

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): IX-3-PL	Existing gross floor area (not to be demolished): 27,350 SF
	Existing gross floor area to be demolished:
Gross site acreage: 6.25 Acres	New gross floor area: 23,944 SF
Maximum # of parking spaces: No maximum	Total sf gross (to remain and new): 51,294 SF
# of parking spaces proposed: 61	Proposed # of buildings: 1
Overlay District (if applicable): SRPOD; SHOD-1; SWPOD	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): Light Manufacturing	
Proposed use (UDO 6.1.4): Light Manufacturing	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>2.22</u> Square Feet: <u>96,554</u>	Proposed Impervious Surface: Acres: <u>2.63</u> Square Feet: <u>114,528</u>
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: <u>None</u>	
Flood study: <u>N/A</u>	
FEMA Map Panel #: <u>3720078200K</u>	
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, Trenton D. Stewart 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 applications will expire after 180 days of inactivity.

Signature: 	Date: 9-19-2022
Printed Name: Trenton D. Stewart	

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Site Plan Tier:	Tier Two Site Plan	Tier Three Site Plan	Site Transaction History
Building Type			
Detached	General		Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____
Attached	Mixed use		Board of Adjustment #: _____ Zoning Case #: _____ Administrative Alternate #: _____
Apartment	Open lot		
Townhouse	Civic		

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)	
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Existing Impervious Surface: Acres: 2.22 Square Feet: 96,554	Proposed Impervious Surface: Acres: 2.63 Square Feet: 114,528
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: None 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"/>

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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.

Signature: Trenton D. Stewart Date: 9-19-2022
Printed Name: Trenton D. Stewart

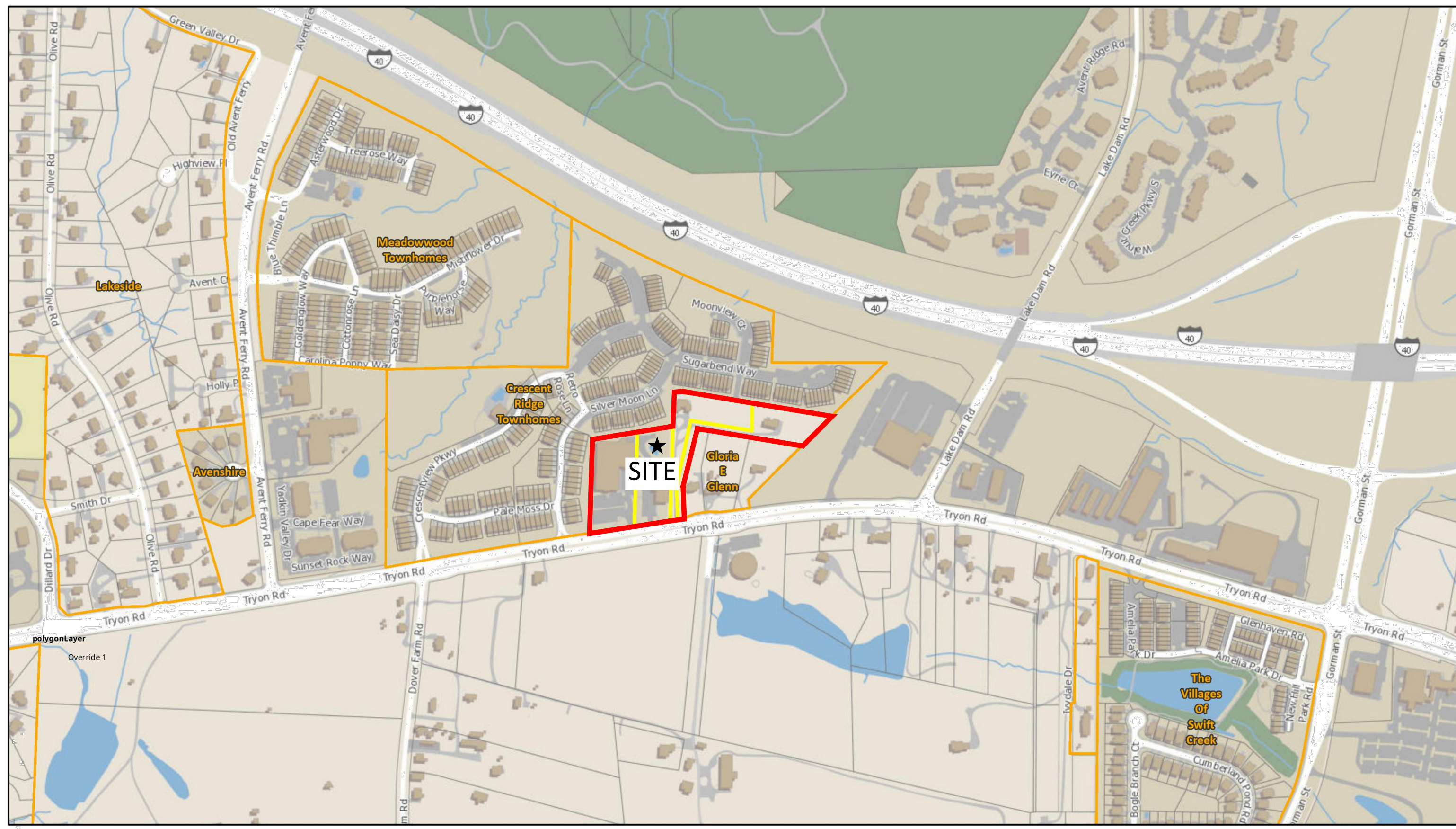
BAHNSON WAREHOUSE ADDITION

4412 TRYON ROAD

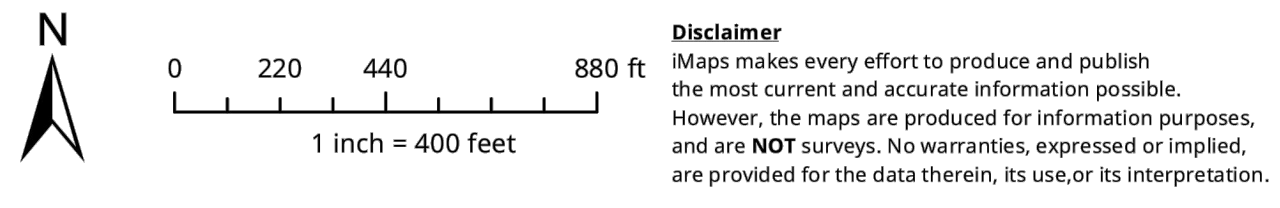
RALEIGH WAKE COUNTY NORTH CAROLINA

TIER 3 SITE PLAN

CASE NUMBER: ASR-####-2022



Vicinity Map - 4324, 4404, 4408, & 4412 Tryon Rd



- Traffic Control and Pedestrian Plan (TCPED) Notes:**
- Prior to any work that impacts the right-of-way, closing or detouring of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services. Please direct any questions to rightofwayservices@raleighnc.gov.
 - The street, lane, sidewalk, closure permit is required for any closure on city streets and all NCDOT streets within Raleigh's jurisdiction.
 - A permit request with a TCPED Plan shall be submitted to Right-of-Way Services through the City of Raleigh Permit and Development Portal.
 - Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
 - All TCPED Plans shall comply with all Local, State, and Federal requirements and standards, including but not limited to:
 - Manual on Uniform Traffic Control (MUTCD);
 - Public Rights-of-Way Accessibility Guidelines (PROWAG);
 - American Disability Act (ADA) requirements;
 - Raleigh Street Design Manual (RSDM).
 - All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
 - All permits must be available and visible on site during the operation.

OWNER: SMITH & SAWYER ENTERPRISES, LLC
4412 TRYON ROAD
RALEIGH, NC 27606-4218

SITE PLAN CONTACT: TRENTON D. STEWART, PE
trent@arcadiaengineers.com
(919) 363-1422

ARCHITECTURAL CONTACT: JOE T. SMITH JR., PE
SMITH ENGINEERING AND DESIGN, PA.
1103 GRACIE PLACE, SUITE A
GOLDSBORO, NC 27534
(919) 736-2141

PHONE:

See SHOD-1 info ande Swift Creek Watershed Protection Overlay District info for forestation. See zoning conditions in Z-60-2021. Neighborhood transitions may be applicable. -Daniel L. Stegall

SITE SUMMARY DATA

PIN:	4412 - 0782582140 4408 - 0782584220 4404 - 0782586442 4324 - 0782589356
ZONING:	IX-3-PL: INDUSTRIAL MIXED USE -PARKING LIMITED
OVERLAY DISTRICT:	SRPOD; SHOD-1; SWPOD
SITE AREA:	4412 - 2.47 ACRES 4408 - 0.91 ACRES 4404 - 1.41 ACRES 4324 - 1.46 ACRES 6.25 ACRES
TOTAL SITE AREA:	6.25 ACRES
EXISTING USE:	OFFICE/LIGHT MANUFACTURING
MAXIMUM BUILDING HEIGHT ALLOWED:	3 STORY - 50 FT.
EXISTING BUILDING HEIGHT:	24' - 7"
NEW BUILDING ADDITION HEIGHT:	34 FEET
EX BLDG GROSS FLOOR AREA (GFA):	27,350 SF
NEW BLDG ADDITION GFA:	23,944 SF
TOTAL BLDG GFA:	51,294 SF
GROSS FLOOR AREA % INCREASE:	87.55%
YEAR BUILT:	1989, 1995, 2004

MINIMUM SETBACKS:	FRONT (PRIMARY STREET)	3 FT.
	SIDE	0' - 6'
	REAR	0' - 6'
MINIMUM PARKING SETBACKS:	FRONT (PRIMARY STREET):	10 FT.
	SIDE	0' - 3'
	REAR	0' - 3'
PARKING:	EX 5,500 SF OFFICE (1 SP / 600 SF):	10 SPACES
	EX 21,850 SF WAREHOUSE (1 SP / 3,000 SF):	8 SPACES
	TOTAL EX SPACES REQUIRED:	18 SPACES
	NEW 23,944 SF WAREHOUSE (1 SP / 3,000 SF):	8 SPACES
	NEW TOTAL REQUIRED:	26 SPACES
REQUIRED PARKING % INCREASE:		44%
PARKING PROVIDED (EXISTING):		61 SPACES
H/C PARKING PROVIDED		2 SPACES
DISTURBED AREA:		106,385 SF / 2.44 ACRES
LAND DISTURBANCE PERMIT WILL BE REQUIRED		
SOLID WASTE WILL CONTINUE TO BE PROVIDED BY A PRIVATE COLLECTION COMPANY FOR THE SITE.		

COVER SHEETS

COVER	C1
EXISTING CONDITIONS AND DEMOLITION PLAN	C2
SITE LAYOUT PLAN	C3
UTILITY PLAN	C4
GRADING AND DRAINAGE PLAN	C5
LANDSCAPE PLAN	L1
TREE CONSERVATION AREA (TCA) PLAN	L2
TCA PLAN - 20 SCALE	L3
DETAILS	C6
ELEVATIONS	G-3
RECORDED PLAT (BM 2004 PG 00874)	1
RECORDED PLAT (BM 1987 PG 00696)	1
RECORDED PLAT (BM 1984 PG 01205)	1



PRELIMINARY
NOT RELEASED FOR CONSTRUCTION FOR REVIEW ONLY

BAHNSON WAREHOUSE ADDITION
 4412 TRYON ROAD
 NORTH CAROLINA
 WAKE COUNTY
 CITY OF RALEIGH

DRAWN BY	CHECKED BY
KAH	TDS
DATE	9/20/2022

REVISIONS

NO.	DESCRIPTION

SHEET TITLE

COVER

SHEET NUMBER

C1

1 OF 13



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS AND NCDOT IF APPLICABLE

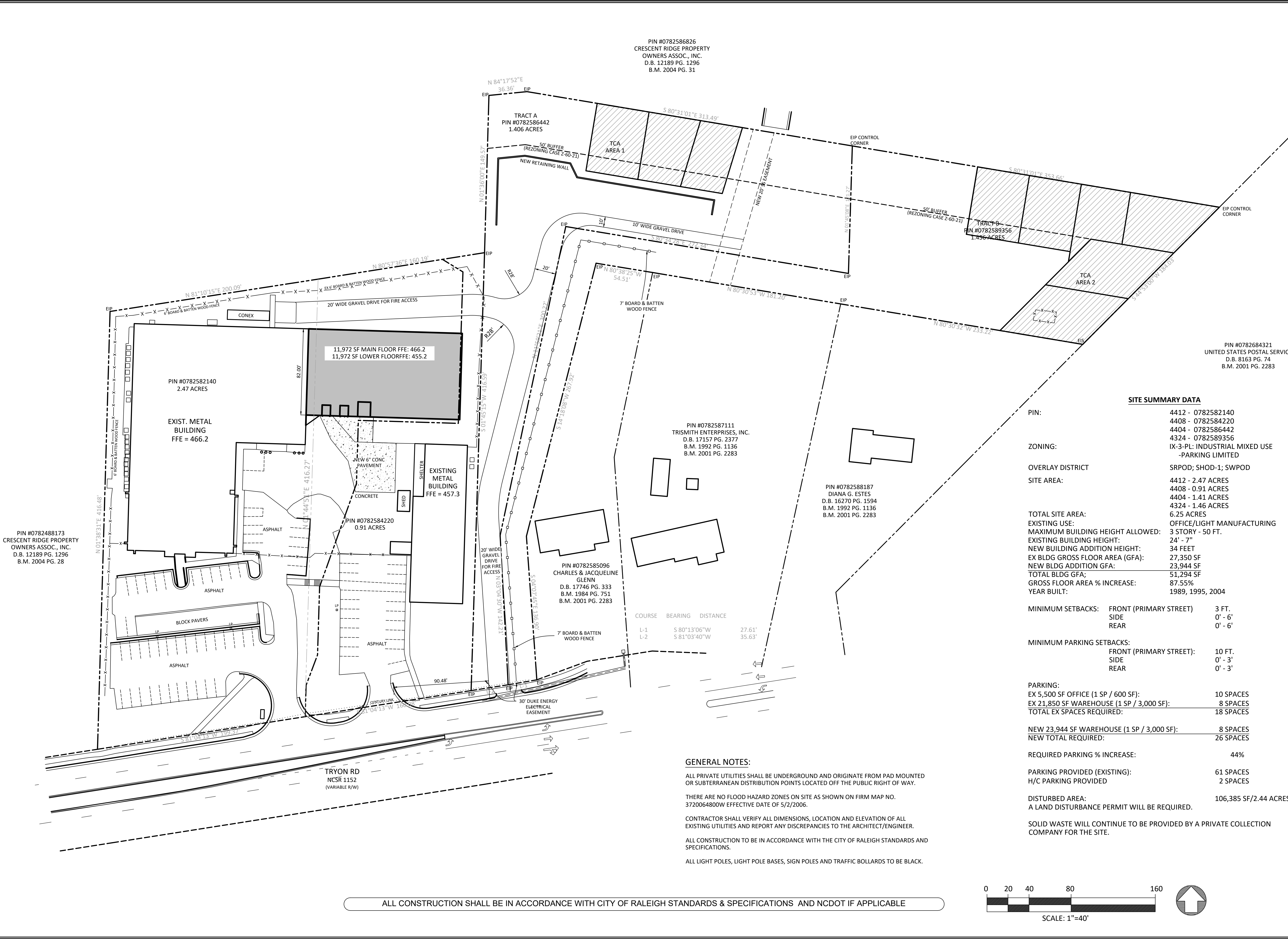
PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION
FOR REVIEW ONLY

NORTH CAROLINA

WAKE COUNTY

CITY OF RALEIGH

BAHNSON WAREHOUSE ADDITION
4412 TRYON ROAD

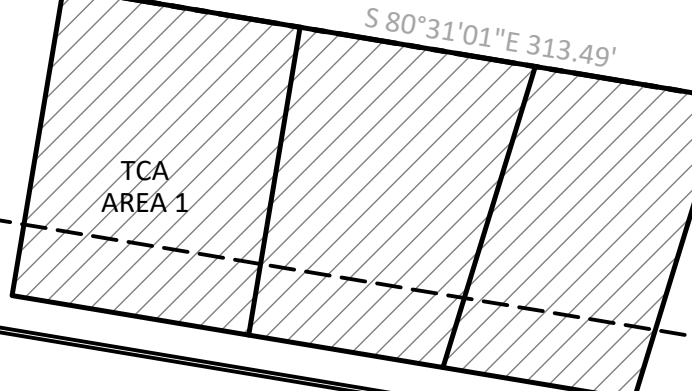


PIN #0782488173
CRESCENT RIDGE PROPERTY
OWNERS ASSOC., INC.
D.B. 12189 PG. 1296
B.M. 2004 PG. 28

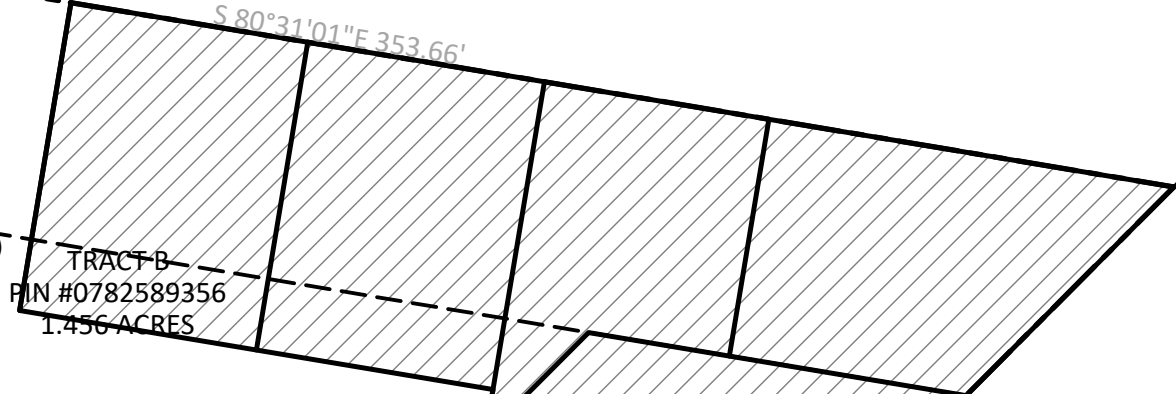
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CRESCENT RIDGE PROPERTY
OWNERS ASSOC., INC.
D.B. 12189 PG. 1296
B.M. 2004 PG. 31

N 84°17'52"E
36.36' EIP

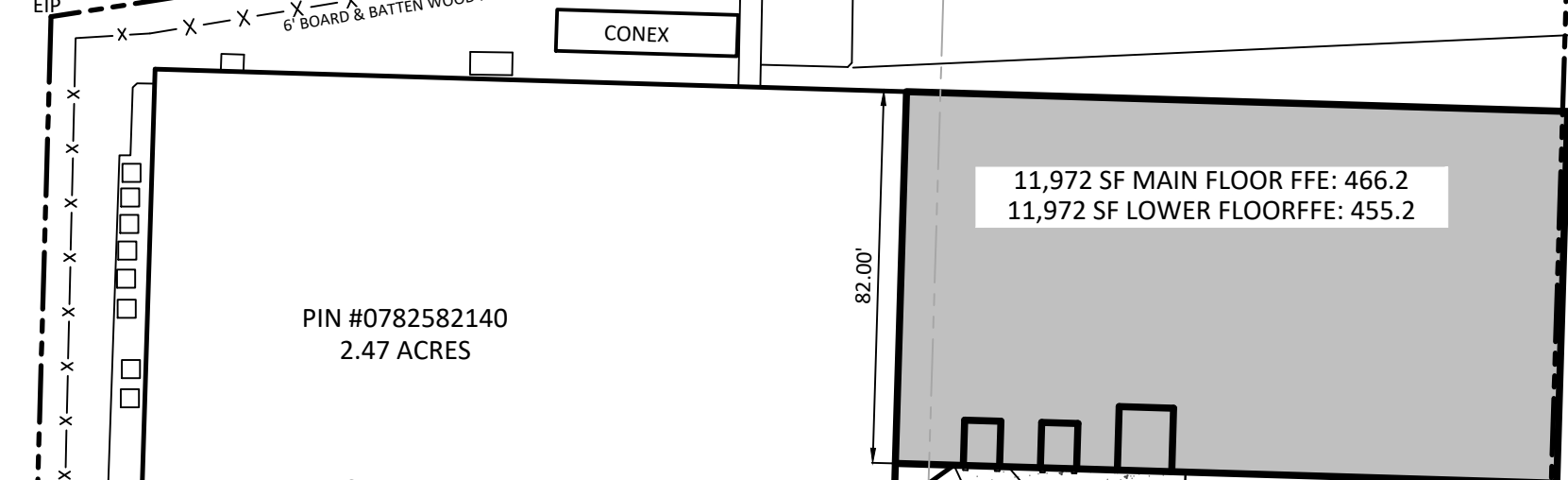
TRACT A
PIN #0782586442
1.406 ACRES



TRACT B
PIN #0782589356
1.456 ACRES



N 81°10'15"E 200.09'

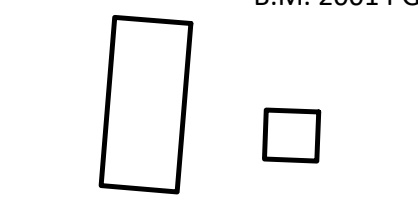


11,972 SF MAIN FLOOR FFE: 466.2
11,972 SF LOWER FLOOR FFE: 455.2

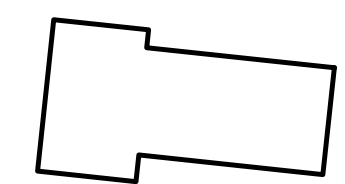
PIN #0782582140
2.47 ACRES

EXIST. METAL
BUILDING
FFE = 466.2

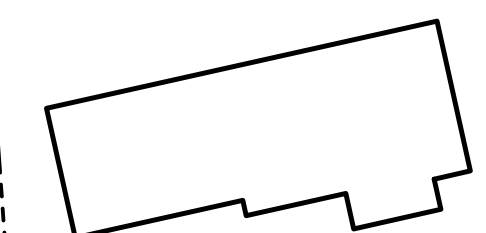
PIN #0782587111
TRISMITH ENTERPRISES, INC.
D.B. 17157 PG. 2377
B.M. 1992 PG. 1136
B.M. 2001 PG. 2283



PIN #0782588187
DIANA G. ESTES
D.B. 16270 PG. 1594
B.M. 1992 PG. 1136
B.M. 2001 PG. 2283



PIN #0782585096
CHARLES & JACQUELINE
GLENN
D.B. 17746 PG. 333
B.M. 1984 PG. 751
B.M. 2001 PG. 2283



SITE SUMMARY DATA

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ZONING:	IX-3-PL: INDUSTRIAL MIXED USE -PARKING LIMITED
OVERLAY DISTRICT:	SRPOD; SHOD-1; SWPOD
SITE AREA:	4412 - 2.47 ACRES 4408 - 0.91 ACRES 4404 - 1.41 ACRES 4324 - 1.46 ACRES 6.25 ACRES
TOTAL SITE AREA:	OFFICE/LIGHT MANUFACTURING
EXISTING USE:	3 STORY - 50 FT.
MAXIMUM BUILDING HEIGHT ALLOWED:	24' - 7"
EXISTING BUILDING HEIGHT:	34 FEET
NEW BUILDING ADDITION HEIGHT:	27,350 SF
EX BLDG GROSS FLOOR AREA (GFA):	23,944 SF
NEW BLDG ADDITION GFA:	51,294 SF
TOTAL BLDG GFA:	87.55%
GROSS FLOOR AREA % INCREASE:	1989, 1995, 2004
YEAR BUILT:	

MINIMUM SETBACKS:	FRONT (PRIMARY STREET)	3 FT.
	SIDE	0' - 6'
	REAR	0' - 6'

MINIMUM PARKING SETBACKS:	FRONT (PRIMARY STREET):	10 FT.
	SIDE	0' - 3'
	REAR	0' - 3'

PARKING:	
EX 5,500 SF OFFICE (1 SP / 600 SF):	10 SPACES
EX 21,850 SF WAREHOUSE (1 SP / 3,000 SF):	8 SPACES
TOTAL EX SPACES REQUIRED:	18 SPACES

NEW 23,944 SF WAREHOUSE (1 SP / 3,000 SF):	8 SPACES
NEW TOTAL REQUIRED:	26 SPACES

REQUIRED PARKING % INCREASE: 44%

PARKING PROVIDED (EXISTING):	61 SPACES
H/C PARKING PROVIDED:	2 SPACES

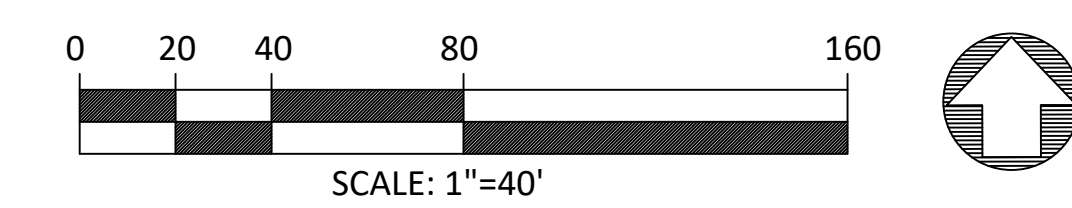
DISTURBED AREA: 106,385 SF/2.44 ACRES
A LAND DISTURBANCE PERMIT WILL BE REQUIRED.

SOLID WASTE WILL CONTINUE TO BE PROVIDED BY A PRIVATE COLLECTION COMPANY FOR THE SITE.

GENERAL NOTES:

- ALL PRIVATE UTILITIES SHALL BE UNDERGROUND AND ORIGINATE FROM PAD MOUNTED OR SUBTERRANEAN DISTRIBUTION POINTS LOCATED OFF THE PUBLIC RIGHT OF WAY.
- THERE ARE NO FLOOD HAZARD ZONES ON SITE AS SHOWN ON FIRM MAP NO. 3720064800W EFFECTIVE DATE OF 5/2/2006.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- ALL LIGHT POLES, LIGHT POLE BASES, SIGN POLES AND TRAFFIC BOLLARDS TO BE BLACK.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS AND NCDOT IF APPLICABLE



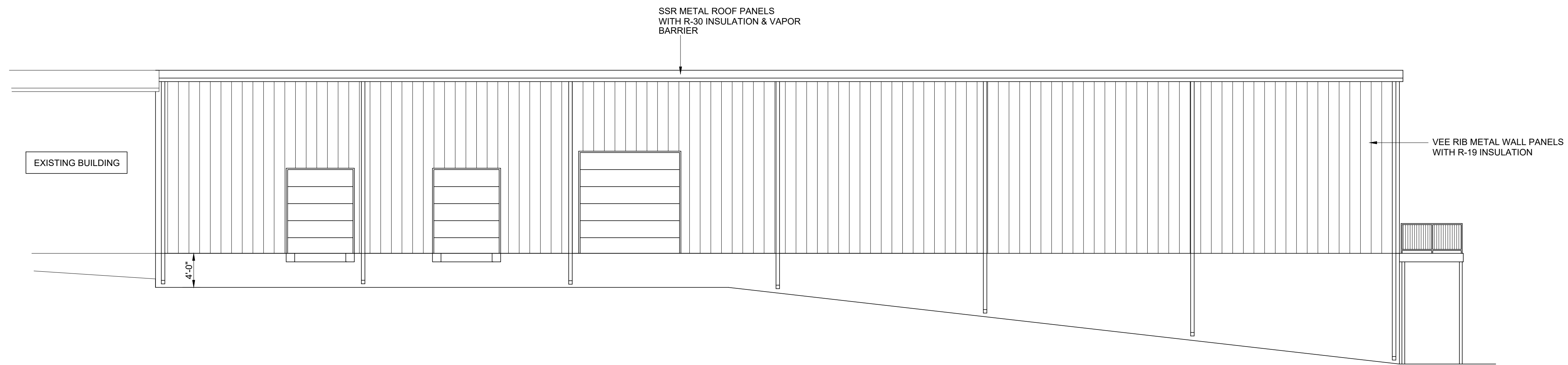
DRAWN BY	CHECKED BY
KAH	TDS
DATE	9/20/2022

REVISIONS	

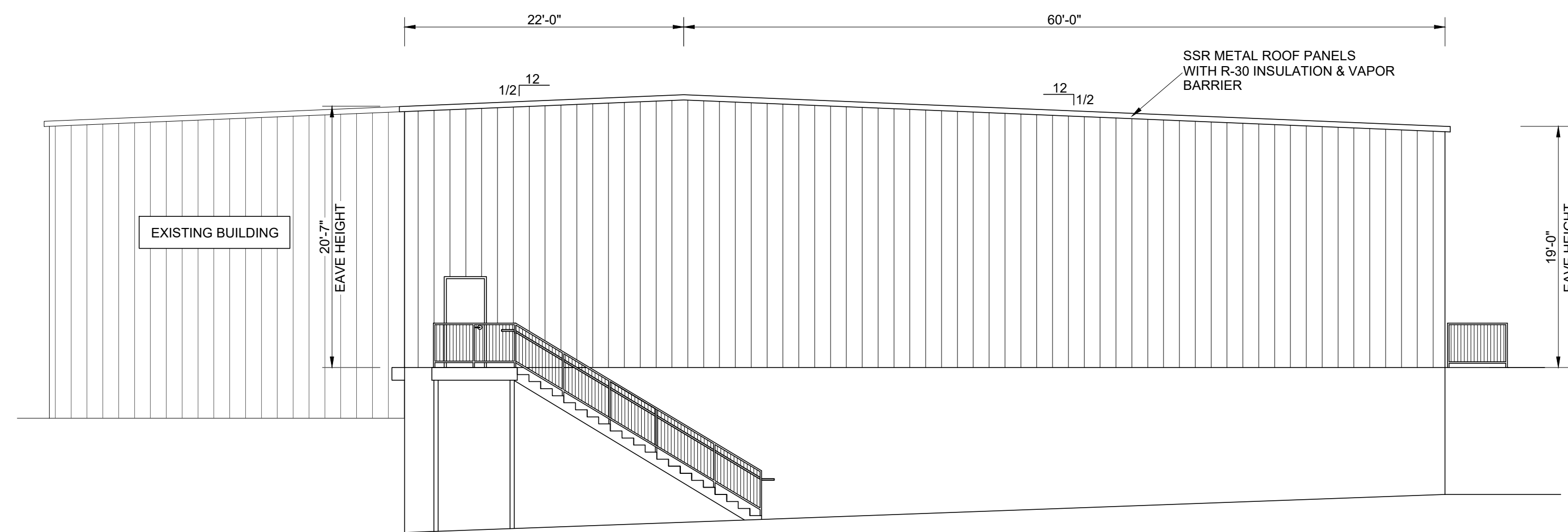
SHEET TITLE

SITE LAYOUT PLAN

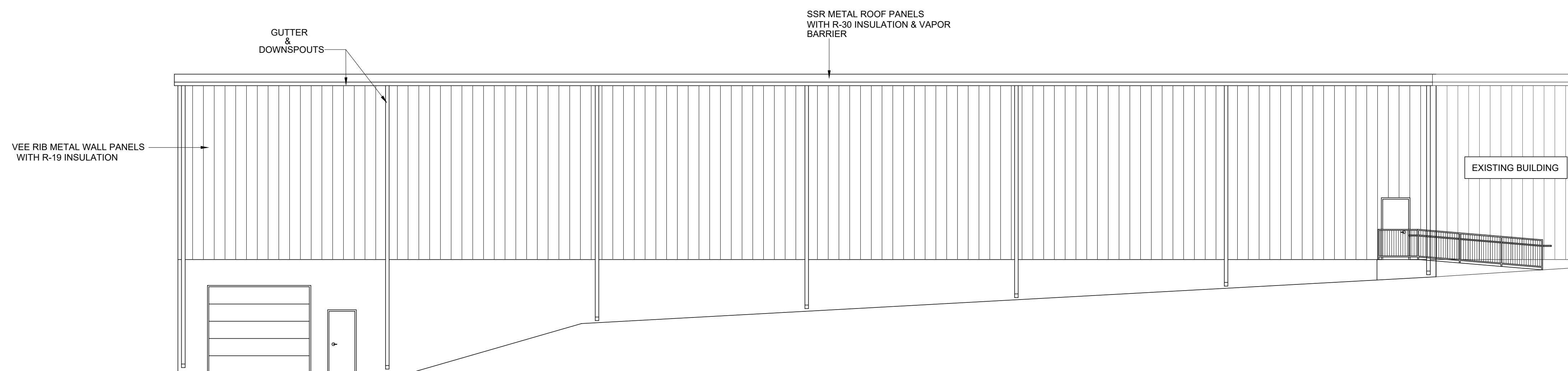
SHEET NUMBER



1
G-3 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2
G-3 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



3
G-3 REAR ELEVATION
SCALE: 1/8"=1'-0"

OPTION #2

REV	DATE	DESCRIPTION