

# 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): \_\_\_\_\_

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
Detached	General	Subdivision case #: _____
Attached	Mixed use	Scoping/sketch plan case #: _____
Townhouse	Civic	Certificate of Appropriateness #: _____
Apartment	Cottage Court	Board of Adjustment #: _____
Tiny house	Frequent Transit	Zoning Case #: _____
Open lot	Development Option	Design 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 uses (UDO 6.1.4).		
<b>Current Property Owner(s):</b>		
Company:		Title:
Address:		
Phone #:		Email:
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>		
Relationship to owner:    Lessee or contract purchaser    Owner's authorized agent    Easement holder		
Company:		Address:

Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact:</b>	
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(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):
Gross site acreage:	Existing gross floor area to be demolished:
# of parking spaces proposed:	New gross floor area:
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new):
Overlay District (if applicable):	Proposed # of buildings:
Existing use (UDO 6.1.4):	Proposed # of stories for each:
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court?      Yes      No
	A frequent transit development?      Yes      No

Continue to Applicant Signature Block on Page Three.


**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 easement holder may also apply for development approval for such development as is authorized by the easement.

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 the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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. 143-755(b1)), 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.

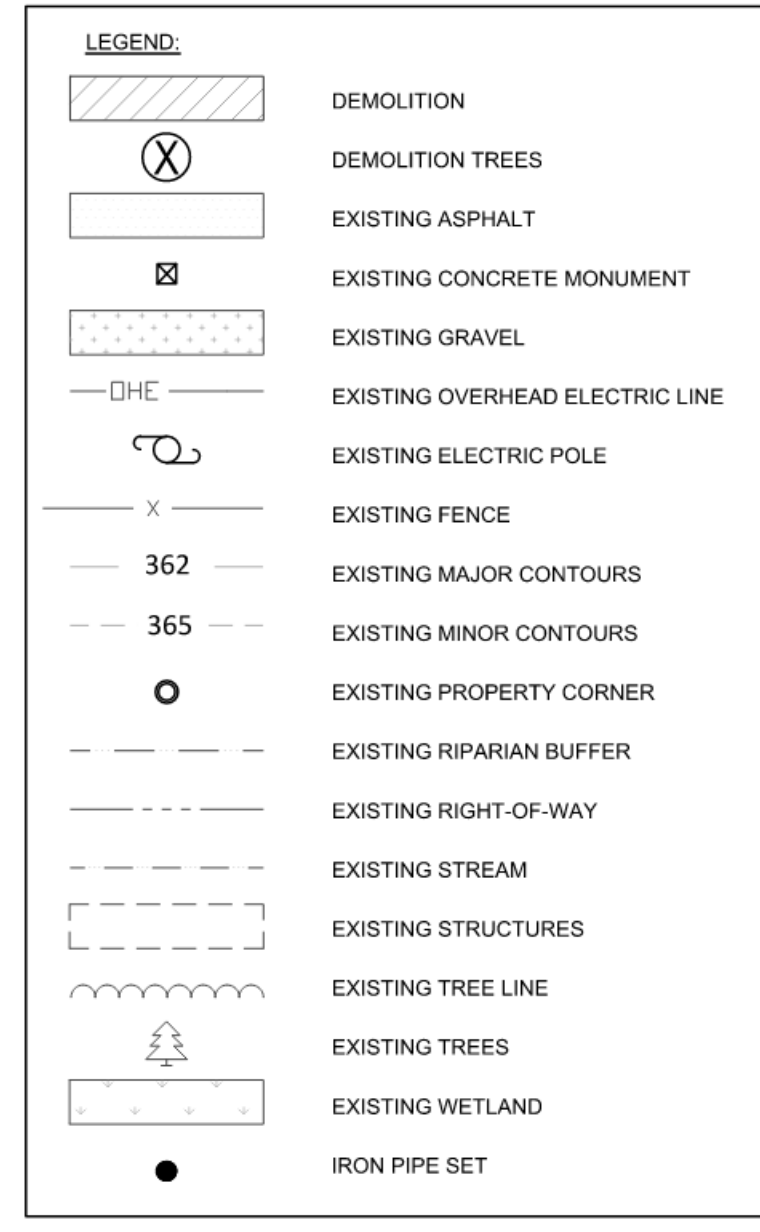
Signature: 	Date: 10-17-2023
Printed Name: Daniel Connor	



NUMBER	TYPE
4	7" OAK
5	3" HICKORY
6	6" BRADFORD PEAR
15	5" OAK
16	4" HICKORY
17	5" OAK
28	5" OAK
29	4" PEAR
30	5" OAK
31	6" TWIN PEAR
32	8" OAK
33	13" OAK
34	15" OAK
35	13" OAK
36	11" OAK
37	4" OAK
38	3" OAK
39	8" OAK
40	15" PINE
41	4" OAK
42	21" OAK
43	8" OAK
44	3" OAK
45	9" OAK
46	3" PEAR
47	28" TWIN OAK
48	14" OAK
49	12" OAK
50	15" OAK
51	18" OAK
52	4" OAK
53	4" OAK
54	15" OAK
55	13" OAK
56	33" TWIN OAK
57	14" OAK
58	3" OAK
59	12" OAK
60	12" TWIN OAK
61	5" OAK
62	4" OAK
63	3" OAK
64	5" OAK
65	6" OAK
66	6" OAK
67	5" OAK
68	24" TWIN OAK
69	15" MAPLE
70	3" OAK
71	15" OAK
72	5" TWIN PEAR
73	17" OAK
74	34" TWIN OAK
75	13" OAK
76	6" OAK
77	18" OAK
78	7" OAK
79	9" OAK
80	18" OAK
81	14" OAK
82	4" CEDAR
83	14" OAK
84	28" TWIN OAK
85	17" PINE
86	7" PINE
87	3" OAK
88	24" PINE
89	3" OAK
90	12" OAK

NUMBER	TYPE
91	10" OAK
92	6" MAPLE
93	4" OAK
94	3" OAK
95	5" OAK
96	5" OAK
97	11" OAK
98	6" OAK
99	9" OAK
100	9" OAK
101	4" OAK
102	4" OAK
103	10" OAK
104	8" BEECH
105	5" OAK
106	37" OAK
107	12" OAK CLUSTER
108	5" OAK
109	5" OAK
110	4" OAK
111	6" OAK
112	3" OAK
113	3" OAK
114	4" OAK
115	9" BEECH
116	5" OAK
117	8" OAK
118	13" OAK
119	5" OAK
120	4" OAK
121	5" HICKORY
122	9" HICKORY
123	5" OAK
124	8" OAK
125	6" OAK
126	4" CEDAR
127	24" OAK
128	10" PINE
129	14" PINE
130	4" IRON WOOD
131	4" OAK
132	5" OAK
133	12" OAK
134	5" MAPLE
135	8" OAK
136	4" BEECH
137	9" PINE
138	5" CEDAR
139	6" OAK
140	5" OAK
141	14" PINE
142	15" PINE
143	15" PINE
144	7" PINE
145	4" PINE
146	3" OAK
147	9" PINE
148	3" OAK
149	7" PINE
150	7" PINE
151	6" PINE
152	14" PINE
153	9" OAK
154	12" TWIN OAK
155	10" PINE
156	8" PINE

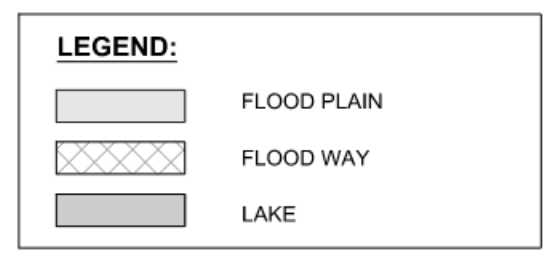
KEY  
NOT NOTED ON PLAN



EXISTING TREES TO BE REMOVED	
NUMBER	TYPE
1	5" HICKORY
2	7" HICKORY
3	9" HICKORY
7	4" HICKORY
8	29" HEX OAK
9	15" TWIN OAK
10	13" OAK
11	9" OAK
12	3" OAK
13	10" OAK
14	4" OAK
18	6" OAK
19	6" HICKORY
20	8" HICKORY
21	3" OAK
22	4" OAK
23	5" OAK
24	5" OAK
25	4" OAK
26	4" OAK
27	7" OAK
133	12" OAK
134	5" MAPLE
135	8" OAK
136	4" BEECH
137	9" PINE
138	5" CEDAR
139	6" OAK
140	5" OAK
141	14" PINE
142	15" PINE
143	15" PINE
144	7" PINE
145	4" PINE
146	3" OAK
147	9" OAK
148	7" PINE
149	14" PINE
150	7" PINE
151	6" PINE
152	14" PINE
153	9" OAK
154	12" TWIN OAK
155	10" PINE
156	8" PINE



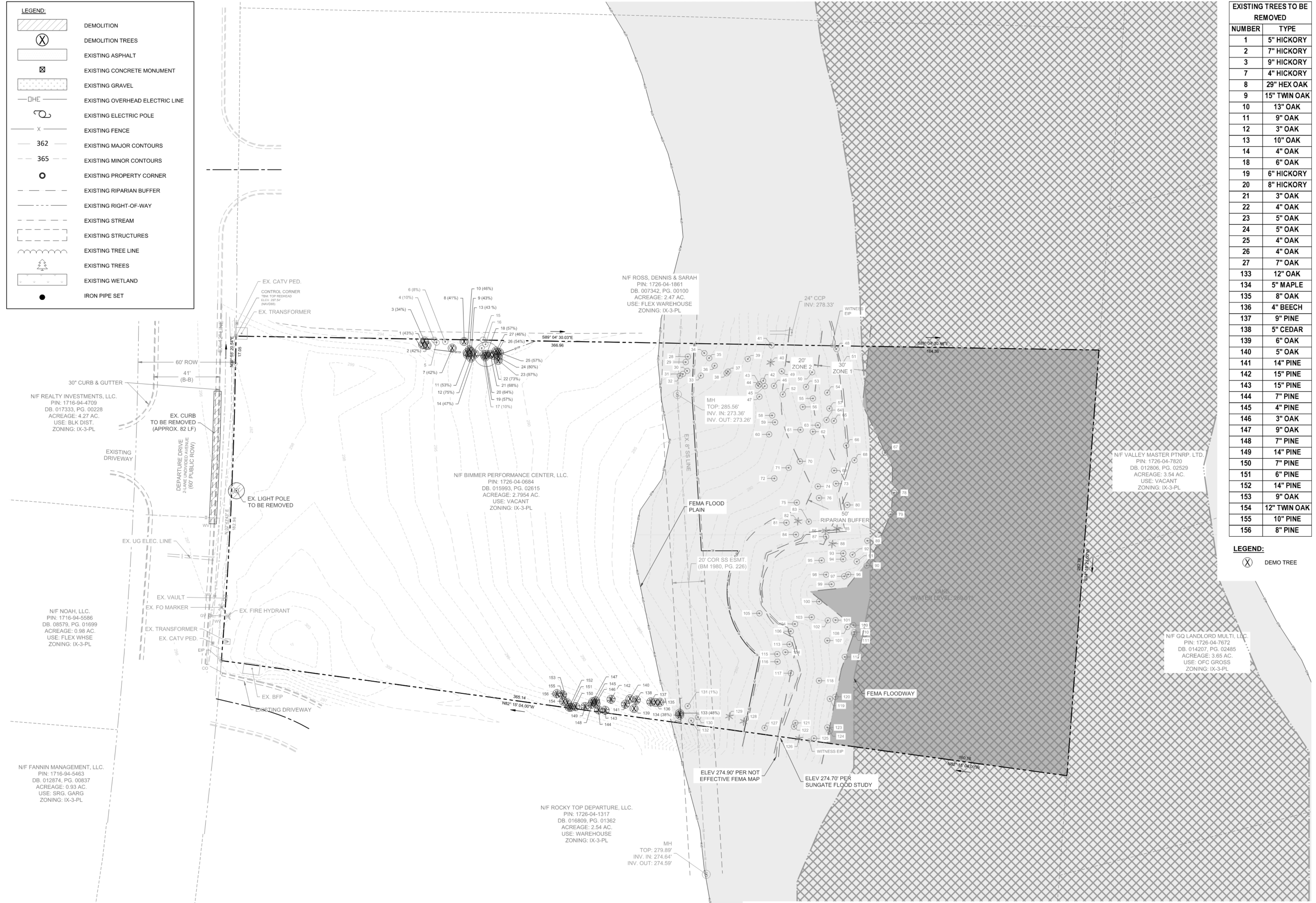
**NOTES:**  
1. ALL TREES THAT ARE TO BE REMOVED HAVE AN ENCROACHMENT OF 100% UNLESS OTHERWISE NOTED.



**NOTE:**

- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY BLAKELY DESIGN GROUP. CONTRACTOR TO CONFIRM ALL INFORMATION BEFORE CONSTRUCTION.
- NO BASAL AREA CALCS. REQUIRED PER ALAN MOORE ON 12.11.20.
- UNLESS OTHERWISE NOTED, TREES TO BE REMOVED HAVE A 100% ENCROACHMENT.

VERSION	SHEET NUMBER(S)	APPROVAL DATE
ORIGINAL (SR-69-17)	FULL SET	03.01.2018
PCR (SPR-0036-2021) DATED 03.12.21	FULL SET	
PCR (SPR-0036-2021) DATED 07.02.21	FULL SET	
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PCR (SPR-0036-2021) DATED 10.25.21	FULL SET	

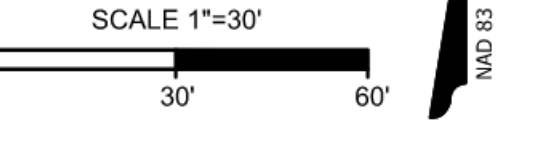


**CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION**

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW, AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.

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CITY OF RALEIGH DEVELOPMENT APPROVAL \_\_\_\_\_ (CITY OF RALEIGH REVIEW OFFICER)



**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.0080 Fax: 919.577.1081  
NCBELS FIRM No. C-2378



**BIMMER PERFORMANCE CENTER**  
5014 DEPARTURE DRIVE  
RALEIGH, NC 27616  
WAKE COUNTY

**EXISTING CONDITIONS & DEMOLITION PLAN**

Project Engineer:	SSL
Designed By:	SSL
Drawn By:	WKB
Checked By:	SSL
Scale:	AS SHOWN
Date:	02.19.21
Project #:	P200610
SHEET	C100

**SITE NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAY-DOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAY-DOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.
3. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
4. ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
6. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
7. ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
8. CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
9. ALL CURB TAPERS ARE SIX (6) FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
10. WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. THE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY.
11. MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.
12. SIGHT TRIANGLES - NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
13. HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING SPOT ELEVATIONS. IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE 1/12 FOR 6-FEET OR A MAXIMUM CROSS SLOPE OF 1:48 AND A 30" MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
14. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO CITY OF RALEIGH FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

**GENERAL NOTES:**

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION DEPARTMENT OF INSURANCE, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
2. EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY BIMMER AUTO THROUGH BLAKELY DESIGN GROUP, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY PROVIDED TO BATEMAN CIVIL SURVEY CO. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
7. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND THE TOWN OF FUQUAY-VARINA FOR APPROVAL. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE AND FUQUAY-VARINA'S APPROVAL.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

**RETAINING WALL NOTES:**

1. GEO GRIDS FOR RETAINING WALLS NOT ALLOWED TO ENCR OACH INTO PUBLIC RIGHT OF WAY OR PUBLIC EASEMENTS.
2. REFER TO STRUCTURALS (RW1.0 - RW6.0) FOR RETAINING WALL MATERIAL CHANGES AND HEIGHT SPECIFICATIONS.

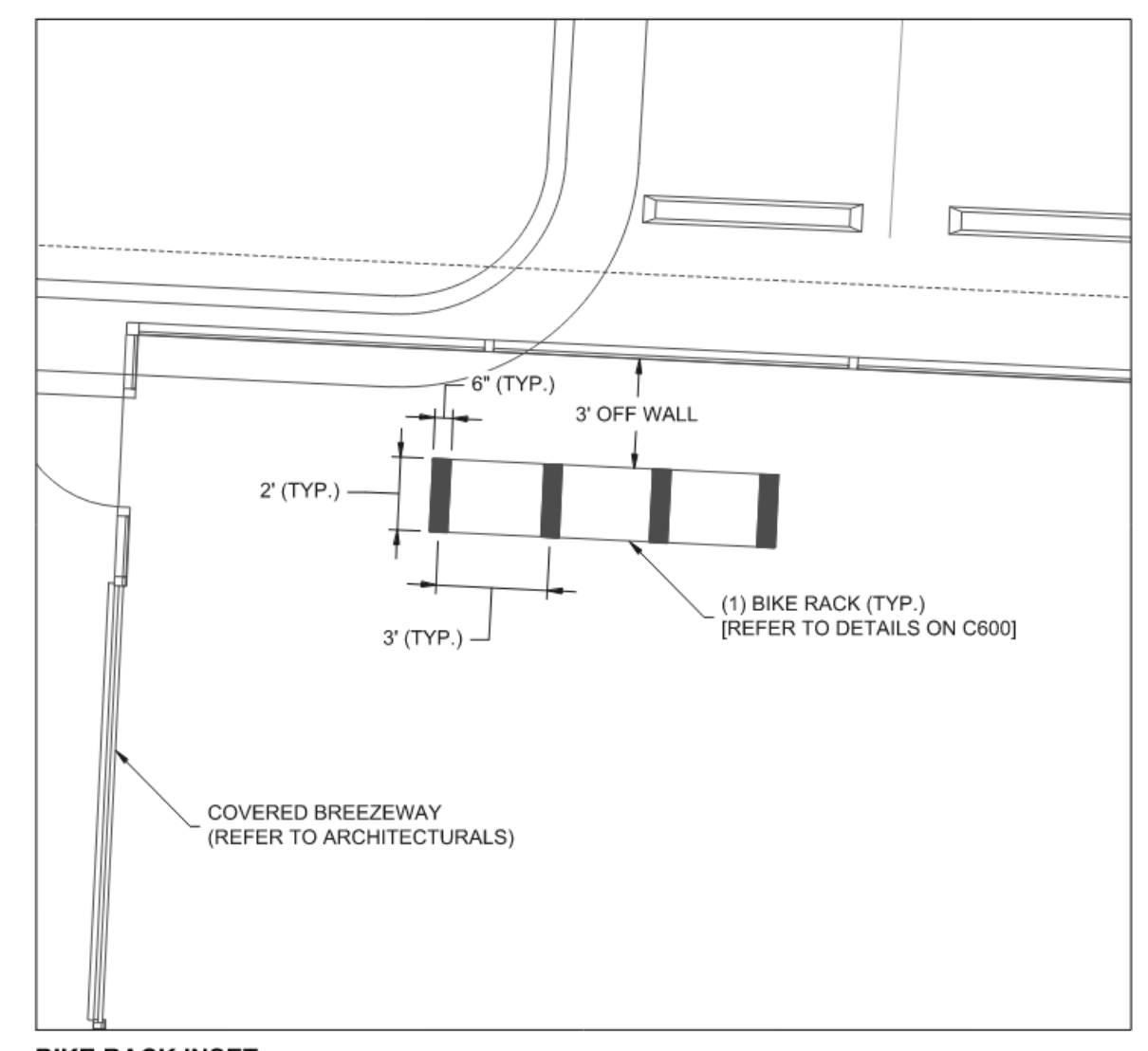
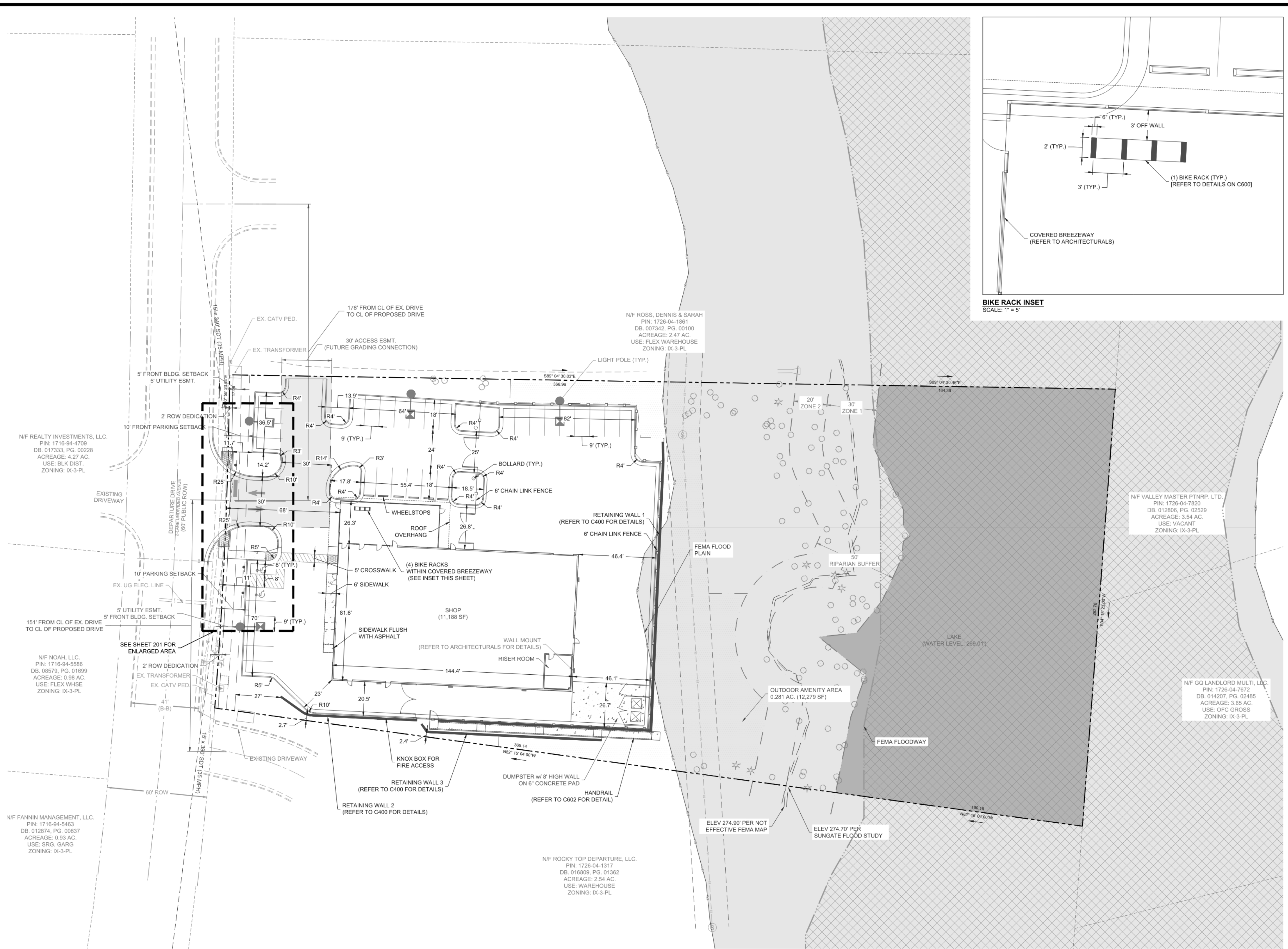
**RAMP NOTES:**

1. REFER TO C201 FOR RAMP DETAIL REFERENCES.

**LEGEND:**

	AMENITY AREA
	FLOOD PLAIN
	FLOOD WAY
	LAKE

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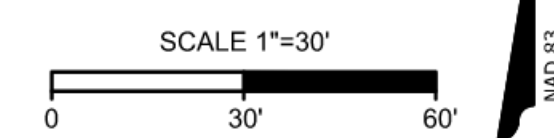


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CITY OF RALEIGH DEVELOPMENT APPROVAL (CITY OF RALEIGH REVIEW OFFICER)



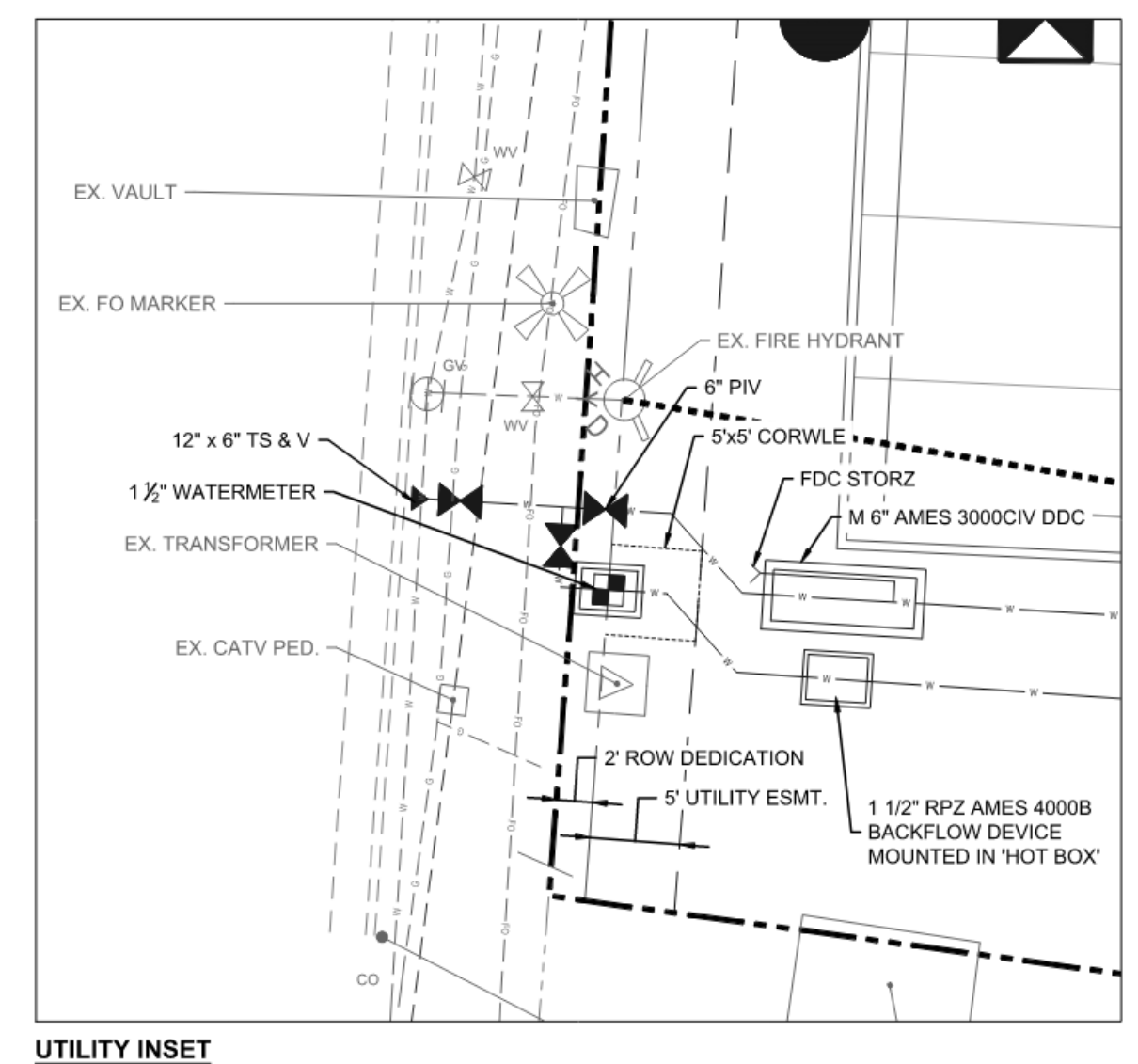
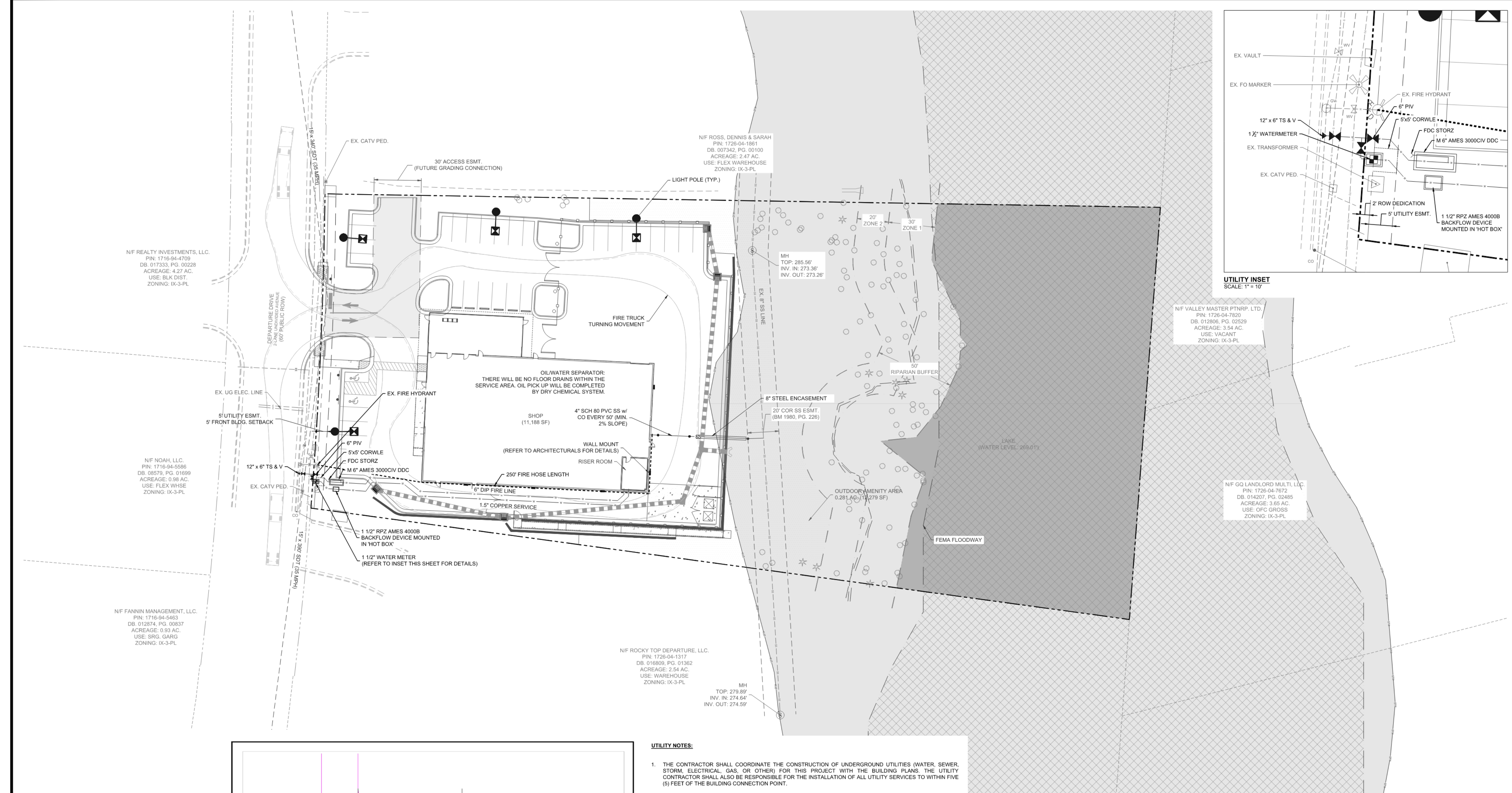
**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 2524 Reliance Avenue, Apex, North Carolina 27539  
 Phone: 919.577.1080 Fax: 919.577.1081  
 NGBELS FIRM No. C-2378



**BIMMER PERFORMANCE CENTER**  
 501-4 DEPARTURE DRIVE  
 RALEIGH, NC 27616  
 WAKE COUNTY

**SITE PLAN**

Project Engineer:	SSL
Designed By:	SSL
Drawn By:	WKB
Checked By:	SSL
Scale:	AS SHOWN
Date:	02.19.21
Project #:	P200610
SHEET	
C200	



N/F REALTY INVESTMENTS, LLC.  
 PIN: 1716-94-4709  
 DB: 017333, PG. 00228  
 ACREAGE: 4.27 AC.  
 USE: BLK DIST.  
 ZONING: IX-3-PL

N/F NOAH, LLC.  
 PIN: 1716-94-5589  
 DB: 08579, PG. 01699  
 ACREAGE: 0.98 AC.  
 USE: FLEX W/SE  
 ZONING: IX-3-PL

N/F FANNIN MANAGEMENT, LLC.  
 PIN: 1716-94-5463  
 DB: 012874, PG. 03837  
 ACREAGE: 0.93 AC.  
 USE: SRG, GARG  
 ZONING: IX-3-PL

N/F ROSS, DENNIS & SARAH  
 PIN: 1726-04-1861  
 DB: 007342, PG. 00100  
 ACREAGE: 2.47 AC.  
 USE: FLEX WAREHOUSE  
 ZONING: IX-3-PL

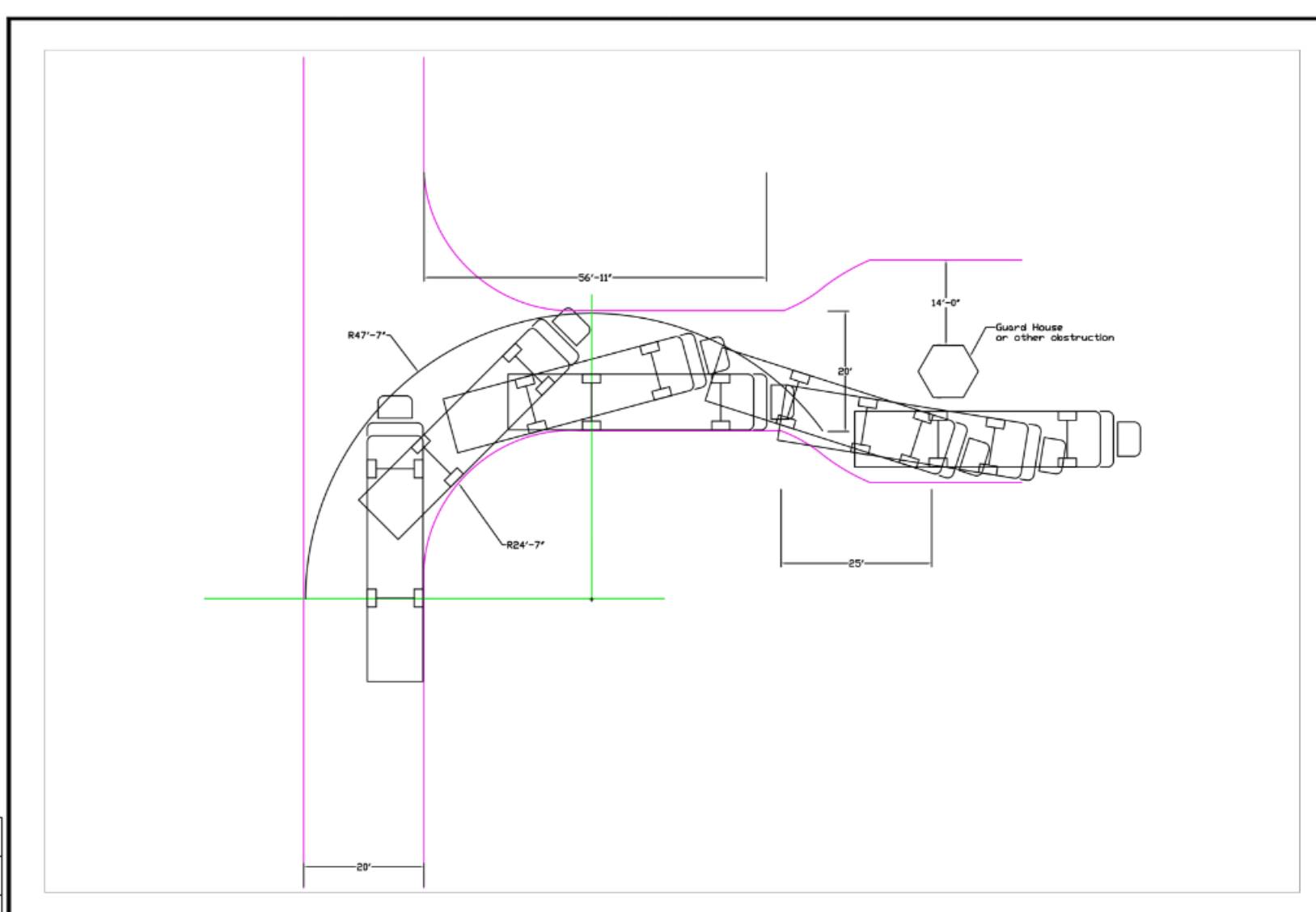
N/F VALLEY MASTER PTNRP, LTD.  
 PIN: 1726-04-7620  
 DB: 012806, PG. 02529  
 ACREAGE: 3.54 AC.  
 USE: VACANT  
 ZONING: IX-3-PL

N/F GO LANDLORD MULTI, LLC.  
 PIN: 1726-04-7672  
 DB: 014207, PG. 02485  
 ACREAGE: 3.65 AC.  
 USE: OFC CROSS  
 ZONING: IX-3-PL

N/F ROCKY TOP DEPARTURE, LLC.  
 PIN: 1726-04-1317  
 DB: 016809, PG. 01362  
 ACREAGE: 2.54 AC.  
 USE: WAREHOUSE  
 ZONING: IX-3-PL

**LEGEND:**

	AMENITY AREA
	FLOOD PLAIN
	FLOOD WAY
	LAKE



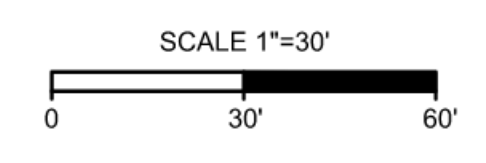
- UTILITY NOTES:**
- THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT.
  - THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
  - THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
  - THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.
  - THE CONTRACTOR SHALL NOT RE-USE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.
  - ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. DEPTHS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
  - ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE. WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER. WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.
  - UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREA, DRIVES, CURB AND GUTTER OR CONCRETE WALKS / PADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT / CONCRETE) CONDUIT SHALL BE INSTALLED FOR THE 'FUTURE' UTILITY INSTALLATION.
  - AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION, HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS, AND OTHER APPURTENANCES.

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**CITY OF RALEIGH FIRE DEPARTMENT**  
 FIRE PROTECTION DIVISION  
 303 WEST MARTIN ST. RALEIGH, NC 27602

DESCRIPTION: Apparatus Access Alternate

REVISIONS:

DATE: 11-21-06

DRAWING NO.: FP-29

**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 2524 Rollance Avenue, Apex, North Carolina 27539  
 Phone: 919.577.1080 Fax: 919.577.1081  
 NCBELS FIRM No. C-2378



**BIMMER PERFORMANCE CENTER**  
 5014 DEPARTURE DRIVE  
 RALEIGH, NC 27616  
 WAKE COUNTY

**UTILITY PLAN**

Project Engineer:	SSL
Designed By:	SSL
Drawn By:	WKB
Checked By:	SSL
Scale:	AS SHOWN
Date:	02.19.21
Project #:	P200610
SHEET	C300

**LEGEND:**

- EXISTING WETLAND
- PROPOSED POND
- EXISTING POND
- EXISTING RIPARIAN STREAM
- EXISTING RIPARIAN BUFFER
- RIGHT OF WAY
- PROPOSED FLOOD WAY
- PROPOSED EASEMENT
- 362 EXISTING MINOR CONTOURS
- 365 EXISTING MAJOR CONTOURS
- 362 PROPOSED MINOR CONTOURS
- 365 PROPOSED MAJOR CONTOURS
- CATCH BASIN
- STORM PIPE
- YARD INLET
- FLARED END SECTION

- LEGEND:**
- AMENITY AREA
  - FLOOD PLAIN
  - FLOOD WAY
  - LAKE

**GRADING & STORM DRAINAGE NOTES:**

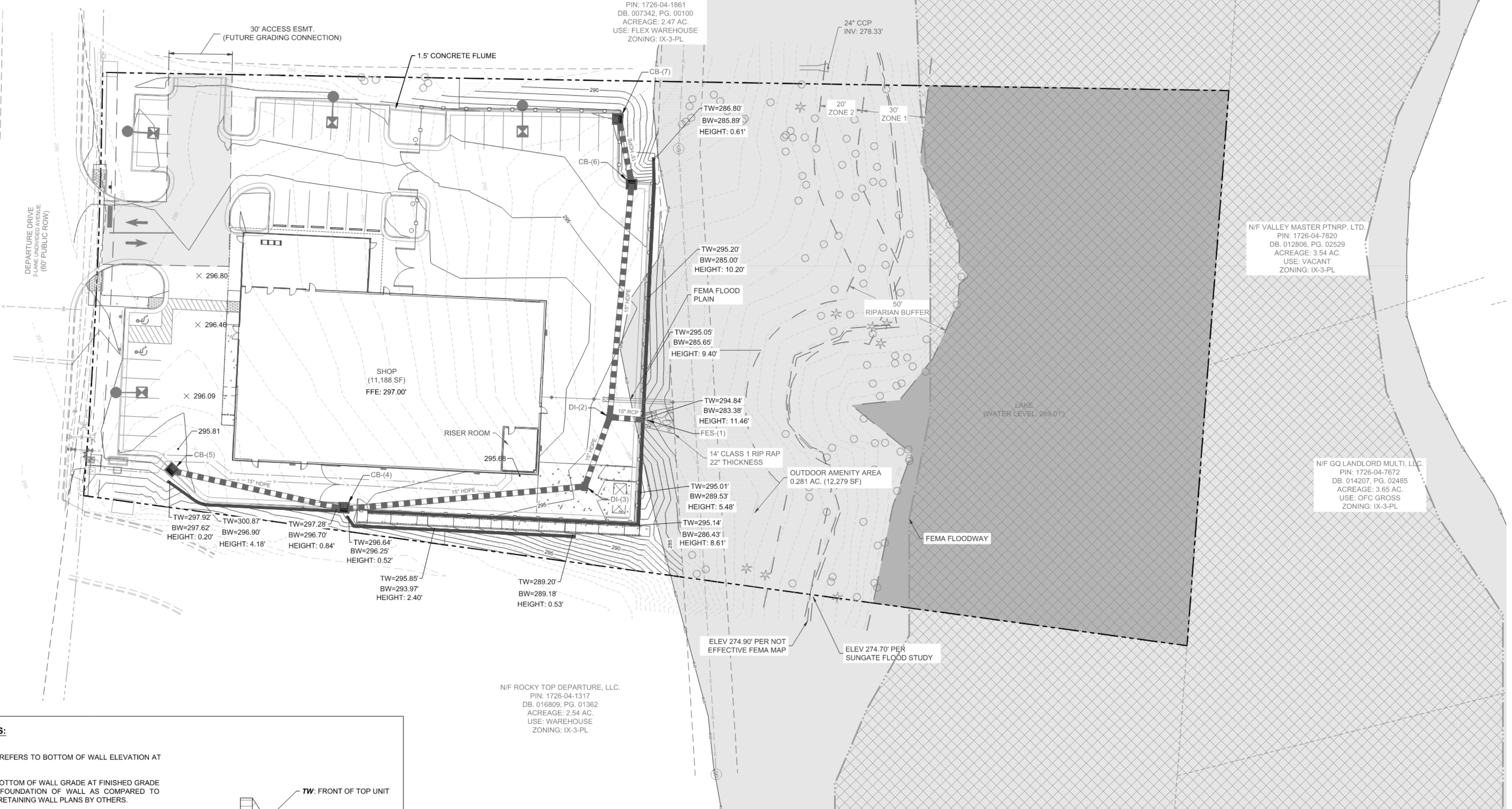
- CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5.0% AND SHALL NOT EXCEED A 2.0% CROSS SLOPE. HANDICAP RAMPS INDICATED ON PLANS SHALL BE A MAXIMUM OF 1/12 SLOPES WITH A MAXIMUM RISE OF 30" BETWEEN LANDINGS. NON-CURB CUT RAMPS SHALL HAVE HANDRAILS AND GUARDS PER DETAILS WITH 5' LANDINGS AT THE BOTTOM AND TOP OF RAMP.
- ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEWLY CONSTRUCTED STORM DRAINAGE IMPROVEMENTS AND RECEIVING STORM DRAINAGE SYSTEMS REMAIN CLEAN OF SEDIMENT AND DEBRIS. PRIOR TO OWNER ACCEPTANCE OF SYSTEM, THE CONTRACTOR SHALL COORDINATE AND PROVIDE A VISUAL OBSERVATION VIDEO OF ALL STORM DRAINAGE IMPROVEMENTS. THE VISUAL OBSERVATION SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE ENTIRE DRAINAGE VISUAL OBSERVATION.
- REFER TO THE EROSION CONTROL DETAILS SHEET FOR THE SEQUENCE OF CONSTRUCTION.
- INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.
- MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
- PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL UP TO TWO FEET OF FINISHED GRADE. COMPACT SOIL TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.
- CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
- CONTRACTOR SHALL SLOPE GRADES TO ASSURE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND WALLS.
- PROPOSED CURB TIE IN WITH DEPARTURE DRIVE. REMOVE ASPHALT OVERLAY OVER EXISTING CURB. TIE PROPOSED CURB WITH EXISTING CURB. CONTRACTOR TO CONFIRM ALL HORIZONTAL AND VERTICAL INFORMATION AND REPORT DISCREPANCIES TO ENGINEER.

**PROJECT NOTE:**

- THE TOTAL DRAINAGE AREA OF THIS FLOODPLAIN TO THIS SITE IS 400 ACRES. PER FEMA PANEL 3720171600J, MARSH CREEK, BASIN 18, STREAM 17, THEREFORE THIS SITE IS LESS THAN 1% (2.79400) OF THE FLOODPLAIN. DETENTION IS NOT PROPOSED FOR THIS SITE BY REASON OF NO DOWNSTREAM BENEFIT DUE TO THE PROXIMITY TO THE FEMA FLOODPLAIN.

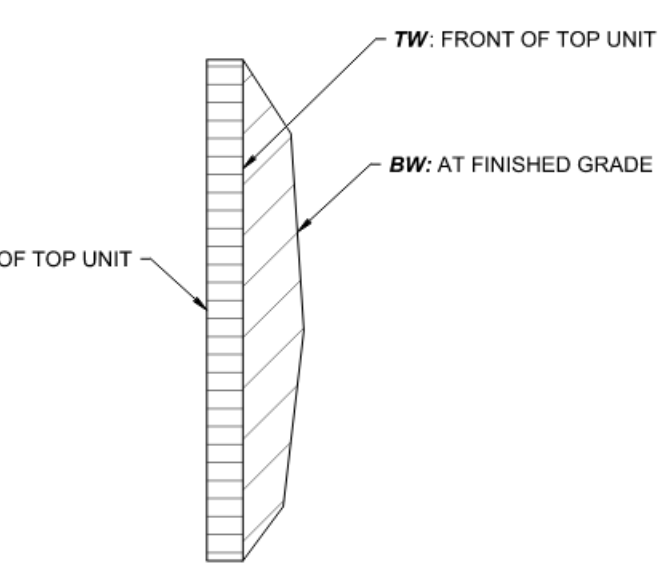
STORM STRUCTURE TABLE					
STRUCTURE	RIM EL.	STRUCTURE IN	INVERT IN	INVERT OUT	DETAIL
CB-(4)	296.62	CB-(5)	290.99	290.85	NCDOT 840.02
CB-(5)	296.13			292.00	NCDOT 840.02
CB-(6)	293.52	CB-(7)	289.25	289.15	NCDOT 840.02
CB-(7)	293.41			289.50	NCDOT 840.02
DI-(2)	294.25	DI-(3) CB-(6)	289.45 288.51	283.19	NCDOT 840.14
DI-(3)	294.74	CB-(4)	289.90	289.80	NCDOT 840.14
FES-(1)	284.94	DI-(2)	283.00		PIPE END

STORM SYSTEM DATA					
DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
CB-(7)	CB-(6)	15	30.60	0.84%	HDPE
CB-(6)	DI-(2)	15	111.03	0.58%	HDPE
CB-(5)	CB-(4)	15	83.59	1.20%	HDPE
CB-(4)	DI-(3)	15	114.18	0.83%	HDPE
DI-(3)	DI-(2)	15	34.81	0.99%	HDPE
DI-(2)	FES-(1)	15	17.19	1.07%	RCP



**SEGMENTAL BLOCK RETAINING WALL NOTES:**

- TW REFERS TO TOP OF WALL ELEVATION AND BW REFERS TO BOTTOM OF WALL ELEVATION AT FINISHED GRADE NOT FOOTING GRADE.
- IF STAKED BY BATEMAN CIVIL SURVEY COMPANY, BOTTOM OF WALL GRADE AT FINISHED GRADE WILL BE STAKED. ANY DIFFERENCES BETWEEN FOUNDATION OF WALL AS COMPARED TO FINISHED GRADE BOTTOM IS TO BE STATED SO ON RETAINING WALL PLANS BY OTHERS.
- IF WALL CONTRACTOR REQUIRES ADDITIONAL STAKING BEYOND WALL AT FINISHED GRADE THE WALL ENGINEER OR OTHERS WILL PROVIDE A CAD FILE FOR ALL WALL(S) NOTING LOCATION OF THE ITEMS TO BE STAKED. LOCATIONS WHERE WALL BREAKS OR CHANGES IN WALL ANGLES ARE TO BE NOTED ON THE CAD FILE.
- WALL BATTER ASSUMPTIONS
  - WALL 1 = 1/8" PER 8' VERTICAL RISE
  - WALL 2 = 1" PER 8' VERTICAL RISE
  - WALL 3 = 1" PER 8' VERTICAL RISE
- THE WALL CONTRACTOR OR WALL ENGINEER SHALL NOTIFY THE CIVIL ENGINEER IF THE RETAINING WALL BATTER MUST DEVIATE FROM THE ABOVE WALL ASSUMPTIONS AT THE TIME OF DESIGN FOR VERIFICATION TO MEET SITE DESIGN CRITERIA.
- PRIOR TO WALL STAKING A MEETING SHALL BE HELD BY THE SURVEYOR AND WALL CONTRACTOR TO DETERMINE STAKING CRITERIA.
- CONTRACTOR TO INSTALL TEMPORARY FENCING/BARRICADES DURING CONSTRUCTION UNTIL PERMANENT FENCING IS INSTALLED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES TO PERMANENT FENCING DURING CONSTRUCTION.

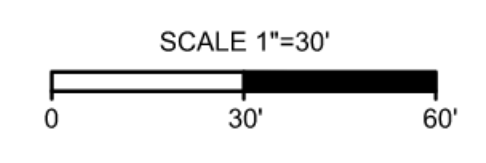


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**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.1080 Fax: 919.577.1081  
NGBELS FIRM No. C-2378



**BIMMER PERFORMANCE CENTER**  
5014 DEPARTURE DRIVE  
RALEIGH, NC 27616  
WAKE COUNTY

**GRADING PLAN**

Project Engineer: *SSL*  
Designed By: *SSL*  
Drawn By: *WKB*  
Checked By: *SSL*  
Scale: *AS SHOWN*  
Date: *02.19.21*  
Project #: *P200610*  
SHEET  
C400



**Tree Conservation Plan Data Sheet**  
**UDO Article 9.1 Tree Conservation**  
 (Include applicable information on the plan sheet)

Project Name: **BIMMER PERFORMANCE CENTER**

Gross Site Acres: **2.79** ac

Right-of-way to be dedicated with this project: **0.01** ac

Net Site Acres: **2.78** ac

	Number of Acres	Percent of Tract
<b>UDO 9.1.4.A. Primary Tree Conservation Areas</b>		
1. Primary Tree Conservation Area - SHOD 1	0	0 %
1. Primary Tree Conservation Area - SHOD 2	0	0 %
2. Primary Tree Conservation Area - Parkway Frontage	0	0 %
3. Primary Tree Conservation Area - CM	0	0 %
4. Primary Tree Conservation Area - MPOD	0	0 %
5. Primary Tree Conservation Area - Champion Tree XX" dbh species	0	0 %
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	0.13	5 %
7. Primary Tree Conservation Area - 45% Slopes	0	0 %
8. Primary Tree Conservation Area - Thoroughfare	0	0 %
<b>Subtotal of Primary Tree Conservation Areas:</b>	<b>0.13</b>	<b>5 %</b>

**UDO 9.1.4.D.2 Tree Conservation Area - Greenway** 0 ac 0 %

**UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas**  
 (Include perimeter buffers and their alternate compliance areas) **0.15** ac **6 %**

**UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas**  
 (Include individual trees and their alternate compliance areas) 0 ac 0 %

**Subtotal of Secondary Tree Conservation Areas:** 0.15 ac 5 %

**TOTAL ALL TREE CONSERVATION AREA PROVIDED:** 0.28 ac 10 %

**UDO 9.1.9. Watershed Protection Overlay Districts**

UWPOD - Wooded Area (preserved)	0	0 %
UWPOD - Wooded Area (planted)	0	0 %
FWPOD - Wooded Area (preserved)	0	0 %
FWPOD - Wooded Area (planted)	0	0 %
SWPOD - Wooded Area (preserved)	0	0 %
SWPOD - Wooded Area (planted)	0	0 %

**TREE CONSERVATION DATA:**

TOTAL SITE AREA: 2.78 AC.

REQUIRED TREE CONSERVATION AREA: (0.28 AC.) 10%

PROVIDED TREE CONSERVATION AREA: (0.28 AC.) 10%

**LEGEND:**

PRIMARY TREE CONSERVATION AREA (NEUSE BUFFER - ZONE 2)

SECONDARY TREE CONSERVATION AREA (UDO 9.1.4.B.1a & b)

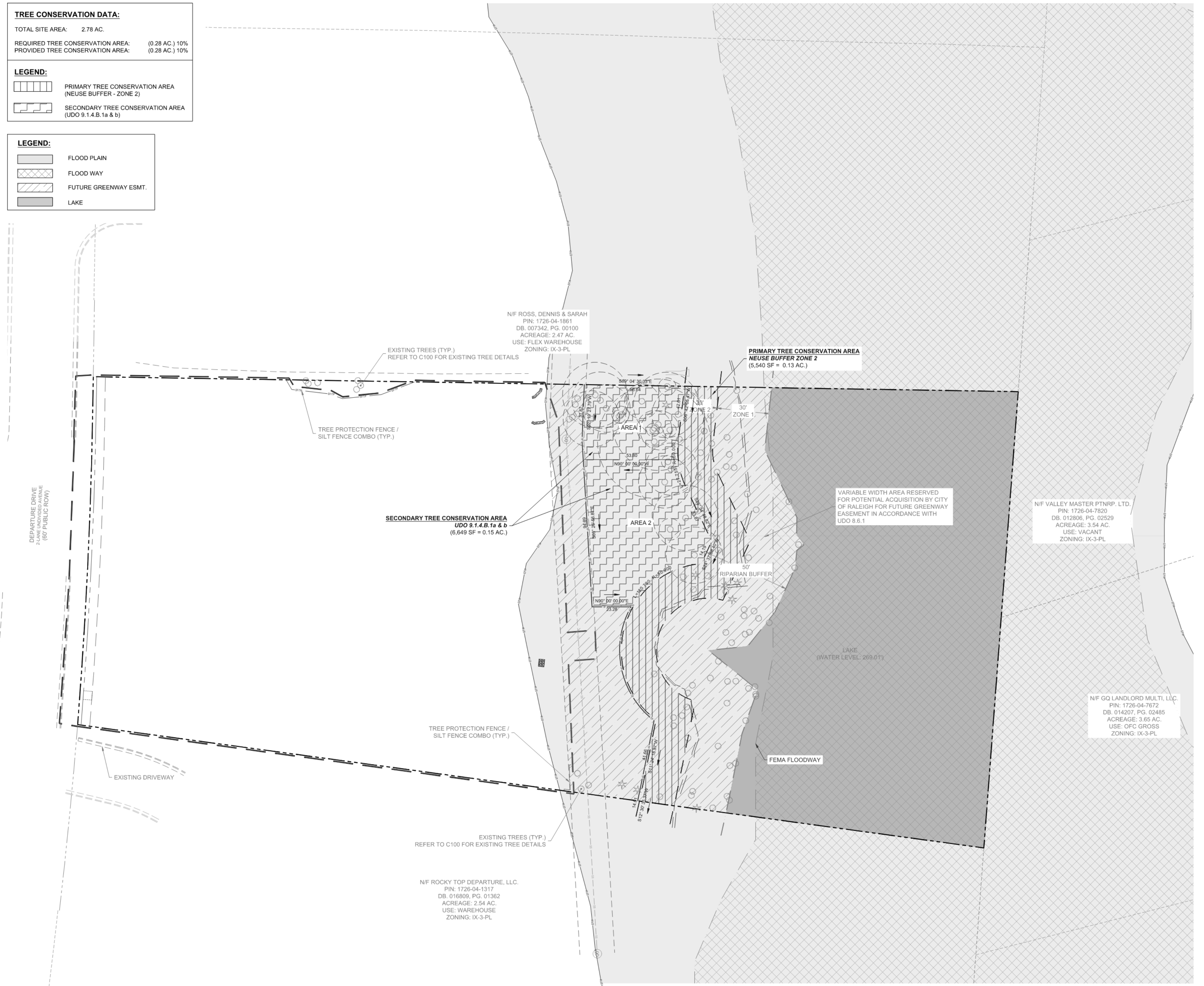
**LEGEND:**

FLOOD FLAIN

FLOOD WAY

FUTURE GREENWAY ESMT.

LAKE



\* TREE CONSERVATION NUMBERS MATCH APPROVED SR-69-17.

N/F NOAH, LLC.  
 PIN: 1716-94-5586  
 DB: 08579, PG. 01699  
 ACREAGE: 0.98 AC.  
 USE: FLEX WHSE  
 ZONING: IX-3-PL

N/F FANNIN MANAGEMENT, LLC.  
 PIN: 1716-94-5463  
 DB: 012874, PG. 00837  
 ACREAGE: 0.93 AC.  
 USE: SRG, GARG  
 ZONING: IX-3-PL

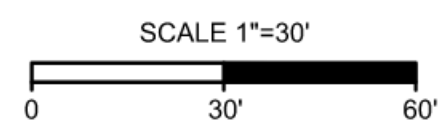
N/F ROCKY TOP DEPARTURE, LLC.  
 PIN: 1726-04-1317  
 DB: 016808, PG. 01362  
 ACREAGE: 2.54 AC.  
 USE: WAREHOUSE  
 ZONING: IX-3-PL

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**BIMMER PERFORMANCE CENTER**  
 5014 DEPARTURE DRIVE  
 RALEIGH, NC 27616  
 WAKE COUNTY

**TREE CONSERVATION PLAN**

Project Engineer: **SSL**  
 Designed By: **SSL**  
 Drawn By: **WKB**  
 Checked By: **SSL**  
 Scale: **AS SHOWN**

Date: **02.19.21**

Project #: **P200610**

SHEET  
**L100**

TC-17-19 (SEC. D.5)

- UNLESS OTHERWISE NOTED BELOW, ALL TREES PLANTED IN ACCORDANCE WITH THE DESIGN ALTERNATES TO THE UDO SHALL BE SHADE TREES.
- WHERE OVERHEAD UTILITIES EXIST, (1) UNDERSTORY SHALL BE PLANTED EVERY 20' O.C., ON AVERAGE, REQUIRED UNDERSTORY TREES MAY BE INSTALLED WITHIN GSI PRACTICES. UP TO 20% OF REQUIRED UNDERSTORY TREES MAY BE OFFSET BY INSTALLING VEGETATED GSI PRACTICES, SUCH AS STORMWATER PLANTER BOXES. A MAINTENANCE PLAN MUST BE APPROVED FOR THE GSI PRACTICE ACCORDING TO SEC. 9.2.2.D (REFER TO MAINTENANCE NOTES THIS SHEET).
- ALL REQUIRED STREET TREES MUST MEET THE DESIGN AND INSTALLATION REQUIREMENTS OF THE UDO. IF A GSI PRACTICE IS PART OF AN APPROVED STORMWATER MANAGEMENT PLAN FOR THE SITE, REQUIRED STREET TREES MAY BE INSTALLED WITHIN THE GSI PRACTICE. A MAINTENANCE PLAN MUST BE APPROVED FOR THE GSI PRACTICE (REFER TO MAINTENANCE NOTES THIS SHEET).
- STREET TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- WHERE DEVELOPMENT ABUTS A STREET CONTROLLED BY THE NCDOT, AND WHEN PERMITTED BY THE NCDOT, THE LOCATION PRIORITY FOR STREET TREES SHALL BE HIGHEST TO LOWEST AS FOLLOWS:
  - AS SET FORTH IN THE RESPECTIVE TYPICAL STREET TYPE CROSS-SECTION DESCRIBED IN THE UDO.
  - IF AT LEAST 3.5' EXIST BETWEEN THE SIDEWALK AND BACK OF CURB, STREET TREES SHALL BE PLACED BETWEEN THE SIDEWALK AND BACK OF CURB.
  - IF NO BUILDING IS CONSTRUCTED WITHIN 10' OF THE RIGHT-OF-WAY LINE, AND IF THERE EXISTS NO LESS THAN 3.5' BETWEEN THE SIDEWALK AND OUTER RIGHT-OF-WAY LINE.
  - IF NONE OF THE ABOVE CAN BE MET, IF THE NCDOT DOES NOT ALLOW THE LOCATION OF STREET TREES IN THE RIGHT-OF-WAY, STREET TREES SHALL BE PLACED ON PRIVATE PROPERTY WITHIN 5' OF THE RIGHT-OF-WAY LINE, WHERE THE UTILITY EASEMENT IS NO LONGER REQUIRED.
- WHERE DEVELOPMENT ABUTS A STREET CONTROLLED BY THE CITY OF RALEIGH, THE LOCATION PRIORITY FOR STREET TREES SHALL BE HIGHEST TO LOWEST AS FOLLOWS:
  - AS SET FORTH IN THE RESPECTIVE TYPICAL STREET TYPE CROSS-SECTION DESCRIBED IN THE UDO.
  - IF AT LEAST 3.5' EXIST BETWEEN THE SIDEWALK AND BACK OF CURB, STREET TREES SHALL BE PLACED BETWEEN THE SIDEWALK AND BACK OF CURB.
  - IF AT LEAST 3.5' EXIST BETWEEN SIDEWALK AND RIGHT-OF-WAY LINE AND NO BUILDING IS CONSTRUCTED WITHIN 10' OF THE RIGHT-OF-WAY LINE, THEN BETWEEN THE SIDEWALK AND RIGHT-OF-WAY LINE, AND
  - IF NONE OF THE ABOVE CONDITIONS ARE MET, STREET TREES SHALL BE PLACED ON PRIVATE PROPERTY WITHIN 15' OF THE RIGHT-OF-WAY LINE.
  - IF AN EXISTING OBSTRUCTION PREVENTS THE INSTALLATION OF STREET TREES IN PRIORITY LEVELS (A), (B) OR (C) ABOVE, AND THE COST OF RELOCATING SUCH OBSTRUCTION EXCEEDS THE FEE-IN-LIEU COST FOR INSTALLING STREET TREES, THEN STREET TREES SHALL BE PLACED IN THE NEXT HIGHEST PRIORITY LOCATION.
- IF STREET TREES ARE PLACED ON PRIVATE PROPERTY IN ACCORDANCE WITH SUBSECTIONS D.4 AND D.5 ABOVE, THE GENERAL UTILITY EASEMENT SHALL NOT BE REQUIRED. THE UTILITIES THAT WOULD OTHERWISE BE PLACED WITHIN THE EASEMENT SHALL BE PLACED WITHIN THE LANDSCAPE STRIP WITHIN THE RIGHT-OF-WAY.
- NO INSTALLATION OF STREET TREES SHALL BE REQUIRED WHERE APPLICATION OF SEC. 8.4.1.D.4 OR 8.4.1.D.5 REQUIRES INSTALLATION OF STREET TREES ON PRIVATE PROPERTY WHERE THE SITE IS SUBJECT TO ANY ONE OR MORE OF THE FOLLOWING:
  - PARKWAY (PK) FRONTAGE ZONING DESIGNATION.
  - SHOD-1 OR SHOD-2 ZONING DESIGNATION.
  - METRO PARK OVERLAY ZONING DESIGNATION.
  - ANY WATERFED PROTECTION OVERLAY ZONING DESIGNATION.
  - ANY WATERFED PROTECTION OVERLAY ZONING DESIGNATION.
  - TREE CONSERVATION AREA ALONG STREET FRONTAGE.
  - THE APPLICATION OF A ZONING CONDITION REQUIRES BUFFERING ALONG THE STREET FRONTAGE AT A STANDARD WIDTH AND VEGETATIVE DENSITY THAT IS EQUAL OR GREATER TO THE WIDTH AND VEGETATIVE DENSITY STANDARDS OF A TYPE C2 STREET PROTECTIVE YARD, OR
  - THE PROPOSED USE OF THE PROPERTY REQUIRES INSTALLATION OF A TYPE C2 STREET PROTECTIVE YARD.

PLANT TYPE	SYMBOL	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES	MATURE HEIGHT / CROWN SPREAD
LARGE MATURING TREES		4	NYS	Nyssa sylvatica	Black Gum	B&B	3 CAL	10' MIN.	MATCHED	35' / 30' MIN. CROWN
		5	QUC	Quercus coccinea	Scarlet Oak	B&B	3 CAL	10' MIN.	MATCHED	35' / 30' MIN. CROWN
		5	QUL	Quercus laurifolia	Laurel Oak	B&B	3 CAL	10' MIN.	MATCHED	35' / 30' MIN. CROWN
SHRUBS		49	ICB	Ilex cornuta 'Burfordi Nana'	Dwarf Burford Holly	CONT.		18' MIN.	MATCHED	3' / 3' MIN. CROWN
		16	ICS	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	CONT.		18' MIN.	MATCHED	3' / 3' MIN. CROWN

STREETS TREES (STREET DESIGN MANUAL)

- AVENUE 2 LANE (UNDIVIDED) (3.2.2)
- MINIMUM PLANTING AREA: 6'
  - TREE SPACING: 40' O.C. AVG.
- PLANTING AREA - SEGMENT A (40 LF)
- 1 TREE REQUIRED  
1 TREE PROVIDED
- PLANTING AREA SEGMENT B (79 LF)
- 2 TREES REQUIRED  
3 TREES PROVIDED

VEHICULAR PARKING LOT LANDSCAPING (UDO - SECTION 7.1.7)

- MULTIPLE PLATTED LOTS CONTAINED ON A SINGLE SITE PLAN AND ANY SEPARATE PARKING AREAS CONNECTED WITH A DRIVE ISLE ARE CONSIDERED A SINGLE PARKING LOT.
- AT LEAST 1 TREE PARKING AREA WITH 10 SPACES OR LESS.
- ALL SURFACE PARKING AREAS OF ANY SIZE WITHIN ANY DISTRICT WITH FRONTAGE ON ANY PORTION OF A STREET RIGHT-OF-WAY (NOT INCLUDING AN ALLEY) MUST BE SCREENED ALONG THE STREET EDGE BY A TYPE C3 STREET PROTECTIVE YARD UNDER SECTION 7.2.4.B.

- PERIMETER ISLANDS (5' MIN.)
- 30 SHRUBS / 100 LF (18' MIN.)
  - IN LIEU OF PLANTING A HEDGE, A WALL AT LEAST 3' MAY BE INSTALLED
  - SIDEWALKS: 5' MIN. WHILE REMAINING PLANTING AREA SHALL BE NO LESS THAN 5' WIDE

- INTERIOR ISLANDS (5' MIN. @ 300 SF)
- 1 ISLAND / 10 SPACES
- MEDIAN ISLANDS (6' WIDE)
- 1 ISLAND / 8 PARKING ROWS
  - SIDEWALKS: 5' MIN. WHILE REMAINING PLANTING AREA SHALL BE NO LESS THAN 5' WIDE

- TREE COVERAGE
- 1 TREE / INTERIOR ISLAND
  - 1 TREE / 2,000 SF OF PARKING AREA (44,625 SF)
  - 23 TREES REQUIRED
  - 10 TREES PROVIDED + 20 EXISTING TREES WITHIN 10' OF CURB

LANDSCAPING & SCREENING (UDO - ARTICLE 7.2)

- STREET PROTECTIVE YARDS:
- TYPE C3
- 10' MIN. WIDTH
  - IN LIEU OF PLANTING SHRUBS, A 3.5' WALL MAY BE INSTALLED
  - 30 SHRUBS / 100' (3.5' MIN. HEIGHT)

- SEGMENT A - 48 LF
- 14 SHRUBS REQUIRED
  - 15 SHRUBS PROVIDED

- SEGMENT B - 100 LF
- 30 SHRUBS REQUIRED
  - 33 SHRUBS PROVIDED

- SCREENING (UDO - SECTION 7.2.5)
- DRIVE-THRU FACILITIES:
- SCREENING MUST BE A CONTINUOUS COMPACT EVERGREEN HEDGE (36" MIN.)
  - REFER TO SECTION FOR ALTERNATIVES TO HEDGING

- LOADING AREAS:
- 50 SF OR LARGER MUST BE SCREENED FROM ADJACENT PROPERTY / PUBLIC STREET ROW FOR THEIR ENTIRE LENGTH
  - PLANTING MATERIAL MUST BE PROVIDED SO THAT NO MORE THAN 1/2 OF THE SURFACE AREA OF THE SCREENING WALL IS VISIBLE AT THE TIME OF MATURITY OF THE PLANTS
  - SCREENING MAY ALSO BE ACCOMPLISHED WITH EVERGREEN PLANT MATERIAL THAT CAN BE EXPECTED TO REACH A HEIGHT OF 8' WITHIN (3) YEARS OF PLANTING

- MECHANICAL EQUIPMENT:
- GROUND MOUNTED EQUIPMENT SCREENING SHALL BE AS HIGH AS THE HIGHEST POINT OF THE EQUIPMENT BEING SCREENED

LEGEND:

	AMENITY AREA
	FLOOD PLAIN
	FLOOD WAY
	LAKE

VERSION	SHEET NUMBER(S)	APPROVAL DATE
ORIGINAL (SR-69-17)	FULL SET	03.01.2018
PCR (SPR-0036-2021) DATED 03.12.21	FULL SET	
PCR (SPR-0036-2021) DATED 07.02.21	FULL SET	
PCR (SPR-0036-2021) DATED 07.02.21	FULL SET	
PCR (SPR-0036-2021) DATED 10.25.21	FULL SET	

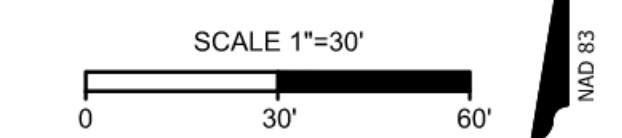


CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW, AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.

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CITY OF RALEIGH DEVELOPMENT APPROVAL (CITY OF RALEIGH REVIEW OFFICER)



**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 2524 Reliance Avenue, Apex, North Carolina 27539  
 Phone: 919.577.1080 Fax: 919.577.1081  
 NCBELS FIRM No. C-2378

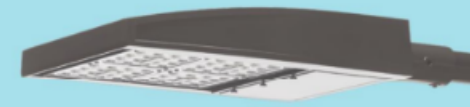


**BIMMER PERFORMANCE CENTER**  
 5014 DEPARTURE DRIVE  
 RALEIGH, NC 27616  
 WAKE COUNTY

LANDSCAPE PLAN

Project Engineer:	SSL
Designed By:	SSL
Drawn By:	WKB
Checked By:	SSL
Scale:	AS SHOWN
Date:	02.19.21
Project #:	P200610
SHEET	L101

Outdoor Lighting  
Shoobox LED



The energy-efficient Shoobox LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoobox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it. Available in black, dark bronze, gray or white with one to four fixtures per pole.

LED (Light Emitting Diode)  
150, 220, 420, 530 watts

Mounting heights 25', 30', 35'

Colors Black, Bronze, Gray, White

Poles Fiberglass (1 or 2 fixtures per pole), Decorative tapered metal, Decorative square metal

Note: 35' pole available in black or bronze only.

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll free at 866.769.6417.



Outdoor Lighting  
Shoobox LED

Light source: LED (white)  
Replacement for: LED Wattage 150 - 250-watt HPS and metal halide; LED Wattage 205 - up to 400-watt metal halide; LED Wattage 530 - 1,000-watt metal halide

Warm-up and restrike time: Instant on (no warm-up or restrike time)

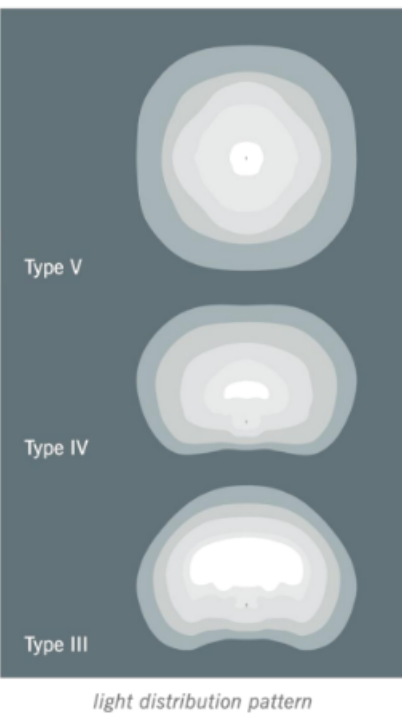
Wattage	BUG Rating	Light Pattern	Lumens	Color Temp
LED 150	B5-UO-G3	IESNA Type V (circular)	19580	4,000K
LED 150	B3-UO-G4	IESNA Type IV (forward throw)	18459	
LED 150	B2-UO-G3	IESNA Type III (oval)	19006	
LED 220	B5-UO-G3	IESNA Type V (circular)	25870	
LED 220	B3-UO-G4	IESNA Type IV (forward throw)	24394	
LED 220	B2-UO-G4	IESNA Type III (oval)	25114	
LED 420	B5-UO-G5	IESNA Type V (circular)	48514	
LED 420	B3-UO-G5	IESNA Type IV (forward throw)	43765	
LED 530	B5-UO-G5	IESNA Type V (circular)	60296	
LED 530	B3-UO-G5	IESNA Type IV (forward throw)	54395	

\* These are approximate replacement suggestions; actual conditions could be different.

Poles available:	Mounting height	Color
Round tapered decorative metal*	35'	Black, Bronze
Decorative square metal*	25' and 30'	Black, Bronze, Gray, White
Fiberglass	30'	Black (1 or 2 fixtures per pole), Gray (1 or 2 fixtures per pole)

Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

\*2" raised foundation available when required on metal poles only.



NIF REALTY INVESTMENTS, LLC.  
PIN: 1716-94-4709  
DB: 017333, PG: 00228  
ACREAGE: 4.27 AC.  
USE: BULK DIST.  
ZONING: IX-3-PL

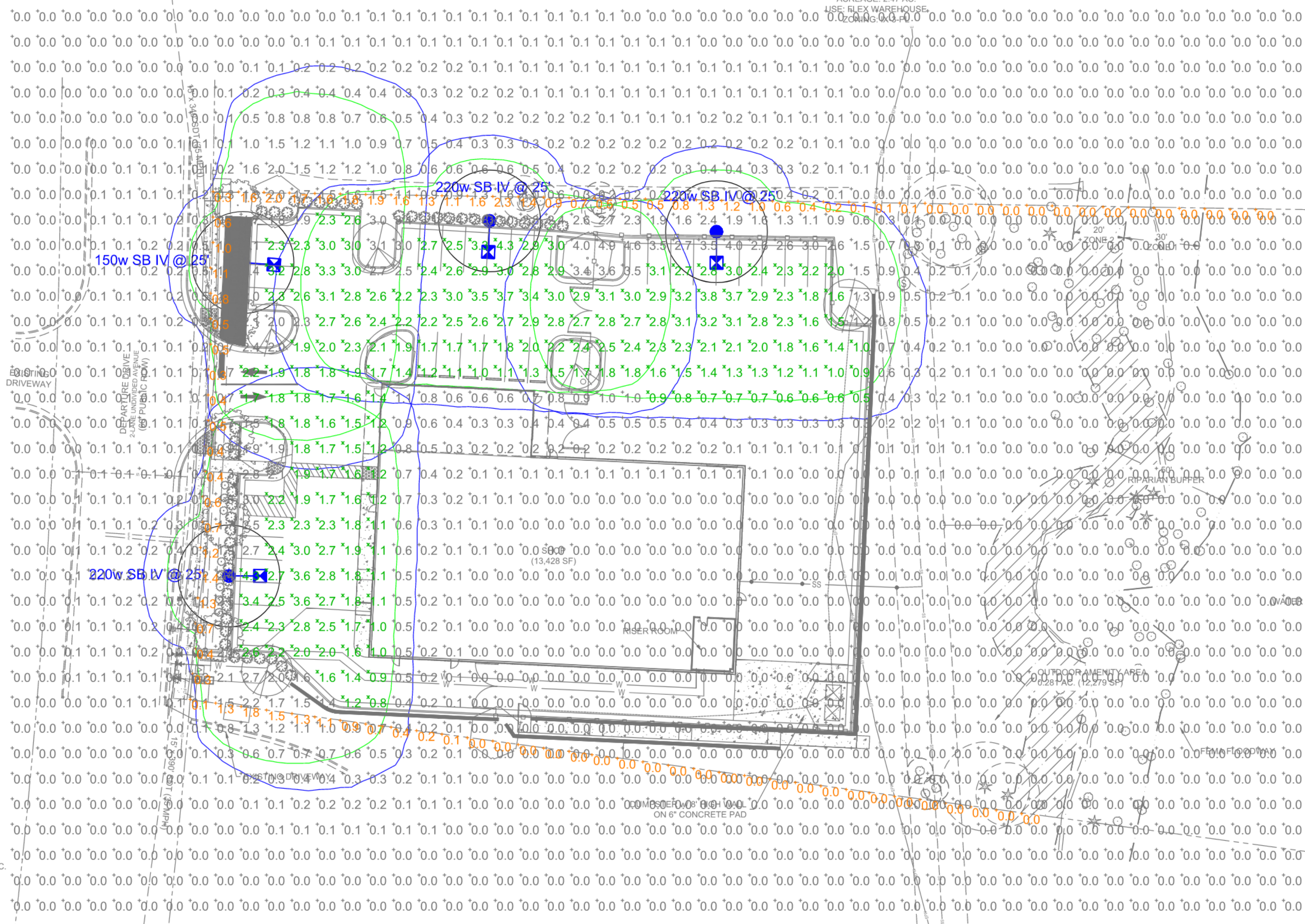
NIF NOAH, LLC.  
PIN: 1716-94-5598  
DB: 08579, PG: 01699  
ACREAGE: 0.98 AC.  
USE: FLEX W/HSR  
ZONING: IX-3-PL

NIF FANNIN MANAGEMENT, LLC.  
PIN: 1716-94-5463  
DB: 012874, PG: 00837  
ACREAGE: 0.93 AC.  
USE: SRG, GARG  
ZONING: IX-3-PL

NIF ROSS, DENNIS & SARAH  
PIN: 1726-04-1861  
DB: 007342, PG: 00100  
ACREAGE: 9.47 AC.  
USE: FLEX WAREHOUSE  
ZONING: IX-3-PL

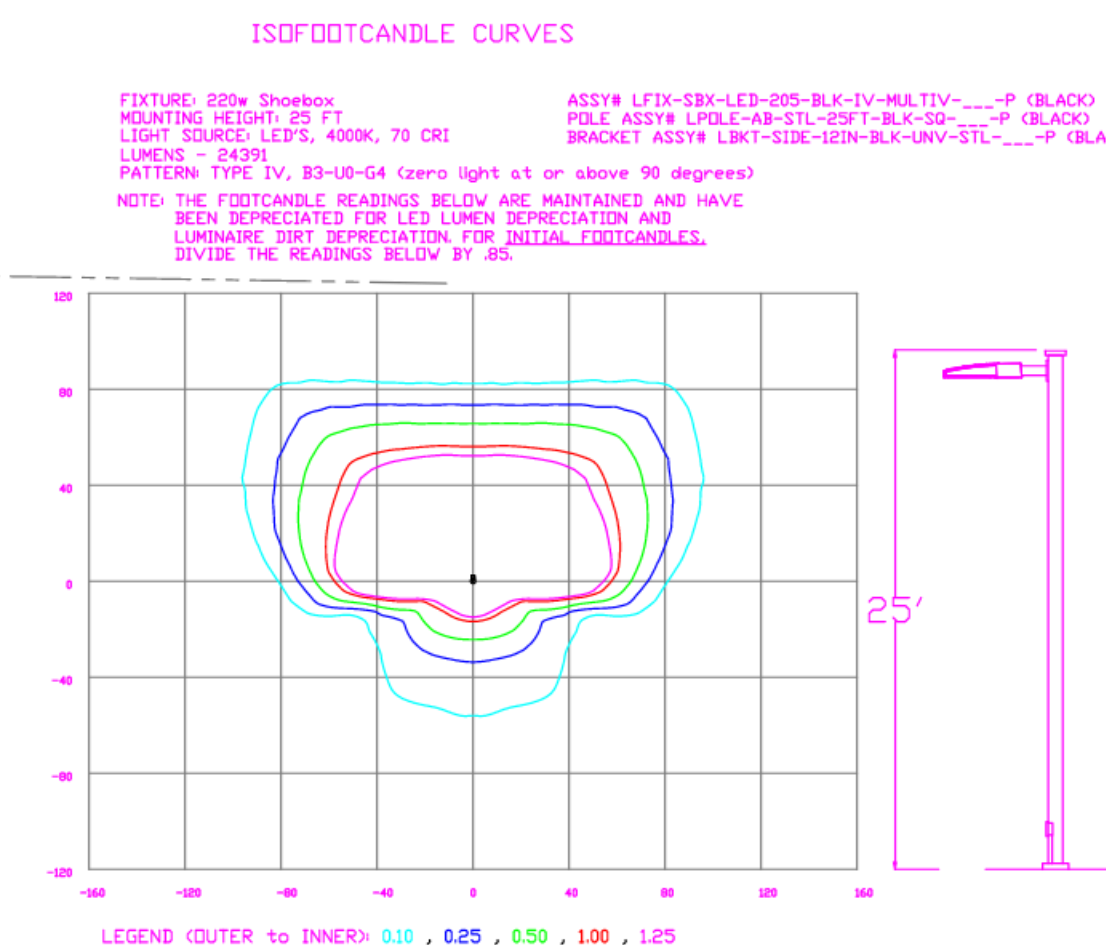
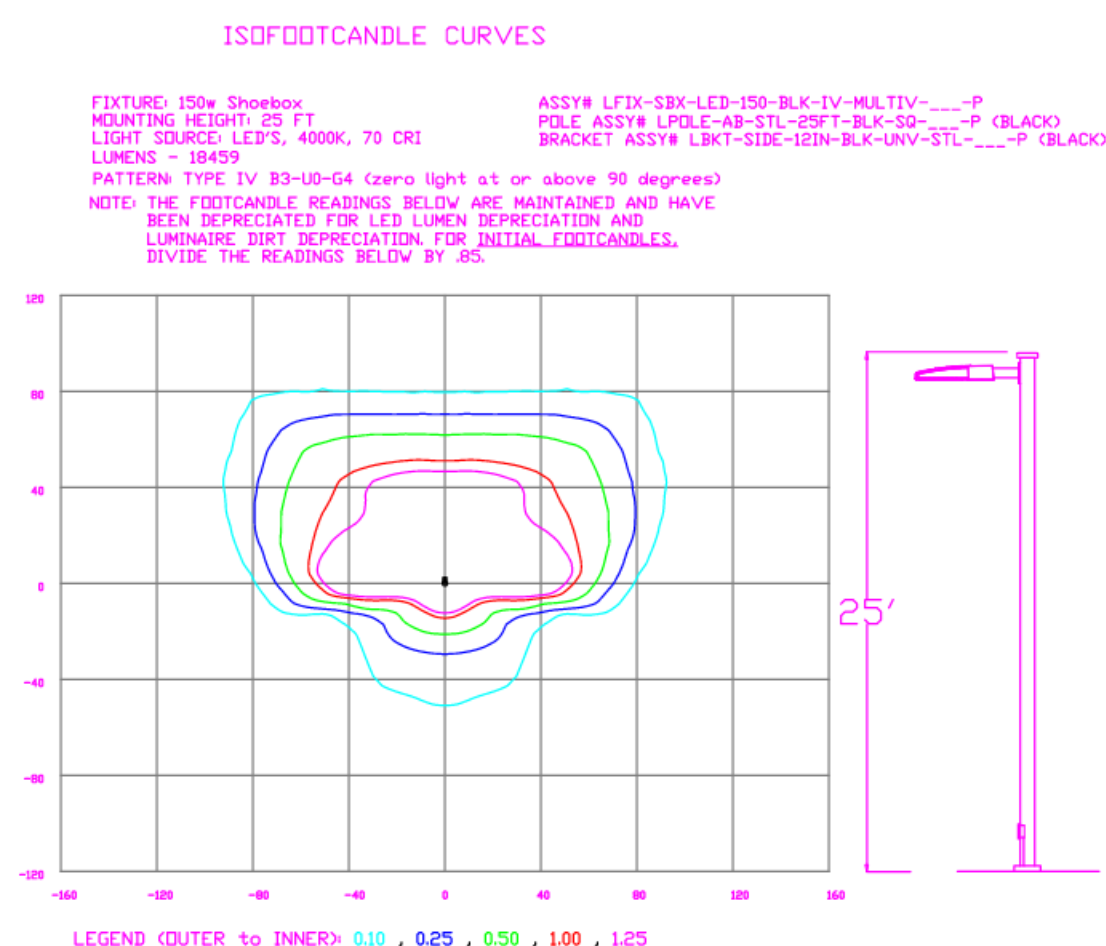
NIF ROCKY TOP DEPARTURE, LLC.  
PIN: 1726-04-1317  
DB: 016809, PG: 01382  
ACREAGE: 2.54 AC.  
USE: WAREHOUSE  
ZONING: IX-3-PL

NIF GO LANDLOR  
PIN: 1726-04-1317  
DB: 014207, F  
ACREAGE: 1.0  
USE: OFC  
ZONING: I

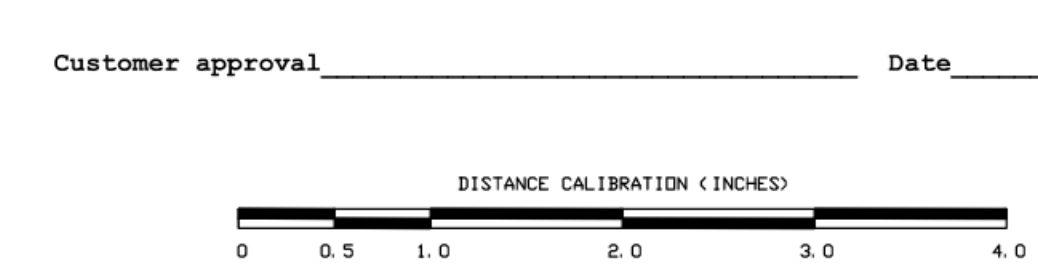


Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Grid	+	0.4 fc	4.9 fc	0.0 fc	N/A	N/A
Parking	X	2.1 fc	4.3 fc	0.5 fc	8.6:1	4.2:1
Property Line	+	0.5 fc	2.3 fc	0.0 fc	N/A	N/A

Symbol	Label	QTY	Description	Number Lamps	Lumens per Lamp	LLF
⊗	220w SB IV	3	LED 220w Shoobox - Type IV - 4000K	64	381	0.85
⊗	150w SB IV	1	LED 150w Shoobox - Type IV - 4000K	48	385	0.85

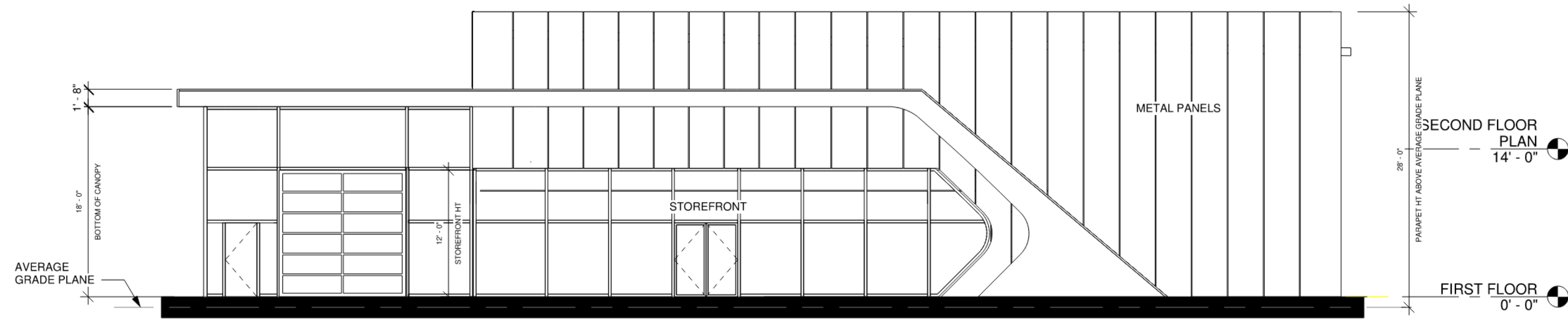


**LIGHTING DESIGN TOLERANCE**  
The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy Progress. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

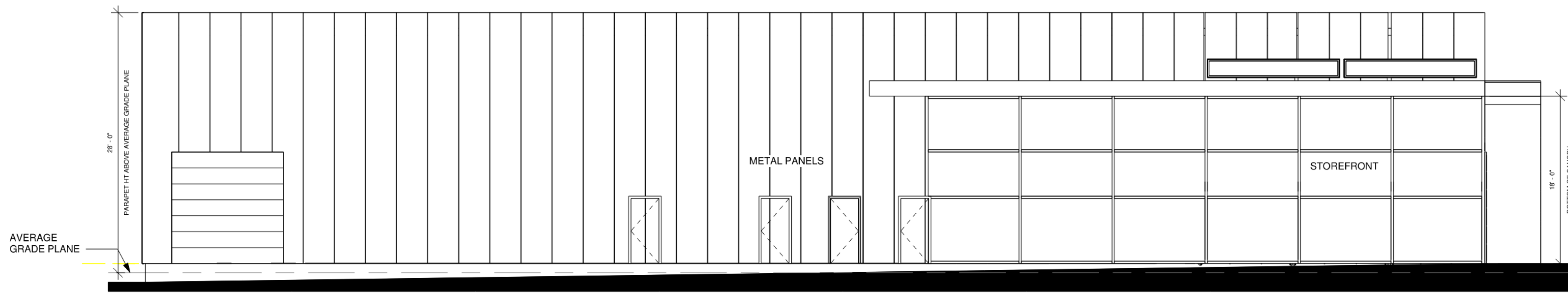


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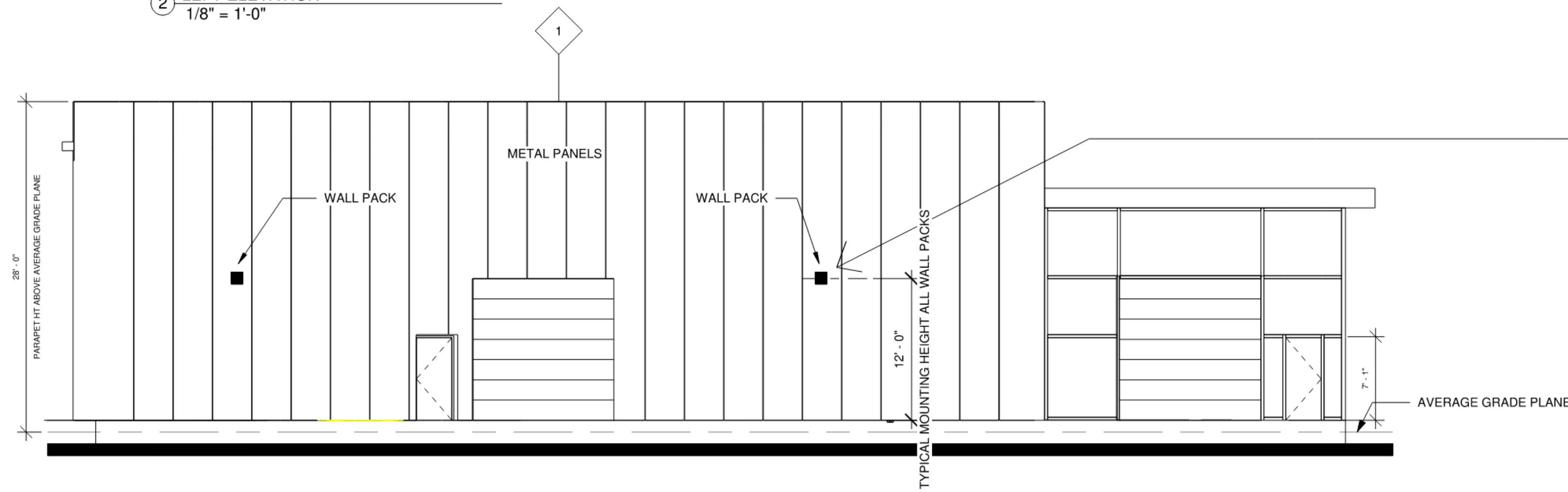
BIMMER PERFORMANCE
Raleigh, NC
SITE LIGHTING PLAN
Designed by DEP LIGHTING SOLUTIONS
Reviewed by N. Johnson Scale 1" = 30'
Date: 01/13/2021 Size: Arch D
Description: LED 150w & 220w Shoobox
Drawing No.: 20-0419B Sht. 1 OF 2



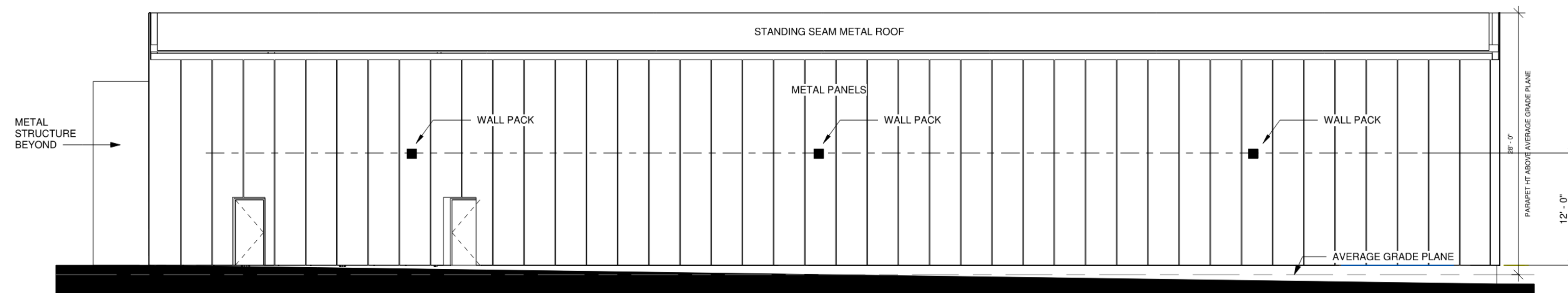
① FRONT ELEVATION  
1/8" = 1'-0"



② LEFT ELEVATION  
1/8" = 1'-0"



③ REAR ELEVATION  
1/8" = 1'-0"



④ RIGHT ELEVATION  
1/8" = 1'-0"

**WDGE2 LED**  
Architectural Wall Sconce

**Specifications**

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight:	13.5 lbs
(without options)	

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BIMMER PERFORMANCE  
CENTER

5014 DEPARTURE DRIVE  
RALEIGH, NC

919-550-7717  
Tony@TonyJohnsonArchitect.com  
104 North Lombard St  
Cary, NC 27520  
TonyJohnsonArchitect.com

**TONY  
JOHNSON**  
ARCHITECTURE

DATE 08-05-2021

PROJECT # 2020-125

ELEVATIONS

SHEET

**A-1.0**