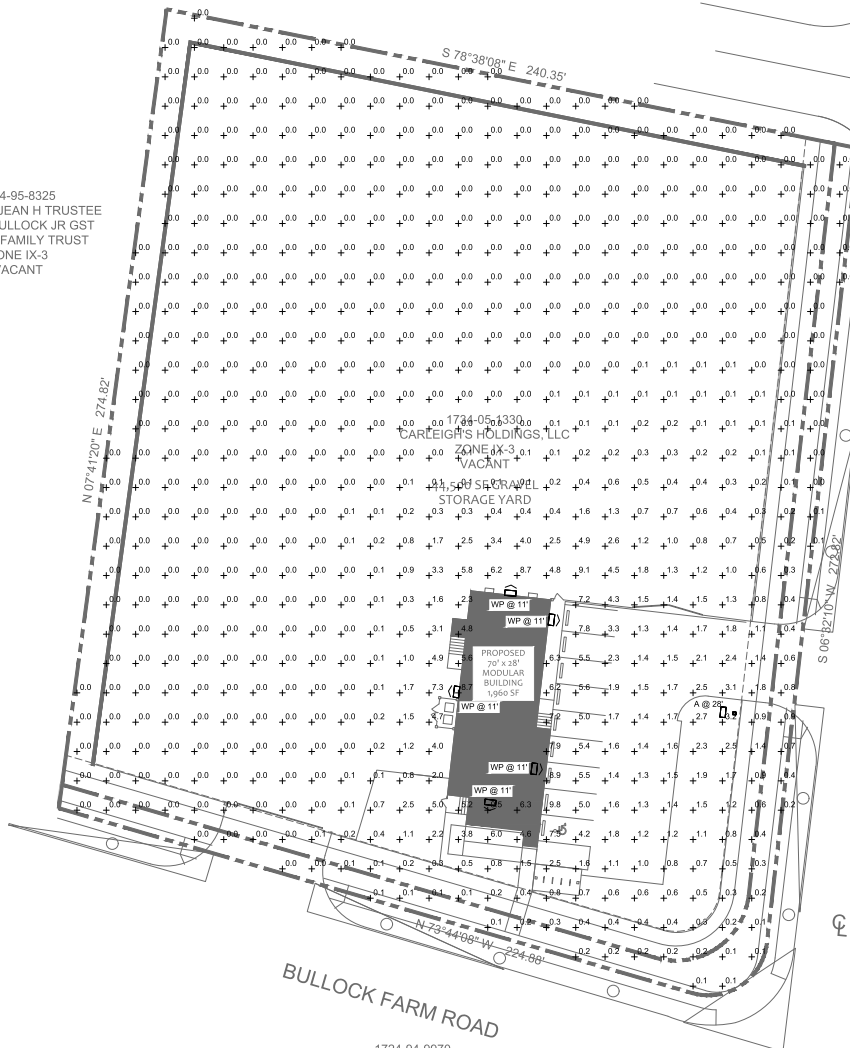
1724-95-8325  
BULLOCK, JEAN H TRUSTEE  
JOHN C BULLOCK JR GST  
EXEMPT FAMILY TRUST  
ZONE IX-3  
VACANT

1734-05-3330  
CARLEIGH'S HOLDINGS, LLC  
ZONE IX-3  
VACANT

1734-05-3330  
CARLEIGH'S HOLDINGS, LLC  
ZONE IX-3-PK  
STORAGE YARD

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

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

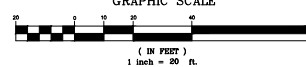
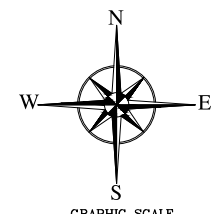


Symbol	Lead	Image	QTY	Manufacturer	Catalog	Description	Number	Lamp	LLF	Foot
WP			5	Lithonia Lighting	CSW LED 300 700 50K T34	CONTOUR SERIES LED WALK-MOUNT WITH 30 500K LED OPERATED AT 10VA AND PRECISION INCLUDED ACRYLIC TYPE BELENS	1	7008	1	69
A			1	Lithonia Lighting	RSX1 LED P3 40K R3	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R3 Distribution MOUNTED ON 2F POLE	1	14022	1	100.64

NOTES:  
1. ALL FIXTURES & POLES SHALL BE BLACK.  
2. POLE HEIGHT & MOUNTING HEIGHTS NOTED ON PLANS.  
3. SPECIFIED FIXTURES ARE FULL CUT-OFF.

Description	Symbol	Avg	Max	Min	AvgMin
DOWNROD CUT	+	2.0 ft	0.0 ft	0.0 ft	N/A
CONCRETE LINE	+	0.0 ft	0.0 ft	0.0 ft	N/A
HEIGHT OF WAY	+	0.0 ft	0.0 ft	0.0 ft	N/A

PARTIN ROAD



**ANGUS CLARK  
ENGINEERING PC**  
MEMBERS #C-2728  
545 KICKLEBURN DRIVE  
SUITE 101  
CARY NORTH CAROLINA 27518  
919 659-2874  
919 659-2875 FAX

**TMTLA ASSOCIATES**  
LANDSCAPE ARCHITECTURE & LAND PLANNING  
3011 SUGAR CREEK RD., STE 200-1000, RALEIGH, NC 27713  
P: (919) 444-8888 C: (919) 444-8888

**CIVIL ENGINEER**  
ALLEN CONSULTING, PLLC  
10509 Old Pine Ct,  
Raleigh, NC 27613  
919 669-3635  
Chris Allen, callen@allencm.com



REVISIONS:  
REV PER RALEIGH 2023-05-25  
REV PER AC CHNGS 2023-08-10  
REV FOR 2nd SUBMITTAL 2023-10-27  
REV FOR 3rd SUBMITTAL 2024-01-25  
REV FOR 4th SUBMITTAL 2024-02-28

LIGHTING PLAN  
**RALEIGH TOWING**  
4451 BULLOCK FARM RD.  
RALEIGH, NC 27604

SCALE:  
AS NOTED  
DRAWN BY:  
RW  
PROJECT #  
22129  
DATE:  
02-21-2023  
SHEET

L-6  
OF

LIGHTING PLAN  
SCALE: 1"=20'



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

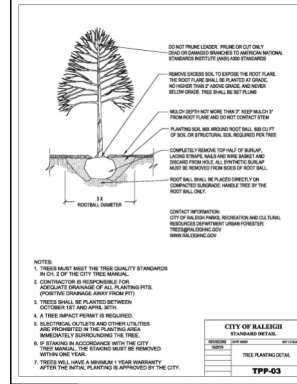
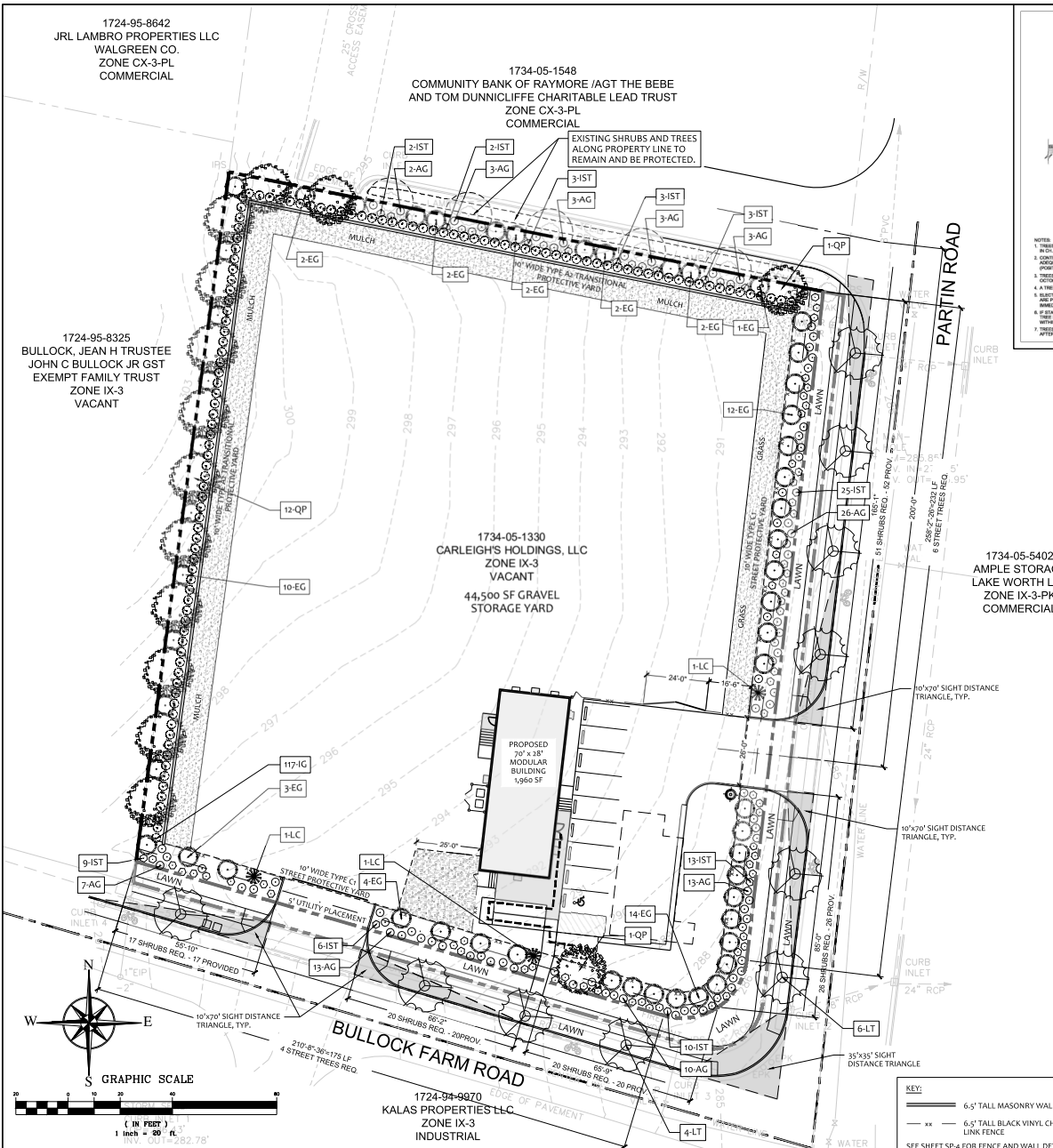
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BULLOCK, JEAN H TRUSTEE  
JOHN C BULLOCK JR GST  
EXEMPT FAMILY TRUST  
ZONE IX-3  
VACANT

1734-05-1330  
CARLEIGH'S HOLDINGS, LLC  
ZONE IX-3  
VACANT  
44,500 SF GRAVEL  
STORAGE YARD

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

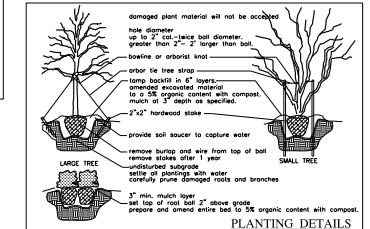
1724-94-6970  
KALAS PROPERTIES LLC  
ZONE IX-3  
INDUSTRIAL



- NOTE:**
- TREES MUST MEET THE TREE QUALITY STANDARDS IN ALL OF THE CITY TREE MANUAL.
  - CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTIVE CHAINING AND FENCING.
  - TREES SHALL BE PLANTED BETWEEN 10:00 AM AND 5:00 PM.
  - A TREE IMPACT PERMIT IS REQUIRED.
  - ELECTRICAL, TELEPHONE AND CABLE UTILITIES ARE TO BE MAINTAINED AND PROTECTED IMMEDIATELY SURROUNDING THE TREE.
  - ALL PLANTINGS SHALL BE INSTALLED WITHIN ONE YEAR.
  - TREES WILL HAVE A MINIMUM 1-YEAR WARRANTY AFTER THE INITIAL PLANTING IS SUPPLIED BY THE CITY.

- NOTE:**
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
  - ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03

- LANDSCAPE NOTES**
- All landscaping shall be installed and maintained in accordance with the City of Creedmoor development code and the latest edition of nursery standards by the American Nursery and Landscape Association (ANLA).
  - Call utility locator service prior to any disturbance on this site. Contractor shall be responsible for confirmation of marked utilities within the area of work.
  - Do not change the design without approval from the Owner and/or code compliance authority.
  - All turf areas or areas not otherwise specified shall be seeded with Rebel IV or approved equal tall turf fescue and established per sediment and erosion control requirements.
  - All exposed soils or areas of disturbance shall be mulched, seeded, covered with soil or stabilized per sediment and erosion control requirements.
  - Hard fescue/wildflower mix shall be seeded in disturbed area not intended to be maintained as mowed turf or mulched landscape beds.
  - Products: Defiant Hard fescue or eqv, seed rate at 5 lbs / 1000 sf.
  - Products: Native Southeast Wildflower Seed Mix by American Meadows Seed Company or eqv at a seeding rate of 1 lbs / 1000 sf.
  - Planting areas shall be fine graded consisting of 8" of native topsoil or imported eqv and fertilized/limed per soil report.
  - Seeded or turf areas shall be fine graded, consisting of 4" of native topsoil or imported eqv and fertilized/limed per soil report.
  - Landscape contractor shall verify plant quantities. If discrepancy exists, use higher quantity.
  - Soil or seeding areas shall be established per sediment and erosion control requirements for vegetative stabilization.
  - All newly installed trees and shrubs shall be guaranteed for one year and replaced at the owners request if plant is stressed, damaged, diseased or dead.



- GENERAL PLANTING NOTES**
- INSTALLATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANTING PLAN SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR.
  - ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
  - ALL PLANTINGS AND SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
  - SET TOP OF TREE ROOT BALL 1" ABOVE GRADE, SHRUBS 2" ABOVE GRADE.
  - THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAS/NURSERYMAN APPROVED AT MANUFACTURERS RECOMMENDED RATE PER SOIL TEST REPORT.
  - REMOVE ALL PLANTS WITH SPOILING, FROSTED, OR DEAD.
  - ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCAMPED PRIOR TO BACKFILLING.
  - ALL TREES WHICH HAVE BEEN PLANTED TO PROPOSED OR EXISTING FACILITIES AND STRUCTURES, VERIFY ANY FIELD ADJUST WITH OWNER OR AGENT.
  - VERIFY ANY REQUIREMENTS TO THE PROJECT OWNER OR AGENT.
  - IF ANY PLANTING IS TO BE PERFORMED AFTER THE WRITTEN NOTIFICATION BY THE OWNER OR GOVERNING AUTHORITY.
  - SPRAY 3" OF TREE SPECIFIED HARDWOOD MULCH TO ALL PLANTING AREAS.
  - IF ADVERSE PLANTING CONDITION EXIST, REPORT ISSUES TO PROJECT OWNER OR AGENT.
  - ALL NEWLY INSTALLED TREES, SHRUBS AND BEDDING PLANTS SHALL BE GUARANTEED FOR ONE YEAR.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT AT TIME OF PLANTG.	ROOT	LOCATION
QP	14	Quercus phellos	Willow Oak	2" cal	8' min.	B&B	Transitional/Fence/Plg.
LT	10	Liriodendron tulipifera	Tulip Poplar	3" cal	8' min.	B&B	Street tree/single stem
PLANT LIST UNDERSTORY TREES							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT AT TIME OF PLANTG.	ROOT	LOCATION
EG	54	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	3" cal	6' min.	B&B	Screen
PLANT LIST SHRUBS							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT AT TIME OF PLANTG.	ROOT	LOCATION
AG	54	Abelia grandiflora	Glossy Abelia	2" cal	12' min.	B&B	Street Yard
IST	36	Ilex crenata 'Soft Touch'	Soft Touch Compact Japanese Holly	2 1/2" HT.	24" HT.	3 Gal. Cont.	Street Yard
LC	3	Loropetalum chinense var. 'Moyata'	Fringe Flower	2 1/2" HT.	24" HT.	3 Gal. Cont.	Street Yard
PLANT LIST SHRUBS - REQ. BY DESIGN ALTERNATE DECISION (ADA-11-2023 Sept. 3, 2023)							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT AT TIME OF PLANTG.	ROOT	LOCATION
IG	17	Ilex glabra	Hollyberry	3 1/2" cal	36" HT.	5 Gal. Cont.	Screen a' o.c.

- LANDSCAPE CALCULATIONS**
- TYPE A2 TRANSITIONAL PROTECTIVE YARDS:
    - SHADE TREES REQUIRED: 4 TREES PER 100 LF: 450 LF = 18
    - SHADE TREES PROVIDED: 13 NEW, 5 EXIST. CHERRY TREES
  - UNDERSTORY TREES REQUIRED: 4 TREES PER 100 LF: 450 LF. = 18
  - UNDERSTORY TREES PROVIDED: 21
  - SHRUBS REQUIRED: REQUIRED CONTINUOUS 36" HIGH SHRUB SCREEN VIA DESIGN ALT DECISION #DA-11-2023 Sept. 7, 2023
  - SHRUBS PROVIDED: 117
- STREET TREE CALCULATIONS**
- PARTIN ROAD: 258 LF - 24" DRIVEWAY = 232 LF = 6 TREES REQUIRED; 4 TREES PROVIDED.
  - BULLOCK FARM ROAD: 211 LF - 36" DRIVEWAY = 175 LF. = 4 TREES REQ. 4 TREES PROVIDED.
- CHANGES FOR THIS SUBMITAL ON THIS SHEET:
- The 4 trees in question were previously located in the ROW but have been moved to the curb side of the sidewalk and into Sight Distance Triangles per City Request.

**TMTLA ASSOCIATES**  
LANDSCAPE ARCHITECTURE & LAND PLANNING  
5011 SOUTHPARK DRIVE, STE 200 DURHAM, NC 27713  
P: (919) 684-8880 e: info@tmtla.com

**CIVIL ENGINEER**  
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10609 Old Pine Ct,  
Raleigh, NC 27613  
919 669-3635  
Chris Allen, callen@allenccm.com

**REVISIONS:**

REV PER RALEIGH 2023 05 25
REV FOR AC CHNGS 2023 08 10
REV FOR 2nd SUBMITAL 2023 10 27
REV FOR 3rd SUBMITAL 2024 01 25
REV FOR 4th SUBMITAL 2024 03 25

**PLANTING PLAN**  
**RALEIGH TOWING**  
4451 BULLOCK FARM RD.  
RALEIGH, NC 27604

SCALE:  
AS NOTED  
DRAWN BY:  
RLM  
PROJECT #  
22129  
DATE:  
03-02-2023  
SHEET  
P-1  
OF

