

REVISIONS		
No./Date	Description	By

- 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: L₂; 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
- - - - - EXISTING CONTOUR
- XXXXXX DEMO/TO BE REMOVED

SITE PLAN
BAR SCALE 1"=30'

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© 2006 Tripp Engineering, P.C.

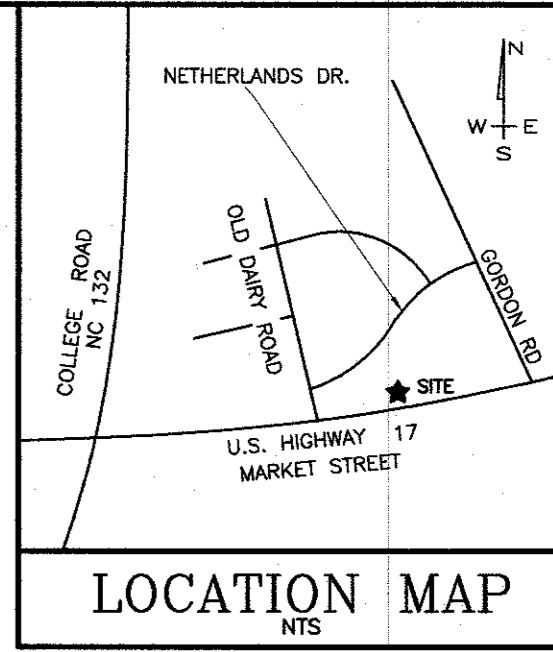
BLUEWATER MOTORSPORTS
OWNER: GPT INVESTMENTS, LLC
ADDRESS: 6753-6757 MARKET ST., WILMINGTON, NC

12-06-21

DATE 12-06-18
DESIGN PGT
DRAWN EJW

C1
SHEET 1 OF 6
17041

REVISIONS		
No.	Date	Description



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 (DAMAGED)	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, P.L.S.
- 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 OFF 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 341-5888 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 PLAT. (SD 15-14 CoW 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.
- 3) NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTIONS ON TREE PROTECTION METHODS.
- 4) ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.

CEPIA

- 1) SITE TO UTILIZE EXISTING UTILITIES.

DRAINAGE

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

FIRE 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' SIDE: 0' 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
PROPOSED 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 ASPHALT	56,428 SF
PROPOSED CONCRETE	132 SF
TOTAL PROPOSED IMPERVIOUS AREA	56,560 SF (50.7%)
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	15
MINIMUM: 1/500 SF (4,824/500)	10
TOTAL PARKING PROVIDED:	120
CUSTOMER/EMPLOYEE PARKING	10
INVENTORY PARKING	110
HANDICAP SPACES REQUIRED: (1-2 SPACES=1 HANDICAP SPACE)	PROPOSED: 10 SPACES
CAMA LAND USE:	URBAN
PUBLIC WATER AND SEWER BY CPWA	
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 PROPOSED	5 BICYCLE PARKS

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
Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____

LEGEND

- EXISTING TREE TO BE REMOVED
- TREE PROTECTION
- EXISTING CONCRETE
- PROPOSED CONCRETE
- REQUIRED PARKING
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE

SITE PLAN

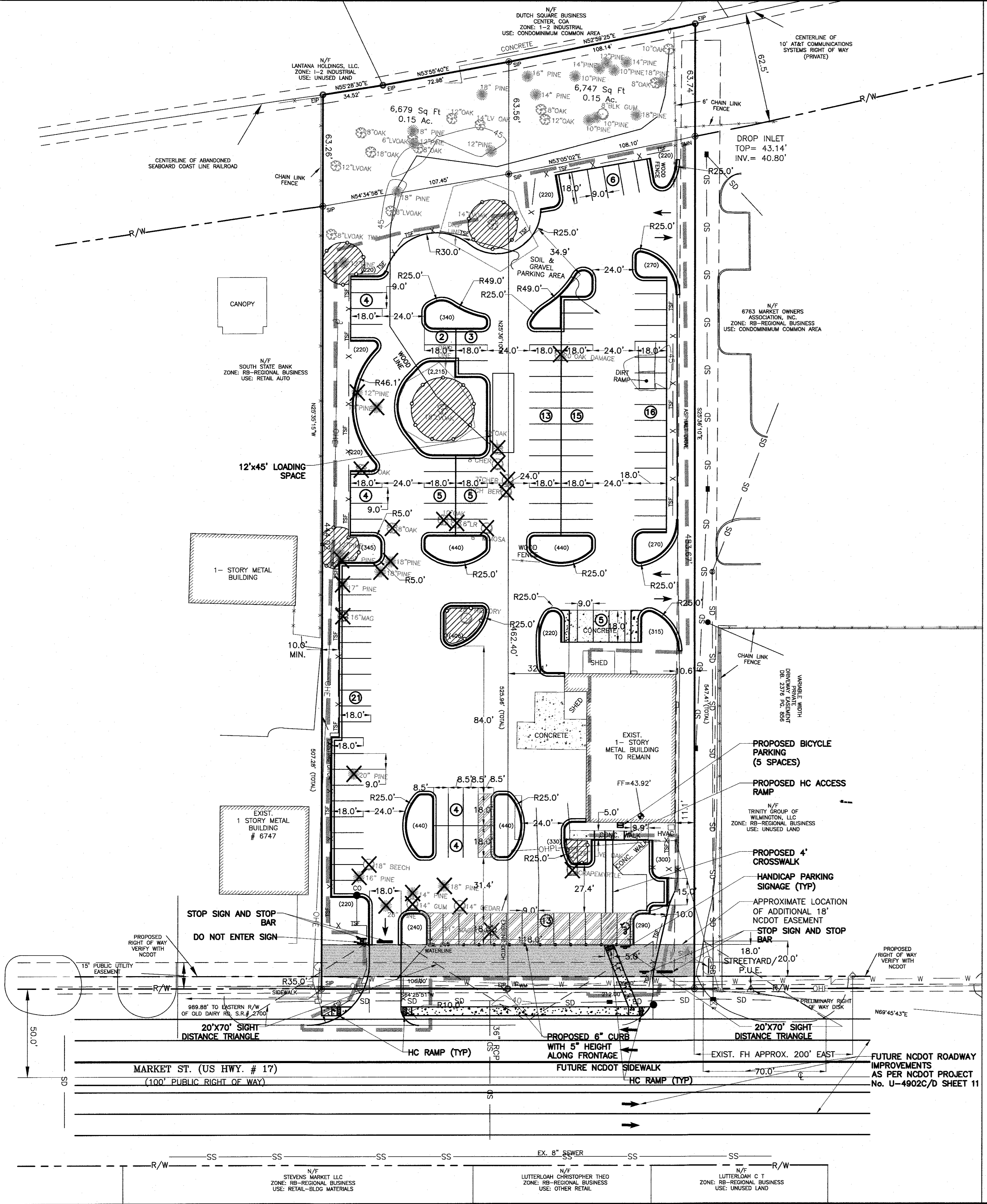
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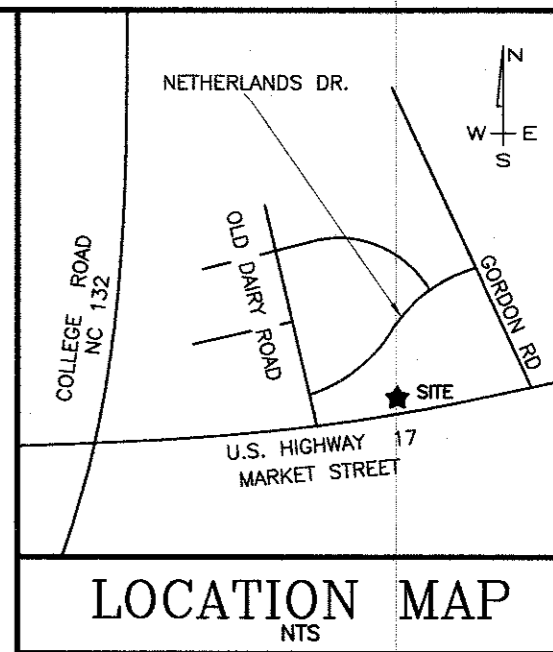
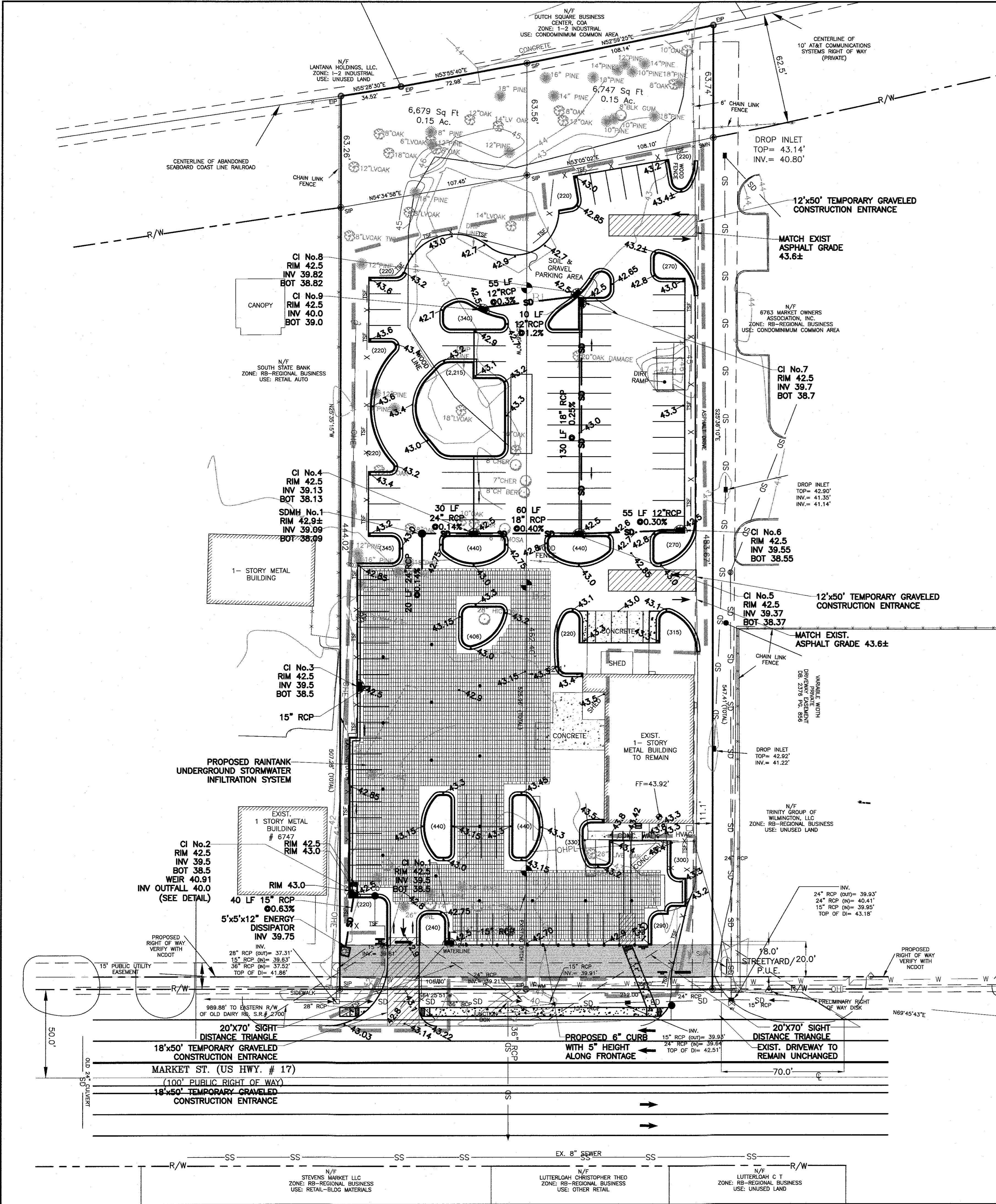
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SHEET 2 OF 6





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LEGEND

43.80	EXISTING SPOT ELEVATION
49.5	PROPOSED SPOT ELEVATION
42	EXISTING CONTOUR
SD	PROPOSED STORMWATER
TSF	TEMPORARY SILT FENCE
X	LIMITS OF DISTURBANCE
[Pattern]	PROPOSED RAIN TANKS
[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED CONCRETE

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

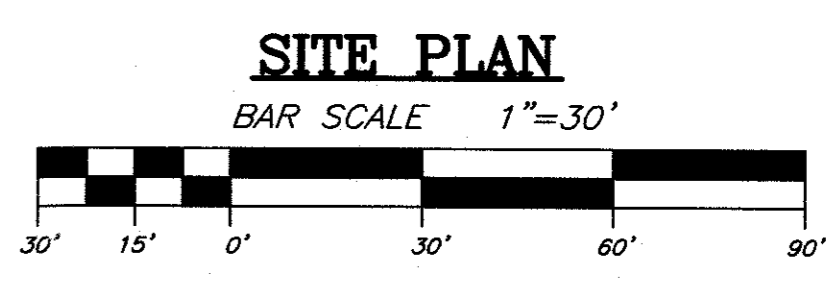
Name	Date
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CITY OF WILMINGTON
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APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

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419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
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GRADING, DRAINAGE, EROSION CONTROL AND STORMWATER MANAGEMENT

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

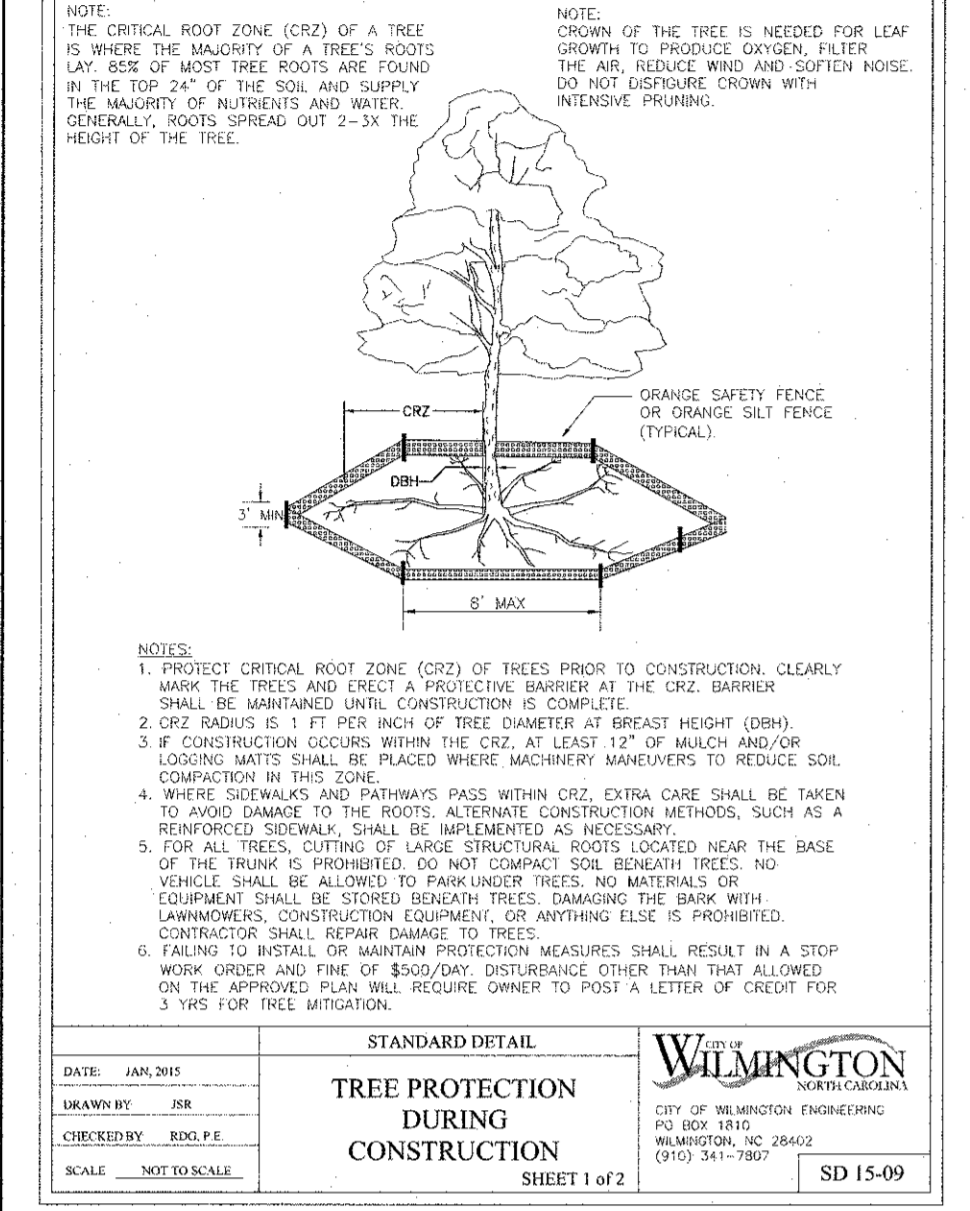
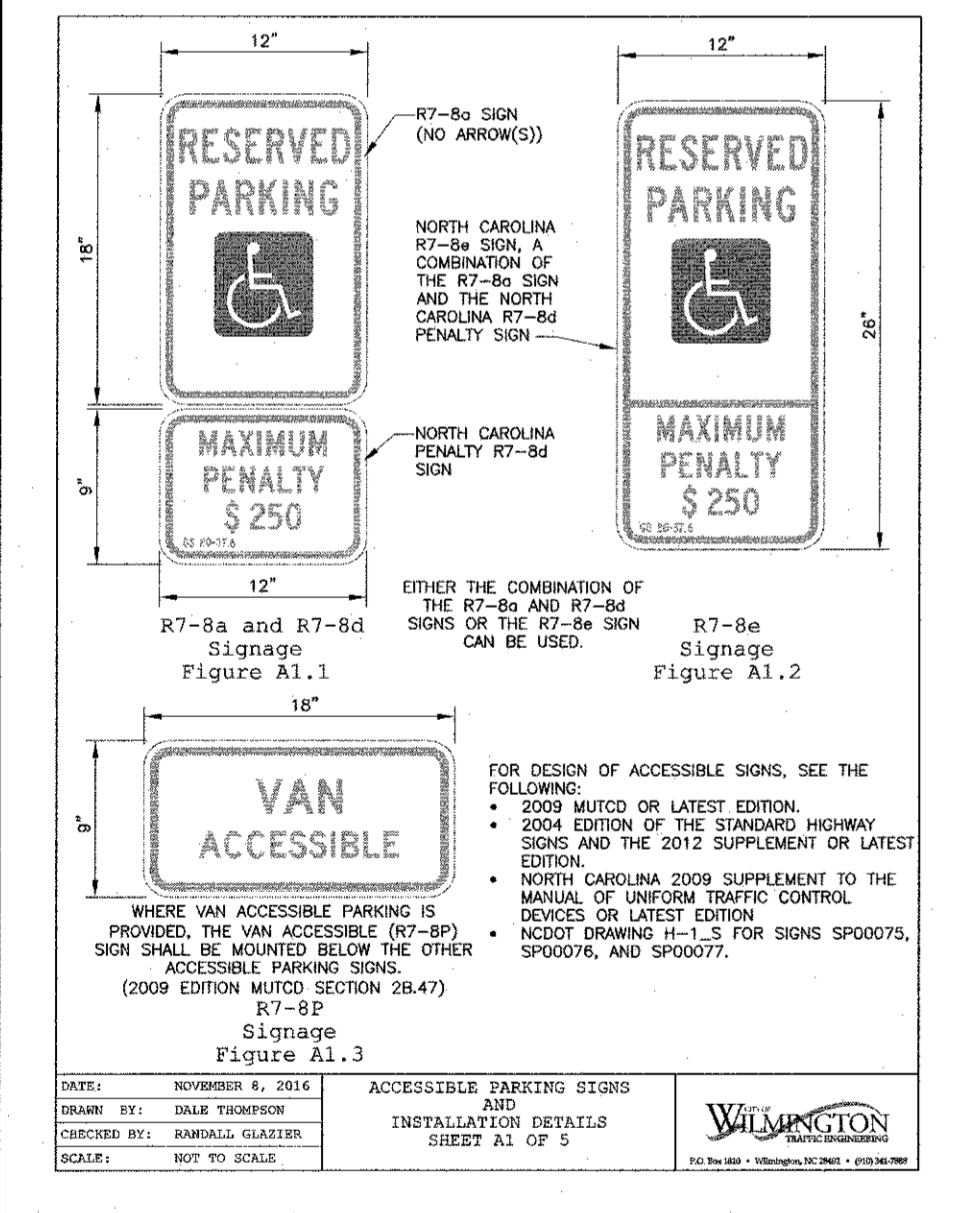
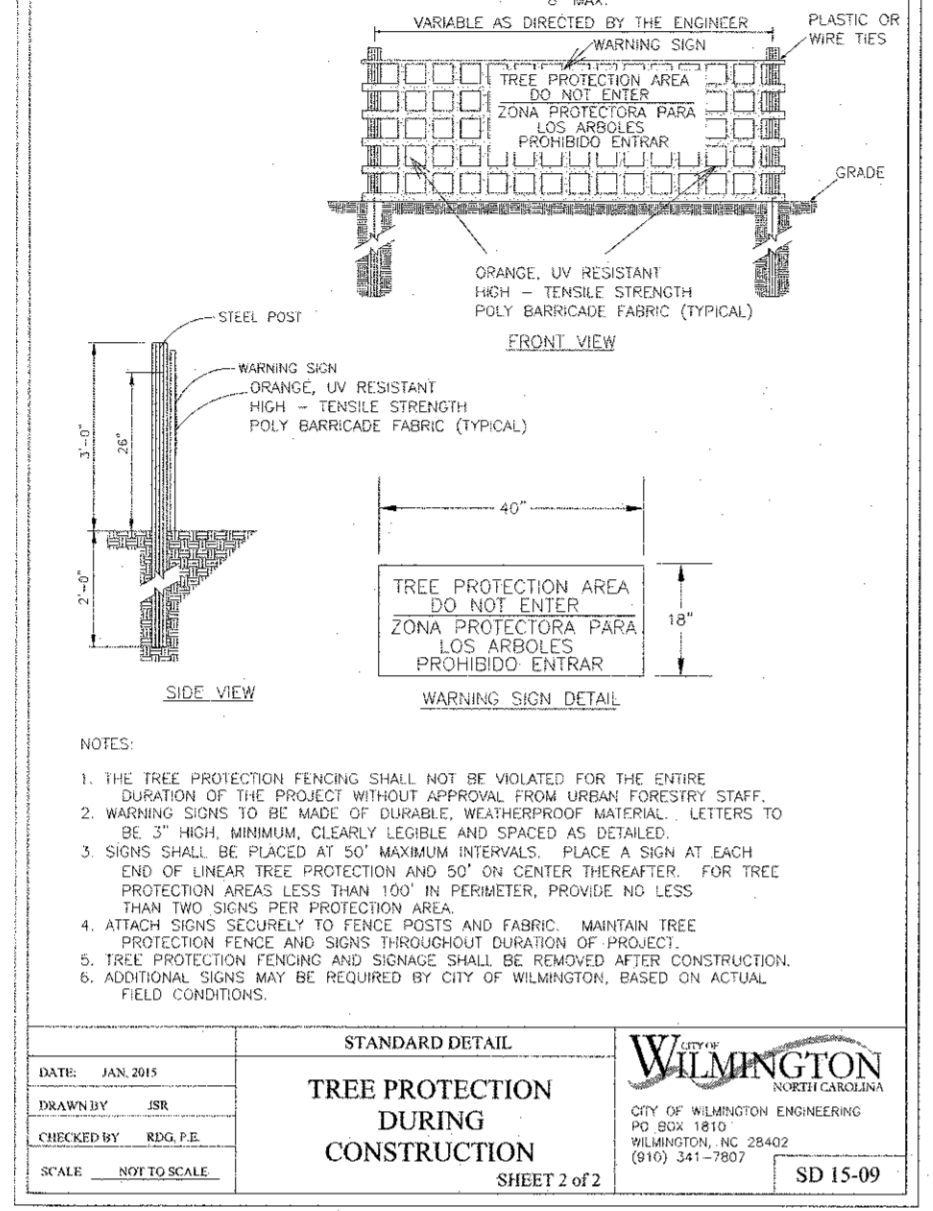
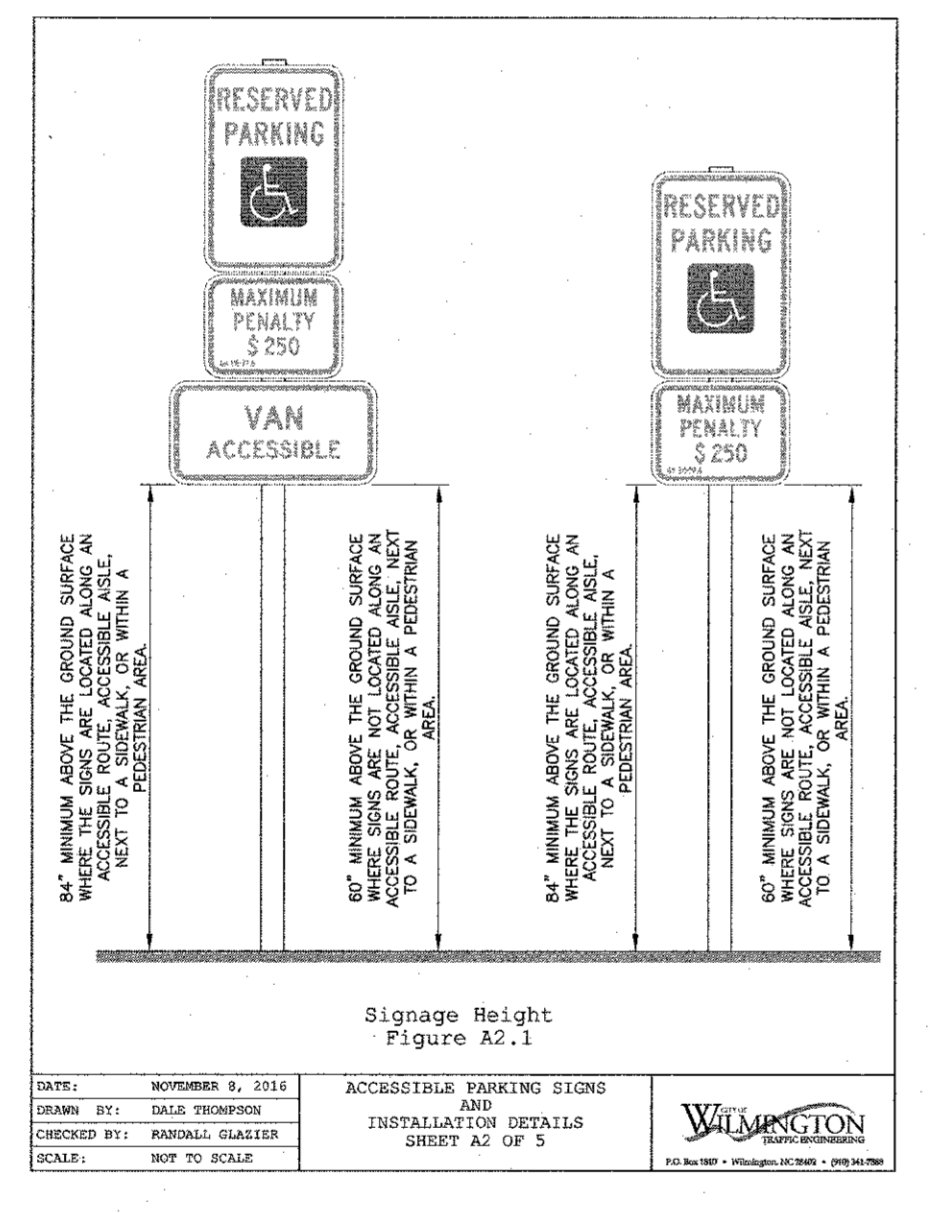
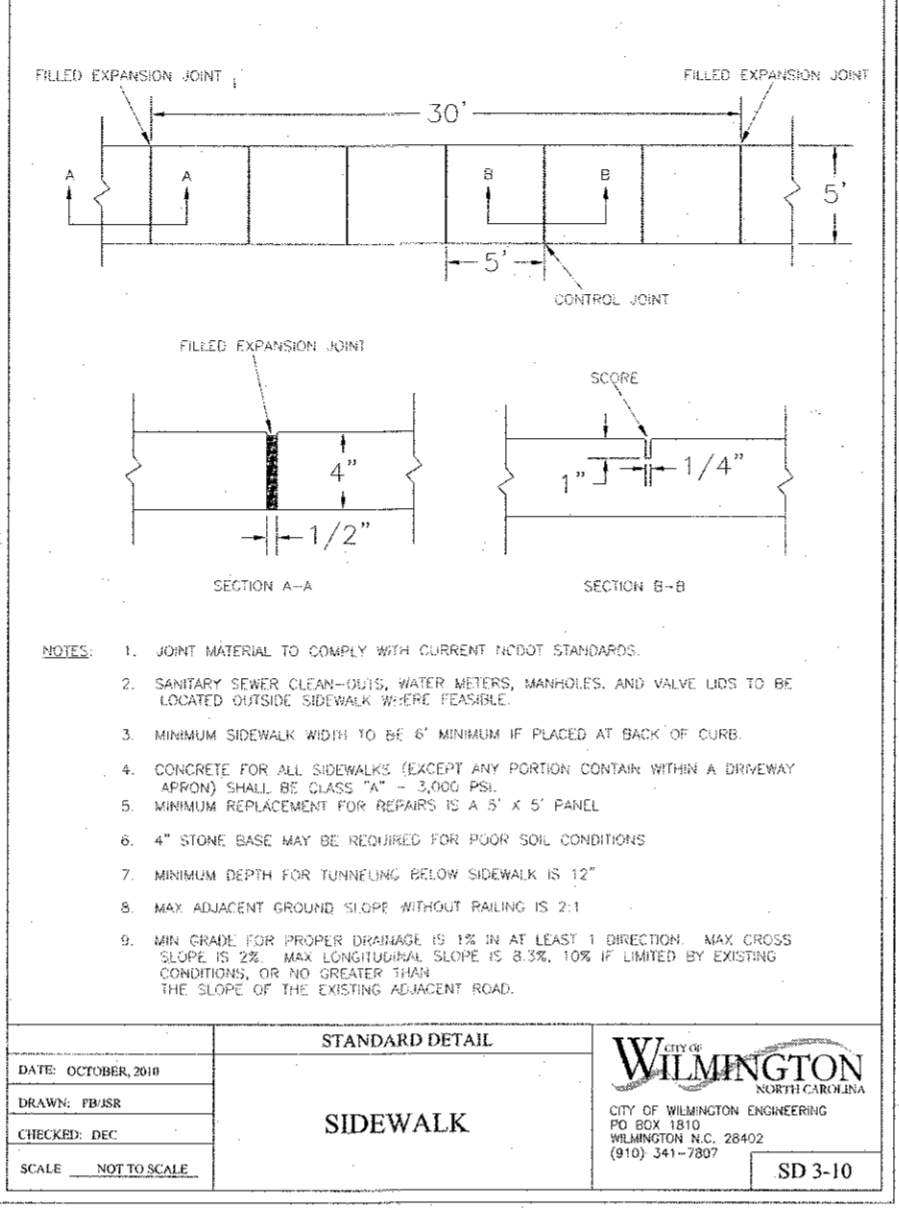
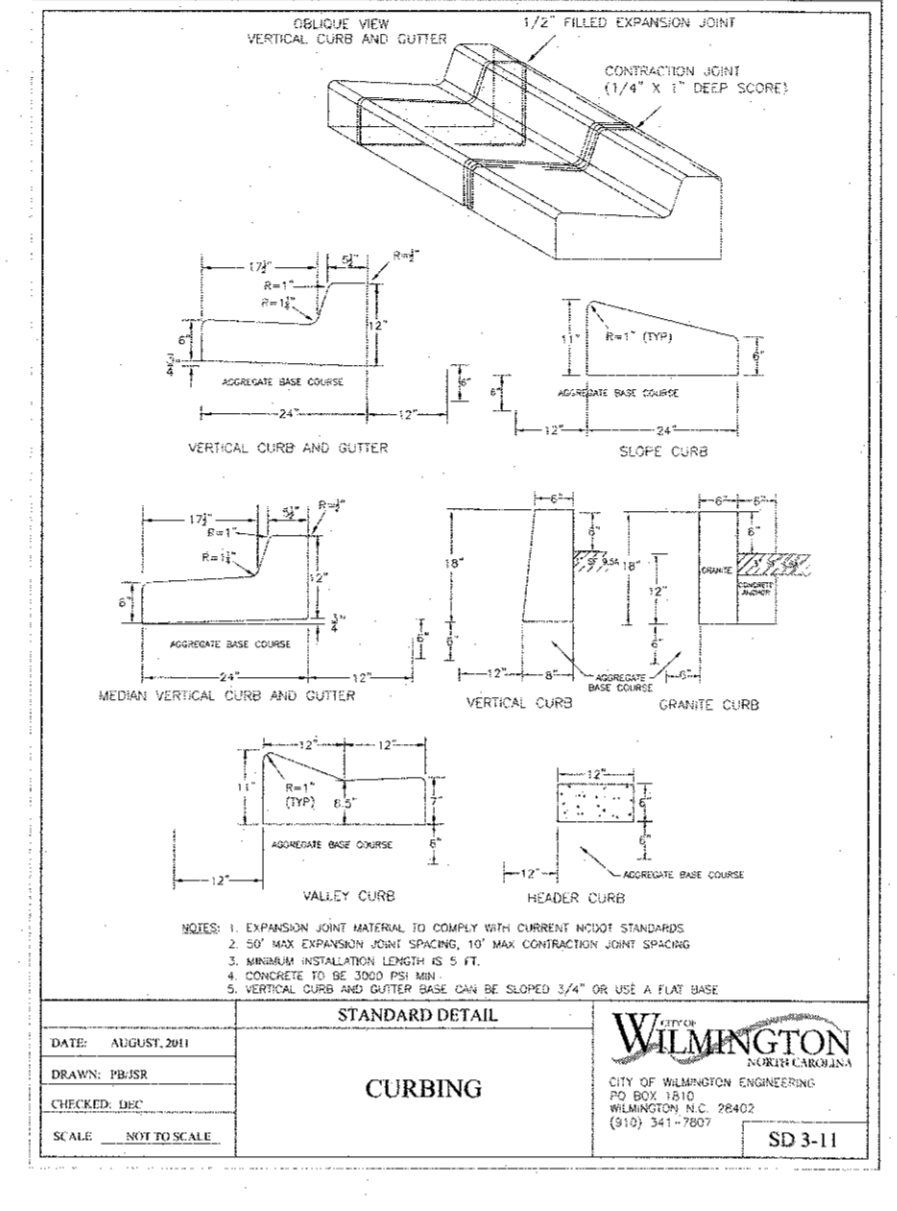
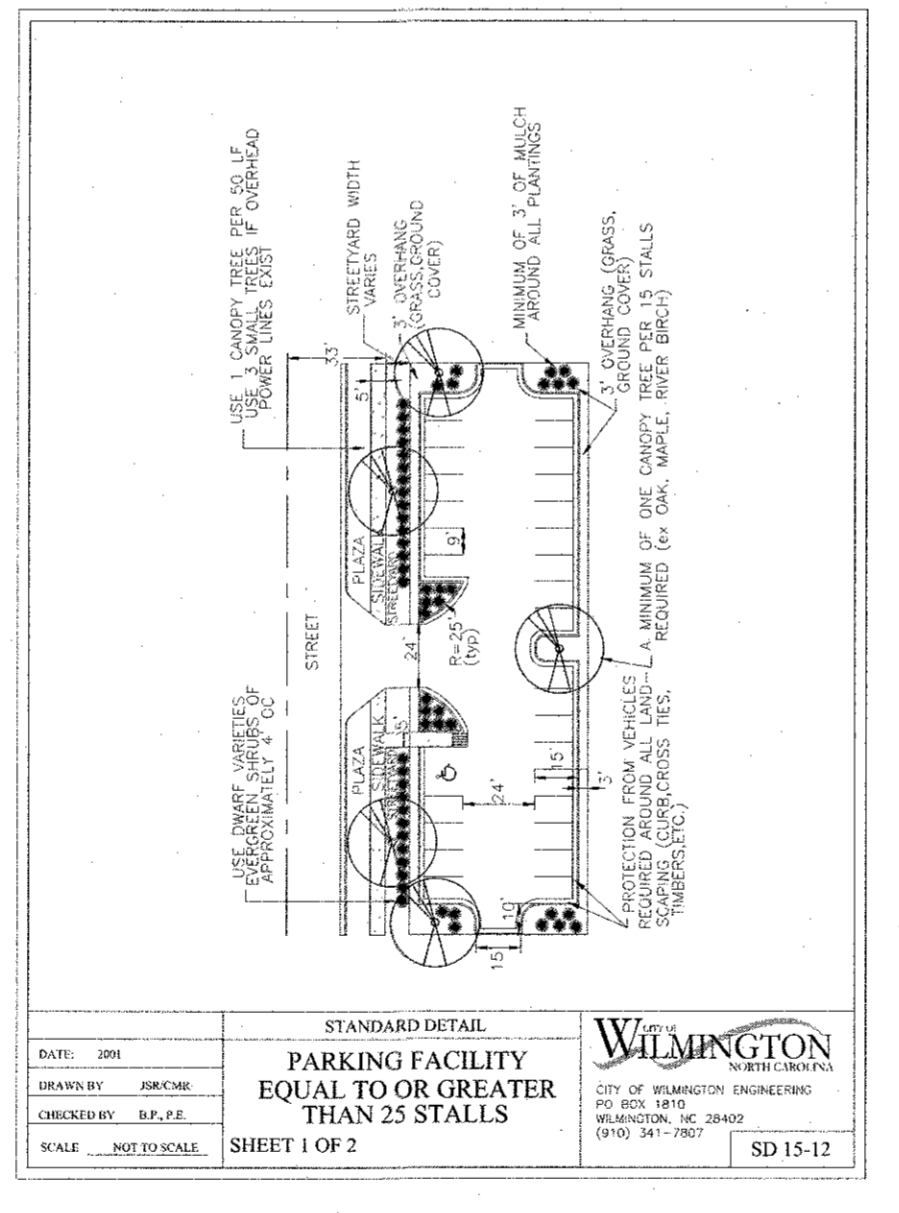
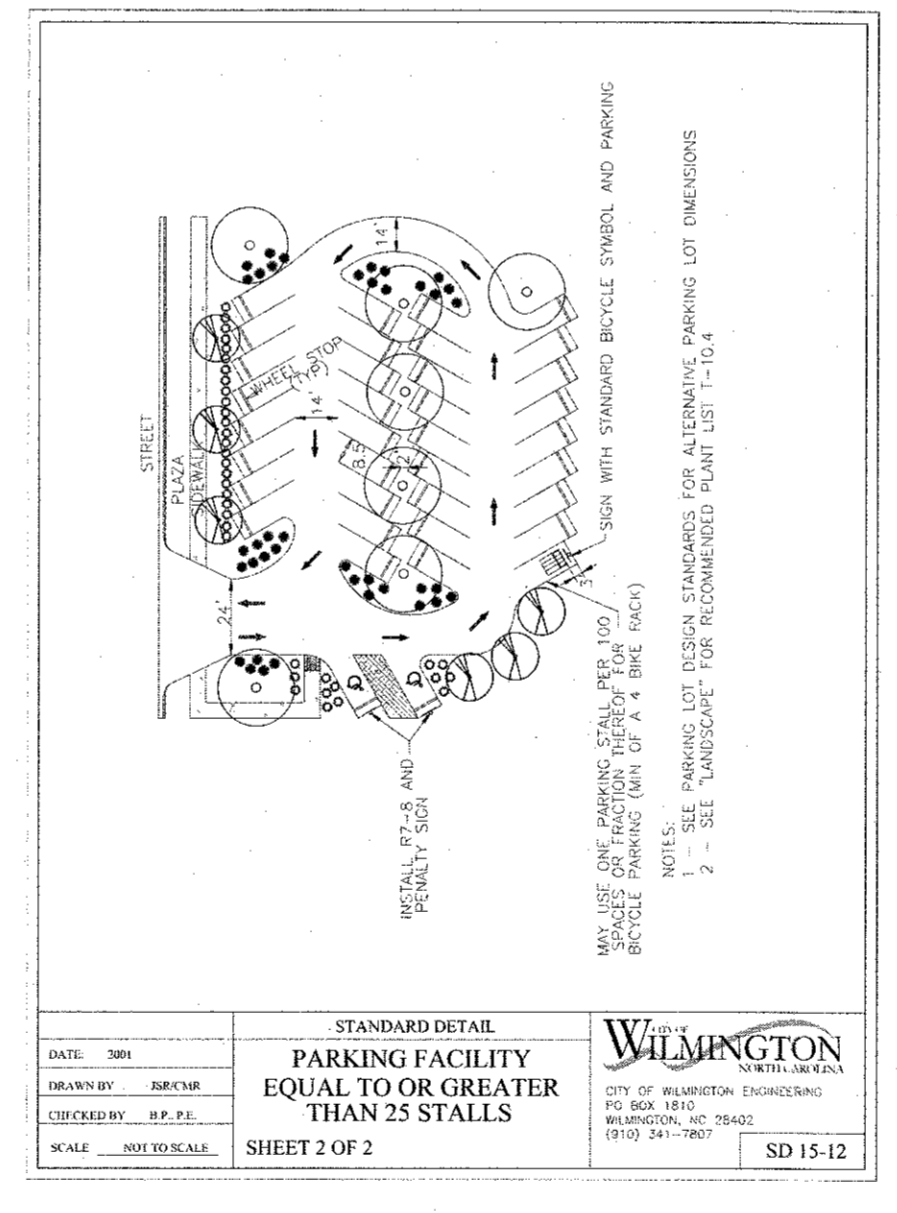
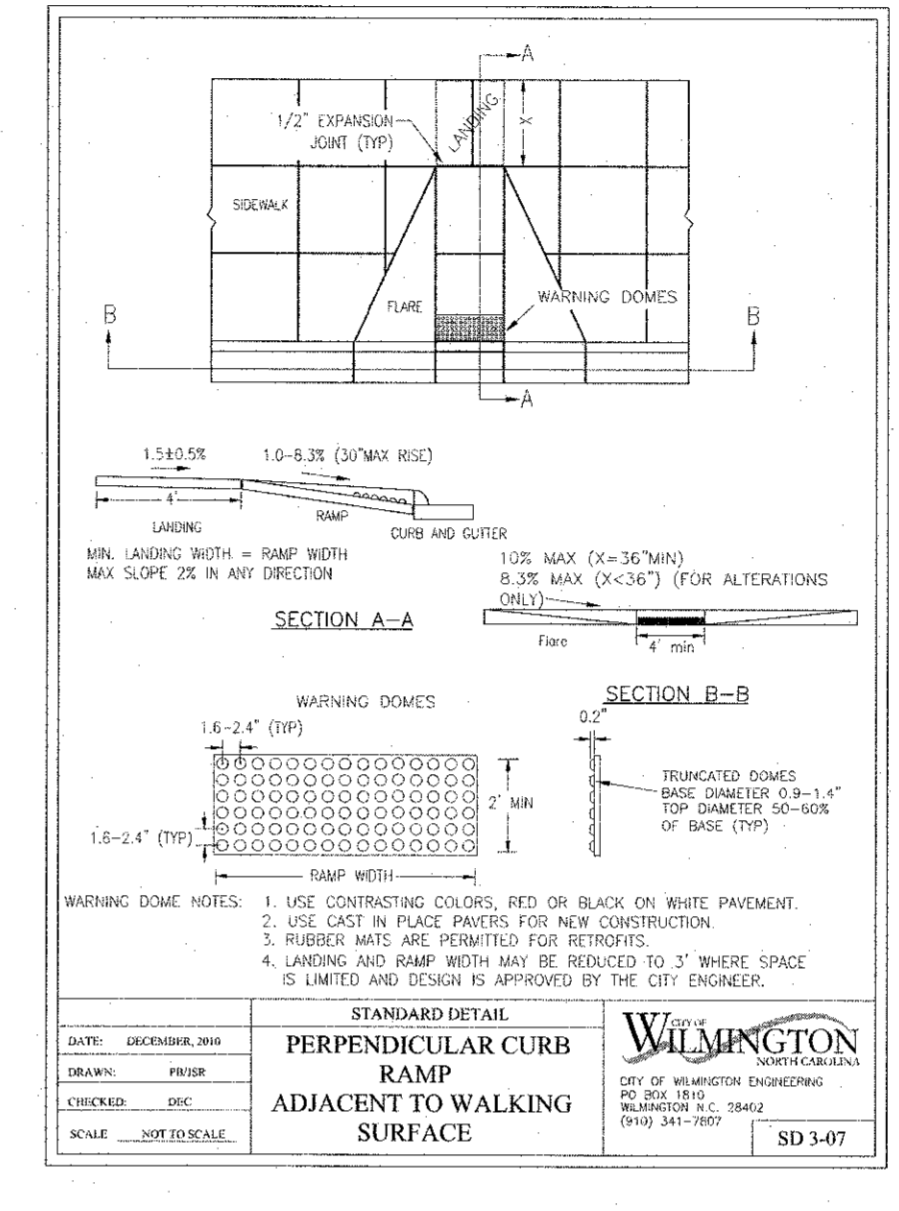
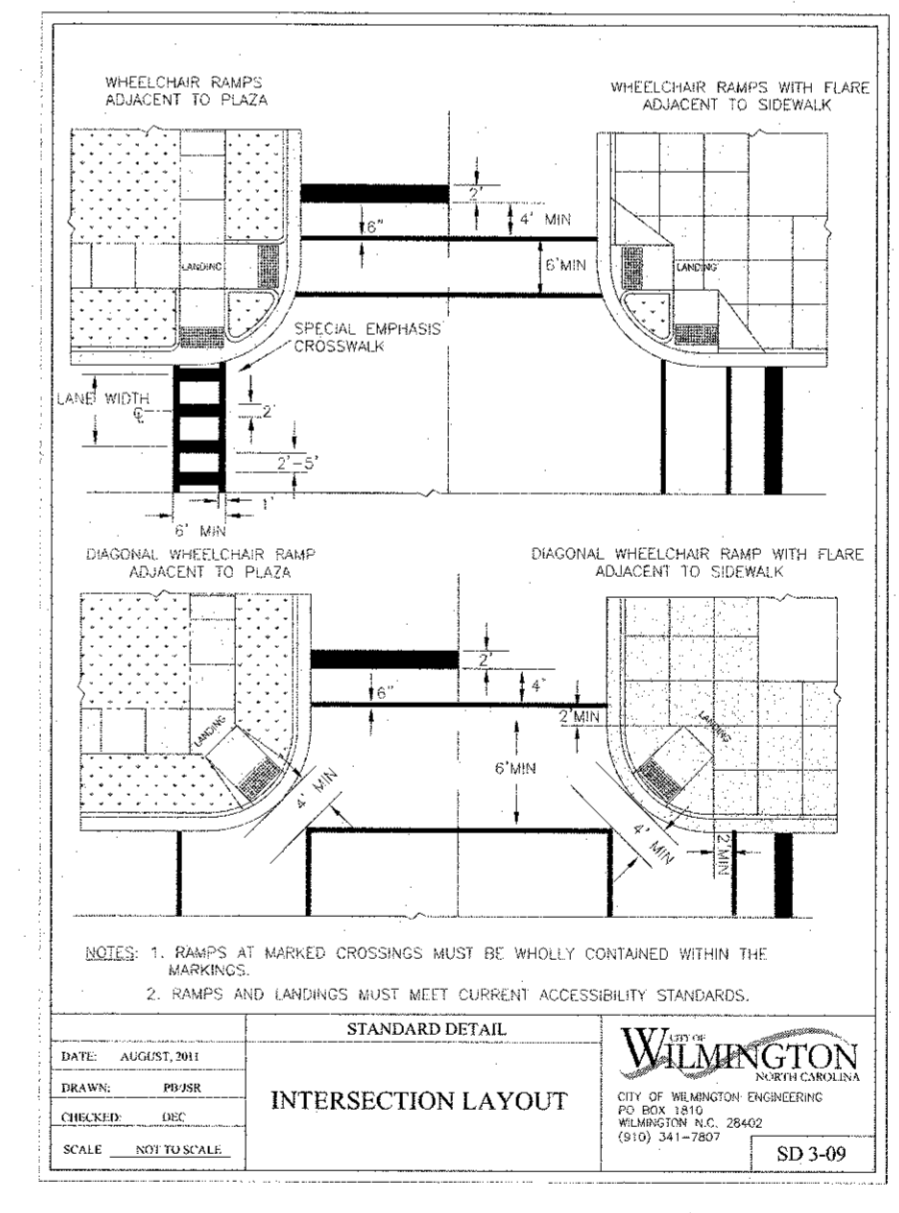
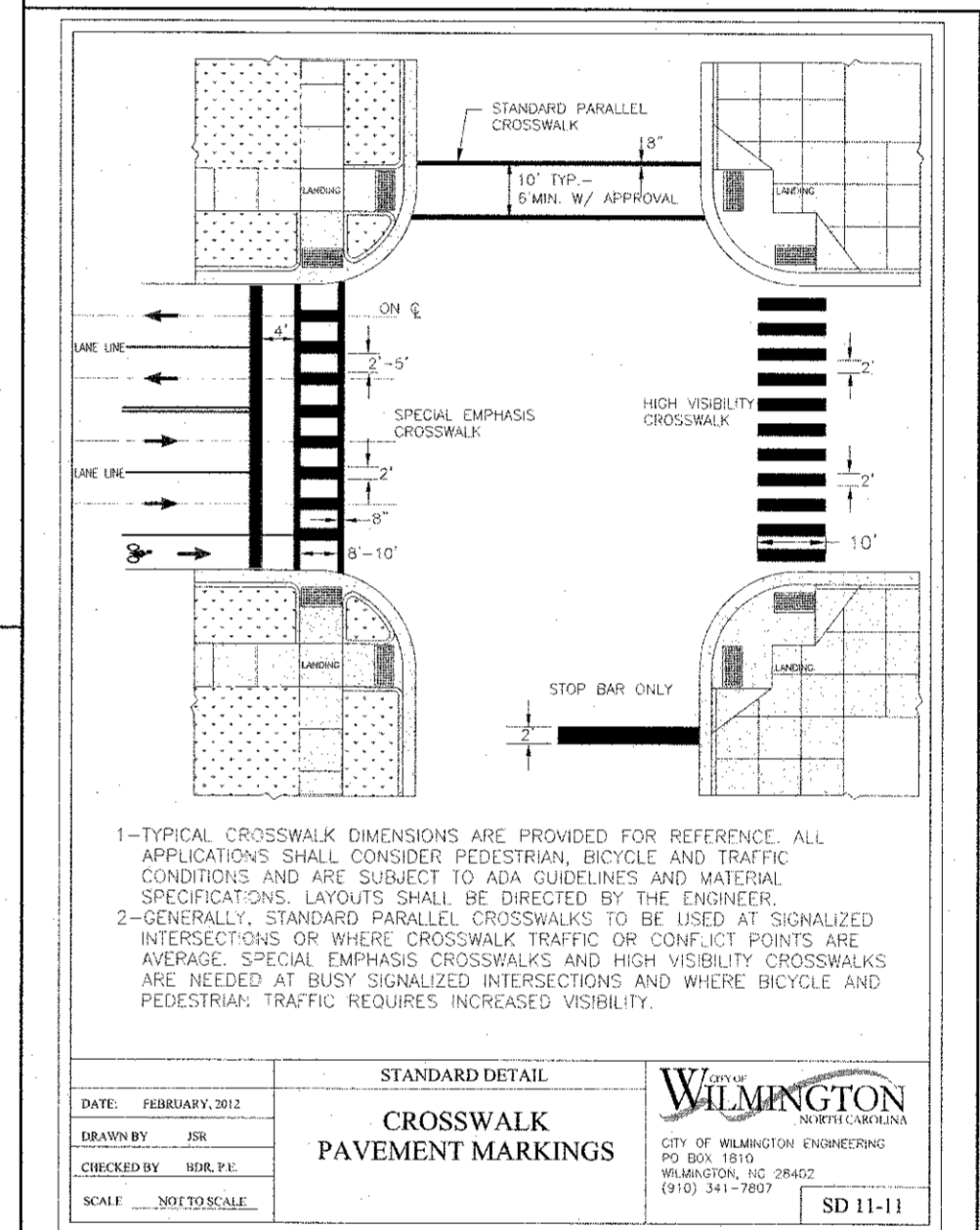
DATE 12-06-18
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C3

SHEET 3 OF 6
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REVISIONS		
No.	Description	By

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



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WILMINGTON NORTH CAROLINA

Public Services • Engineering Division

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Signed: _____

17-06-18

PHILIP GREGORY TRIPP
 PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA
 NO. 17374

DATE 12-06-18
 DESIGN PGT
 DRAWN EJW

