

REVISIONS		
No.	Date	Description

- SITE INVENTORY NOTES:**
- PREPARER OF THE PLAN: TRIPP ENGINEERING, P.C.
 - APPLICANT NAME: GPT INVESTMENTS, LLC
 - SITE ADDRESS OF THE DEVELOPMENT: 6753 AND 6757 MARKET ST.
 - PROPERTY OWNER: GPT INVESTMENTS, LLC
 - DEVELOPER: GPT INVESTMENTS, LLC
 - PROPERTY BOUNDARY: SEE PLAN
TAX PARCEL INFORMATION: R04320-001-006-000
R04320-001-006-000
 - PROPERTY ZONING: RB-REGIONAL BUSINESS
 - ADJACENT PROPERTY OWNER INFORMATION: SEE PLAN
 - VICINITY MAP: SEE PLAN
 - TOPOGRAPHY: SEE PLAN
 - 100-YEAR FLOOD BOUNDARY: N/A
 - EXISTING DITCHES, CREEKS AND STREAMS: SEE PLAN
 - SOIL: Le; LEON SAND
 - CAMA AEC: N/A
 - CAMA LAND CLASSIFICATION: URBAN
 - CONSERVATION RESOURCES: NONE
ASSOCIATED SETBACKS: N/A
 - HISTORIC OR ARCHAEOLOGICAL SITE: N/A
 - CEMETERIES, BURIAL SITES/GROUNDS: N/A
 - FORESTED AREAS, HABITAT AND DOMINANT SPECIES: N/A
 - WETLANDS: SEE PLAN
 - PROTECTED SPECIES OR HABITAT: N/A
 - EXISTING OR PROPOSED THOROUGHFARES, BIKE ROUTES, PEDESTRIAN SIDEWALKS OR TRAILS AND TRANSIT FACILITIES: SEE SITE PLAN

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 _____	_____

City of WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: _____ Permit # _____
Signed: _____

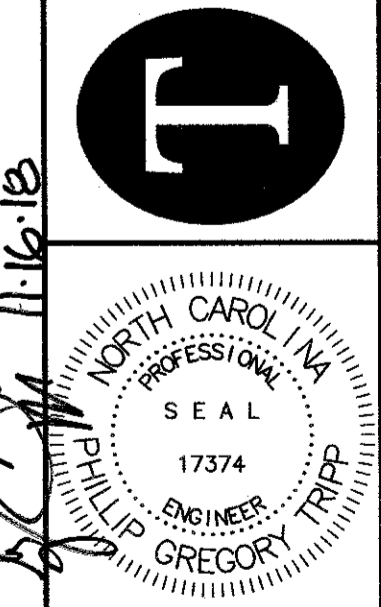
LEGEND

- 43.80 EXISTING SPOT ELEVATION
- - - 42 EXISTING CONTOUR
- XXXXX DEMO/TO BE REMOVED

SITE PLAN
BAR SCALE 1"=30'

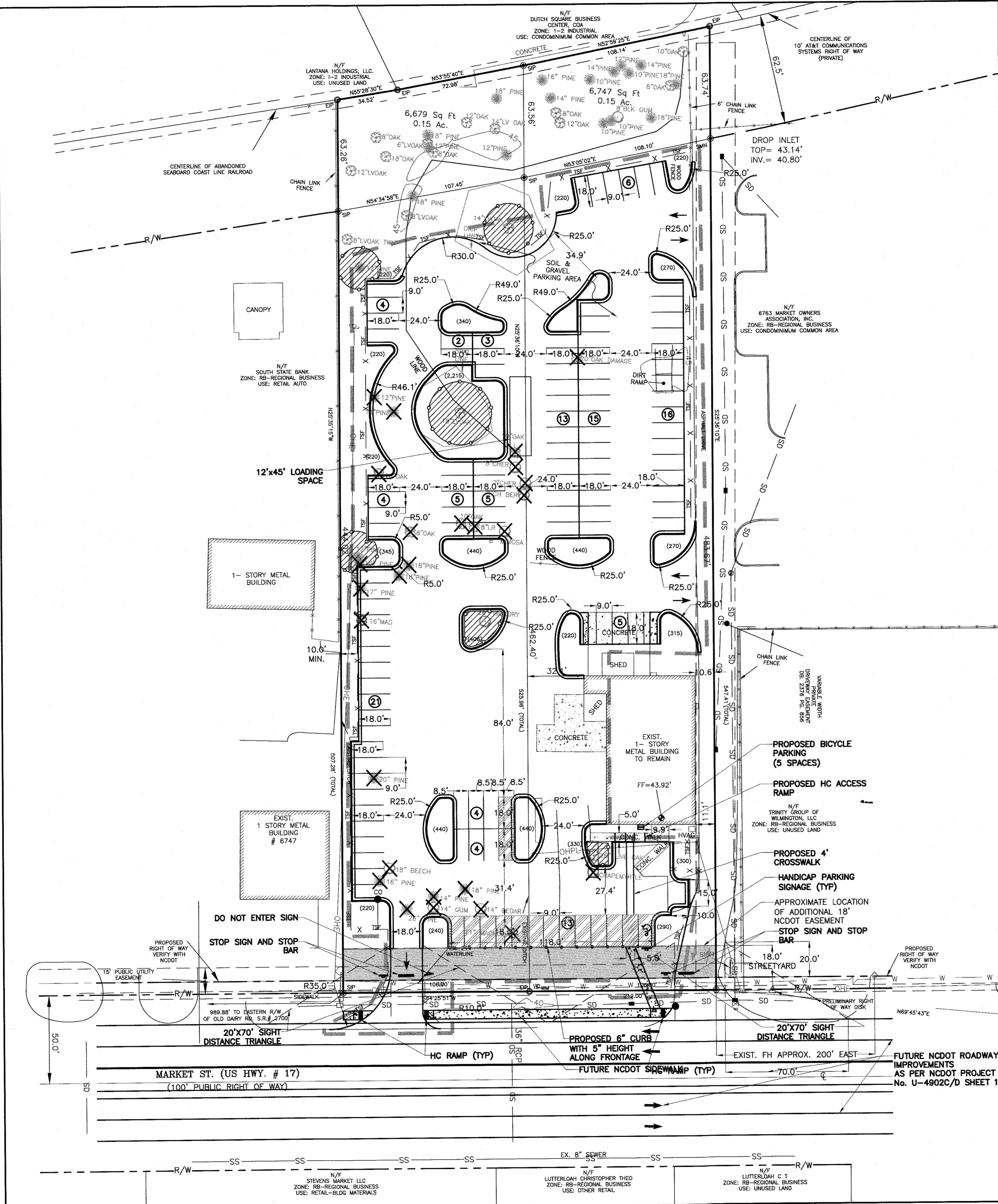
SITE INVENTORY
TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
 © 2015 TRIPP ENGINEERING, P.C.

BLUEWATER MOTORSPORTS
 OWNER: GPT INVESTMENTS, LLC
 ADDRESS: 6753-6757 MARKET ST., WILMINGTON, NC



DATE 11-16-18
DESIGN PGT
DRAWN EJW

C1
SHEET 1 OF 6
17041



INVENTORY OF TREES TO BE REMOVED

TREE TYPE	TREE SIZE	QUANTITY
PINE	12"	1
PINE	14"	2
PINE	16"	2
PINE	17"	1
PINE	18"	3
PINE	20"	1
PINE	26"	1
OAK	8"	2
OAK	10"	3
OAK	20"	17
MAGNOLIA	11"	1
MAGNOLIA	16"	1
CHERRY	7"	1
CHERRY	8"	2
MIMOSA	6"	1
BEECH	18"	1
GUM	14"	1
CEDAR	14"	1

NOTES:

ZONING

- 1) TOPOGRAPHY AND TREE SURVEY COMPLETED BY MARK A. STOCKS, PLS.
- 2) PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. CITY OF WILMINGTON WILL NOT ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
- 3) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
- 4) EXISTING EASEMENTS AS SHOWN.
- 5) CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- 6) NO WETLANDS EXIST ON SITE.

SOLID WASTE

- 1) SITE TO USE ROLL-OUT TYPE CARTS.

TRAFFIC

- 1) ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- 2) ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- 3) CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNALS FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
- 4) CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- 5) ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- 6) CONTACT TRAFFIC ENGINEERING AT 741-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- 7) ALL TRAFFIC CONTROL SIGNS AND MARKINGS OF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- 8) NO ROWS TO BE CLOSED.
- 9) NO STREETS PROPOSED.
- 10) NO OFF SITE PARKING PROPOSED.
- 11) DRIVEWAY IS PROPOSED.
- 12) TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
- 13) ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- 14) STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- 15) TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- 16) A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-8888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
- 17) A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN. (SD 15-14 CcW TECH STDS)

LANDSCAPING

- 1) 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.
- 2) ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
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- 4) ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.

CELENA

- 1) SITE TO UTILIZE EXISTING UTILITIES.

DRAINAGE

- 1) SITE TO DRAIN TO AN ON-SITE INFILTRATION SYSTEM UNDER THE PARKING LOT.

ERB AND LIFE SAFETY NOTES

- 1) ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.

SITE DATA:

PROPERTY OWNER(S): GPT INVESTMENTS, LLC
 140 KING ARTHUR DR
 WILMINGTON, NC 28403

EMAIL ADDRESS: GPTARLTON333@GMAIL.COM
 PROJECT ADDRESS(ES): 6753 MARKET ST
 6757 MARKET ST.

PIN NUMBER(S): R04320-001-006-000
 R04320-001-007-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE:
 ZONING DISTRICT: RB-REGIONAL BUSINESS
 DISTURBED AREA: 2 Ac.
 SETBACKS REQUIRED: FRONT: 25'
 REAR: 15'
 CORNER LOT SIDE: 25'

PROPOSED BUILDING SETBACKS: FRONT: 94'
 REAR: 360'
 SIDE: 10.6'
 CORNER LOT SIDE: N/A

TRACT AREA: 111,580 SF (2.56 AC)
 BUILDING USE: AUTOMOBILE DEALER

PROPOSED BUILDING AREA (GROSS): 0 SF
 EXISTING BUILDING AREA (GROSS): 4,824 SF
 BUILDING LOT COVERAGE (4,824/111,580): 4.3%

NUMBER OF UNITS: 1
 NUMBER OF BUILDINGS: 1
 BUILDING HEIGHT: 18'
 NUMBER OF STORIES: 1
 SF PER FLOOR (GROSS): 4,824 SF

EXISTING ON-SITE IMPERVIOUS AREAS:
 EXISTING BUILDINGS: 4,824 SF
 EXISTING ASPHALT: 10,440 SF
 EXISTING CONCRETE: 2,208 SF
 TOTAL EXISTING IMPERVIOUS AREA: 17,472 SF (15.6%)

PROPOSED ON-SITE IMPERVIOUS AREAS:
 PROPOSED BUILDING: 56,428 SF
 PROPOSED ASPHALT: 132 SF
 PROPOSED CONCRETE: 50 SF (50.7%)
 TOTAL PROPOSED IMPERVIOUS AREA: 56,560 SF

EXISTING ON-SITE IMPERVIOUS TO BE REMOVED: -2,052 SF
 EXISTING IMPERVIOUS TO REMAIN: 15,420 SF
 FUTURE: 1,020 SF
 PROPOSED+EXISTING IMPERVIOUS: 73,000 SF (65.4%)

PARKING REQUIRED: (AUTOMOBILE DEALER) 4,824 SF
 MAXIMUM: 10
 MINIMUM: 1/500 SF (4,824/500)
 TOTAL PARKING PROVIDED: 120

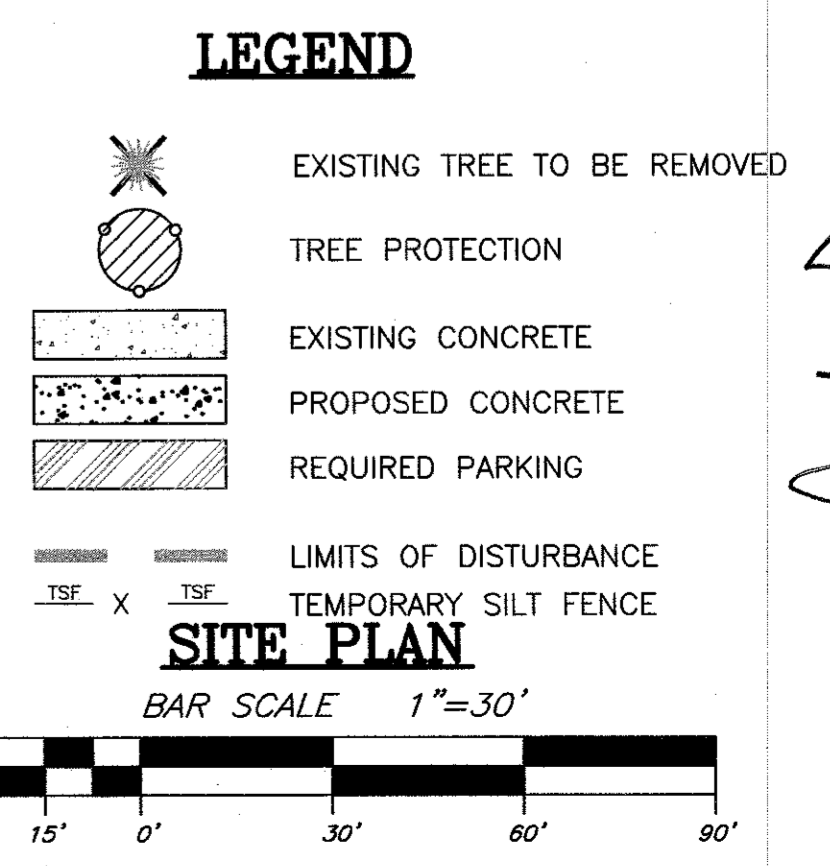
CUSTOMER/EMPLOYEE PARKING: 10
 INVENTORY PARKING: 110

HANDICAP SPACES REQUIRED: (1-25 SPACES=1 HANDICAP SPACE) PROPOSED:
 10 SPACES
 SURFACE HANDICAP SPACE

CAMA LAND USE: URBAN

PUBLIC WATER AND SEWER BY CFFUA:
 EXISTING WATER FLOW: 600 GPD
 EXISTING SEWER FLOW: 500 GPD
 PROPOSED WATER FLOW: 300 GPD
 PROPOSED SEWER FLOW: 250 GPD

BICYCLE PARKING REQUIRED (10 SPACES): 5 BICYCLE PARKS
 BICYCLE PARKING PROVIDED: 5 BICYCLE PARKS



Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

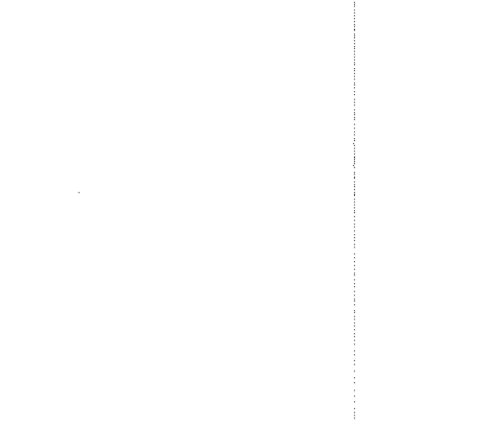
City of WILMINGTON
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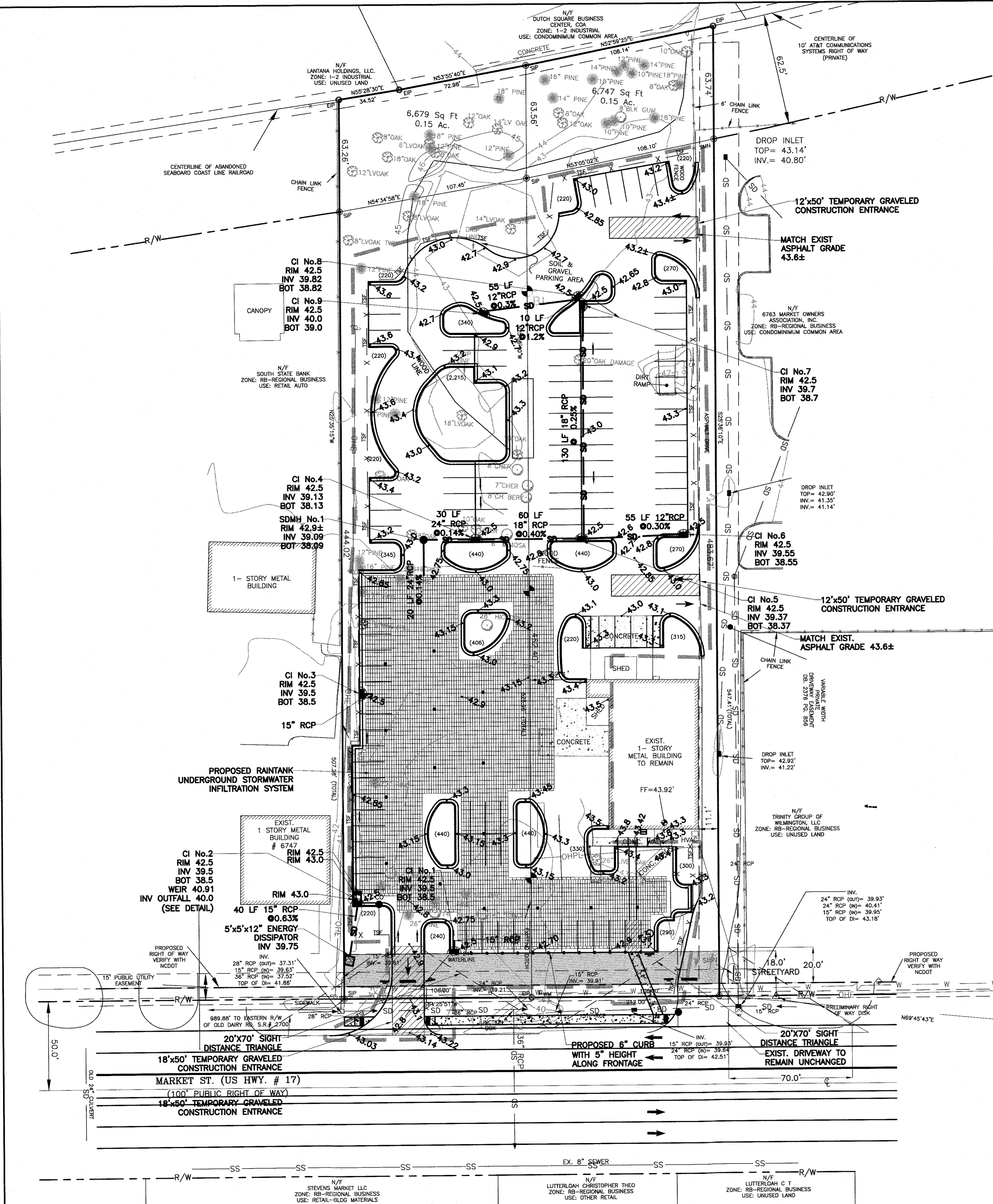


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DATE: 11-16-18
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SHEET 2 OF 6
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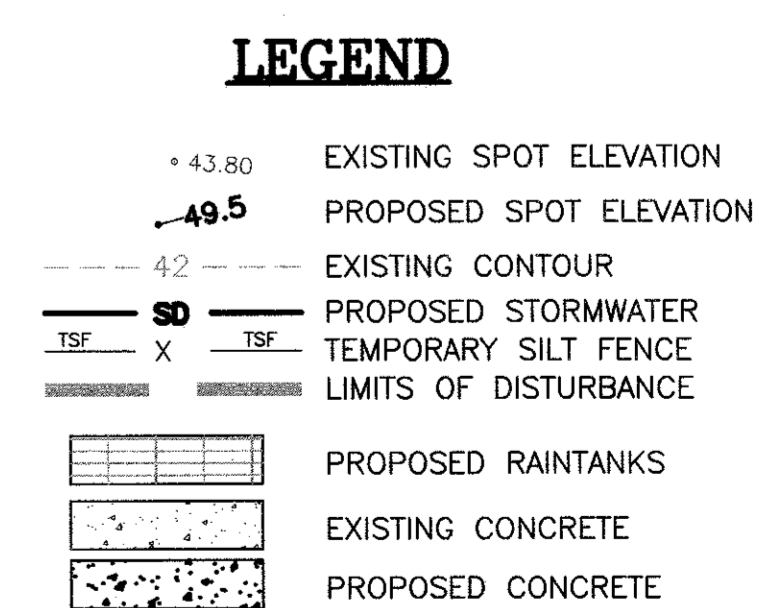
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TRACT AREA	111,580 SF (2.56 AC)
BUILDING USE	AUTOMOBILE DEALER
PROPOSED BUILDING AREA (GROSS)	0 SF
EXISTING BUILDING AREA (GROSS)	4,824 SF
BUILDING LOT COVERAGE (4,824/111,580)	4.3%
NUMBER OF UNITS	1
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BUILDING HEIGHT	18'
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TOTAL EXISTING IMPERVIOUS AREA	17,472 SF (15.6%)
PROPOSED ONSITE IMPERVIOUS AREAS:	
PROPOSED BUILDING	132 SF
PROPOSED ASPHALT	56,428 SF
PROPOSED CONCRETE	1,322 SF
EXISTING ONSITE IMPERVIOUS AREA	56,560 SF (50.7%)
TOTAL PROPOSED IMPERVIOUS AREA	58,010 SF
EXISTING ONSITE IMPERVIOUS TO BE REMOVED	-2,052 SF
EXISTING IMPERVIOUS TO REMAIN	15,428 SF
FUTURE	1,020 SF
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PARKING REQUIRED: (AUTOMOBILE DEALER)	4,824 SF
MAXIMUM:	10
MINIMUM: 1/500 SF (4,824/500)	10
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HANDICAP SPACES REQUIRED:	
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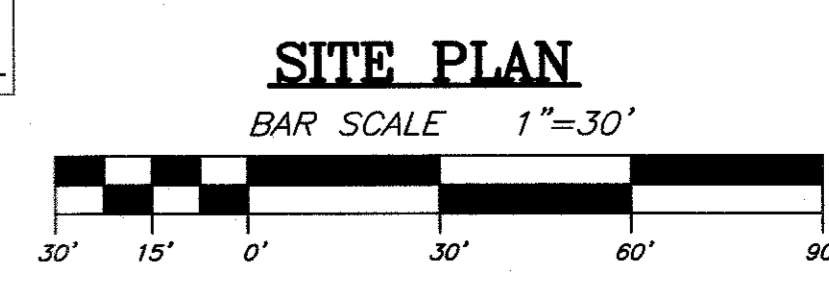
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11-16-18

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 Wilmington, North Carolina 28401
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 Fax 910-763-5631
 © 2018 TRIPP ENGINEERING, P.C.

WILMINGTON PROFESSIONAL ENGINEER
 PHILIP GREGORY TRIPP
 17374

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C3
 SHEET 3 OF 6
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