

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. as amended by text change case [TC-14-19](#) 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 Type		Site Transaction History	
Detached	General	Subdivision case #: _____	
Attached	Mixed use	Scoping/sketch plan case #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative 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 change of use.			
Current Property Owner/Developer Contact Name:			
NOTE: please attach purchase agreement when submitting this form.			
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 (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
# of parking spaces required:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area? Yes No If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes No	Wetlands Yes No

RESIDENTIAL DEVELOPMENTS


Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br 2br 3br 4br or more	
# of lots:	Is your project a cottage court? Yes No

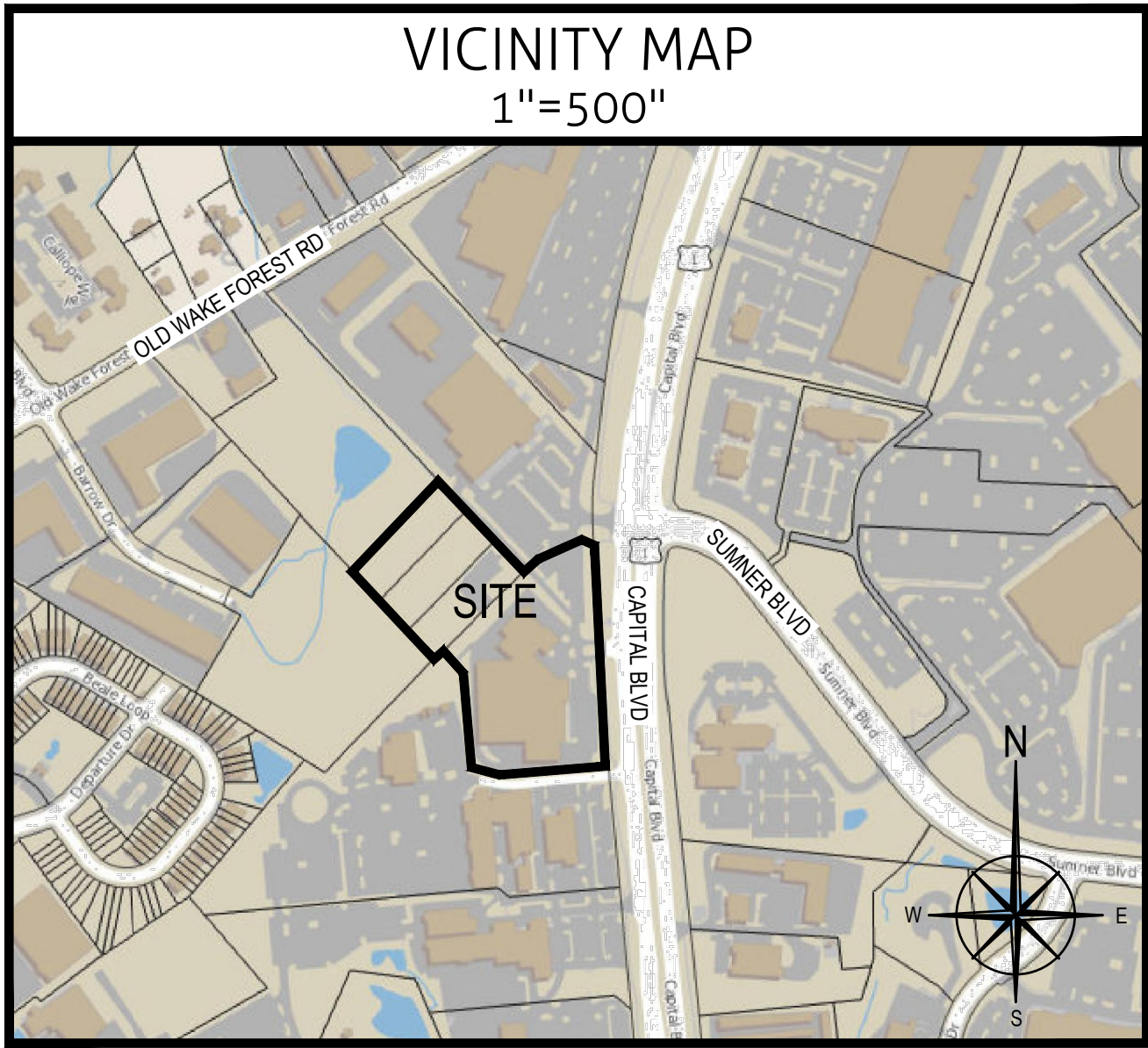
SIGNATURE BLOCK

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.

I, _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 	Date:
Printed Name:	



ASR-0057-2021

ADMINISTRATIVE SITE REVIEW PLANS FOR JOHNSON LEXUS

5839 CAPITAL BLVD, RALEIGH, NC

1st SUBMITTAL - JUNE 30th, 2021
2nd SUBMITTAL - OCTOBER 22st, 2021
3rd SUBMITTAL - DECEMBER 15th, 2021
4th SUBMITTAL - FEBRUARY 1st, 2022

USE STANDARDS		
VEHICLE SALES/RENTAL (UDO 6.4.13)		
	Standard	Response
1	A Type A1 or A2 transitional protective yard (see Sec. 7.2.4.A.1) must be established along all property lines abutting a residential use.	No property line abuts a residential use, therefore an A1 or A2 transitional protective yard is not required.
2	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 Sec. 7.2.4.B.	A C3 protective yard has been provided surrounding vehicular display area abutting the ROW.
3	Vehicle displays shall not be artificially elevated above the general topography of the site.	No artificially elevated vehicular displays to be provided. In areas, proposed site grades are above existing due to changing building footprint at existing FFE and connections with proposed Summer Blvd, all while providing for no greater than 5% slope in parking areas.
4	No outside speaker system is permitted.	No outside speaker system to be provided.
5	In a NKC District, the sales and leasing of motor vehicles for display shall be conducted within a fully-enclosed building. The outdoor display and storage of vehicles for sale or rental is not permitted.	Site is not located in an NKC district, therefore enclosed vehicle display not required.

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH SIGHTING AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA, OFFICE BY CARL NORTH CAROLINA, OFFICE BY EVERGREEN SURVEYING AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
- ALL PROPOSED CURBS AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY SIGN, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 25' MINIMUM.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACES AND HC ACCESS AISLES SHALL BE NO GREATER THAN TWO PERCENT (2%) SLOPE IN ANY DIRECTION AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR ADJACENT COMMERCIAL DRIVEWAYS. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMP SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMP AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDSTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE, NOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT. TRANSPORTATION FIELD SERVICES SHALL REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV, COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY A PRIVATE CONTRACTOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- TRASH AND RECYCLING COLLECTION DUMPSTERS WILL BE PLACED IN THE REAR OF THE BUILDING AND WILL BE SCREENED FROM THE PUBLIC R/W.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 250 FEET (NFA 13) A NFA 13 SPRINKLER SYSTEM IS PROPOSED.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 600' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCF 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 NCF, SECTION 507.3.

RIGHT-OF-WAY OBSTRUCTION NOTES

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES".
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL, SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

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Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8, as amended by text change case # C-14-19 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 Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: SUB-0014-2021	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	

GENERAL INFORMATION

Development name: Johnson Lexus Raleigh

Inside City limits? Yes ☒ No ☐

Property address(es): 5839 Capital Blvd, 5849 Capital Blvd, 5909 Capital Blvd, 5857 Capital Blvd

Site P.I.N.(s): 1727-30-4088, 1727-30-2289, 1727-30-2309, 1727-30-1427

Please describe the scope of work. Include any additions, expansions, and change of use. Expansion of an existing building and renovations/expansion to existing parking lots.

Current Property Owner/Developer Contact Name: David Johnson

NOTE: please attach purchase agreement when submitting this form.

Company: Johnson Lexus of Raleigh Title Owner

Address: 5839 Capital Blvd, Raleigh, NC 27616

Phone #: _____ Email: _____

Applicant Name: Rob Caudle

Company: WithersRavenel

Address: 137 S Wilmington St, Ste. 200, Raleigh, NC 27601

Phone #: 919-469-3340 Email: rcaudle@withersravenel.com

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REVISION 02.18.21

raleighnc.gov

Page 2 of 2

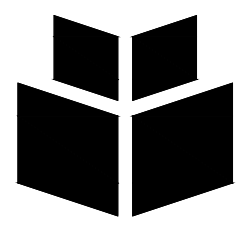
REVISION 02.18.21

raleighnc.gov

DEVELOPER/OWNER

Johnson Lexus of Raleigh
5839 CAPITAL BLVD, RALEIGH, NC 27616
PHONE: (919) 436-3916
FAX: N/A
EMAIL: _____

PREPARED BY:



WithersRavenel
Engineers | Planners

137 S Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

CIVIL ENGINEER

ROB CAUDLE, PE
919-238-0359
rcaudle@withersravenel.com

SHEET LIST TABLE

Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C1.1	DEMOLITION PLAN
C1.2	PRELIMINARY SUBDIVISION PLAN REFERENCE
C2.0	SITE PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN
C4.1	FIRE ACCESS PLAN
C5.0	PRE DEVELOPMENT STORMWATER MANAGEMENT PLAN
C5.1	POST DEVELOPMENT STORMWATER MANAGEMENT PLAN
C5.2	SCM PLAN & DETAILS
L1.0	LANDSCAPE PLAN
SL1.0	LIGHTING PLAN
SL1.1	LIGHTING DETAILS
G-001	EXTERIOR RENDERINGS
G-002	EXTERIOR RENDERINGS
A-100.1	ARCHITECTURAL SITE PLAN
A-200	AXONOMETRIC VIEWS
A-201.1	ELEVATIONS
A-201.2	ELEVATIONS



January 5, 2022

Mr. Rob Caudle, PE
WithersRavenel
137 S. Wilmington Street, Suite 200
Raleigh, NC 27601

Sent Via Email

Dear Rob:

This is a letter of support for the dumpster service with four 8yd dumpsters, for Johnson Lexus of Raleigh at 5839 Capital Boulevard, Raleigh, NC, currently in plans for construction. In accordance with the site plans emailed with specifications for the building, (Exhibit One 2021-12-13, Solid Waste Exhibit) and the details provided by yourself, the road width is sufficient for maneuverability of GFL's service trucks. GFL Environmental will be pleased to continue service at this location.

Since our founding in 1970, Waste Industries, a GFL Environmental Company, has strived to achieve one all-encompassing goal: To provide a waste collection service that is streamlined. From sustainable efforts, environmentally conscious decisions, and a caliber of customer support unparalleled by any service-based company, we have always aspired to be more than what we are today. Currently GFL provides service for trash and cardboard dumpster service with truck routes from Monday - Friday and on Saturdays following a major holiday. Our office is open Monday - Friday with office hours 8am to 5pm.

Again, thank you very much for consulting with us in advance. We appreciate collaborating to make this the safest possible site for all parties.

Warm regards,

Audrey Becker
GFL Environmental Company
Account Manager

3741 Conquest Drive, Garner, NC 27529
Tel: 919-662-7100 | Fax: 919-773-0503 | gflenv.com

SITE DATA

SITE ADDRESS: 5839 CAPITAL BLVD, 5849 CAPITAL BLVD, 5909 CAPITAL BLVD, 5857 CAPITAL BLVD
RALEIGH, NORTH CAROLINA 27616
PIN NUMBER: 727-30-4088, 1727-30-2289, 1727-30-2309, 1727-30-1427
DEED BOOK: DB 008980 PG 01819, DB 015172 PF 01547, DB 016775 PG 01785, DB 016775 PG 01785
ZONING DISTRICT: IX-7-PL (5.71 AC), IX-7 (2.06 AC), IX-5 (0.38 AC)

OVERLAY DISTRICT(S): N/A

GROSS SITE ACREAGE: 8.15 AC

*LOTS RECOMBINED & ROW DEDICATED IN SUB-0014-2021

NET ACREAGE: 8.15 AC

EXISTING USE: VEHICLE SALES

PROPOSED USE: VEHICLE SALES

BUILDING INFORMATION:

PROPOSED BUILDINGS: 1

GROSS BLDG SF: 125,275 SF

STORIES: 2

HEIGHT: 60'

PARKING - VEHICLE SALES:

PER UDO SEC 7.1.2 REQUIRED PARKING (WHICHEVER IS GREATER)

VEHICLE SALES/RENTAL: 1 SPACE/1,000 FT GROSS FLOOR AREA
125,275 SF/ 1000 SF = 125.28 (USE 126 SPACES)
OR
1 SPACE/4,500 FT VEHICLE DISPLAY AREA
14,000 SF/ 4,500 SF = 3.11 (USE 4 SPACES)

PARKING REQUIRED: 126 SPACES REQUIRED

PARKING PROVIDED: 182 SPACES

*NO BICYCLE PARKING REQUIREMENTS FOR VEHICLE SALES

LEGEND

EXISTING		PROPOSED
	FIRE HYDRANT	
	POWER POLE	
	IRON PIPE SET	
	IRON PIPE FOUND	
	CALCULATED POINT	
	WATER VALVE	
	CATCH BASIN	
	SANITARY MANHOLE	
	BLOW OFF VALVE	
	PROJECT BOUNDARY LINE	
	ADJACENT PROPERTY LINE	
	RIGHT OF WAY	
	OVERHEAD ELECTRIC LINE	
	SANITARY SEWER LINE	
	STORM DRAINAGE LINE	
	WATER LINE	
	MAJOR CONTOUR LINE	
	MINOR CONTOUR LINE	



PROJECT

Johnson Lexus of Raleigh



5839 Capital Blvd, Raleigh, NC 27616

LOCATION



DRAWING LOG

DATE	DESCRIPTION
------	-------------

PLAN DATA

STAGE: ADMINISTRATIVE SITE REVIEW

PROJECT NUMBER:

09190161.00

SCALE: INDICATED

REVISION: 02/01/2022

DRAWING

GENERAL NOTES

5839 Capital Blvd, Raleigh, NC 27616

CRTL PROJECT NO. - 040-200130.00

Owner
Holdacacha Management LLC
Mr. C. David Johnson Jr.
5839 Capital Boulevard
Raleigh, North Carolina 27616

Architect
CallisonRTKL
333 S Hope St c200, Los Angeles, CA 90071
CONTACT - CRTKL Contact Name
PHONE - 213-633-6000

Structural Consultant
Morrison Engineers PLLC
7701 Chapel Hill Road, Cary, NC 27513
CONTACT - Consultant 1 Contact Name
PHONE - Consultant 1 Contact Phone

MEP Consultant
Bass, Nixon & Kennedy, Inc. Consulting Engineers
6310 Chapel Hill Road, Suite 250, Raleigh, NC 27607
CONTACT - Consultant 2 Contact Name
PHONE - 919-851-4422

Civil Consultant
WithersRavenel
137 S Wilmington St #200, Raleigh, NC 27601
CONTACT - Lofee Smith, PE
PHONE - 919-469-3340

PROJECT

Johnson Lexus of Raleigh



5839 Capital Blvd, Raleigh, NC 27616

LOCATION



DRAWING LOG

DATE	DESCRIPTION
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PLAN DATA

STAGE: ADMINISTRATIVE SITE REVIEW

PROJECT NUMBER

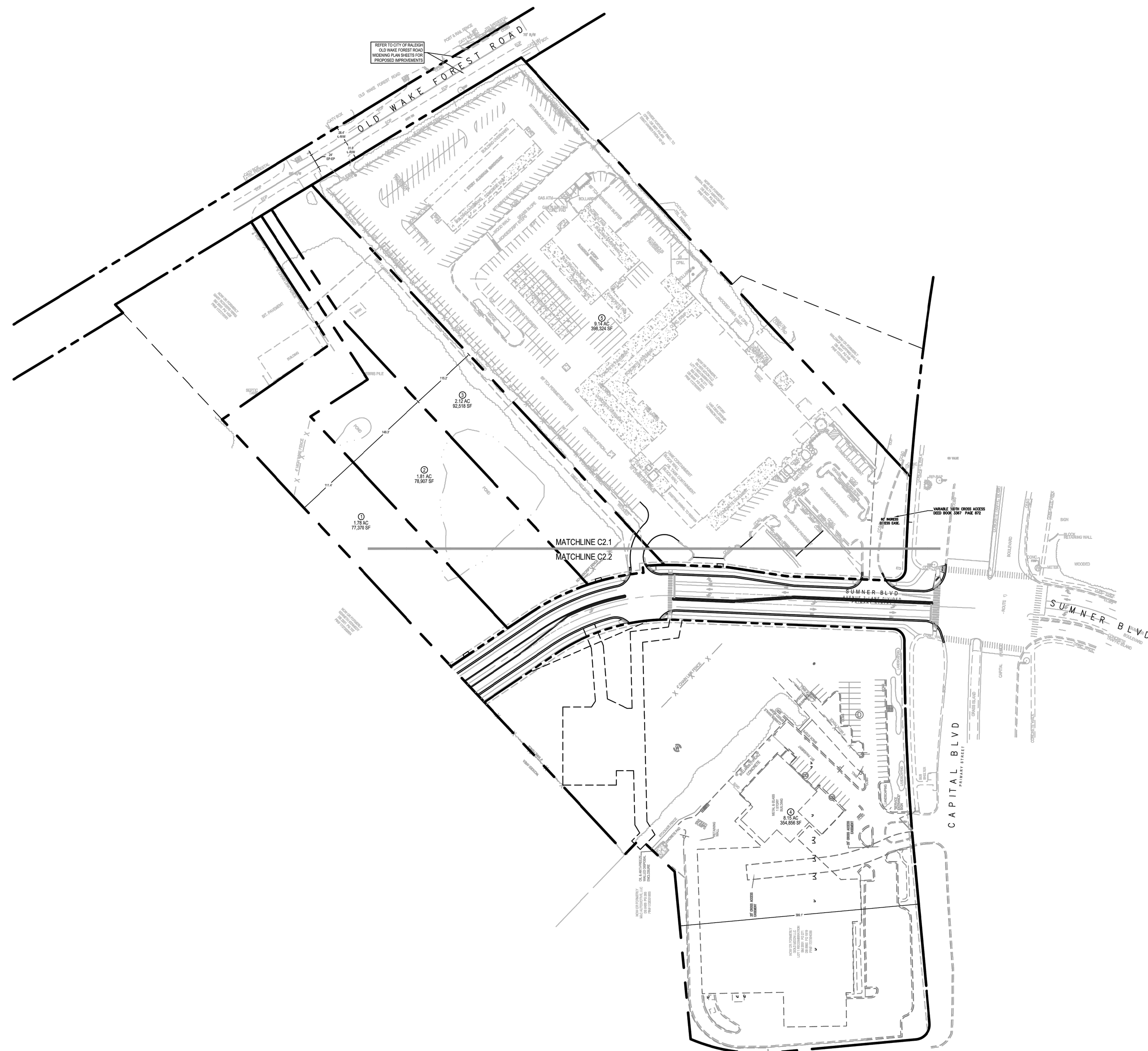
SCALE: INDICATED

ISSUED: 02/01/2022

DRAWING

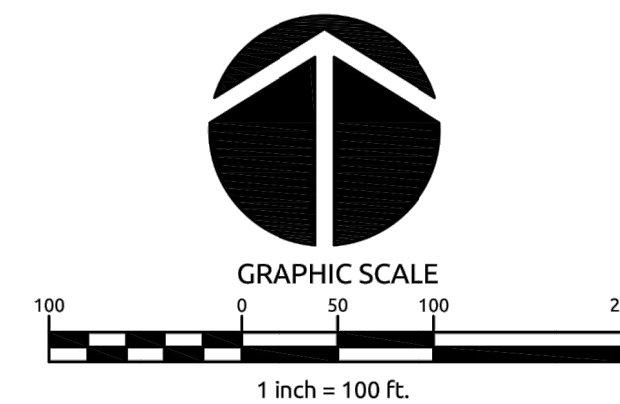
PRELIMINARY SUBDIVISION
PLAN REFERENCE

C1.2



GROSS AREA		
Lot Number	Area (SF)	Area (AC)
Lot 1	80,155	1.84
Lot 2	81,468	1.87
Lot 3	160,748	3.69
Lot 4	297,537	6.83
Lot 5	480,038	11.02
Total	1,099,946	25.25

NET AREA		
Lot Number	Area (SF)	Area (AC)
Lot 1	77,370	1.78
Lot 2	78,907	1.81
Lot 3	92,518	2.12
Lot 4	354,856	8.15
Lot 5	398,324	9.14
ROW DEDICATION	97,971	2.25
Total	1,099,946	25.25



WithersRavenel
Engineers | Planners

137 S Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832

JOHNSON LEXUS ASR
SUBMITTAL

OVERALL
SUBDIVISION PLAN

Job No.	09190161	Drawn By	WF
Date	2/26/2021	Designer	WF

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

Revisions		
1	COR COMMENTS	05/21/21
2	COR COMMENTS	06/17/21

Sheet No. _____

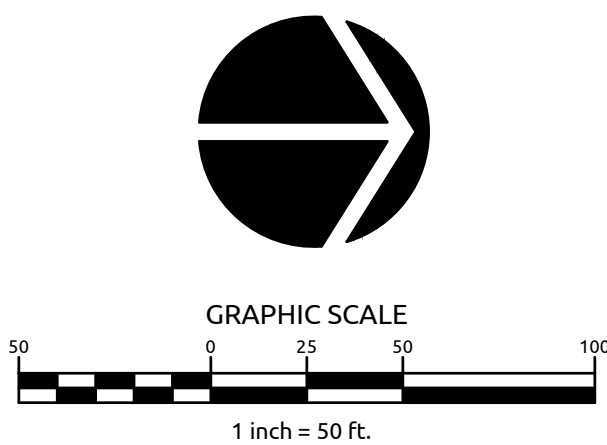
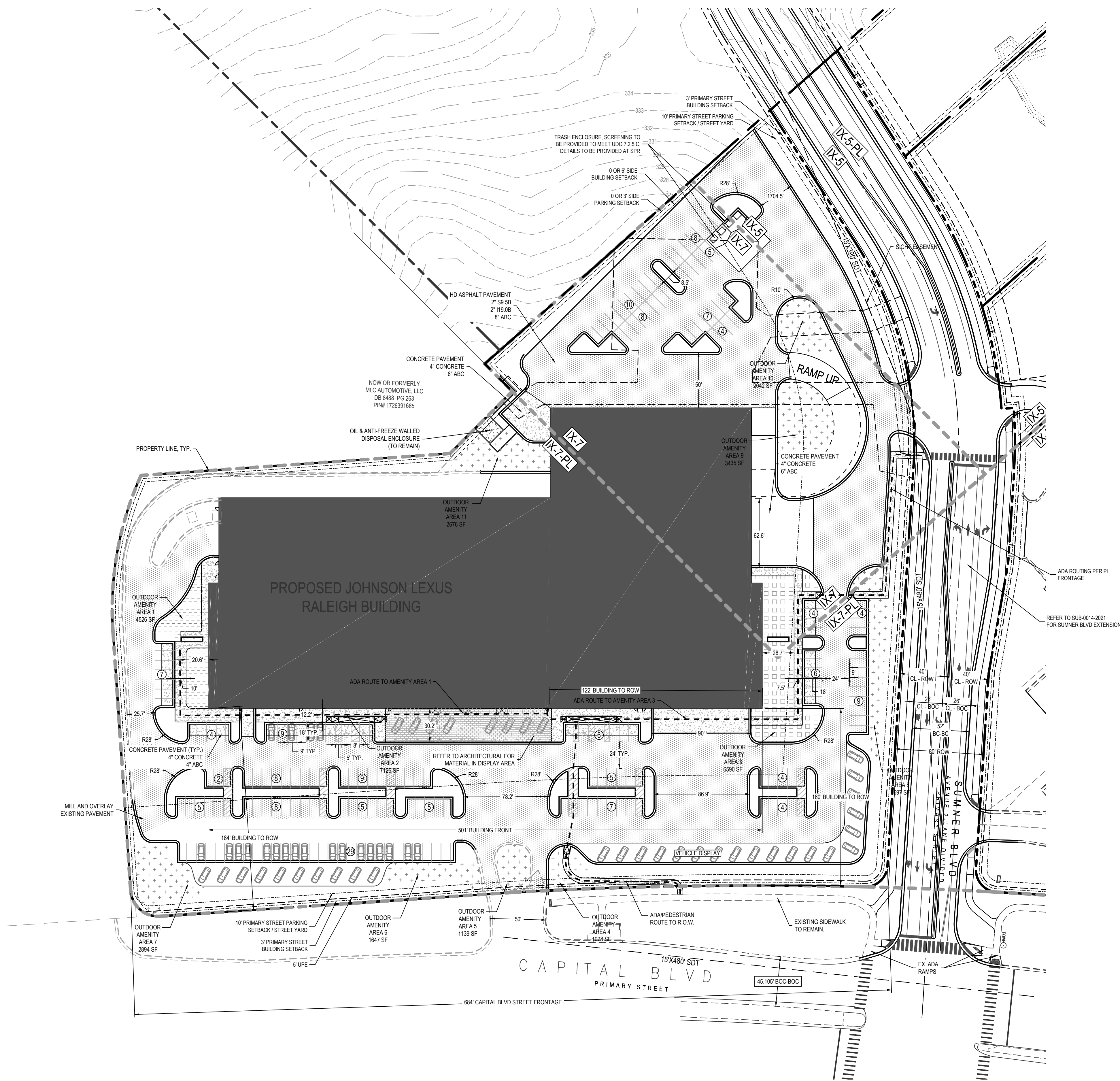
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GENERAL NOTES

THIS SHEET IS FOR REFERENCE ONLY PLEASE REFER TO SUB-0014-2021.



DATE	DESCRIPTION
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GENERAL NOTES

SITE NOTES:

- THIS PROJECT IS AN ADMINISTRATIVE SITE REVIEW (ASR), AND IS CLASSIFIED AS A TIER THREE (3) SITE PLAN IN ACCORD WITH RECENTLY ADOPTED CITY OF RALEIGH ORDINANCE 2020-149 TC 438
- THE SCOPE OF WORK IS THE CONSTRUCTION OF ONE GENERAL TYPE BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON A LOT THAT IS PROPOSED BY AND CURRENTLY UNDER PRELIMINARY SUBDIVISION REVIEW. PLEASE REFER TO CITY OF RALEIGH CASE NUMBER SUB-0014-2021.
- THE CURRENT USE OF THE SUBJECT PROPERTY IS CAR SALES, SUBJECT TO THE APPROVAL OF THE SUBDIVISION THE LAND USE WILL BE VEHICLE SALES.
- PUBLIC INFRASTRUCTURE IS REQUIRED/PROPOSED UNDER THE PROPOSED LAND SUBDIVISION. NO ADDITIONAL PUBLIC INFRASTRUCTURE IS PROPOSED AS PART OF THE ADMINISTRATIVE SITE REVIEW.
- LAND DISTURBANCE IS GREATER THAN 12,000 SQUARE FEET.
- NO PRIVATE IMPROVEMENTS AND/OR ENCROACHMENTS ARE PROPOSED TO BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- EASEMENTS REQUIRING A RECORD PLAT RECORDATION ARE PROPOSED.
- A TREE CONSERVATION AREA (TCA) WAS PREVIOUSLY PERMITTED AND RECORDED FOR THE SUBJECT PROPERTY. THE TCA IS PROPOSED TO BE LOCATED ON AN ADJOINING PARCEL AS SHOWN ON THE PRELIMINARY SUBDIVISION.
- THE PROPOSED SCOPE OF WORK PROPOSED BY THIS ASR DOES NOT IMPACT A "PRIMARY TREE CONSERVATION AREA".
- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OF THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

PARKING REQUIRED (REFER TO COVER FOR PARKING CALCS):

REQUIRED: 126 SPACES
PROVIDED: 182 SPACES

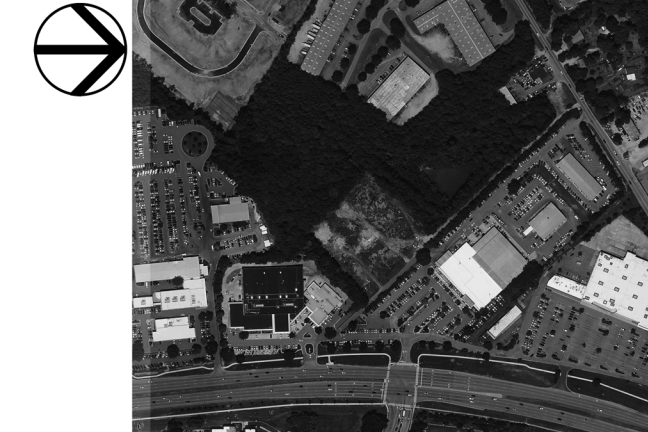
*NO BICYCLE PARKING REQUIRED FOR VEHICLE SALES/RENTALS

OUTDOOR AMENITY AREA CALCULATIONS:

REQUIRED: 354,818 SF (8.15 AC) X 10% = 35,481.8 SF (0.82 AC)
35,481.8 SF X 50% = 17,740.9 SF PEDESTRIAN / ADA

PROVIDED:

AREA 1: 4,526 SF
AREA 2: 7,126 SF
AREA 3: 6,590 SF
AREA 4: 1,078 SF
AREA 5: 1,139 SF
AREA 6: 1,547 SF
AREA 7: 2,894 SF
AREA 8: 2,597 SF
AREA 9: 3,435 SF
AREA 10: 2,942 SF
AREA 11: 2,676 SF
TOTAL 35,750 SF > 35,481.8 SF
PEDESTRIAN AND ADA ACCESSIBLE AREAS:
AREA 1: 4,526 SF
AREA 2: 7,126 SF
AREA 3: 6,590 SF
TOTAL: 18,242.0 SF > 17,740.9 SF



UPPER STORY FACADE up to Wall Plate - Per UDO 1.5.9

Total Facade Area = 7,693.0 sq ft.

Total Transparent Facade Area = 7,126.0 sq ft.

Total UPPER FLOOR Transparency = 7,126 / 7,693 = 92.6% Transparency

GROUND STORY FACADE up to a height of 12'-0" - Per UDO 1.5.9

Total Facade Area = 6,478.50 sq ft.

Total Transparent Facade Area = 6,000.00 sq ft.

Total GROUND FLOOR Transparency = 6,000 / 6,478.5 = 92.6% Transparency

50% OF REQUIRED TRANSPARENCY IS BETWEEN
3FT TO 8FT FROM SURFACE OF GROUND FLOOR - Per UDO 1.5.9

Total Transparent Facade Area Required (20%) = 6478.50 sq ft. x 20% = 1296 sq ft.
of Total Facade Area per UDO 3.2.5.F

Total Transparent Facade Area Provided Between 3ft to 8ft = 2,500 sq ft.

Total Transparency Between 3ft to 8ft
= 2500 / 1296 =

192% Transparency > Required 50% Transparency

1 EAST ELEVATION - COLORED

SCALE: 1/16" = 1'-0"

A-801

GROUND STORY FACADE up to a height of 12'-0" - Per UDO 1.5.9

Total Facade Area = 2,943.0 sq ft.

Total Transparent Facade Area = 1,355.0 sq ft.

Total GROUND FLOOR Transparency = 1,355 / 2,943 = 46.0% Transparency

50% OF REQUIRED TRANSPARENCY IS BETWEEN
3FT TO 8FT FROM SURFACE OF GROUND FLOOR - Per UDO 1.5.9

Total Transparent Facade Area Required (20%) = 2,943.0 sq ft. x 20% = 589 sq ft.
of Total Facade Area per UDO 3.2.5.F

Total Transparent Facade Area Provided Between 3ft to 8ft = 539 sq ft.

Total Transparency Between 3ft to 8ft

= 539 / 589 =

91.5% Transparency > Required 50% Transparency

UPPER STORY FACADE up to Wall Plate - Per UDO 1.5.9

Total Facade Area = 2,850.0 sq ft.

Total Transparent Facade Area = 1,904.0 sq ft.

Total UPPER FLOOR Transparency = 1,904 / 2,850 = 66.8% Transparency

2 NORTH ELEVATION - COLORED

SCALE: 1/16" = 1'-0"

EAST ELEVATION

The facade is made up of 2 architectural elements, a 30' high uninterrupted storefront and a rooftop mechanical screen wall clad in aluminum composite panels set back 60 feet from the main facade.

The design intent of having an uninterrupted glass storefront is to activate the facade so that pedestrians can have clear and unobstructed views into the dealership.

The rooftop mechanical screen wall doubles as an iconic unifying feature that enhances the dealership's presence from Capital Blvd with a distinctive silhouette. This element does not impede pedestrian access or views into the building.

Additional architectural features, including the canopy that extends beyond the storefront, integrated lighting features, and landscape design, will further complement the transparent facade.

UDO 3.2.5 COMPLIANCE

	OP-, OX- NX-, CX-	DX-	IX-	PROPOSED EAST ELEVATION	PROPOSED NORTH ELEVATION
D. Height					
D1 Principal building (max)	Set by district	Set by district	Set by district		
D2 Accessory structure (max)	25'	25'	25'		
E. Floor Heights					
E1 Ground story height, floor to floor (min)	11'	13'	11'		
E2 Upper story height, floor to floor (min)	9'	9'	9'		
F. Transparency					
F1 Ground story (min)	33%	50%	20%	92.6% TRANSPARENT	46.0% TRANSPARENT
F2 Upper story (min)	20%	20%	20%	92.6% TRANSPARENT	66.8% TRANSPARENT
F3 Blank wall (max)	30'	30'	50'	NO PORTION OF THIS ELEVATION HAS A BLANK WALL THAT EXCEEDS 50' X 50', AS DEFINED BY UDO 1.5.10	MAX BLANK WALL = 33' X 30'
See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.					

ID	MATERIAL	MANUF.	PRODUCT DETAILS	COLOR
MTL-1	METAL PANEL	ALUCOBOND	ALUCOBOND PLUS ALUMINUM COMPOSITE MATERIAL (ACM) ANODIC CLEAR MICA - PVDF-2 / GLOSS 30 5' X 10'	ANODIC CLEAR MICA
MTL-2	METAL PANEL	ALUCOBOND	ALUCOBOND PLUS ALUMINUM COMPOSITE MATERIAL (ACM) MZG GRAY MICA II (LEXUS) - PVDF-3 / GLOSS 30 5' X 10'	GRAY MICA II
GLZ-1	GLAZING	VIRACON	VIRACON - 1" INSULATING VE1-48 INSULATING HS/HS 1/4" CLEAR HS WITH VE-48 #2 1/2" SPACER - AIR FILLED 1/4" CLEAR HS	CLEAR
PT-1	PAINT	BENJAMIN MOORE	MICHAEL ECKE - 201-7837658 STYLE: (1.599) COLOR: MARINA GRAY	MARINA GRAY

Johnson Lexus of Raleigh
5839 Capital Blvd
Raleigh, NC 27616

CRTKL PROJECT NO. - 040-200130.00

Owner

Gold Moon LLC
Mr. C. David Johnson Jr.
Johnson Lexus of Raleigh
5839 Capital Blvd
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Lighting Consultant

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PROJECT

JOHNSON LEXUS OF RALEIGH



Johnson Lexus of Raleigh
5839 Capital Blvd
Raleigh, NC 27616

LOCATION



DRAWING LOG

DATE	DESCRIPTION
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PLAN DATA

STAGE: CONSTRUCTION DOCUMENTS

PROJECT NUMBER:

040-200130.00

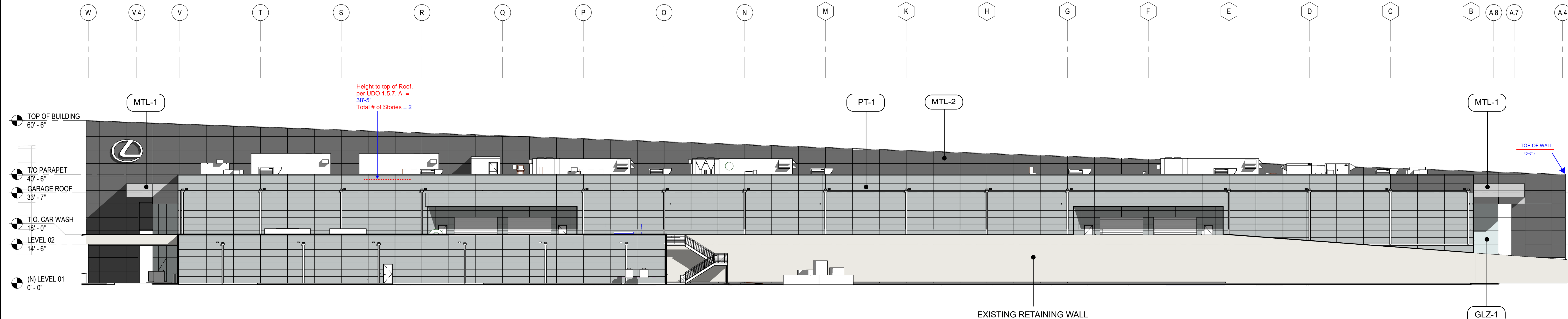
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ISSUED: 10/15/21

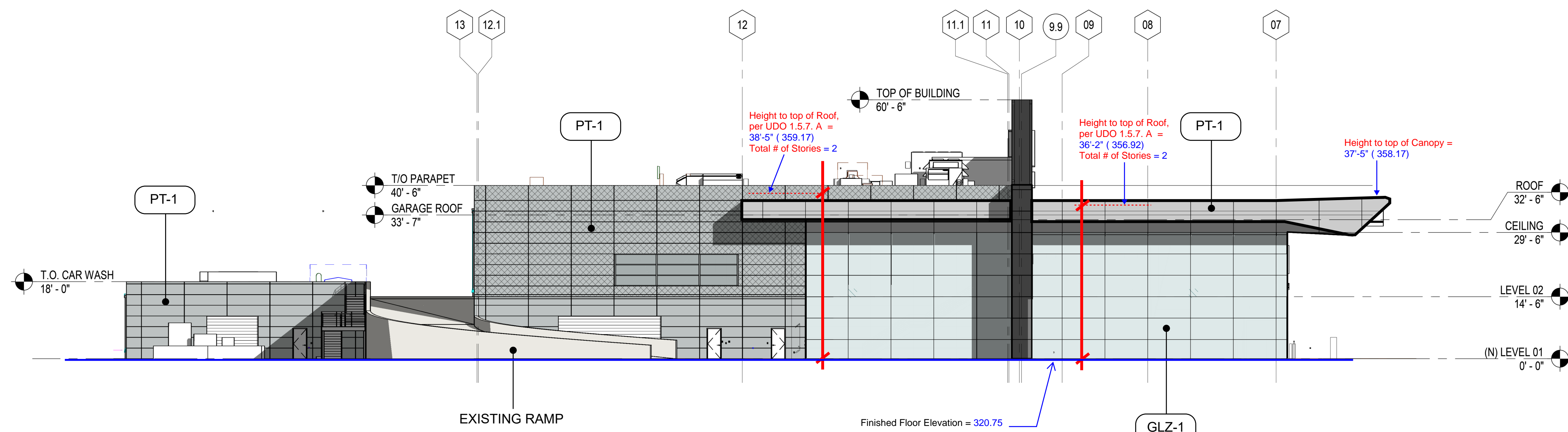
DRAWING

Unnamed

A-201.2



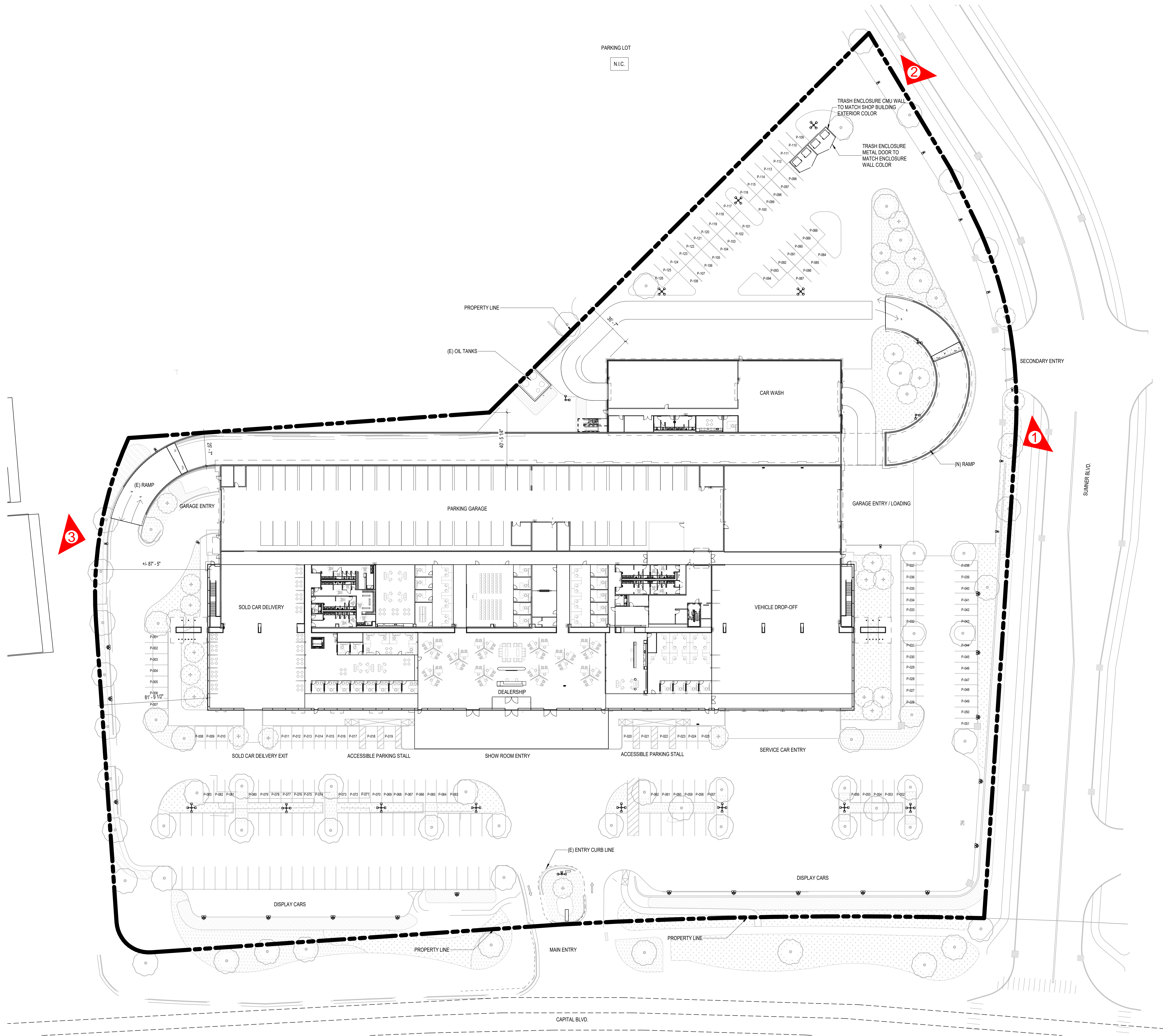
2 WEST ELEVATION - COLORED
SCALE: 1/16" = 1'-0"



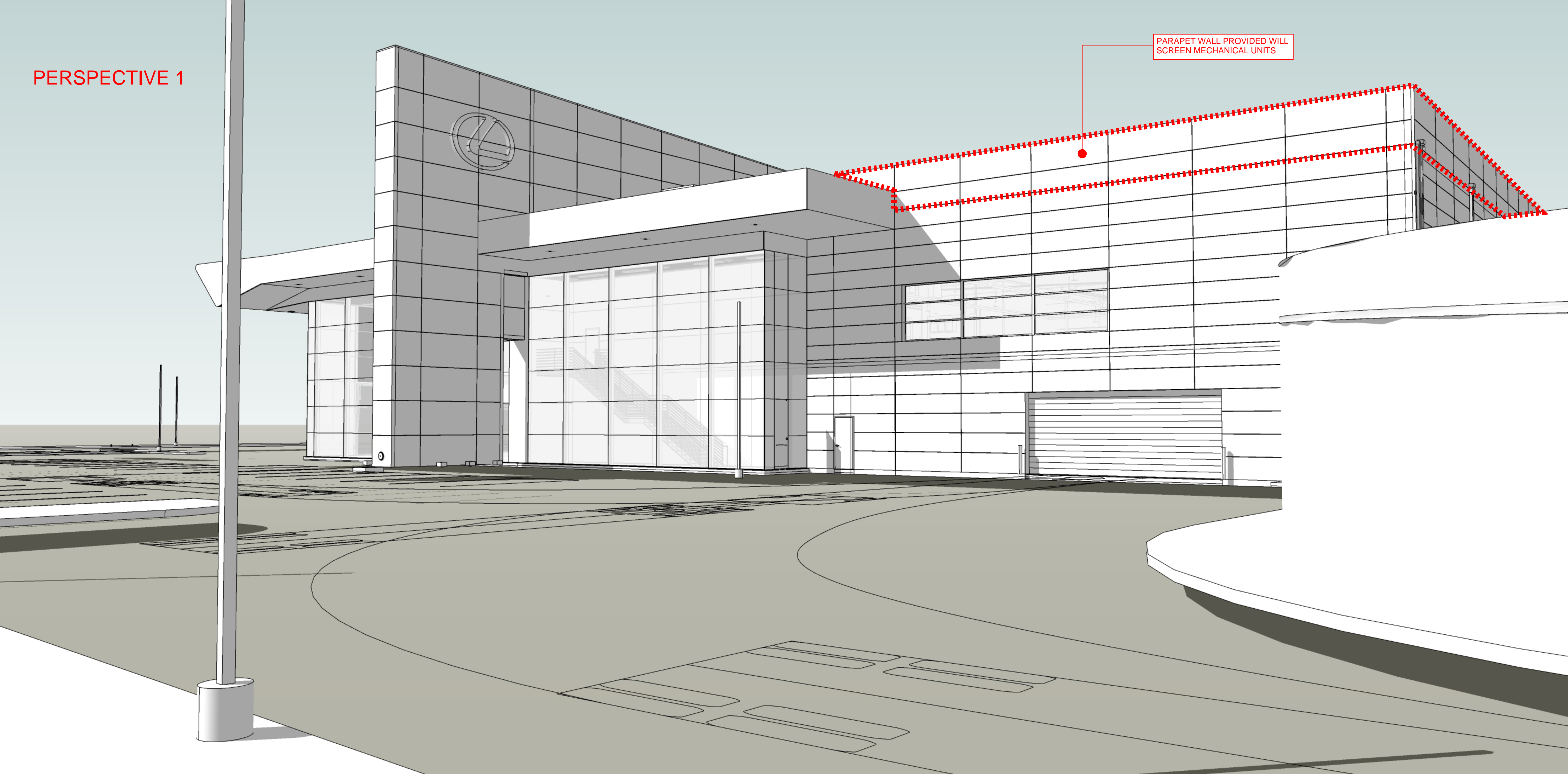
1 SOUTH ELEVATION - COLORED
SCALE: 1/16" = 1'-0"



DATE	DESCRIPTION
08-20-2021	100% CD / PRICING SET

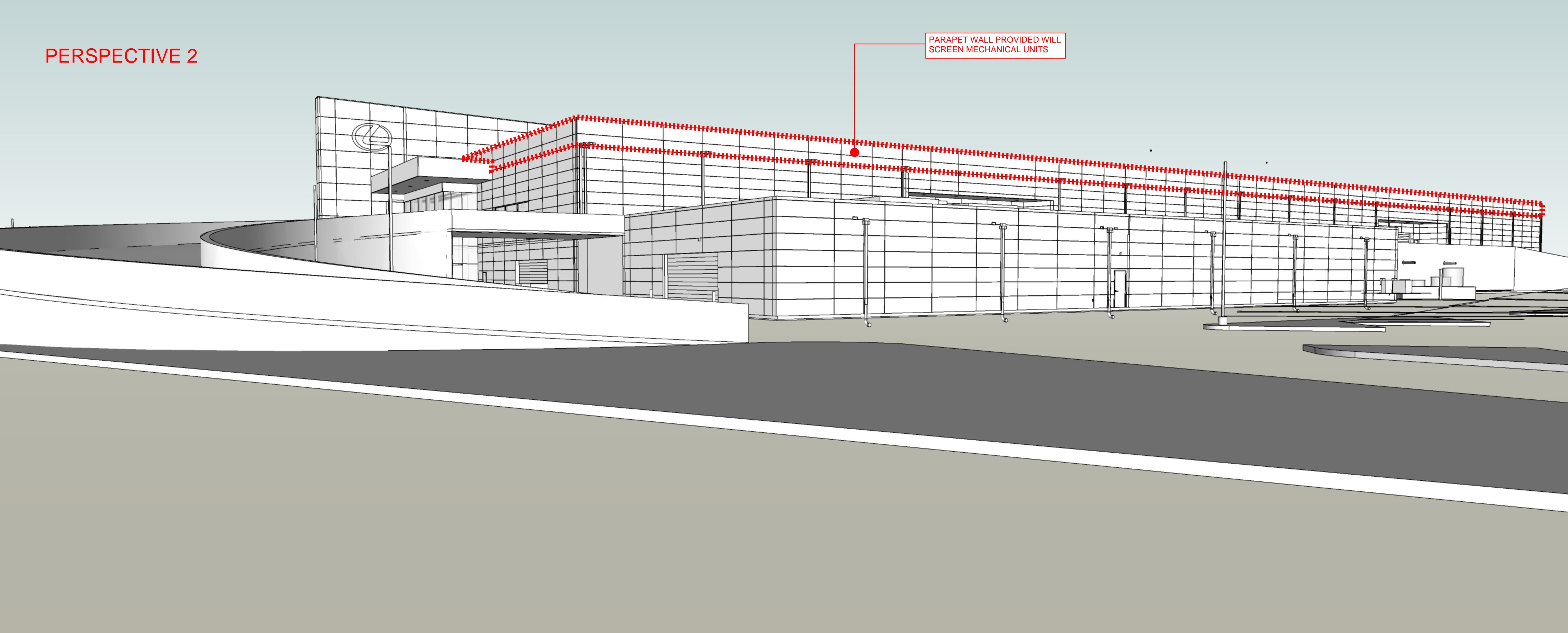


PERSPECTIVE 1

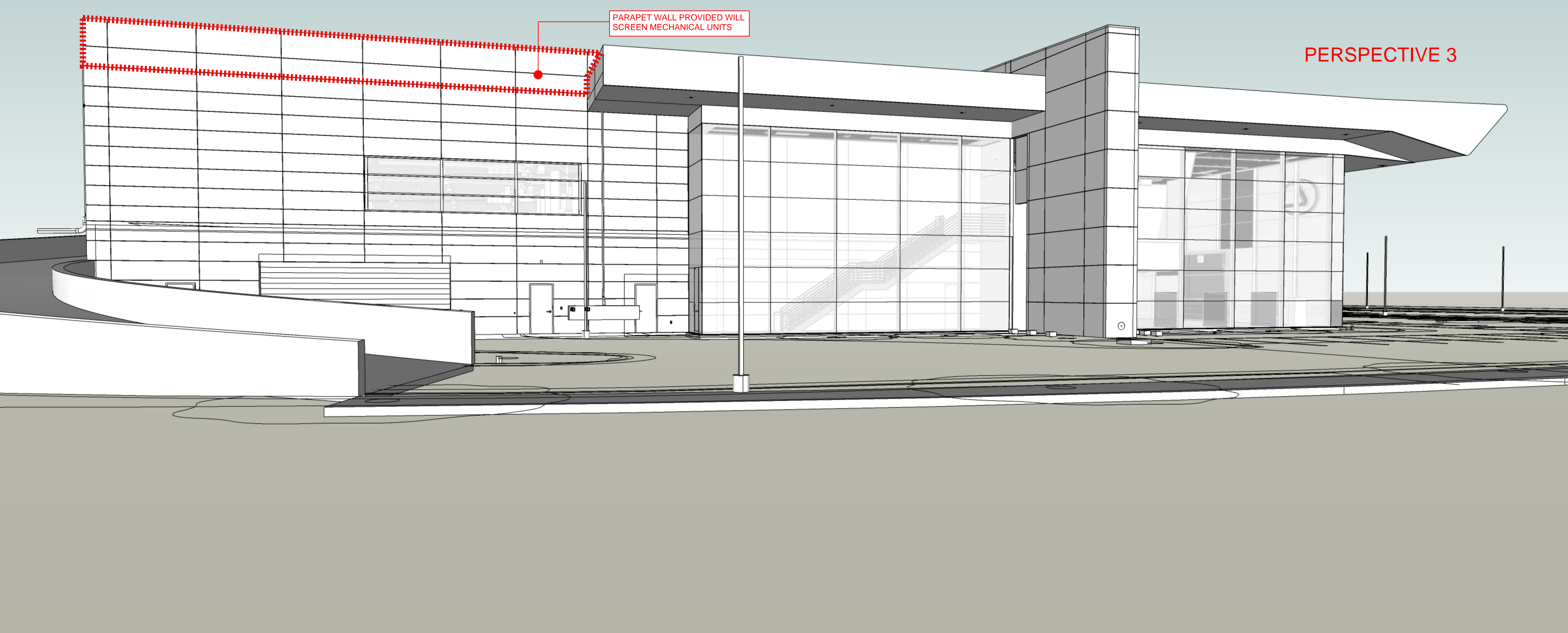


PARAPET WALL PROVIDED WILL
SCREEN MECHANICAL UNITS

PERSPECTIVE 2



PARAPET WALL PROVIDED WILL
SCREEN MECHANICAL UNITS



PARAPET WALL PROVIDED WILL
SCREEN MECHANICAL UNITS

PERSPECTIVE 3