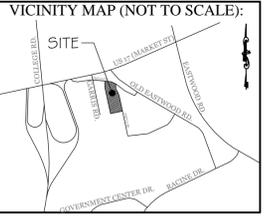
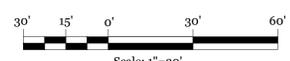
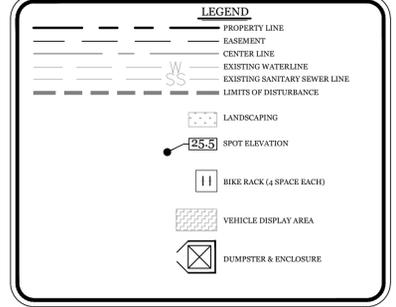


<b>SITE DATA</b>	
PARCEL ID:	R05009-006-006-000
ZONING:	R-B-REGIONAL BUSINESS
CAMA LAND USE CLASSIFICATION:	URBAN
PROJECT ADDRESS:	20 OLD EASTWOOD RD. WILMINGTON, NC 28403
CURRENT OWNERS:	CLOS PROPERTIES LLC 1 CHESTERFIELD COURT GREENSBORO, NC 27410
<b>TOTAL ACREAGE IN PROJECT BOUNDARY</b> 89,908 S.F. (2.06 AC.)	
<b>TOTAL BUILDING SIZE IN SQUARE FEET</b> 19,545 S.F. TOTAL	
<b>BUILDING HEIGHT</b> ±25'	
<b>BUILDING SETBACKS:</b>	
FRONT:	REQUIRED= 25'    PROPOSED= 55'
SIDE:	REQUIRED= 0'    PROPOSED= 34'
REAR:	REQUIRED= 15'    PROPOSED= 130'
<b>CALCULATION FOR BUILDING COVERAGE</b> 19,545 S.F. ÷ 89,908 S.F. = 21.7%	
<b>TOTAL IMPERVIOUS BEFORE &amp; AFTER DEVELOPMENT</b>	
BEFORE DEVELOPMENT	4,606 S.F.
BUILDINGS	7,765 S.F.
GRAVEL	28,934 S.F.
DRIVES/PARKING	41,305 S.F. ÷ 89,908 S.F. = 45.9%
TOTAL	
AFTER DEVELOPMENT	19,545 S.F.
BUILDINGS	55,202 S.F.
DRIVES/PARKING	74,747 S.F. ÷ 89,908 S.F. = 83.1%
TOTAL	
<b>PARKING REQUIRED:</b> (AUTOMOBILE DEALER 1 PER 500 S.F. G.F.A.) 19,545 S.F./500 S.F. = 39.09 SPACES (MIN)	
<b>PARKING PROVIDED=</b> 42 SPACES (2 H.C.)	
<b>BICYCLE PARKING REQUIRED</b> (5 per 100 CAR SPACES) 42 / 100 * 5 = 2.1 BIKE SPACES	
<b>BICYCLE PARKING PROVIDED:</b> 4 SPACES	
<b>STREETYARD:</b> (MULTIPLIER: 25' MAX: 37.5' MIN: 12.5') REQUIRED: 3,000 S.F (120' X 25') PROVIDED: 3,068 S.F.	
<b>FOUNDATION PLANTINGS:</b> REQUIRED: 450 SF (3,750 SF X 12%) PROVIDED: 633 SF	

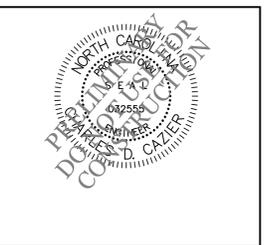
- DEVELOPMENT NOTES:**
1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF WILMINGTON ZONING ORDINANCE.
  2. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & CITY OF WILMINGTON REGULATIONS.
  3. NO WETLANDS EXIST ON SITE.
  4. PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, 3720314800J COMMUNITY-PANEL NUMBER 3148, DATED 04/03/06
- UTILITY NOTES:**
1. EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS
  2. ALL UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
  3. ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.
  4. PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL". CALL 343-3910 FOR INFORMATION.
  5. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY USFCC/CHR OR ASSE.
  6. WATER & SEWER SERVICES CAN NOT BE ACTIVATED ON NEW MAINS UNTIL THE ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY THE PUBLIC WATER SUPPLY SECTION OF NCDENR, AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY SECTION OF NCDENR.
  7. IF CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
  8. WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED, SINGLE-STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
  9. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
  10. THE BELLSOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
  11. THE PROCESS FOR TELEPHONE CABLE PLACEMENT: \* FINAL GRADE WILL NEED TO BE ESTABLISHED. \* POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. \* BELLSOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
  12. SOLID WASTE DISPOSAL BY PRIVATE DUMPSTER SERVICE.



**REVISIONS**


**INTRACOASTAL ENGINEERING, PLLC**  
91 Pelican Point Road  
Wilmington, North Carolina 28409  
Phone: 910.409.3567  
Email: charlie@intracoastalengineering.com  
License Number P-0662

**PRELIMINARY SITE PLAN**  
FOR  
**LAND ROVER -JAGUAR**  
WILMINGTON, NORTH CAROLINA



**CLIENT INFORMATION:**  
A.J. ALIAH  
20 EASTWOOD ROAD  
WILMINGTON, NC 28403  
(910) 332-3500

DRAWN:	JAE	SHEET SIZE:	24 X 36
CHECKED:	CDC	DATE:	07/19/2016
APPROVED:	CDC	SCALE:	1" = 30'
PROJECT NUMBER:	2015-016		