

# 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<br>(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<br>(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):<br>Existing (sf) _____ Proposed total (sf) _____ | Impervious Area for Compliance<br>(includes ROW):<br>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**

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

**GENERAL INFORMATION**

Development name: Johnson Automotive Lexus Dealership-Master Plan Phase 3  
 Inside City limits? Yes  No   
 Property address(es): 6001 & 5839 Capital Blvd, Raleigh, NC 27616  
 Site P.I.N.(s): 1727302961, 1727304088  
 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): Silver Moon LLC, Gold Moon LLC  
 Company: Silver Moon, LLC & Gold Moon 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: Silver Moon, LLC & Gold Moon 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-7, IX-7-PL | Existing gross floor area (not to be demolished): 0 |
| Gross site acreage: 15.54 AC   | Existing gross floor area to be demolished: 0       |
| # of parking spaces proposed: 205                                      | New gross floor area: N/A                           |
| Max # parking permitted (7.1.2.C):                                     | Total sf gross (to remain and new):                 |
| Overlay District (if applicable): N/A                                  | Proposed # of buildings: N/A                        |
| Existing use (UDO 6.1.4): Vacant, car dealership bu                    | 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                          |   |
|---|---|
| Imperious Area on Parcel(s):                    | Imperious Area for Compliance (includes ROW): |
| Existing (sf) 80,528 Proposed total (sf) 76,277 | 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 3

LOCATION OF SITE  
 5839 CAPITAL BLVD  
 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**

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Signature: Drew Wilkinson Date: 06/05/2024  
 Printed Name: Drew Wilkinson

**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: 3.21 AC
  - PHASE 3 PARCEL ID NUMBERS: 1727302961, 1727304088
  - PHASE 3 EXISTING ZONING: IX-7, IX-7-PL
  - OVERLAY DISTRICT: NONE
  - FRONTAGE TYPE: C3 BUFFER
  - EXISTING LAND USE: CAR DEALERSHIP AND ASSOCIATED PARKING LOT
  - PROPOSED USE: VEHICLE DISPLAY AREA, CAR DEALERSHIP, AND ASSOCIATED PARKING
  - BUILDING SF: 0 SF
  - PARKING CALCULATIONS: 205 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 3 DEMOLITION PLAN         |
| C-301            | PHASE 3 SITE PLAN               |
| C-401            | PHASE 3 GRADING & DRAINAGE PLAN |
| C-402            | PHASE 3 - NORTH SCM PLAN        |
| C-403            | PHASE 3 - SOUTH SCM PLAN        |
| L-101            | PHASE 3 LANDSCAPE PLAN          |
| C-901            | DETAILS                         |



**LOCATION MAP**  
SCALE: 1" = 500'

**OWNER**  
GOLD MOON LLC  
5839 CAPITAL BLVD,  
RALEIGH, NC 27616  
SILVER MOON LLC  
5839 CAPITAL BLVD,  
RALEIGH, NC 27616

**DEVELOPER**  
DREW WILKINSON  
JOHNSON AUTOMOTIVE  
5839 CAPITAL BLVD,  
RALEIGH, NC 27616

PREPARED BY

# BOHLER //

CONTACT: WILL SWARINGEN, P.E.  
 PHONE: 919-578-9000  
 EMAIL: WSWARINGEN@BOHLERENG.COM

**REFERENCES AND CONTACTS**

- REFERENCES**
- 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
    - PLANNING, ZONING COMMITTEE  
CITY OF RALEIGH PLANNING AND DEVELOPMENT  
ONE EXCHANGE PLAZA, SUITE 300  
RALEIGH, NC 27601  
PHONE: (919) 996-2682
    - FIRE DEPARTMENT  
BRAD 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 CASE, WITHOUT RESERVE, REGARDLESS OF WHEN.

**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 |
|-----|------|---------|----------|------------|
|     |      |         |          |            |
|     |      |         |          |            |
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**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.: PH3-NCB230226  
 DRAWN BY: DBRKA  
 CHECKED BY: WES  
 DATE: 1/31/2024  
 CAD ID: P-CIVL-CND5

**PROP. SITE PLAN DOCUMENTS**  
 FOR  
**JOHNSON AUTOMOTIVE-LEXUS PHASE 3**  
 PROPOSED  
**JOHNSON AUTOMOTIVE LEXUS DEALERSHIP - MASTER PLAN**  
 5839 CAPITAL BLVD,  
 RALEIGH, NC 27616  
 WAKE COUNTY

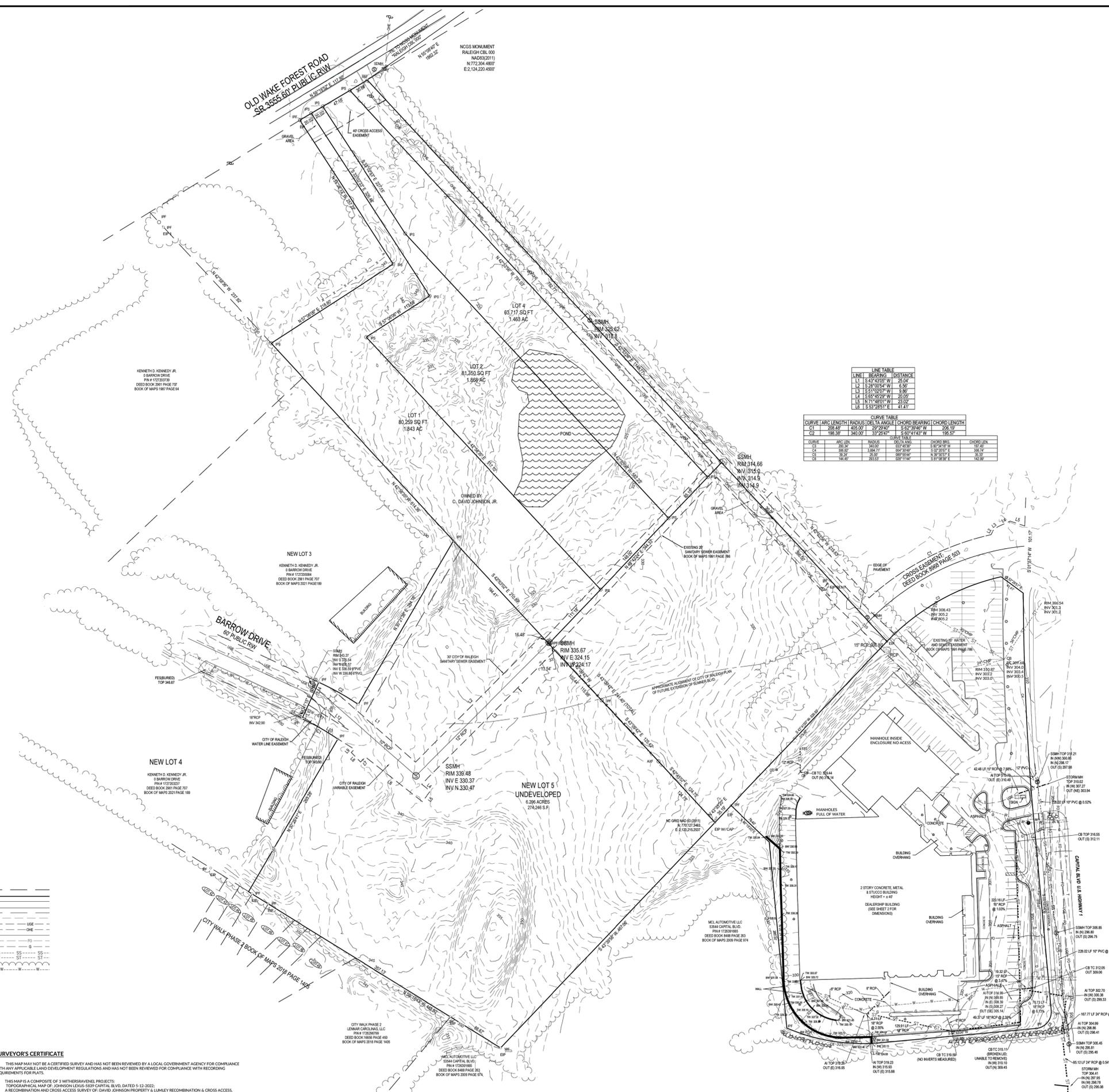
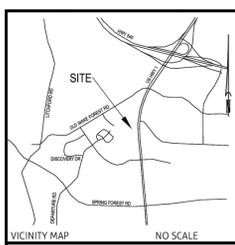
**BOHLER //**  
BOHLER ENGINEERING NC, PLLC  
NCBLS P-1132  
4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000  
NC@BohlerEng.com

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° 05' 00" W | 4.50     |
| L3   | S 51° 00' 00" W | 0.85     |
| L4   | S 63° 42' 00" W | 20.00    |
| L5   | N 7° 45' 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° 29' 48" W | 308.18       |
| 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.

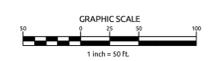
THIS MAP IS A COMPOSITE OF 3 WITHERSRAVENEL PROJECTS:

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

IN ADDITION A SURVEY BY TBM BOWEN PROVIDED TO WITHERSRAVENEL FOR A BASE MAP HAS BEEN INCLUDED FOR REFERENCE PURPOSES ONLY. THIS DATA IS ON A LOWER ELEVATION SURVEY.

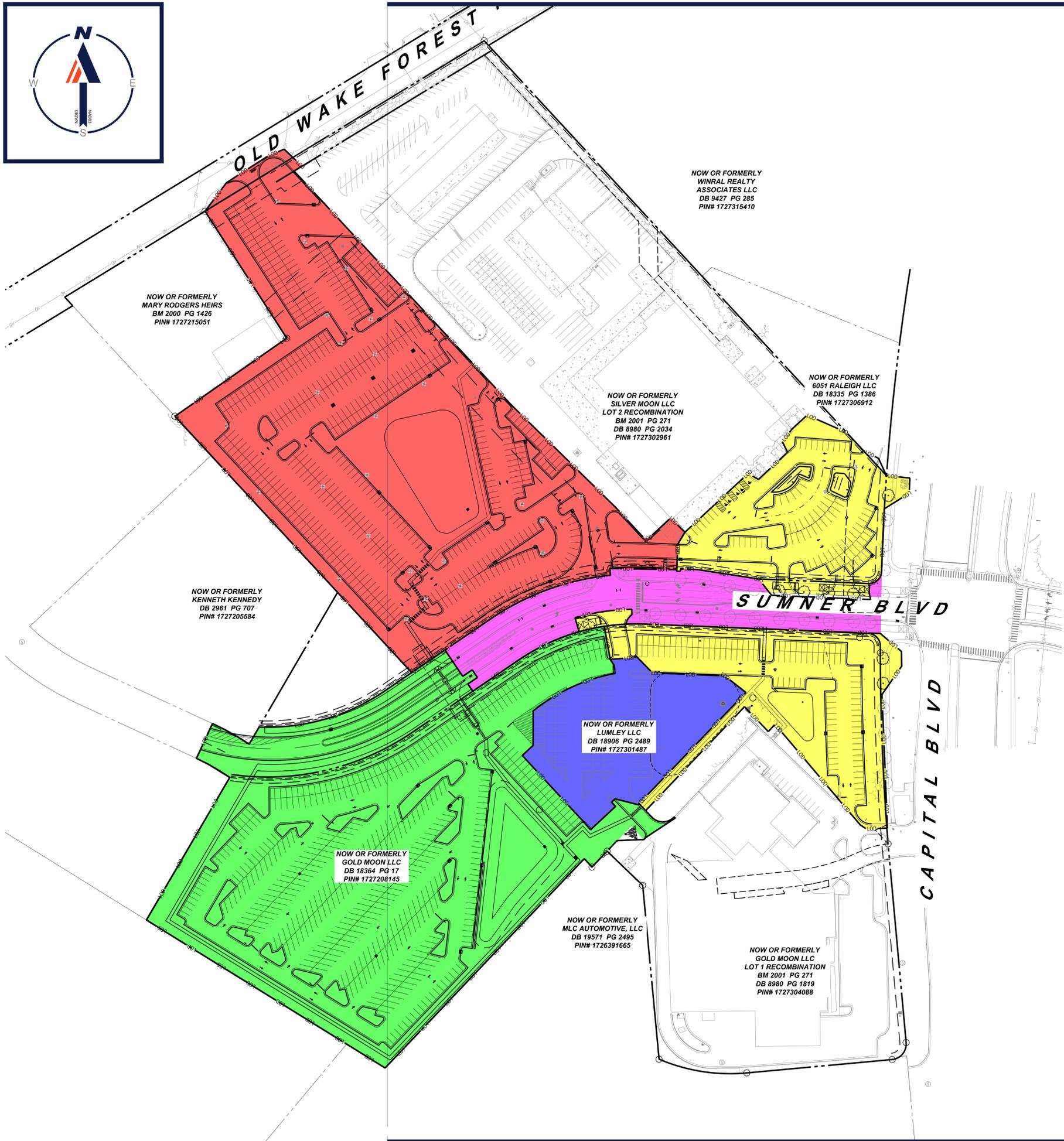
ALL WITHERSRAVENEL DATA FROM LAYERS E, WITH THE EXCEPTION OF THE E-TB SURVEY LAYER, ANY OTHER LAYERS CONTAINED THE ARE SUPERFLUOUS AND MAY NOT RELATE TO ANY SURVEYS BY WITHERSRAVENEL.

DocuSigned by:  
*Stephen B. Millars*  
 STEPHEN B. MILLARS PL 1-3007 JANUARY 09, 2024  
 DFCEC79C4D7E4E2



|                              |                       |              |                       |
|------------------------------|-----------------------|--------------|-----------------------|
| DATE: 08-10-2022             | COMPOSITE MAP OF      |              |                       |
| SCALE: 1"=50'                | JOHNSON LEXUS RALEIGH |              |                       |
| SURVEYED BY: WBO/OTHERS      | TOWNSHIP: NEUSE       | COUNTY: WAKE | STATE: NORTH CAROLINA |
| DRAWN BY: SA/SA              | ZONE: RA              |              |                       |
| CHECK & CLOSURE BY: SM       | PROJECT NO: 09190181  |              |                       |
| CAD FILE: 09190181-COMPOSITE | P.L.N.                |              |                       |





- 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 | CHECKED BY |
|-----|------|---------|----------|------------|
|     |      |         |          |            |
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**FOR CONCEPT PURPOSES ONLY**

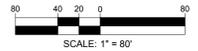
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PROJECT No.: -NCB230226  
DRAWN BY: DB/RKA  
CHECKED BY: WES  
DATE: 1/31/2024  
CAD ID: P-CIVL-PHAS

PROJECT:  
**PROP. SITE PLAN DOCUMENTS**  
FOR  
**JOHNSON AUTOMOTIVE-LEXUS PHASE 3**  
PROPOSED  
JOHNSON AUTOMOTIVE LEXUS DEALERSHIP- MASTER PLAN  
5839 CAPITAL BLVD.  
RALEIGH NC, 27616  
WAKE COUNTY

**BOHLER**  
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NCBELS P-1132  
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RALEIGH, NC 27612  
Phone: (919) 578-9000  
NC@BohlerEng.com

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**



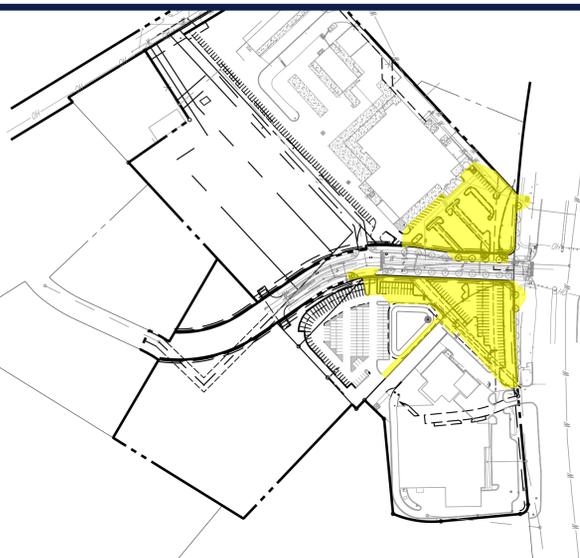
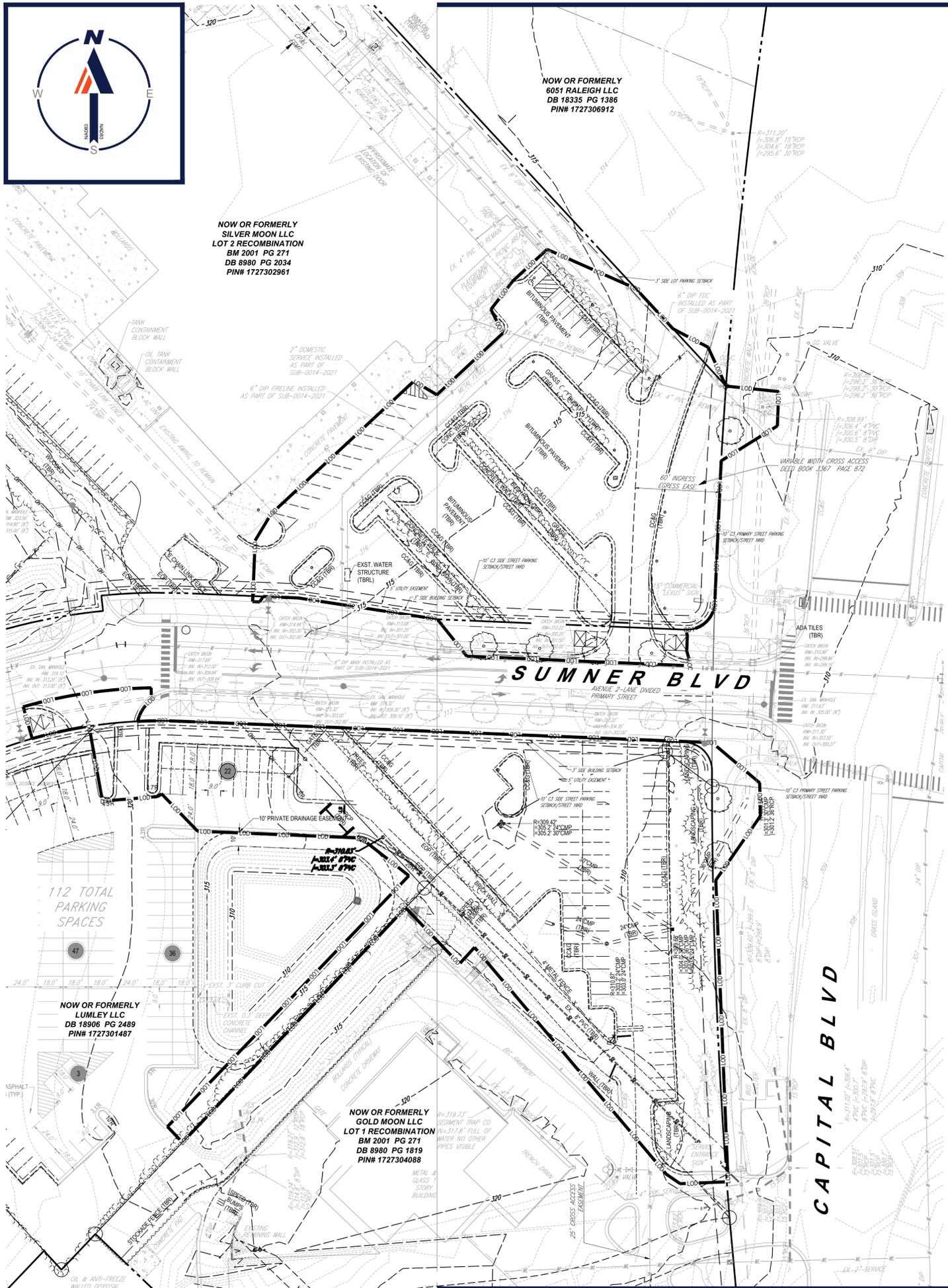
SHEET TITLE:

**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**



**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 |
|-----|------|---------|----------|------------|
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PURPOSES ONLY**

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PROJECT No.: NCB230226  
DRAWN BY: DB/IRKA  
CHECKED BY: WES  
DATE: 1/31/2024  
CAD ID: P-CIVL-DEMO

**PROP.  
SITE PLAN  
DOCUMENTS**

FOR  
**JOHNSON  
AUTOMOTIVE-  
LEXUS  
PHASE 3**

PROPOSED  
JOHNSON AUTOMOTIVE LEXUS  
DEALERSHIP- MASTER PLAN  
5839 CAPITAL BLVD.  
RALEIGH, NC, 27616  
WAKE COUNTY

**BOHLER**  
BOHLER ENGINEERING NC, PLLC  
NCBELS P-1132

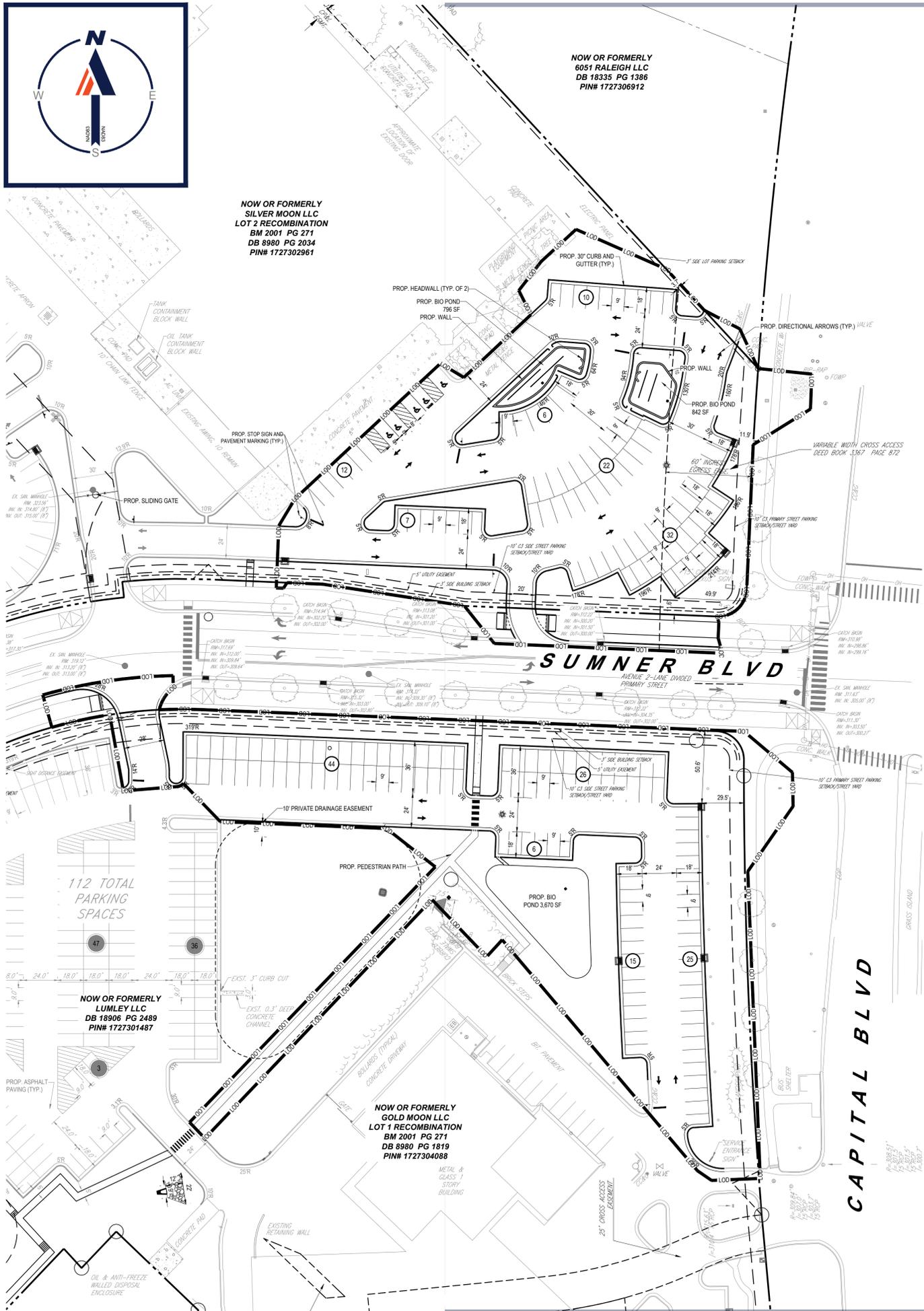
4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000  
NC@BohlerEng.com

**PHASE 3  
DEMOLITION  
PLAN**

SHEET TITLE:  
**PHASE 3  
DEMOLITION  
PLAN**

SHEET NUMBER:  
**C-201**

ORG. DATE - 01/31/2024

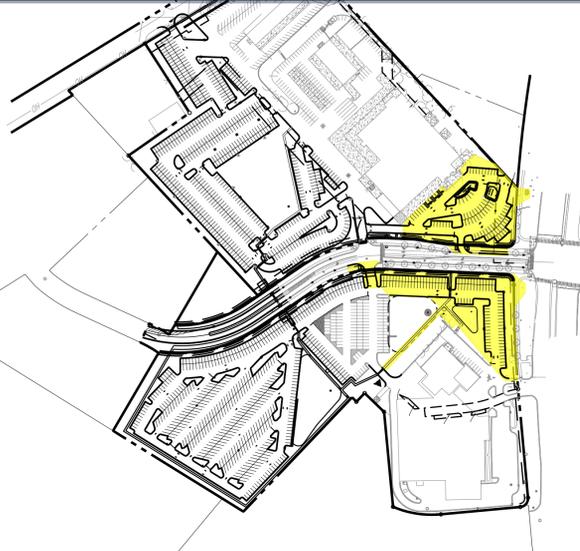


NOW OR FORMERLY  
SILVER MOON LLC  
LOT 2 RECOMBINATION  
BM 2001 PG 271  
DB 8980 PG 2034  
PIN# 1727302961

NOW OR FORMERLY  
6051 RALEIGH LLC  
DB 18335 PG 1386  
PIN# 1727306912

NOW OR FORMERLY  
LUMLEY LLC  
DB 18906 PG 2489  
PIN# 1727301487

NOW OR FORMERLY  
GOLD MOON LLC  
LOT 1 RECOMBINATION  
BM 2001 PG 271  
DB 8980 PG 1819  
PIN# 1727304088



**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: 3.21 AC
  - PHASE 3 PARCEL ID NUMBERS: 1727302961, 1727304088
  - PHASE 3 EXISTING ZONING: IX-7, IX-7-PL
  - OVERLAY DISTRICT: NONE
  - FRONTAGE TYPE: C3 BUFFER
  - EXISTING LAND USE: CAR DEALERSHIP AND ASSOCIATED PARKING LOT
  - PROPOSED USE: VEHICULAR DISPLAY AREA, CAR DEALERSHIP, AND ASSOCIATED PARKING
  - BUILDING SF: 0 SF
- 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**



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

**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
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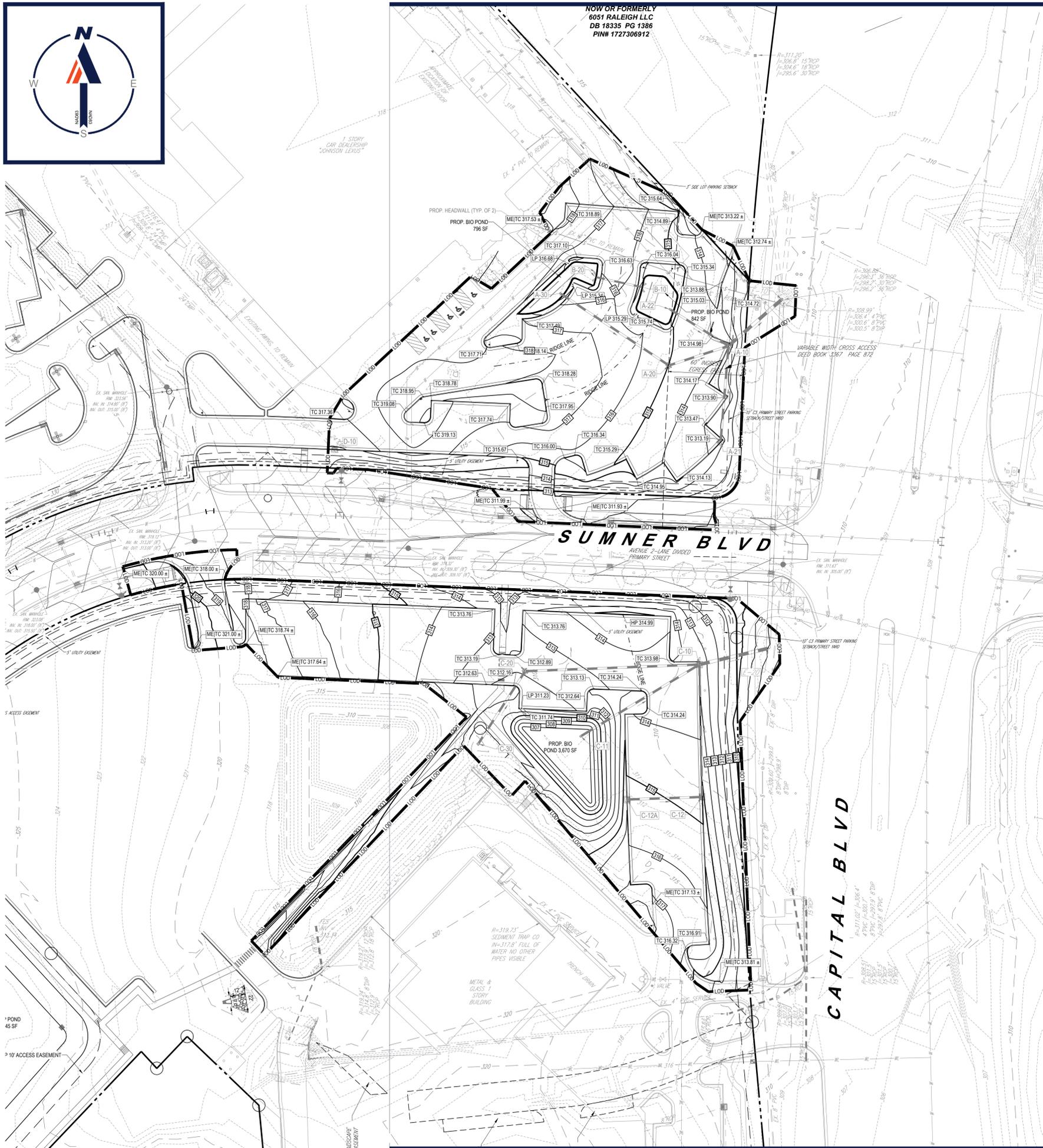
**FOR CONCEPT PURPOSES ONLY**

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

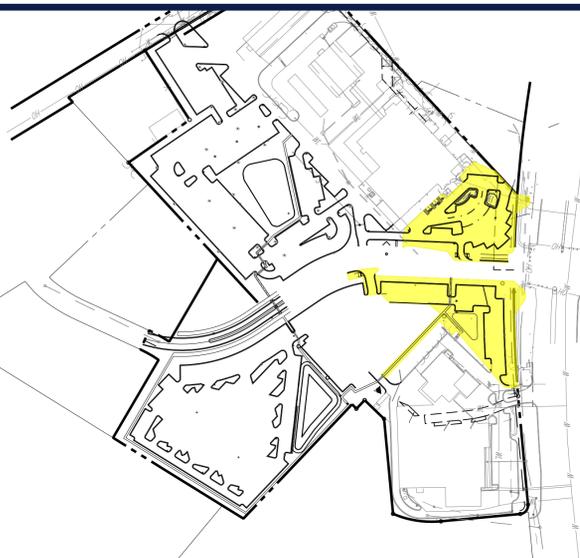
PROJECT:  
**PROP. SITE PLAN DOCUMENTS**  
FOR  
**JOHNSON AUTOMOTIVE-LEXUS PHASE 3**  
PROPOSED  
**JOHNSON AUTOMOTIVE LEXUS DEALERSHIP- MASTER PLAN**  
5839 CAPITAL BLVD,  
RALEIGH NC, 27616  
WAKE COUNTY

**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 3 SITE PLAN**  
SHEET NUMBER:  
**C-301**  
ORG. DATE - 01/31/2024



NOW OR FORMERLY  
6051 RALEIGH LLC  
DB 18335 PG 1386  
PIN# 1727306912



**OVERALL PHASING**  
SCALE 1" = 250'

**BOHLER**  
BOHLER ENGINEERING NC, PLLC

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

**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
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PROJECT No.: PH3-NCB230226  
DRAWN BY: DB/RKA  
CHECKED BY: WES  
DATE: 1/3/2024  
CAD ID: P-CIVL-GRAD

**PROP. SITE PLAN DOCUMENTS**  
FOR  
**JOHNSON AUTOMOTIVE LEXUS PHASE 3**  
PROPOSED  
JOHNSON AUTOMOTIVE LEXUS DEALERSHIP- MASTER PLAN  
5839 CAPITAL BLVD.  
RALEIGH NC, 27616  
WAKE COUNTY

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RALEIGH, NC 27612  
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NC@BohlerEng.com

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



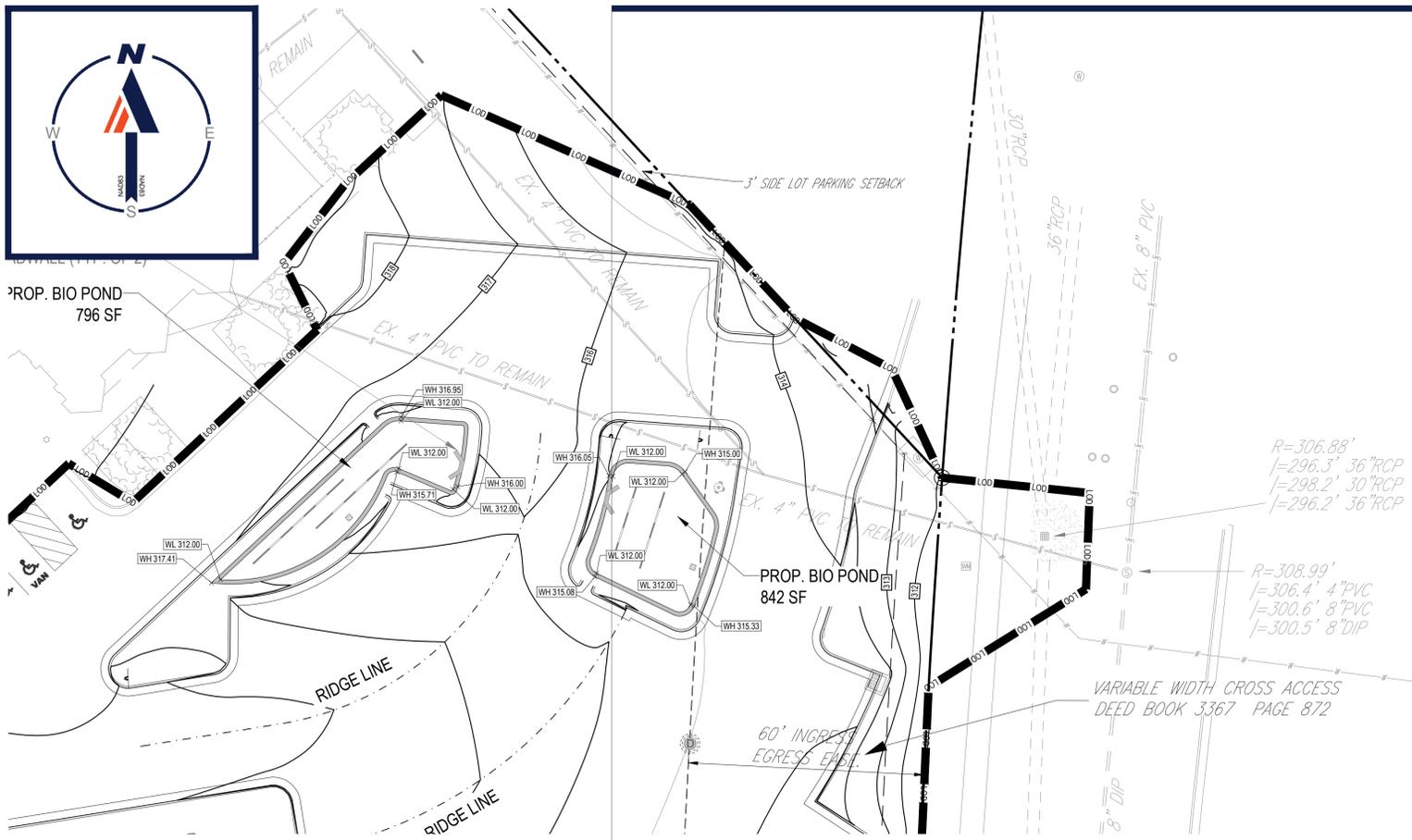
SHEET TITLE:  
**PHASE 3 GRADING & DRAINAGE PLAN**

SHEET NUMBER:  
**C-401**

ORG. DATE - 01/31/2024



PROP. BIO POND  
796 SF



**BIORETENTION BACKFILLING SEQUENCE**

- BIORETENTION MEDIA SHALL NOT BE INSTALLED UNTIL THE ENTIRE SITE IS FULLY STABILIZED.
- UNDERCUT BIORETENTION AREA TO NECESSARY DEPTH (SEE BIORETENTION AREA CROSS SECTION).
- PLACE UNDERDRAIN PIPES AND GRAVEL JACKET LAYER. UNDERDRAINS SHALL BE PLACED ON 3' WIDE SECTIONS OF FILTER CLOTH. ALL ENDS OF THE UNDERDRAIN PIPES SHALL TERMINATE WITH A CLEANOUT. CLEANOUT PIPES SHALL BE PROVIDED AS SHOWN ON THIS PLAN.
- PLACE WASHED SAND PER THE BIORETENTION AREA CROSS SECTION.
- PLACE LAYER OF SOIL MEDIA (PER SOIL SPECIFICATION) TO ELEVATION SHOWN. PLACEMENT OF THE SOIL IN THE BIORETENTION AREA SHOULD BE IN LIFTS OF 18" OR LESS AND NOT COMPACTED AT ALL.

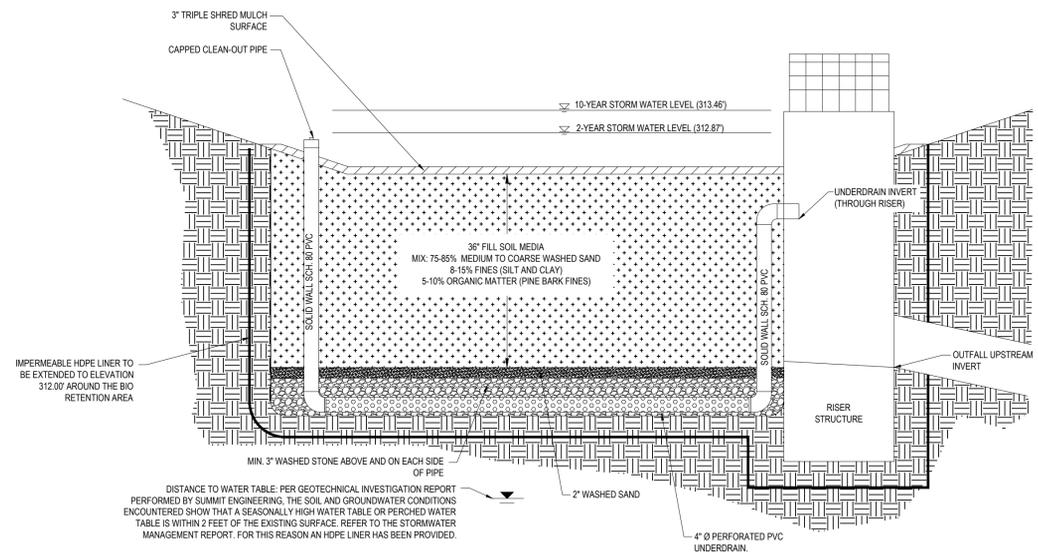
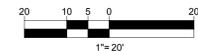
**BIORETENTION COMPACTION NOTICE**

- CONTRACTOR SHALL MINIMIZE THE COMPACTION OF THE REQUIRED BACKFILL. WHEN POSSIBLE, CONTRACTOR SHALL USE EXCAVATION HOES TO REMOVE THE ORIGINAL SOIL. IF THE BIORETENTION AREA IS EXCAVATED USING A LOADER, THE CONTRACTOR SHALL USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES.
- WHEN BACKFILLING THE BIORETENTION AREA, PLACE SOIL IN LIFTS OF 12" TO 18". DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION AREA. HEAVY EQUIPMENT CAN USE AROUND THE PERIMETER TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

**BIORETENTION SOIL MIX**

- THE SOIL SHALL BE A UNIFORM MIX FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN ONE-HALF INCH IN DIAMETER. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE SOIL SHALL BE FREE OF BERMUDA GRASS, JOHNSON GRASS, QUACK GRASS, MUGWORT, NUTSEDGE, POISON IVY, CANADA THISTLE, OR OTHER NOXIOUS WEEDS.
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  - SANDY LOAM TOPSOIL - 35%
  - COARSE SAND - 65%
- THE CONTRACTOR SHALL TEST THE SOIL PRIOR TO PLACEMENT TO ENSURE THE FOLLOWING CRITERIA ARE MET:
  - pH RANGE - 5.5 TO 6.5
  - ORGANIC MATTER - 1.5% TO 5%
  - MAGNESIUM - 36 LB/AC
  - PHOSPHORUS P205 - 100 LB/AC
  - POTASSIUM K20 - 85 LB/AC
  - SOLUBLE SALTS NOT TO EXCEED 500 PPM
- THE FOLLOWING TEST FREQUENCIES SHALL APPLY TO THE ABOVE SOIL CONSTITUENTS: ALL BIORETENTION AREAS SHALL HAVE A MINIMUM OF ONE TEST PER 200 CUBIC YARDS. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR pH, PHOSPHORUS, AND POTASSIUM AND ADDITIONAL TESTS OF ORGANIC MATTER AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED BIORETENTION SOIL. SHOULD THE pH FALL OUT OF THE ACCEPTABLE RANGE, IT MAY BE MODIFIED (HIGHER) WITH LIME OR (LOWER) WITH IRON SULFATE PLUS SULFER.
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**SCM : BIO RETENTION POND**



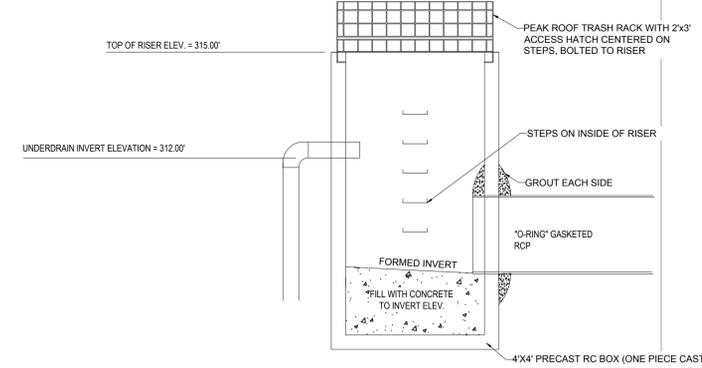
**BIORETENTION CROSS SECTION**  
NOT TO SCALE

|  | DIMENSIONS      | ELEV.   |
|--|-----------------|---------|
| TOP OF BANK  | (SEE PLAN VIEW) | 315.00' |
| TOP OF RISER (TOP OF RCP BOX)                          | 4' x 4'         | 314.50' |
| TOP OF MULCH (TRIPLE SHRED)                            | 3' DEEP         | 313.00' |
| TOP OF SOIL MIX  | 36\"/>          |         |
| UNDERDRAIN INVERT (THROUGH RISER)                      | 6\"/>           |         |
| OUTFALL UPSTREAM INVERT                                | 12\"/>          |         |
| TOP OF WASHED SAND                                     | 2\"/>           |         |
| TOP OF #57 STONE                                       | 10\"/>          |         |
| BIORETENTION BOTTOM                                    |                 | 308.91' |
| RISER BOTTOM - NOTE: PAVE TO INVERT FOR ANTI-FLOTATION |                 | 308.91' |

**ELEVATIONS**

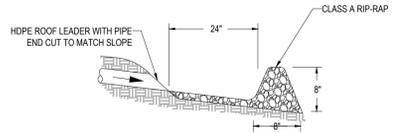
**RISER STRUCTURE DETAIL**

NOT TO SCALE



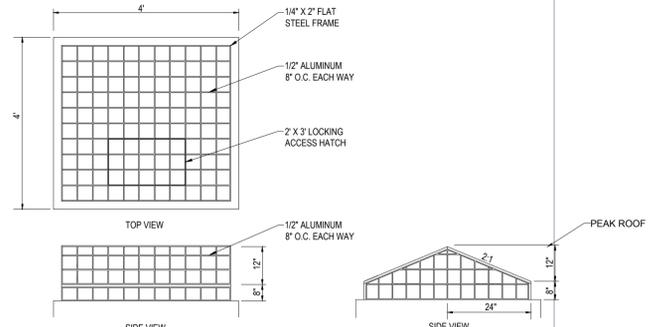
**FOREBAY AND DISSIPATER DETAIL**

NOT TO SCALE



**TRASH RACK DETAIL**

NOT TO SCALE



**TRASH RACK DETAIL**

NOTE: TRASH RACK SHALL BE BOLTED TO THE TOP OF THE STRUCTURE WITH STAINLESS STEEL HARDWARE.  
NOT TO SCALE

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SITE CIVIL AND CONSULTING ENGINEERING  
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SUSTAINABLE DESIGN  
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TRANSPORTATION SERVICES

**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
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PROJECT No.: H3-NC230226  
DRAWN BY: DBRKA  
CHECKED BY: WES  
DATE: 1/31/2024  
CAD ID: P-CIVL-SCM-

**PROP. SITE PLAN DOCUMENTS**  
FOR  
**JOHNSON AUTOMOTIVE-LEXUS PHASE 3**  
PROPOSED  
JOHNSON AUTOMOTIVE LEXUS DEALERSHIP- MASTER PLAN  
5839 CAPITAL BLVD.  
RALEIGH NC, 27616  
WAKE COUNTY

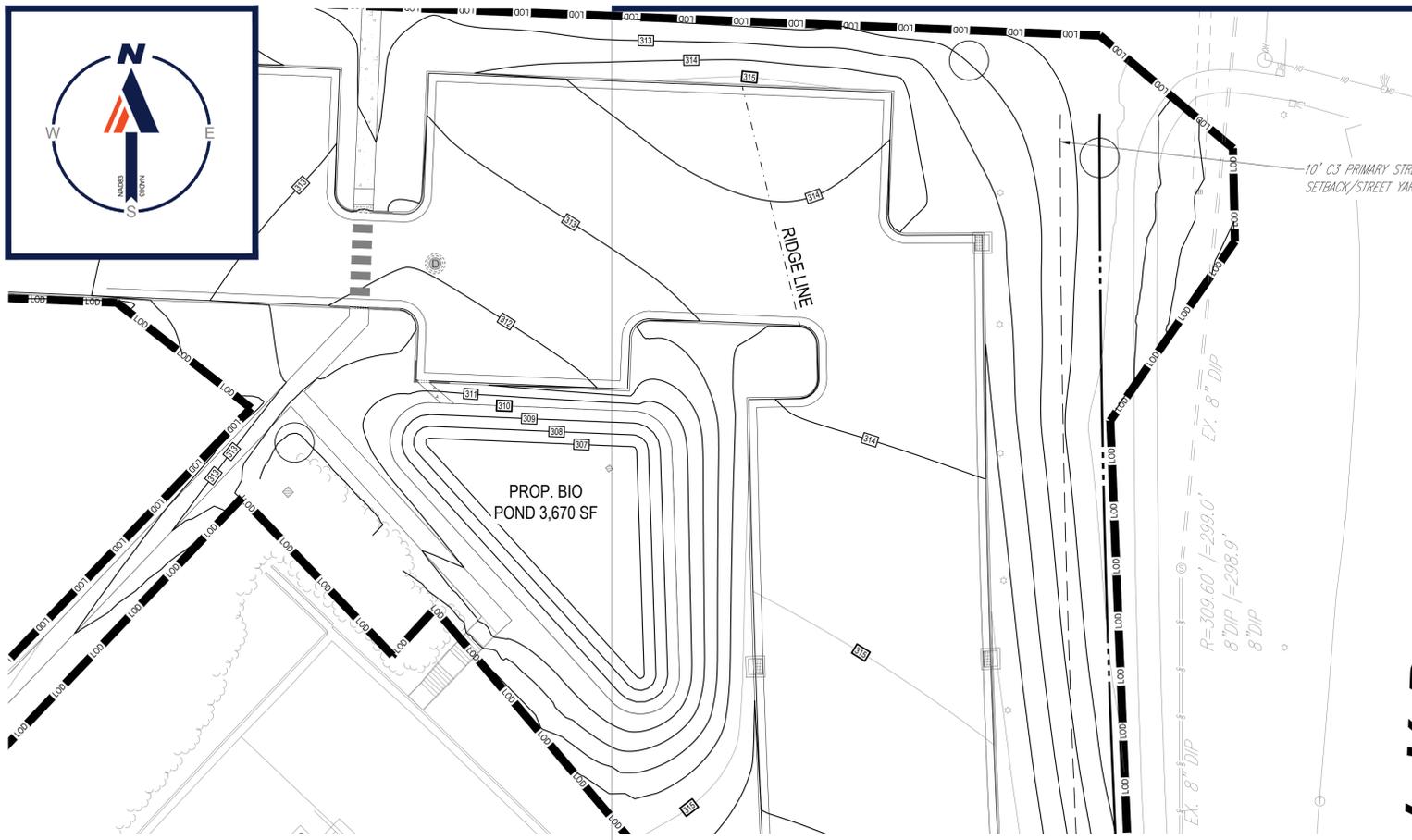
**BOHLER**  
BOHLER ENGINEERING NC, PLLC  
NCBELS P-1132  
4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000  
NC@BohlerEng.com

**PHASE 3 - NORTH SCM PLAN**

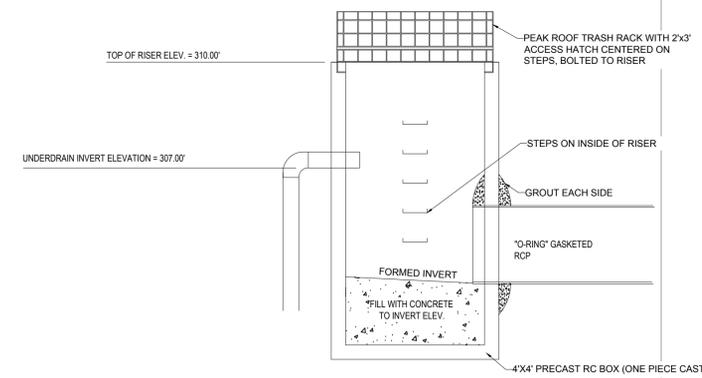
SHEET NUMBER:  
**C-402**

ORG. DATE - 01/31/2024

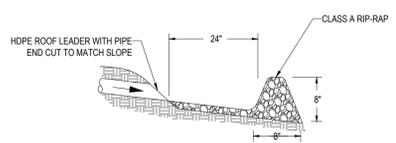
**THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY**



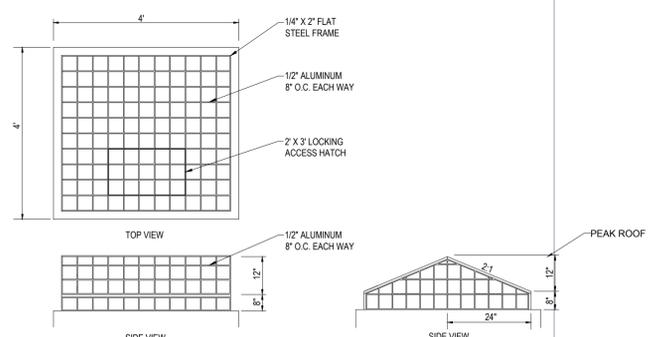
**SCM : BIO RETENTION POND**



**RISER STRUCTURE DETAIL**



**FOREBAY AND DISSIPATER DETAIL**



**TRASH RACK DETAIL**

**BIORETENTION BACKFILLING SEQUENCE**

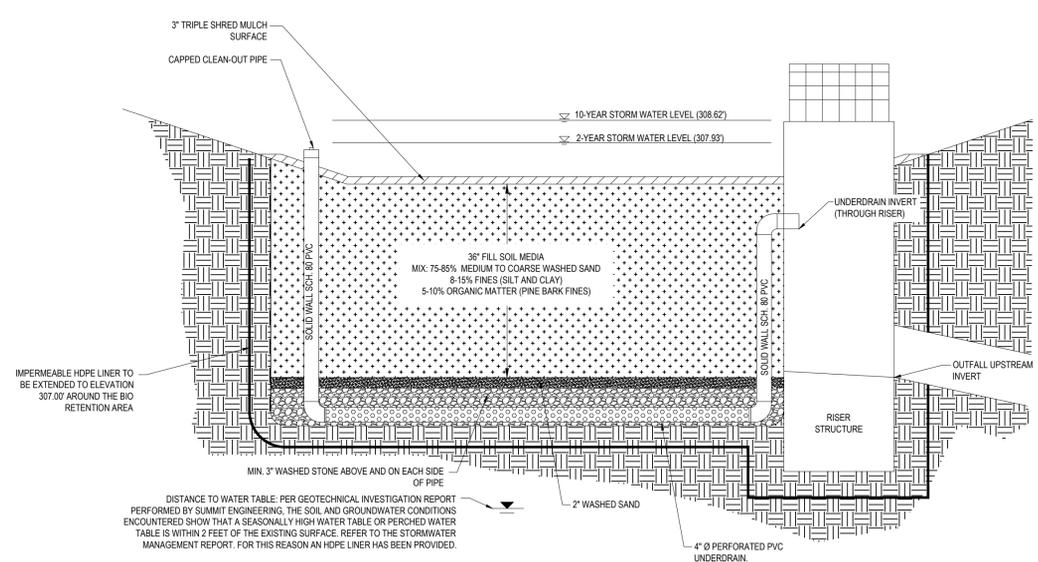
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**BIORETENTION CROSS SECTION**

|  | DIMENSIONS      | ELEV.   |
|--|-----------------|---------|
| TOP OF BANK  | (SEE PLAN VIEW) | 310.00' |
| TOP OF RISER (TOP OF RCP BOX)                          | 4' x 4'         | 309.50' |
| TOP OF MULCH (TRIPLE SHRED)                            | 3' DEEP         | 308.00' |
| TOP OF SOIL MIX  | 36" DEEP        | 307.75' |
| UNDERDRAIN INVERT (THROUGH RISER)                      | 6" Ø PVC PIPE   | 307.50' |
| OUTFALL UPSTREAM INVERT                                | 12" RCP         | 307.50' |
| TOP OF WASHED SAND                                     | 2" DEEP         | 306.75' |
| TOP OF #57 STONE                                       | 10" DEEP        | 304.91' |
| BIORETENTION BOTTOM                                    |                 | 304.91' |
| RISER BOTTOM - NOTE: PAVE TO INVERT FOR ANTI-FLOTATION |                 | 304.91' |

**ELEVATIONS**

**BOHLER**  
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
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**REVISIONS**

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PROJECT No.: H3-NCB230226  
DRAWN BY: DBRKA  
CHECKED BY: WES  
DATE: 1/31/2024  
CAD ID: P-CIVIL-SCM-

**PROP. SITE PLAN DOCUMENTS**

FOR  
**JOHNSON AUTOMOTIVE LEXUS PHASE 3**

PROPOSED  
JOHNSON AUTOMOTIVE LEXUS DEALERSHIP - MASTER PLAN

5839 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 3 - SOUTH SCM PLAN**

SHEET NUMBER:  
**C-403**

ORG. DATE - 01/31/2024

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

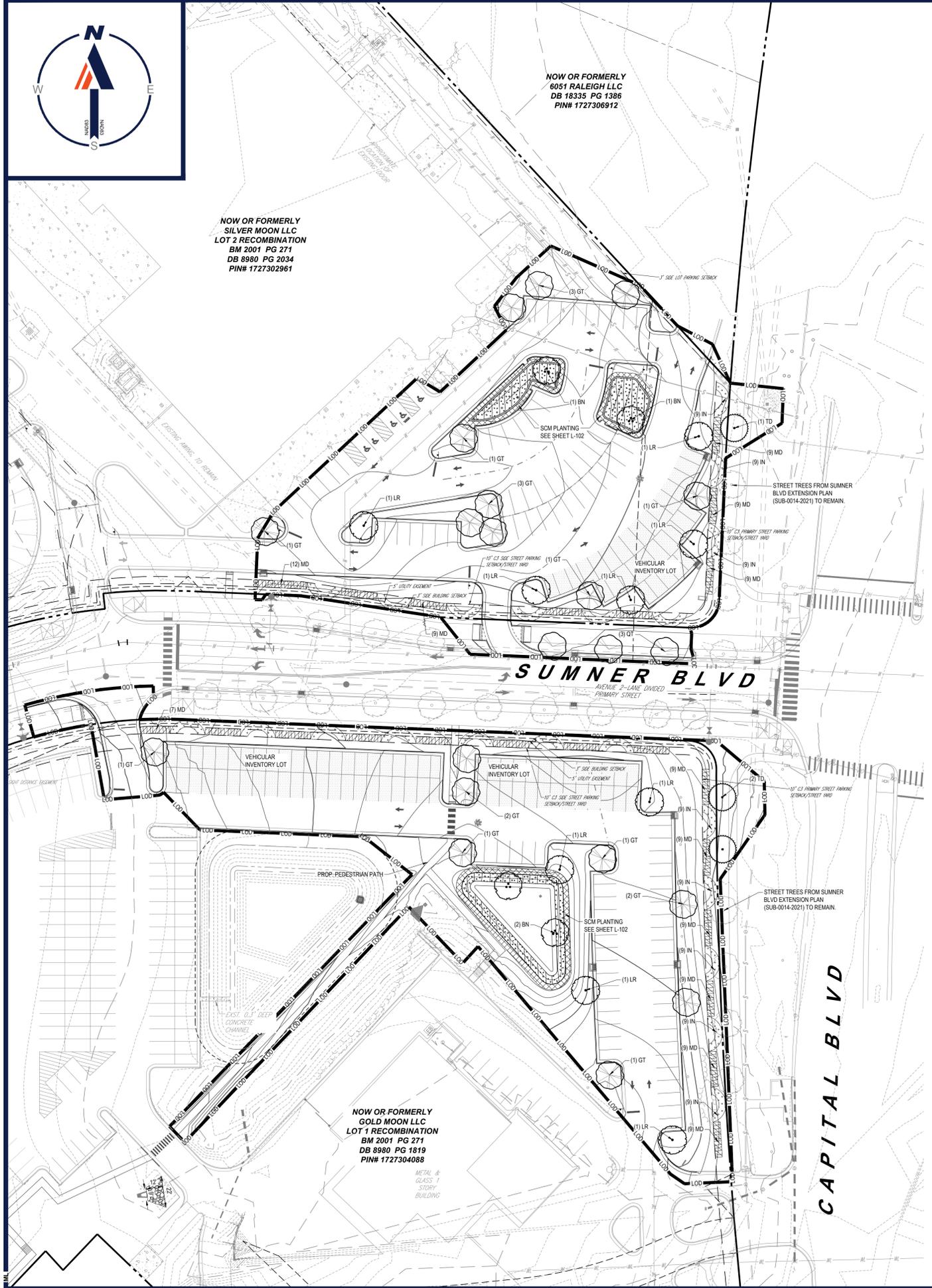


NOW OR FORMERLY  
6051 RALEIGH LLC  
DB 18335 PG 1386  
PIN# 1727306912

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

NOW OR FORMERLY  
GOLD MOON LLC  
LOT 1 RECOMBINATION  
BM 2001 PG 271  
DB 8980 PG 1819  
PIN# 1727304088

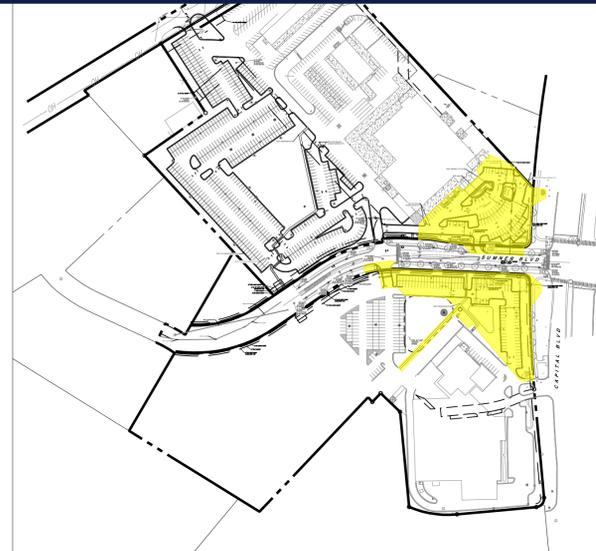
METAL &  
GLASS 1  
STORY  
BUILDING



| PLANT SCHEDULE      |      |     |                                       |                       |                     |                    |
|---------------------|------|-----|---------------------------------------|-----------------------|---------------------|--------------------|
| SYMBOL              | CODE | QTY | BOTANICAL NAME                        | COMMON NAME           | SIZE                | CONTAINER          |
| <b>CANOPY TREES</b> |      |     |                                       |                       |                     |                    |
|                     | BN   | 4   | BETULA NIGRA 'HERITAGE'               | HERITAGE RIVER BIRCH  | 3" CAL.             | B&B                |
|                     | GT   | 19  | GLEDTISIA TRIACANTHOS 'SUNBURST'      | SUNBURST HONEY LOCUST | 3" CAL.             | B&B                |
|                     | LR   | 9   | LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' | ROUND-LOBED SWEET GUM | 3" CAL.             | B&B                |
|                     | QT   | 3   | QUERCUS TEXANA                        | NUTTALL OAK           | 3" CAL.             | B&B                |
|                     | TD   | 3   | TAXODIUM DISTICHUM                    | BALD CYPRESS          | 3" CAL.             | B&B                |
| <b>SHRUB AREAS</b>  |      |     |                                       |                       |                     |                    |
|                     | IN   | 189 | ILEX VOMITORIA 'NANA'                 | DWARF YAUPOH HOLLY    | 18" HT. X 18" SPRD. | CONTAINER 48" o.c. |
|                     | MD   | 199 | MYRICA CERIFERA 'DONS DWARF'          | DONS DWARF WAX MYRTLE | 18" HT. X 18" SPRD. | CONTAINER 48" o.c. |
| <b>RAIN GARDEN</b>  |      |     |                                       |                       |                     |                    |
|                     | EM   | 198 | EUTROCHIUM MACULATUM                  | SPOTTED JOE PYE WEED  | 1 GAL.              | CONTAINER 48" o.c. |
|                     | LO   | 522 | LOBELIA CARDINALIS                    | CARDINAL FLOWER       | 1 GAL.              | CONTAINER 24" o.c. |

| LANDSCAPE COMPLIANCE CHART   |  |  |
|--|--|--|
| SECTION  | REQUIREMENT  | PROVIDED   |
| ARTICLE 6.4.13.B VEHICLE SALES USE/RENTAL 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:<br>10' MINIMUM WIDTH<br>SHRUBS PER 100 LF = 30<br><br>PH 3 SUMNER BLVD: 718 LF<br>718 / 100 = 7.18 X 30 = 215.4<br>216 SHRUBS REQUIRED<br><br>PH 3 CAPITAL BLVD: 470.5 LF<br>470.5 / 100 = 4.7 X 30 = 141.2<br>142 SHRUBS REQUIRED | SUMNER BLVD: 235 SHRUBS PROVIDED<br>CAPITAL BLVD: 153 SHRUBS PROVIDED                                  |
| ARTICLE 7.5 OUTDOOR DISPLAY AND STORAGE - VEHICULAR INVENTORY AREA | EACH INTERIOR ISLAND (AND TERMINAL ISLAND) MUST INCLUDE AT LEAST ONE SHADE TREE  | ALL VEHICULAR INVENTORY ISLANDS INCLUDE AT LEAST ONE SHADE TREE.                                       |
| ARTICLE 7.1.7 VEHICLE PARKING LOT LANDSCAPING                      | AT LEAST 1 TREE / 10 PARKING SPACES AND 1 TREE / 2,000 SF VUA.<br>NORTH PARKING LOT: 34,299 SF / 2,000 = 18 TREES REQUIRED<br>SOUTH PARKING LOT: 20,299 SF / 2,000 = 11 TREES REQUIRED<br>TOTAL: 29 TREES REQUIRED   | 29 TREES PROVIDED  |
| STREET TREES   | 40' O.C. CANOPY TREES<br><br>CAPITAL BLVD: 470.5 LF<br>470.5 / 40 = 11.7<br>12 TREES REQUIRED<br><br>SUMNER BLVD: 718 LF<br>718 / 40 = 17.9<br>18 TREES REQUIRED   | CAPITAL BLVD: 3 TREES PROVIDED + 9 EXISTING TREES<br>SUMNER BLVD: 3 TREES PROVIDED + 15 EXISTING TREES |

- PLANTING NOTES:**
- ALL LANDSCAPE AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
  - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PEST AND DISEASE.
  - ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED & BURLAPPED AS INDICATED IN THE PLANT LIST.
  - ALL LAWN AREAS SHALL BE SEEDDED WITH LOCALLY GROWN FESCUE SEED MIX 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.
  - ALL TREES SHALL TRUNK, FULL HEAD, AND MEET ALL REQUIREMENTS SPECIFIED.
  - ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
  - ALL TREES MUST BE GUAYED OR STAKED AS SHOWN IN THE DETAILS.
  - 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 APPURTENANCES, ETC.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
  - 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.
  - 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.
  - STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENT FOR PLANT MATERIAL.
  - 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.
  - ALL LANDSCAPING SHALL AVOID CONFLICT WITH UNDERGROUND STORMWATER MANAGEMENT MEASURES.
  - ALL TRANSFORMERS AND AIR HANDLERS TO BE SCREENED WITH SHAMROCK INKBERRY HOLLY AND DWARF BURFORD HOLLY. ALTERNATE SPECIES BETWEEN DIFFERENT UNITS.



**OVERALL PHASING**  
SCALE 1" = 250'

**THIS PLAN TO BE UTILIZED FOR LANDSCAPE 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 |
|-----|------|---------|----------|
|     |      |         |          |
|     |      |         |          |

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**FOR CONCEPT PURPOSES ONLY**

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PROJECT No.: PH3-NCB230226  
DRAWN BY: DB/RKA  
CHECKED BY: C.W.S.  
DATE: 1/31/2024  
CAD ID: P-CIVIL-SCF

**PROP. SITE PLAN DOCUMENTS**  
FOR  
**JOHNSON AUTOMOTIVE-LEXUS PHASE 3**  
PROPOSED  
JOHNSON AUTOMOTIVE LEXUS DEALERSHIP- MASTER PLAN  
5839 CAPITAL BLVD.  
RALEIGH, NC 27616  
WAKE COUNTY

**BOHLER**  
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NC@BohlerEng.com

SHEET TITLE:  
**PHASE 3 LANDSCAPE PLAN**

SHEET NUMBER:  
**L-101**

ORG. DATE - 01/31/2024





