



SITE DATA

ADDRESS 6421 MARKET STREET
 WILMINGTON, NC 28403

PARCEL ID NUMBERS R04300-007-037-000
 DEED BOOK & PAGE D.B. 5527 PG. 1251

MAP BOOK & PAGE MB 43 PG. 227
 MB 47 PG. 241

ZONING RB-REGIONAL BUSINESS
 CITY OF WILMINGTON

TOTAL LOT AREA 1.20 ACRES (6415)
 2.06 ACRES (6421)
 3.26 ACRES x 5 = 49 Trees 2" Corner Rows

CAMA LAND USE CLASSIFICATION .. URBAN

PROPOSED USE.....CAR DEALERSHIP/PARKING LOT

PAVEMENT/BUA CALCULATIONS FOR THE STORMWATER PERMIT

PROJECT DRAINAGE BASINS	BMP #1	BMP #2	BMP #3	TOTAL
TOTAL DRAINAGE AREA (SF)	181,139	144,582	53,918	379,639
TOTAL IMPERVIOUS	19,343	23,097	0	42,440
BUILDINGS	103,573	69,864	16,373	189,810
IMPERVIOUS PAVEMENT	0	0	4,674	4,674
PERVIOUS PAVEMENT**	3,024	0	1,674	4,698
IMPERVIOUS S/W	2,088	973	0	3,061
FUTURE DEVELOPMENT	128,028	93,934	22,721	256,704

** 18,695 SF OF PERVIOUS CONCRETE W/ 75% CREDIT = 4,674 SF

EXISTING ON SITE 179,103 SF (TO REMAIN)

PROPOSED	REQUIRED	PROPOSED
ASPHALT	1 ACRE	3.26 ACRES
BUILDING	100'	339.01'
CONCRETE	40%	7.9%
PERMEABLE CONCRETE	50'	143.1'
TOTAL PROPOSED	15'	179.8'
	0'	111.9'
		110.4'
		18.0'

MIN. LOT AREA 1 ACRE

MIN. LOT WIDTH 100'

MAX. LOT COVERAGE 40%

FRONT BUILDING SETBACK 50'

REAR BUILDING SETBACK 15'

SIDE BUILDING SETBACK 0'

RIGHT SIDE 111.9'

LEFT SIDE 110.4'

MAX. BUILDING HEIGHT 35'

ANGLE 18.0'

PARKING REQUIREMENTS

TOTAL PROVIDED 147 SPACES
 1 3 11/C

SOLID WASTE - SOLID WASTE DISPOSAL WILL BE BY DUMPSTER. DUMPSTER PAD IS LOCATED IN THE REAR RIGHT HAND SIDE OF THE PARKING LOT. THE DUMPSTER PAD WILL BE SCREENED WITH A CHAIN LINK FENCE WITH BUILDER SLIDES ON ALL SIDES.

RECEIVING STREAM SMITH CREEK
 RIVER BASIN CAPE FEAR
 STREAM INDEX NUMBER CPF 17.18-74-63
 WATER CLASSIFICATION "C, Sw"

LANDSCAPE REQUIREMENTS

STREET YARD BUFFER

ZONING RB (MULTIPLIER = 25)
 297' FRONTAGE * 25 = 7425 SF REQUIRED (7528 SF PROVIDED)
 $\frac{7528}{600} = 12.5$
 13 CANOPY OR 38 UNDERSTORY TREES AND 75 - 12' SHRUBS

Using the creative standard portion of the code, 50% of the street yard landscape shall be required.

Creative Standard Requirements for Street Yard:
 7 Trees 2.5" Cal. & 38 Shrubs 12" Ht.

PERIMETER LANDSCAPING

923' - 96' (DRIVEWAY) = 827'
 10' MIN WIDTH (12 AVERAGE PROVIDED)
 1 - TREE PER 18' (MAX) OR 27' (MIN)
 46 - TREES (MAX)
 31 - TREES (MIN)

Parking Lot Canopy Coverage

(76,540 SF X 20%) = 15,308 SF Shading Required
 17675 SF Shading Provided

BUFFER YARD

NOT REQUIRED ON THIS PARCEL

No encumbrances between 30" and 10' height in sight triangles.

Legend

Common Name	Size	Qty
Allee Elm	2.5" Cal.	8
Breeze Grass	2 Gal.	120
Crape Myrtle Tuscarora	8' Ht.	11
Holly, Yaupon, Dwarf	3 Gal.	47
Drift Rose	3 Gal.	71
Liriope, Big Blue	1 Gal.	73
Trident Maple	3" Cal.	16
Tulip Poplar Arnold	2.5" Cal.	7
Miscanthus Cosmopolitan	3 Gal.	8
Hornbeam Fastigata	2.5" Cal.	17
Japanese Yew	3 Gal.	11
Var Ligustrum	7 Gal., 3'ht	31

PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

LANDSCAPING SHALL BE COMPLETE BEFORE ISSUANCE OF A C.O. A rain/freeze sensor shall be used if there is an irrigation system.

FIAT OF WILMINGTON
 64156421 MARKET STREET
 WILMINGTON, NORTH CAROLINA

G and G PROPERTIES 2, LLC
 JOHN S. GILLILAN, AGENT
 219 COLLEGE ROAD
 WILMINGTON, NC 28406

jim@freemanlandscape.com

All planted and retained living material required to meet the provisions of the City of Wilmington Land Development Code shall be perpetually protected and maintained to professionally accepted standards by joint and several responsibility of the owner, tenant and respective agents of the property on which the material is located.

Approved Construction Plan

Name	Date
Planning _____	
Traffic _____	
Fire _____	

DRAINAGE PLAN
 APPROVED
 CITY OF WILMINGTON

STORMWATER DISCHARGE
 PERMIT NOT REQUIRED

SIGNATURE _____ DATE _____

Revision #: 3

Date: 8/5/2016

Scale:

1" = 30'

SITE PLAN

Landscape Plan:
 Fiat of Wilmington

Landscape Design by: James Freeman - NCLC #71
 Freeman Landscape, Inc.