

EXTERIOR MATERIAL CODE LEGEND

EP-1 EXTERIOR PAINT
 EIFS-1 EXTERIOR INSULATION FINISH SYSTEM
 MTL-1 PREFINISHED BRAKE METAL
 CW-1 PREFINISHED CURTAINWALL
 MLS-1 PREFINISHED METAL LOUVERED SCREEN WALL
 REFER TO FINISH MATERIAL LEGEND FOR MATERIAL DESCRIPTION

BAKER MOTOR COMPANY OF CHARLESTON, INC

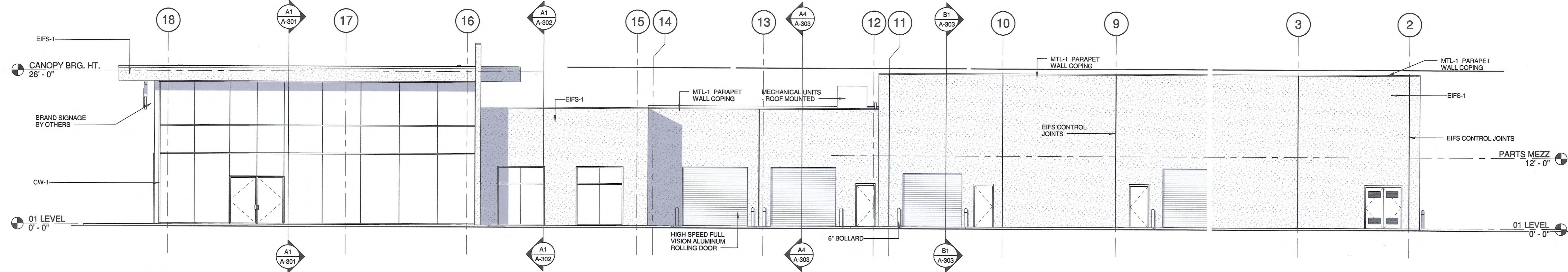
BMW OF WILMINGTON



The Ultimate Driving Machine



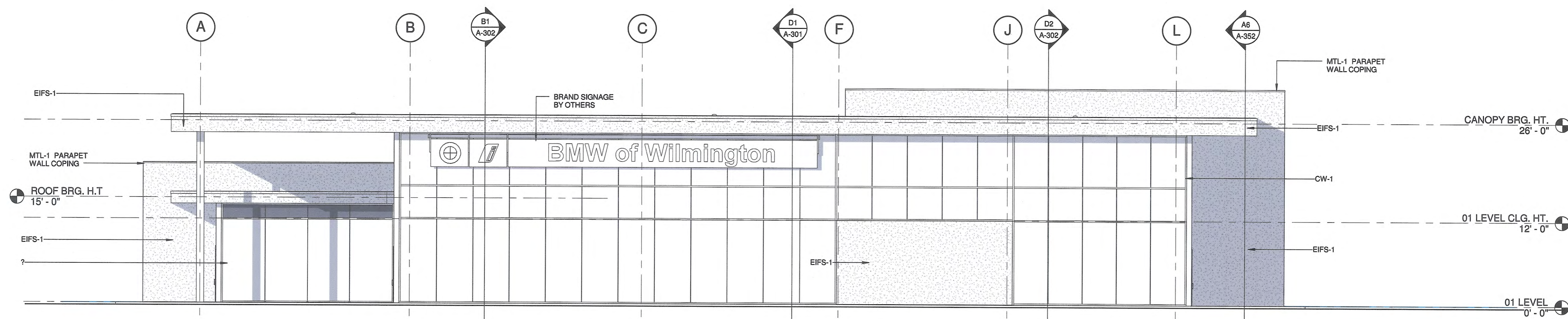
D2 NORTHWEST PERSPECTIVE ELEVATION



C1 WEST ELEVATION
1/8" = 1'-0"



B2 NORTHEAST PERSPECTIVE ELEVATION



A1 NORTH ELEVATION
1/8" = 1'-0"

LS3P

101 NORTH THIRD STREET SUITE 500
 WILMINGTON, NORTH CAROLINA 28401
 TEL. 910.790.8901 FAX 910.790.3111
 WWW.LS3P.COM

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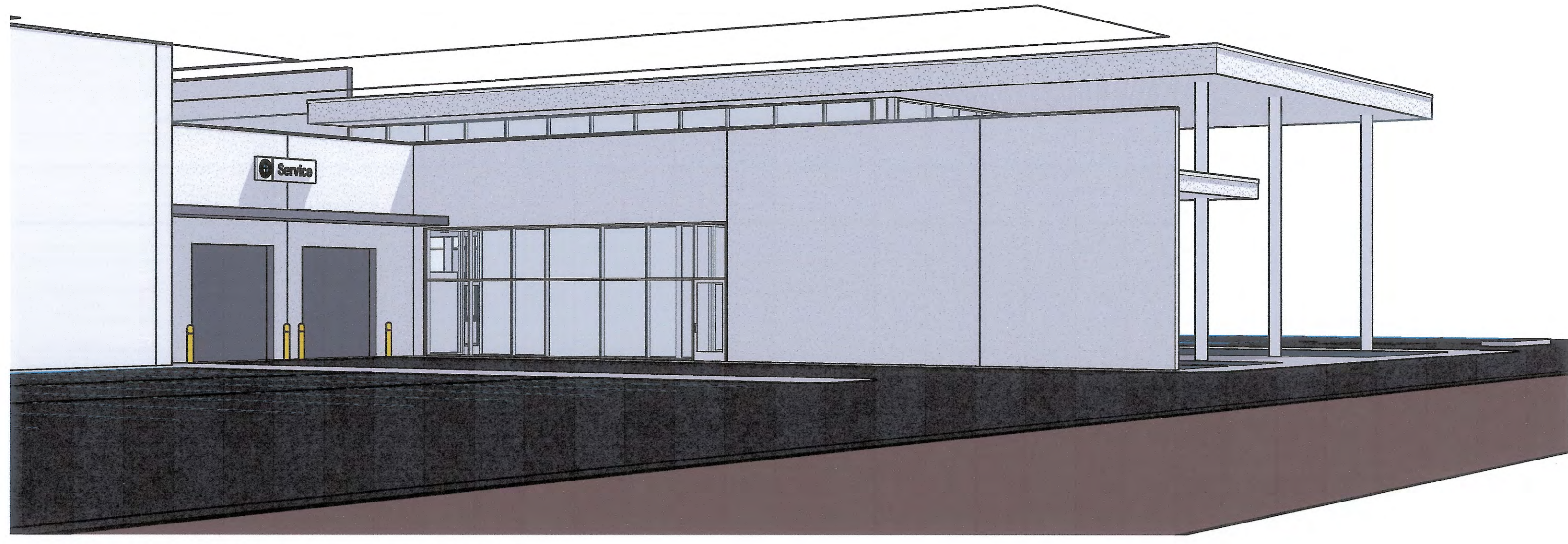
No.	Description	Date

PROJECT: 7103-156080
 DATE: 01.23.17
 DRAWN BY: WJE
 CHECKED BY: CHB

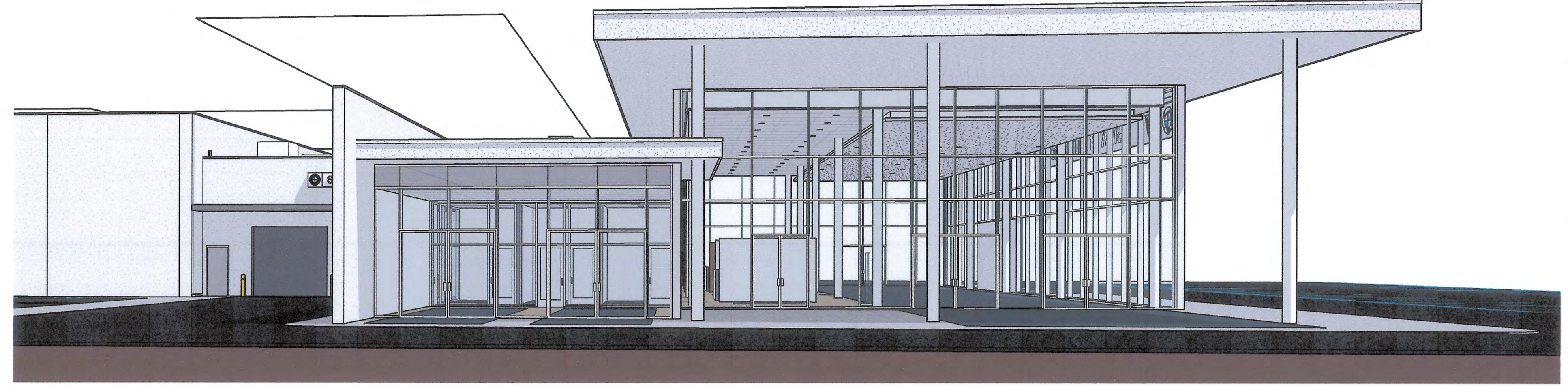
EXTERIOR ELEVATIONS

A-201

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D1 SOUTHEAST PERSPECTIVE ELEVATION



D3 EAST PERSPECTIVE ELEVATION

EXTERIOR MATERIAL CODE LEGEND

- EP-1 EXTERIOR PAINT
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- REFER TO FINISH MATERIAL LEGEND FOR MATERIAL DESCRIPTION*

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BMW OF WILMINGTON



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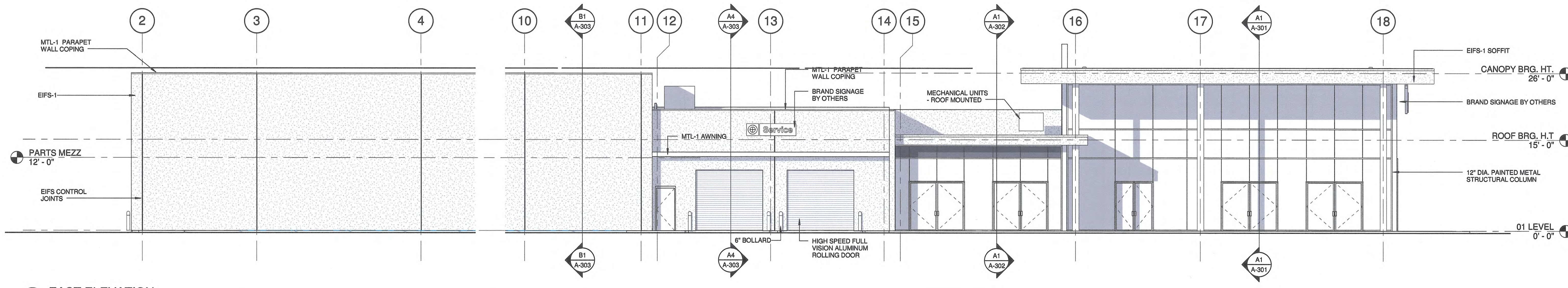
REVISIONS:

No.	Description	Date

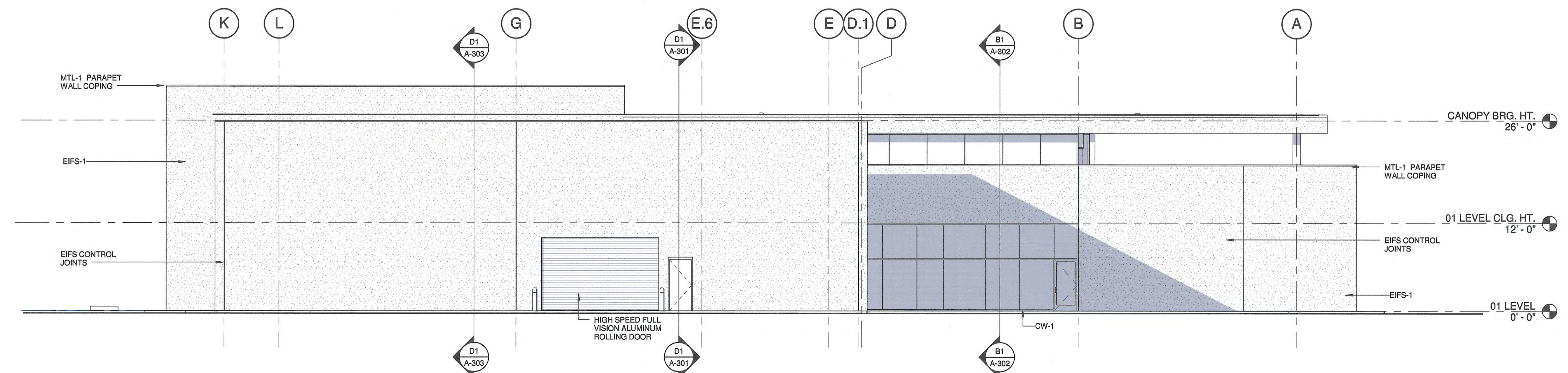
PROJECT: 7103-156080
DATE: 01.23.17
DRAWN BY: WJE
CHECKED BY: CHB

EXTERIOR ELEVATIONS

A-202

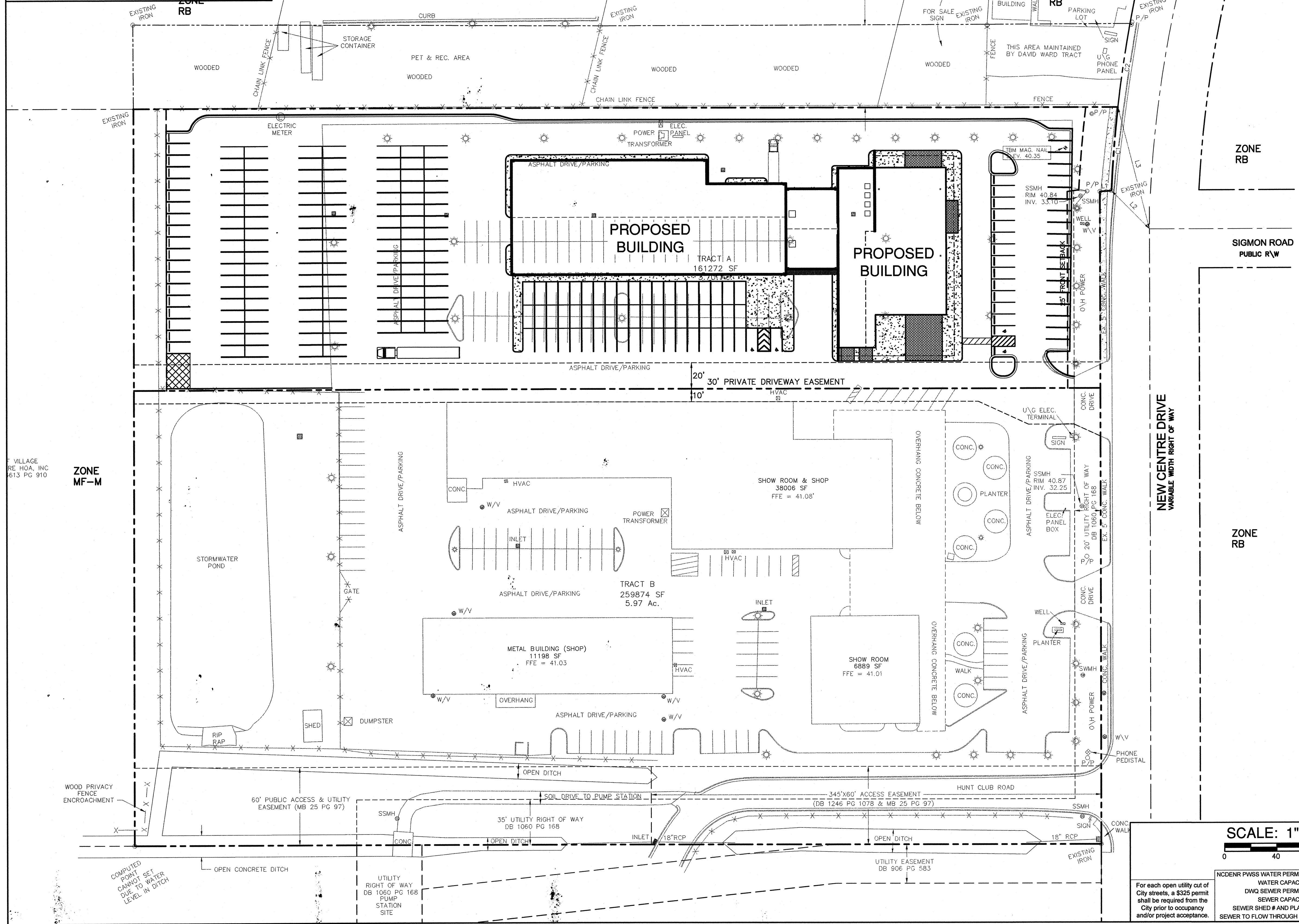
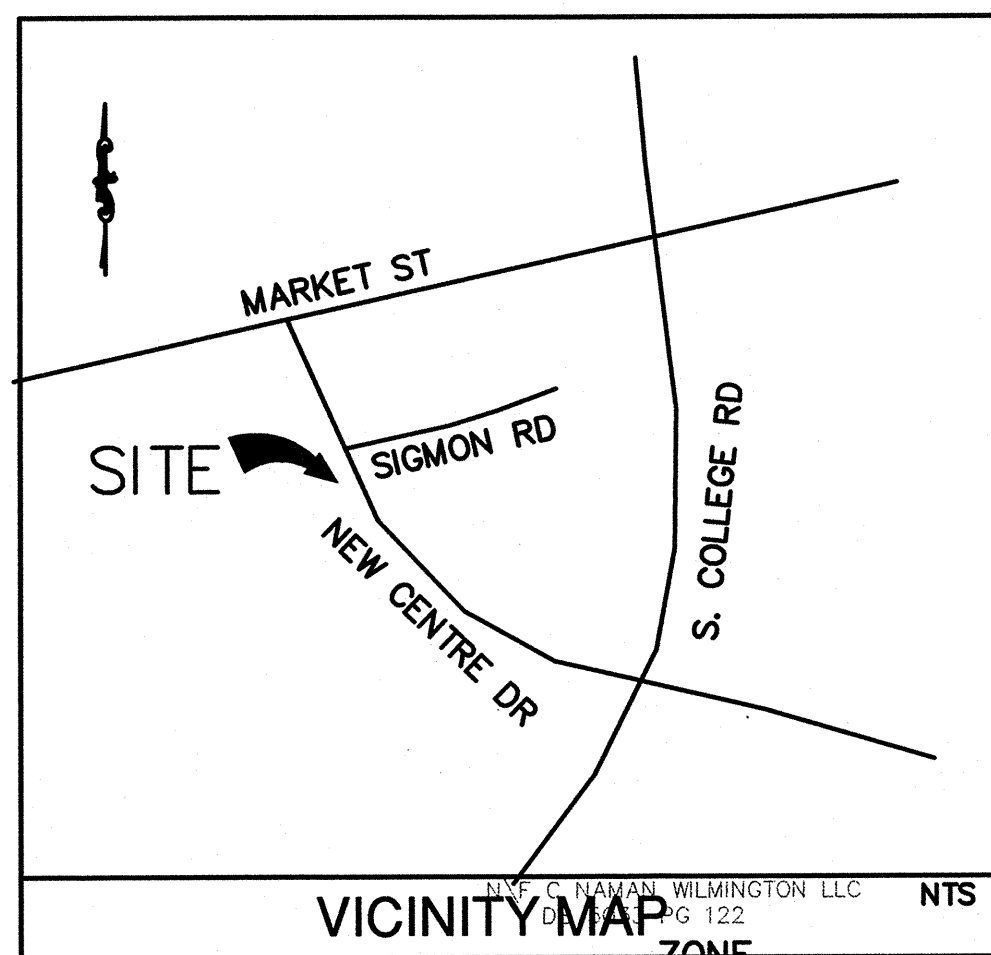


B1 EAST ELEVATION
1/8" = 1'-0"



A2 SOUTH ELEVATION
1/8" = 1'-0"

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SITE DATA TABLE	
EXISTING PARCEL ID#:	R04915-003-0031-001
EXISTING PARCEL PIN#:	313820.80.59646.000
SITE ADDRESS:	4920 NEW CENTER DRIVE
PARCEL OWNER:	JASPER BOULEVARD LLC
EXISTING PARCEL AREA:	9.67 AC
NEW PARCEL A:	3.70 AC (161,272 SF)
NEW PARCEL B:	5.97 AC (259,874 SF)
EXISTING PARCEL USE:	AUTOMOBILE DEALER PARKING
PROPOSED PARCEL USE:	AUTOMOBILE DEALER
CURRENT ZONING:	RB-REGIONAL BUSINESS
CAMA LAND CLASSIFICATION:	URBAN
SOIL TYPE:	MU
BUILDING SETBACKS RB:	FRONT SETBACK: 25' INTERIOR SIDE SETBACK: 0' CORNER SIDE SETBACK: 25' REAR SETBACKS: 15'/25'
BUILDING SETBACKS PROPOSED:	FRONT SETBACK: 112'± SIDE SETBACK SE: 24'± SIDE SETBACK NW: 54'± REAR SETBACKS: 280'±
BUILDING AREA (FOOTPRINT):	10,208 SF SALES AREA 2,413 SF SERVICE DRIVE 17,617 SF SERVICE SHOP 30,238 SF TOTAL
MAX. LOT COVERAGE RB:	40%
PROPOSED LOT COVERAGE:	18.75%
MAX. BUILDING HEIGHT RB:	35'
BUILDING HEIGHT:	VARIES 27'-31'
BUILDING CONSTRUCTION TYPE:	---
IMPERVIOUS AREA:	EXISTING IMPERVIOUS AREA: 115,859 SF PROPOSED IMPERVIOUS AREA: 142,566 SF PROPOSED % IMPERVIOUS AREA: 88.40%
PARKING REQUIREMENT (SEE SITE PLAN KEY NOTES SHEET C1)	
PARKING REQ'D: AUTOMOBILE DEALER NO MAX, 1/500 SF GFA MIN.	
TOTAL PARKING REQUIRED:	60 MIN.
PARKING PROPOSED:	232 TOTAL
EMPLOYEE AND CUSTOMER PARKING:	74 SPACES
HC ACCESSIBLE REQUIRED:	3 PROPOSED: 4
BICYCLE PARKING REQUIRED:	5 PROPOSED: 5
LANDSCAPING REQUIREMENTS (REFER TO LANDSCAPE PLAN)	
15 TREES PER DISTURBED ACRE REQUIRED	
STREETYARD LANDSCAPING: 25 MULTIPLIER	
216-8.65 (25) = 5,184 SF REQUIRED	5,272 SF PROPOSED
FOUNDATION PLANTINGS: 12% FACE OF BUILDING X LENGTH	
PARKING AREA SCREENING ALONG ROW: BUFFER 3' HIGH BY 5' WIDE	
TRASH REMOVAL: DUMPSTER SERVICE	
WATER AND SEWER CAPACITY NEEDS	
48 EMPLOYEES @ 25 GAL/EMPLOYEE/DAY=1,200 GPD	
12 VISITORS @ 25 GAL/EMPLOYEE/DAY=300 GPD	
TOTAL: 1,500 GPD	

SCALE: 1" = 40'

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan

Name: _____ Date: _____

Planning: _____ GPD

Traffic: _____ GPD

Fire: _____ GPD

SEWER SHED # AND PLANT: _____

SEWER TO FLOW THROUGH: YES or NO (CIRCLE ONE)

City of WILMINGTON Public Services • Engineering Division APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____

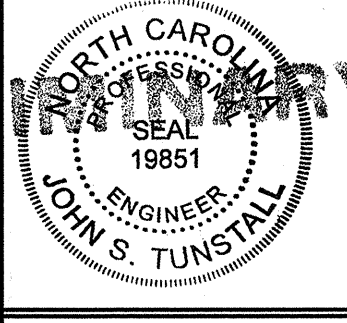
SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	
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OVERALL SITE PLAN
BAKER BMW OF WILMINGTON
4920 NEW CENTER DRIVE
WILMINGTON, N. C.

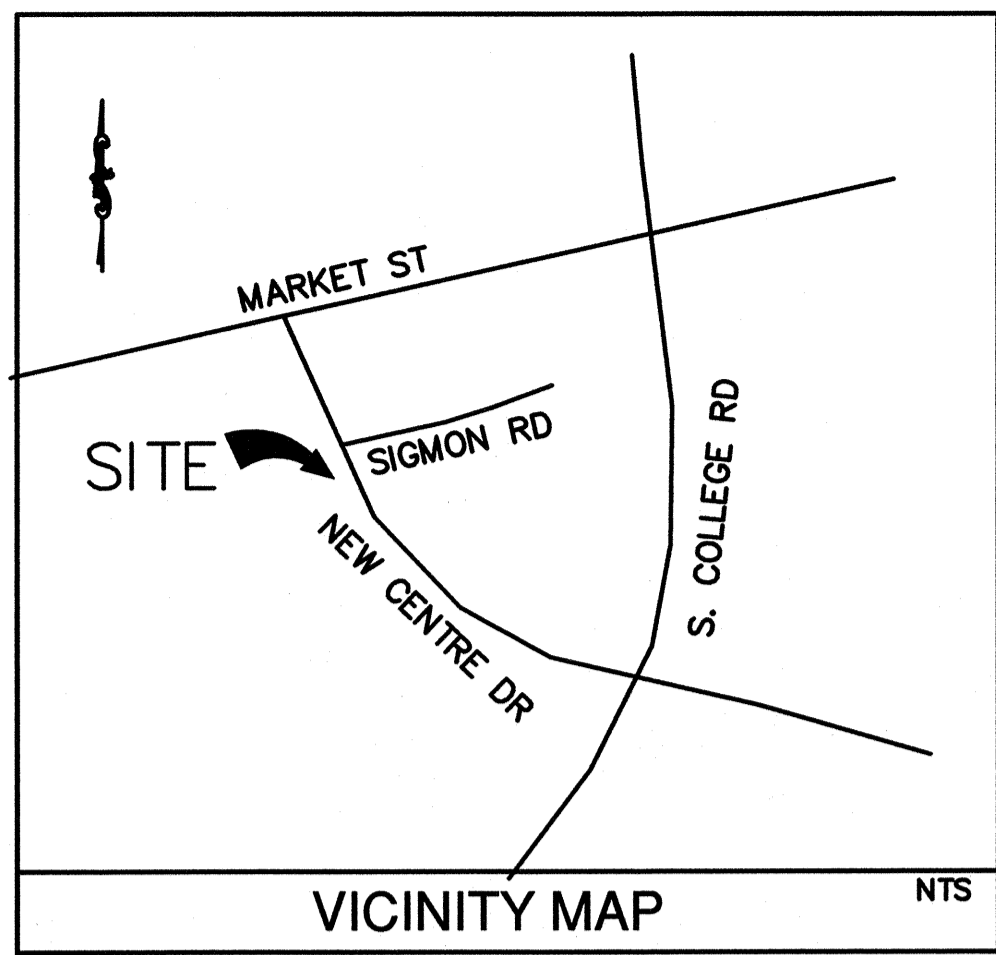
DEVELOPER
BAKER MOTOR COMPANY, LLC
4920 NEW CENTER DRIVE
WILMINGTON, NC 28403
910 624-6060

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.
1429 ASH-LITTLE RIVER RD. NW
WILMINGTON, NC 28420
PHONE (910) 297-5900

16038
DATE 2/1/17



C1



TREE TABLE

T1	- 21" OAK
T2	- TRIPLE 12" OAK
T3	- TWIN 13"/17" OAK
T4	- 11" OAK
T5	- 8" OAK
T6	- 7" OAK
T7	- 6" OAK
T8	- 7" OAK
T9	- 7" OAK
T10	- 7" OAK
T11	- TWIN 7"/10" OAK
T12	- 15" PINE
T13	- 12" PINE
T14	- 12" HARDWOOD
T15	- 15" PINE
T16	- 12" PINE
T17	- 9" OAK
T18	- 7" OAK
T19	- 8" OAK
T20	- 13" OAK
T21	- 12" PINE
T22	- 9" OAK
T23	- 8" OAK
T24	- 10" OAK
T25	- 8" OAK

TREE REMOVAL TABLE

SIGNIFICANT OAKS	
8"	(1)
10"	(1)
SIGNIFICANT PINES	
12"	(1)
15"	(2)

- SITE PLAN KEY NOTES**
1. BMW PYLON SIGN LOCATION - (BY UNITED SIGNS SYSTEMS)
 2. BMW DIRECTIONAL SIGN LOCATION - (BY UNITED SIGNS SYSTEMS)
 3. CUSTOMER PARKING - (36) SPACES
 4. INVENTORY DISPLAY - (110) SPACES
 5. IN-SERVICE PARKING - (33) SPACES
 6. SERVICE DRIVE ACCESS - (ASPHALT PAVEMENT)
 7. EMPLOYEE PARKING - (382) SPACES
 8. PARTS DELIVERY ENTRANCE
 9. VEHICLES DELIVERY AREA
 10. DEMONSTRATION / SERVICE LOANER VEHICLE PARKING - (15) SPACES
 11. CUSTOMER CHARGING STATION (2) OUTLET ChargePoint UNIT

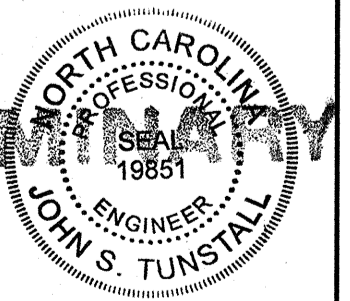
BY	REVISIONS	DESCRIPTION	DATE	SYMBOL

PRELIMINARY SITE LAYOUT PLAN
BAKER BMW OF WILMINGTON
4920 NEW CENTER DRIVE
WILMINGTON, N. C.

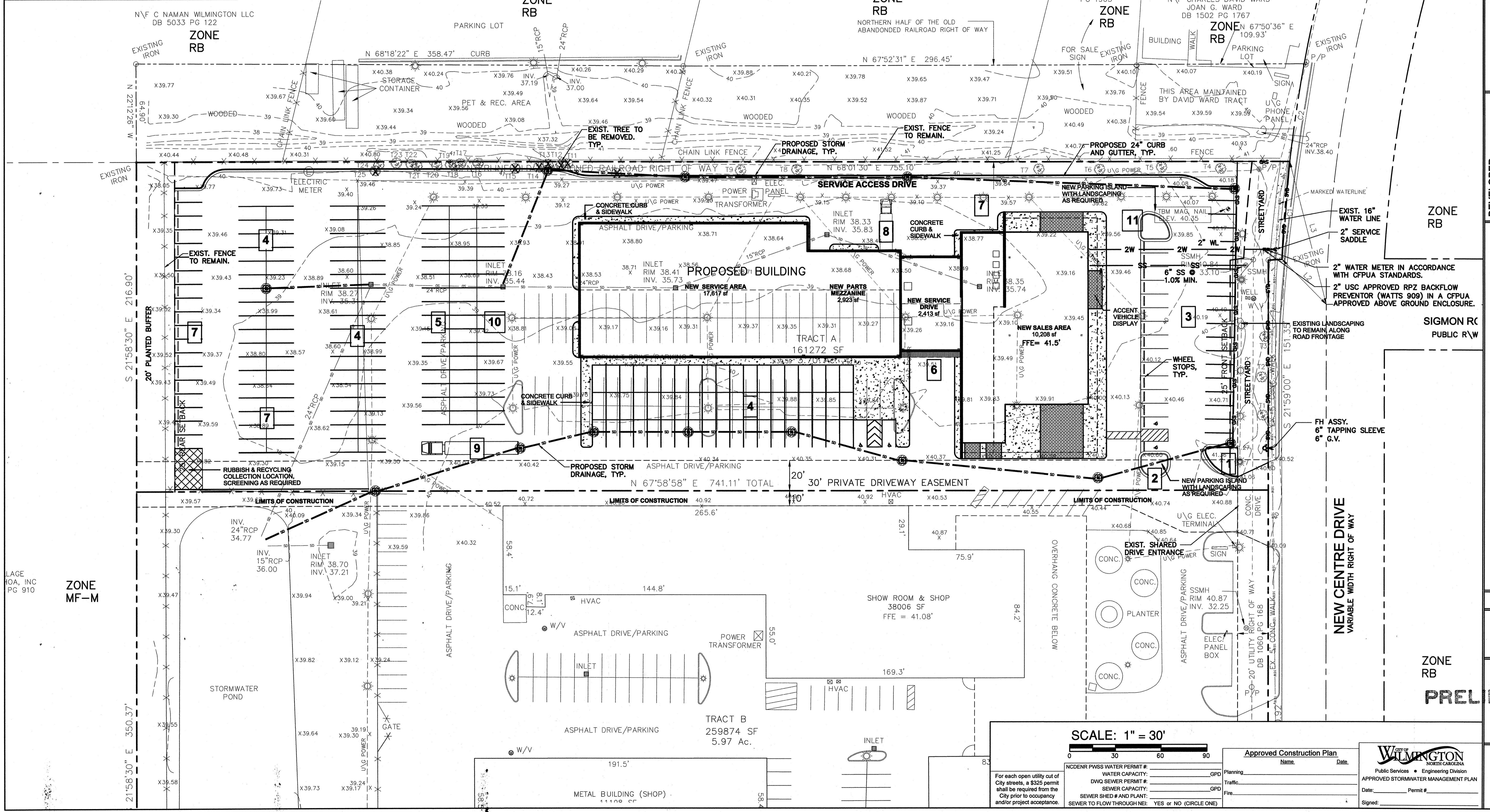
DEVELOPER
BAKER MOTOR COMPANY, LLC
4920 NEW CENTER DRIVE
WILMINGTON, NC 28403
910 624-8000

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.
 902 MARKET STREET
 WILMINGTON, NC 28401
 PHONE (910) 349-9653
 1429 ASH-LITTLE RIVER RD. NW
 ASH, NC 28620
 PHONE (704) 297-5900

License #C-3641
16038
 DES JST
 DRS JPN
 DATE 2/1/17



C2



SCALE: 1" = 30'

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan

Name: _____ Date: _____

Planning: _____

Traffic: _____

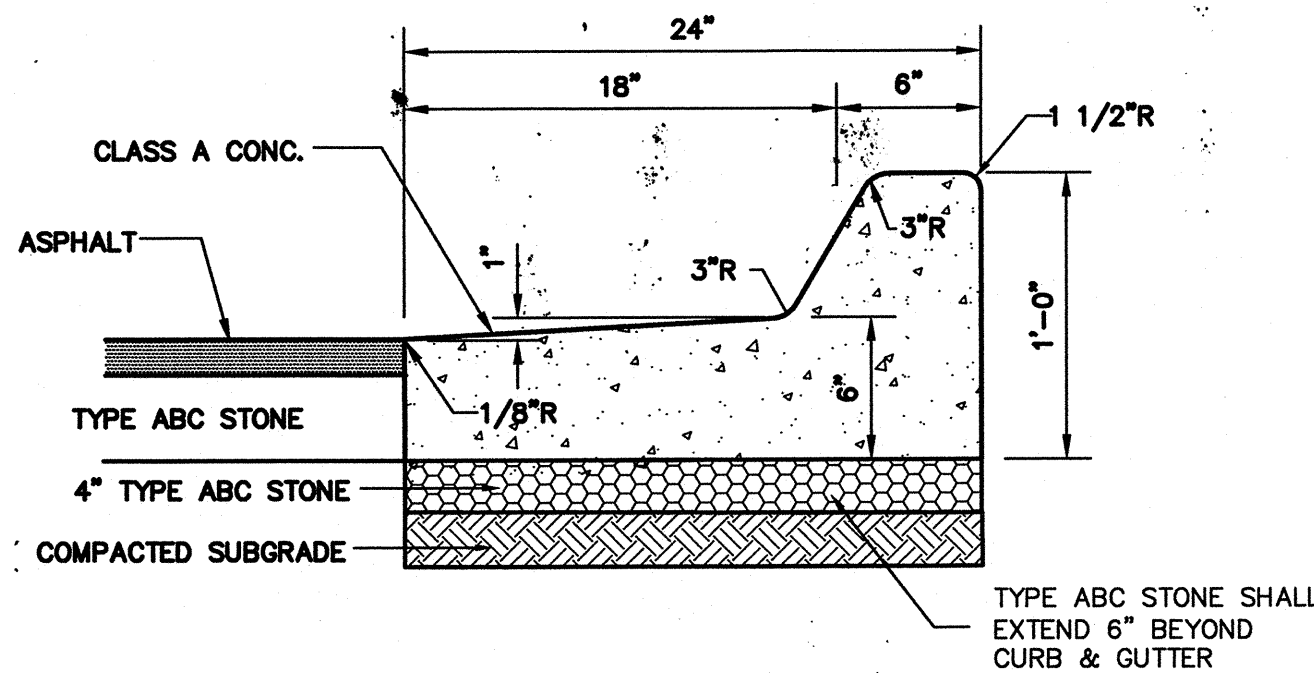
Fire: _____

Signed: _____

APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

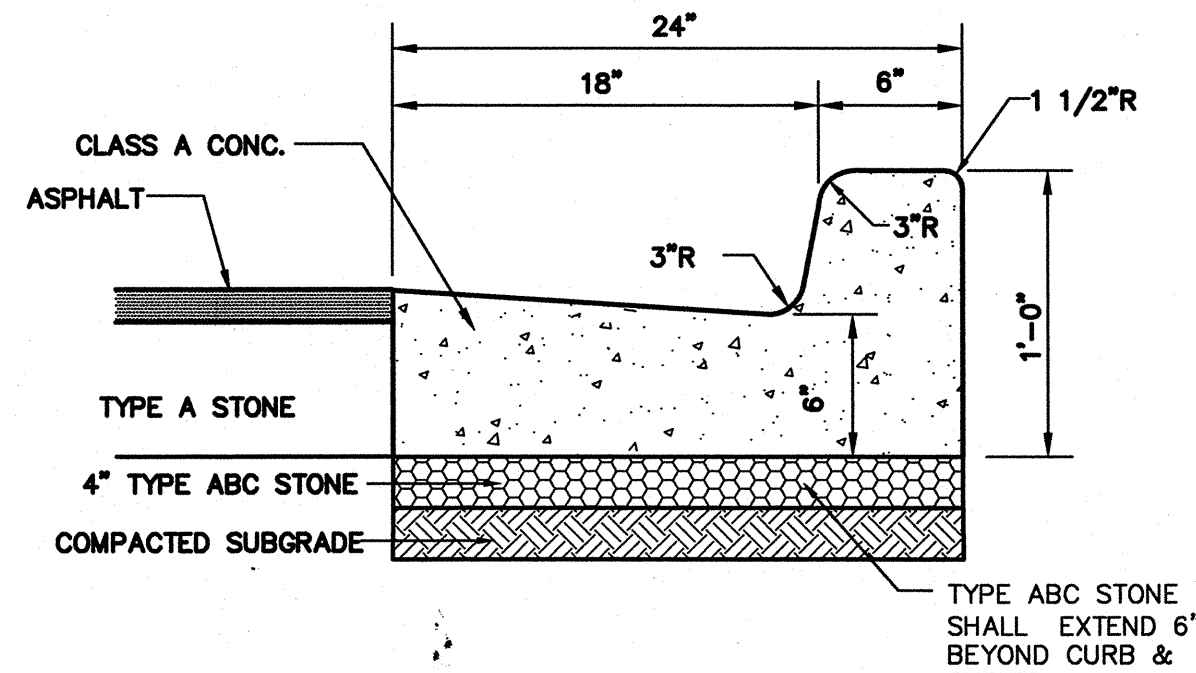
NOTE: INSTALLATION OF NEW 24" CURB AND GUTTER ALONG ANY COW OR NCDOT STREET SHALL REQUIRE A 6" ABC STONE BASE.



NOTE: CURB TYPE DEPENDS ON GRADES SHOWN ON GRADING PLAN. GRADES INDICATING FALL AWAY FROM CURB SHALL BE SPILL OFF TYPE CURB. GRADES INDICATING CURB ACCEPTING FLOW SHALL BE FLOW LINE TYPE.

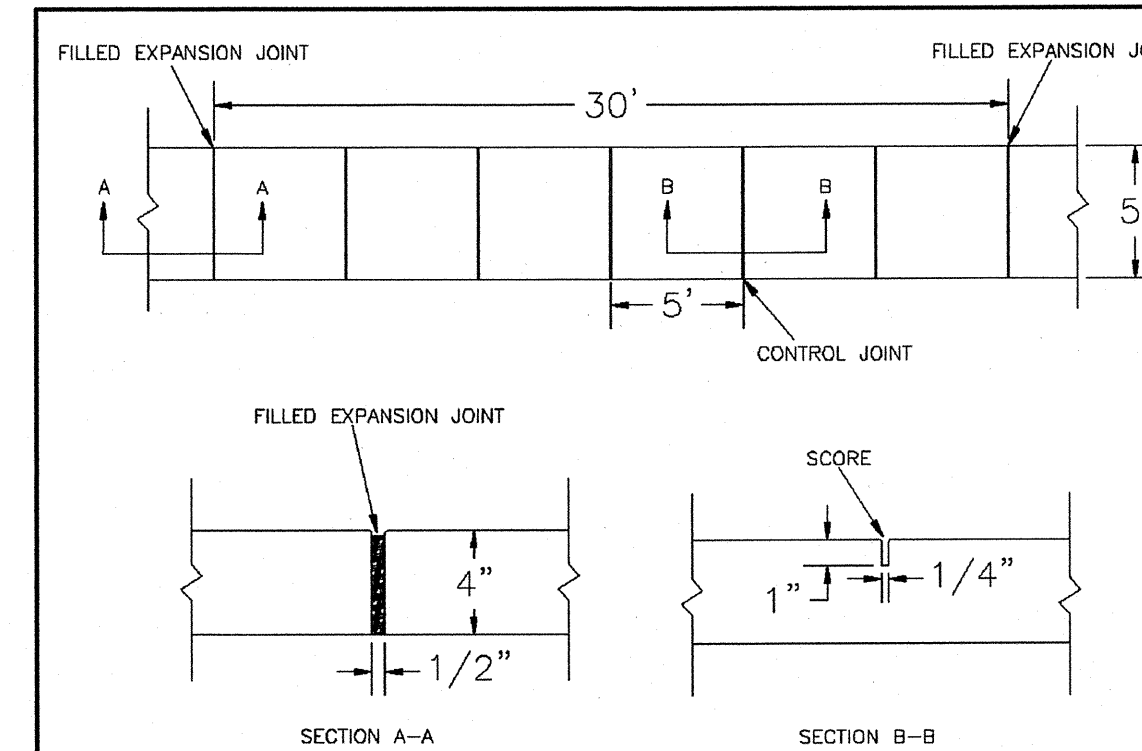
NOT TO SCALE

NOTE: INSTALLATION OF NEW 24" CURB AND GUTTER ALONG ANY COW OR NCDOT STREET SHALL REQUIRE A 6" ABC STONE BASE.



NOTE: CURB TYPE DEPENDS ON GRADES SHOWN ON GRADING PLAN. GRADES INDICATING FALL AWAY FROM CURB SHALL BE SPILL OFF TYPE CURB. GRADES INDICATING CURB ACCEPTING FLOW SHALL BE FLOW LINE TYPE.

NOT TO SCALE



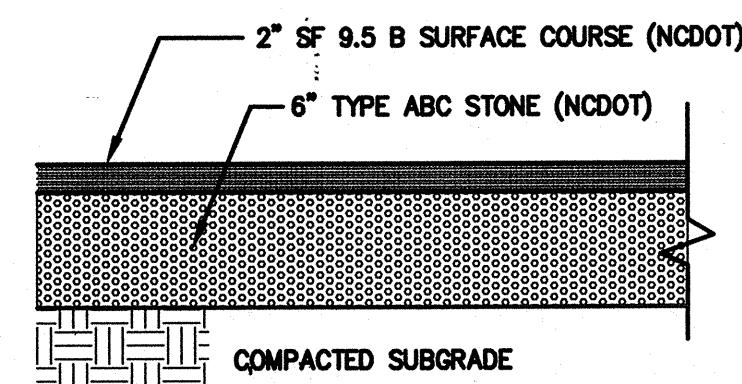
- NOTES:
1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
 2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
 3. MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
 4. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3,000 PSI.
 5. MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL.
 6. 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS.
 7. MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12".
 8. MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1.
 9. MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 8.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

NOT TO SCALE

1 24" CURB AND GUTTER SECTION (SPILL-OFF)

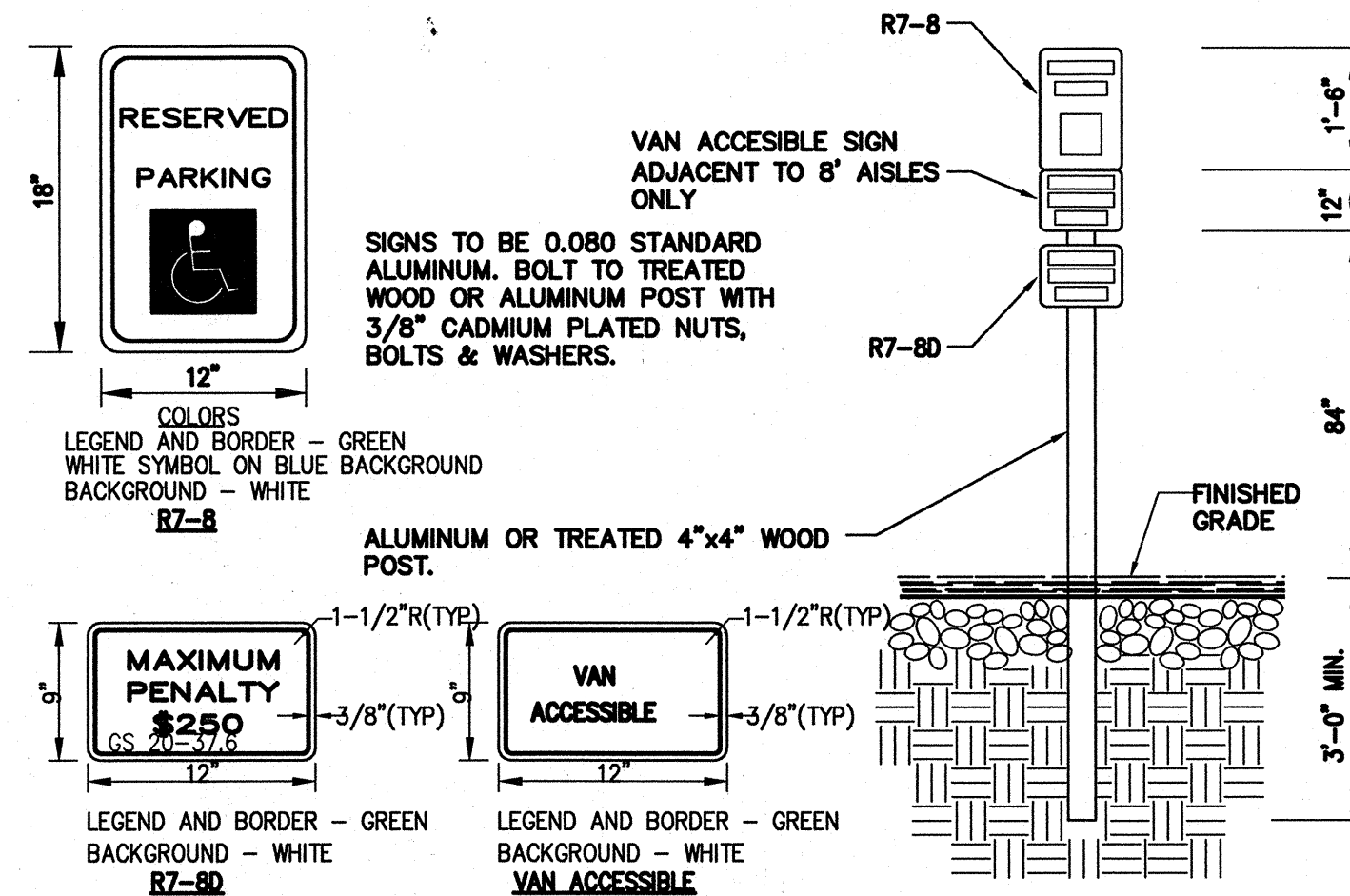
2 24" CURB AND GUTTER SECTION (FLOW-LINE)

3 STANDARD SIDEWALK DETAIL

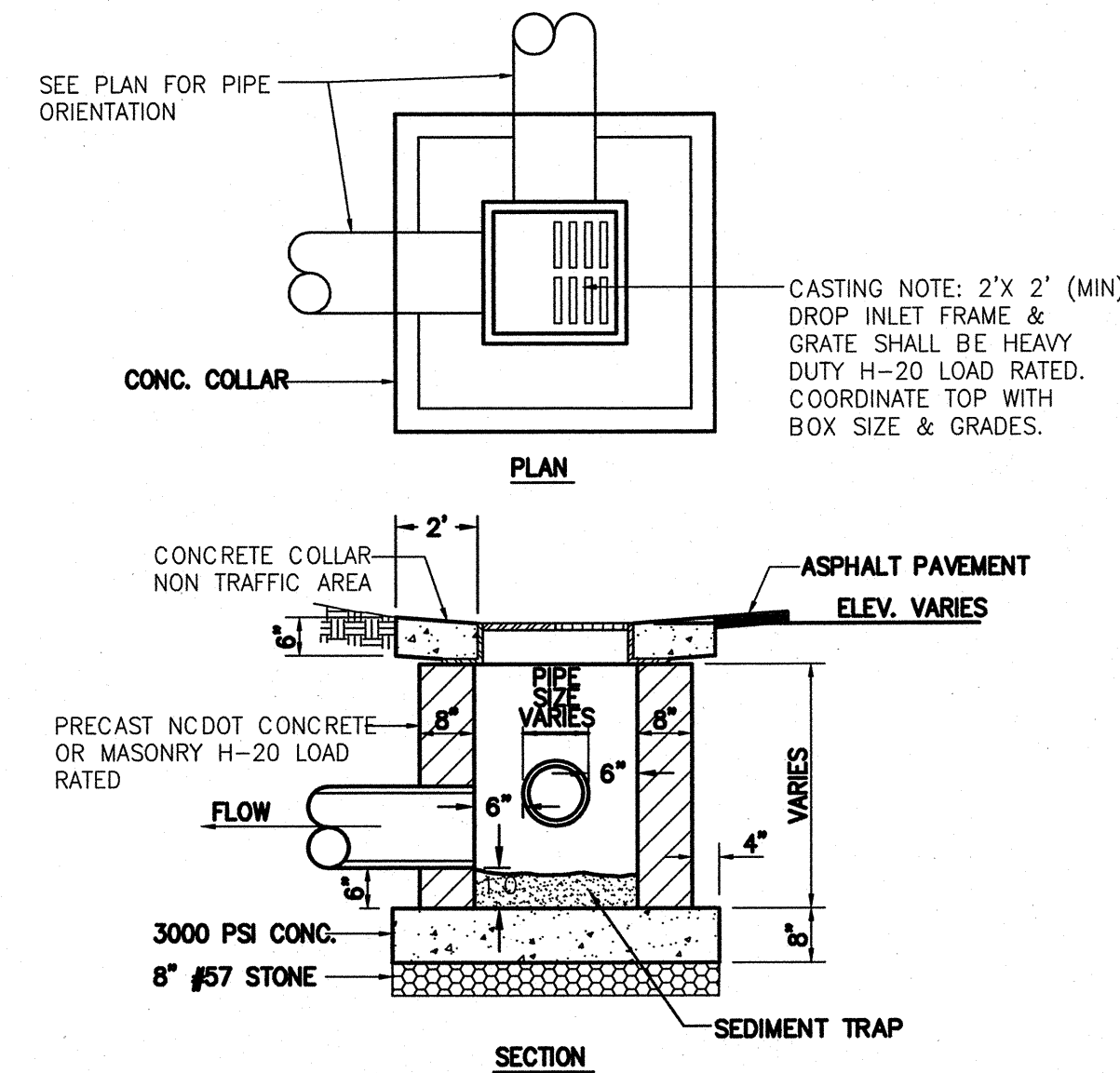


NOTE: PAVEMENT SECTION MAY VARY DEPENDING UPON FIELD CONDITIONS. CONTRACTOR SHALL COORDINATE w/OWNER & GEOTECHNICAL ENGINEER TO DETERMINE ACTUAL PAVEMENT SECTION.

NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

4 ASPHALT PAVEMENT SECTION

5 TYPICAL HANDICAPPED SIGN DETAIL

6 DROP INLET DETAIL

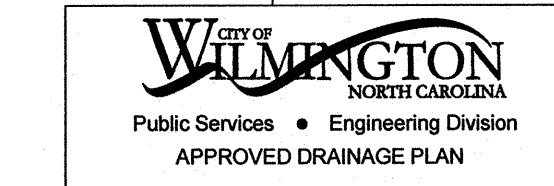
CITY OF WILMINGTON STANDARD NOTES:

1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
2. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
3. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
4. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
5. INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
6. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
7. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
8. IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. POSTED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
9. CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
10. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
11. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS, AND CURBING WILL BE REPLACED.
12. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
13. PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 343-3910 FOR INFORMATION.
14. IF THE 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.
15. ANY IRRIGATION SYSTEM SUPPLIED BY CFPWA WATER SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REGULATIONS. CALL 332-6558 FOR INFORMATION.
16. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCCOCHR OR ASSE.
17. WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED SINGLE STRAND COPPER WIRE INSTALLED THE ENTIRE LENGTH AND SECURED TO ALL VALVES. THIS WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
18. THE NUMBER AND SPACING OF DRIVEWAYS FOR ALL INTERCONNECTED SITES WILL BE DETERMINED BY THE COMBINED FRONTAGE OF THE INTERCONNECTED PROPERTIES.
19. UNDERGROUND FIRE LINE MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC ROW TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.
20. A LANDSCAPE PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEER DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.
21. IF AND IRRIGATION SYSTEM IS PLANNED FOR THE SITE, UTILIZE MOISTURE SENSORS.
22. ALL PROPOSED VEGETATION WITHIN THE SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.
23. PLEASE CONSIDER INCORPORATING XERIC LANDSCAPING FOR ALL NEW LANDSCAPING.

UTILITY NOTES FOR FIRE HYDRANTS:

1. FIRE HYDRANTS MUST BE WITHIN 150' OF THE FIRE DEPARTMENT CONNECTION.
2. THE FIRE DEPARTMENT CONNECTION MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
3. LANDSCAPING AND PARKING CANNOT BLOCK OR IMPEDE THE FIRE DEPARTMENT CONNECTIONS OR FIRE HYDRANTS. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANT CONNECTION AND THE FIRE HYDRANT.
4. FIRE HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB.
5. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDINGS.
6. NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED TO THE JOB SITE.
7. THE CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
8. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.
9. UNDERGROUND FIRE LINE AND PRIVATE WATER MAINS MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.
10. A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
11. HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF THE STRUCTURE.
12. BUILDING CONSTRUCTION TYPE: VB

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



Approved Construction Plan

Name: _____ Date: _____

Planning: _____

Traffic: _____

Fire: _____

NCDENR PWSS WATER PERMIT #: _____

WATER CAPACITY: _____ GPD

DWG SEWER PERMIT #: _____

SEWER CAPACITY: _____ GPD

SEWER SHED # AND PLANT: _____

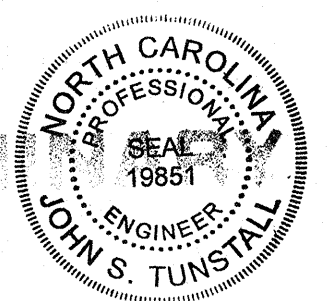
SEWER TO FLOW THROUGH NEL: YES or NO (CIRCLE ONE)

SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
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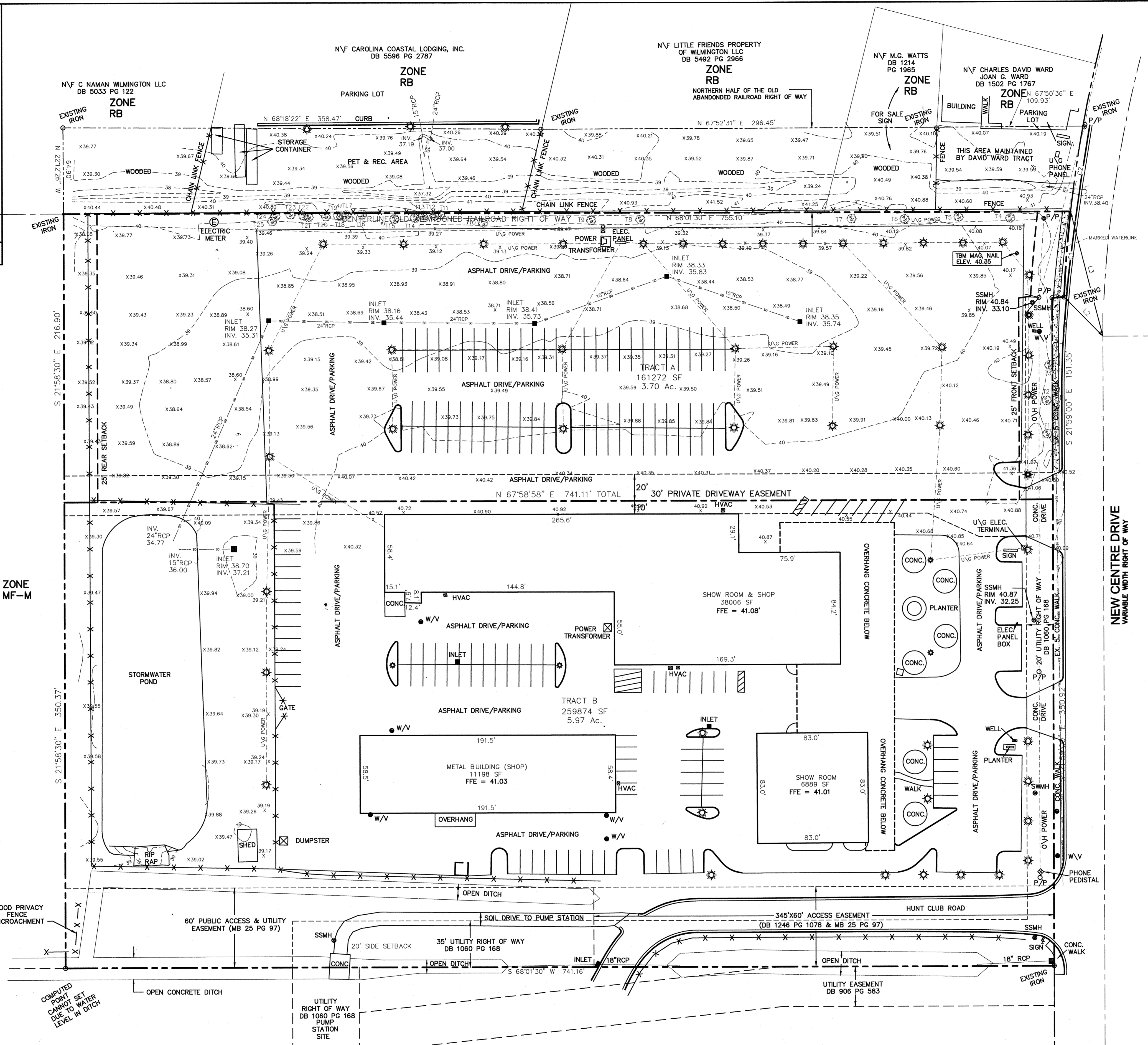
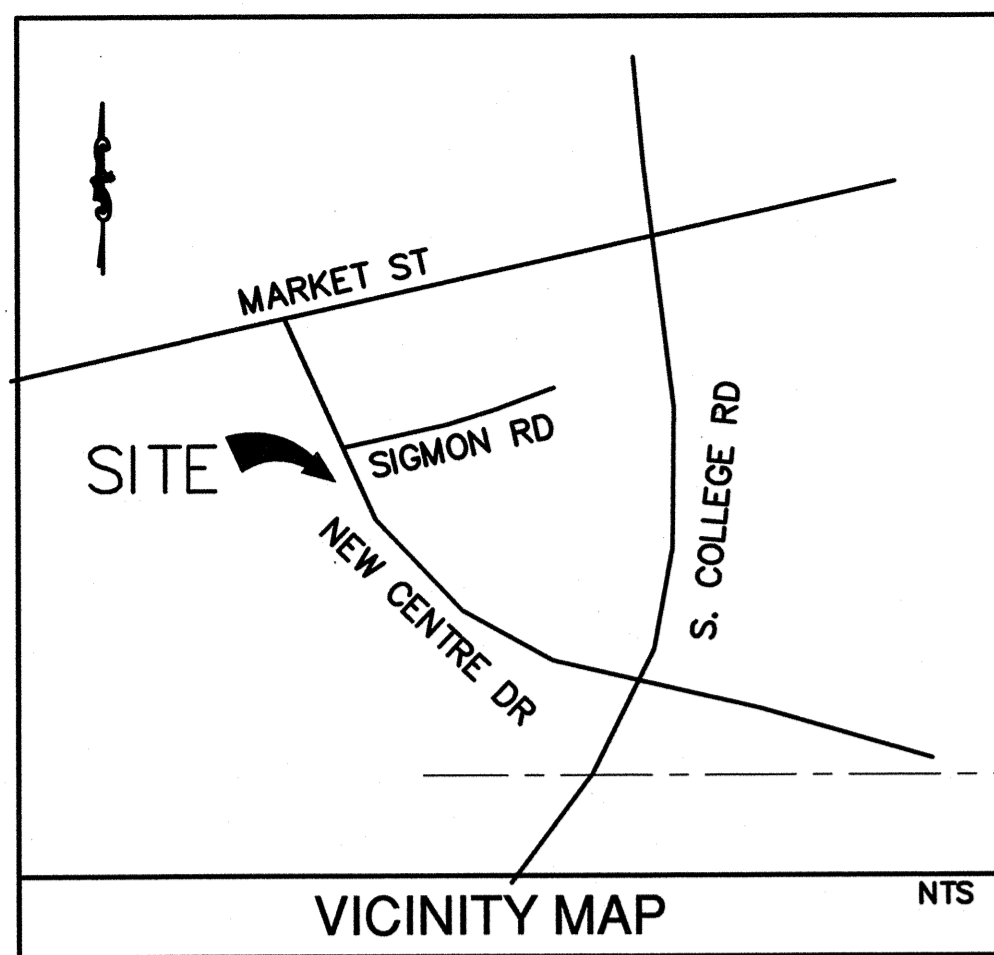
NOTES AND DETAILS
 DEVELOPER
 BAKER MOTOR COMPANY, LLC
 4920 NEW CENTER DRIVE
 WILMINGTON, NC 28403
 910 624-6060

NORRIS & TUNSTALL
 CONSULTING ENGINEERS P.C.
 902 MARKET STREET
 WILMINGTON, NC 28401
 1429 ASH-LITTLE RIVER RD, NW
 WILMINGTON, NC 28420
 PHONE (910) 297-5900

Licence #C-3641
 16038
 DES: JST
 CB: JPN
 DRWL: NKS
 DATE: 2/1/17



C3



SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	
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INVENTORY SITE PLAN
 BAKER BMW OF WILMINGTON
 4920 NEW CENTER DRIVE
 WILMINGTON, N. C.

DEVELOPER
 BAKER MOTOR COMPANY, LLC
 4920 NEW CENTER DRIVE
 WILMINGTON, NC 28403
 910 624-6060

NORRIS & TUNSTALL
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 1429 ASH-LITTLE RIVER RD. NW
 WILMINGTON, NC 28401
 PHONE (910) 287-5900

16038

DES. JST
 C.D. JPN
 DRWL. NKS
 DATE 2/1/17

APPROVED CONSTRUCTION PLAN
 Name: _____ Date: _____
 Planning: _____
 Traffic: _____
 Fire: _____

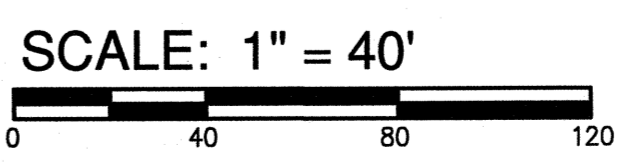
NC DENR PWSS WATER PERMIT # _____ GPD
 WATER CAPACITY: _____ GPD
 DWQ SEWER PERMIT # _____
 SEWER CAPACITY: _____ GPD
 SEWER SHED # AND PLANT: _____
 SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

TREE TABLE

T1	21" OAK
T2	TRIPLE 12" OAK
T3	TWIN 13"/17" OAK
T4	11" OAK
T5	8" OAK
T6	7" OAK
T7	6" OAK
T8	7" OAK
T9	7" OAK
T10	7" OAK
T11	TWIN 7"/10" OAK
T12	15" PINE
T13	12" PINE
T14	12" HARDWOOD
T15	15" PINE
T16	12" PINE
T17	9" OAK
T18	7" OAK
T19	8" OAK
T20	13" OAK
T21	12" PINE
T22	9" OAK
T23	8" OAK
T24	10" OAK
T25	8" OAK

INVENTORY SITE DATA

EXISTING PARCEL ID#:	R04915-003-003-001
EXISTING PARCEL PIN#:	313820.80.5964.000
PARCEL ADDRESS:	4920 NEW CENTER DRIVE
PARCEL OWNER:	JASPER BOULEVARD LLC
EXISTING PARCEL AREA:	9.67 AC
NEW PARCEL A:	3.70 AC (161,272 SF)
NEW PARCEL B:	5.97 AC (259,874 SF)
EXISTING PARCEL USE:	AUTOMOBILE DEALER
PROPOSED PARCEL USE:	AUTOMOBILE DEALER
CURRENT ZONING:	RB-REGIONAL BUSINESS
CAMA LAND CLASSIFICATION:	URBAN
SOIL TYPE:	MU
SITE DOES NOT LIE WITHIN A SPECIAL HAZARD AREA	
NO CAMA AREAS OF CONCERN OR ASSOCIATED SETBACKS	
HISTORICAL/ARCHAEOLOGICAL SITE:	NONE
CEMETERY:	NONE
FORESTED AREA:	SEE PLAN FOR TREE SURVEY
WETLANDS:	NONE EXIST WITHIN SITE AREA
ENDANGERED SPECIES/HABITAT:	NONE REPORTED



For each open utility out of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

RECOMBINATION MAP

JASPER BOULEVARD, LLC

CITY OF WILMINGTON
NEW HANOVER COUNTY
NORTH CAROLINA

DATE: JUNE 16, 2015

SITE ADDRESS:
4920 NEW CENTRE DRIVE
WILMINGTON, NC

OWNER: JASPER BOULEVARD, LLD
1511 SAVANNAH HWY.
CHARLESTON, SC 20407

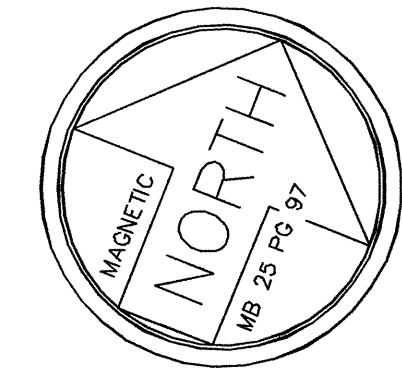
N\W C NAMAN WILMINGTON LLC
DB 5033 PG 122

N\W CAROLINA COASTAL LODGING, INC.
DB 5596 PG 2787

N\W LITTLE FRIENDS PROPERTY
OF WILMINGTON LLC
DB 5492 PG 2966

N\W M.G. WATTS
DB 1214
PG 1965

N\W CHARLES DAVID WARD
JOAN G. WARD
DB 1502 PG 1767



N\W VILLAGE
SQUARE HOA, INC
DB 4613 PG 910

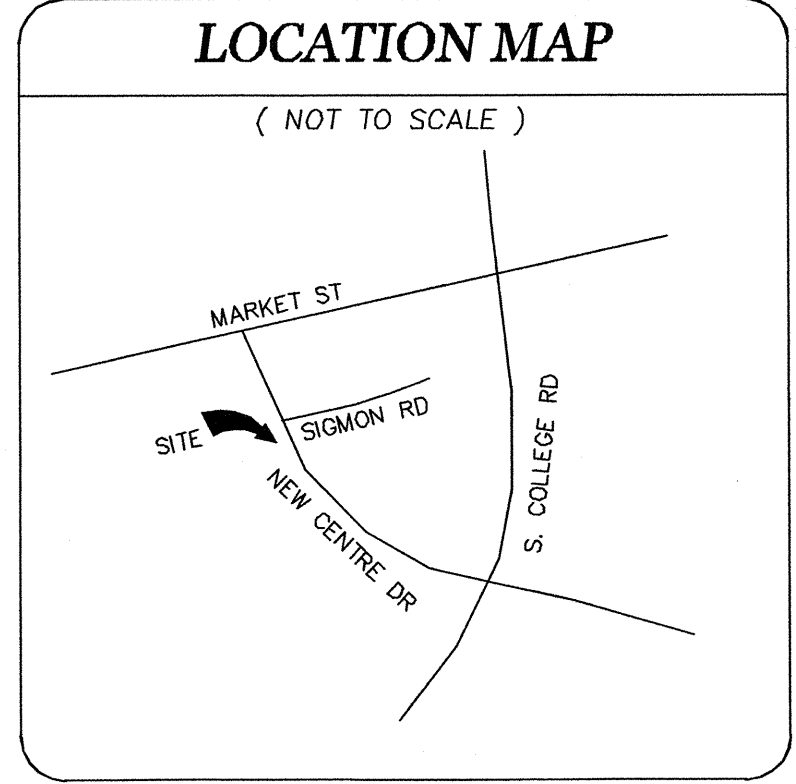
LEGEND
E.I.P. = EXISTING IRON PIPE
S.T. = SITE TRIANGLE
E.C.M. = EXISTING CONCRETE MONUMENT
R\W = RIGHT OF WAY
C.C.M. = CONCRETE CONTROL MONUMENT

PROPERTY LINE
BUILDING SETBACK
CENTERLINE
EASEMENT
COMPUTED PROPERTY LINE

- NOTES**
1. AREA COMPUTED BY COORDINATE METHOD
 2. ALL DISTANCES ARE HORIZONTAL
 3. FOR REFERENCE SEE AS NOTED
 4. SURVEYED JUNE 2015 - JAN. 2017
 5. 9.67 ACRES TOTAL AREA
 6. IRONS AT ALL CORNERS UNLESS OTHERWISE NOTED

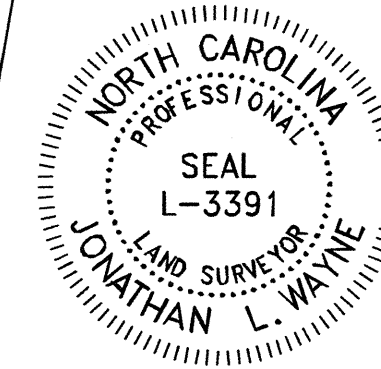
LINE	BEARING	DISTANCE
L1	S 64°10'15" W	8.96'
L2	S 66°28'26" E	41.47'
L3	S 36°17'38" E	97.00'
L4	S 21°59'00" E	37.00'

CURVE	RADIUS	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
116	17.85'	3.51'	S 17°28'22" E	3°52'40"	32.33'
117	17.85'	3.51'	S 13°35'07" E	3°53'52"	32.49'



CERTIFICATE OF ACCURACY AND MAPPING

I, JONATHAN L. WAYNE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AS NOTED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS NOTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 20,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____, 2017. A.D.



Preliminary

JONATHAN L. WAYNE PLS L-3391

THIS PLAT IS A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, A.D., _____.

Preliminary

JONATHAN L. WAYNE PLS L-3391

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____ REVIEW OFFICER OF _____ COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

CAPE FEAR PUBLIC UTILITY AUTHORITY

I, _____, REVIEW OFFICER FOR THE CAPE FEAR PUBLIC UTILITY AUTHORITY, NEW HANOVER COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL AUTHORITY STANDARDS AND REQUIREMENTS AS SET FORTH BY ORDINANCES, WITH REGARDS TO UTILITY SERVICES AND EASEMENTS. WITH THIS RECORDATION, THE CAPE FEAR PUBLIC UTILITY AUTHORITY ACCEPTS THE OWNER'S DEDICATION FOR PUBLIC WATER AND/OR SEWER PURPOSES.

REVIEW OFFICER _____ TITLE _____ DATE _____

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

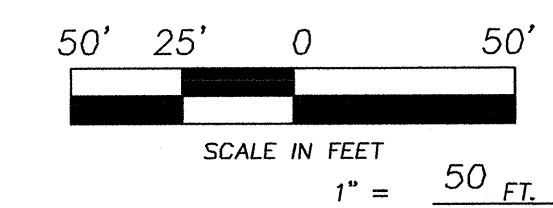
I (WE) HERBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) OWN FREE CONSENT, ESTABLISH MINIMUM SETBACK LINE, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITE TO PUBLIC OR PRIVATE USE AS NOTED. I (WE) HEREBY DEDICATE EASEMENTS TO THE CAPE FEAR PUBLIC UTILITY AUTHORITY OVER ALL PRIVATE STREETS FOR WATER AND SEWER LINES AND APPURTENANCES. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLANNING JURISDICTION OF THE CITY OF WILMINGTON, NORTH CAROLINA.

SIGNATURE OF OWNER(S) _____ DATE _____

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

NORTH CAROLINA COUNTY _____
FILED FOR REGISTRATION THIS _____ DAY OF 2017; AT _____ O'CLOCK _____
AND DULY RECORDED IN MAP BOOK _____ PAGE _____

BY: _____



HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS ENGINEERS LAND PLANNERS
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002
FAX: (910) 343-9941
FIRM CERTIFICATE C-0597
13067 Division 2017