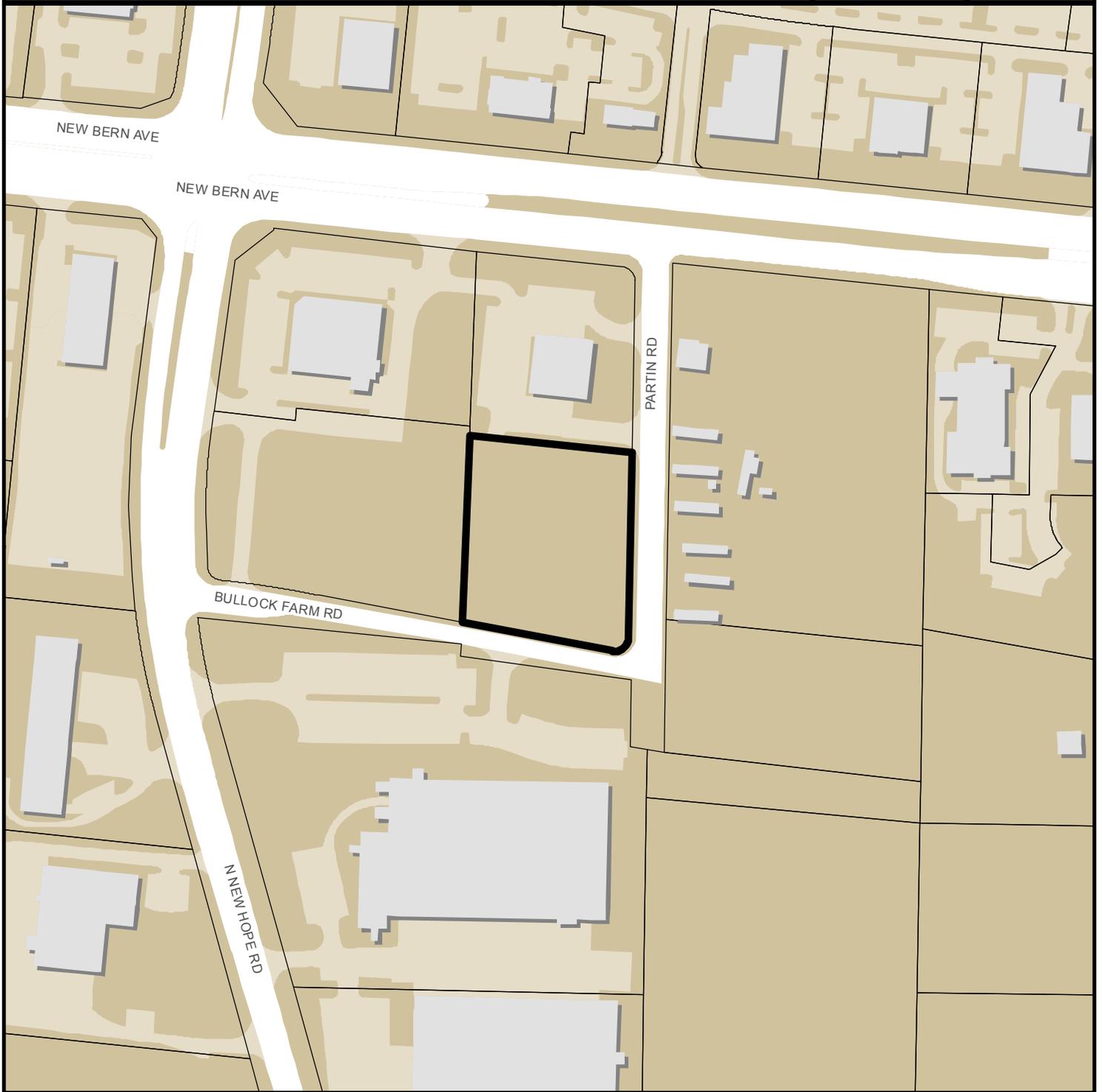


# AUTO BODY SHOP SP-46-2015



0 300 600 Feet

Zoning: **IND-1**

CAC: **Southeast**

Drainage Basin: **Crabtree Basin**

Acreage: **1.59**

Square Feet: **54,00**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **CAPM, INC**

Phone: **(919) 272-6929**





# Planning & Development

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 438045 Assigned Project Coordinator H. H. H. Assigned Team Leader Walters SP-40-15
* May require Planning Commission or City Council Approval      ** Legacy Districts Only		
<b>Has your project previously been through the Due Diligence process? If yes, provide the transaction # 426185</b>		
GENERAL INFORMATION		
Development Name <b>Auto Body Shop</b>		
Proposed Use <b>Retail Sales-Highway</b>		
Property Address(es) <b>4451 Bullock Farm Road</b>		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. Recorded Deed <b>1734-05-1330</b>	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input checked="" type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:		
<b>PRELIMINARY ADMINISTRATIVE REVIEW</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval.	
<b>PLANNING COMMISSION</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Retail sales within 400 feet of residential.	
<b>CLIENT (Owner or Developer)</b>	Company <b>CAPM INC</b>	Name (s) <b>Ray Carpenter</b>
	Address <b>10912 Cahill Road, Raleigh, NC 27614</b>	
	Phone <b>919-870-9700</b>	Email <b>rcarpenter39@nc.rr.com</b> Fax
<b>CONSULTANT (Contact Person for Plans)</b>	Company <b>Timmons Group</b>	Name (s) <b>Jim Chandler</b>
	Address <b>5410 Trinity Road, Suite 112, Raleigh, NC 27607</b>	
	Phone <b>919-866-4951</b>	Email <b>jim.chandler@timmons.com</b> Fax <b>919-859-5663</b>

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

Zoning Information	Building Information
Zoning District(s) <b>IND-1</b>	Proposed building use(s) <b>Repair Shop</b>
If more than one district, provide the acreage of each <b>n/a</b>	Existing Building(s) sq. ft. gross <b>0</b>
Overlay District <b>n/a</b>	Proposed Building(s) sq. ft. gross <b>5,400</b>
Total Site Acres <b>1.587</b> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <b>5,400</b>
Off street parking Required <b>18</b> Provided <b>21</b>	Proposed height of building(s) <b>16'-0"</b>
COA (Certificate of Appropriateness) case # <b>n/a</b>	FAR (floor area ratio percentage) <b>7.8%</b>
BOA (Board of Adjustment) case # <b>A- n/a</b>	Building Lot Coverage percentage <b>7.8%</b> (site plans only)
CUD (Conditional Use District) case # <b>Z- n/a</b>	

**Stormwater Information**

Existing Impervious Surface <b>0</b> acres/square feet <b>0</b>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>0.64</b> acres/square feet <b>27,878</b>	<b>If Yes, please provide</b>
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The proposed commercial land use complies with the Comprehensive Plan 2030.

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	<b>If Yes, please answer the questions below:</b>
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Jim Chandler to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me 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.

Signed Ray S. Chandler Date 6/30/15

Signed \_\_\_\_\_ Date \_\_\_\_\_

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓



UMENT TAYLORS'  
= 285.97

- NOTES -
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
  2. ALL BEARINGS ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83).
  3. THERE IS NO EVIDENCE THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
  4. THE SURVEY WAS COMPLETED ON DECEMBER 4, 2013.
  5. ALL ELEVATIONS ARE BASED ON NAVD 88.

N/F  
JOHN C BULLOCK, JR.,  
CST EXEMPT TRUST  
DB 15522, PG 1344

N/F  
FIFTEENTH STREET LLC  
PIN 1734-05-1300  
DB 11534 PG 1633  
1.587 ACRES  
ZONED IND-1

N 74°33'28" W 214.52' (TIE)

S 07°36'41" W 36.51' (TIE)

N 73°42'16" W 224.59'

BULLOCK FARM ROAD  
VARIABLE WIDTH R/W (PUBLIC)

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CURVE	ARC LEN	RADIUS	CH LEN	CH BEARING
C1	34.62'	20.00'	30.59'	S 56°24'57" W

N/F  
THE COMMUNITY BANK OF  
RAYMORE at al  
DB 15448, PG 983

S 78°38'08" E 240.35'



VICINITY MAP

THIS DRAWING PREPARED AT THE  
RALEIGH OFFICE  
5410 Trinity Road, Suite 112 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE

DATE

6/30/15

DRAWN BY

T. GRISSINGER

DESIGNED BY

J. CHANDLER

CHECKED BY

J. CHANDLER

SCALE

PER PLAN

DATE

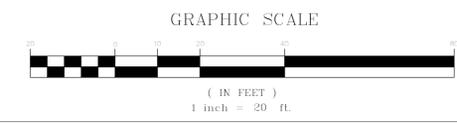
GENERAL NOTES

1. ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
2. ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
3. REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMP. STOCKPILES SHALL LOCATED WITHIN CONSTRUCTION LIMITS.
4. ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED). UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.
5. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, NOTIFY ARCHITECT IMMEDIATELY.
6. THE CONTRACTOR SHALL EMPLOY A QUALIFIED UTILITY LOCATOR SERVICE TO LOCATE ALL UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, GAS, CABLE, FIBER OPTIC) WITHIN THE LIMITS OF CONSTRUCTION.
7. VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND OSHA REGULATIONS.
9. EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED FINISHED GRADES (WHETHER OR NOT INDICATED TO BE MODIFIED).
10. GENERAL CONTRACTOR TO COORDINATE ALL PEDESTRIAN ACCESS PATHS, LOCATIONS, LIGHTING ETC. W/OWNER.

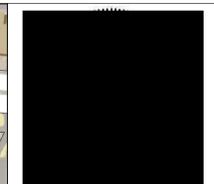
DEMOLITION LEGEND

STRUCT. / UTILITY	TO REMAIN	TO BE REMOVED	STRUCT. / UTILITY	TO REMAIN	TO BE REMOVED
ELECTRICAL (OVERHEAD)	---	---	LIGHT POLE	☆ LP	☆ LP
ELECTRICAL (UNDERGROUND)	---UE---	---UE---	UTILITY POLE	⊙ PP	⊙ PP
FIRE PROTECTION	---	---	GUY WIRE	⊙ GW	⊙ GW
FORCE MAIN	---	---	MANHOLE	⊙ MH	⊙ MH
NATURAL GAS	---	---	CLEAN OUT	⊙ CO	⊙ CO
SANITARY SEWER	---	---	DROP INLET OR CATCH BASIN	□ DI, CB	□ DI, CB
TELE. / COMM.	---	---	FIRE HYDRANT	⊙ FH	⊙ FH
TELE. / COMM. (UNDERGROUND)	---	---	WATER VALVE	⊙ WV	⊙ WV
WATER	---	---	INDIVIDUAL TREE	⊙	⊙
STORM DRAIN	---	---			
TELEPHONE PEDISTAL	⊙ TP	⊙ TP			
UTILITY POLE	⊙ UP	⊙ UP			
WOOD POLE	⊙ WP	⊙ WP			
WATER WELL	⊙ WH	⊙ WH			
DISTURBED/CLEARING LIMITS	---	---			
SILT/FREE PROTECTION FENCE	---	---			
SEE DETAIL SHEET					

NOTE: DEMOLITION AND PATCHING OF PAVEMENT AND OTHER EXISTING IMPROVEMENTS IN ADDITION TO THAT INDICATED ON THIS PLAN SHALL BE PERFORMED AS NECESSARY TO CONSTRUCT AND/OR INSTALL THE NEW WORK. ALL SUCH DEMOLITION AND PATCHING SHALL BE INCLUDED IN THE BASE BID SCOPE OF WORK.



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS



THIS DRAWING PREPARED AT THE  
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YOUR VISION ACHIEVED THROUGH OURS.

DATE

DATE

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DATE

DATE

DATE

DATE

DATE

**TIMMONS GROUP**

**AUTO BODY SHOP**  
RALEIGH, N.C.

**EXISTING CONDITIONS AND DEMOLITION PLAN**

JOB NO.  
**36787**

SHEET NO.  
**C1.01**



