

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

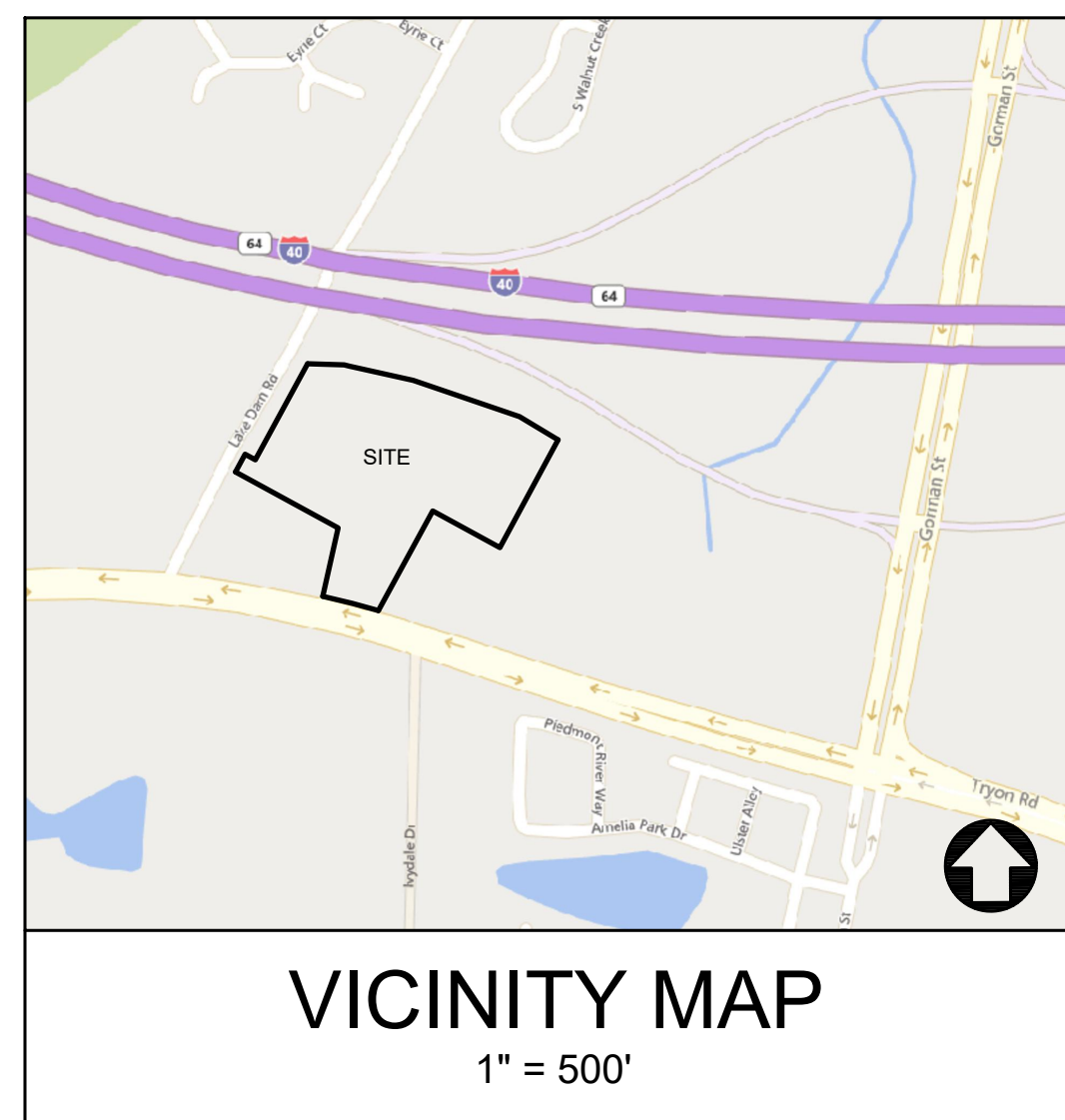
SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions 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:	

ADMINISTRATIVE SITE PLANS FOR LOGAN'S GARDEN SHOP

ASR-

4020 TRYON RD
RALEIGH, NC 27606
PIN: 0782-78-2208

Have the applicant revise the application by checking the Tier 3 review check box. Site exceeds thresholds in the Tier 2 review section of the UDO. See Mike Walters notes from SCOPE-0081-2022.-Daniel L. Stegall



NOTES

- SOLID WASTE INSPECTIONS STATEMENT: THE DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. A PRIVATE HAULER WILL HANDLE TRASH NEEDS THROUGH USE OF A PROPOSED DUMPSTER.

DEVELOPER:

LOGAN TRADING CO., INC.
707 SEMART DR
RALEIGH, NC 27604

ENGINEER OF RECORD:

FLM ENGINEERING, INC
CONTACT: JON FRAZIER, PE
PO BOX 91727
RALEIGH, NC 27675
919.610.1051
JFRAZIER@FLMENGINEERING.COM

SHEET

TITLE

C-1	COVER
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	LANDSCAPING PLAN
C-7	LIGHTING PLAN
C-8	TREE CONSERVATION PLAN
A1.1	FLOOR PLAN
SA-1	BUILDING ELEVATIONS
SA-2	BUILDING ELEVATIONS

ORIGINAL PLAN SIZE: 24" X 36"

**PRELIMINARY
PLANS**
DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING
0 1"
IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

ASR PLANS
ASR-

LOGAN'S GARDEN SHOP
4020 TRYON RD
RALEIGH, NC



DATE:	09-01-2022
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	22032

COVER

C-1
SHEET 1 OF 11

Administrative Site Review Application

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Office Use Only: Case #: _____ Planner (print): _____

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	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #:	_____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #:	SCOPE-0081-2022
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #:	_____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #:	_____
		Zoning Case #:	_____
		Administrative Alternate #:	_____

GENERAL INFORMATION

Development name: Logan's Garden Shop

Inside City limits? Yes No

Property address(es): 4020 Tryon Rd

Site P.I.N.(s): 0782782208

Please describe the scope of work. Include any additions, expansions, and change of use.

19,850 SF garden shop and garden center buildings with associated site improvements

Current Property Owner/Developer Contact Name: Joshua Logan

NOTE: please attach purchase agreement when submitting this form.

Company: Logan Trading Co., Inc. Title: CEO

Address: 707 Semart Dr, Raleigh, NC 27604

Phone #: 919.828.5337 Email: joshuaatlogans@gmail.com

Applicant Name: Jon Frazier, PE

Company: FLM Engineering, Inc. Address: PO Box 91727, Raleigh, NC 27675

Phone #: 919.610.1051 Email: jfrazier@flmengineering.com

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): IX03-PL	Existing gross floor area (not to be demolished): 0
Gross site acreage: 6.61	Existing gross floor area to be demolished: 0
Maximum # of parking spaces: 239	New gross floor area: 19,850
# of parking spaces proposed: 129	Total sf gross (to remain and new): 19,850
Overlay District (if applicable): SHOD-1	Proposed # of buildings: 2
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Retail sales	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.76 Square Feet: 33,163	Proposed Impervious Surface: Acres: 3.99 Square Feet: 173,824
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: N/A	
Flood study: N/A	
FEMA Map Panel #: 3720078200K	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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 <input type="checkbox"/> No <input type="checkbox"/>

SIGNATURE BLOCK

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

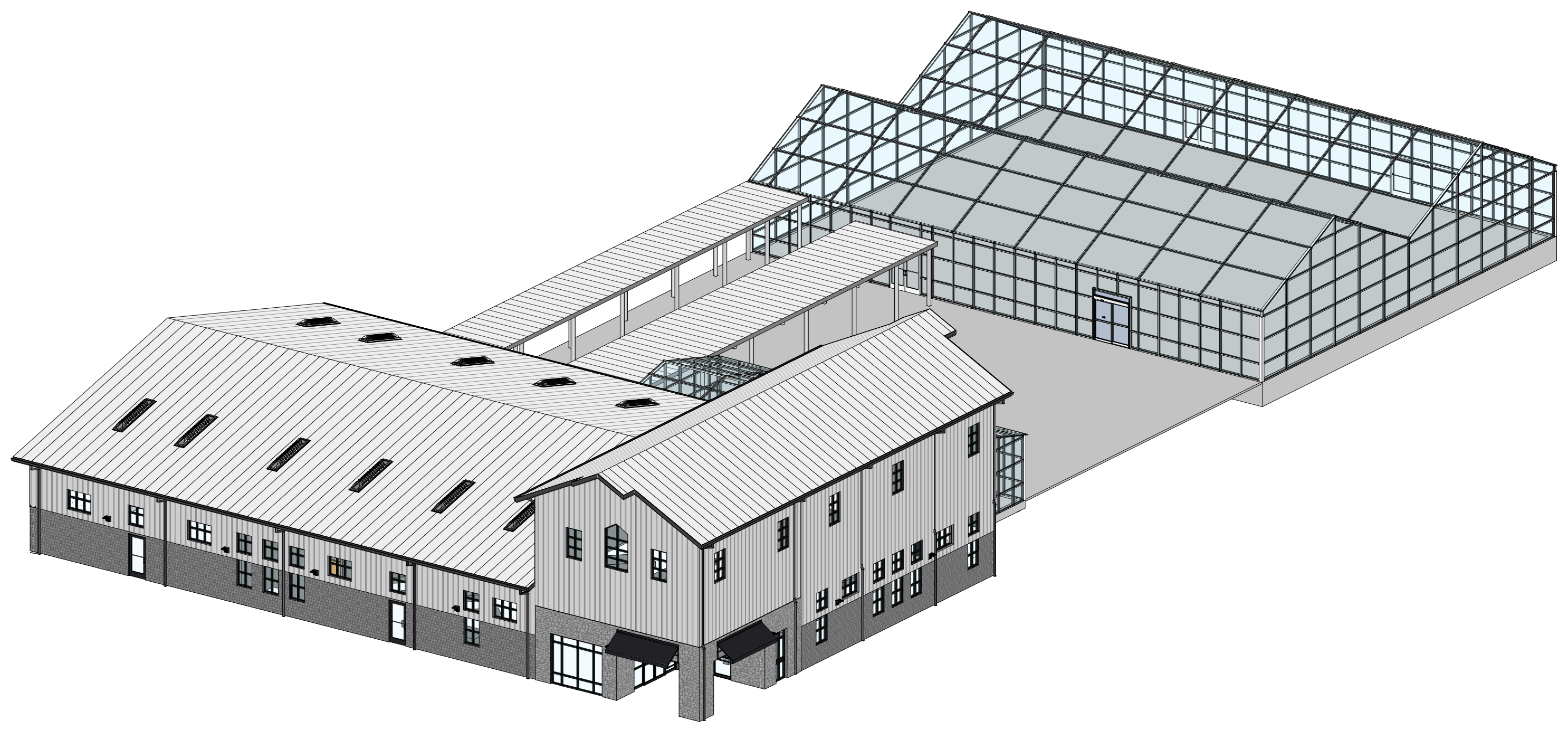
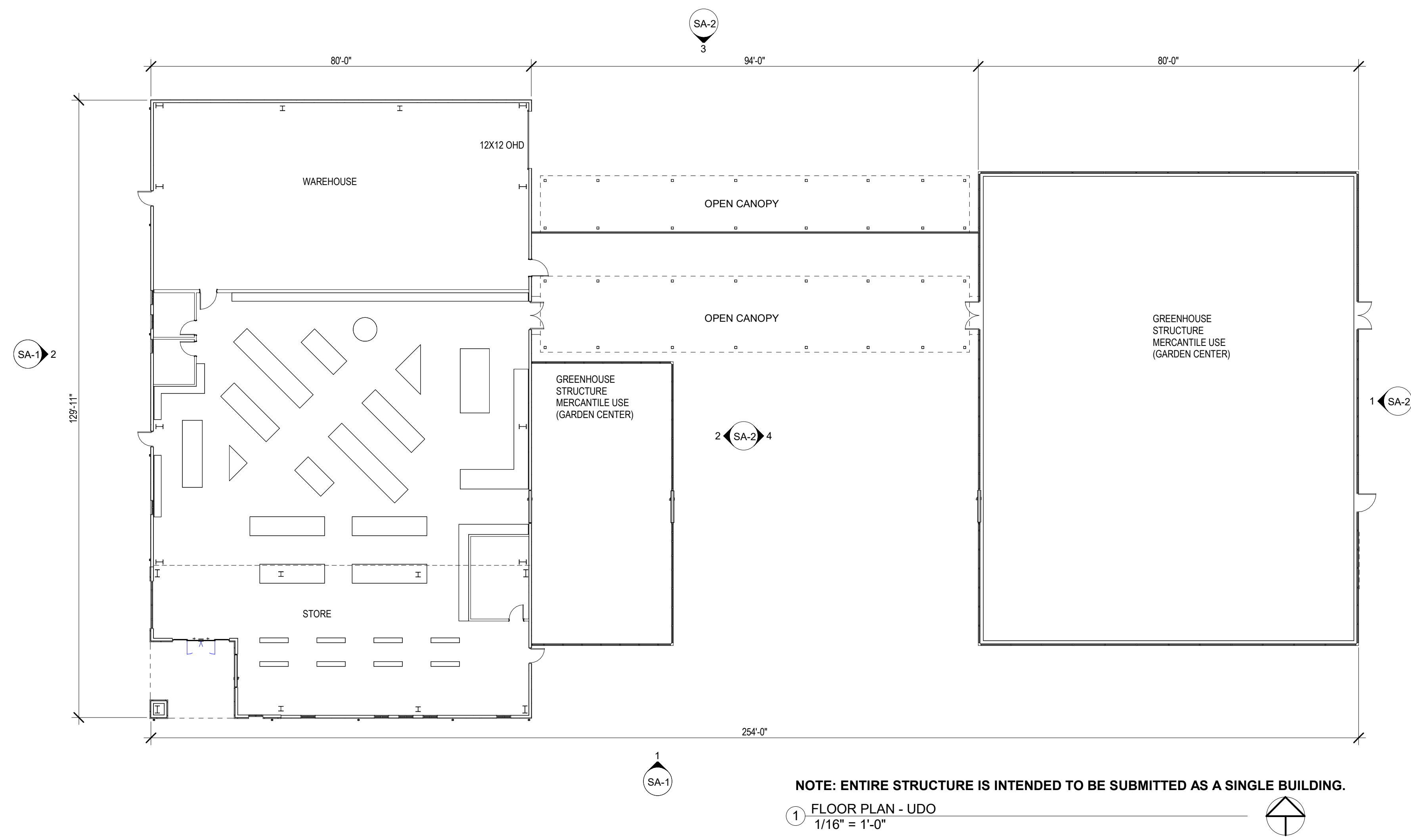
I, Jon Frazier will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states that applications will be withdrawn after 180 days of inactivity.

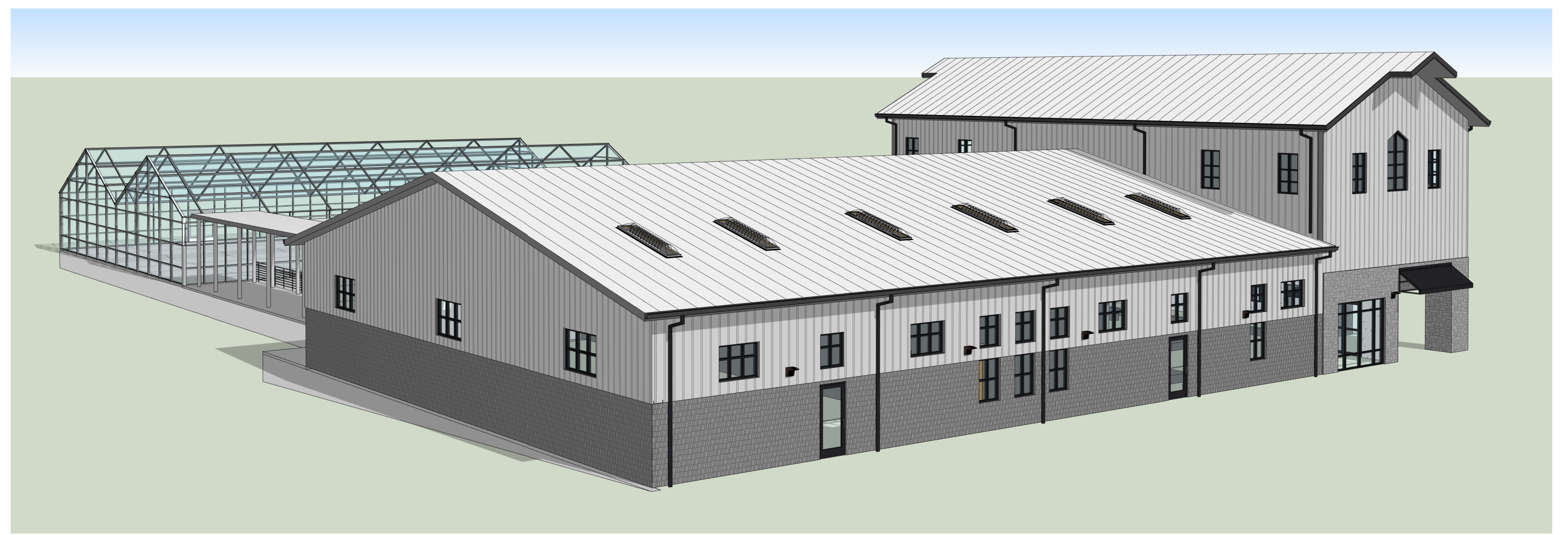
Signature: Jon Frazier Date: 09/01/22

Printed Name: Jon Frazier

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3 SW CORNER



2 PERSPECTIVE

SCHEMATIC DESIGN

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APPROVAL:
DATE:

BOBBITT A&E, PLLC
600 Germantown Road
Raleigh, North Carolina 27607



COORDINATOR:
JGF

DRAWN BY:
BJG

CHK BY:

TRYON ROAD GARDEN CENTER
4020 TRYON ROAD
RALEIGH, NC

24 X 36
As indicated

09/06/2022

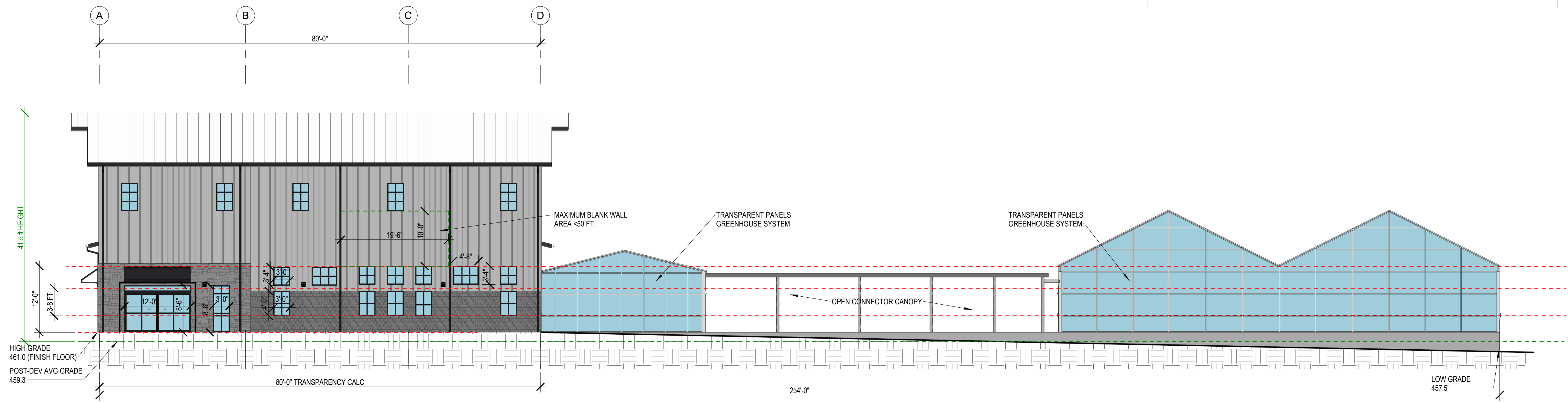
23-0065

FLOOR PLAN

A1.1
OF 1

Z:\shana\design\140238\11\tryon Road Garden Center 20160604\15-tryon02.dwg

140238 15-tryon02.dwg



ELEVATION FACING PRIMARY STREET: SOUTH & WEST
ELEVATIONS NOT REQUIRING UDO COMPLIANCE: NORTH & EAST

RALEIGH UDO Section 1.5.7 Height

AVERAGE GRADE CALCULATIONS - WEST ELEVATION (LAKE DAM ROAD)

DIMENSIONS ARE DECIMAL FEET

POST DEVELOPMENT MAX GRADE ELEV.(FT)	POST DEVELOPMENT MIN GRADE ELEV.(FT)	POST DEVELOPMENT AVERAGE GRADE ELEV.(FT)	BUILDING HEIGHT(FT)	MAX. ALLOWABLE BUILDING HEIGHT(FT)
461.0	461.0	461.0	39.8	80 (SHOD-1)

AVERAGE GRADE CALCULATIONS - SOUTH ELEVATION (TRYON ROAD)

DIMENSIONS ARE DECIMAL FEET

POST DEVELOPMENT MAX GRADE ELEV.(FT)	POST DEVELOPMENT MIN GRADE ELEV.(FT)	POST DEVELOPMENT AVERAGE GRADE ELEV.(FT)	BUILDING HEIGHT(FT)	MAX. ALLOWABLE BUILDING HEIGHT(FT)
461.0	457.5	459.3	41.5	80 (SHOD-1)

SCHEMATIC DESIGN

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BOBBITT A&E, PLLC
600 Germantown Road
Raleigh, North Carolina 27607

600 Germantown Road | Raleigh, North Carolina 27607
Phone: (919) 511-1862
design@bobbitt.com

COORDINATOR: JGF

DRAWN BY: B.J.G

CHK BY: Checker

TRYON ROAD GARDEN CENTER
4020 TRYON ROAD
RALEIGH, NC

24 X 36
As indicated

09/06/2022

23-0065

SITE ELEVATIONS

Date(s) of selection: 9/6/22
 Job name: Tryon Road Garden Center
 Job number: 23-0065
 Project developer: Jim Bell
 Project manager: Jeff Ford
 Exterior designer: Brooke Grayson



EXTERIOR FINISH SELECTIONS
 (Manufacturer, size/finish, model #, name)

Manufactured Stone: Echelon Masonry, Waterford Stone, Pamlico, 10% large stone laying pattern
 Mortar: Spec Mix, SM 800 "Black"
 Manufactured Stone Sill: HELP PLEASE

Control joint: Match mortar color

Masonry lintels: SELECTION

Exterior storefront: Anodized Aluminum
 Window tint: Solarban 70 "Solar Bronze"
 Window sill: Match storefront

Coping and trim: Butler, Cool Onyx Black
 Soffit material: SELECTION
 Louver/fan: SELECTION

HM door and frame: SELECTION
 Overhead door: SELECTION
 Exterior door hardware: SELECTION

Exterior handrail: SELECTION
 Steel bollards: SELECTION

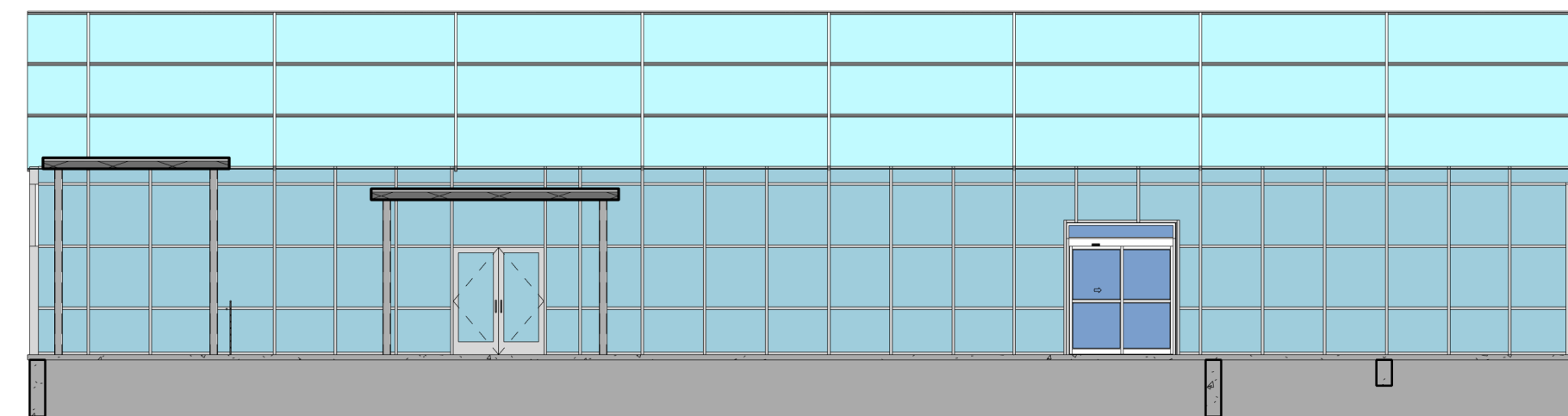
Retaining wall: SELECTION

PEMB wall panel: Butler, Cool Shell Gray
 Corner trim: Butler, Cool Onyx Black
 Gable trim: Butler, Cool Onyx Black
 Fascia: Butler, Cool Onyx Black
 Gutters: Butler, Cool Onyx Black
 Downspouts: Butler, Cool Onyx Black
 Roof panel: Butler, Galvalume

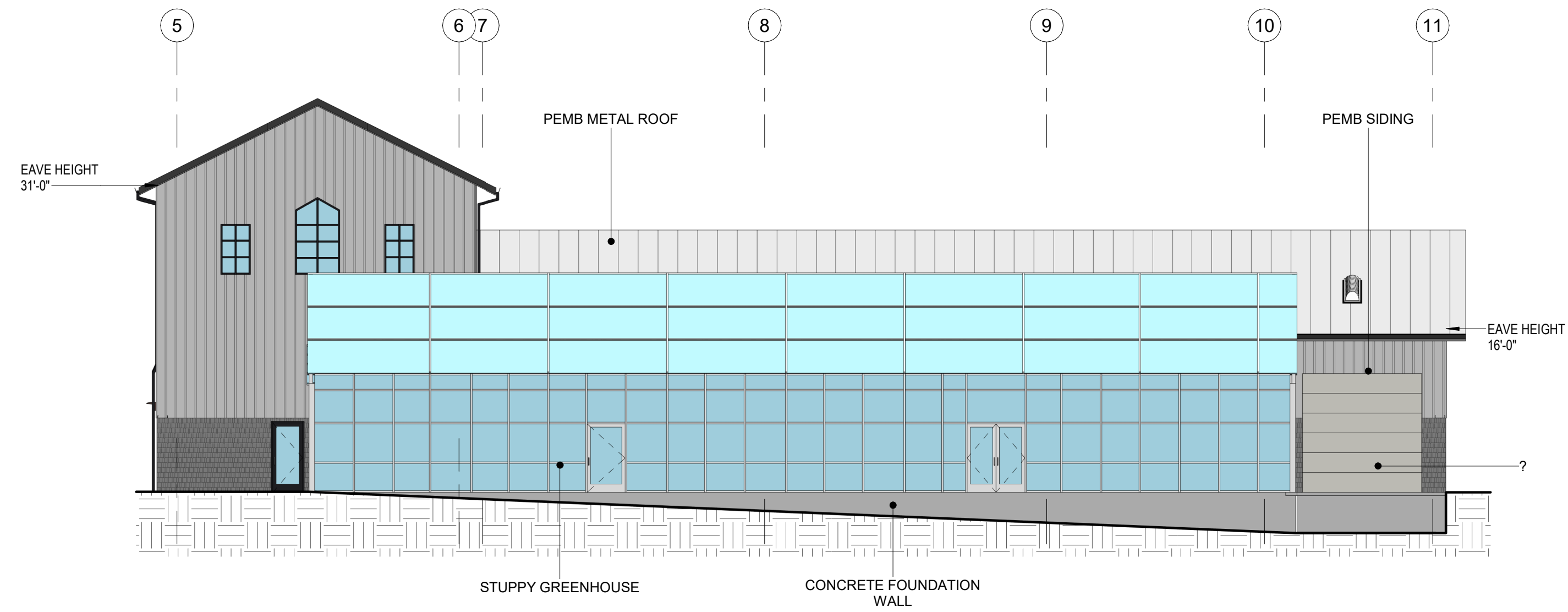
SELECTIONS INVALID UNTIL SIGNED

Owner or Representative signature and date

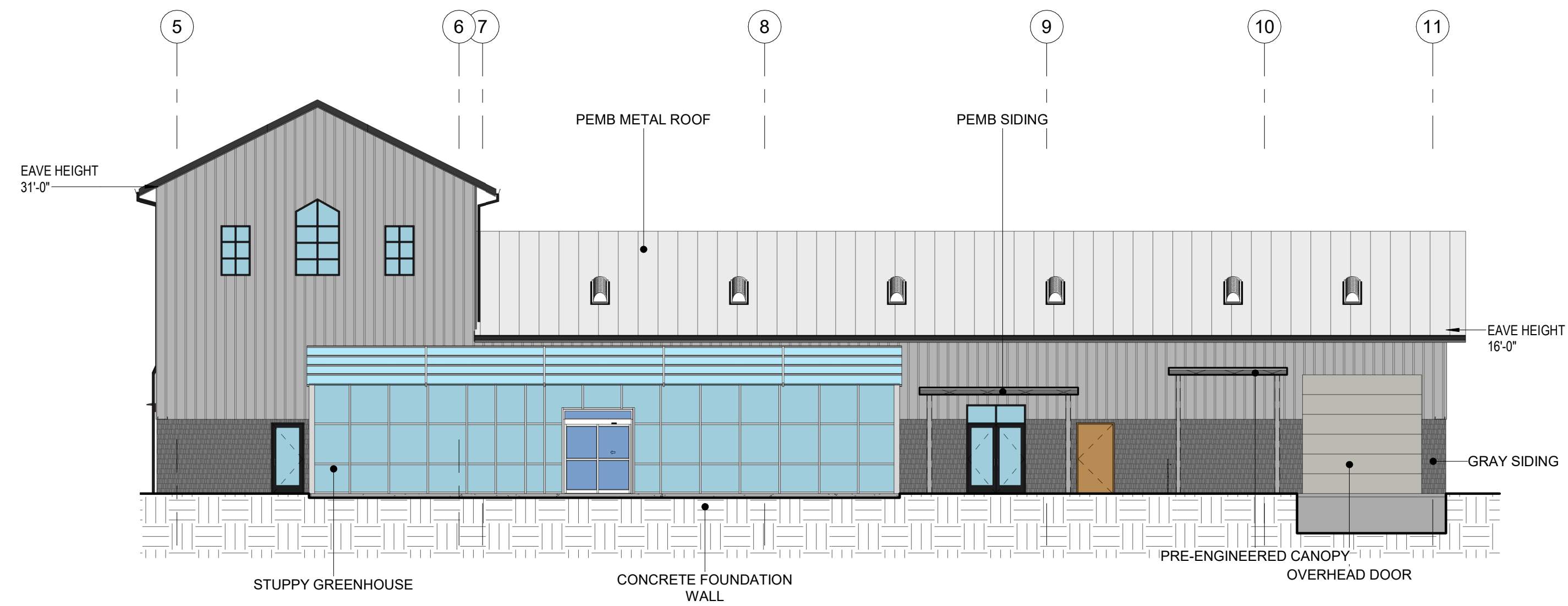
○ Exterior Finishes
 12" = 1'-0"



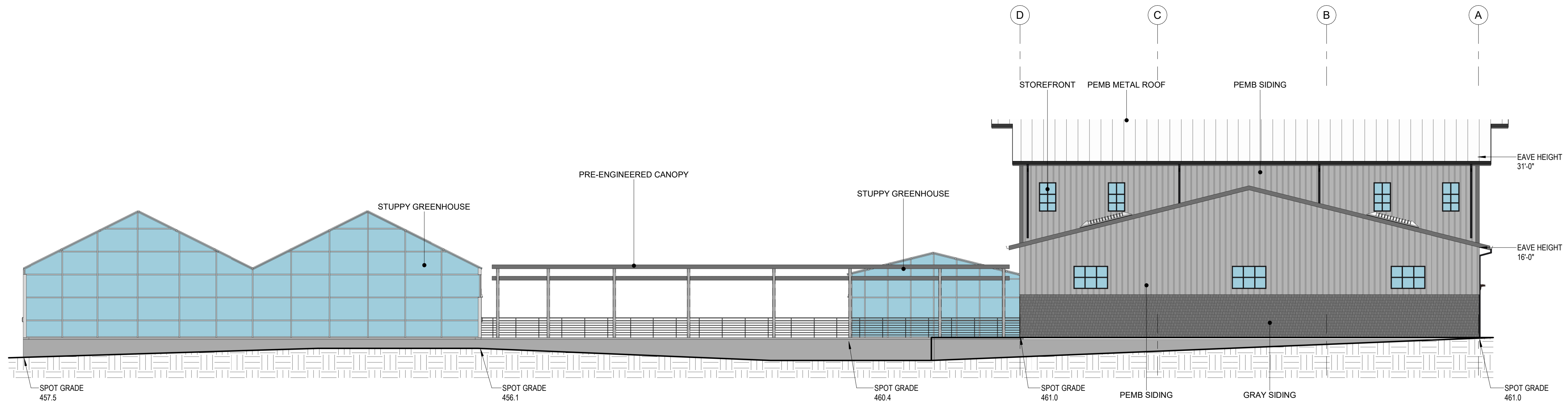
④ Elevation 2 - c
 3/32" = 1'-0"



① Elevation EAST GREENHOUSE
 3/32" = 1'-0"



② Elevation EAST MAIN
 3/32" = 1'-0"



③ Elevation NORTH
 3/32" = 1'-0"

APPROVAL:
 DATE:

BOBBITT A&E, PLLC
 600 Germantown Road
 Raleigh, North Carolina 27607



COORDINATOR:
 JGF

DRAWN BY:
 B.J.G

CHK BY: Checker

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 4020 TRYON ROAD
 RALEIGH, NC

24 X 36
 As indicated

09/06/2022

23-0065

SITE ELEVATIONS

SA-2
 OF 1

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