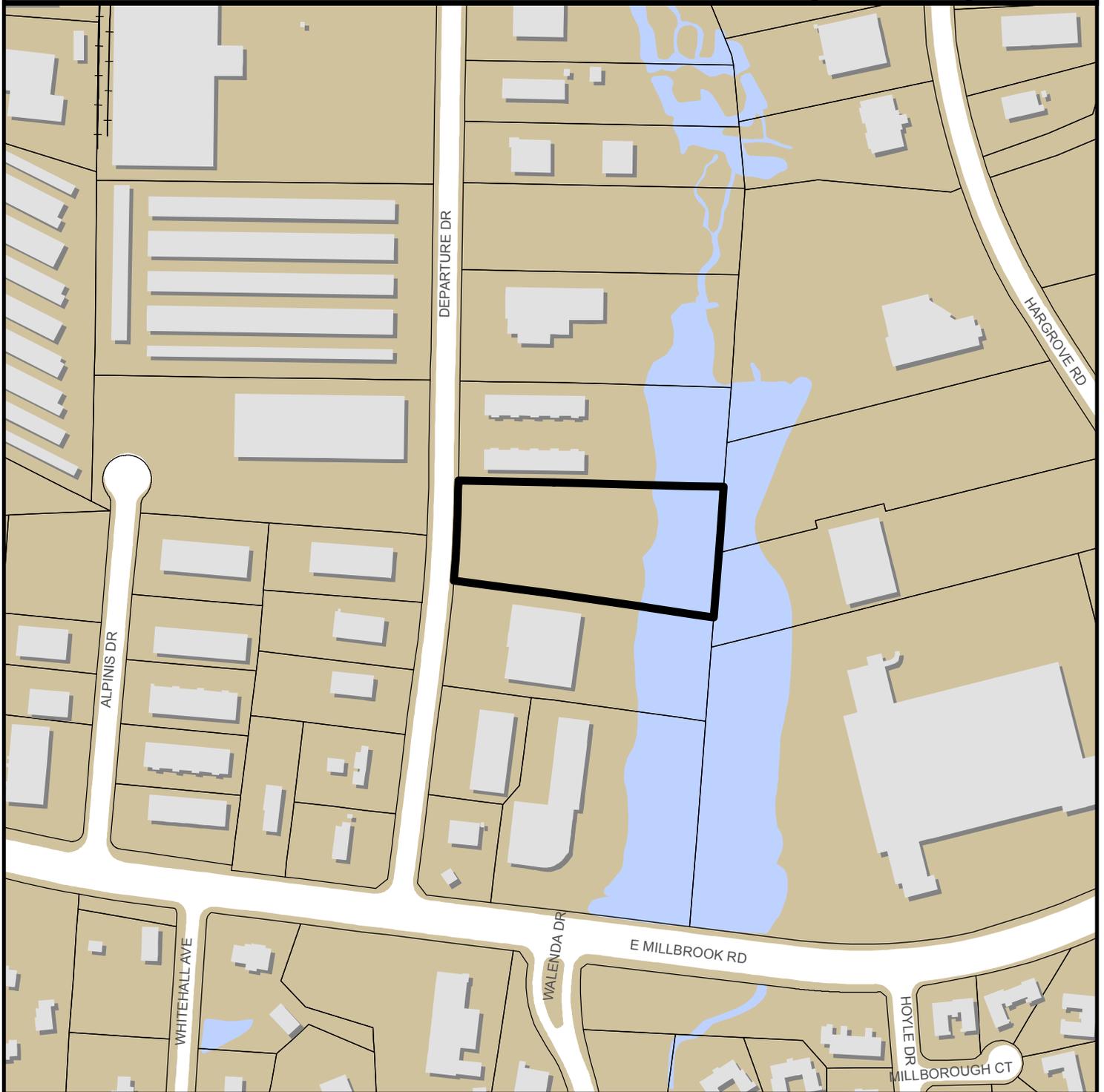


# BIMMER PERFORMANCE CENTER SR-69-2017



0 300 600 Feet

Zoning: **IX-3-PL**

CAC: **North**

Drainage Basin: **Marsh Creek**

Acreage: **2.8**

Sq. Ft.: **11,520**

Planner: **Daniel Stegall**

Phone: **(919) 996-2712**

Applicant: **Taylor Blakely**

Phone: **(919) 870-1868**





# Administrative Approval Action

**Bimmer Performance Auto Center: SR-69-17, AA#3740, Transaction# 525736**

**City of Raleigh**  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the east side of Departure Drive and north of the intersection of Millbrook Road and Departure Drive. The address of the site is 5014 Departure Drive and the PIN number is 1726-04-0684.

**REQUEST:** Development of a 2.79 acre tract for an auto repair service center in a Industrial Mixed Use zone with a Parking Limited Frontage (IX-3-PL). The facility is 13,047 square feet which includes a enclosed drop off area, office and shop.

**DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** This lot fronts on Departure Drive for access and the design adjustment requesting relief from block perimeter is due to the buildout of adjacent lots and the Neuse River Buffer within the rear of the property which limits any additional access from being provided.

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Taylor Blakely of Blakely Design Group.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

**Note:** *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

### **PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:**

#### **ENGINEERING**

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

#### **STORMWATER**

2. A 100-year floodplain analysis to establish Zone A Base Flood Elevation shall be submitted and approved by the Engineering Services Department prior to the issuance of a mass grading permit or other site permit, whichever comes first.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

#### **URBAN FORESTRY**

3. Obtain required stub and tree impact permits from the City of Raleigh.
4. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
5. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.



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## PRIOR TO ISSUANCE OF BUILDING PERMITS:

### GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombination's, Right-of-Way and/or Easement Dedications, and Tree Save Areas.
2. Provide fire flow analysis.
3. All maps for recording shall show area reserved for future greenway easement acquisition by the City.

### ENGINEERING

4. Dedication of ½- 64' right-of-way to the City of Raleigh is required along Departure Drive frontage and shall be shown on a map approved for recordation.
5. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
6. A construction surety for incomplete public improvements will be required based on 125% of construction costs and is to be paid and agreement approved

### STORMWATER

19. Next Step: The flood prone areas, as approved by the City Stormwater Engineer, must be shown on the preliminary plan and shall be shown on the recorded map;

### URBAN FORESTRY

20. A final inspection of required tree conservation areas by Urban Forestry staff must be completed.
21. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

### Prior to issuance of building occupancy permit:

1. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
2. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
3. Next Step: All street lights and street signs required as part of the development approval are installed.
4. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.



# Administrative Approval Action

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AA#3740, Transaction# 525736

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5. Next Step: Final inspection of all required Tree Conservation and right of way trees by Urban Forestry Staff.

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

**3-Year Expiration Date:** 3-1-2021

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

**4-Year Completion Date:**

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

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) \_\_\_\_\_

Date: 3/1/18

Staff Coordinator: Daniel L. Stegall

# SITE PLANS FOR

# BIMMER PERFORMANCE CENTER

## 5014 DEPARTURE DRIVE

**Administrative Site Review Application**  
(for UDO Districts only)

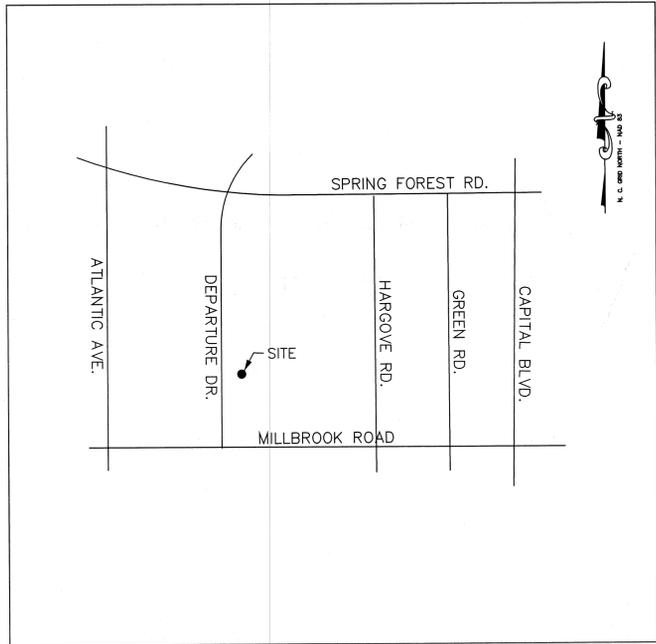


Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2855 (ext. 919-996-1831)  
Litchford Satellite Office | 18320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4300

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

<p><b>BUILDING TYPE</b></p> <p><input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse</p> <p><input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot</p>	<p><b>FOR OFFICE USE ONLY</b></p> <p>Transaction Number _____ Assigned Project Coordinator _____ Assigned Team Leader _____</p>
<p>Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # _____</p>	
<p><b>GENERAL INFORMATION</b></p>	
<p>Development Name: <b>Bimmer Performance Center</b></p>	
<p>Zoning District: <b>IX-3-PL</b>    Overlay District (if applicable): _____    Inside City Limits? <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>	
<p>Proposed Use: <b>Auto Service</b></p>	
<p>Property Address(es): <b>5014 Departure Drive</b>    Major Street Locator: <b>Millbrook Road</b></p>	
<p>Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:</p>	
<p>P.I.N. <b>1726-04-0684</b>    P.I.N. _____    P.I.N. _____    P.I.N. _____</p>	
<p>What is your project type? <input type="checkbox"/> Apartment    <input type="checkbox"/> Elderly Facilities    <input type="checkbox"/> Hospitals    <input type="checkbox"/> Hotels/Motels    <input type="checkbox"/> Office    <input type="checkbox"/> Retail    <input type="checkbox"/> Industrial Building</p> <p><input type="checkbox"/> Mixed Residential    <input type="checkbox"/> Non-Residential Condo    <input type="checkbox"/> School    <input type="checkbox"/> Shopping Center    <input type="checkbox"/> Squares    <input type="checkbox"/> Warehouse    <input type="checkbox"/> Warehouse/Industrial Building</p> <p><input type="checkbox"/> Duplex    <input type="checkbox"/> Telecommunications Tower    <input type="checkbox"/> Religious Institutions    <input type="checkbox"/> Residential Condo    <input type="checkbox"/> Retail    <input type="checkbox"/> Cottage Court</p> <p><input type="checkbox"/> Other: if other, please describe: _____</p>	
<p><b>WORK SCOPE</b>    Per City Code Section 10-2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. <b>New building construction &amp; site improvements</b></p>	
<p><b>DESIGN ADJUSTMENT OR ADMIN ALTERNATE</b>    Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative Act</p>	
<p><b>CLIENT/DEVELOPER/OWNER</b></p> <p>Company: <b>Bimmer Performance Center, LLC</b>    Name: <b>Dan Conner</b> Address: <b>3200 Spottswood St., Ste 102, Raleigh, N. C. 27615</b> Phone: <b>919-501-2090</b>    Email: <b>dan@bimmerperformancecenter.com</b>    Fax: _____</p>	
<p><b>CONSULTANT (Contact Person for Plans)</b></p> <p>Company: <b>Blakely Design Group</b>    Name: <b>B. Taylor Blakely</b> Address: <b>700 Exposition Pl., ste 105, Raleigh, N.C. 27615</b> Phone: <b>919-412-5415</b>    Email: <b>taylor@blakelydesign.net</b>    Fax: _____</p>	

PAGE 1 OF 3    WWW.RALEIGHNC.GOV    REVISION 05.13.16



VICINITY MAP  
NOT TO SCALE

SR-69-2017    TRANSACTION # 525736

INDEX OF SHEETS	
EXISTING CONDITIONS	EX.0
SITE STAKING PLAN	C1.0
GRADING & DRAINAGE PLAN	C2.0
LANDSCAPE PLAN	C3.0
UTILITY PLAN	C4.0
TREE CONSERVATION PLAN	C5.0
CONSTRUCTION DETAILS	C6.0
CONSTRUCTION DETAILS	C6.1
STORM WORKSHEETS	
SITE LIGHTING PLAN (Duke Energy)	
RECORDED PLAT	
PRELIMINARY BUILDING ELEVATIONS -A-1 & A-2	

PREPARED BY

**BLAKELY DESIGN GROUP**  
 700 EXPOSITION PLACE, SUITE 105  
 RALEIGH, N. C. 27615  
 (919) 870-1868 FAX 870-0752  
 taylor@blakelydesign.net

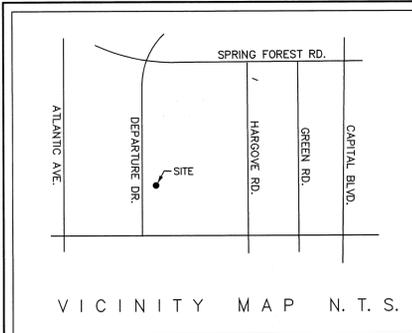
**SOLID WASTE SERVICES STATEMENT**

THIS SITE IS PROVIDING A DUMPSTER.  
THE OWNER AND DESIGNER HAS REVIEWED THE CITY OF RALEIGH "SOLID WASTE DESIGN MANUAL" AND WE ARE PROVIDING A DUMPSTER.

PRELIMINARY NOT FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDOT AND CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
<b>Zoning Information</b>	<b>Building Information</b>
Zoning District(s) <b>IX-3-PL</b>	Proposed building use(s) <b>auto service</b>
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross <b>0</b>
Overlay District	Proposed Building(s) sq. ft. gross <b>15,447</b>
Total Site Acres: Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>2.79 ac.</b>	Total sq. ft. gross (existing & proposed) <b>15,447</b>
Off street parking: Required <b>20</b> Provided <b>35</b>	Proposed height of building(s) <b>27'</b>
COA (Certificate of Appropriateness) case # <b>n/a</b>	# of stories <b>1</b>
BOA (Board of Adjustment) case # <b>n/a</b>	Ceiling height of 1 <sup>st</sup> floor <b>12'</b>
CUD (Conditional Use District) case # <b>n/a</b>	
<b>Stormwater Information</b>	
Existing Impervious Surface <b>0</b> acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface <b>1.03 ac.</b> acres/square feet	If Yes, please provide:
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils (F10R) <input type="checkbox"/> Flood Study <input type="checkbox"/>
<b>FOR RESIDENTIAL DEVELOPMENTS</b>	
1. Total # of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br    2br    3br    4br or more
2. Total # of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2,2,7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>SIGNATURE BLOCK (Applicable to all developments)</b>	
<p>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 as shown on this proposed development plan as approved by the City.</p>	
<p>I hereby designate <b>B. Taylor Blakely</b> 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.</p>	
<p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p>	
Signed:	Date: <b>8-16-17</b>
Printed Name: <b>DAN CONNER</b>	
Signed: _____	Date: _____
Printed Name: _____	



CURVE DATA					
NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DIST.	DELTA
C-1	2894.79	182.96	N 02°43'43" E	182.93	03°37'17"

LINE DATA		
NUMBER	BEARING	DIST.
L-1	N 00°55'21" E	17.05'

1' CONTOURS  
 BASE ELEVATION: NAVD 88  
 PLAT REFERENCE  
 BOM 1975, PG. 401 W.C.R.  
 BOM 1980, PG. 224 W.C.R.  
 BOM 1997, PG. 92 W.C.R.

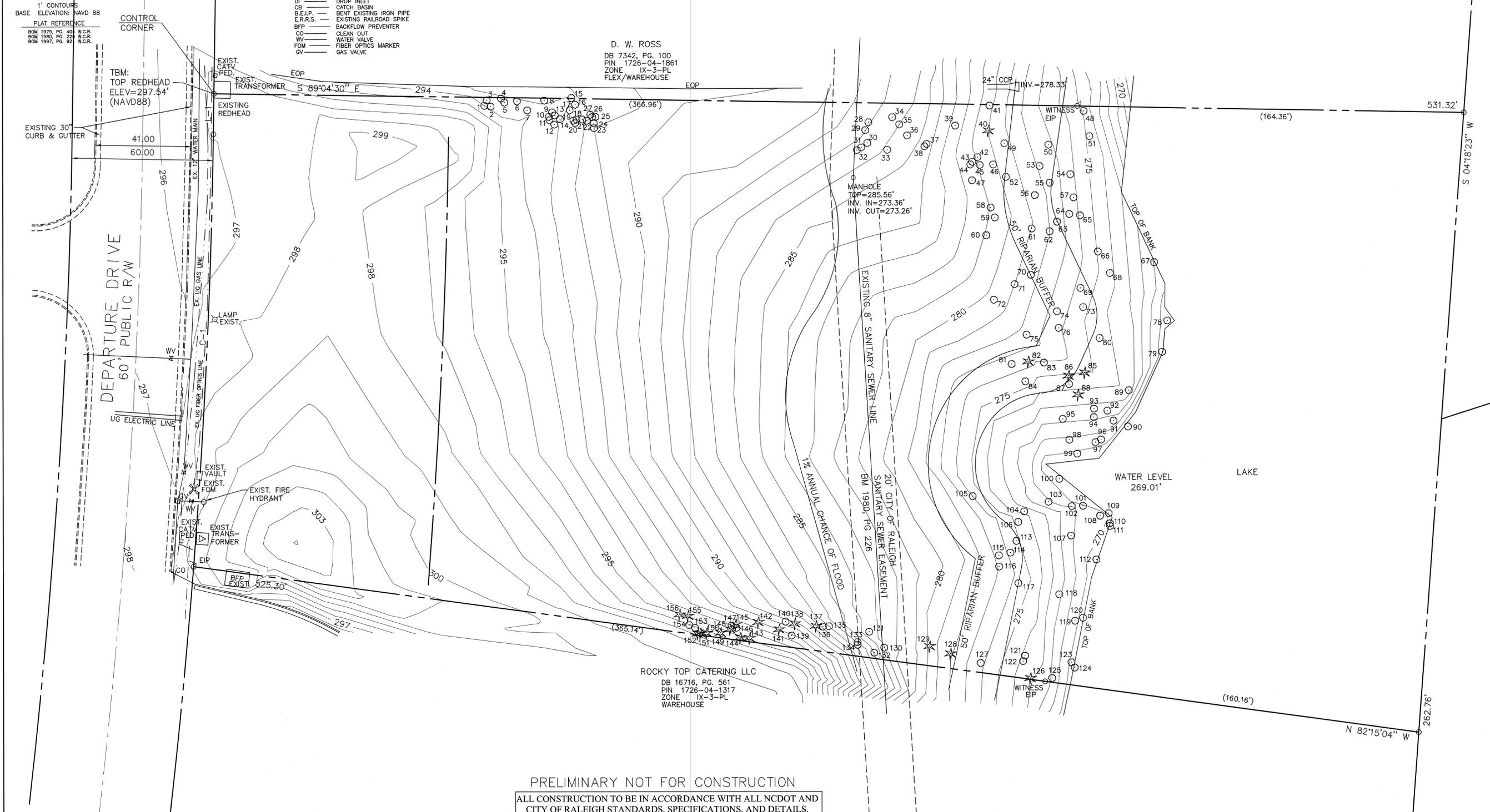
0 20 40 60  
 GRAPHIC SCALE

LEGEND

- LINES SURVEYED
- - - LINES NOT SURVEYED
- EXISTING IRON PIPE
- IRON PIPE SET
- CONCRETE MONUMENT SET
- EXISTING CONCRETE MONUMENT
- P.K. NAIL SET
- EXISTING P.K. NAIL
- RIGHT OF WAY
- DEED BOOK
- POWER POLE
- OVER HEAD POWER
- RAILROAD SPIKE
- LAMP POLE
- POWER BOX
- MANHOLE
- WATER VALVE
- YARD INLET
- CABLE TV
- WATER VAULT
- # OF PARKING SPACES
- C & G
- CURB AND GUTTER
- VITRIFIED CLAY PIPE
- REINFORCED CONCRETE PIPE
- UNDER GROUND
- ELECTRICAL TRANSFORMER
- DROP INLET
- CATCH BASIN
- BENT EXISTING IRON PIPE
- EXISTING RAILROAD SPIKE
- BACKFLOW PREVENTER
- CLEAN OUT
- WATER VALVE
- FIBER OPTICS MARKER
- GAS VALVE

NO N.C.G.S. CONTROL WITHIN 2000'

TREES			
1-5" HICKORY	41-4" OAK	81-14" OAK	121-5" HICKORY
2-7" HICKORY	42-21" OAK	82-4" CEDAR	122-9" HICKORY
3-9" HICKORY	43-8" OAK	83-14" OAK	123-5" OAK
4-7" OAK	44-3" OAK	84-28" TWIN OAK	124-8" OAK
5-3" HICKORY	45-9" OAK	85-17" PINE	125-9" OAK
6-8" BRADFORD PEAR	46-3" PEAR	86-7" PINE	126-4" CEDAR
7-4" HICKORY	47-26" TWIN OAK	87-7" OAK	127-24" OAK
8-9" HICKORY	48-12" OAK	88-24" PINE	128-10" PINE
9-15" TWIN OAK	49-12" OAK	89-3" OAK	129-14" PINE
10-15" OAK	50-15" OAK	90-12" OAK	130-19" WOOD
11-9" OAK	51-18" OAK	91-10" OAK	131-4" OAK
12-3" OAK	52-4" OAK	92-8" MAPLE	132-5" OAK
13-10" OAK	53-4" OAK	93-8" OAK	133-12" OAK
14-4" OAK	54-10" OAK	94-3" OAK	134-5" MAPLE
15-5" OAK	55-10" OAK	95-10" OAK	135-9" OAK
16-4" HICKORY	56-33" TWIN OAK	96-4" OAK	136-4" BEECH
17-5" OAK	57-14" OAK	97-11" OAK	137-9" PINE
18-6" OAK	58-3" OAK	98-9" OAK	138-6" OAK
19-6" HICKORY	59-12" OAK	99-9" OAK	139-6" OAK
20-8" HICKORY	60-12" TWIN PEAR	100-10" OAK	140-10" OAK
21-3" OAK	61-5" OAK	101-4" OAK	141-14" PINE
22-8" OAK	62-4" OAK	102-4" OAK	142-18" PINE
23-8" OAK	63-3" OAK	103-10" OAK	143-10" PINE
24-5" OAK	64-5" OAK	104-8" BEECH	144-7" PINE
25-4" OAK	65-5" OAK	105-5" OAK	145-4" PINE
26-4" OAK	66-8" OAK	106-3" OAK	146-3" OAK
27-7" OAK	67-5" OAK	107-12" OAK CLUSTER	147-9" OAK
28-5" OAK	68-24" TWIN OAK	108-5" OAK	148-7" PINE
29-4" PEAR	69-15" MAPLE	109-5" OAK	149-14" PINE
30-5" OAK	70-3" OAK	110-3" OAK	150-7" PINE
31-6" TWIN PEAR	71-15" OAK	111-6" OAK	151-6" PINE
32-8" OAK	72-5" TWIN PEAR	112-4" OAK	152-14" PINE
33-13" OAK	73-17" OAK	113-4" OAK	153-9" OAK
34-15" OAK	74-34" TWIN OAK	114-4" OAK	154-12" TWIN OAK
35-13" OAK	75-13" OAK	115-8" BEECH	155-10" PINE
36-11" OAK	76-8" OAK	116-5" OAK	156-8" PINE
37-4" OAK	77-18" OAK	117-8" OAK	
38-3" OAK	78-7" OAK	118-13" OAK	
39-8" OAK	79-9" OAK	119-10" OAK	
40-15" PINE	80-18" OAK	120-4" OAK	

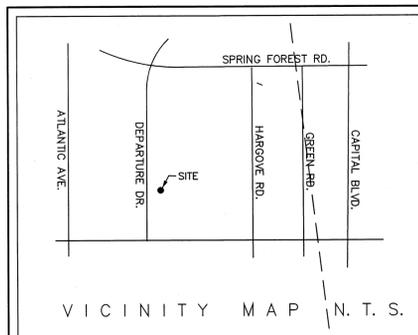


PRELIMINARY NOT FOR CONSTRUCTION  
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDOT AND CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.

**BLAKELY DESIGN GROUP**  
 Landscape Architecture Site Planning  
 700 Exposition Place, Suite 105, Raleigh, North Carolina 27615  
 Telephone (919) 870-1868 Fax (919) 870-0752  
 E-Mail: info@blakelydesign.net

EXISTING CONDITIONS PLAN  
**BIMMER PERFORMANCE CENTER**  
 5014 DEPARTURE DRIVE RALEIGH, N.C.

DATE	AUG 10, 17
SCALE	1"=20'
DRAWN	BTB
JOB NO.	
REVISIONS	11-20-17 BTB REVISED PER C.O.R. COMMENTS
SHEET	EX.0



CURVE DATA				
NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DELTA
C-1	2894.79	182.96	N 02°43'43" E	182.93

LINE DATA		
NUMBER	BEARING	DIST.
L-1	N 00°55'21" E	17.05'

1' CONTOURS  
BASE ELEVATION: NAVD 88

PLAT REFERENCE  
BOM 1979, PG. 40, W.C.R.  
BOM 1980, PG. 22, W.C.R.  
BOM 1997, PG. 92, W.C.R.

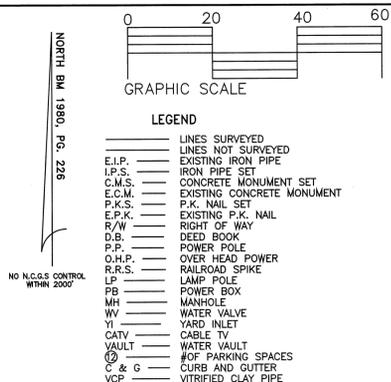
CONTROL CORNER  
TBM: TOP REDHEAD  
ELEV=297.54'  
(NAVD88)

PROVIDE 1/2 OF 64' R/W & 1/2 OF 36' B/B STREET  
PAY FEE-IN-LEU FOR 6' CONC. SIDEWALK

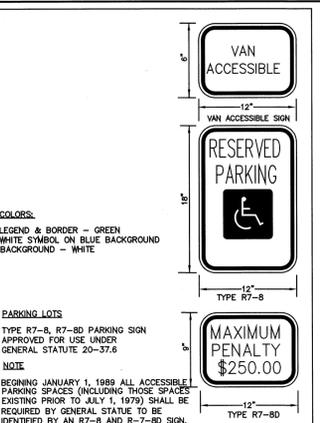
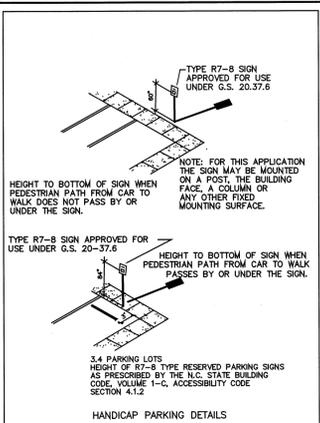
DEPARTURE DRIVE  
60' PUBLIC R/W  
AVENUE 2 LANE UNDIVIDED

EXIST. DRIVEWAY  
EXIST. DRIVEWAY  
EXIST. DRIVEWAY

EX. R/W LINE  
NEW R/W LINE  
DEDICATE 5' UTILITY PLACEMENT EASEMENT

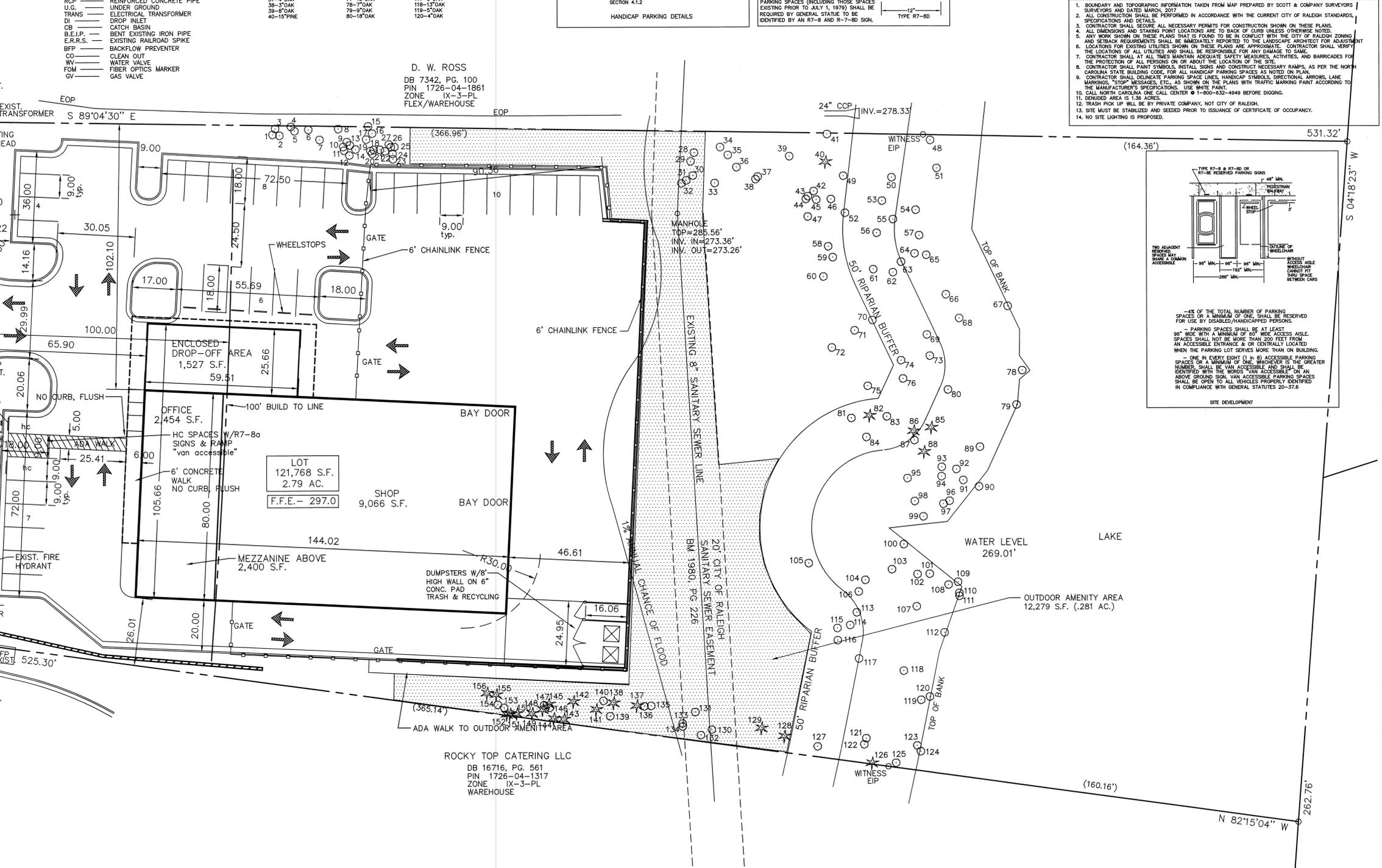
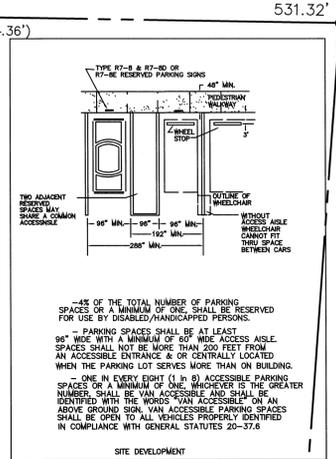


TREES			
1-8" HICKORY	41-4" OAK	81-14" OAK	121-8" HICKORY
2-7" HICKORY	42-21" OAK	82-4" CEDAR	122-9" HICKORY
3-4" HICKORY	43-8" OAK	83-14" OAK	123-5" OAK
4-7" OAK	44-5" OAK	84-28" TWIN OAK	124-8" OAK
5-7" HICKORY	45-13" OAK	85-17" PINE	125-17" PINE
6-8" BRADFORD PEAR	46-3" PEAR	86-7" PINE	126-4" CEDAR
7-4" HICKORY	47-28" TWIN OAK	87-5" OAK	127-24" OAK
8-20" HICKORY	48-14" OAK	88-24" PINE	128-10" PINE
9-15" TWIN OAK	49-12" OAK	89-3" OAK	129-14" PINE
10-13" OAK	50-15" OAK	90-12" OAK	130-4" OAK
11-8" OAK	51-18" OAK	91-10" OAK	131-4" OAK
12-7" OAK	52-4" OAK	92-12" OAK	132-5" OAK
13-10" OAK	53-4" OAK	93-4" OAK	133-12" OAK
14-4" OAK	54-15" OAK	94-3" OAK	134-5" MAPLE
15-10" OAK	55-13" OAK	95-5" OAK	135-8" OAK
16-4" HICKORY	56-13" TWIN OAK	96-5" OAK	136-4" BEECH
17-5" OAK	57-14" OAK	97-11" OAK	137-8" PINE
18-6" OAK	58-6" OAK	98-8" OAK	138-5" CEDAR
19-8" HICKORY	59-12" OAK	99-9" OAK	139-8" OAK
20-8" HICKORY	60-12" TWIN PEAR	100-9" OAK	140-5" OAK
21-3" OAK	61-5" OAK	101-4" OAK	141-14" PINE
22-4" OAK	62-4" OAK	102-4" OAK	142-10" PINE
23-6" OAK	63-3" OAK	103-10" OAK	143-18" PINE
24-4" OAK	64-5" OAK	104-8" BEECH	144-7" PINE
25-4" OAK	65-4" OAK	105-8" OAK	145-4" PINE
26-4" OAK	66-6" OAK	106-3" OAK	146-3" OAK
27-7" OAK	67-5" OAK	107-12" OAK	147-8" OAK
28-5" OAK	68-24" TWIN OAK	108-5" OAK	148-7" PINE
29-4" OAK	69-15" MARLE	109-5" OAK	149-14" PINE
30-5" OAK	70-3" OAK	110-4" OAK	150-7" PINE
31-6" TWIN PEAR	71-15" OAK	111-6" OAK	151-6" PINE
32-8" OAK	72-5" TWIN PEAR	112-3" OAK	152-14" PINE
33-13" OAK	73-17" OAK	113-3" OAK	153-8" OAK
34-15" OAK	74-54" TWIN OAK	114-4" OAK	154-12" TWIN OAK
35-13" OAK	75-13" OAK	115-8" BEECH	155-10" PINE
36-11" OAK	76-6" OAK	116-5" OAK	156-8" PINE
37-4" OAK	77-18" OAK	117-9" OAK	157-8" OAK
38-3" OAK	78-9" OAK	118-13" OAK	158-8" OAK
39-8" OAK	79-8" OAK	119-8" OAK	159-8" OAK
40-15" PINE	80-18" OAK	120-4" OAK	



SITE DATA		
TOTAL LOT SIZE	121,780 S.F.	2.79 ACRES
ZONE	IX-3-PL	VACANT
EXISTING USE		AUTO SERVICE
PROPOSED USE	1 BUILDING (2,400 S.F.)	15,447 S.F.
PROPOSED BUILDING SIZE		27'
BUILT-TO REQ-50% (lot is 200.01' therefore building must be 100') PROVIDED 105.66'		
PARKING REQUIRED (1/600 S.F. - 15,447) (long term bikes 4, inside build.)		26 SPACES
PARKING PROPOSED (INCL. 2 H.C.) (1,155K)		35 SPACES
OUTDOOR AMENITY AREA (10% - 2.79 ac = 279 ac)	12,279 S.F.	0.282 AC.
VEHICULAR USE AREA	28,694 S.F.	
IMPERVIOUS AREA	44,859 S.F.	1.03 AC.
DENUDED AREA	59,089 S.F.	1.36 AC.
WAKE COUNTY P.I.N.		1726-04-0684
OWNER	BIMMER PERFORMANCE CENTER, LLC.	
	3200 SPOTSWOOD ST., STE 102	
	RALEIGH, N. C. 27615	
	(919) 501-2090	

- NOTES
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP PREPARED BY SCOTT & COMPANY SURVEYORS SURVEYORS AND DATED MARCH 2017.
  - ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
  - CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
  - ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT.
  - LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
  - CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
  - CONTRACTOR SHALL PAINT SYMBOLS, INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.
  - CONTRACTOR SHALL DELINEATE PARKING SPACES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC., AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
  - CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-632-4849 BEFORE DIGGING.
  - DENIED AREA IS 1.56 ACRES.
  - TRASH PICK UP WILL BE BY PRIVATE COMPANY, NOT CITY OF RALEIGH.
  - SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  - NO SITE LIGHTING IS PROPOSED.



PRELIMINARY NOT FOR CONSTRUCTION  
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDOT AND CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.

**BLAKELY DESIGN GROUP**  
Site Planning  
Landscape Architecture

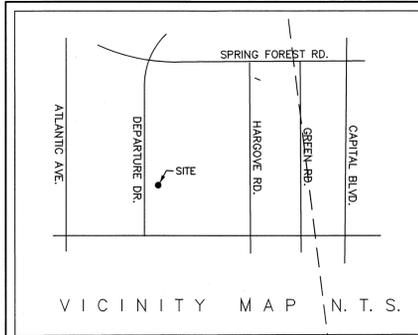
**BIMMER PERFORMANCE CENTER**  
5014 DEPARTURE DRIVE RALEIGH, N.C.

SITE PLAN

DATE AUG 10, 17  
SCALE 1"=20'  
DRAWN BTB  
JOB NO.  
REVISIONS  
11-20-17 BTB REVISED PER C.O.R. COMMENTS  
12-12-17 BTB REVISED PER C.O.R. COMMENTS  
1-23-18 BTB REVISED PER C.O.R. COMMENTS

SHEET C1.0



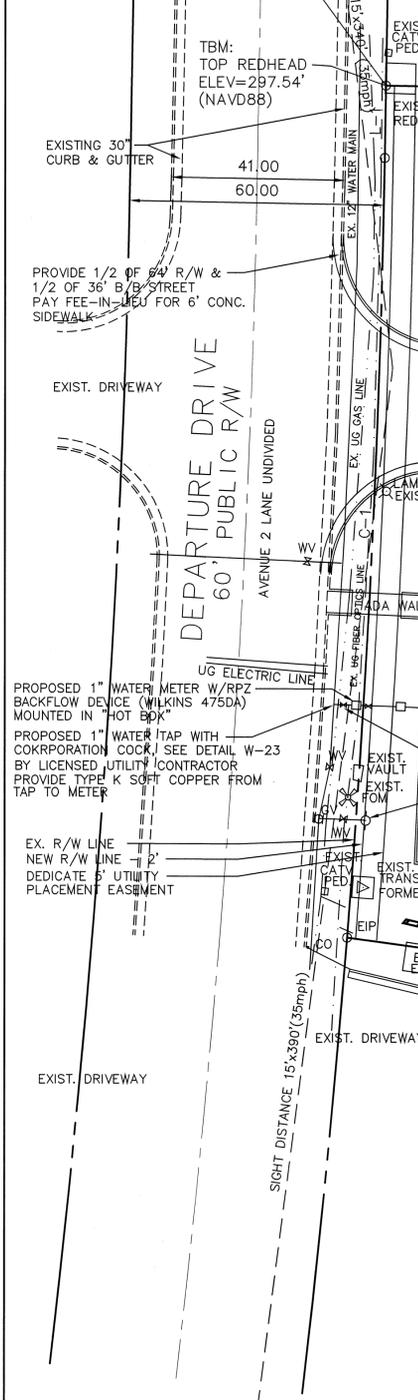


CURVE DATA				
NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DELTA
C-1	2894.79	182.96	N 02°43'43" E	182.93

LINE DATA		
NUMBER	BEARING	DIST.
L-1	N 00°55'21" E	17.05'

1' CONTOURS  
BASE ELEVATION: NAVD 88

PLAT REFERENCE  
BOM 1979, PG. 401 W.C.R.  
BOM 1980, PG. 221 W.C.R.  
BOM 1997, PG. 92 W.C.R.



LEGEND

—	LINES SURVEYED	—	12"-2" OAK
---	LINES NOT SURVEYED	---	12"-2" OAK
—	EXISTING IRON PIPE	—	12"-2" OAK
—	IRON PIPE SET	—	12"-2" OAK
—	CONCRETE MONUMENT SET	—	12"-2" OAK
—	EXISTING CONCRETE MONUMENT	—	12"-2" OAK
—	P.K. NAIL SET	—	12"-2" OAK
—	RIGHT OF WAY	—	12"-2" OAK
—	EXISTING F.K. NAIL	—	12"-2" OAK
—	DEED BOOK	—	12"-2" OAK
—	POWER POLE	—	12"-2" OAK
—	OVER HEAD POWER	—	12"-2" OAK
—	RAILROAD SPIKE	—	12"-2" OAK
—	LAMP POLE	—	12"-2" OAK
—	POWER BOX	—	12"-2" OAK
—	MANHOLE	—	12"-2" OAK
—	WATER VALVE	—	12"-2" OAK
—	YARD INLET	—	12"-2" OAK
—	CABLE TV	—	12"-2" OAK
—	WATER VAULT	—	12"-2" OAK
—	# OF PARKING SPACES	—	12"-2" OAK
—	CURB AND GUTTER	—	12"-2" OAK
—	VITRIFIED CLAY PIPE	—	12"-2" OAK
—	REINFORCED CONCRETE PIPE	—	12"-2" OAK
—	UNDER GROUND	—	12"-2" OAK
—	ELECTRICAL TRANSFORMER	—	12"-2" OAK
—	DROP INLET	—	12"-2" OAK
—	CATCH BASIN	—	12"-2" OAK
—	BENT EXISTING IRON PIPE	—	12"-2" OAK
—	EXISTING RAILROAD SPIKE	—	12"-2" OAK
—	BACKFLOW PREVENTER	—	12"-2" OAK
—	CLEAN OUT	—	12"-2" OAK
—	WATER VALVE	—	12"-2" OAK
—	FIBER OPTICS MARKER	—	12"-2" OAK
—	GAS VALVE	—	12"-2" OAK

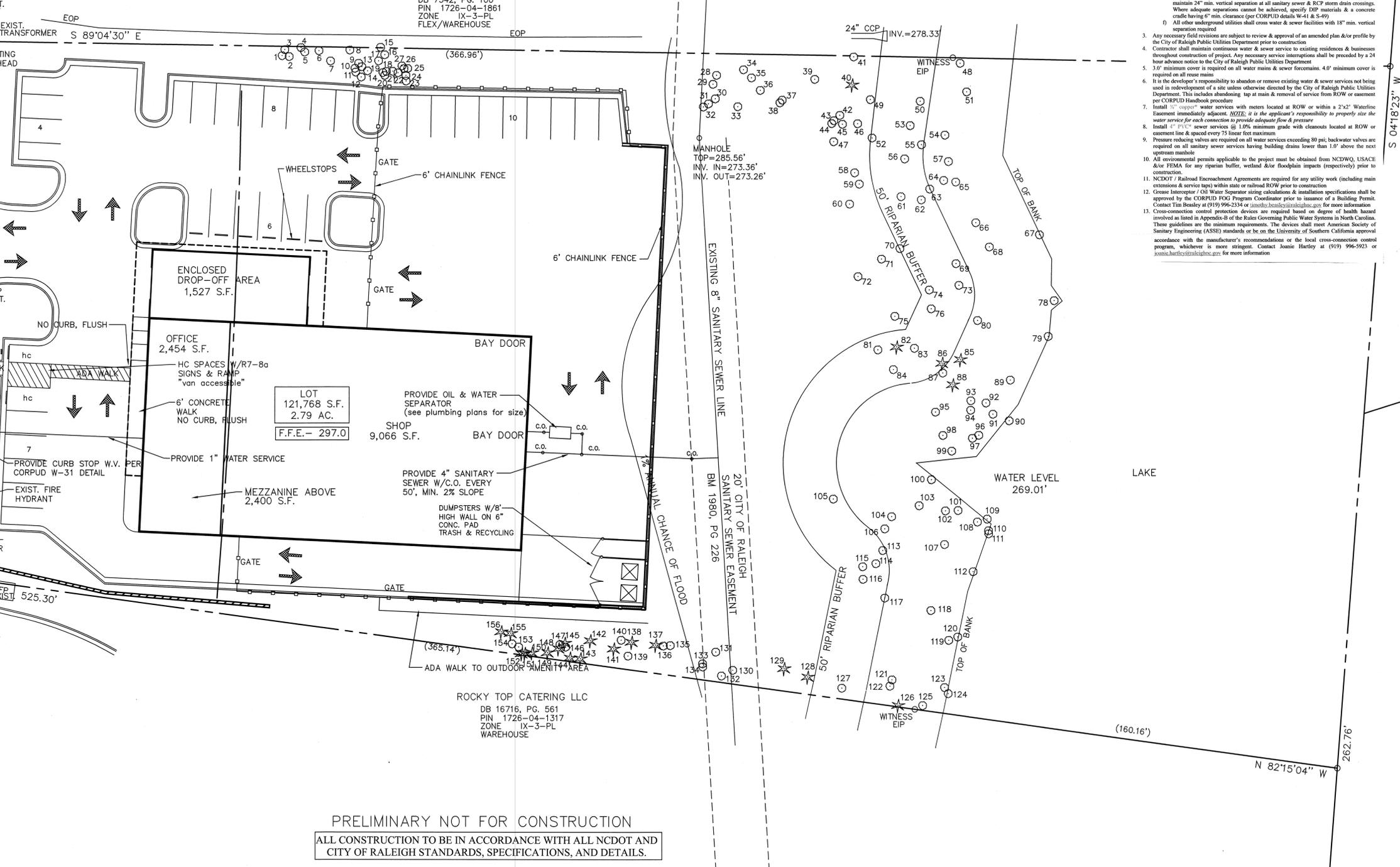
TREES

1-5" HICKORY	41-4" OAK	81-14" OAK	121-5" HICKORY
2-7" HICKORY	42-2" OAK	82-4" CEDAR	122-5" HICKORY
3-3" HICKORY	43-5" OAK	83-14" OAK	123-5" OAK
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10-12" OAK	50-15" OAK	90-12" OAK	130-5" IRON WOOD
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13-10" OAK	53-5" OAK	93-4" OAK	133-12" OAK
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39-8" OAK	79-5" OAK	119-5" OAK	
40-15" PINE	80-18" OAK	120-4" OAK	

UTILITY NOTE  
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  - CONTRACTOR SHALL PLACE AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, AS NOTED ON PLANS.
  - CONTRACTOR SHALL DELINEATE PARKING SPACE LINES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LAKE MARGINS, "STOP" MARKERS, ETC., AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
  - CALL NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION FOR TRAFFIC MARKING PAINT.
  - DEVELOPED AREA IS 1.36 ACRES.
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  - NO SITE LIGHTING IS PROPOSED.

- STANDARD UTILITY NOTES (as applicable):
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
  - Utility separation requirements:
    - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water, if adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
    - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
    - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
    - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
    - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance per CORPUD details W-41 & S-49.
    - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
  - Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
  - Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
  - 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all manholes.
  - It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning, top at main & removal of service from ROW or easement per CORPUD Handbook procedure.
  - Install 12" copper water services with meters located at ROW or within a 2'x2' Watertight Encasement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
  - Install 12" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
  - Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
  - All environmental permits applicable to the project must be obtained from NCDOW, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
  - NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
  - Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or tim.beasley@raleighnc.gov for more information.
  - Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.



D. W. ROSS  
DB 7342, PG. 100  
PIN 1726-04-1861  
ZONE IX-3-PL  
FLEX/WAREHOUSE

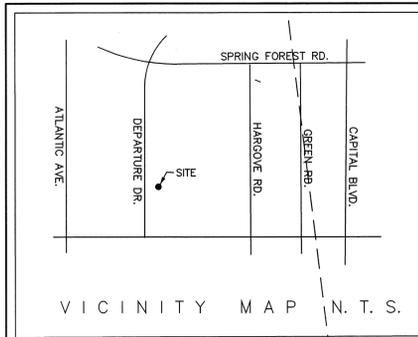
ROCKY TOP CATERING LLC  
DB 16716, PG. 561  
PIN 1726-04-1317  
ZONE IX-3-PL  
WAREHOUSE

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BLAKELY DESIGN GROUP  
Landscape Architecture Site Planning  
700 Exposition Place, Suite 105, Raleigh, North Carolina 27615  
Telephone (919) 870-1888 Fax (919) 870-0752  
E-Mail taylor@blakelydesign.net

UTILITY PLAN  
BIMMER PERFORMANCE CENTER  
5014 DEPARTURE DRIVE RALEIGH, N.C.

DATE AUG 10,17  
SCALE 1"=20'  
DRAWN BTB  
JOB NO.  
REVISIONS  
11-20-17 BTB REVISED PER C.O.R.COMMENTS  
12-12-17 BTB REVISED PER C.O.R.COMMENTS  
1-23-18 BTB REVISED PER C.O.R.COMMENTS  
SHEET C4.0



CURVE DATA

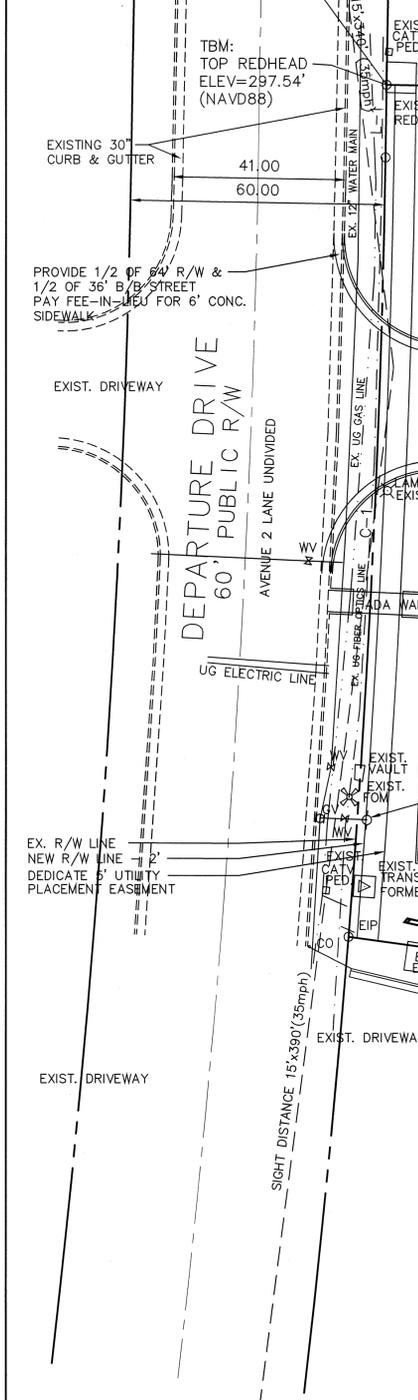
NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DIST.	DELTA
C-1	2894.79	182.96	N 02°43'43" E	182.93	103°37'17"

LINE DATA

NUMBER	BEARING	DIST.
L-1	N 00°55'21" E	117.05'

1' CONTOURS  
BASE ELEVATION: NAVD 88

PLAT REFERENCE  
BOM 1979, PG. 40 W.C.R.  
BOM 1980, PG. 24 W.C.R.  
BOM 1997, PG. 82 W.C.R.



LEGEND

- LINES SURVEYED
- LINES NOT SURVEYED
- EXISTING IRON PIPE
- IRON PIPE SET
- CONCRETE MONUMENT SET
- EXISTING CONCRETE MONUMENT
- P.K. NAIL SET
- EXISTING P.K. NAIL
- RIGHT OF WAY
- DEED BOOK
- POWER POLE
- OVER HEAD POWER
- RAILROAD SPIKE
- LAMP POLE
- MANHOLE
- WATER VALVE
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- CABLE TV
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- UNDER GROUND
- ELECTRICAL TRANSFORMER
- DROP INLET
- CATCH BASIN
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- GAS VALVE

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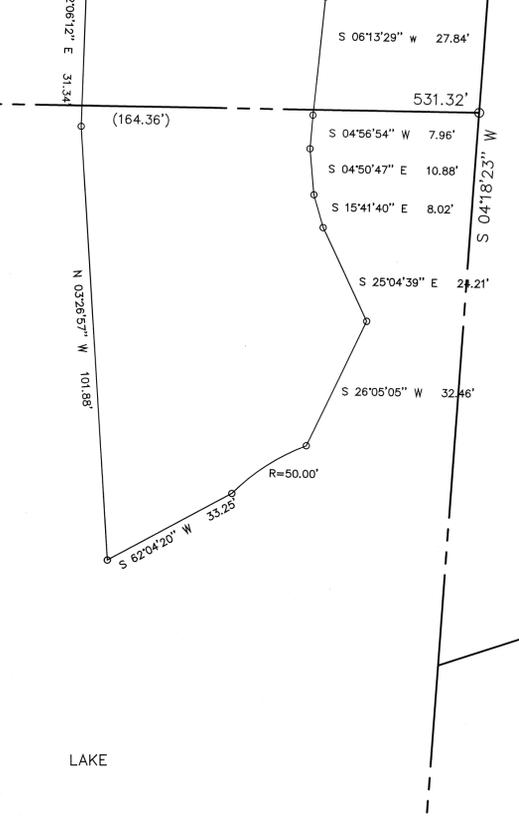
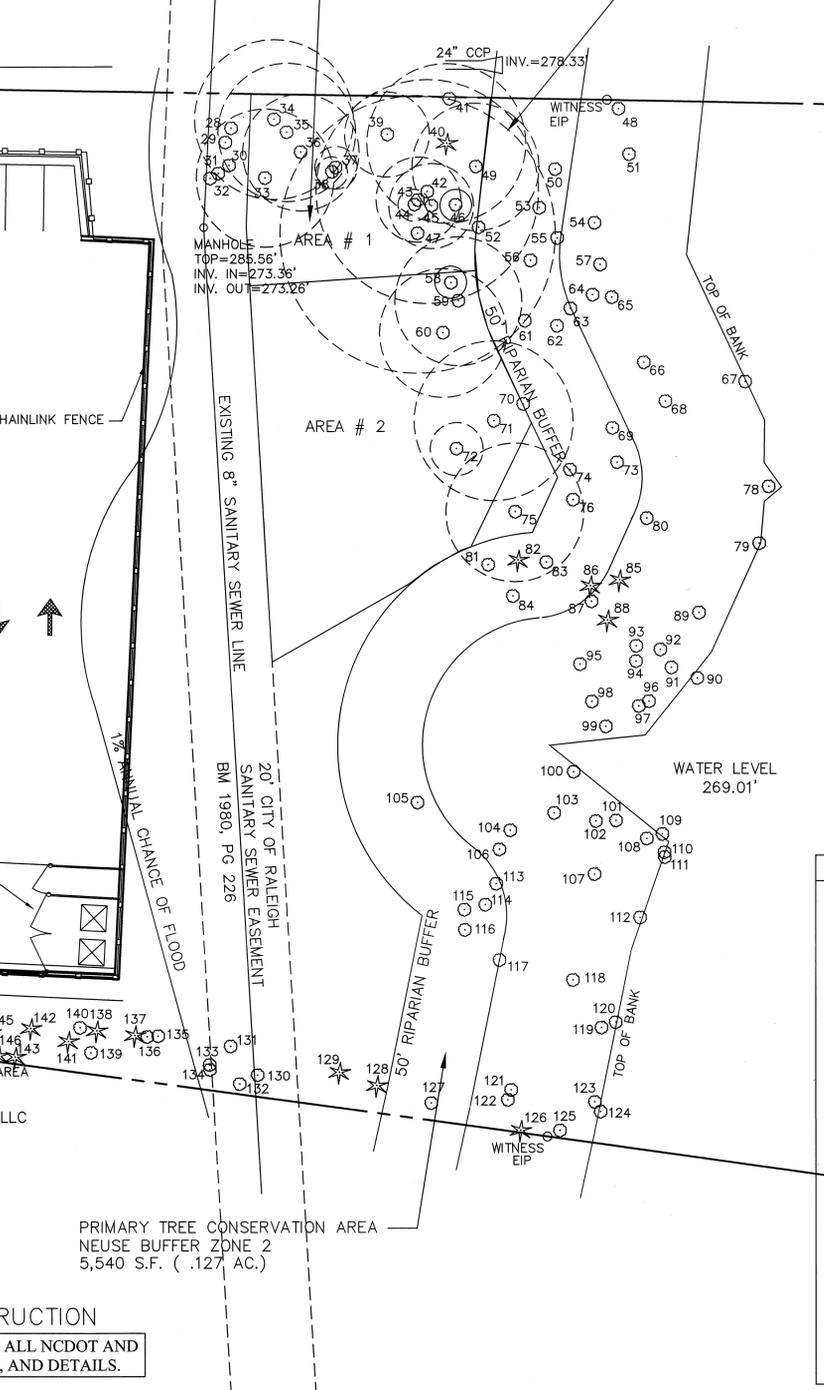
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BASAL AREA CALC. - AREA # 1  
2-4" @ .086 s.f. = 0.17 s.f.  
2-8" @ .349 s.f. = 0.698 s.f.  
1-9" @ .441 s.f. = 0.441 s.f.  
1-11" @ .659 s.f. = 0.659 s.f.  
1-12" @ .785 s.f. = 0.785 s.f.  
1-13" @ .921 s.f. = 0.921 s.f.  
1-15" @ 1.22 s.f. = 1.22 s.f.  
1-21" @ 2.40 s.f. = 2.40 s.f.  
1-26" @ 3.68 s.f. = 3.68 s.f.  
total = 10.97 s.f.  
10.97 s.f./0.054 ac. = 203.22 basal area

BASAL AREA CALC. - AREA # 2  
1-5" @ .136 s.f. = 0.136 s.f.  
2-12" @ .785 s.f. = 1.57 s.f.  
1-13" @ .921 s.f. = 0.921 s.f.  
1-15" @ 1.22 s.f. = 1.22 s.f.  
total = 3.84 s.f.  
3.84 s.f./0.099 ac. = 38.78 basal area

TREE REPORT FOR AREA # 1  
The trees in this stand are a mixture of pines & hardwoods. The largest tree is a 26" oak, the smallest is a 4" oak. All of these trees are in good health with no damage. There has been no construction within 100' of this stand of trees.

TREE REPORT FOR AREA # 2  
The trees in this stand are mostly hardwoods. The largest tree is a 15" oak, the smallest is a 5" pear. All of these trees are in good health with no damage. There has been no construction within 100' of this stand of trees.



TREE CONSERVATION PLAN DATA SHEET

PROJECT NAME: 5014 DEPARTURE DRIVE

GROSS SITE ACRES: 2.79 ACRES  
RIGHT OF WAY TO BE DEDICATED WITH THIS PROJECT: 0  
NET SITE ACRES: 2.79 ACRES

Category	# Acres	% of Tract
UD0 9.1.4.A Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD-1		
2. Primary Tree Conservation Area - SHOD-2		
3. Primary Tree Conservation Area - Parkway Frontage		
4. Primary Tree Conservation Area - MPOD		
5. Primary Tree Conservation Area - Champion Tree XX'dsh species		
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	1.271 ACRES	4.56%
7. Primary Tree Conservation Area - 45% Slopes		
8. Primary Tree Conservation Area - Thoroughfare		
Subtotal of Primary Tree Conservation Areas	1.271 ACRES	4.56%
UD0 9.1.4.D.2 Tree Conservation Area Greenway		
UD0 9.1.4.B.1.a & b. Secondary Tree Conservation Areas (include alternate compliance areas)	5.26 ACRES	5.47%
UD0 9.1.4.B.1.b. Individual Tree Secondary Conservation Areas (include individual trees and their alternate compliance areas)	2.62 ACRES	2.62%
Subtotal of Secondary Tree Conservation Areas	5.26 ACRES	5.47%
TOTAL OF ALL TREE CONSERVATION AREAS	7.96 ACRES	10.02%
UD0 9.1.9 Watershed Protection Overlay Districts		
UWPOD - Wooded Area (preserved)		
UWPOD - Wooded Area (planted)		
FWPOD - Wooded Area (preserved)		
FWPOD - Wooded Area (planted)		
SWPOD - Wooded Area (preserved)		
SWPOD - Wooded Area (planted)		

PRELIMINARY NOT FOR CONSTRUCTION  
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDOT AND CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.

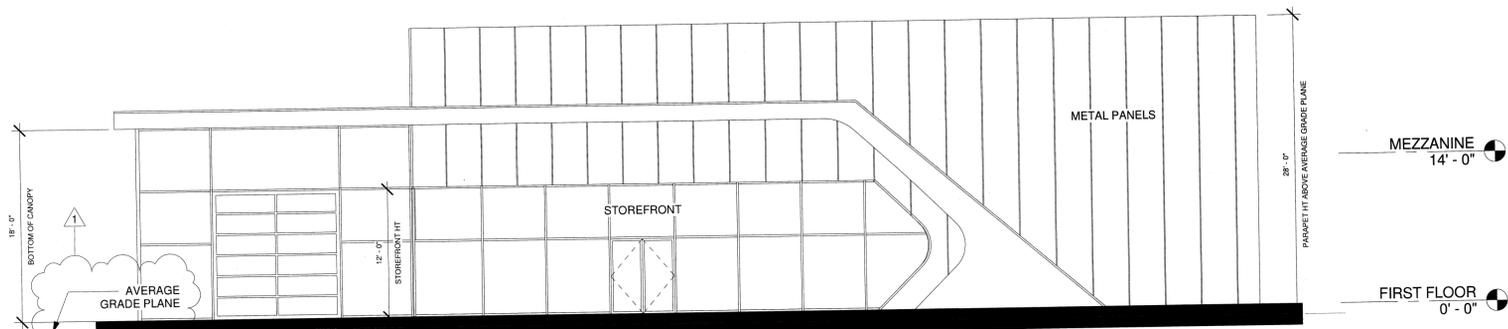
BLAKELY DESIGN GROUP  
Landscape Architecture Site Planning  
700 Expedition Place, Suite 105, Raleigh, North Carolina 27615  
Telephone (919) 870-1868 Fax (919) 870-0752  
E-Mail: taylor@blakelydesign.net

TREE CONSERVATION PLAN

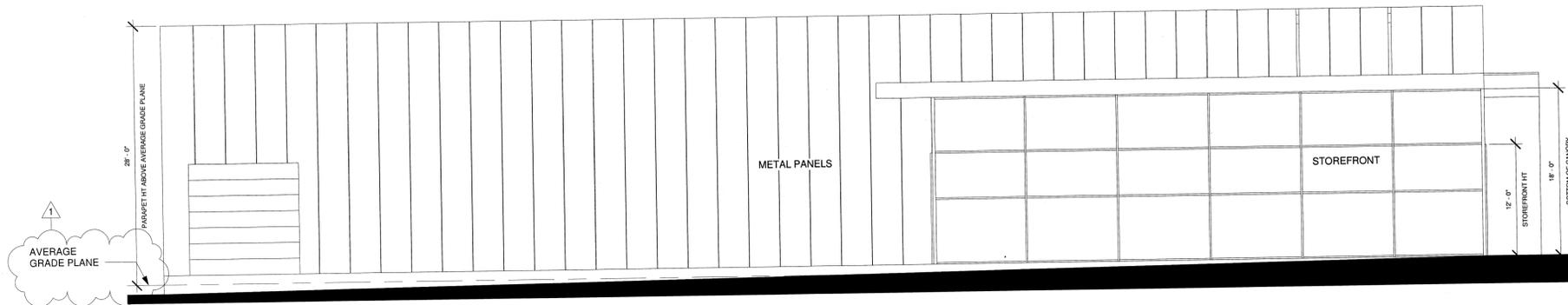
BIMMER PERFORMANCE CENTER  
5014 DEPARTURE DRIVE RALEIGH, N.C.

DATE: AUG 10, 17  
SCALE: 1"=20'  
DRAWN: BTB  
JOB NO.:  
REVISIONS:  
11-20-17 BTB REVISED PER C.O.R. COMMENTS  
12-12-17 BTB REVISED PER C.O.R. COMMENTS  
1-23-18 BTB REVISED PER C.O.R. COMMENTS

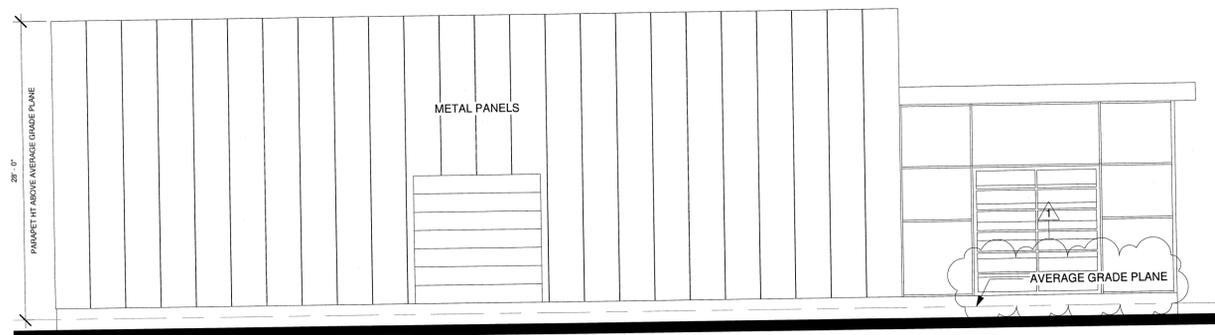
SHEET: C5.0



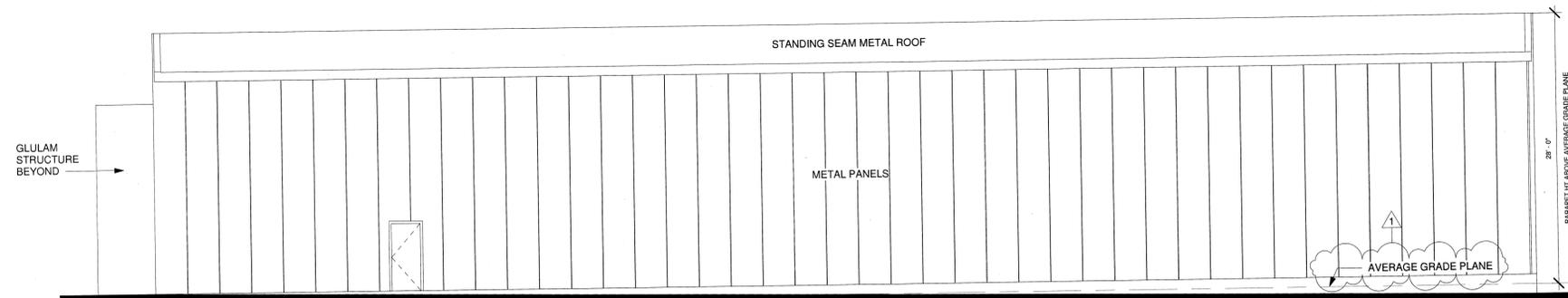
1 FRONT ELEVATION  
1/8" = 1'-0"



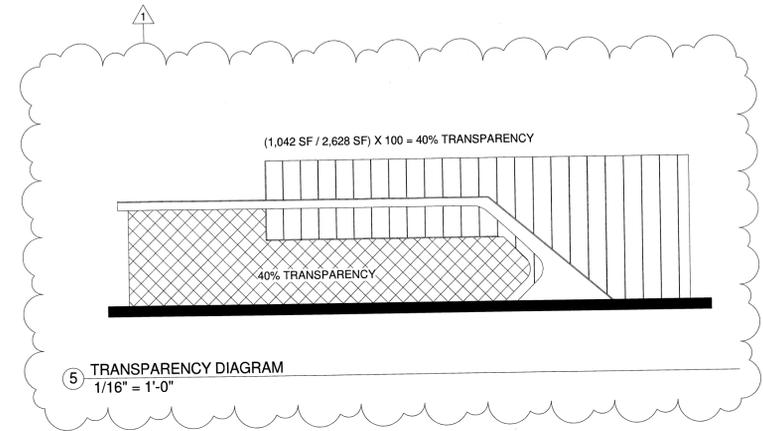
2 LEFT ELEVATION  
1/8" = 1'-0"



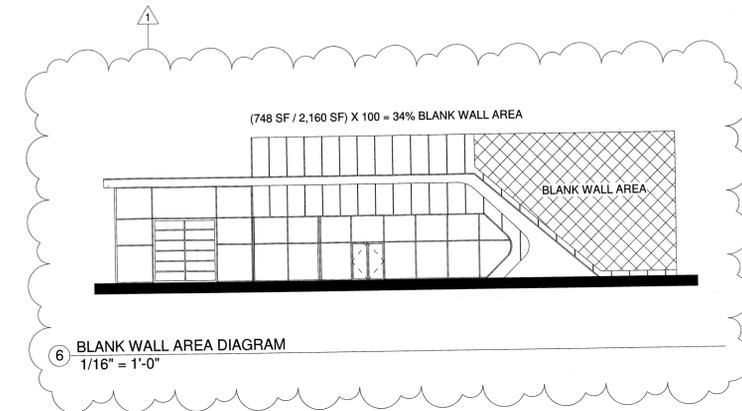
3 REAR ELEVATION  
1/8" = 1'-0"



4 RIGHT ELEVATION  
1/8" = 1'-0"



5 TRANSPARENCY DIAGRAM  
1/16" = 1'-0"



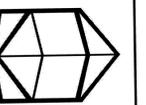
6 BLANK WALL AREA DIAGRAM  
1/16" = 1'-0"

REVISIONS	
09.22.17	▲

BIMMER PERFORMANCE CENTER  
5014 DEPARTURE DRIVE  
RALEIGH, NC

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TONY  
**JOHNSON**  
ARCHITECT



DATE 08.10.17

SHEET

A-1



NOT FOR CONSTRUCTION