

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:

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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 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

Inside City limits? Yes No

Property address(es): 3501 Barrow Dr., Raleigh, NC 27616

Site P.I.N.(s): 1727208145

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): Gold Moon, LLC

Company: 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: 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-PL (5.37), IX-7-PL (10.17)	Existing gross floor area (not to be demolished): _____
Gross site acreage: 15.54 AC	Existing gross floor area to be demolished: _____
# of parking spaces proposed: _____	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 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	
Imperious Area on Parcel(s): _____	Impervious Area for Compliance (includes ROW): _____
Existing (sf) 20,473 Proposed total (sf) 201,247	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 checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page Three.

ADMINISTRATIVE SITE REVIEW DOCUMENTS

FOR

JOHNSON AUTOMOTIVE LEXUS DEALERSHIP - MASTERPLAN PHASES 4/5

LOCATION OF SITE
3051 BARROW DR,
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: _____ Date: _____
Printed Name: _____



LOCATION MAP
SCALE: 1" = 500'

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

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: 6.78 AC
 - PHASE 4 & 5 PARCEL ID NUMBERS: 1727208145
 - PHASE 4 & 5 EXISTING ZONING: IX-5, IX-7
 - OVERLAY DISTRICT: NONE
 - FRONTAGE TYPE: C3 BUFFER
 - EXISTING LAND USE: VACANT
 - PROPOSED USE: VEHICULAR DISPLAY AREA
 - BUILDING SF: 0 SF
 - PARKING CALCULATIONS: 525 SPACES
- SEE SHEET C-101 - 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 4 & 5 DEMOLITION PLAN
C-301	PHASE 4 & 5 SITE PLAN
C-401	GRADING & DRAINAGE PLAN
C-402	SCM PLAN
C-501	PHASE 4 & 5 UTILITY PLAN
L-101	PHASE 4 & 5 LANDSCAPE PLAN
C-901	DETAILS

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 RESERVATION OF ANY KIND.



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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.: PH4-5-NCB230226
DRAWN BY: RKA
CHECKED BY: TGH
DATE: 1/31/2024
CAD ID: P-CIVL-CND5

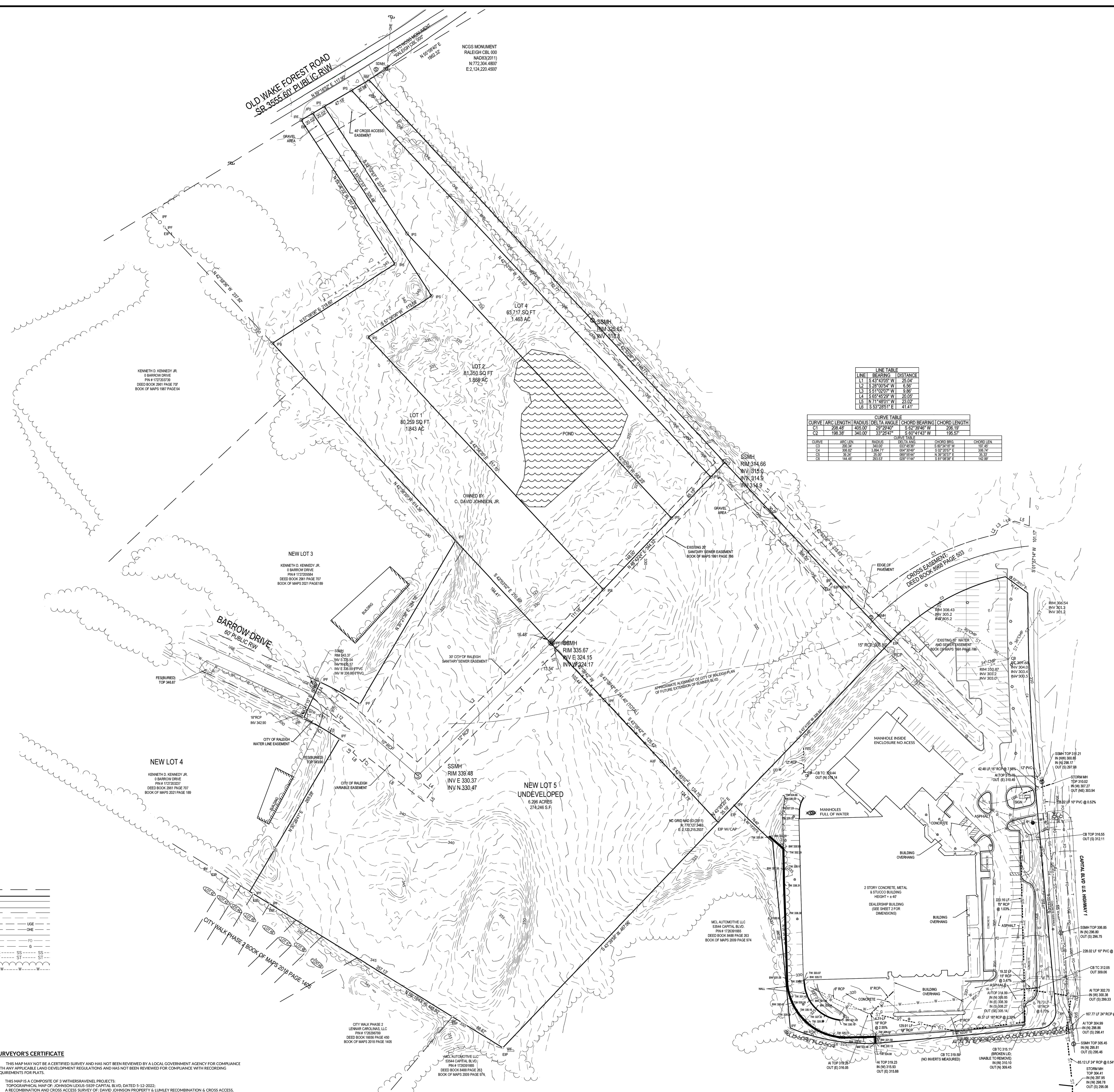
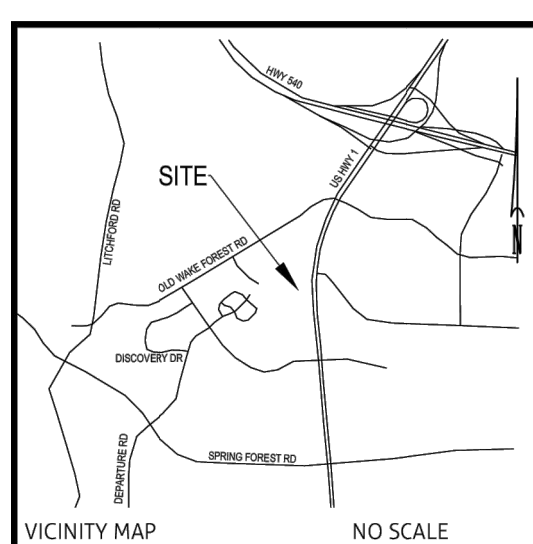
PROP. SITE PLAN DOCUMENTS
FOR
JOHNSON AUTOMOTIVE-LEXUS PHASES 4 & 5
PROPOSED
JOHNSON AUTOMOTIVE LEXUS DEALERSHIP- MASTER PLAN
3051 BARROW DR,
RALEIGH, NC 27616
WAKE COUNTY



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	308.18
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.

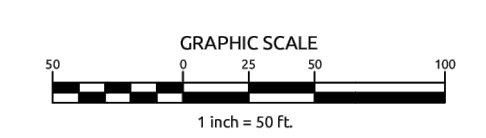
THIS MAP IS A COMPOSITE OF 3 WITHERSRAVENEL PROJECTS:

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 LAYER E-TS SURVEY.

ALL WITHERSRAVENEL DATA IS ON LAYERS E-TS SURVEY LAYER. ANY OTHER LAYERS CONTAINED THERE ARE SUPERFLUOUS AND MAY NOT RELATE TO ANY SURVEYS BY WITHERSRAVENEL.

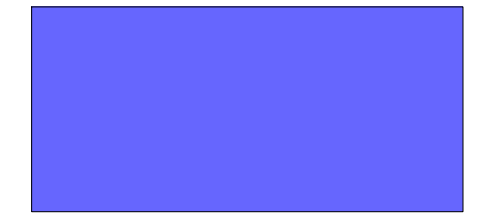
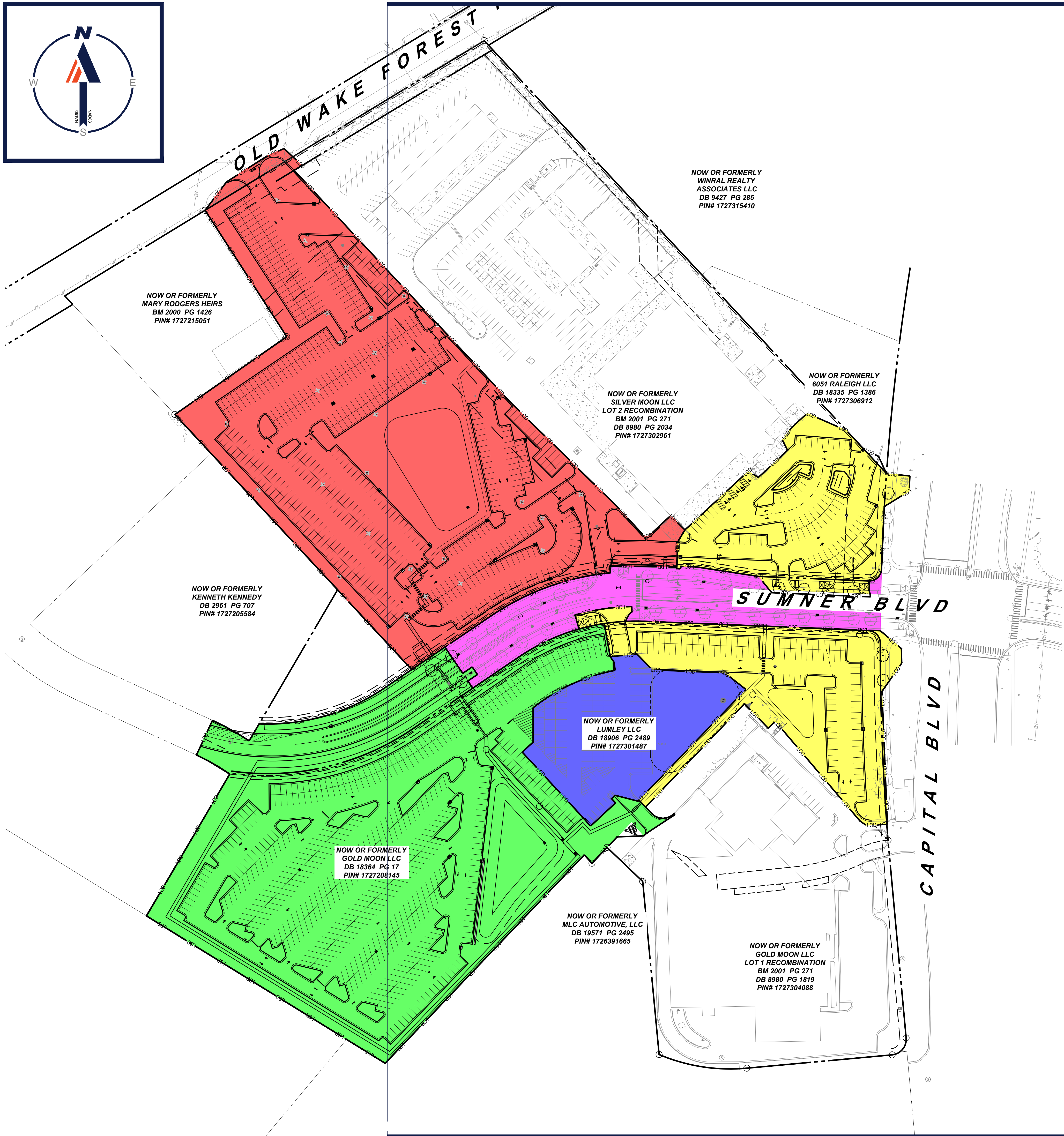
DocuSigned by:
Stephen B. Millars
 STEPHEN B. MILLARS PL1-3007 JANUARY 09, 2024
 DFCEC7BC4D7E4E2



REVISIONS	DATE: 08-10-2022	COMPOSITE MAP OF	
	SCALE: 1"=50'	JOHNSON LEXUS RALEIGH	
	SURVEYED BY: WBO/OTHERS	TOWNSHIP: NEUSE	COUNTY: WAKE
	DRAWN BY: SAG/A	STATE: NORTH CAROLINA	
	CHECK & CLOSURE BY: SM	ZONE: RA	P.L.N.
	CAD FILE: 09190164-COMPOSITE		
	PROJECT NO: 09190164		

WithersRavenel
 Engineers | Planners | Surveyors

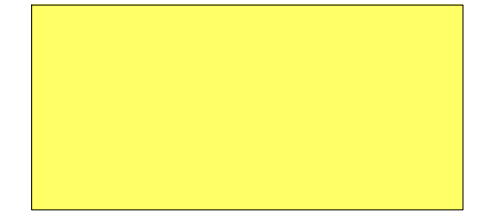
115 Mackleboro Drive | Cary, NC 27511 | (919) 467-2340 | (919) 467-1479
 www.witersravenel.com



- PHASE 1 - ASR-0085-2023



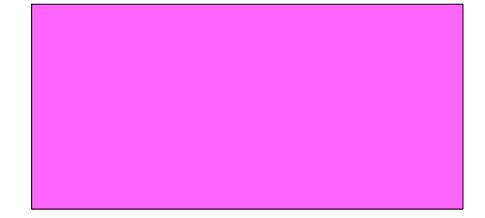
- PHASE 2



- PHASE 3



- PHASE 4



- ROAD (BY OTHERS) SPR-0175-2022

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

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
JOHNSON AUTOMOTIVE-LEXUS PHASES 4 & 5
PROPOSED
JOHNSON AUTOMOTIVE LEXUS DEALERSHIP- MASTER PLAN
3051 BARROW DR,
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BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

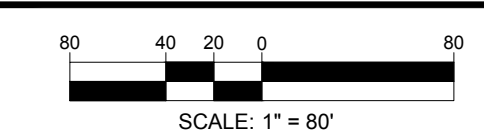
SHEET TITLE:

PHASING PLAN

SHEET NUMBER:
C-103

ORG. DATE - 01/31/2024

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY





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

NOW OR FORMERLY
LUMLEY LLC
DB 18906 PG 2489
PIN# 1727207781

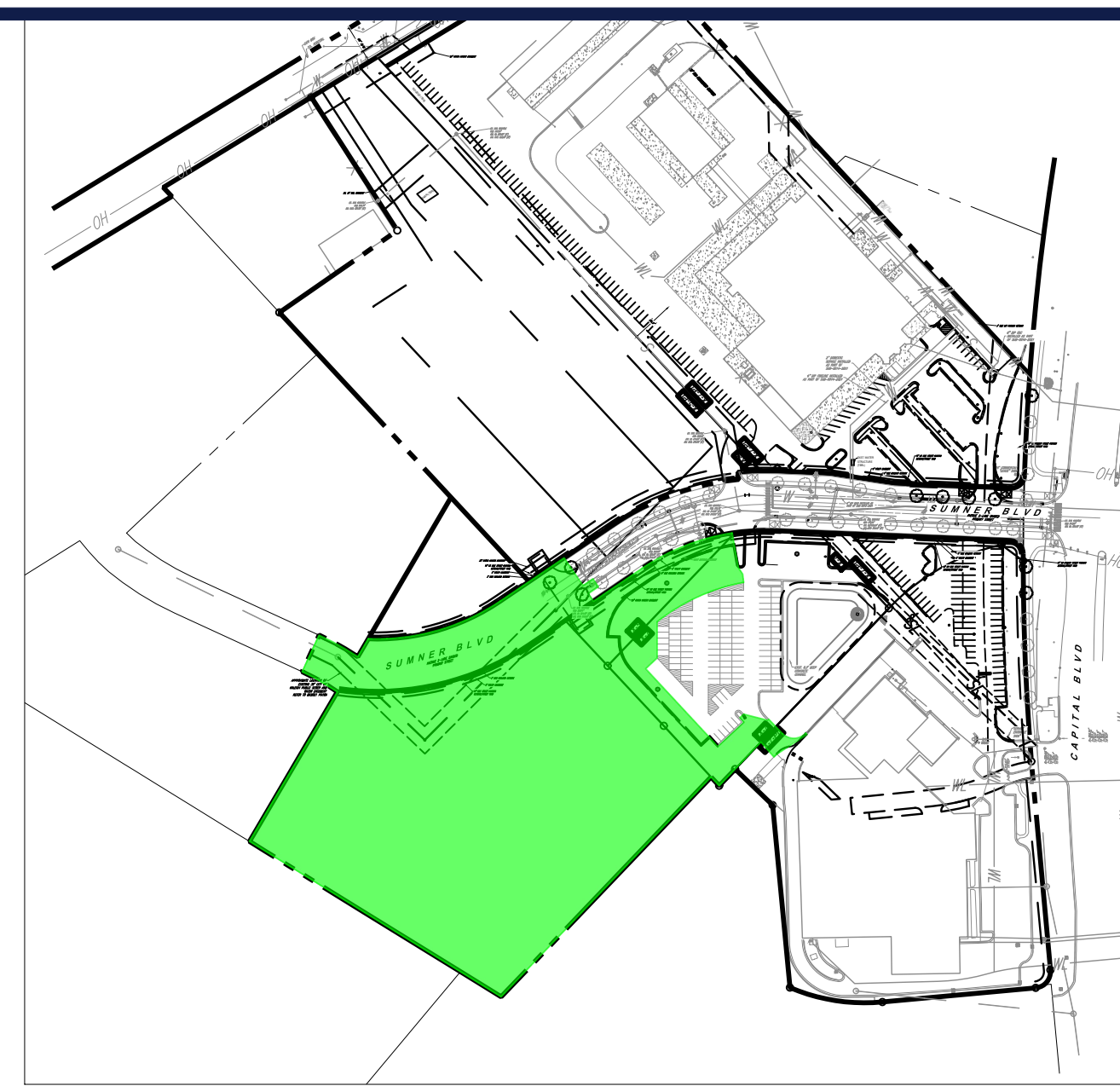
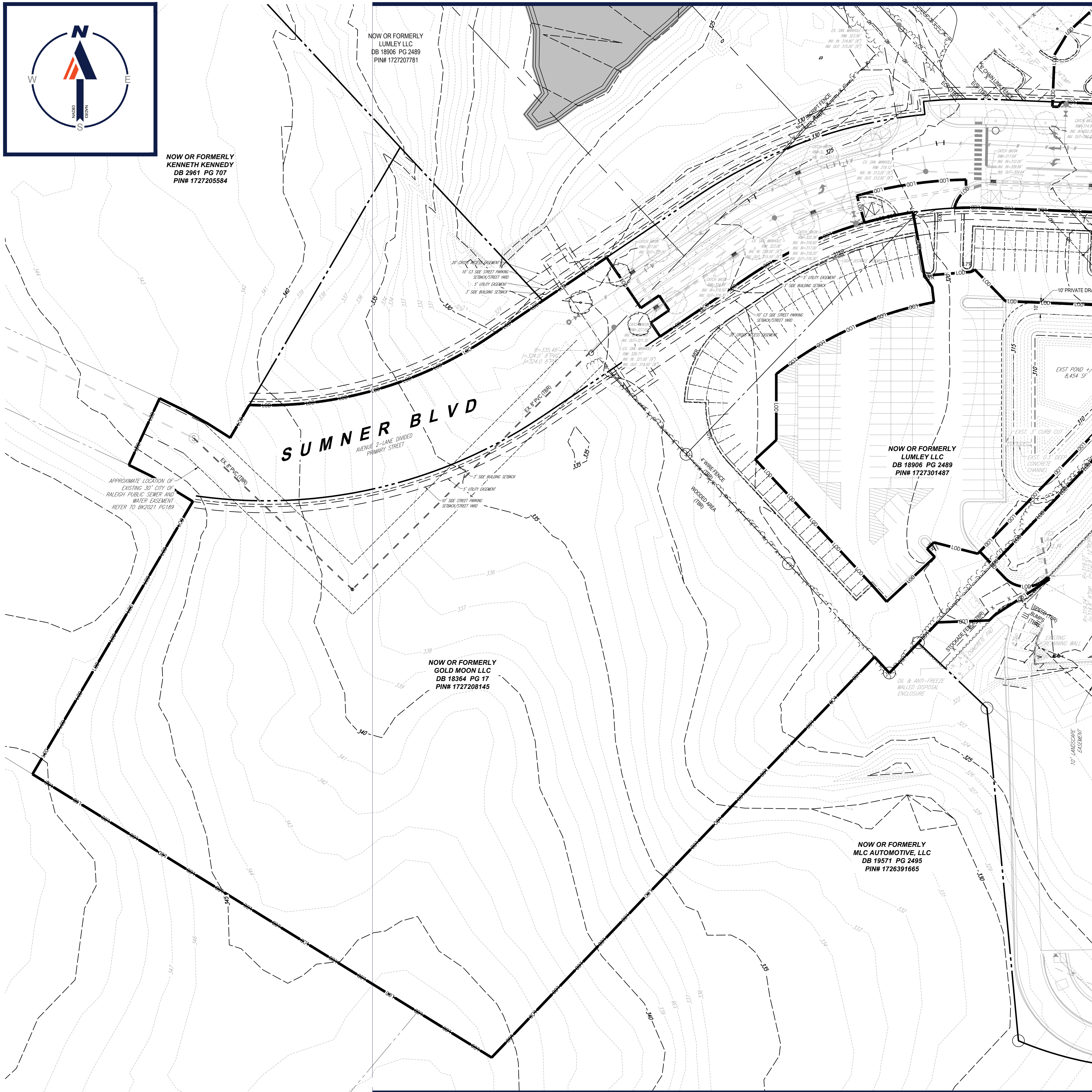
NOW OR FORMERLY
LUMLEY LLC
DB 18906 PG 2489
PIN# 1727301487

NOW OR FORMERLY
GOLD MOON LLC
DB 18364 PG 17
PIN# 1727208145

NOW OR FORMERLY
MLC AUTOMOTIVE, LLC
DB 19571 PG 2495
PIN# 1726391665

SUMNER BLVD
AVENUE 2-LANE DIVIDED
PRIMARY STREET

APPROXIMATE LOCATION OF
EXISTING 30" CITY OF
RALEIGH PUBLIC SEWER AND
WATER EASEMENT
REFER TO BK2021 PC189



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

THE INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF BOHLER ENGINEERING NC, PLLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, 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**

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PROJECT No.: NCB230226
DRAWN BY: RKA
CHECKED BY: TGH
DATE: 1/31/2024
CAD ID: P-CIVL-DEMO

PROJECT:
**PROP.
SITE PLAN
DOCUMENTS**
FOR
**JOHNSON
AUTOMOTIVE-
LEXUS
PHASES 4 & 5**
PROPOSED
JOHNSON AUTOMOTIVE LEXUS
DEALERSHIP- MASTER PLAN
3051 BARROW DR,
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

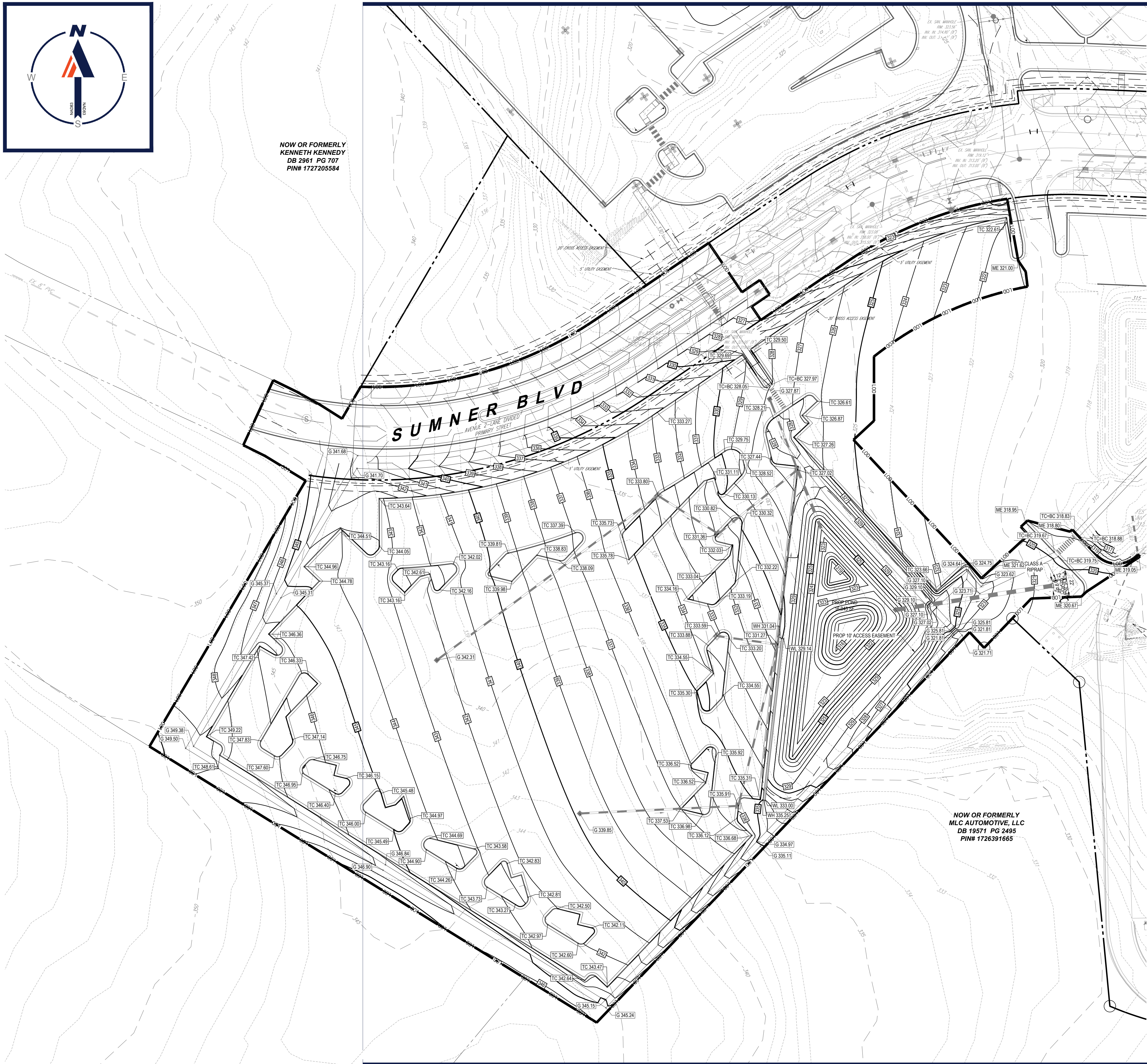
SHEET TITLE:
**PHASE 4 & 5
DEMOLITION
PLAN**

SHEET NUMBER:
C-201

ORG. DATE - 01/31/2024



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

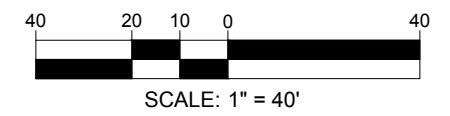


NOW OR FORMERLY
MLC AUTOMOTIVE, LLC
DB 19571 PG 2495
PIN# 1726391665



OVERALL PHASING
SCALE 1" = 250'

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



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BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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PROJECT No.: PH4-NCB230226
DRAWN BY: RKA
CHECKED BY: TGH
DATE: 1/31/2024
CAD ID: P-CIVL-GRAD

PROJECT:
**PROP.
SITE PLAN
DOCUMENTS**
FOR
**JOHNSON
AUTOMOTIVE-
LEXUS
PHASES 4 & 5**
PROPOSED
JOHNSON AUTOMOTIVE LEXUS
DEALERSHIP- MASTER PLAN
3051 BARROW DR,
RALEIGH NC, 27616
WAKE COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
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RALEIGH, NC 27612
Phone: (919) 578-9000
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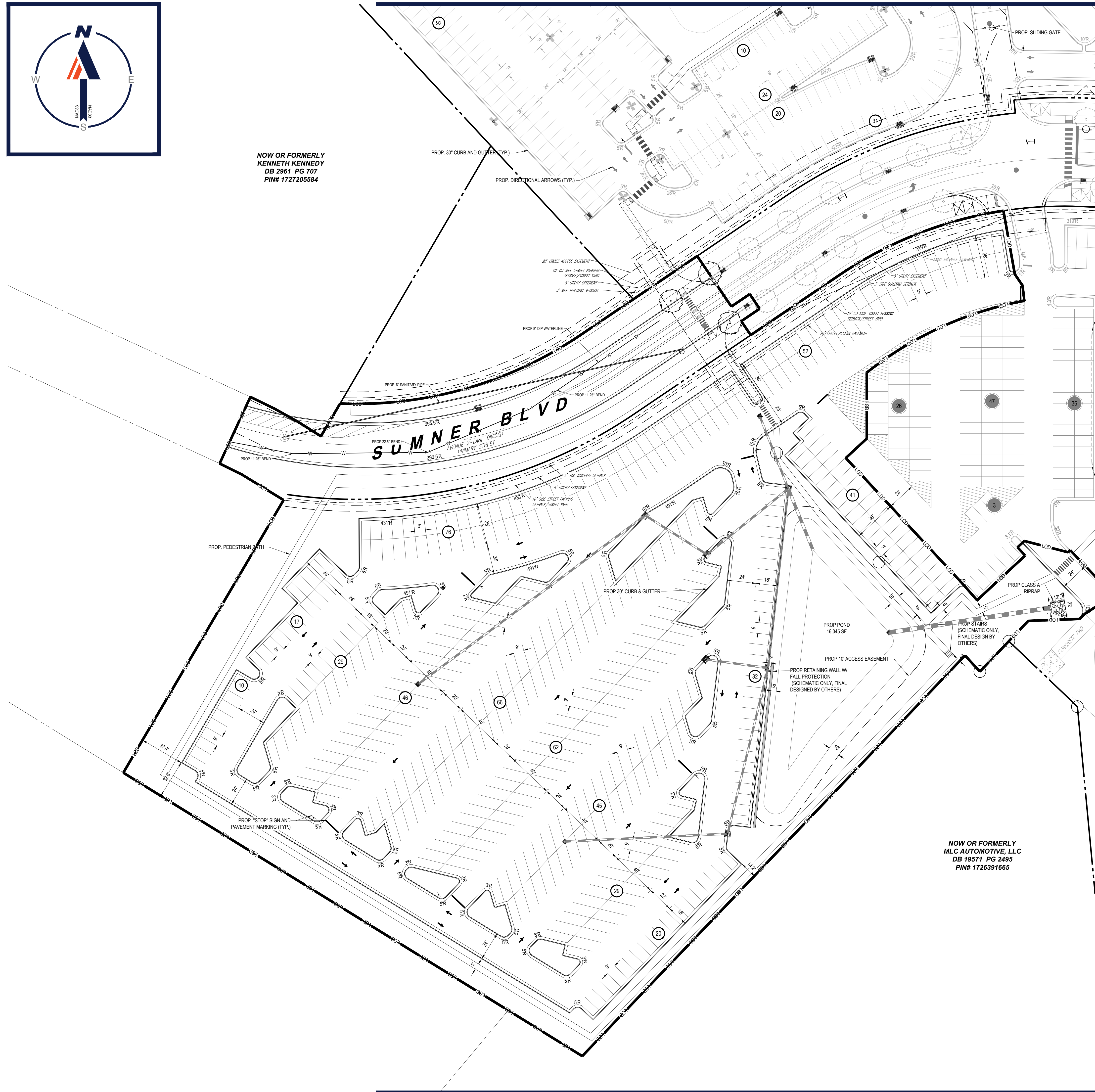
SHEET TITLE:
**GRADING &
DRAINAGE
PLAN**

SHEET NUMBER:
C-401

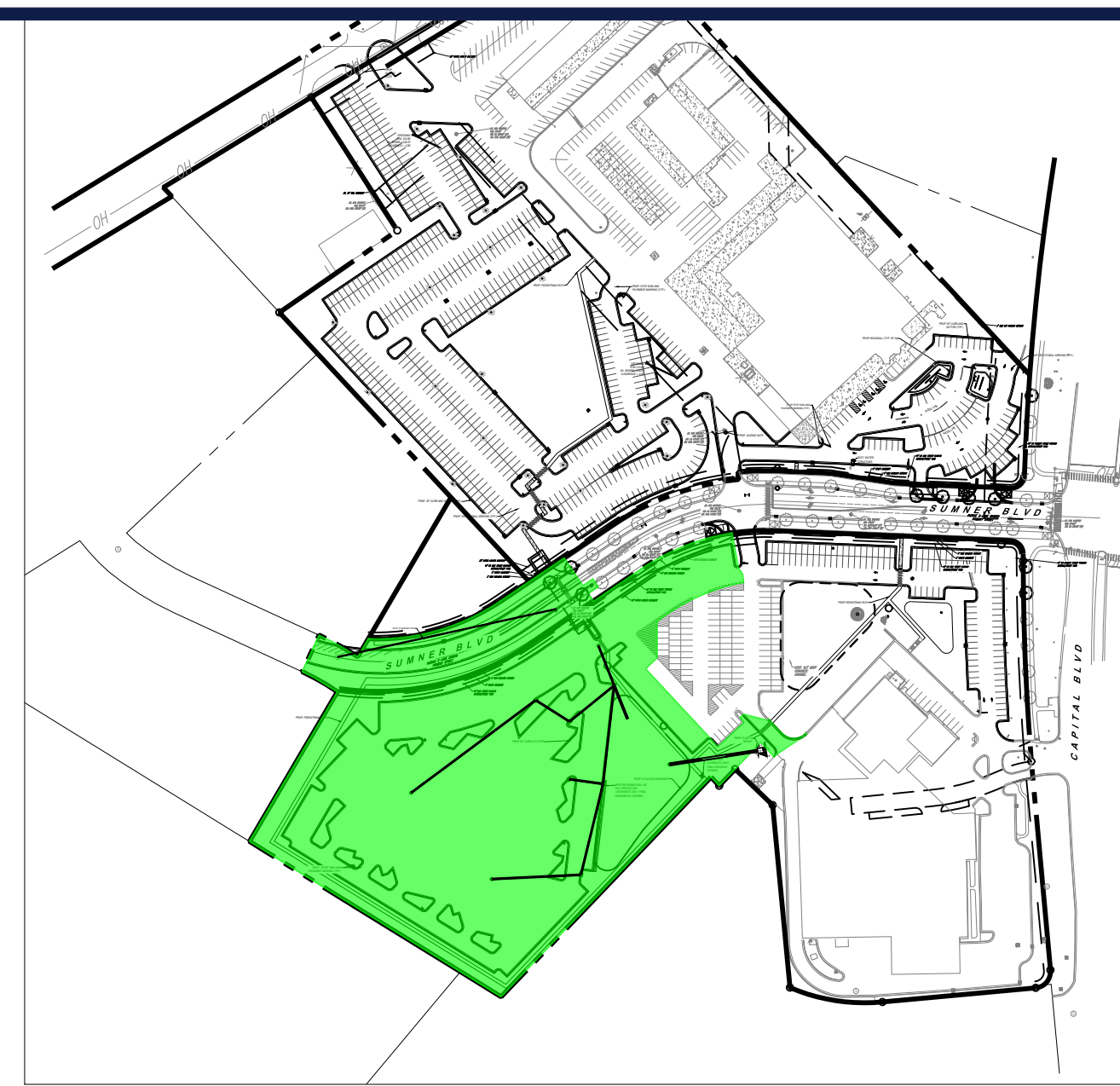
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NOW OR FORMERLY
KENNETH KENNEDY
DB 2961 PG 707
PIN# 1727205584

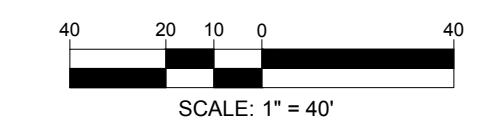


NOW OR FORMERLY
MLC AUTOMOTIVE, LLC
DB 19571 PG 2495
PIN# 1726391665



OVERALL PHASING
SCALE 1" = 250'

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PROGRAM MANAGEMENT
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PROJECT No.: NCB230226
DRAWN BY: RKA
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DATE: 1/31/2024
CAD ID: P-CIVL-UTIL

PROP. SITE PLAN DOCUMENTS
FOR
JOHNSON AUTOMOTIVE-LEXUS PHASES 4 & 5
PROPOSED
JOHNSON AUTOMOTIVE LEXUS DEALERSHIP- MASTER PLAN
3051 BARROW DR,
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WAKE COUNTY

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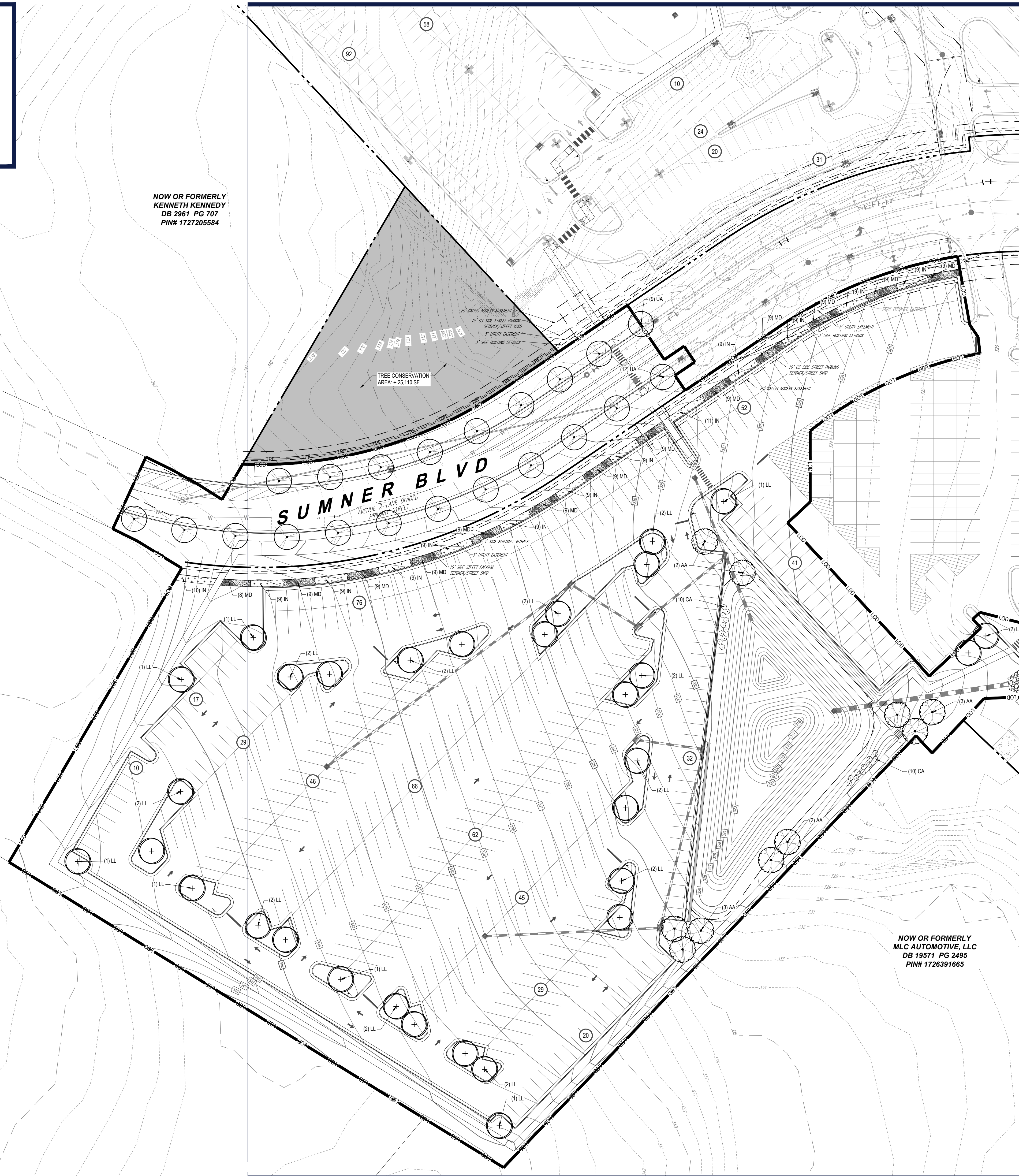
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PHASE 4 & 5 UTILITY PLAN

SHEET NUMBER:
C-501

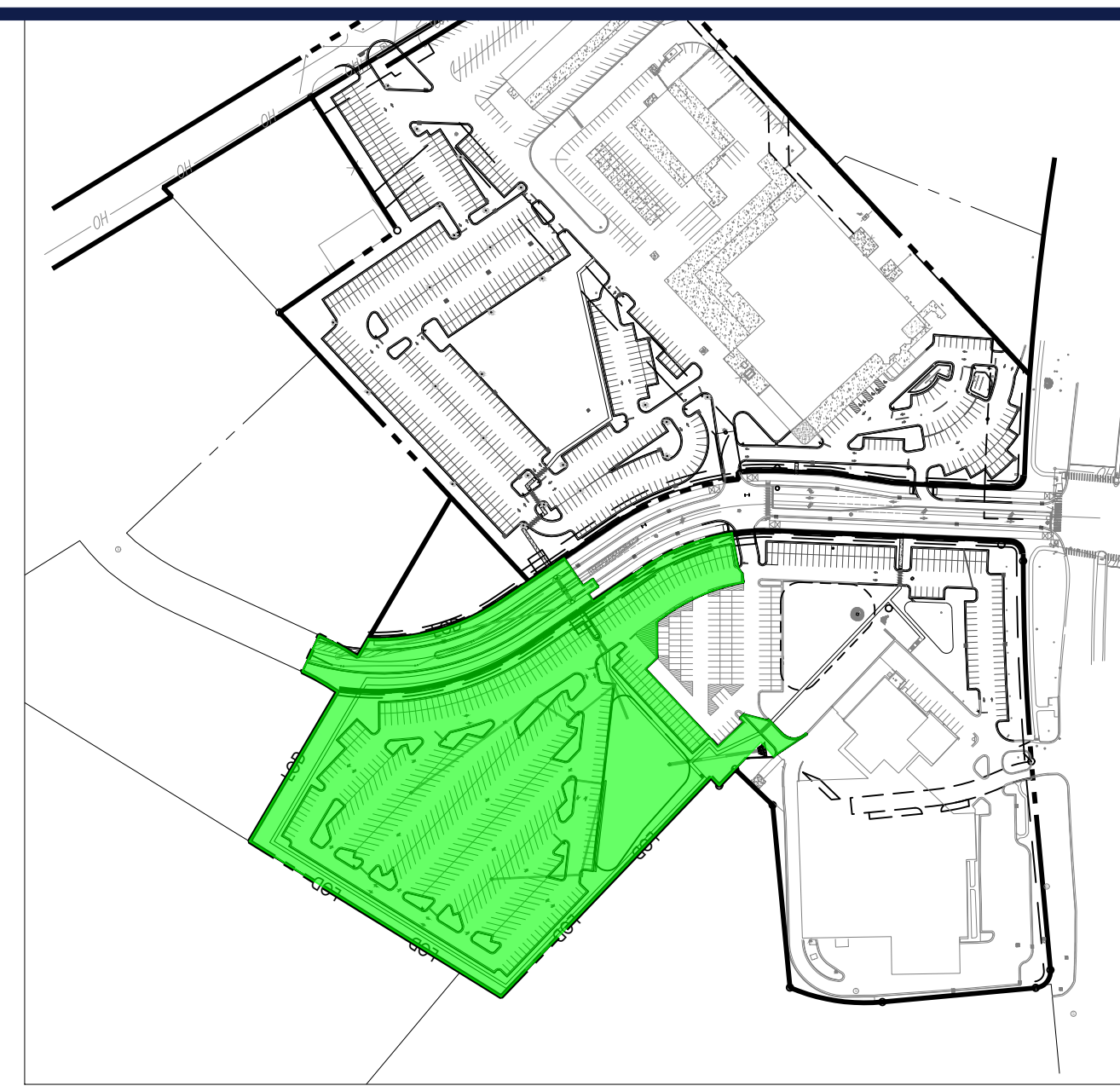
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DB 19571 PG 2495
PIN# 1726391665



OVERALL PHASING
SCALE 1" = 250'

LANDSCAPE COMPLIANCE CHART

SECTION	REQUIREMENT	PROVIDED
ARTICLE 6.4.13.B VEHICLE SALES/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: 10' MINIMUM WIDTH SHRUBS PER 100 LF = 30 PH 4 SUMMER BLVD: 665 LF 665 / 100 = 6.7 X 30 = 201 201 SHRUBS REQUIRED	PH 4 SUMMER BLVD: 236 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.
STREET TREES	40' O.C. CANOPY TREES PH 4 SUMMER BLVD: 828 LF 828 / 40 = 20.7 21 TREES REQUIRED	SUMMER BLVD: 21 TREES PROVIDED

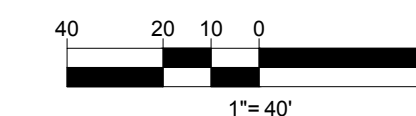
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES						
(+)	LL	31	LIRIODENDRON TULIPIFERA 'LITTLE VOLUNTEER'	LITTLE VOLUNTEER TULIP POPLAR	3" CAL.	B&B
(+)	UA	21	ULMUS AMERICANA	AMERICAN ELM	3" CAL.	B&B
WET POND TREES						
(+)	AA	10	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2.5-3" CAL.-12-14' HT.	B&B
SHRUBS						
(+)	CA	20	CLETHRRA ALNFOLIA	SUMMERSWEET	3 GAL.	CONTAINER
SHRUB AREAS						
(+)	IN	120	ILEX VOMITORIA 'NANA'	DWARF YALPOUN HOLLY	18" HT. X 18" SPRD.	CONTAINER
(+)	MD	116	MYRICA CERIFERA 'DONS DWARF'	DONS DWARF WAX MYRTLE	18" HT. X 18" SPRD.	CONTAINER

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 SEEDED 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 LINE 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 GUYED 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 OF THE PLANS ARE BASED 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.

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PROJECT No.: PH4-NCB230226
DRAWN BY: RKA
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DATE: 1/31/2024
CAD ID: P-CVIL-LS-CP

**PROP.
SITE PLAN
DOCUMENTS**

FOR
**JOHNSON
AUTOMOTIVE-
LEXUS**

PHASES 4 & 5

PROPOSED
JOHNSON AUTOMOTIVE LEXUS
DEALERSHIP- MASTER PLAN
3051 BARROW DR,
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WAKE COUNTY

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SHEET TITLE:
**PHASE 4
LANDSCAPE
PLAN**

SHEET NUMBER:
L-101

ORG. DATE - 01/31/2024

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DRAWN BY:	RKA
CHECKED BY:	TGH
DATE:	1/3/2024
CAD ID:	P-CIVIL-LSCP

PROJECT:

PROP. SITE PLAN DOCUMENTS
FOR
JOHNSON AUTOMOTIVE LEXUS PHASES 4 & 5

PROPOSED
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SHEET TITLE:

PHASE 4 LANDSCAPE DETAILS

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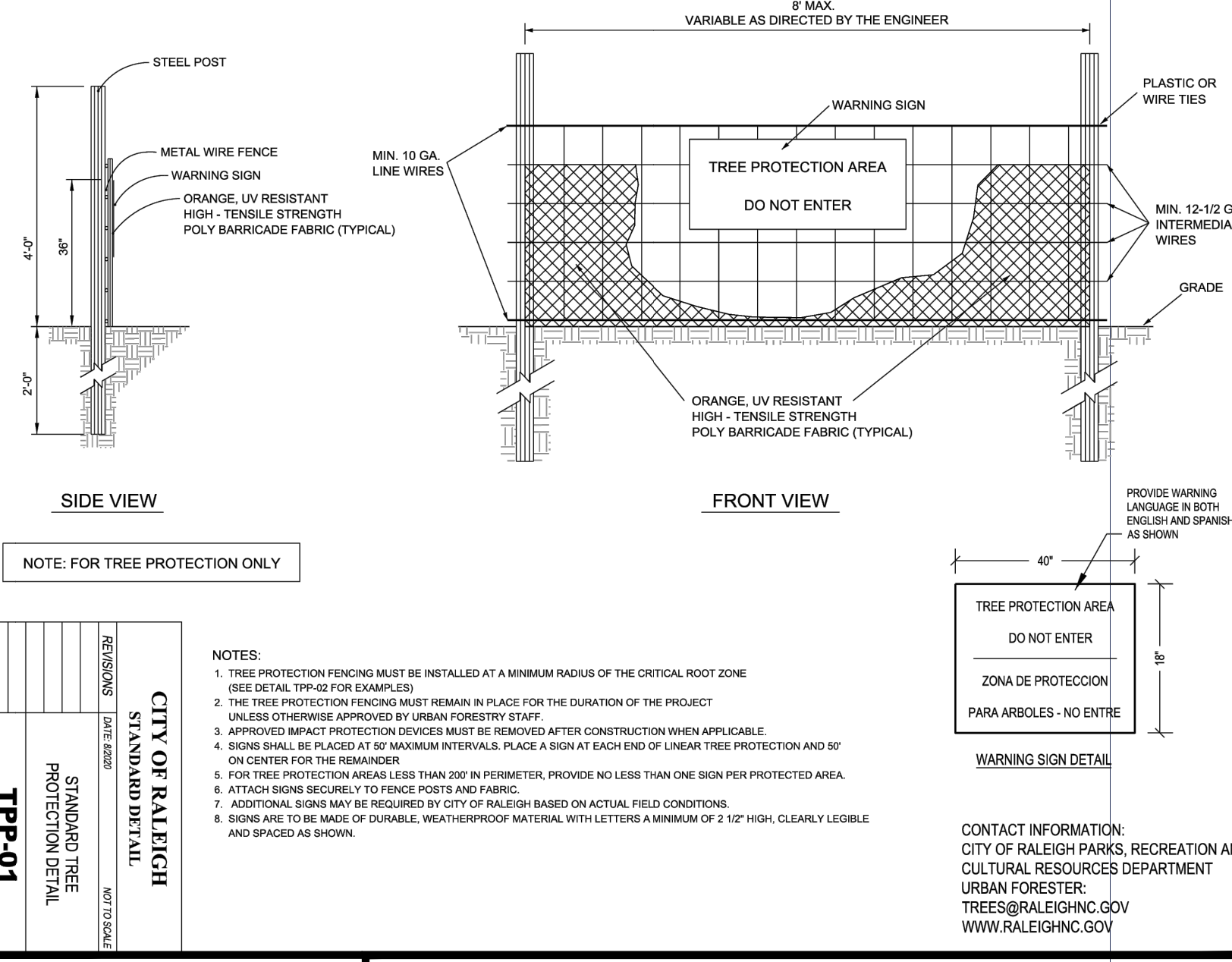
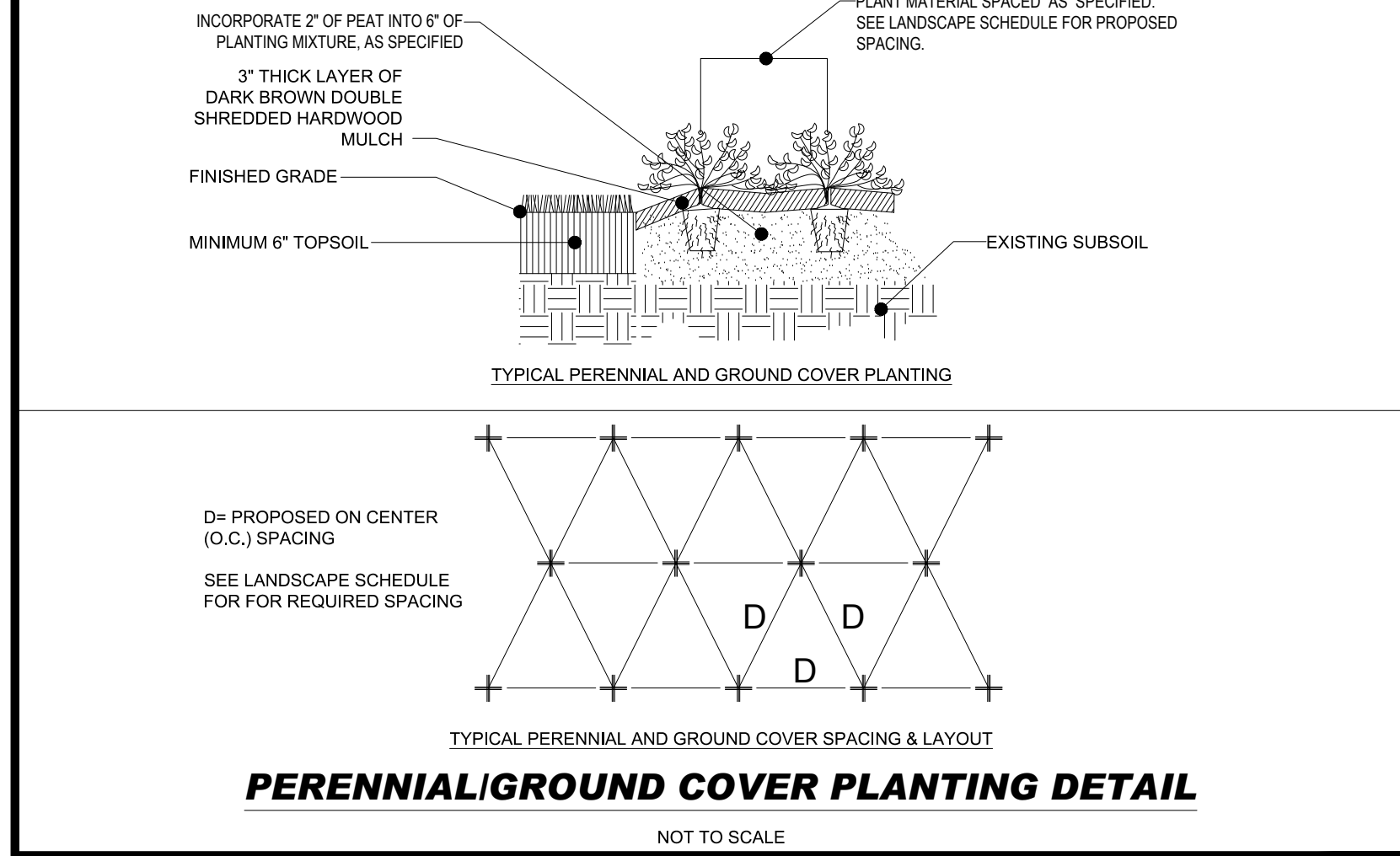
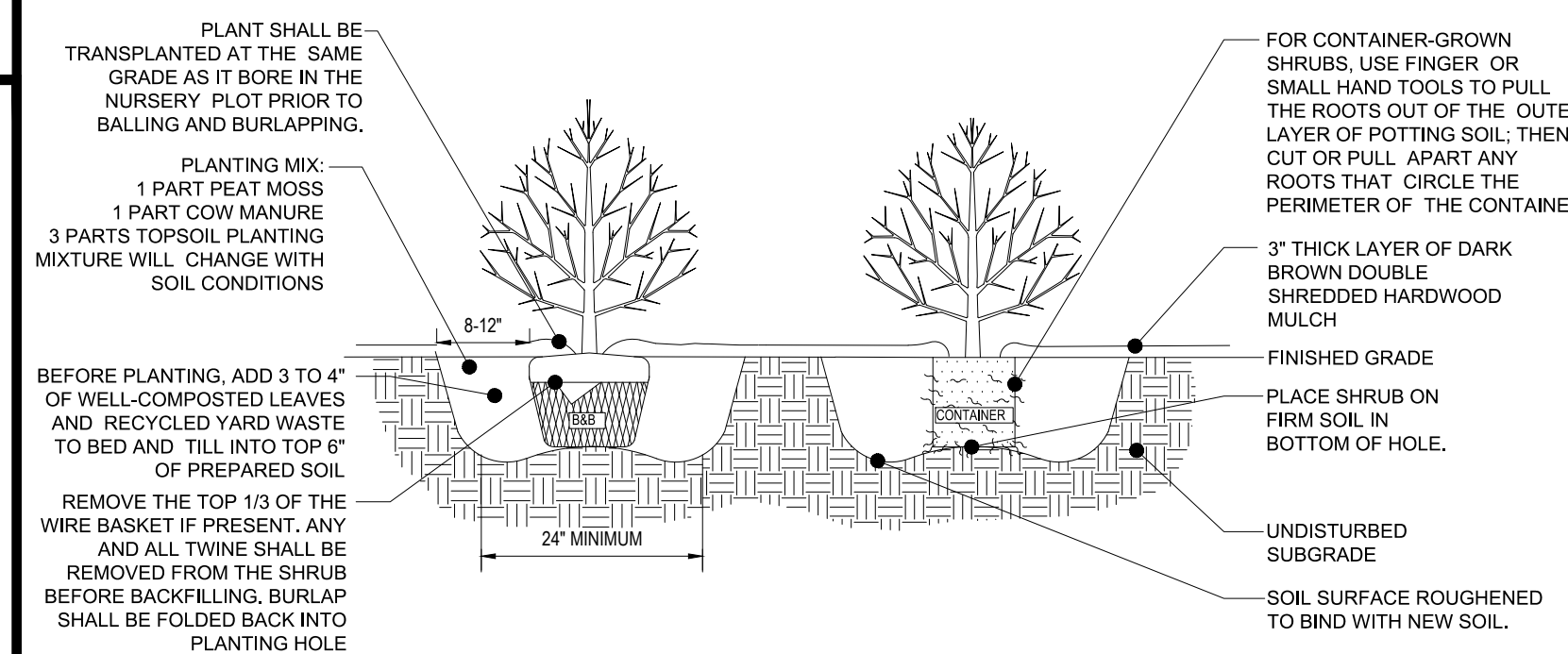
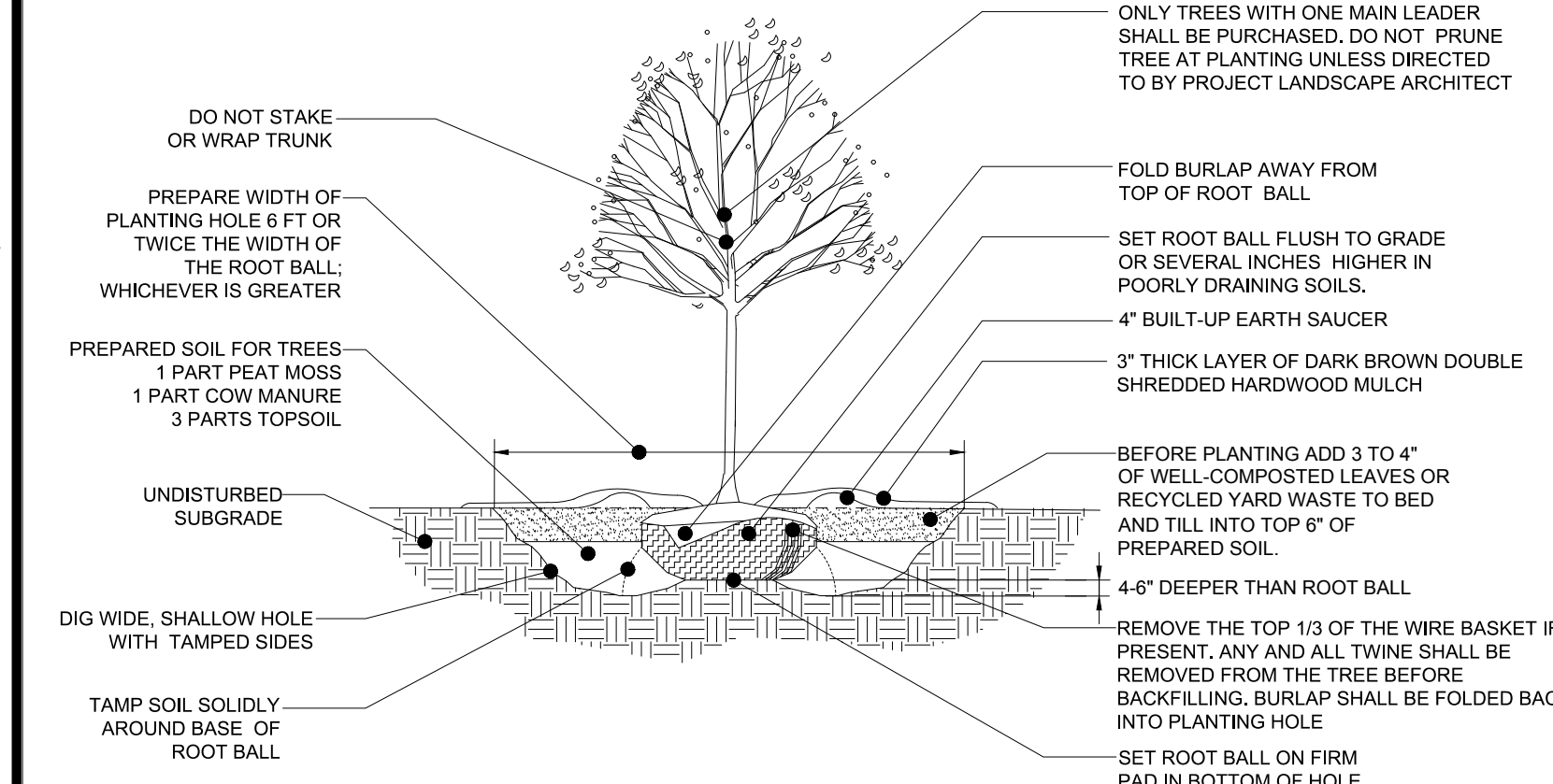
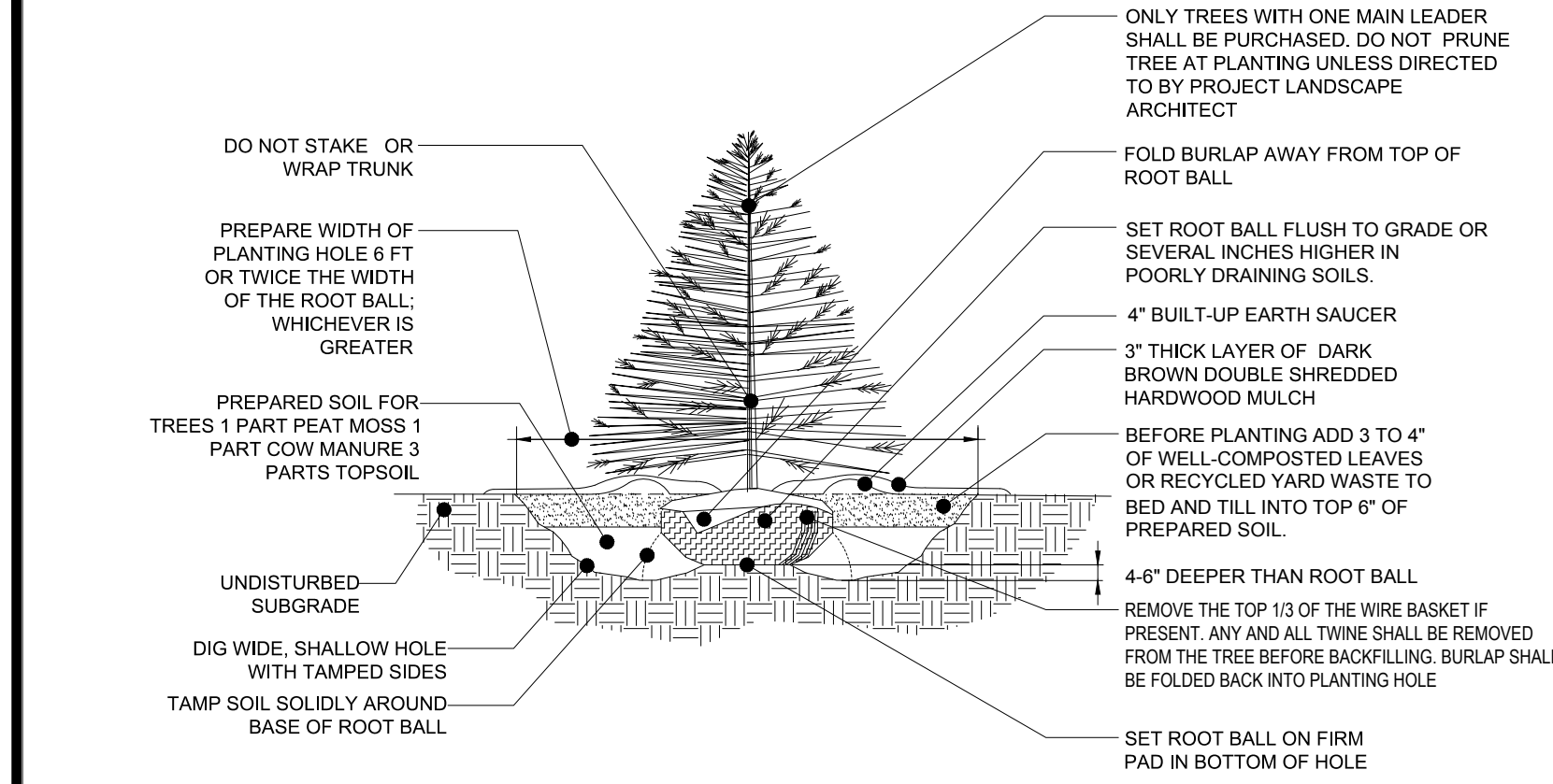
L-103

ORG. DATE - 01/31/2024

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLOUDS.
C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
1.1. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/FEST FREE WITH A UNIFORM THICKNESS.
1.2. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
D. MULCH - ALL AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
E. FERTILIZER
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
F. PLANT MATERIAL
1.1. PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN NURSERY & LANDSCAPE NURSERY STOCK" (ANSI Z60-1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN STANDARD & ASSOCIATION.
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1", WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. FOR TREES WITH A CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8") ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12" USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).
C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO DEPRFT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA).
1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL.
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP.
E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

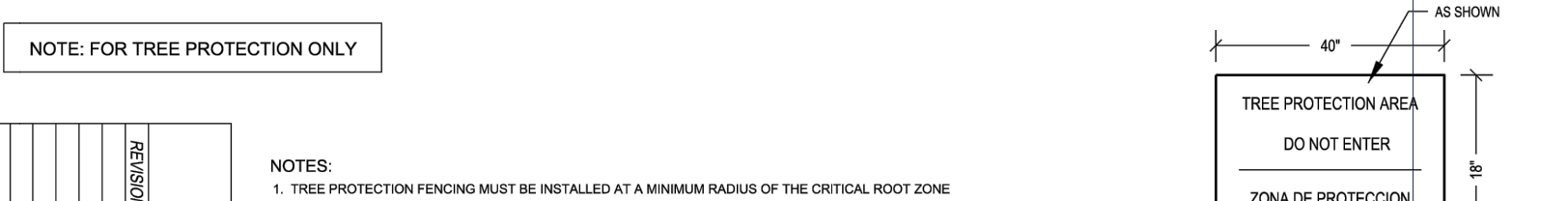
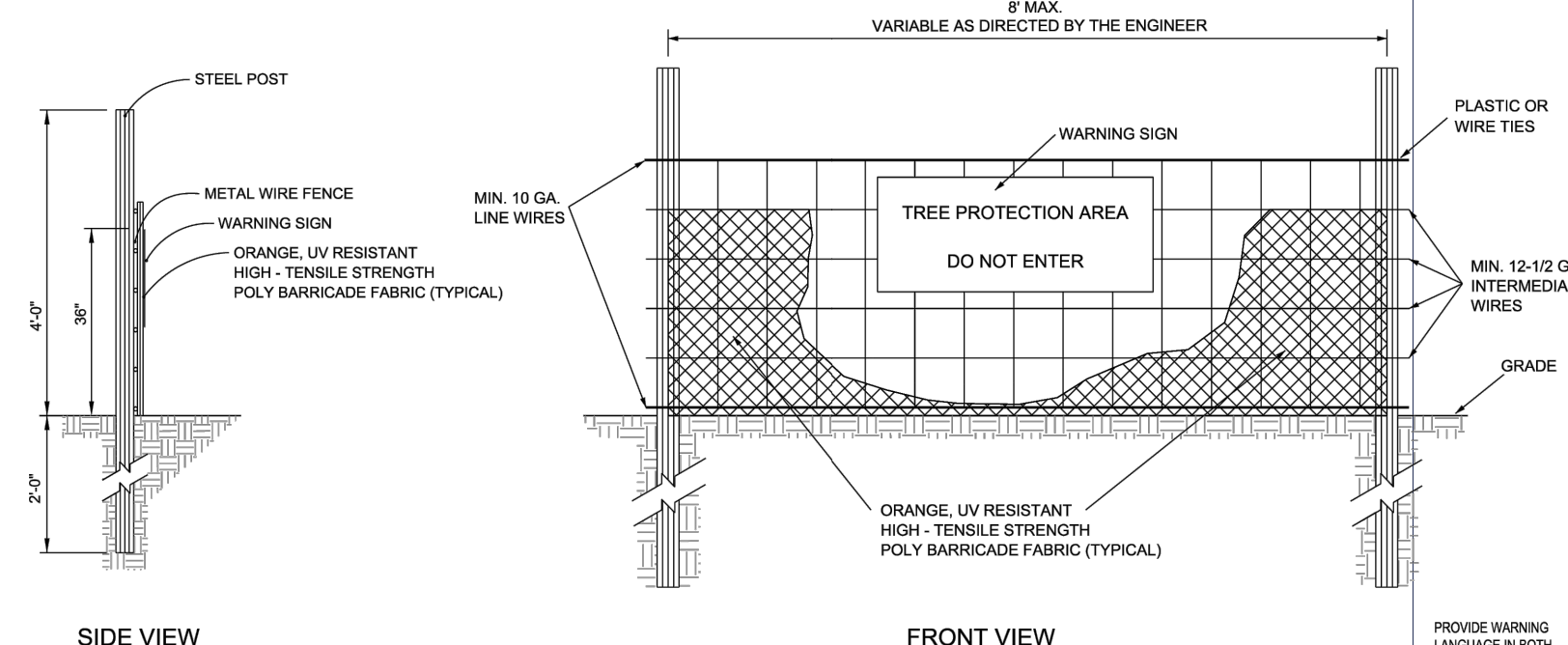


OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.



NOTES:

- TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE (SEE DETAIL TPA-02 FOR EXAMPLES).
- THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT.
- UNLESS OTHERWISE APPROVED BY URBAN FORESTRY STAFF.
- APPROVED IMPACT PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION WHEN APPLICABLE.
- SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS, PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON-CENTER FOR THE REMAINDER.
- FOR TREE PROTECTION AREAS LESS THAN 200' PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTED AREA.
- ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
- ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.
- SIGNS ARE TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL WITH LETTERS A MINIMUM OF 1 1/2" HIGH, CLEARLY LEGIBLE AND SPACED AS SHOWN.

CITY OF RALEIGH
STANDARD TREE PROTECTION DETAIL