

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). _____		
Current Property Owner(s):		
Company: _____		Title: _____
Address: _____		
Phone #: _____		Email: _____
Applicant Name (If different from owner. See “who can apply” in instructions):		
Relationship to owner: Lessee or contract purchaser Owner’s authorized agent Easement holder		
Company: _____		Address: _____

Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact:	
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:

Printed Name:

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
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option
Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____	

GENERAL INFORMATION

Development name: Johnson Automotive Lexus Dealership-Master Plan Phase 2
 Inside City limits? Yes No

Property address(es): 6842; 6838; 6834; 6842 Old Wake Forest Rd, Raleigh, NC

Site P.I.N.(s): 1727301487; 1727209819; 1727209704; 1727207781

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).

Proposed parking lot with associated stormwater and erosion control measures for vehicular display are

Current Property Owner(s): Lumley LLC
 Company: Lumley, LLC Title: _____
 Address: 5839 Capital Blvd, Raleigh, NC 27616
 Phone #: 919-877-1955 Email: dwilkinson@johnsonautomotive.com
 Applicant Name (if different from owner. See "who can apply" in instructions): _____
 Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder
 Company: Lumley, LLC Address: 5839 Capital Blvd, Raleigh, NC 27616

Phone #: 919-877-1955 Email: dwilkinson@johnsonautomotive.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.
 Developer Contact: Drew Wilkinson
 Company: Johnson Automotive Title: _____
 Address: 5839 Capital Blvd, Raleigh, NC 27616
 Phone #: 252-670-1960 Email: dwilkinson@johnsonautomotive.com
 Applicant Name: Drew Wilkinson
 Company: Johnson Automotive Address: 5839 Capital Blvd, Raleigh, NC 27616
 Phone #: 252-670-1960 Email: dwilkinson@johnsonautomotive.com

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): IX-5-PL (5.17 AC), IX-7 (3.69 AC)	Existing gross floor area (not to be demolished): N/A
Gross site acreage: 8.86 AC	Existing gross floor area to be demolished: N/A
# of parking spaces proposed: 612	New gross floor area: N/A
Max # parking permitted (7.1.2.C): _____	Total sf gross (to remain and new): N/A
Overlay District (if applicable): N/A	Proposed # of buildings: N/A
Existing use (UDO 6.1.4): Vacant, car dealership bt	Proposed # of stories for each: N/A
Proposed use (UDO 6.1.4): Additional vehicular disp	Proposed # of basement levels (UDO 1.5.7.A.6) N/A

STORMWATER INFORMATION	
Impervious Area on Parcel(s): _____	Impervious Area for Compliance (includes ROW): _____
Existing (sf) 49,902 Proposed total (sf) 202,336	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? <input type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page Three.

ADMINISTRATIVE SITE REVIEW DOCUMENTS

FOR

JOHNSON AUTOMOTIVE LEXUS DEALERSHIP - MASTERPLAN PHASE 2

LOCATION OF SITE

6842 OLD WAKE FOREST RD

RALEIGH NC 27616

WAKE COUNTY

ASR #

PROJECT HISTORY:

SPR-0175-2022/SUB-0014-2021/RCMP0020-2023 - SUBDIVISION OF LOTS, SUMNER BLVD EXTENSION AND OLD WAKE FOREST ROW DEDICATION

SPR-0264-2022 - PROPOSED STORMWATER AND EROSION CONTROL MEASURES FOR LOT LOCATED AT 6842 OLD WAKE FOREST RD.

ASR-0085-2023 - PROPOSED PARKING STORAGE LOT WITH ASSOCIATED STORMWATER AND EROSION MEASURES AT 6842 OLD WAKE FOREST RD.

APPLICANT SIGNATURE BLOCK

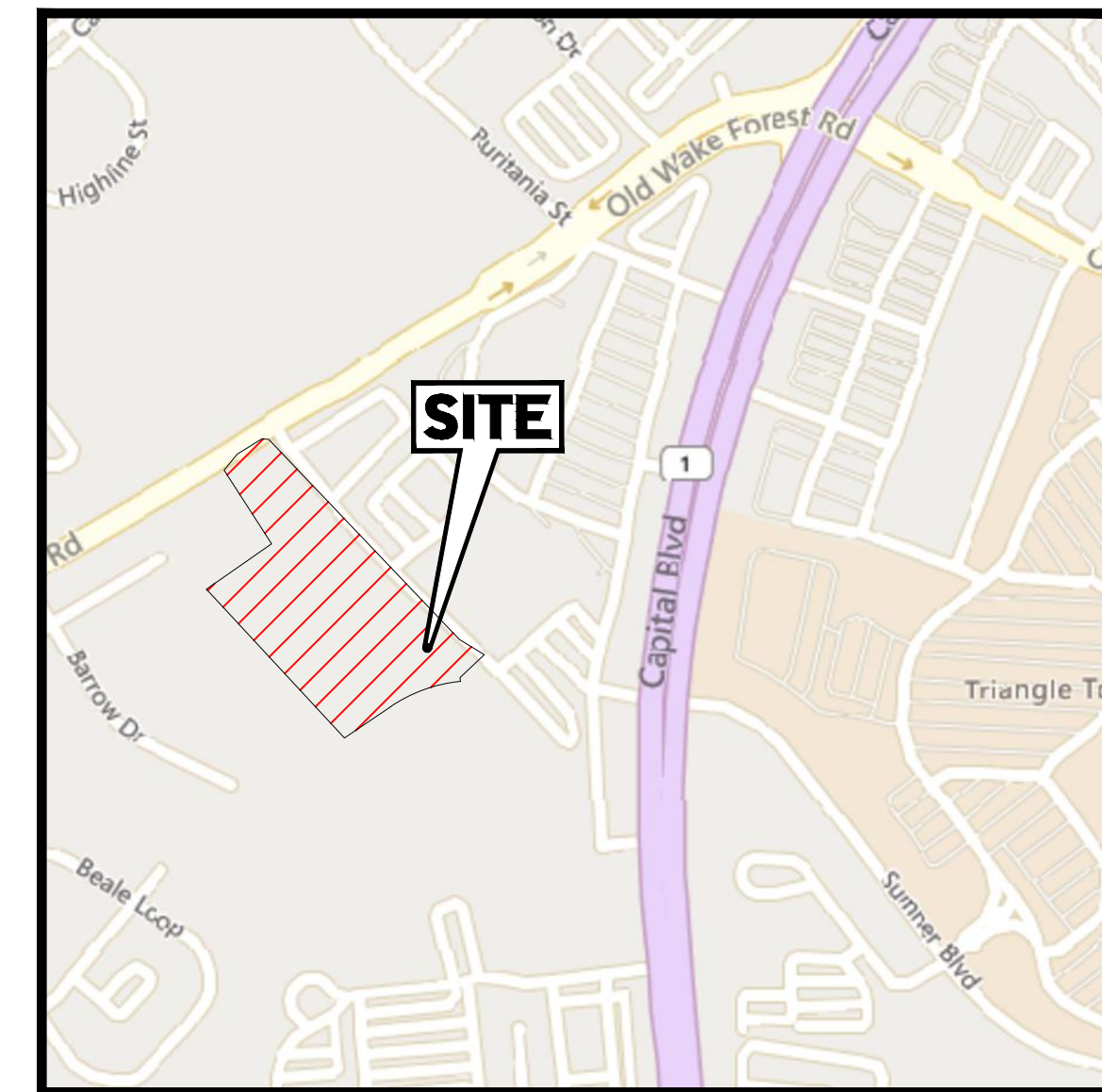
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for 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: Drew Wilkinson Date: 06/05/2024
 Printed Name: Drew Wilkinson



LOCATION MAP
SCALE: 1" = 500'

OWNER
LUMLEY LLC
PO BOX 58646
RALEIGH, NC 27658

DEVELOPER
DREW WILKINSON
JOHNSON AUTOMOTIVE
5839 CAPITAL BLVD
RALEIGH NC 27616

PREPARED BY



CONTACT: WILL SWARINGEN, P.E.

PHONE: 919-578-9000

EMAIL: WSWARINGEN@BOHLERENG.COM

SITE PLAN & ZONING NOTES:

- THIS PLAN REFERENCE DOCUMENTS AND INFORMATION BY:
 - BOHLER NC PLLC
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
 - WITHERS RAVENEL
115 MACKENAN DRIVE,
CARY, NC 27511
DATED: 01/08/2024
PHONE: 919-469-3340
- OWNER/DEVELOPER:
 - JOHNSON AUTOMOTIVE
5839 CAPITAL BLVD
RALEIGH, NC 27616
CONTACT: DREW WILKINSON
PHONE: (919) 877-1955
EMAIL: DWILKINSON@JOHNSONAUTOMOTIVE.COM
- SITE INFORMATION:
 - TOTAL PARCEL ACREAGE: 8.86 AC
 - PHASE 2 PARCEL ID NUMBERS: 1727301487, 1727209819, 1727209704, 1727207781, 1727302961
 - PHASE 2 EXISTING ZONING: IX-5-PL
 - OVERLAY DISTRICT: NONE
 - FRONTAGE TYPE: C3 BUFFER
 - EXISTING LAND USE: VACANT, PARKING LOT
 - PROPOSED USE: VEHICLE SALES
 - BUILDING SF: 0 SF
 - PARKING CALCULATIONS: 612 SPACES

- SEE SHEET C-102 - GENERAL NOTES FOR ALL GENERAL NOTES.
- ALL DIMENSIONS ARE SHOWN FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

Sheet List Table

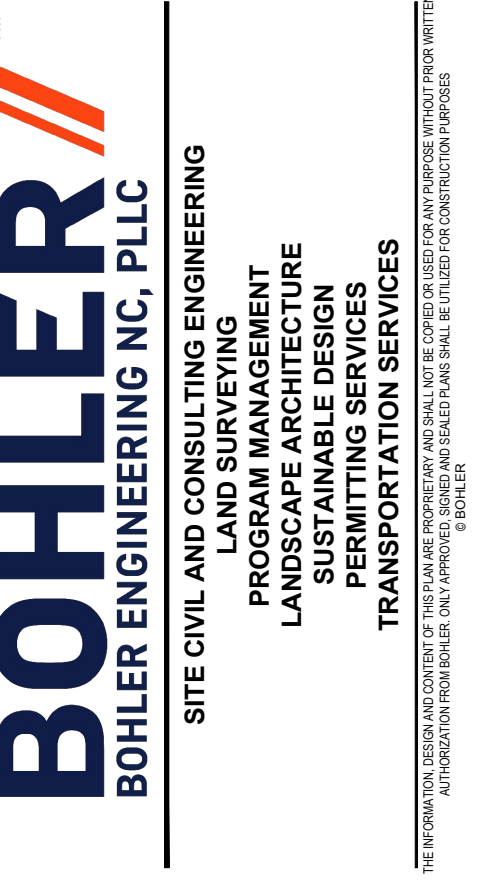
Sheet Number	Sheet Title
C-101	COVER
C-102	GENERAL NOTES
--	SURVEY
C-103	PHASING PLAN
C-201	PHASE 2 DEMOLITION PLAN
C-301	PHASE 2 SITE PLAN
C-401	PHASE 2 GRADING PLAN
C-404	SCM PLAN
L-101	PHASE 2 LANDSCAPE PLAN
C-901	DETAILS

REFERENCES AND CONTACTS

REFERENCES
<ul style="list-style-type: none"> BOUNDARY & TOPOGRAPHIC SURVEY: WITHERS RAVENEL 115 MACKENAN DRIVE, CARY, NC 27511 DATED: 01/08/2024 PHONE: 919-469-3340 GEOTECHNICAL INVESTIGATION REPORT: GEOTECHNOLOGIES, INC. 3000 WELLINGTON CT, STE 108 RALEIGH, NC 27615 DATED: 12/06/21 GOVERNING AGENCIES <ul style="list-style-type: none"> PLANNING, ZONING COMMITTEE ONE EXCHANGE PLAZA, SUITE 300 RALEIGH, NC 27601 PHONE: (919) 996-2682 FIRE DEPARTMENT BROD HARVEY - FIRE CHIEF DILLON BUILDING, 2ND FLOOR 310 WEST MARTIN STREET RALEIGH, NC 27601 PHONE: (919) 996-6115

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN EACH CONSTRUCTION WITHIN SPECIFIED WORK SCOPE.



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PH2-NCB230226
 DRAWN BY: DB/RKA
 CHECKED BY: WES
 DATE: 1/31/2024
 CAD ID: _____

PROJECT:

PROP. SITE PLAN DOCUMENTS
 FOR
JOHNSON AUTOMOTIVE-LEXUS PHASE 2
 PROPOSED
JOHNSON AUTOMOTIVE LEXUS DEALERSHIP- MASTER PLAN
 6842 OLD WAKE FOREST RD,
 RALEIGH, NC 27616
 WAKE COUNTY



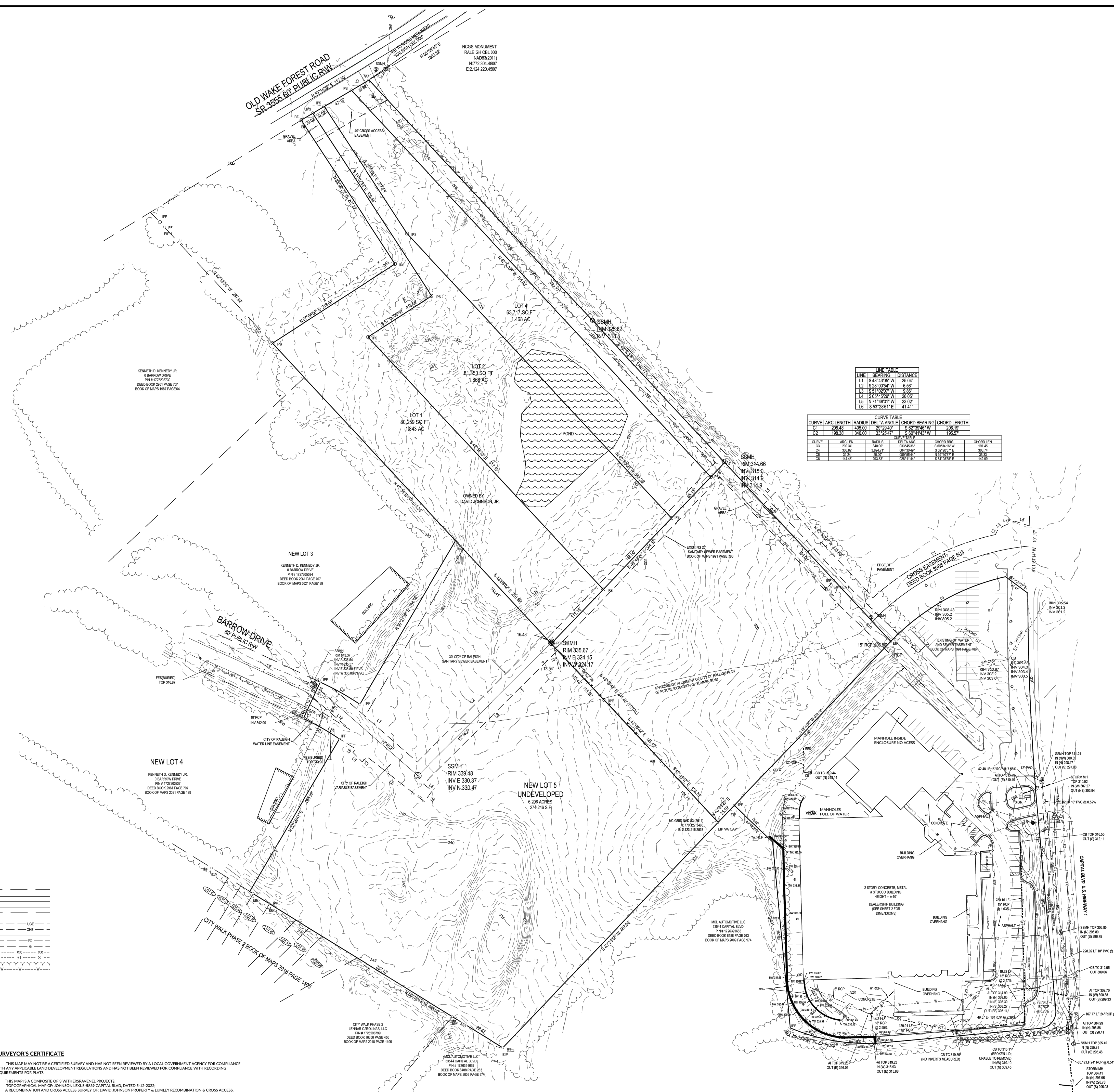
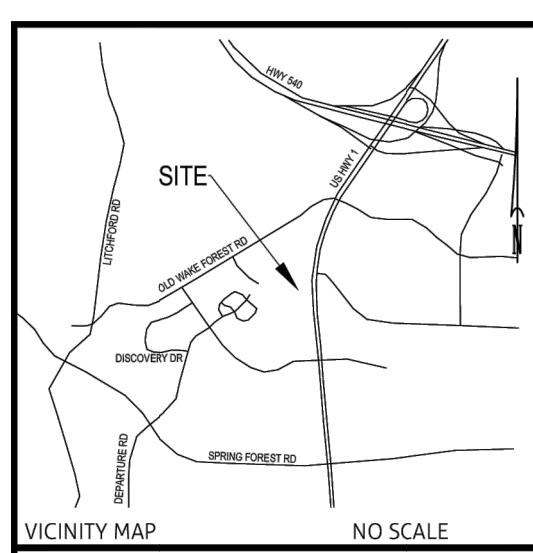
SHEET TITLE:

COVER

SHEET NUMBER:

C-101

ORG. DATE - 01/31/2024



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 43° 43' 00" W	25.04
L2	S 20° 00' 00" W	4.50
L3	S 51° 00' 00" W	0.95
L4	S 63° 42' 00" W	20.00
L5	N 7° 00' 00" W	23.77
L6	S 33° 28' 51" E	41.41

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	208.48	405.07	57° 26' 24"	S 67° 26' 40" W	308.19
C2	198.38	340.02	57° 26' 24"	S 67° 41' 43" W	195.57

SYMBOL LEGEND

- EP - EXISTING IRON PIPE
- - BOLLARD
- △ - FIBER OPTIC MARKER
- ⊕ - ELECTRIC METER
- - ELECTRIC BOX
- ⊞ - EXISTING UTILITY BOX
- ⊙ - LIGHT POLE
- ⊖ - BLOW OFF VALVE
- ⊕ - FIRE HYDRANT
- ⊖ - WATER VALVE
- ⊞ - STORM DRAIN AREA INLET
- ⊕ - SANITARY SEWER MANHOLE
- ⊖ - SANITARY SEWER CLEANOUT
- ⊕ - SIGN
- ⊖ - STORM DRAIN MANHOLE

LINE TYPE LEGEND

- ADJOINING PROPERTY BOUNDARY LINE
- BACK OF CURB
- CONCRETE
- CONTOUR - MAJOR
- CONTOUR - MINOR
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- EDGE OF PAVEMENT
- FIBER OPTIC CABLE
- NATURAL GAS
- SANITARY SEWER
- STORM DRAINAGE
- TREELINE
- WATER

SURVEYOR'S CERTIFICATE

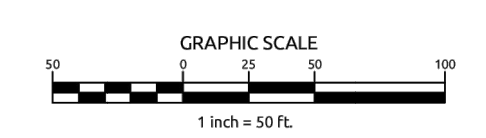
THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

THIS MAP IS A COMPOSITE OF 3 WITHERSRAVENEL PROJECTS:

1. TOPOGRAPHICAL MAP OF JOHNSON LEXUS SEPT CAPITAL BLVD, DATED 5-12-2022;
2. A RECONSTRUCTION AND CROSS ACCESS SURVEY OF DAVID JOHNSON PROJECTS & LUMLEY RECONSTRUCTION & CROSS ACCESS, DATED 5-5-2022;
3. A TOPOGRAPHICAL SURVEY OF NEW LOT 5 DATED 7-4-2022

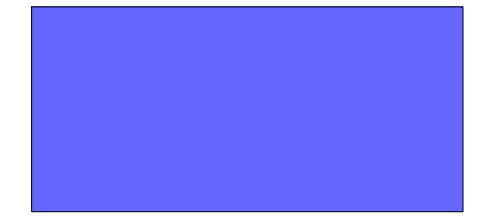
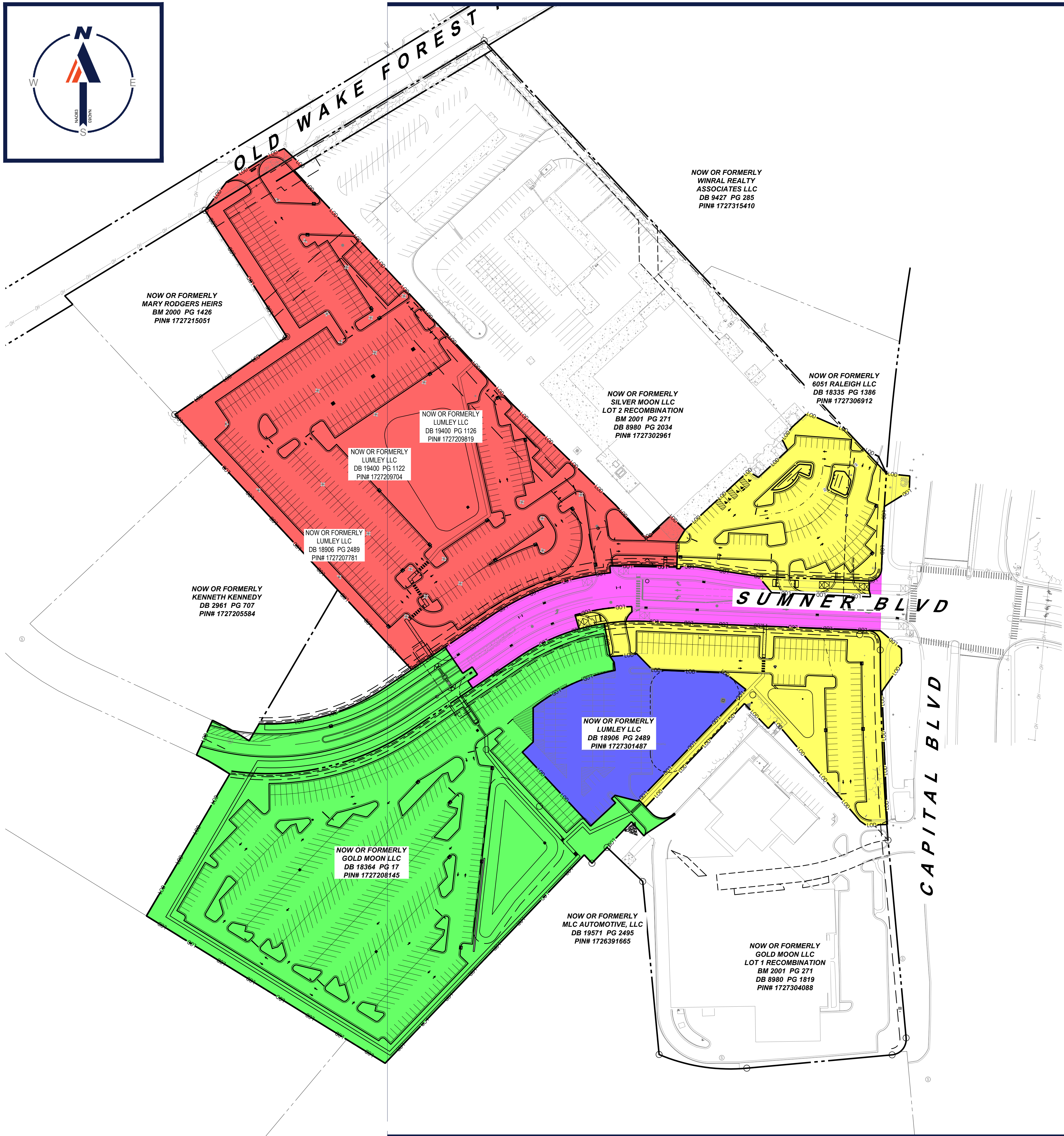
IN ADDITION A SURVEY BY T.M. BOWEN PROVIDED TO WITHERSRAVENEL FOR A BASE MAP HAS BEEN INCLUDED FOR REFERENCE PURPOSES ONLY. THIS DATA IS ON A LAYER E-TB SURVEY. ALL WITHERSRAVENEL DATA IS ON LAYERS E-1 WITH THE EXCEPTION OF THE E-TB SURVEY LAYER. ANY OTHER LAYERS CONTAINED THEREIN ARE SUPERFLUOUS AND MAY NOT RELATE TO ANY SURVEYS BY WITHERSRAVENEL.

DocuSigned by:
Stephen B. Millars
 STEPHEN B. MILLARS PLS 1-3007 JANUARY 09, 2024
 DFCEC78C4D7E4E2

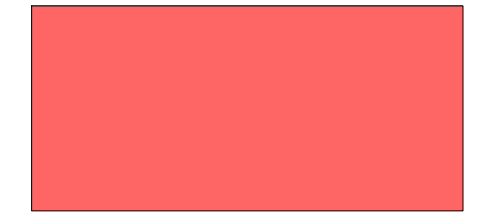


DATE: 09-10-2022	COMPOSITE MAP OF		
SCALE: 1"=50'	JOHNSON LEXUS RALEIGH		
SURVEYED BY: WBO/OTHERS	TOWNSHIP: NEUSE	COUNTY: WAKE	STATE: NORTH CAROLINA
DRAWN BY: SA/SA	PROJECT NO.: 09190181	ZONE: RA	P.L.N.
CHECK & CLOSURE BY: SM	115 Mackenzie Drive Cary, NC 27511 (919) 467-2340 (919) 467-1479 www.withersravenel.com		
CAD FILE: 09190181-COMPOSITE			

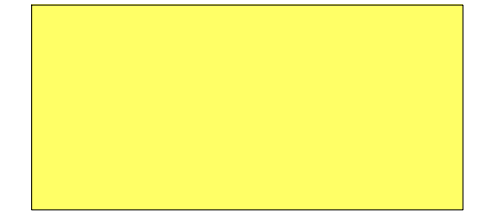




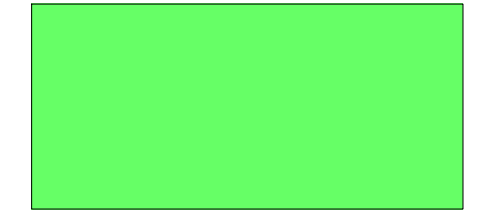
- PHASE 1 - ASR-0085-2023



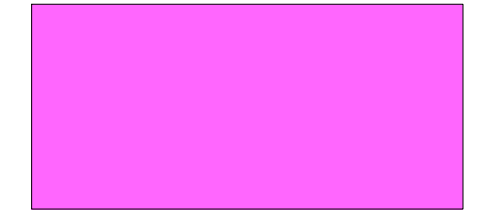
- PHASE 2



- PHASE 3



- PHASE 4



- ROAD (BY OTHERS) SPR-0175-2022

BOHLER
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

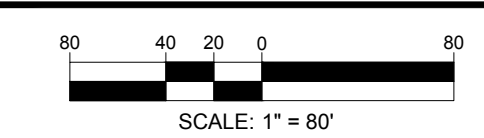
FOR CONCEPT PURPOSES ONLY

PROJECT No.: -NCB230226
DRAWN BY: DB/RKA
CHECKED BY: WES
DATE: 1/31/2024
CAD ID:

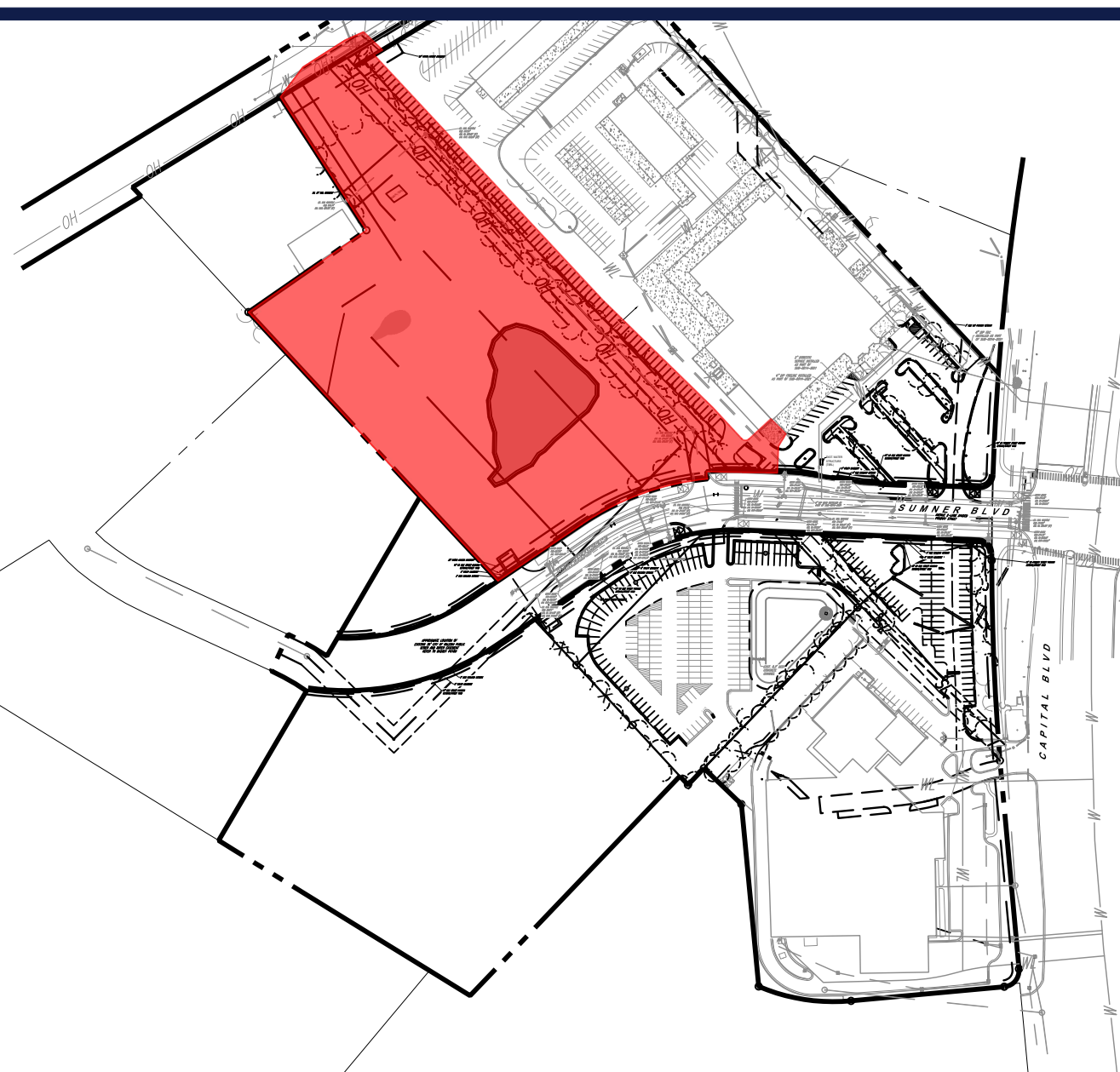
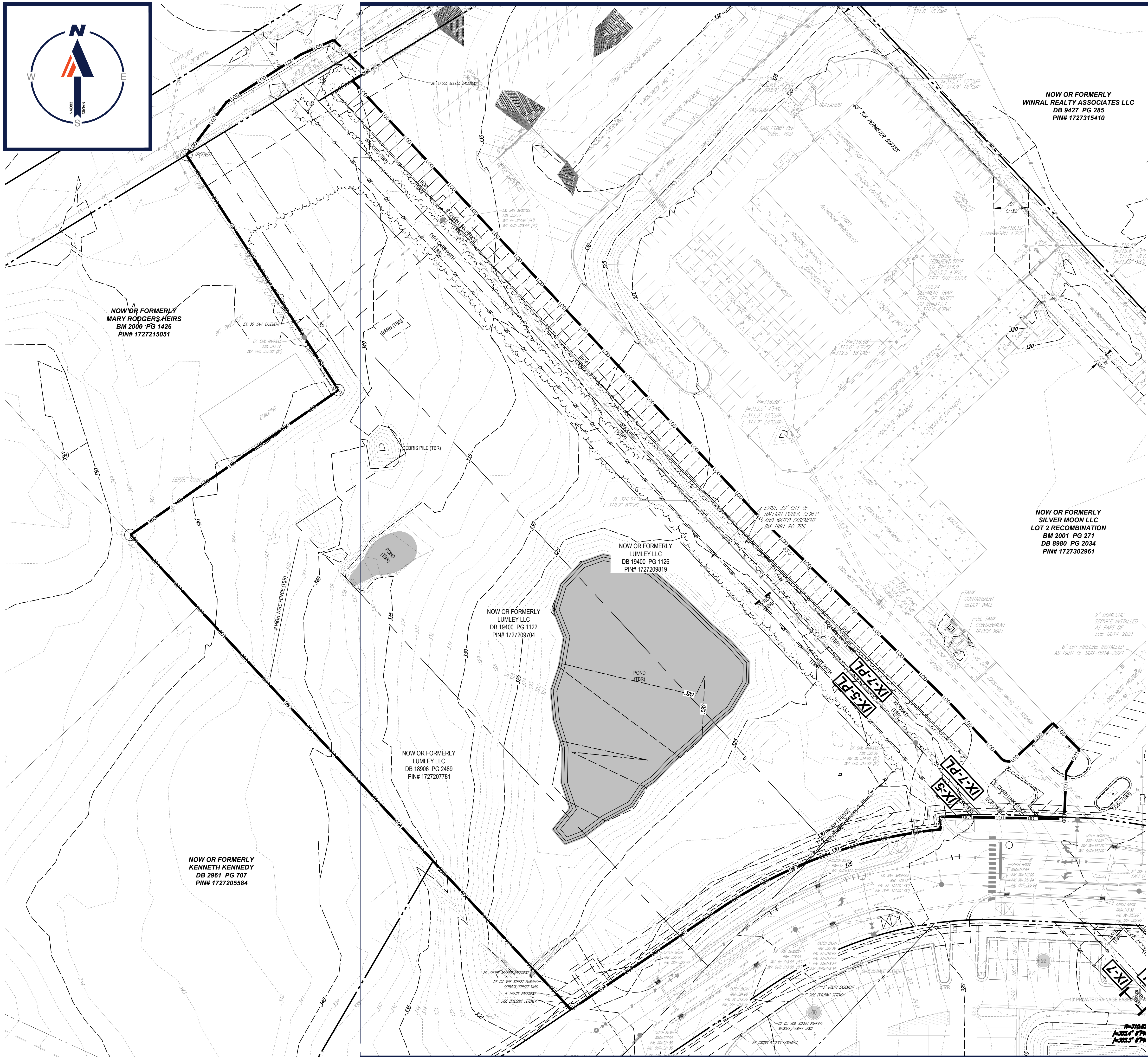
PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
JOHNSON AUTOMOTIVE-LEXUS PHASE 2
PROPOSED
JOHNSON AUTOMOTIVE LEXUS DEALERSHIP- MASTER PLAN
6842 OLD WAKE FOREST RD,
RALEIGH NC, 27616
WAKE COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



SHEET TITLE:
PHASING PLAN
SHEET NUMBER:
C-103
ORG. DATE - 01/31/2024



OVERALL PHASING
SCALE 1" = 250'

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NCB230226
DRAWN BY: DB/RKA
CHECKED BY: WES
DATE: 1/31/2024
CAD LD:

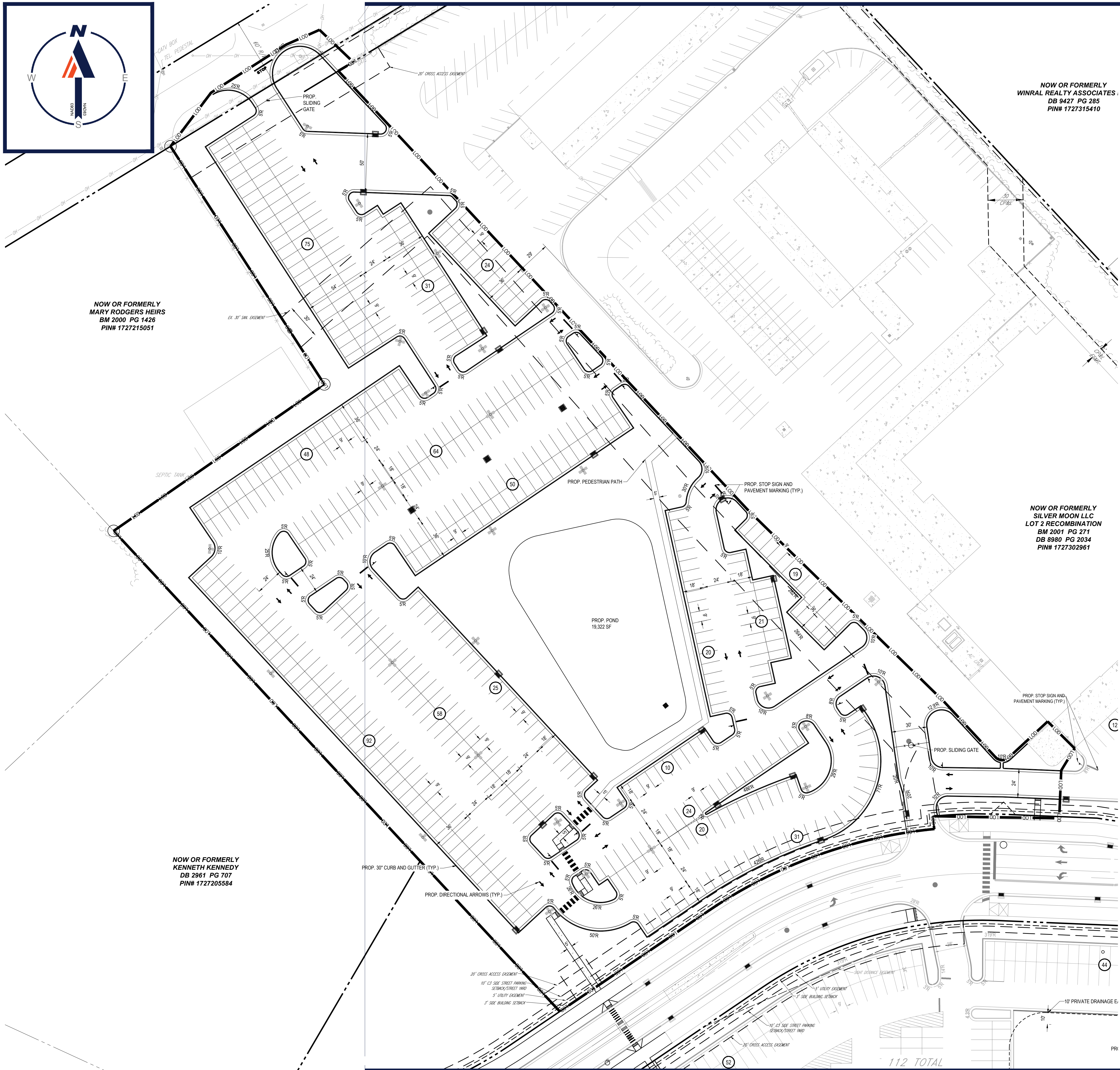
PROP. SITE PLAN DOCUMENTS
FOR
JOHNSON AUTOMOTIVE-LEXUS PHASE 2
PROPOSED
JOHNSON AUTOMOTIVE LEXUS DEALERSHIP- MASTER PLAN
6842 OLD WAKE FOREST RD,
RALEIGH NC, 27616
WAKE COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

SHEET TITLE:
PHASE 2 DEMOLITION PLAN

SHEET NUMBER:
C-201

ORG. DATE - 01/31/2024

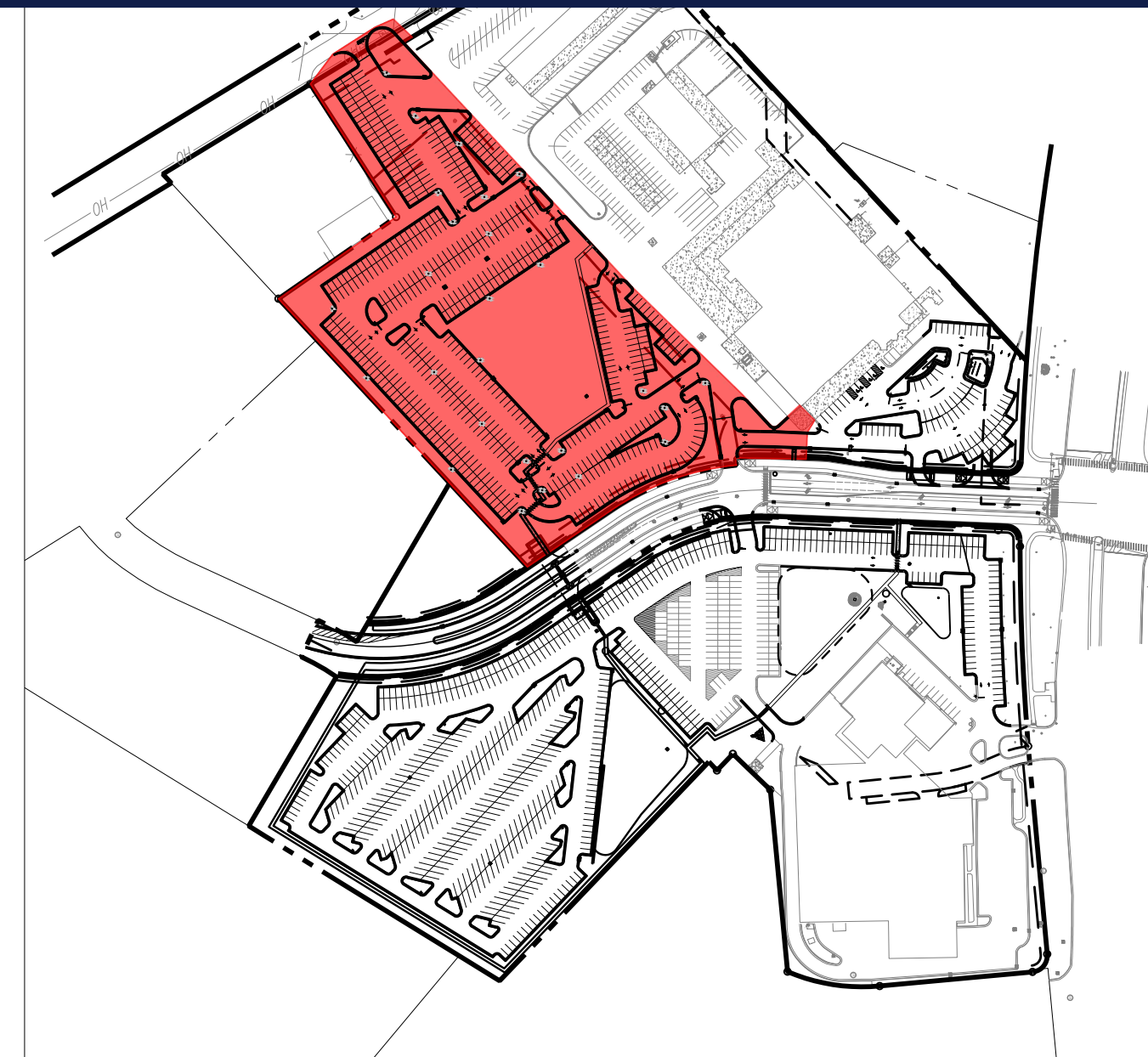


NOW OR FORMERLY
MARY RODGERS HEIRS
BM 2000 PG 1426
PIN# 172715051

NOW OR FORMERLY
WINRAL REALTY ASSOCIATES
DB 9427 PG 285
PIN# 1727315410

NOW OR FORMERLY
SILVER MOON LLC
LOT 2 RECOMBINATION
BM 2001 PG 271
DB 8980 PG 2034
PIN# 1727302961

NOW OR FORMERLY
KENNETH KENNEDY
DB 2961 PG 707
PIN# 1727205584

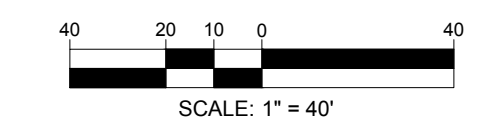


OVERALL PHASING
SCALE 1" = 250'

SITE PLAN & ZONING NOTES:

- THIS PLAN REFERENCE DOCUMENTS AND INFORMATION BY:
 - BOHLER NC PLLC
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
 - WITHERS RAVENEL
115 MACKENAN DRIVE,
CARY, NC 27511
DATED: 01/08/2024
PHONE: 919-469-3340
- OWNER/DEVELOPER:
 - JOHNSON AUTOMOTIVE
5839 CAPITAL BLVD
RALEIGH, NC 27616
 - CONTACT: DREW WILKINSON
PHONE: (919) 877-1955
EMAIL: DWILKINSON@JOHNSONAUTOMOTIVE.COM
- SITE INFORMATION:
 - TOTAL PARCEL ACREAGE: 8.86 AC
 - PHASE 2 PARCEL ID NUMBERS: 1727301487, 1727209819, 1727209704, 1727207781
 - PHASE 2 EXISTING ZONING: IX-5-PL
 - OVERLAY DISTRICT: NONE
 - FRONTAGE TYPE: C3 BUFFER
 - EXISTING LAND USE: VACANT, PARKING LOT
 - PROPOSED USE: VEHICULAR DISPLAY AREA
 - BUILDING SF: 0 SF
 - PARKING CALCULATIONS: 612 SPACES
- SEE SHEET C-102 - GENERAL NOTES FOR ALL GENERAL NOTES.
- ALL DIMENSIONS ARE SHOWN FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



BOHLER
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
BOHLER ENGINEERING NC, PLLC
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BOHLER ENGINEERING NC, PLLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING NC, PLLC.

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NCB230226
DRAWN BY: DB/RKA
CHECKED BY: WES
DATE: 1/31/2024
CAD ID:
PROJECT:

PROP. SITE PLAN DOCUMENTS
FOR
JOHNSON AUTOMOTIVE-LEXUS PHASE 2
PROPOSED
JOHNSON AUTOMOTIVE LEXUS DEALERSHIP- MASTER PLAN
6842 OLD WAKE FOREST RD,
RALEIGH NC, 27616
WAKE COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

SHEET TITLE:
PHASE 2 SITE PLAN

SHEET NUMBER:
C-301

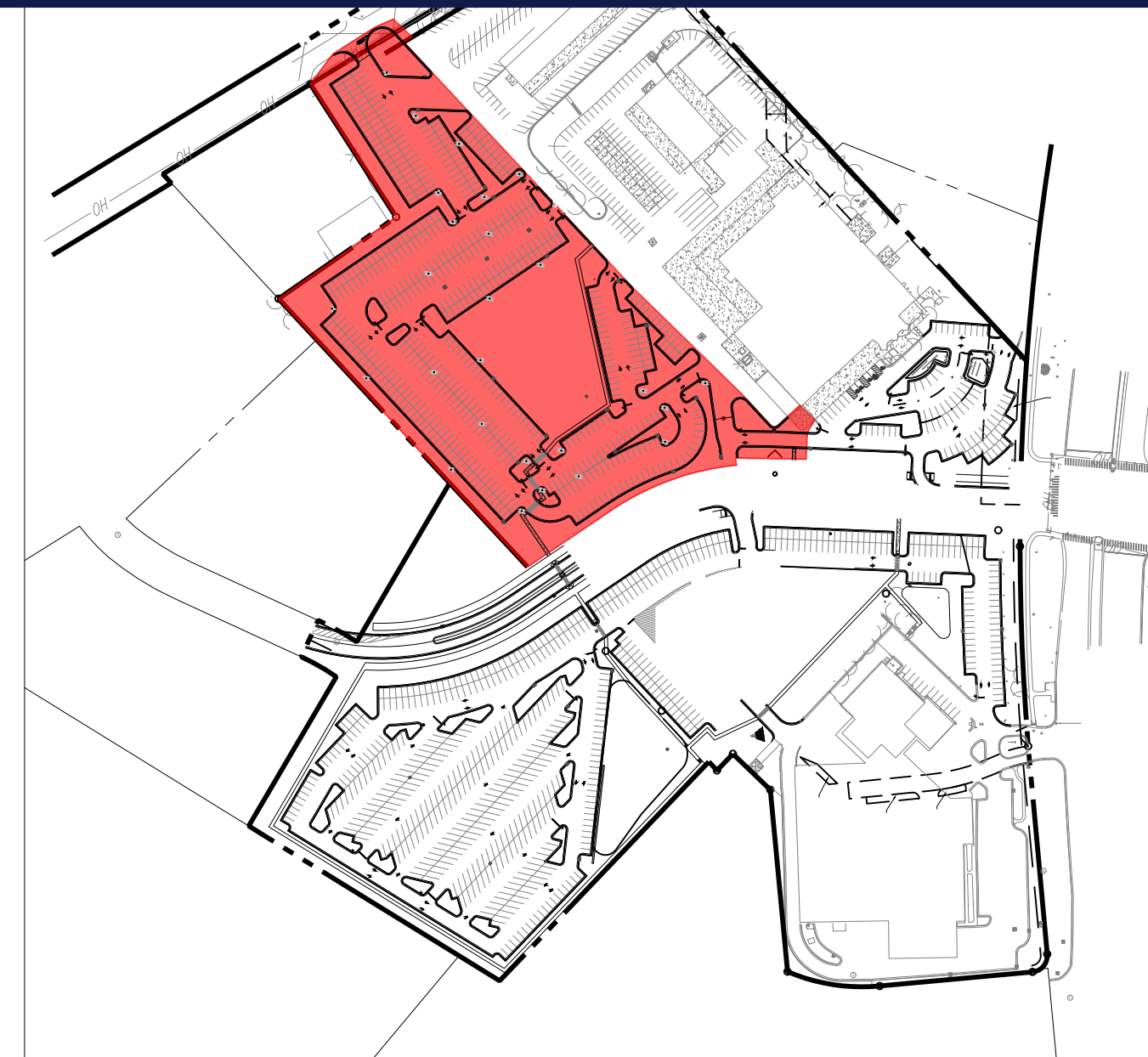
ORG. DATE - 01/31/2024



NOW OR FORMERLY
MARY RODGERS HEIRS
BM 2000 PG 1426
PIN# 1727215051

NOW OR FORMERLY
KENNETH KENNEDY
DB 2961 PG 707
PIN# 1727205584

NOW OR FORMERLY
WINRAL REALTY ASSOCIATES LLC
DB 9427 PG 285
PIN# 1727315410



OVERALL PHASING

SCALE 1" = 250'

BOHLER
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PH2-NCB230226
DRAWN BY: DB/KA
CHECKED BY: WES
DATE: 1/31/2024
CAD ID:

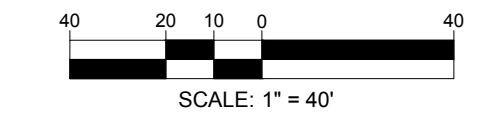
PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
JOHNSON AUTOMOTIVE LEXUS PHASE 2
PROPOSED
JOHNSON AUTOMOTIVE LEXUS DEALERSHIP- MASTER PLAN
6842 OLD WAKE FOREST RD,
RALEIGH NC, 27616
WAKE COUNTY

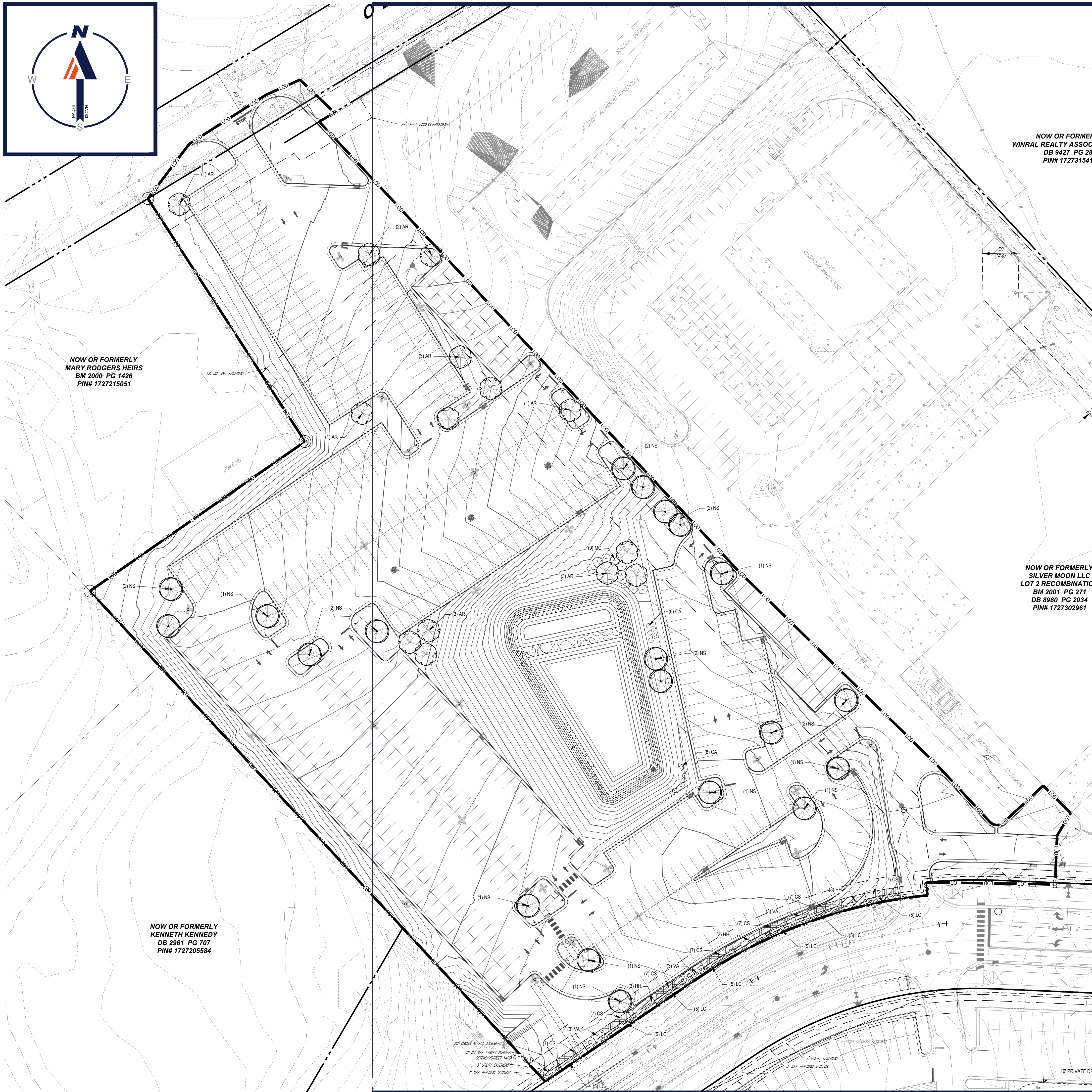
BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

SHEET TITLE:
PHASE 2 GRADING PLAN

SHEET NUMBER:
C-401
ORG. DATE - 01/31/2024

THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY



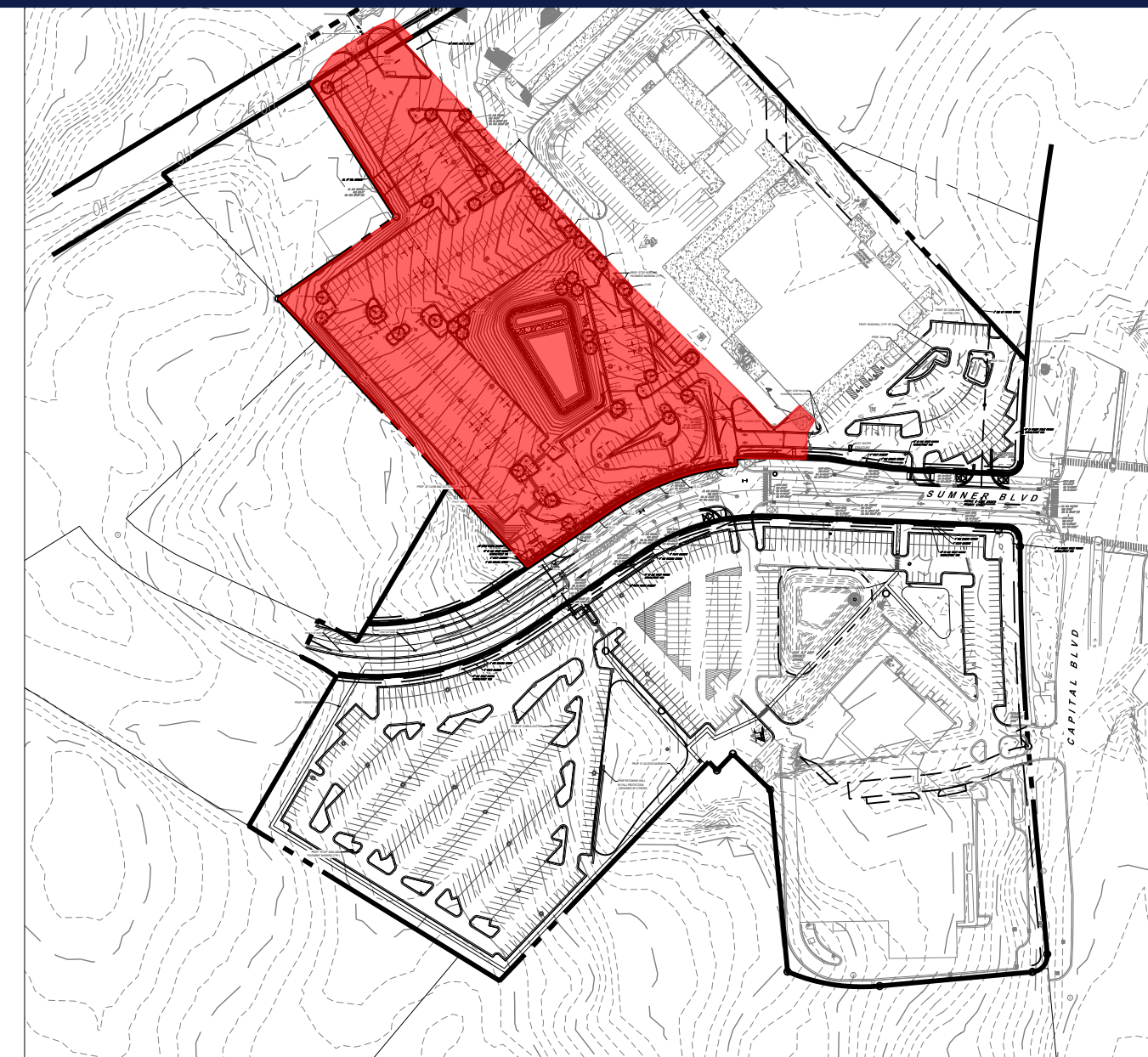


NOW OR FORMERLY
MARY RODGERS HEIRS
BM 2000 PG 1426
PIN# 1727215051

NOW OR FORMERLY
WINRAL REALTY ASSOC
DB 9427 PG 28
PIN# 172731541

NOW OR FORMERLY
SILVER MOON LLC
LOT 2 RECOMBINANTIC
BM 2001 PG 271
DB 8980 PG 2034
PIN# 1727302961

NOW OR FORMERLY
KENNETH KENNEDY
DB 2961 PG 707
PIN# 1727205584



OVERALL PHASING
SCALE 1" = 250'

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
AR	14	ACER RUBRUM	RED MAPLE	3" CAL	B&B
NS	20	NYSSA SYLVATICA	SOUR GUM	3" CAL	B&B
SHRUBS					
CA	13	CLETHRA ALNIFOLIA	SUMMERSWEET	3 GAL	CONTAINER
MC	9	MYRICA CERIFERA	WAX MYRTLE	3 GAL	CONTAINER
SHRUB AREAS					
CS	49	CORNUS SERICEA 'ALLEMANS'	ALLEMANS COMPACT RED TWIG DOGWOOD	42" MIN.	CONTAINER/B&B
HH	11	HAMAMELIS VIRGINIANA 'HARVEST MOON'	HARVEST MOON WITCH HAZEL	42" MIN.	CONTAINER
LC	35	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	42" MIN.	CONTAINER
VA	9	VACCINIUM ARBOREUM	FARKLEBERRY	42" MIN.	CONTAINER

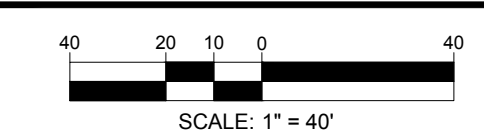
LANDSCAPE COMPLIANCE CHART

SECTION	REQUIREMENT	PROVIDED
ARTICLE 6.4.13.B VEHICLE SALES USERENTIAL USE STANDARDS	ALL VEHICULAR DISPLAY AREA 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.	SCREENING PER SECTION 7.2.4.B PROVIDED AS SHOWN BELOW
ARTICLE 7.2.4.B STREET PROTECTIVE YARD	TYPE C3 STREET PROTECTIVE YARD: 10' MINIMUM WIDTH SHRUBS PER 100 LF = 30 SHRUB HEIGHT MIN. 42"	PH II PARKING ALONG SUMNER BLVD: 343 LF 343' x 100' = 3,430 X 30' = 102,900 103 SHRUBS REQUIRED 104 SHRUBS PROVIDED
ARTICLE 7.1.7 VEHICLE PARKING LOT LANDSCAPING	EACH INTERIOR ISLAND (AND TERMINAL ISLAND) MUST INCLUDE AT LEAST ONE SHADE TREE	56 TREES PROVIDED

PLANTING NOTES:

1. ALL LANDSCAPE AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PEST AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED & BURLAPPED AS INDICATED IN THE PLANT LIST.
4. ALL PLANT MATERIAL SHALL BE SEEDED WITH LOCALLY GROWN FESCUE SEED MEETING THE LATEST NORTH CAROLINA DEPT. OF AGRICULTURE STANDARD FOR SEED AND PLANT CERTIFICATION. CONSULT LOCAL N.C.S.U. AGRICULTURAL EXTENSION OFFICE FOR PROPER FERTILIZER AND LIME APPLICATION RATES FOR LAWN SEEDING.
5. ALL TREES SHALL TRUNK, FULL HEAD, AND MEET ALL REQUIREMENTS SPECIFIED.
6. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
7. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASE UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATION OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APURTENANCES, ETC.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE AND BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR A ONE YEAR GROWING PERIOD.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE WHILE MEETING ALL PLANT SCHEDULE SPECIFICATIONS.
13. STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENT FOR PLANT MATERIAL.
14. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A MINIMUM 4" DEPTH OF TRIPLE SHRED HARDWOOD MULCH FROM A LOCAL MULCH SOURCE HARVESTED IN A SUSTAINABLE MANNER.
15. ALL LANDSCAPING SHALL AVOID CONFLICT WITH UNDERGROUND STORMWATER MANAGEMENT MEASURES.
16. ALL TRANSFORMERS AND AIR HANDLERS TO BE SCREENED WITH SHAMROCK INKBERRY HOLLY AND DWARF BURFORD HOLLY. ALTERNATE SPECIES BETWEEN DIFFERENT UNITS.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



BOHLER
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NCB230226
DRAWN BY: DB/RKA
CHECKED BY: WES
DATE: 1/31/2024
CAD ID:

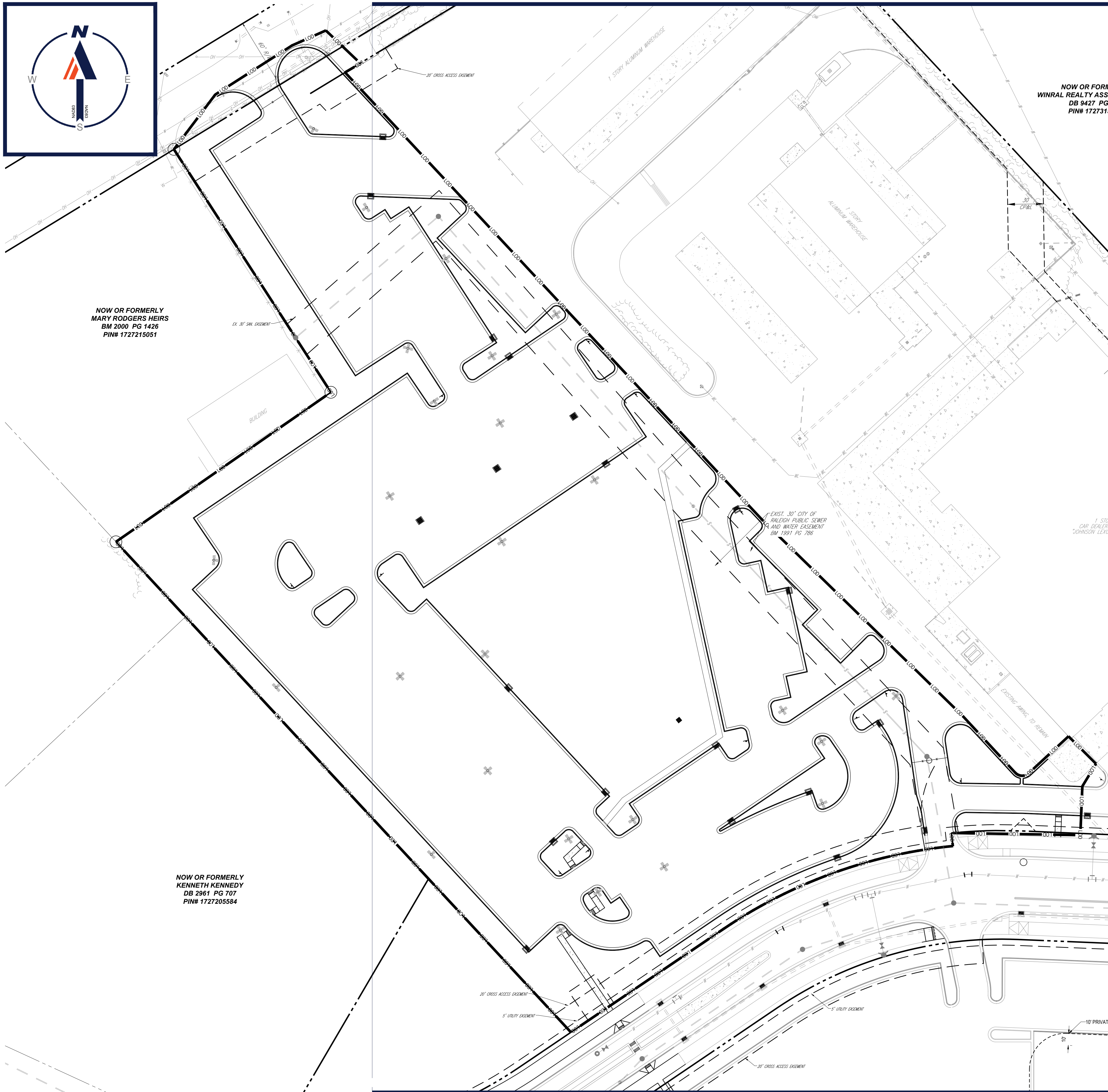
PROP. SITE PLAN DOCUMENTS
FOR
JOHNSON AUTOMOTIVE-LEXUS PHASE 2
PROPOSED
JOHNSON AUTOMOTIVE LEXUS DEALERSHIP- MASTER PLAN
6842 OLD WAKE FOREST RD,
RALEIGH, NC 27616
WAKE COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

SHEET TITLE:
PHASE 2 LANDSCAPE PLAN

SHEET NUMBER:
L-101

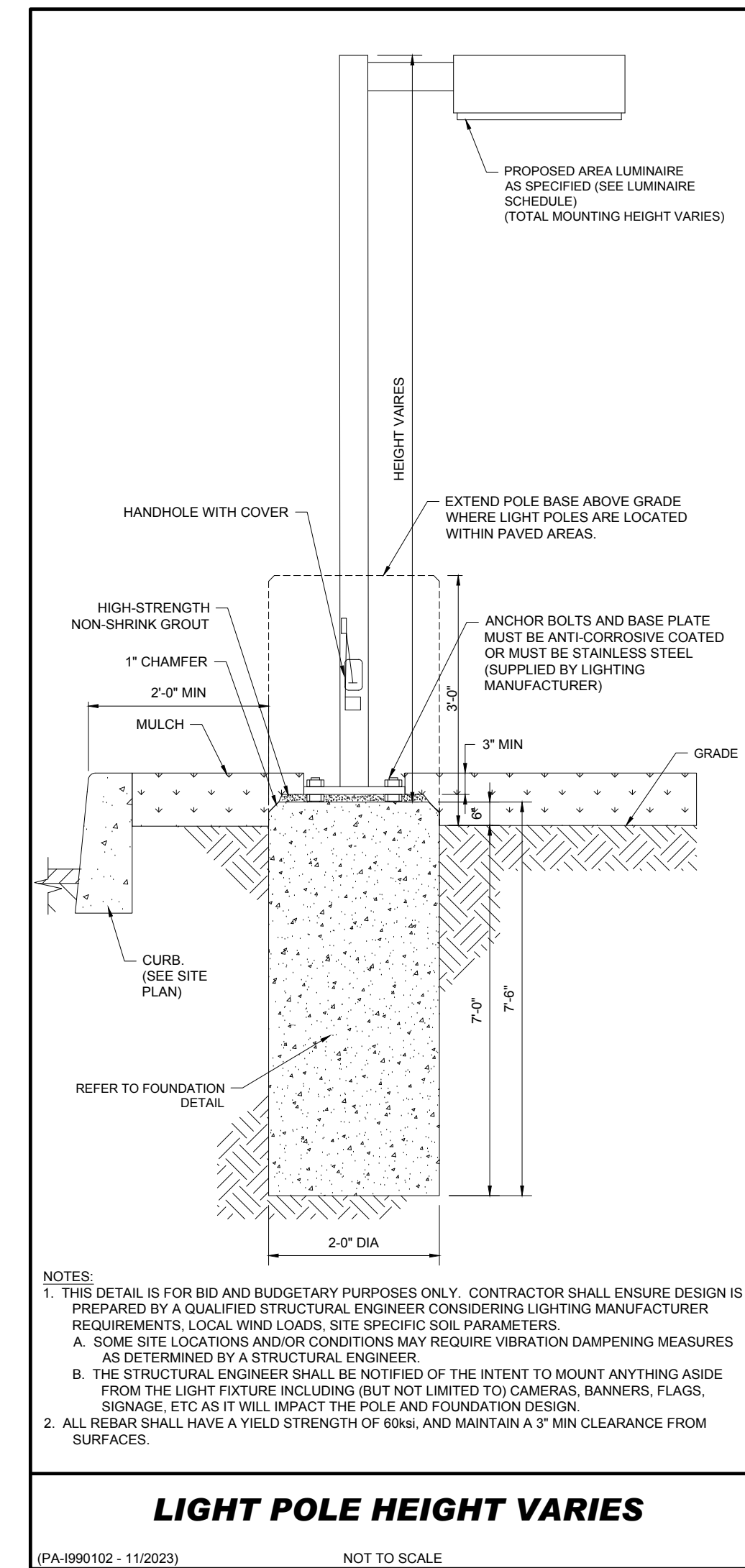
ORG. DATE - 01/31/2024



NOW OR FORMERLY
MARY RODGERS HEIRS
BM 2000 PG 1426
PIN# 172715051

NOW OR FORMERLY
KENNETH KENNEDY
DB 2961 PG 707
PIN# 1727205584

NOW OR FORM
WINRAL REALTY ASS
DB 9427 PG
PIN# 172731:



NOTES:
1. THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL ENSURE DESIGN IS PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS, SITE SPECIFIC SOIL PARAMETERS.
A. SOME SITE LOCATIONS AND/OR CONDITIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
B. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING ASIDE FROM THE LIGHT FIXTURE INCLUDING (BUT NOT LIMITED TO) CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.
2. ALL REBAR SHALL HAVE A YIELD STRENGTH OF 60ksi AND MAINTAIN A 3" MIN CLEARANCE FROM SURFACES.

LIGHT POLE HEIGHT VARIES

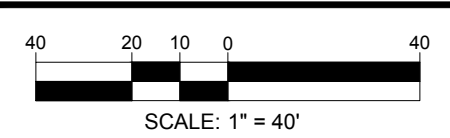
(PA)1990102 - 11/2023) NOT TO SCALE

LUMINARE SCHEDULE				
	SYMBOL	QTY	LABEL	MOUNTING HEIGHT
A		20	GLEON-AF-0 8-LED-E1-5 WQ-7050 - QUAD	VARIES
B		6	GLEON-AF-0 8-LED-E1-5 WQ-7050 - TRIPLE	VARIES

LIGHTING PLAN NOTES:

- LIGHT FIXTURES WITHIN PARKING AND VEHICULAR DISPLAY AREAS MAY BE NO HIGHER THEN 30 FEET
- LIGHT FIXTURES WITHIN PEDESTRIAN AREAS MAYBE NO HIGHER THAN 15 FEET
- CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHT OF ALL BUILDING MOUNTED FIXTURES
- LIGHTING TO BE INSTALLED AND MAINTAINED BY THE OWNER.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



BOHLER
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NCB2302226
DRAWN BY: DB/RKA
CHECKED BY: WES
DATE: 1/31/2024
CAD ID: P-CIVIL-LGHT

PROJECT:

PROP. SITE PLAN DOCUMENTS
FOR
JOHNSON AUTOMOTIVE-LEXUS
PROPOSED
JOHNSON AUTOMOTIVE LEXUS
DEALERSHIP- MASTER PLAN
6001 CAPITAL BLVD,
RALEIGH NC, 27616
WAKE COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

SHEET TITLE:
PHASE 2 LIGHTING PLAN

SHEET NUMBER:
L-201

ORG. DATE - 01/31/2024

