

Approved Construction Plan

Name _____ Date _____

Planning _____

Public Utilities _____

Traffic _____

Fire _____



Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____

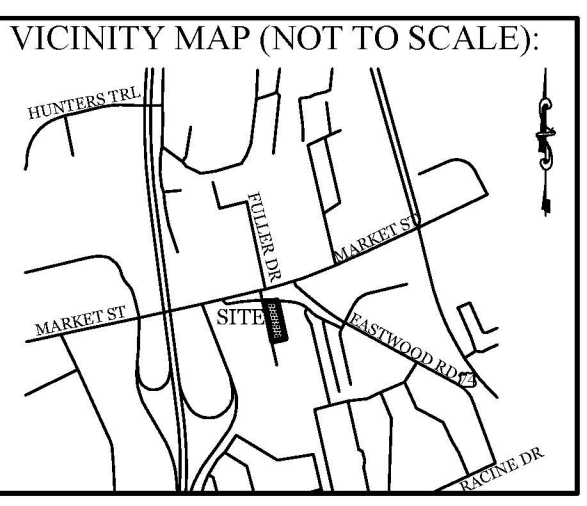
SITE DATA

PARCEL ID: R05009-006-007-000
 ZONING: RB-REGIONAL BUSINESS
 CAMA LAND USE CLASSIFICATION: URBAN
 PROJECT ADDRESS: 5 GARRIS RD. WILMINGTON, NC 28403
 CURRENT OWNERS: CLOS PROPERTIES LLC 20 OLD EASTWOOD RD. WILMINGTON, NC 28403
 TOTAL ACREAGE IN PROJECT BOUNDARY: 95.463 S.F. (2.19 AC.)

EXISTING ONSITE IMPERVIOUS AREAS:
SITE IS VACANT

SOIL TYPE:
 JO (Johnston soils) 31.9%
 Le (Leon sand) 15.2%
 St (Stallings fine sand) 40.1%
 To (Tortumta loamy fine sand) 12.7%
(Per the USDA web soil survey map)

- NOTES:
- EXISTING SURVEY DATA PROVIDED BY CHRIS GAGNE, N.C. PLS No. L-4700.
 - NO WETLANDS EXIST ON SITE PER ECS REPORT DATED 8/22/16.
 - PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, 3720314800K COMMUNITY-PANEL NUMBER 3148, DATED 08/28/18
 - THIS PROPERTY IS NOT AFFECTED BY AN AEC.
 - NO CONSERVATION RESOURCES EXIST ON SITE.
 - THIS PROPERTY IS NOT AFFECTED BY ANY HISTORIC OR ARCHAEOLOGICAL SITES.
 - PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, A CONSTRUCTION ENTRANCE AND SILT FENCING SHALL BE INSTALLED.
 - 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.
 - TREE PROTECTION SIGNAGE SHALL BE ADDED ALONG THE LIMITS OF DISTURBANCE ADJACENT TO TREES EVERY 100' TO PROTECT TREES ADJACENT TO THE CONSTRUCTION SITE.
 - OWNER WILL PROVIDE A PAYMENT IN LIEU FOR THE REQUIRED TREE MITIGATION.



REVISIONS

INTRACOASTAL ENGINEERING, PLLC

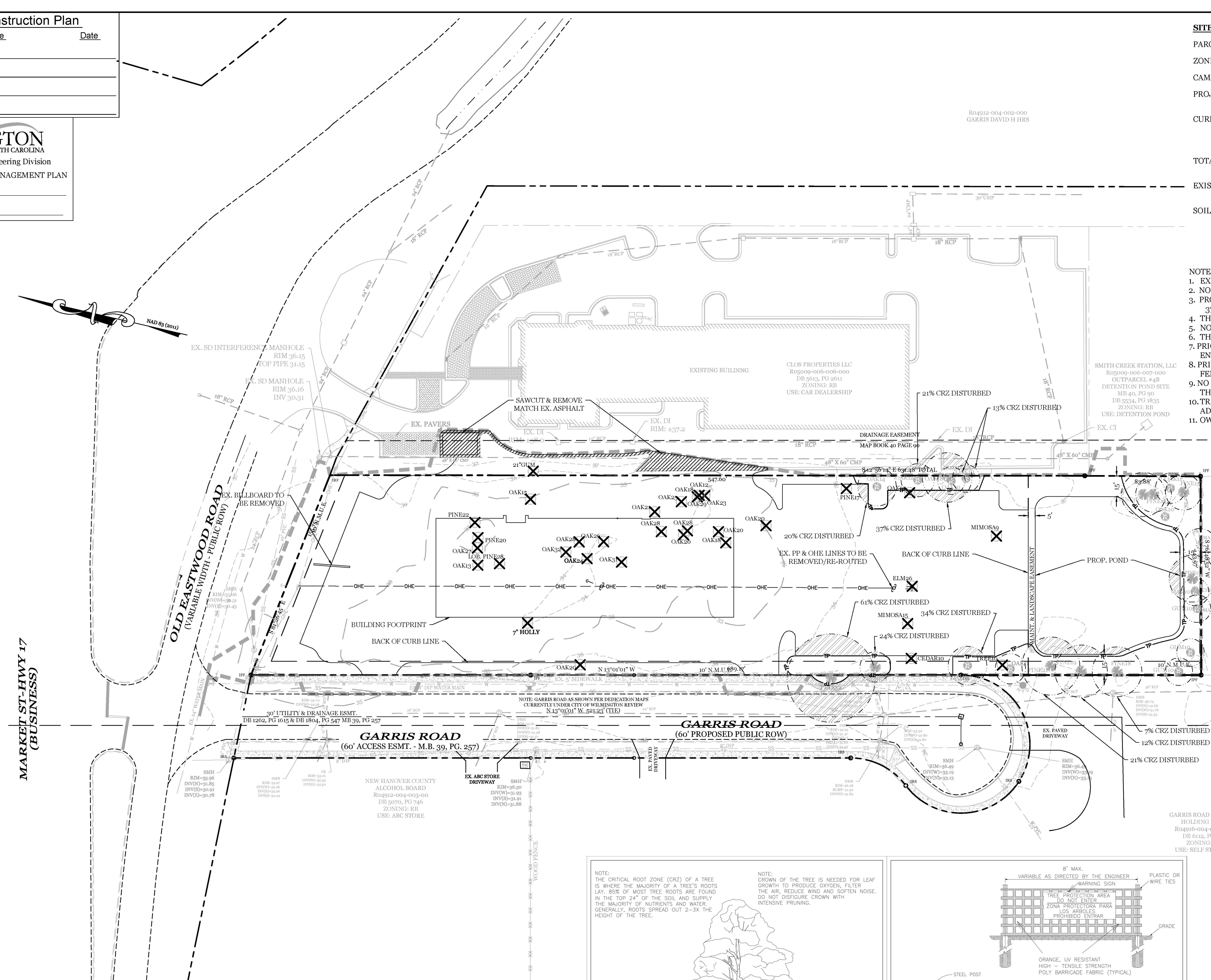
5725 Oleander Dr. Unit E-7
 Wilmington, North Carolina 28403
 Phone: 910.859.8983
 Email: charlie@intracoastalengineering.com
 License Number P-0662

EXISTING CONDITIONS, TREE REMOVAL & PROTECTION PLAN

FOR

CAPE FEAR MOTO GROUP

WILMINGTON, NORTH CAROLINA



S. J. PORTER PROPERTIES LLC
R05009-004-007-000
DB 2151, PG 0463
ZONING: RB
USE: CAR DEALERSHIP

THE UNITED HOLY CHURCH INC
R04912-003-013-000
DB 2681, PG 0433
ZONING: RB
USE: CHURCH

PELICAN COMPANIES INC
R04912-003-013-000
DB 2159, PG 0223
ZONING: RB
USE: BUILDING SUPPLY

MARKET ST-HWY 17 (BUSINESS)

OLD EASTWOOD ROAD (VARIABLE WIDTH - PUBLIC ROW)

GARRIS ROAD (60' ACCESS ESMT. - M.B. 39, PG. 257)

GARRIS ROAD (60' PROPOSED PUBLIC ROW)

NOTE: THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF A TREE'S ROOTS LAY. 85% OF MOST TREE ROOTS ARE FOUND IN THE TOP 24" OF THE SOIL AND SUPPLY THE MAJORITY OF NUTRIENTS AND WATER. GENERALLY, ROOTS SPREAD OUT 2-3X THE HEIGHT OF THE TREE.

NOTE: CROWN OF THE TREE IS NEEDED FOR LEAF GROWTH TO PRODUCE OXYGEN, FILTER THE AIR, REDUCE WIND AND SOFTEN NOISE. DO NOT DISRUPT CROWN WITH INTENSIVE PRUNING.

CRZ
8" MAX

ORANGE SAFETY FENCE OR ORANGE SILT FENCE (TYPICAL)

STANDARD DETAIL
TREE PROTECTION DURING CONSTRUCTION
 SHEET 2 of 2

DATE: JAN 2018
 DRAWN BY: JRE
 CHECKED BY: RKG, P.E.
 SCALE: NOT TO SCALE

CITY OF WILMINGTON
 WILMINGTON, NC 28402
 (910) 341-7807

NOTE: 1. THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
 2. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH, MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
 3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 100' IN PERIMETER, PROVIDE NO LESS THAN TWO SIGNS PER PROTECTION AREA.
 4. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCING AND SIGNS THROUGHOUT DURATION OF PROJECT.
 5. TREE PROTECTION FENCING AND SIGNAGE SHALL BE REMOVED AFTER CONSTRUCTION.
 6. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF WILMINGTON, BASED ON ACTUAL FIELD CONDITIONS.

FRONT VIEW
 SIDE VIEW

STANDARD DETAIL
TREE PROTECTION DURING CONSTRUCTION
 SHEET 2 of 2

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MITIGATION REQUIRED FOR REMOVAL OF SIGNIFICANT TREES

QTY	SIZE	TYPE	% MITIGATION	REPLACEMENT TREE QTY
1	24"	OAK	100%	16.00
1	25"	OAK	100%	16.67
1	26"	OAK	100%	17.33
1	27"	OAK	100%	18.00
3	28"	OAK	100%	56.00
1	29"	OAK	100%	19.33
1	31"	OAK	100%	20.67
1	32"	OAK	100%	21.33
2	9"	MIMOSA	25%	3.00
3	15"	MIMOSA	25%	7.50
1	26"	ELM	50%	8.67
TOTAL REPLACEMENT TREES				205

LEGEND

- PROPERTY LINE
- ADJACENT
- TREE PROTECTION FENCE LIMITS OF DISTURBANCE
- EX. 101
- EX. WATER MAIN
- EX. SS MAIN
- EX. FIRE HYDRANT
- PROPOSED DEMO AREAS

Scale: 1"=40'

CLIENT INFORMATION:

CLOS PROPERTIES, LLC
 SHANE HEFFERNAN
 255 OLD EASTWOOD ROAD
 WILMINGTON, NC 28403
 (910) 202-4662

DRAWN: JAE SHEET SIZE: 24 X 36
 CHECKED: CDC DATE: 9/3/2020
 APPROVED: CDC SCALE: 1" = 40'
 PROJECT NUMBER: 2019-027

DRAWING NUMBER: **C-0**

1 OF 8

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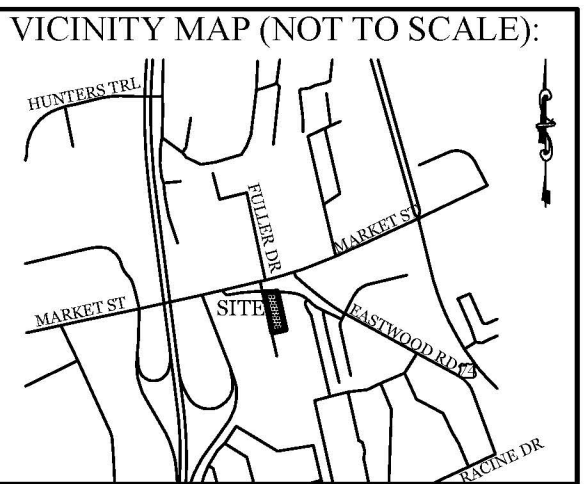
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 TOTAL DISTURBED AREA: 2.4 AC.
 PROPOSED USE: MOTORCYCLE SALES
 PROPOSED CONSTRUCTION TYPE: V-B (COMMERCIAL)
 BUILDING SIZE: 14,600 SF GFA (17,855 S.F. ROOF)
 BUILDING HEIGHT: ±25' / 1 STORY (35' MAX PER ZONING)
 BUILDING SETBACKS:
 FRONT: REQUIRED= 25' PROPOSED= 87'
 SIDE: REQUIRED= 0'/25' CORNER SIDE PROPOSED= 32'/39'
 REAR: REQUIRED= 15' PROPOSED= 335'

CALCULATION FOR BUILDING COVERAGE:
 PROPOSED COVERAGE 17,855 S.F. ÷ 95,463 S.F. = 18.7%

PARKING REQUIRED (14,600 S.F. MOTORCYCLE DEALERSHIP):
 MIN: 1 PER 500 S.F. G.F.A.: 29 SPACES (2 H.C.)
 MAX: (150% OF MIN): 44 SPACES
 PARKING PROVIDED= 35 SPACES (2 H.C.)
 BICYCLE PARKING REQUIRED: (MIN. 5 PER 25-125 VEHICLE SPACES)
 REQUIRED: 5 SPACES
 PROVIDED: 5 SPACES
 STREET YARD (OLD EASTWOOD RD: (MULTIPLIER: 25' MAX: 37.5' MIN: 12.5'))
 REQUIRED: 3,894 S.F. (155.75' X 25')
 PROVIDED: 4,000 S.F.
 STREET YARD (GARRIS RD: (MULTIPLIER: 12.5' MAX: 18.75' MIN: 6.25'))
 REQUIRED: 7,990 S.F. (689.17'-50' X 12.5')
 PROVIDED: 8,100 S.F.
 FOUNDATION PLANTINGS:
 NORTH FACE REQUIRED: 215 SF (1,788 SF X 12%)
 PROVIDED: 220 SF
 SOUTH FACE REQUIRED: 215 SF (1,788 SF X 12%)
 PROVIDED: 225 SF
 EAST FACE REQUIRED: 648 SF (5,400 SF X 12%)
 PROVIDED: 649 SF
 WEST FACE REQUIRED: 648 SF (5,400 SF X 12%)
 PROVIDED: 651 SF
 EXISTING SEWER AND WATER DEMAND: 0 GPD
 PROPOSED SEWER AND WATER DEMAND:
 4 FIXTURES @ 125 GAL/FIXTURE = 500 GPD
 ESTIMATED TRIP GENERATION: (Per Trip Generation Manual, 10th Edition:
 14,600 SF MOTORCYCLE DEALERSHIP (ITE CODE 840)
 AM PEAK: 27 PM PEAK: 36 DAILY: 467

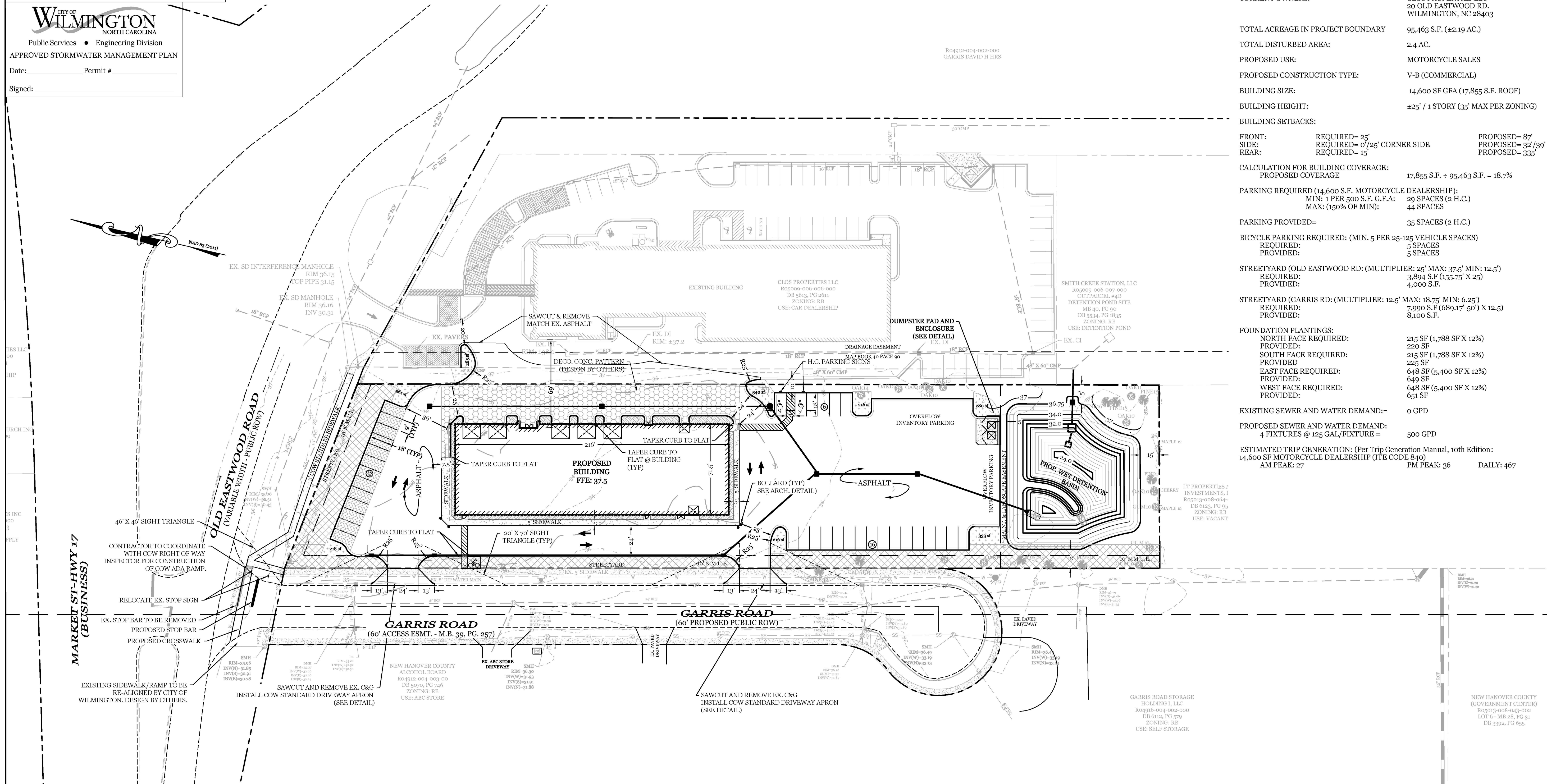


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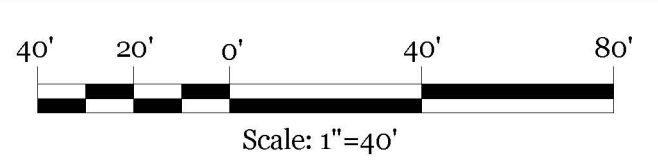
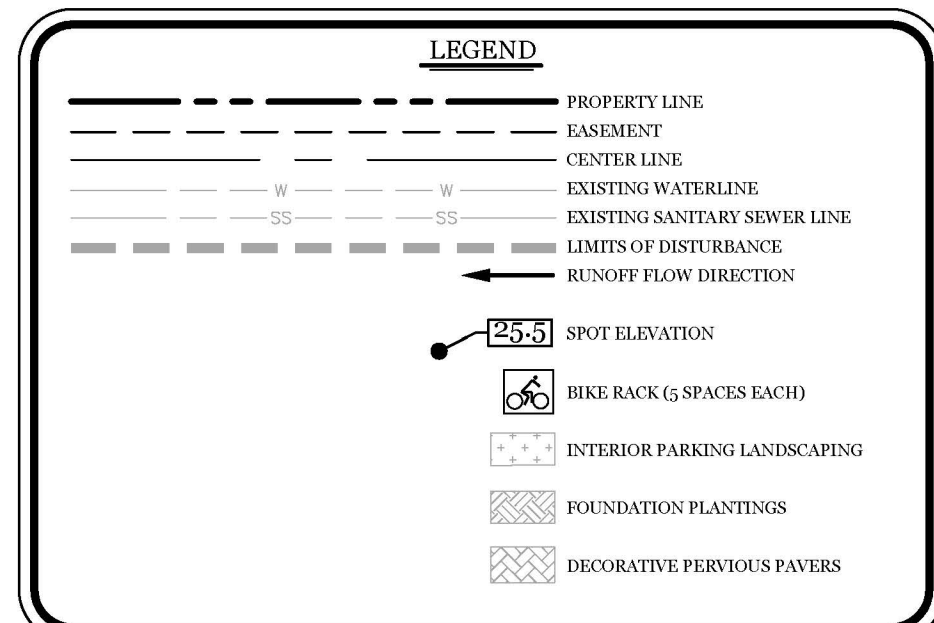
NO.	DATE	DESCRIPTION

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 5725 Oleander Dr. Unit E-7
 Wilmington, North Carolina 28403
 Phone: 910.859.8983
 Email: Charlie@intracoastalengineering.com
 License Number P-0662

SITE PLAN
 FOR
CAPE FEAR MOTO GROUP
 WILMINGTON, NORTH CAROLINA



- DEVELOPMENT NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF WILMINGTON ZONING ORDINANCE.
 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & CITY OF WILMINGTON REGULATIONS.
 - RUNOFF FROM ALL IMPERVIOUS SURFACES, INCLUDING ROOF DRAINAGE, TO BE DIRECTED TO STORM DRAIN SYSTEM.
- FIRE & SAFETY NOTES:**
- PROPOSED BUILDING WILL NOT BE SPRINKLED
 - PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS.
 - ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
 - HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.
 - IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
 - CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS ON THE SITE THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
- GENERAL TRAFFIC NOTES:**
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS OFF THE R/W TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 - ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS. [DETAIL SD 15-13 & SD 11-3 COFW TECH STDS]
 - ALL SIGNS AND PAVEMENT MARKINGS OFF RIGHT OF WAY ARE TO MEET/BE MAINTAINED TO MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS. [DETAIL SD 15-13 & SD 11-3 COFW TECH STDS]
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5899 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN ROW.
 - ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10'.
 - STREET TREES MUST BE LOCATED A MINIMUM OF 15 FEET FROM STREET LIGHTS. [COFW SD 15-17]
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 - STREET LIGHTS TO BE PROVIDED TO MEET CITY OF WILMINGTON STANDARDS PRIOR TO REQUEST FOR C.O.



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 SHANE HEFFERNAN
 255 OLD EASTWOOD ROAD
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 (910) 202-4662

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CHECKED: CDC	DATE: 9/3/2020
APPROVED: CDC	SCALE: 1" = 40'
PROJECT NUMBER: 2019-027	

DRAWING NUMBER: **C-1**
 2 OF 8

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 TOTAL DISTURBED AREA: 2.4 AC.
 BUILDING SIZE: 14,600 SF GFA (17,855 S.F. ROOF)
 PROPOSED ON-SITE IMPERVIOUS AREAS:
 BUILDING: 17,855 S.F.
 ASPHALT: 34,824 S.F.
 DECO. CONCRETE: 7,210 S.F.
 DECO. PERVIOUS PAVERS: 1,900 S.F.
 CONCRETE SIDEWALK/PATIO, C&G: 3,045 S.F.
 TOTAL: 64,834 S.F. (67.9%)
 PROPOSED OFF-SITE IMPERVIOUS AREAS:
 CONCRETE DRIVE APRONS: 1,020 S.F.
 CONCRETE SIDEWALK: 1,030 S.F.
 ASPHALT: 2,357 S.F.
 TOTAL: 4,407 S.F.
 EXISTING SEWER AND WATER DEMAND: 0 GPD
 PROPOSED SEWER AND WATER DEMAND:
 4 FIXTURES @ 125 GAL/FIXTURE = 1,000 GPD

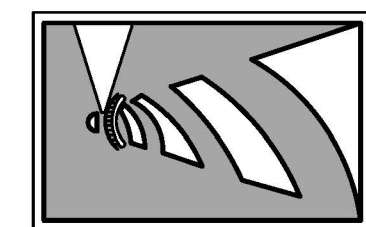
VICINITY MAP (NOT TO SCALE):



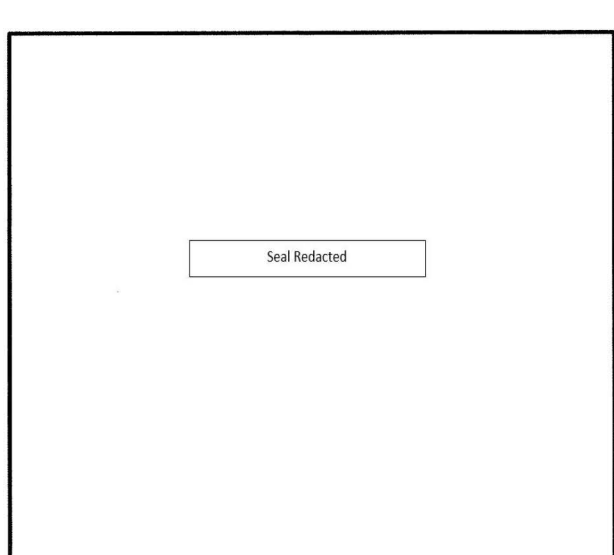
REVISIONS

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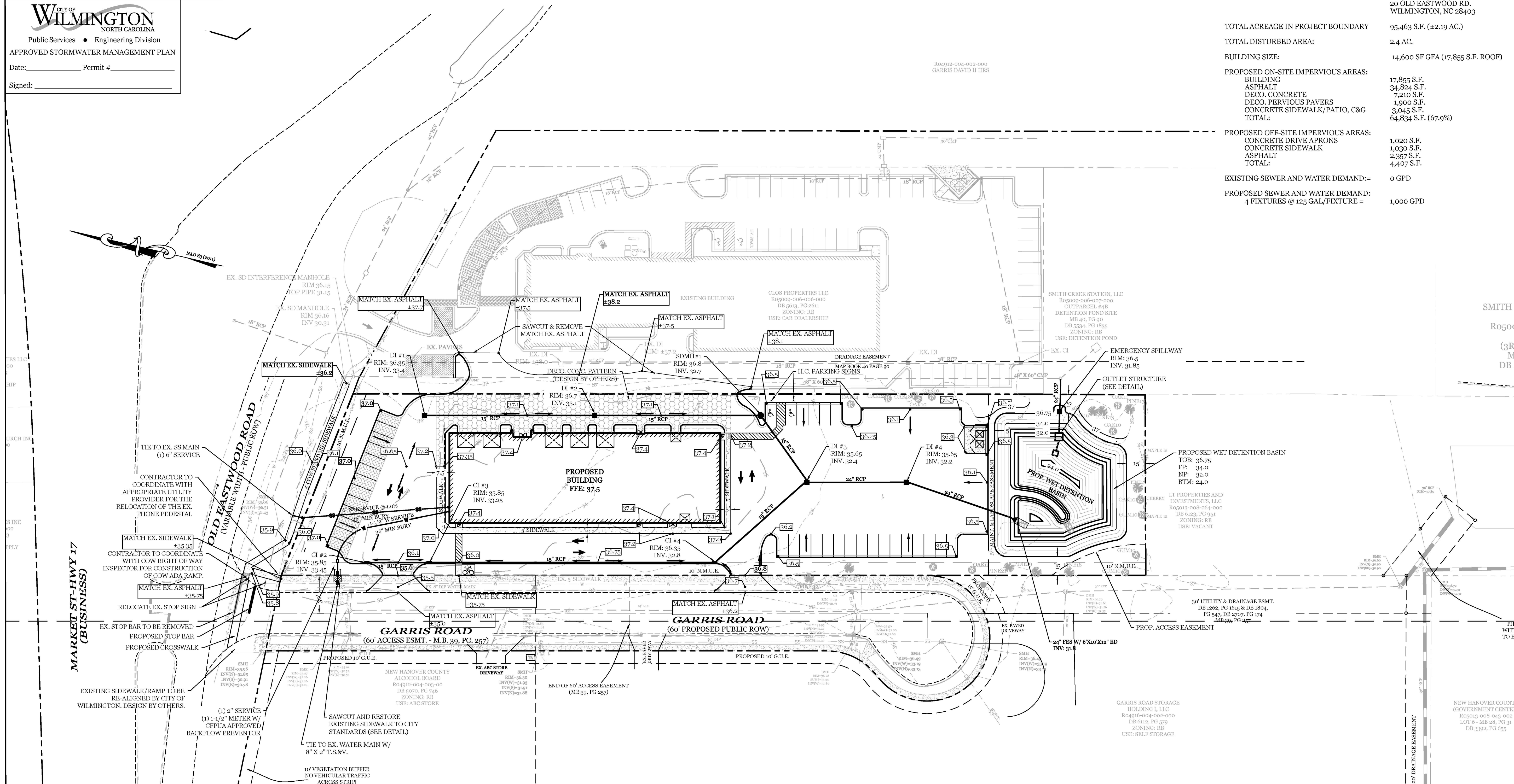


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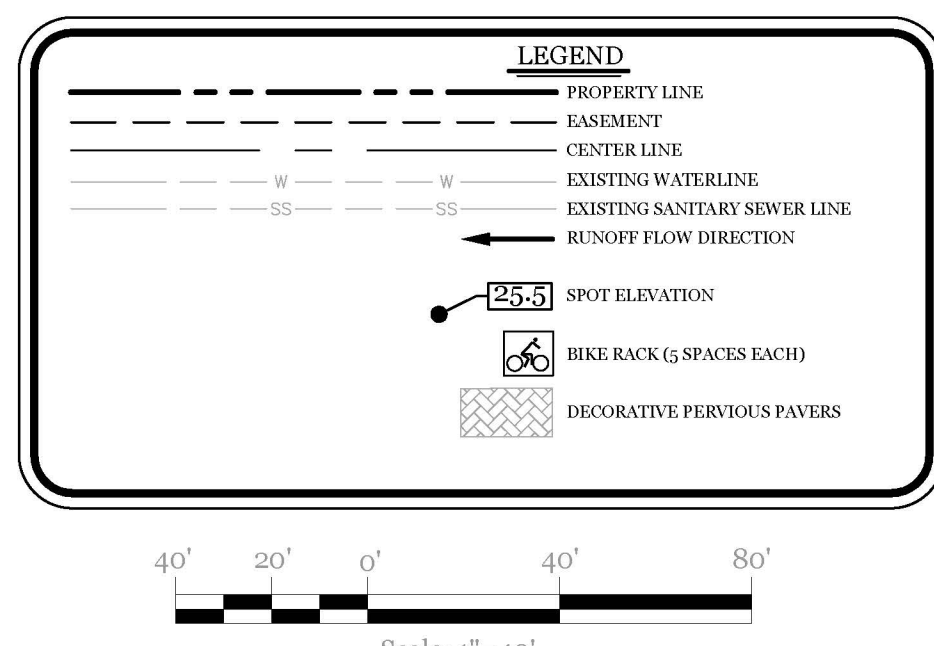
DRAWN: JAE SHEET SIZE: 24 X 36
 CHECKED: CDC DATE: 9/3/2020
 APPROVED: CDC SCALE: 1" = 40'
 PROJECT NUMBER: 2019-027

DRAWING NUMBER: **C-2**
 3 OF 8



- DEVELOPMENT NOTES:**
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 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & CITY OF WILMINGTON REGULATIONS.
 - RUNOFF FROM ALL IMPERVIOUS SURFACES, INCLUDING ROOF DRAINAGE, TO BE DIRECTED TO STORM DRAIN SYSTEM.
- UTILITY NOTES:**
- EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
 - ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
 - ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.
 - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFC/COCHR OR ASSE.
 - 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.
 - 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.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL NCR811 AT 811 OR 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.
 - THE PROCESS FOR TELEPHONE CABLE PLACEMENT: * FINAL GRADE WILL NEED TO BE ESTABLISHED. * POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. * TELEPHONE & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP. * SOLID WASTE DISPOSAL BY PRIVATE DUMPSTER SERVICE.

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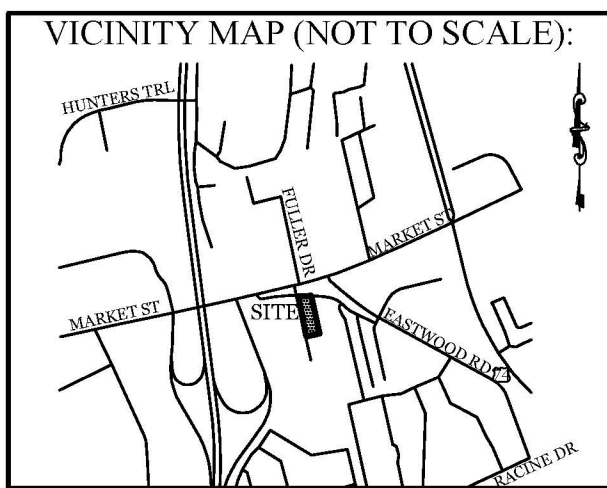
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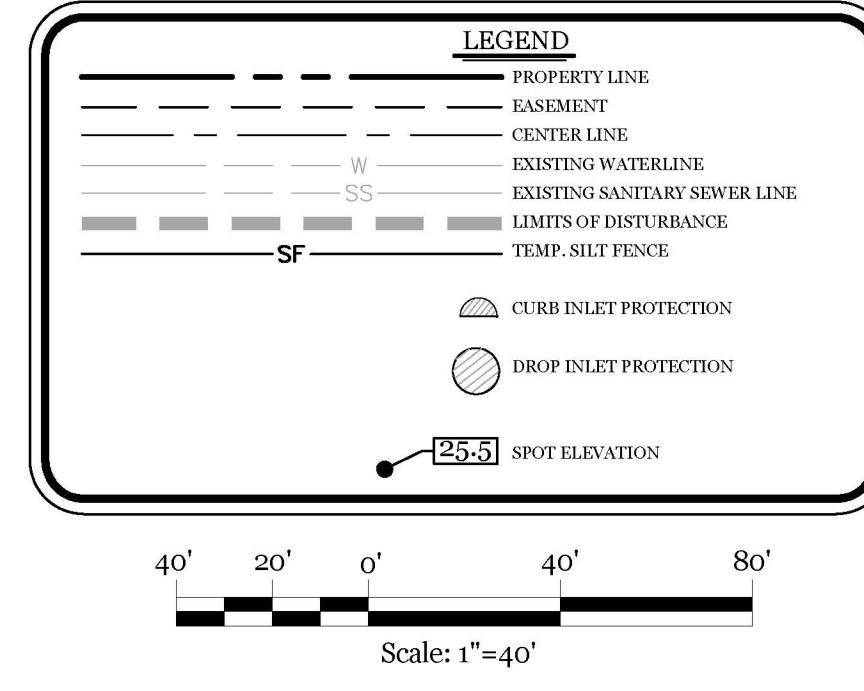
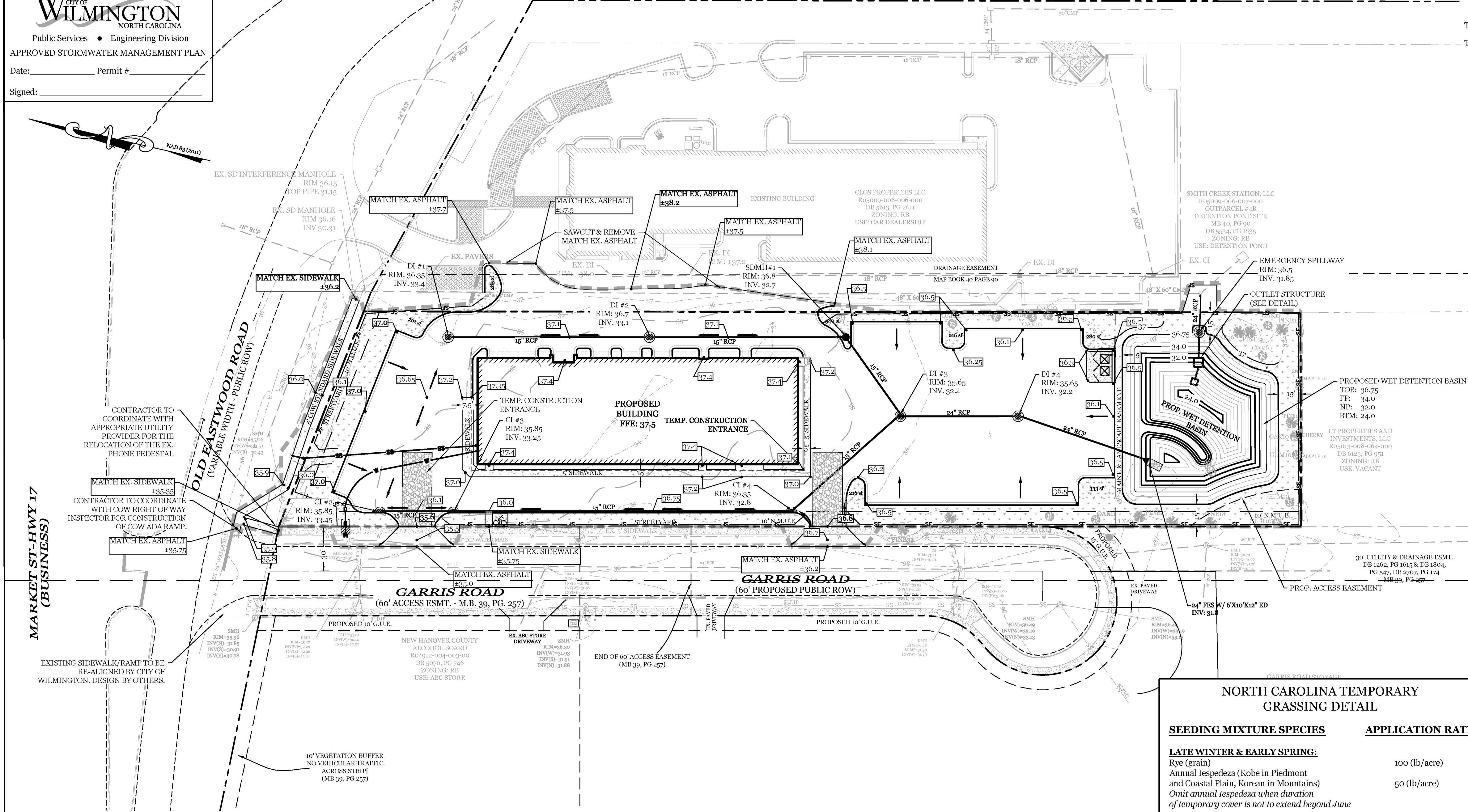
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Phone: 910.859.8983
Email: charlie@intracoastalengineering.com
License Number P-0662



- MAINTENANCE PLAN:**
- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF INCH RAINFALL.
 - ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF 2-3 INCH STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED, WASHED OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
 - SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION, SEDIMENT TRAP BAFFLES, AND ROCK PIPE INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS AS DESIGNED. DEBRIS WILL BE REMOVED FROM THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. SILT SACKS WILL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND BEAVER DAMS, DANDY SACKS AND SOCKS ONCE A WEEK AND AFTER EVERY RAIN EVENT.
 - CHECK SEDIMENT BASIN AND BAFFLES WEEKLY & AFTER EACH RAINFALL EVENT. REMOVE SEDIMENT FROM TRAP & BAFFLES AND RESTORE TO ORIGINAL VOLUME WHEN SEDIMENT ACCUMULATES TO ABOUT 1/2 THE DESIGN VOLUME. REPAIR / REPLACE BAFFLES IF TORN, COLLAPSED, OR INEFFECTIVE.
 - DIVERSION DITCHES WILL BE CLEANED OUT IMMEDIATELY TO REMOVE SEDIMENT OR OBSTRUCTIONS FROM THE FLOW AREA. THE DIVERSION RIDGES WILL ALSO BE REPAIRED. SWALES MUST BE TEMPORARILY STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY PHASE OF ACTIVITY ASSOCIATED WITH A SWALE.
 - SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF FILLED. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. STAKES MUST BE STEEL. STAKE SPACING WILL BE 6 FEET MAX. WITH THE USE OF EXTRA STRENGTH FABRIC, WITHOUT WIRE BACKING. STAKE SPACING WILL BE 8 FEET MAX WHEN STANDARD STRENGTH FABRIC AND WIRE BACKING ARE USED. IF ROCK FILTERS ARE DESIGNED AT LOW POINTS IN THE IN THE SEDIMENT FENCE THE ROCK WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF FULL OF SEDIMENT, NO LONGER DRAINS AS DESIGNED OR IS DAMAGED.
 - FAIRCLOTH SKIMMER TO BE ROUTINELY CHECKED FOR SEDIMENT ACCUMULATION, TRASH, AND DEBRIS CLOGGING THE WATER ENTRY ORIFICES. PULL SKIMMER TO SIDE OF BASIN AND HAND REMOVE SEDIMENT AND DEBRIS TO RESTORE FLOW TO ORIGINAL STATE.

- CONSTRUCTION SEQUENCE:**
- CONSTRUCTION OF SITE TO START WITH INSTALLATION OF CONSTRUCTION ENTRANCE AND SILT FENCE ALONG ALL LOCATIONS PER PLANS. UPON INSTALLATION OF SILT FENCE, TREES SHOULD BE REMOVED IN LOCATIONS AS NECESSARY. ALL SLOPED AREAS SHOULD BE SEEDED IN ACCORDANCE TO SPECIFICATIONS. SLOPE STABILIZATION IS WITHIN 7-14 CALENDAR DAYS OF ANY PHASE OF CONSTRUCTION. ALL OTHER AREAS MUST BE STABILIZED WITHIN 15 WORKING DAYS. CONTRACTOR TO FOLLOW NPDES STABILIZATION REQUIREMENTS PER TABLE ON THIS SHEET AS WELL. MOST STRINGENT REQUIREMENT TO BE MET.
- GENERAL CLEARING AND GRADING OF THIS SITE WILL NOT BE DONE UNTIL THE TEMPORARY SILT FENCE & CONSTRUCTION ENTRANCE HAS BEEN INSTALLED.
 - NO CUT SLOPE OR FILL SLOPE SHALL EXCEED A RISE OR FALL OF ONE FOOT FOR EVERY RUN OF 3 FEET (1 VERTICAL TO 3 HORIZONTAL).
 - NO SEDIMENT WILL BE ALLOWED TO EXIT THE SITE. ALL EROSION SHALL BE CONTROLLED INCLUDING SIDE SLOPES DURING AND AFTER CONSTRUCTION.
 - INSTALL PRIMARY EROSION CONTROL MEASURES BEFORE BEGINNING CONSTRUCTION INCLUDING BUT NOT LIMITED TO GRAVELED CONSTRUCTION ENTRANCE, SILT FENCE, TREE PROTECTION FENCE & SEDIMENT BASINS. INSTALL ALL SECONDARY EROSION CONTROL MEASURES, SUCH AS INLET PROTECTION AS SOON AS POSSIBLE AFTER BEGINNING CONSTRUCTION.
 - ALL EROSION CONTROL MEASURES TO BE INSPECTED AFTER EACH RAIN. SILT FENCE AND INLET PROTECTION TO BE CLEANED WHEN HALF FULL.
 - A 4" LAYER OF TOPSOIL SHALL BE APPLIED TO ALL NEW AREAS TO BE GRASSED. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PROJECT IS COMPLETE.
 - MORE STRINGENT MEASURES MAY BE REQUIRED TO HALT EROSION IF THOSE ON THIS PLAN PROVE TO BE LESS EFFECTIVE.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF CONSTRUCTION. ALL PERMANENT MEASURES SHALL BE WELL ESTABLISHED PRIOR TO PROJECT COMPLETION.

SYMBOL	GROUND STABILIZATION CRITERIA		
	SITE AREA DESCRIPTION	STABILIZATION TIMEFRAME	STABILIZATION TIMEFRAME EXCEPTIONS
	* Perimeter dikes, swales, ditches and slopes	7 Days	None
	* High Quality Water (HOW) Zones	7 Days	None
	* Slopes Steeper than 3:1	7 Days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
	* Slopes 3:1 or flatter	14 Days	7-days for slopes greater than 50 ft. in length
	* All other areas with slopes flatter than 4:1	14 Days	None (except for perimeters & HOW Zones)

NORTH CAROLINA TEMPORARY GRASSING DETAIL

SEEDING MIXTURE SPECIES	APPLICATION RATE
LATE WINTER & EARLY SPRING: Rye (grain) Annual Lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains) <i>Omit annual Lespedeza when duration of temporary cover is not to extend beyond June</i>	100 (lb/acre) 50 (lb/acre)
SUMMER: German Millet In the Piedmont and Mountains, a small-stemmed sundgrass may be substituted at a rate of 50 (lb/acre)	40 (lb/acre)
FALL: Rye (grain)	120 (lb/acre)

SEEDING DATES

LATE WINTER & EARLY SPRING:
Mountains - Above 2500 ft: Feb. 15-May 15
Piedmont - Jan. 1-May 1
Coastal Plain - Dec. 1-Apr. 15

SUMMER:
Mountains - May 15-Aug. 15
Piedmont - May 1-Aug. 15
Coastal Plain - Apr. 15-Aug. 15

FALL:
Mountains - Aug. 15-Dec. 15
Coastal Plain and Piedmont - Aug. 15-Dec. 30

SOIL AMENDMENTS:

Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

MULCH:
Apply 4,000 lb/acre straw, anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

MAINTENANCE:
Refertilize if growth is not fully adequate, reseed, refertilize and mulch immediately following erosion or other damage.

NORTH CAROLINA PERMANENT GRASSING DETAIL

SEEDING MIXTURE SPECIES	APPLICATION RATE
FALL & WINTER: Tall Fescue (blend of two or three improved varieties) Rye (grain)	200 (lb/acre) 25 (lb/acre)
SPRING & SUMMER: Pensacola Bahiagrass Sericea Lespedeza Common Bermudagrass German Millet Tall Fescue	50 (lb/acre) 30 (lb/acre) 10 (lb/acre) 10 (lb/acre) 50 (lb/acre)

SEEDING DATES

FALL & WINTER:
January - April
August - December

SOIL AMENDMENTS:
Apply lime and fertilizer according to soil tests, or apply 3,000-5,000 lb/acre ground agricultural limestone (use the lower rate on sandy soils) and 1,000 lb/acre 10-10-10 fertilizer.

MAINTENANCE:
Fertilize according to soil tests or apply 40 lb/acre nitrogen in January or February, 40 lb in September and 40 lb in November, from a 12-4-8, 16-4-8, or similar turf fertilizer. Avoid fertilizer applications during warm weather, as this increases stand losses to disease. Reseed, fertilize, and mulch damaged areas immediately. mow to a height of 2.5-3.5 inches as needed.

SOIL AMENDMENTS:

Apply lime and fertilizer according to soil tests, or apply 3,000 lb/acre ground agriculture limestone and 500 lb/acre 10-10-10 fertilizer.

MAINTENANCE:
Refertilize the following April with 50 lb/acre nitrogen. Repeat as growth requires. may be mowed only once a year. Where a neat appearance is desired, omit sericea and mow as often as needed.

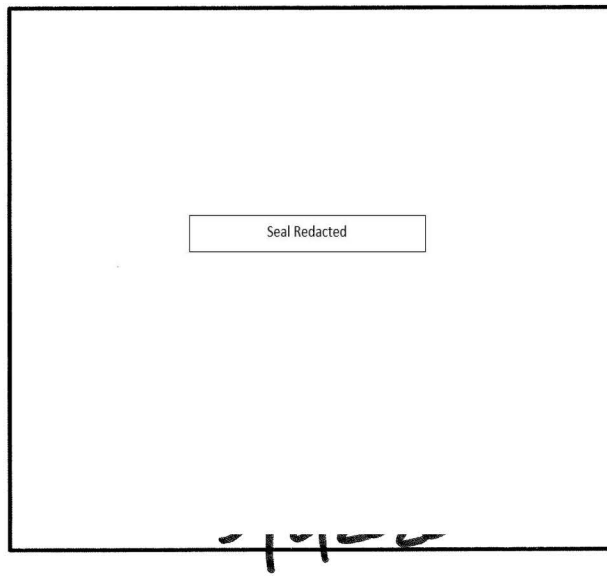
MULCH:
Apply 4,000 lb/acre straw, anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

SEDIMENTATION & EROSION CONTROL PLAN

FOR

CAPE FEAR MOTO GROUP

WILMINGTON, NORTH CAROLINA



CLIENT INFORMATION:

CLOS PROPERTIES, LLC
SHANE HEFFERNAN
255 OLD EASTWOOD ROAD
WILMINGTON, NC 28403
(910) 202-4662

DRAWN: JAE	SHEET SIZE: 24 X 36
CHECKED: CDC	DATE: 9/3/2020
APPROVED: CDC	SCALE: 1" = 40'
PROJECT NUMBER: 2019-027	

DRAWING NUMBER: **C-3**

4 OF 8

Approved Construction Plan

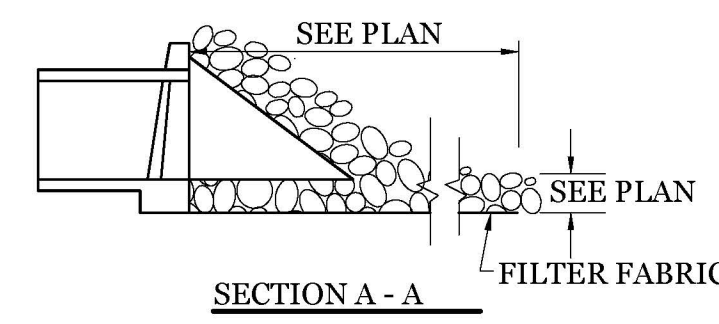
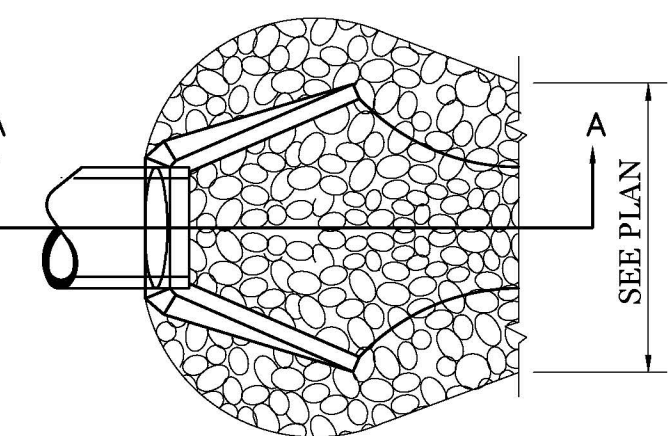
Name _____ Date _____

Planning _____
 Public Utilities _____
 Traffic _____
 Fire _____



Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____
 Signed: _____



ENERGY DISSIPATOR

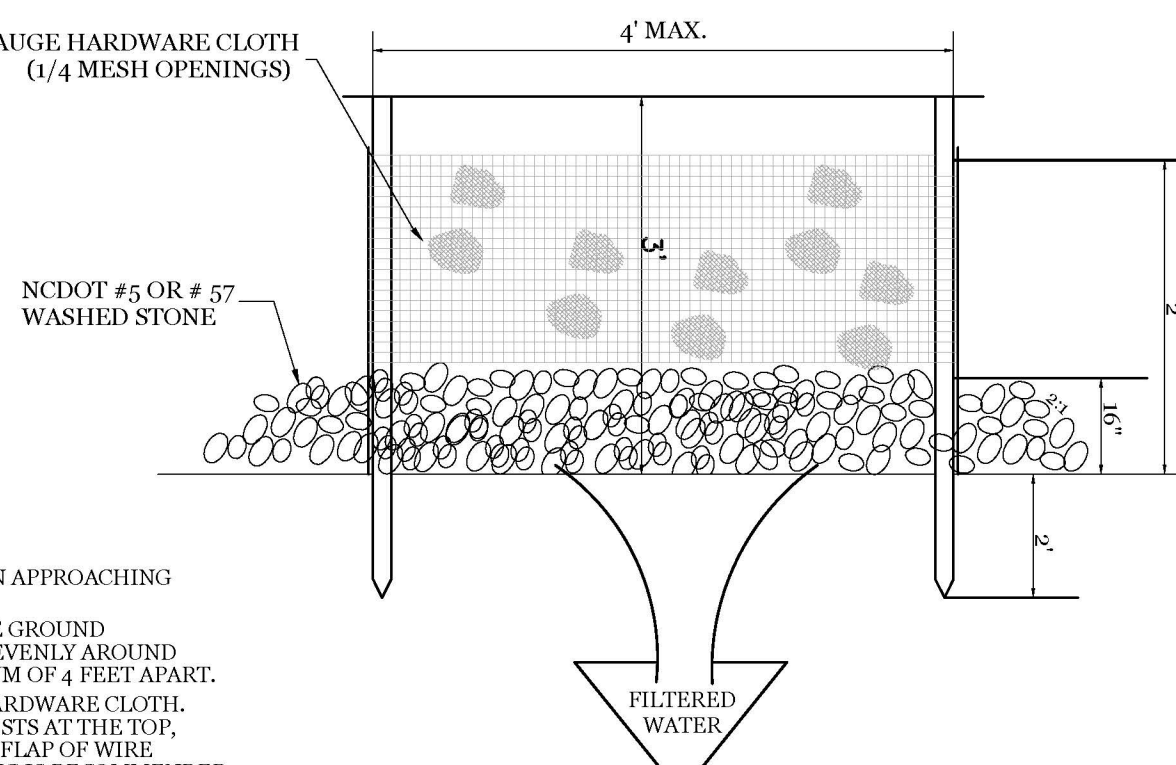
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CONSTRUCTION SPECIFICATIONS:

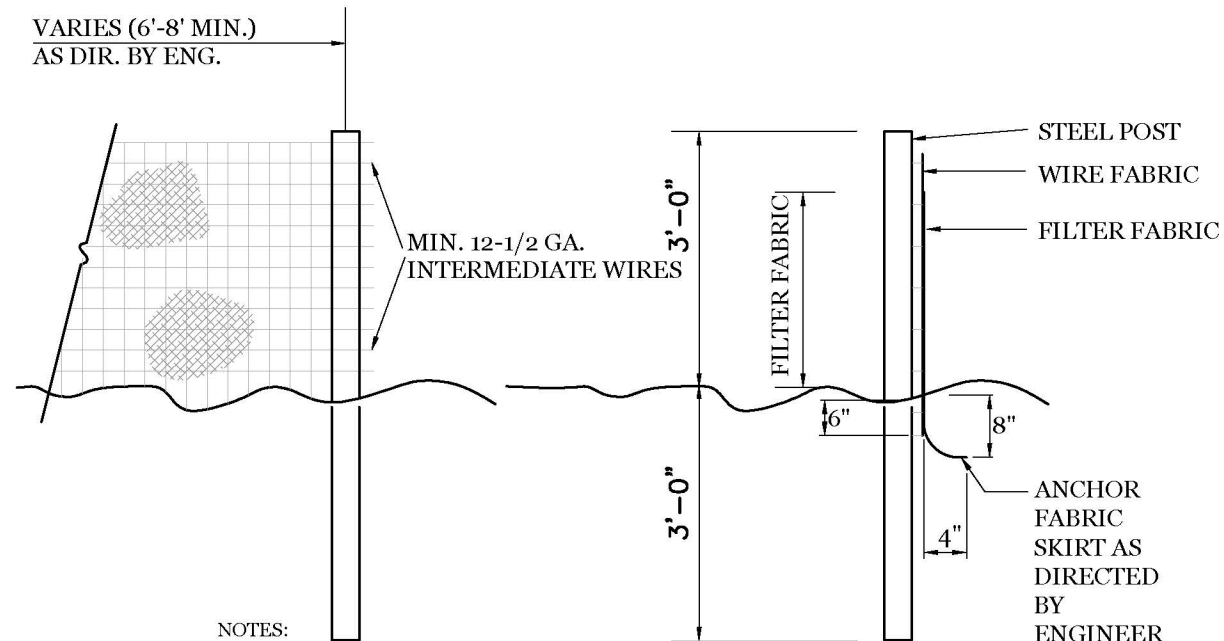
1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
2. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2-FOOT FLAP OF WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
4. PLACE CLEAN GRAVEL (NCDOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
6. COMPACT THE AREA PROPERLY AND STABILIZED IT WITH GROUNDCOVER.

HARDWARE CLOTH AND GRAVEL INLET PROTECTION

NTS



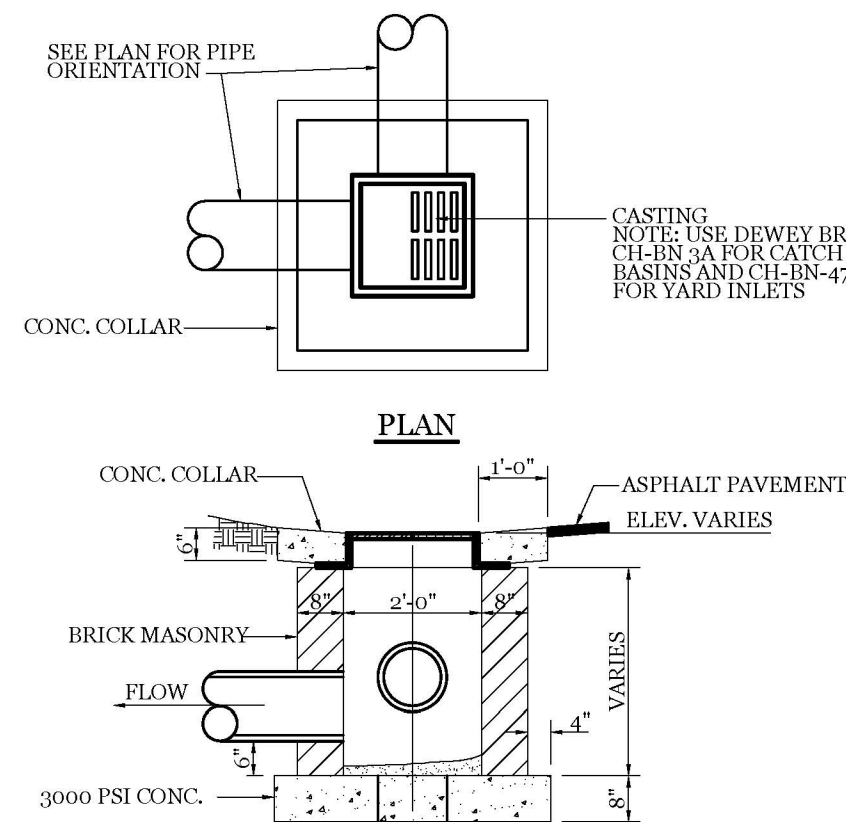
MAINTENANCE:
 INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (4 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.



- NOTES:**
1. FENCE FABRIC SHALL BE A MIN. OF 32" IN WIDTH AND SHALL HAVE A MIN. OF SIX LINE WIRES WITH 12" SPACING.
 2. FABRIC SHALL BE FOR EROSION CONTROL AND MIN. OF 36" IN WIDTH. FABRIC SHALL BE FASTENED ADEQUATELY TO THE WIRE FABRIC AS DIRECTED BY THE ENGINEER.
 3. STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER STEEL ANGLE TYPE.

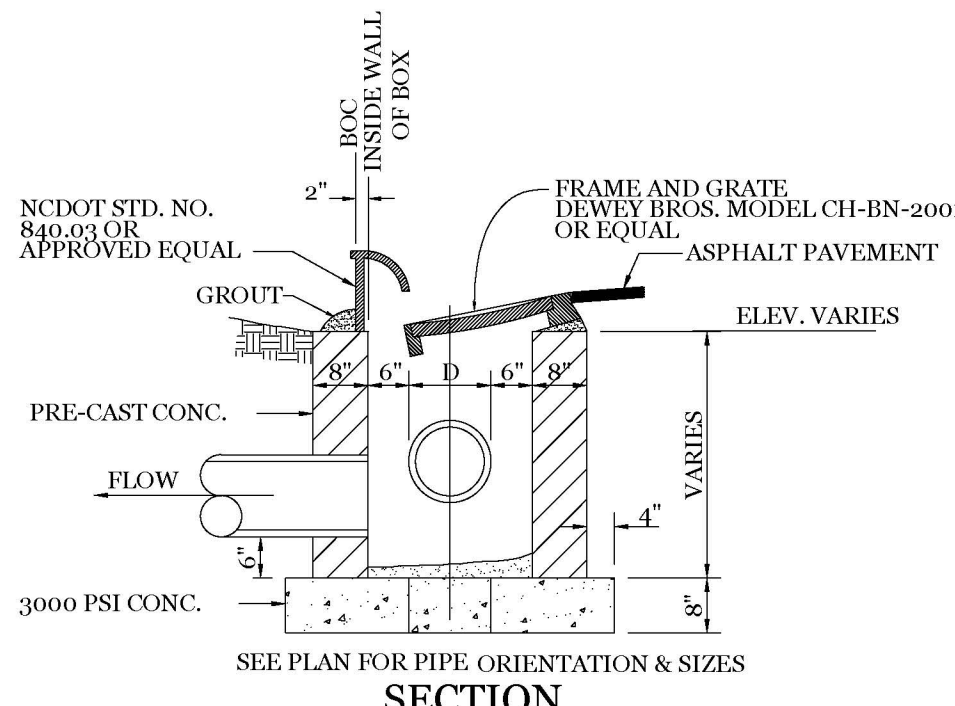
TEMPORARY SILT FENCE

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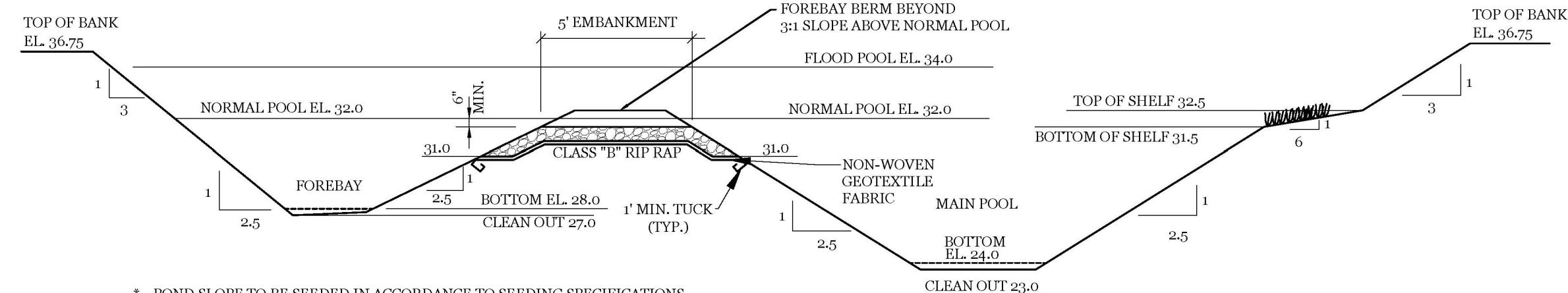
DROP INLET DETAIL

NTS



CURB INLET DETAIL

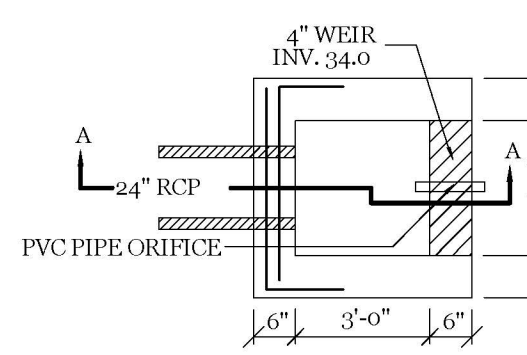
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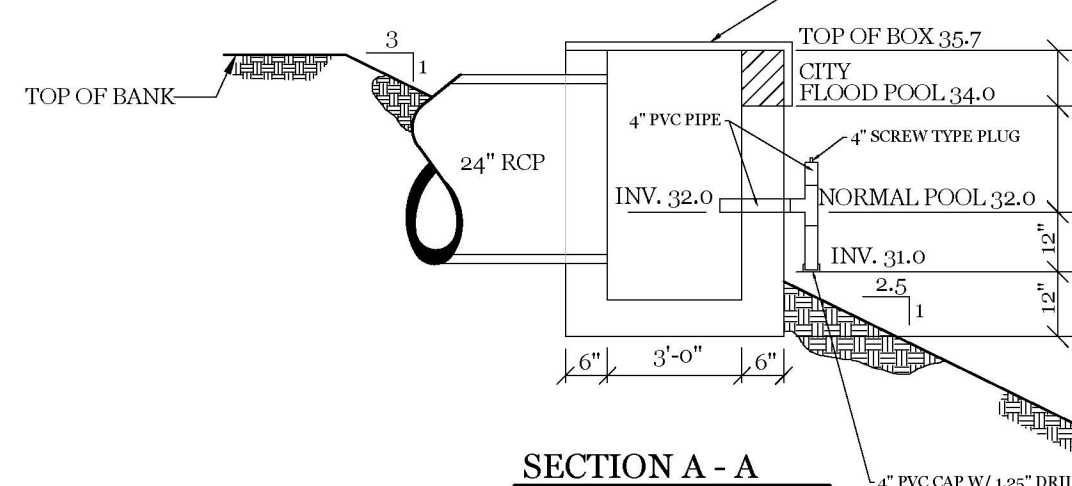
DETENTION POND & FOREBAY SECTION

NTS

- * POND SLOPE TO BE SEEDED IN ACCORDANCE TO SEEDING SPECIFICATIONS
- * 6:1 VEGETATED SHELFLINE TO BE PLANTED WITH WETLAND SPECIES (E. PICKEREL WOOD, DUCK POTATO, SWAMP ROSE, BLUE FLAG, & CARDINAL FLOWER, (OR ENGINEER APPROVED ALTERNATIVE))
- * VEGETATED SHELFLINE SHALL BE PLANTED WITH PLUGS OR POTS AT 24" O.C. IN A CHECKERBOARD PATTERN.
- * VEGETATED SHELFLINE PLANTING SHALL NOT BE PLANTED WITHIN 10' OF THE OUTLET STRUCTURES.
- * A PUMP WILL BE PROVIDED TO DRAIN THE BASIN FOR MAINTENANCE AND EMERGENCIES
- * ANY PORTION OF WET DETENTION BASIN USED FOR SPEC DURING CONSTRUCTION MUST BE CLEANED OUT AND RETURNED TO DESIGN STATE BEFORE USE AS A WET DETENTION BASIN.



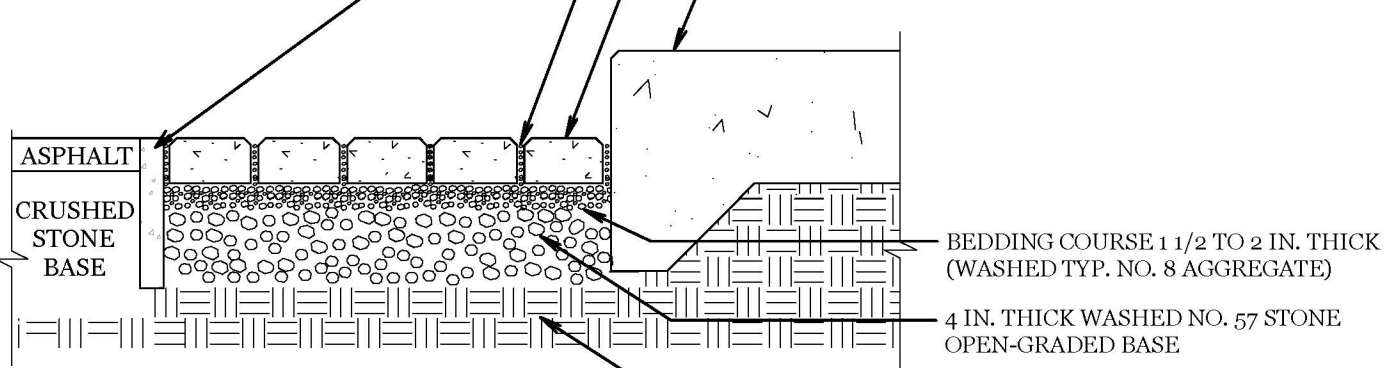
GALV. BAR GRATING - 1" x 1/8" BEARING BARS (MAX OPENING 4"). FASTEN WITH TYPE J CLIPS. ATTACH TO 1-1/4" x 1-1/4" x 1/4" GALVANIZED ANGLE FRAME. MORTAR FRAME TO TOP OF OUTLET STRUCTURE & FACE OF WEIR.



DETENTION POND OUTLET STRUCTURE

NTS

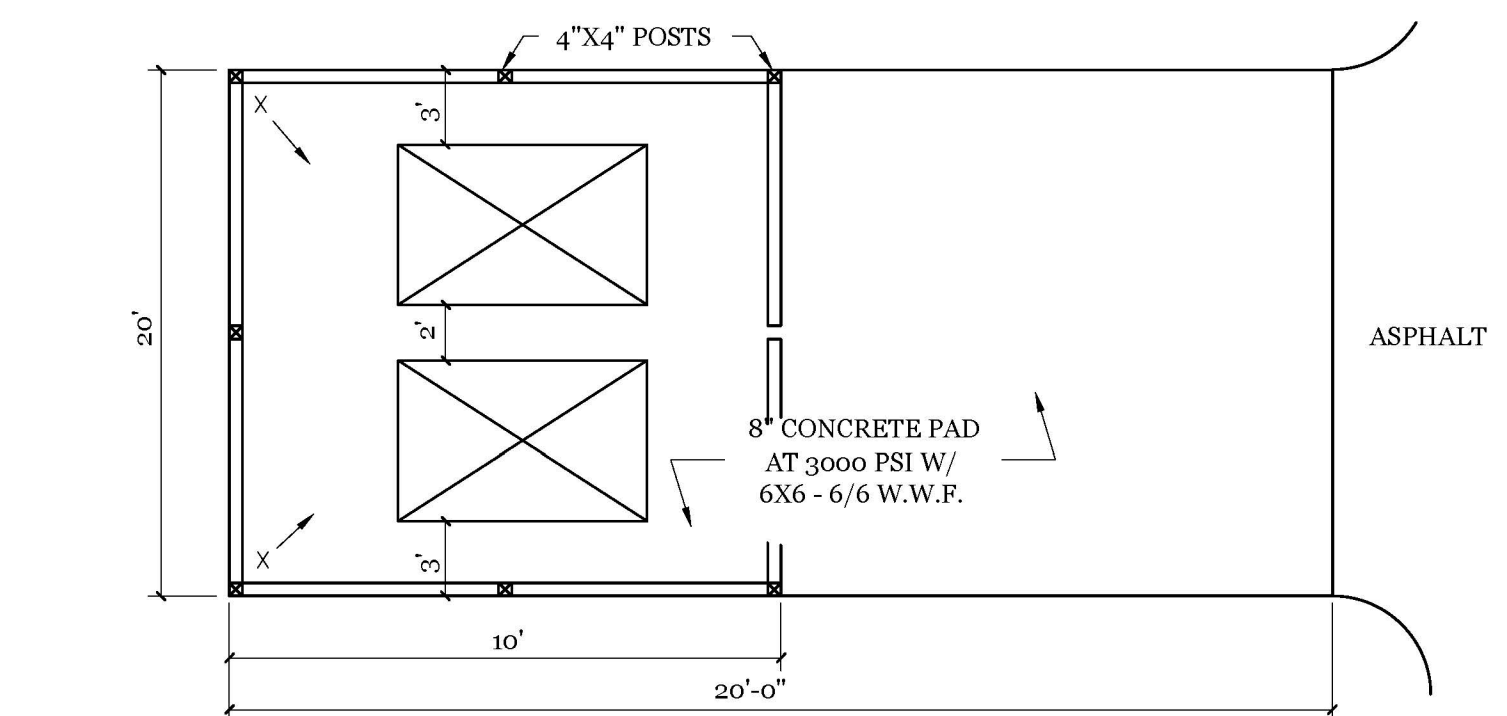
- 8" HEADER CURB (TO EXTEND TO BOTTOM OF STONE BASE ±12")
- TYP. NO. 8, 89, OR 9 AGGREGATE IN OPENINGS
- CONCRETE PAVERS MIN. 3 1/8 IN. THICK FOR VEHICULAR TRAFFIC (ASPECT RATIO ≤ 3)
- TURNDOWN SIDEWALK OR CURB & GUTTER



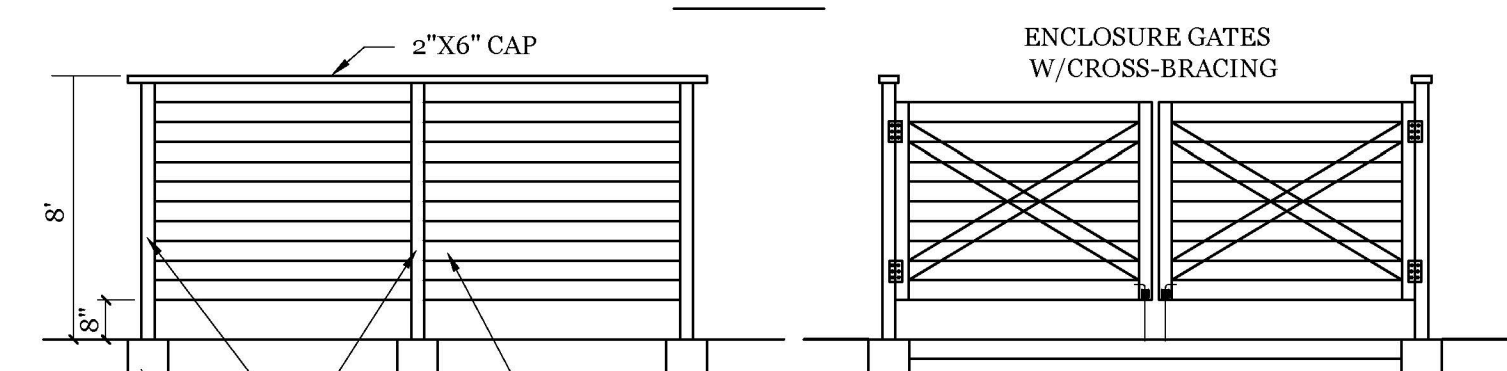
- NOTES:**
1. SUBGRADE MUST BE EITHER SCARIFIED, RIPPED, OR TRENCHED TO MAINTAIN THE PRE-CONSTRUCTION SUBGRADE INFILTRATION RATE.
 2. GRADING FOR PERMEABLE PAVEMENT TO BE COMPLETED DURING DRY WEATHER.

PERMEABLE PAVER SECTION

NTS



PLAN



ELEVATIONS

DUMPSTER PAD & ENCLOSURE DETAIL

NTS

VICINITY MAP (NOT TO SCALE):

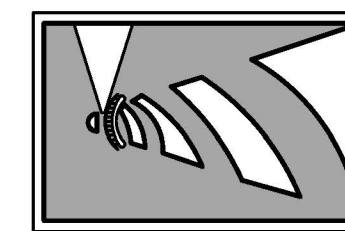


REVISIONS

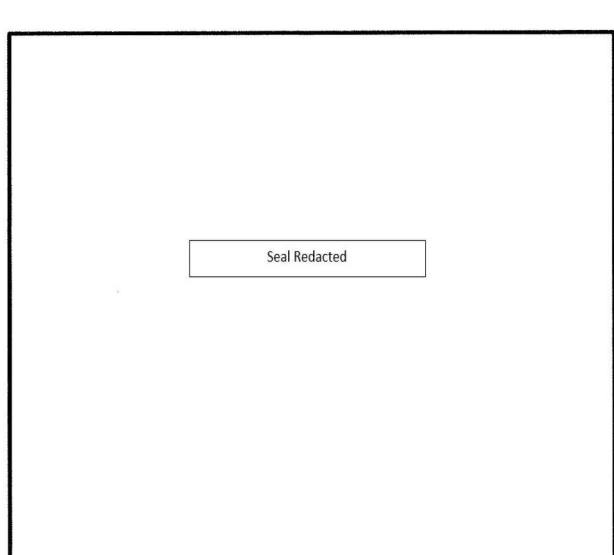
NO.	DATE	DESCRIPTION
10-21-20		REVISED OUTLET STRUCTURE DETAIL

INTRACOASTAL ENGINEERING, PLLC

5725 Oleander Dr. Unit E-7
 Wilmington, North Carolina 28403
 Phone: 910.859.8983
 Email: charlie@intracoastalengineering.com
 License Number P-0662



FOR CAPE FEAR MOTO GROUP
 WILMINGTON, NORTH CAROLINA



CLIENT INFORMATION:

CLOS PROPERTIES, LLC
 SHANE HEFFERNAN
 255 OLD EASTWOOD ROAD
 WILMINGTON, NC 28403
 (910) 202-4662

DRAWN: JAE	SHEET SIZE: 24 X 36
CHECKED: CDC	DATE: 9/3/2020
APPROVED: CDC	SCALE: NTS
PROJECT NUMBER: 2019-027	

DRAWING NUMBER: **C-4**
 5 OF 8

Approved Construction Plan

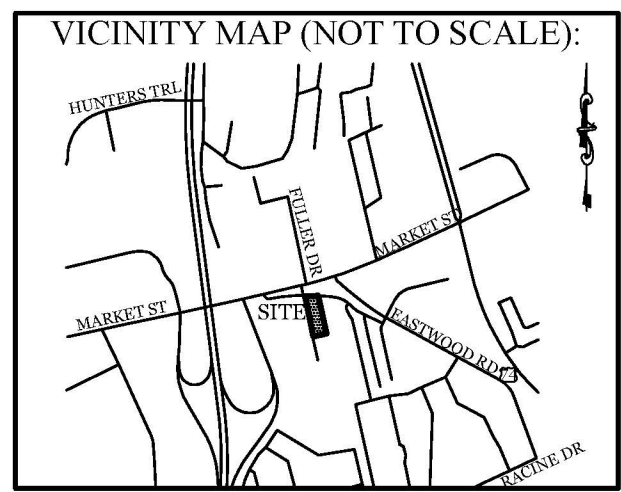
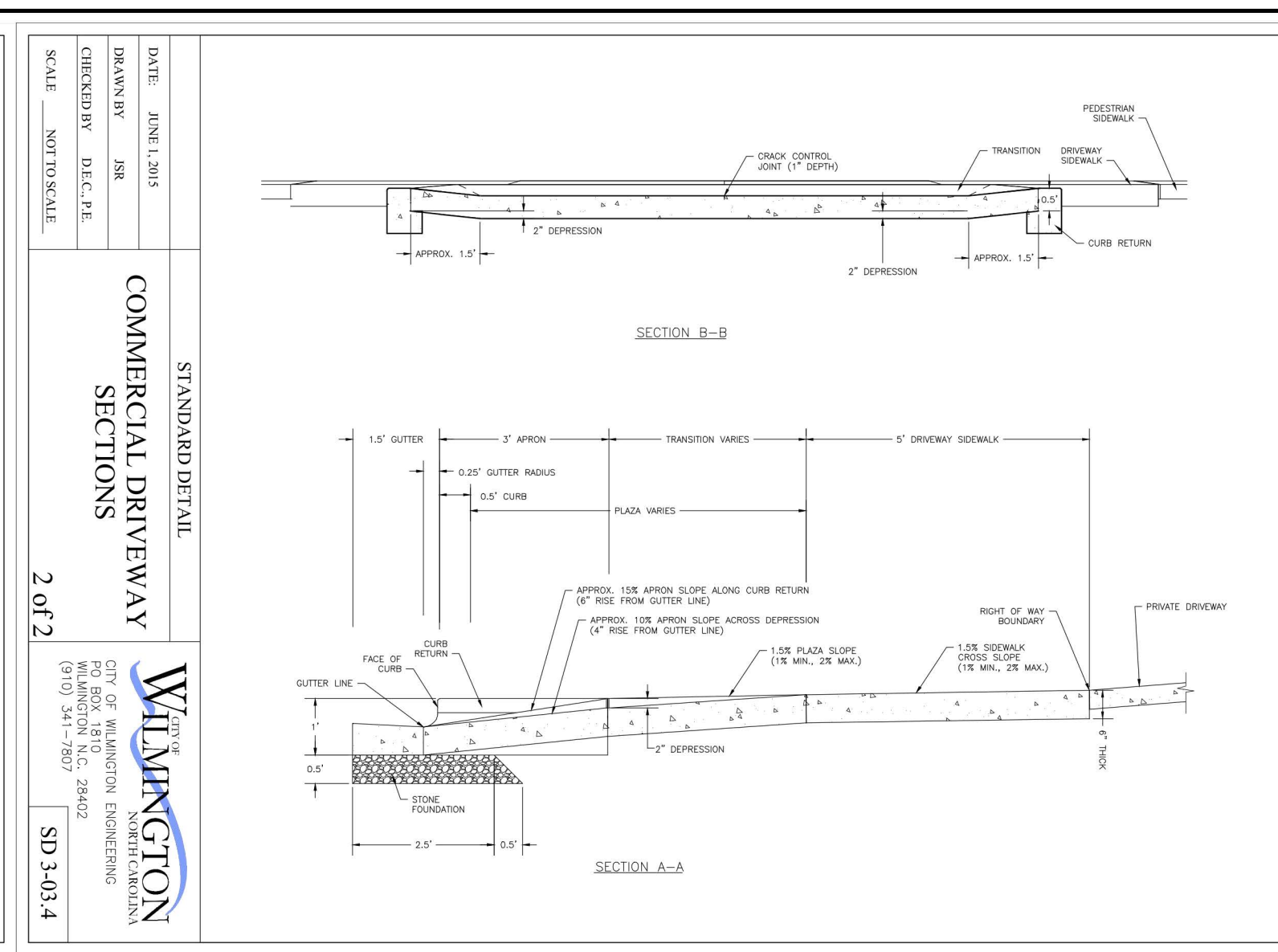
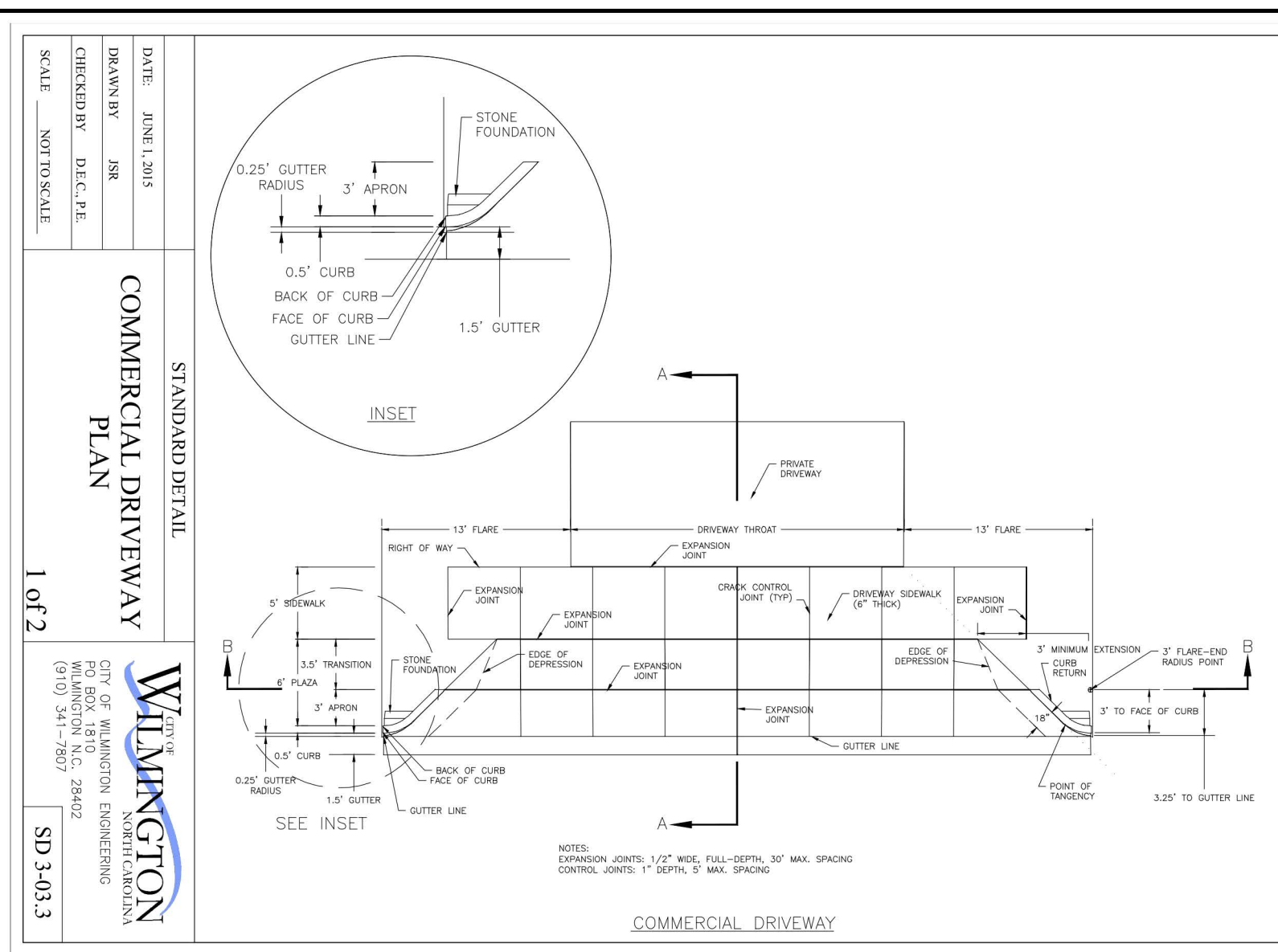
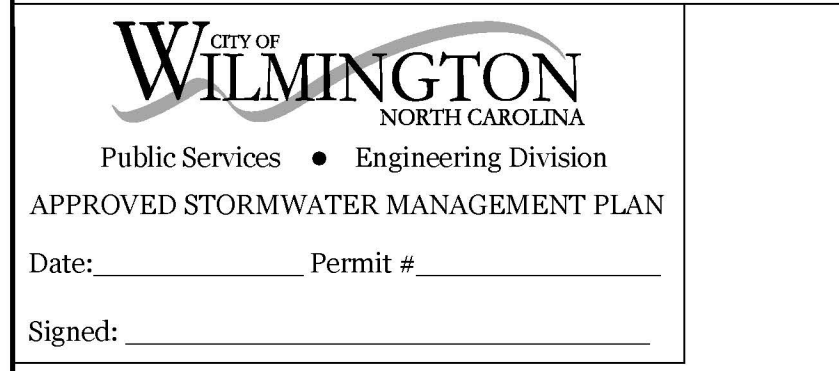
Name _____ Date _____

Planning _____

Public Utilities _____

Traffic _____

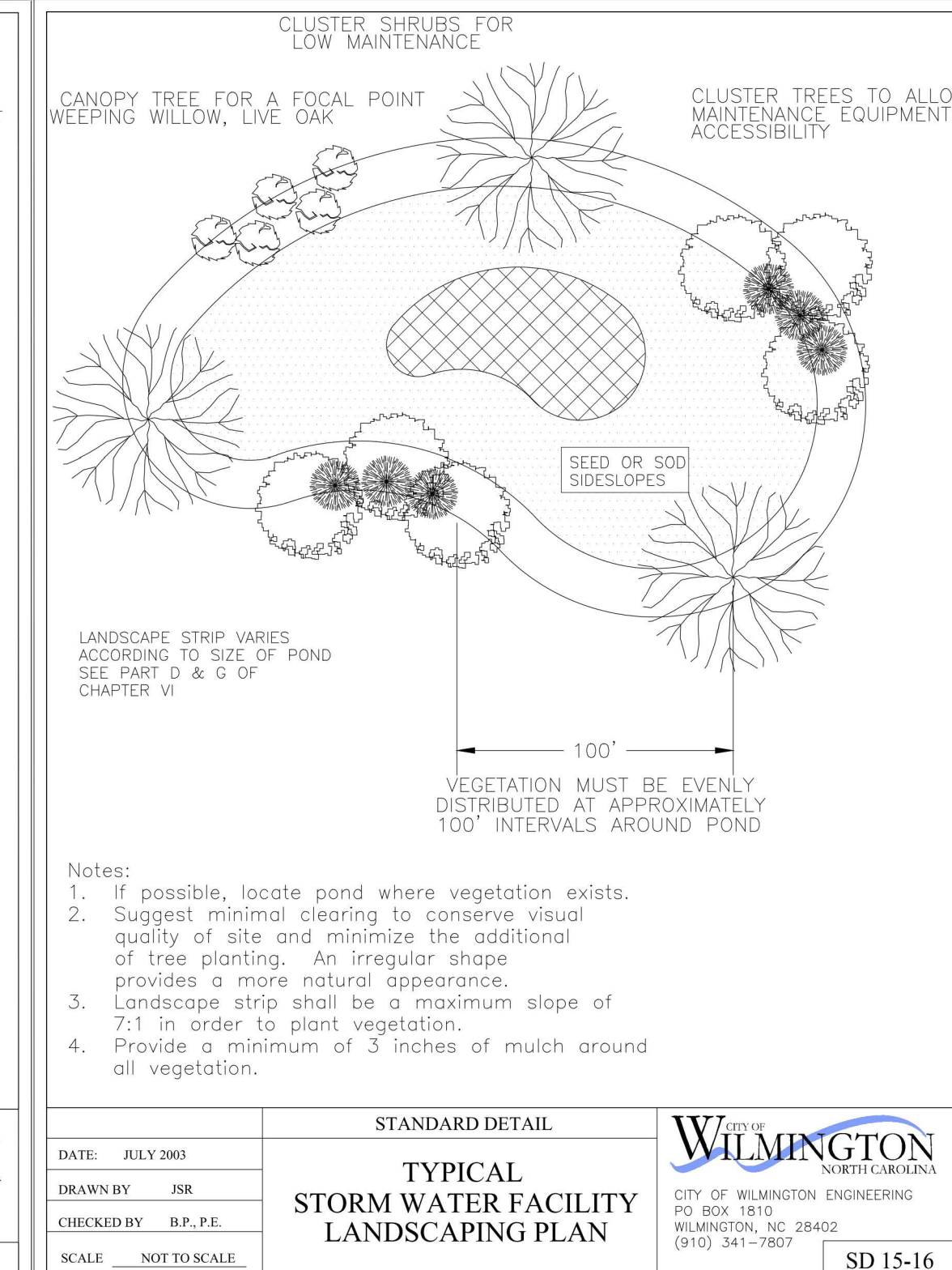
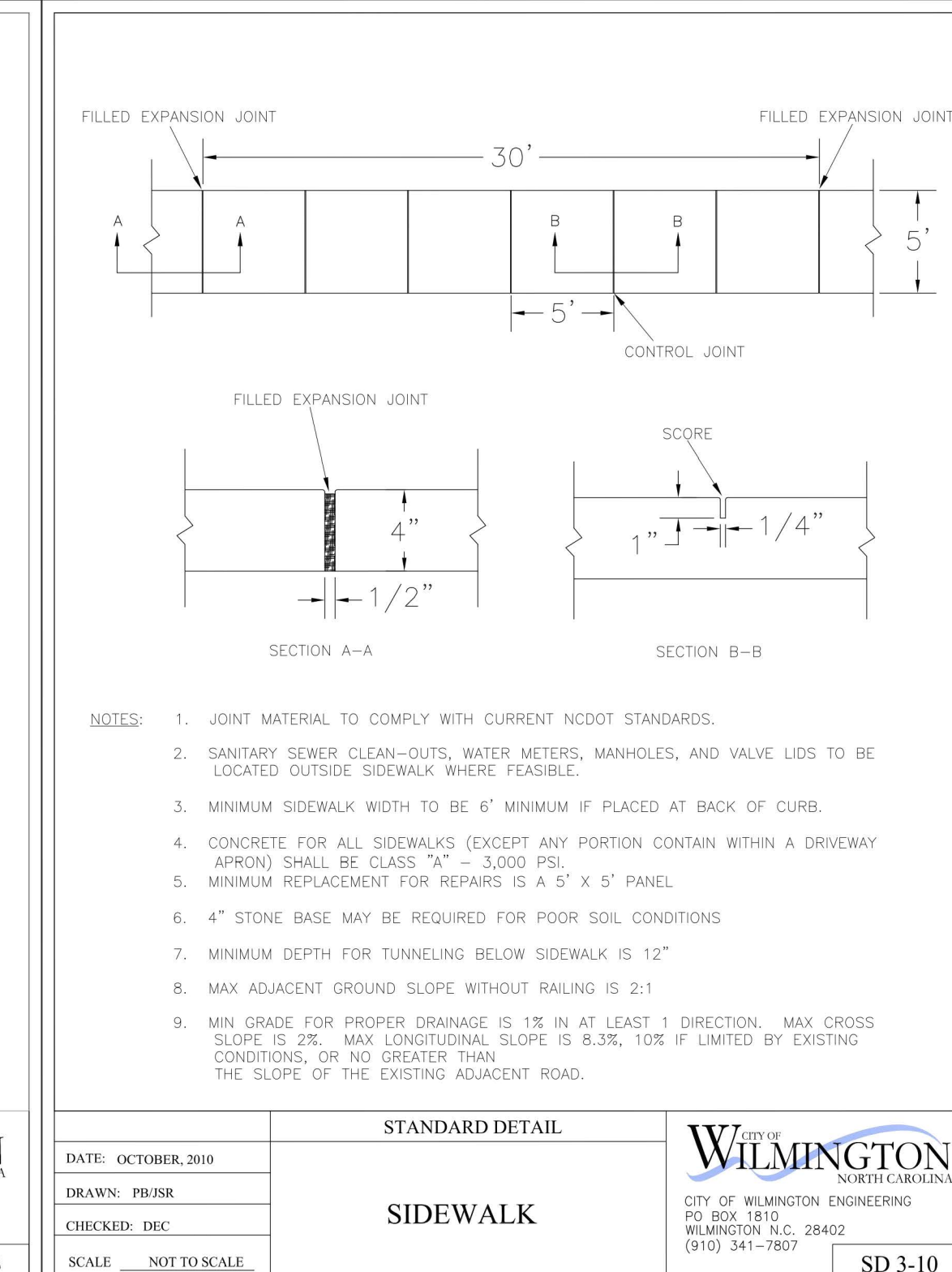
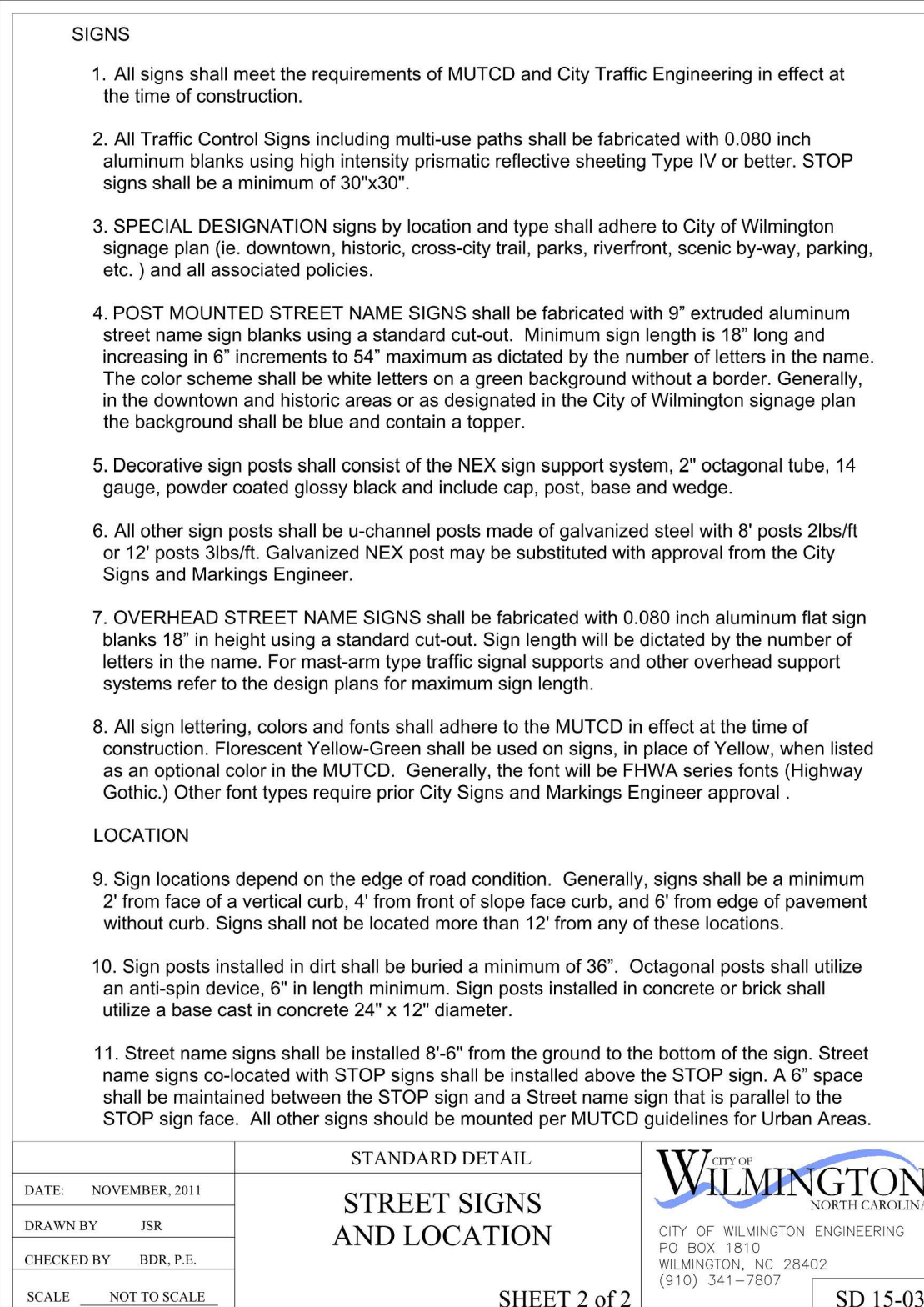
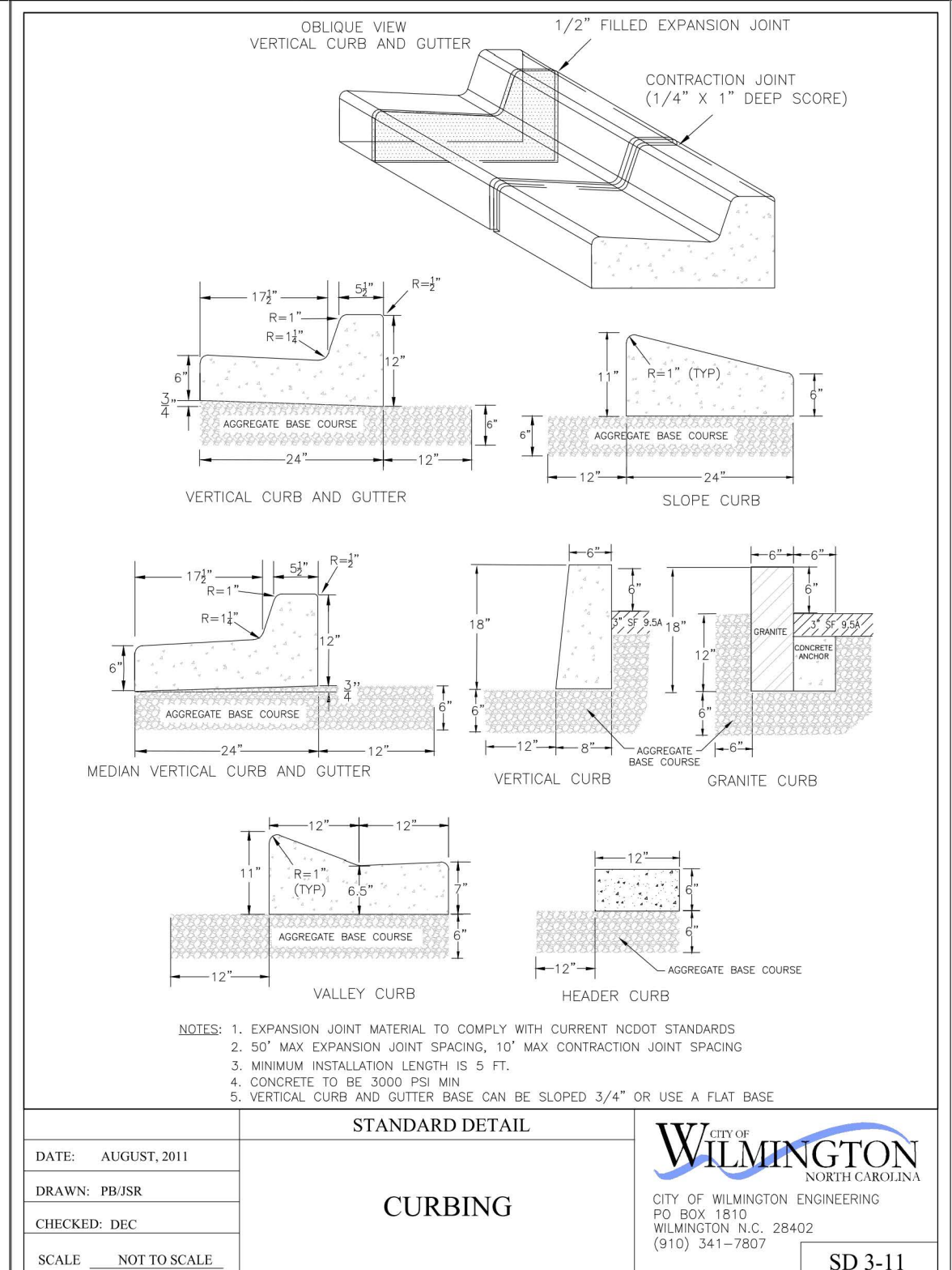
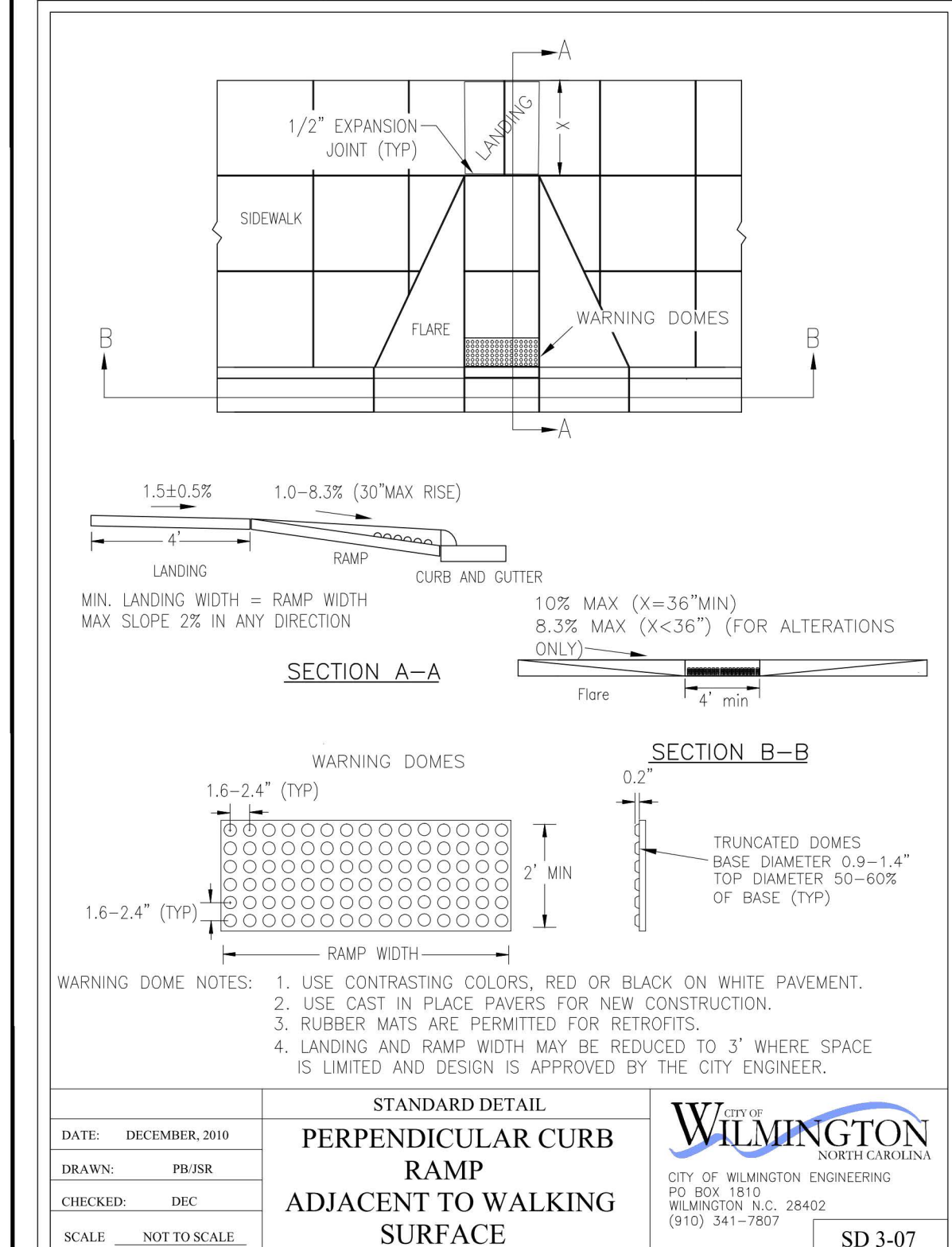
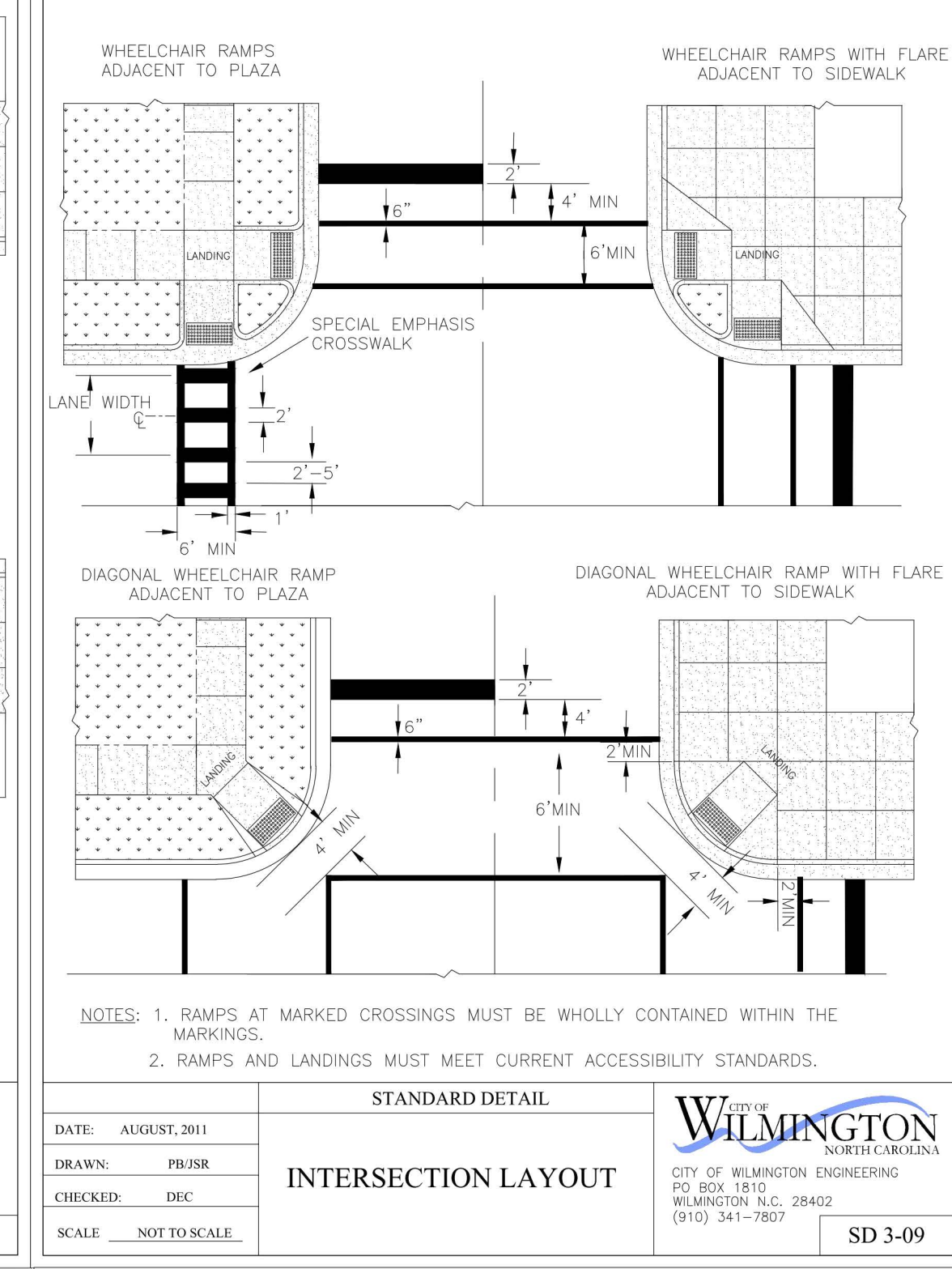
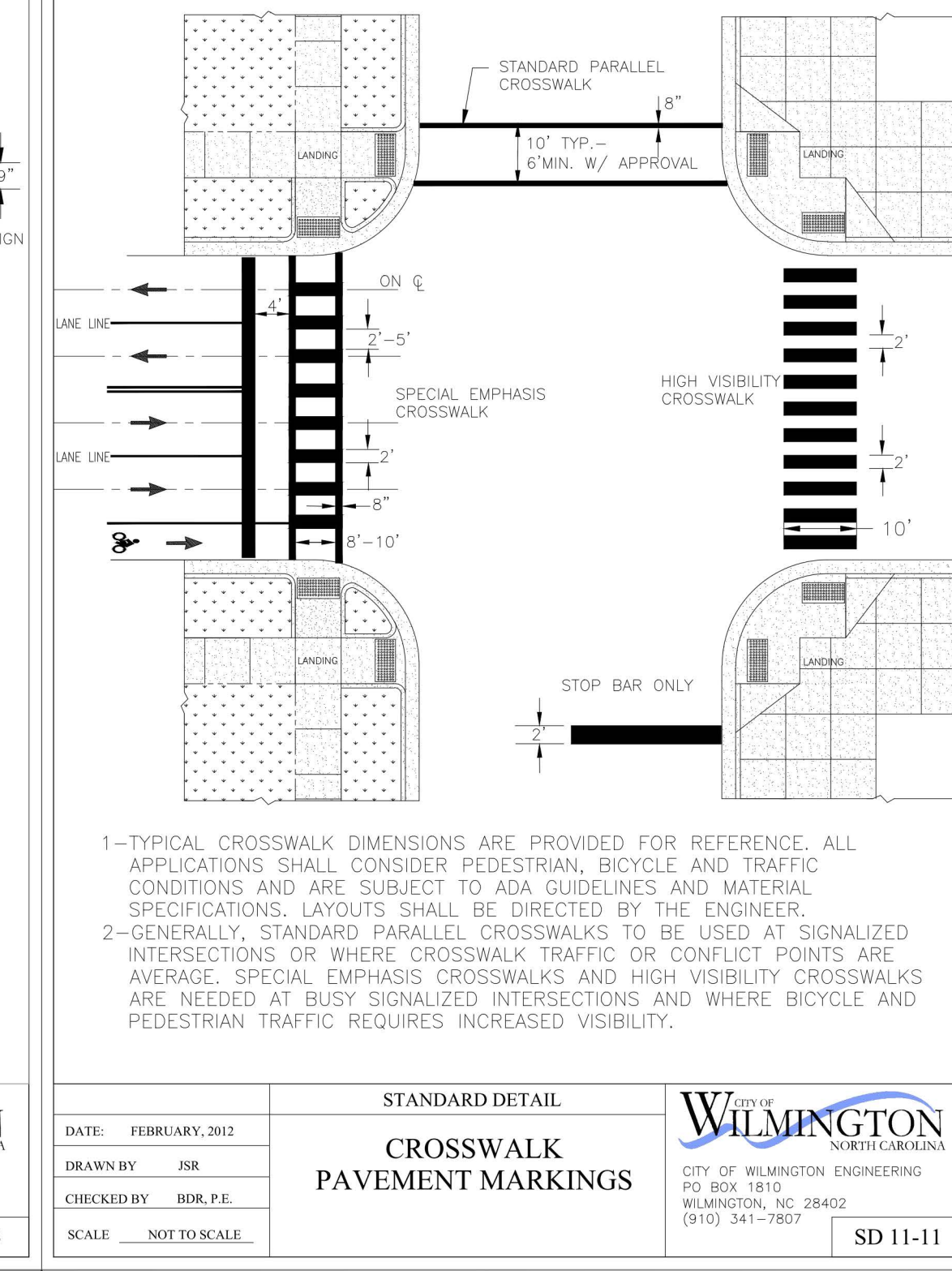
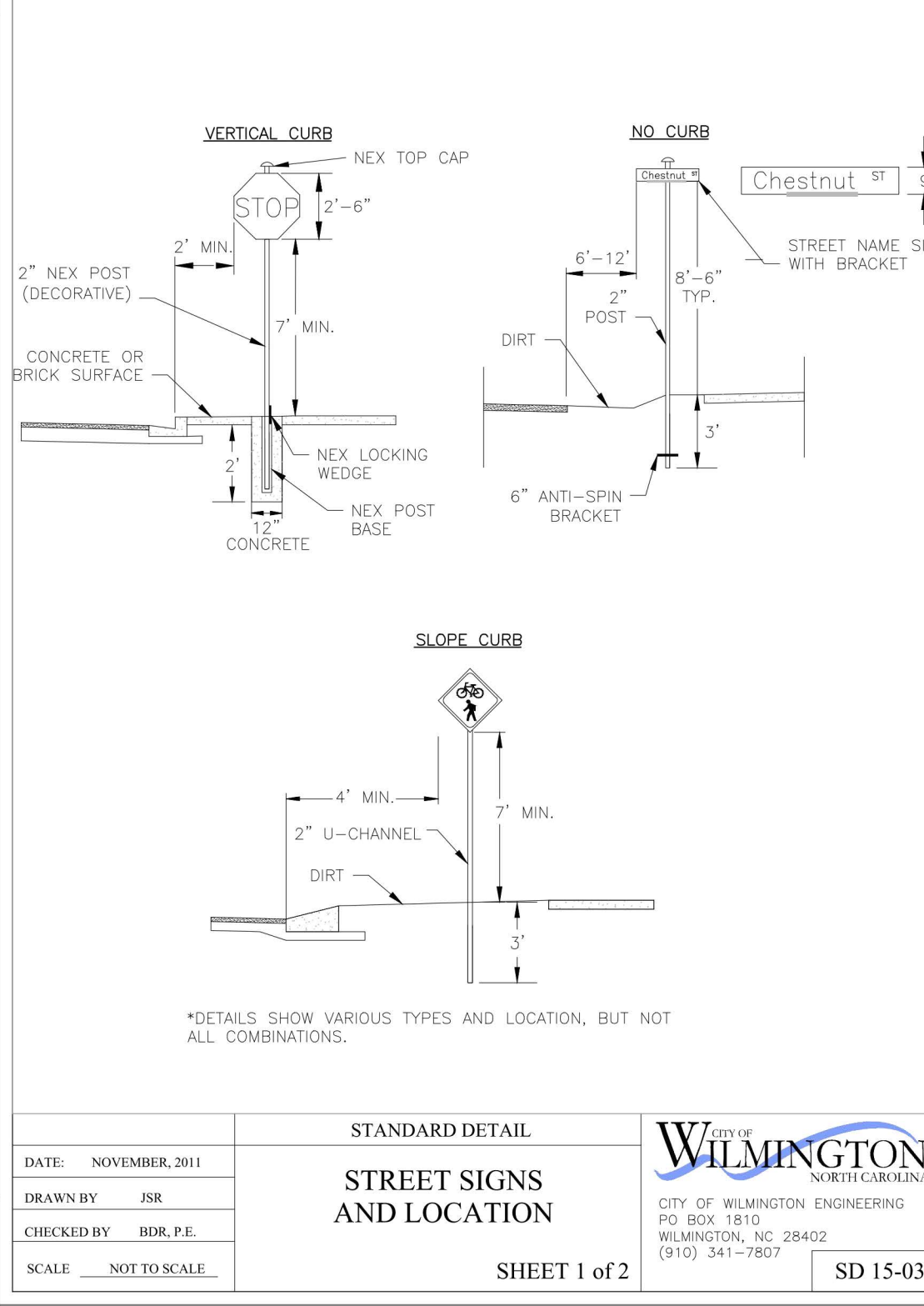
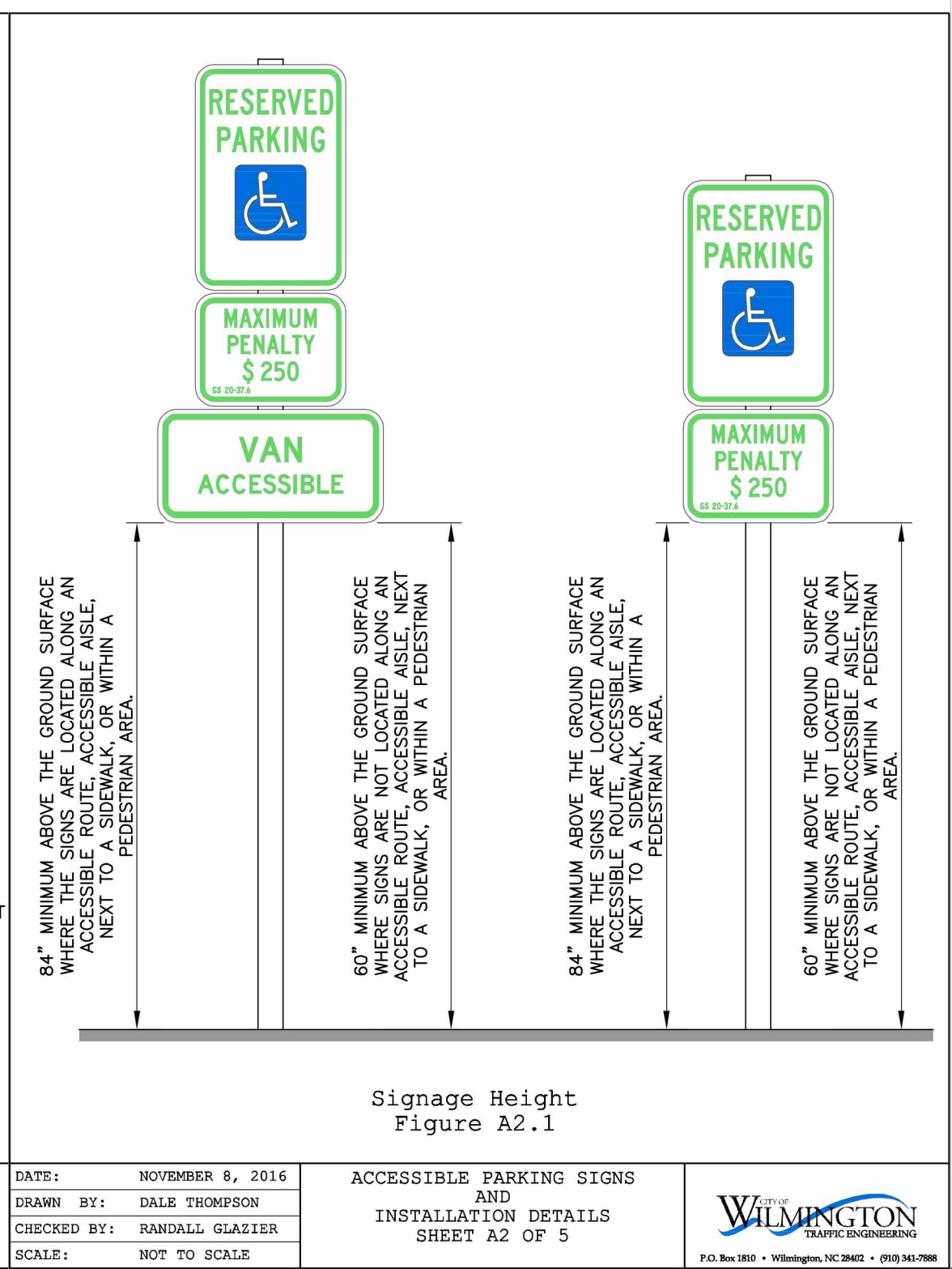
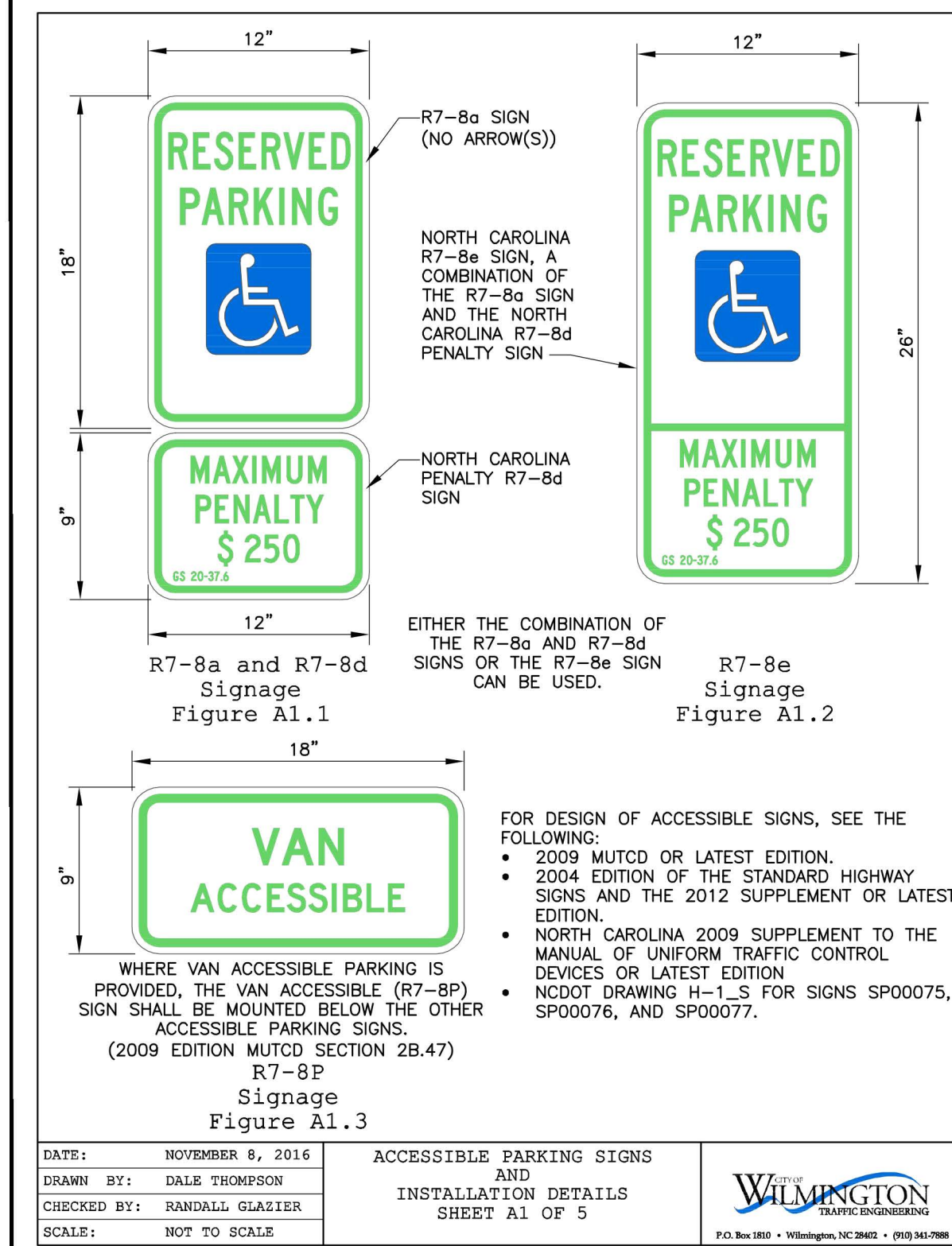
Fire _____



REVISIONS

INTRACOASTAL ENGINEERING, PLLC

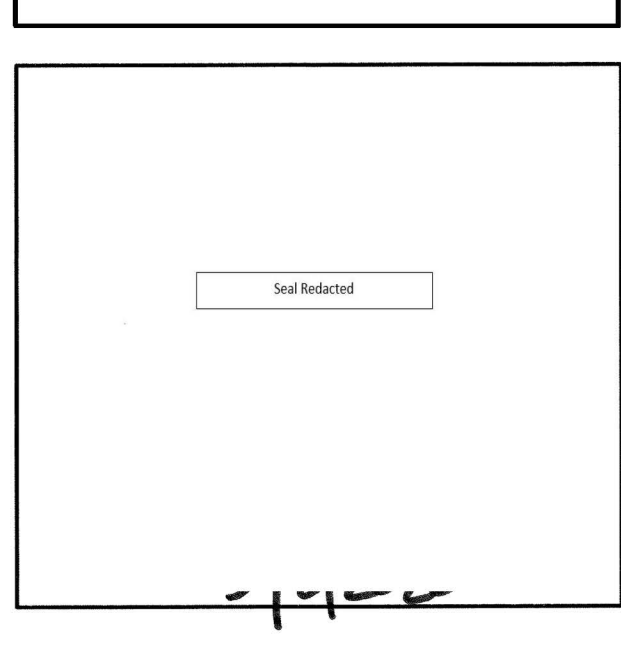
5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: charlie@intracoastalengineering.com
License Number P-0662



DETAILS FOR

CAPE FEAR MOTO GROUP

WILMINGTON, NORTH CAROLINA



CLIENT INFORMATION:

CLOS PROPERTIES, LLC
SHANE HEFFERNAN
255 OLD EASTWOOD ROAD
WILMINGTON, NC 28403
(910) 202-4662

Notes:

- If possible, locate pond where vegetation exists.
- Suggest minimal clearing to conserve visual quality of site and minimize the additional of tree planting. An irregular shape provides a more natural appearance.
- Landscape strip shall be a maximum slope of 7:1 in order to plant vegetation.
- Provide a minimum of 3 inches of mulch around all vegetation.

DRAWN: JAE SHEET SIZE: 24 X 36
CHECKED: CDC DATE: 9/3/2020
APPROVED: CDC SCALE: NTS
PROJECT NUMBER: 2019-027
DRAWING NUMBER: C-5

Approved Construction Plan

Name _____ Date _____

Planning _____
 Public Utilities _____
 Traffic _____
 Fire _____



Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____
 Signed: _____

SITE DATA

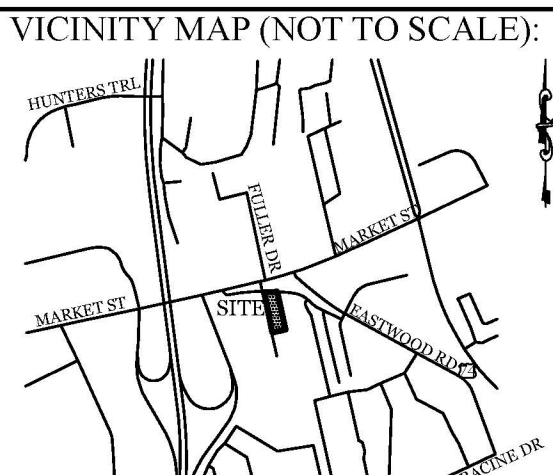
PARCEL ID: R05009-006-007-000
 ZONING: RB-REGIONAL BUSINESS
 CAMA LAND USE CLASSIFICATION: URBAN
 PROJECT ADDRESS: 5 GARRIS RD., WILMINGTON, NC 28403
 CURRENT OWNERS: CLOS PROPERTIES LLC, 20 OLD EASTWOOD RD., WILMINGTON, NC 28403
 TOTAL ACREAGE IN PROJECT BOUNDARY: 95,463 S.F. (±2.19 AC.)

LANDSCAPE REQUIREMENTS:

	REQUIRED	PROVIDED
PARKING LOT INTERIOR SHADING: 20% CANOPY COVERAGE (43,934 SF)	8,788 SF	9,898 SF*
*INCLUDING (5) EXISTING OAKS RANGING BETWEEN 10"-18" DBH.		
STREETYARD: (OLD EASTWOOD RD.) (557.75' X 23) CANOPY TREES (3,894 / 600) SHRUBS (3,894 / 600 X 6)	3,894 SF 6 39	4,000 SF 6 40
STREETYARD: (GARRIS RD.) (639.17' X 12.5) CANOPY TREES (7,990 / 600) SHRUBS (7,990 / 600 X 6)	7,990 SF 13 80	8,100 SF 13 (8 EXISTING) 81
FOUNDATION PLANTINGS: (12% OF BLDG FACE ADJ. TO PARKING AREA)		
NORTH FACE (1,288 SF X 12%)	215 SF	220 SF
SOUTH FACE (1,288 SF X 12%)	215 SF	225 SF
EAST FACE (5,400 SF X 12%)	648 SF	649 SF
WEST FACE (5,400 SF X 12%)	648 SF	651 SF
TREE REQUIREMENTS PER DISTURBED ACRE: 2.4 ACRES DISTURBED X 15 TREES=	36 TREES	43 TREES (19 PLANTED & 24 PRESERVED)

NOTE:

- THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, FINAL GRADING, SEEDING, SOIL AMENDMENTS, ETC., AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
- ALL PLANT MATERIALS SHALL BE INSTALLED USING GOOD HORTICULTURAL PRACTICES IN ACCORDANCE WITH THE PLANS AND DETAILS.
- TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE ENGINEER FOR DECISION ON PLACEMENT.
- ALL TREES IN TURF AREAS SHALL HAVE 2" MIN. CIR. CIRCUMFERENCE AROUND THE TRUNK BASE. PROVIDE 2" MIN. THK. MULCH AT BASE OF TRUNK.
- MATURE PLANTINGS SHALL NOT INTERFERE WITH UTILITIES AND TRAFFIC SIGHT LINES.
- ALL LANDSCAPED ISLANDS AND BEDS TO BE STABILIZED WITH MIN. 3" LAYER OF HARDWOOD MULCH.
- ALL AREAS OF STREETYARD OUTSIDE OF PLANTED BEDS TO BE SEEDING TO MATCH GRASS VARIETY WITHIN THE STREETYARD OF ADJACENT LANDROVER-JAGUAR DEALERSHIP.
- 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.
- TREE PROTECTION SIGNAGE SHALL BE ADDED ALONG THE LIMITS OF DISTURBANCE ADJACENT TO TREES EVERY 400' TO PROTECT TREES ADJACENT TO THE CONSTRUCTION SITE.
- OWNER WILL PROVIDE A PAYMENT IN LIEU FOR THE REQUIRED TREE MITIGATION.

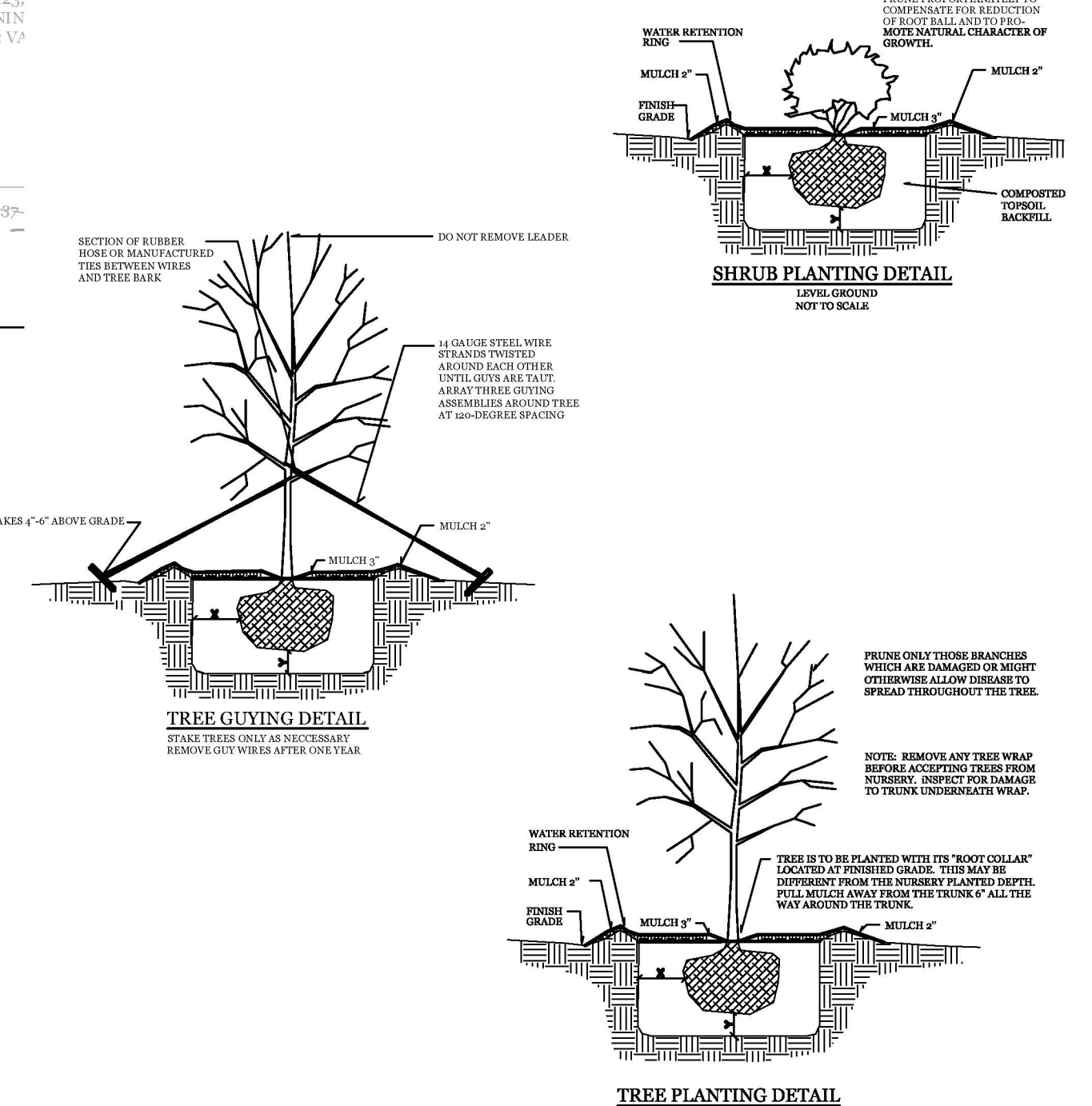
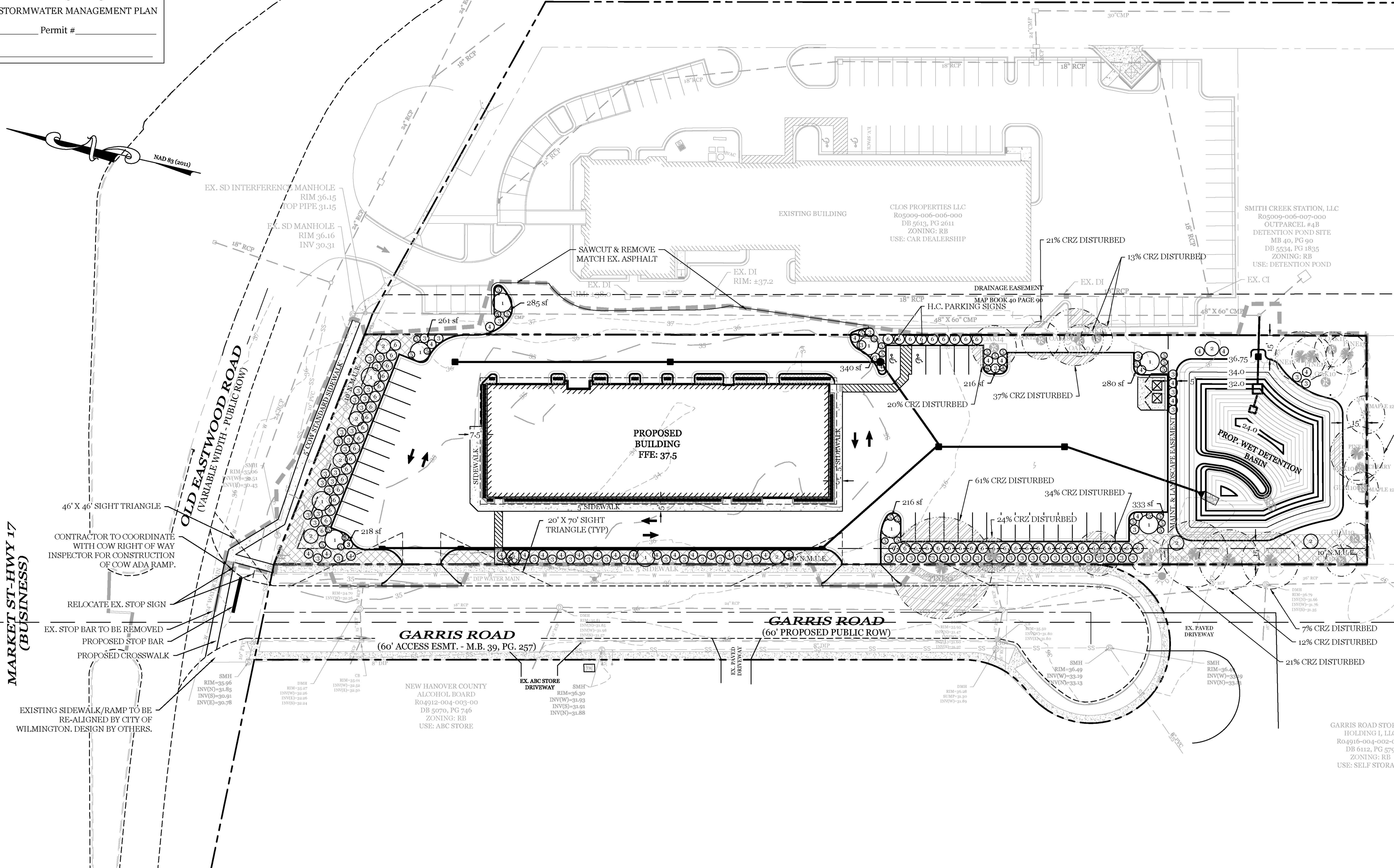


REVISIONS

NO.	DESCRIPTION

INTRACOASTAL ENGINEERING, PLLC
 5725 Oleander Dr. Unit E-7
 Wilmington, North Carolina 28403
 Phone: 910.859.8983
 Email: charlie@intracoastalengineering.com
 License Number P-0662

LANDSCAPE PLAN
 FOR
CAPE FEAR MOTO GROUP
 WILMINGTON, NORTH CAROLINA



PROPOSED LANDSCAPE PLANT LIST

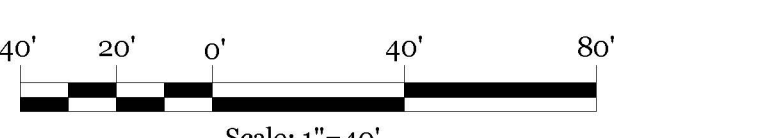
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
1	10	QUERCUS VIRGINIANA	LIVE OAK	SHADE TREE	2.5" CAL.
2	9	LAGERSTROEMIA INDICA	CRAPE MYRTLE	SHADE TREE	2.5" CAL.
3	72	RAPHIOLEPIS INDICA	WHITE INDIAN HAWTHORNE	SHRUB	1 GAL. (12" MIN. HEIGHT)
4	32	ABELIA X GRANDIFLORA	GLOSSY ABELIA	SHRUB	1 GAL. (12" MIN. HEIGHT)
5	32	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	GROUND COVER	1 GAL.
6	CONTINUOUS	BUXUS SEMPERVIRENS	BOXWOOD	SHRUB	1 GAL. (12" MIN. HEIGHT)
7	51	ABELIA X GRANDIFLORA	GLOSSY ABELIA	SHRUB	5 GAL. (3' MIN. HEIGHT)

CREDITS FOR PRESERVED TREES

QTY	SIZE	TYPE	DBH	TOTAL DBH
4	10"	OAK	10	40
2	11"	OAK	11	22
1	12"	OAK	12	12
2	14"	OAK	14	28
1	18"	OAK	18	18
3	10"	GUM	10	30
2	12"	MAPLE	12	24
2	11"	CEDAR	11	22
2	13"	PINE	13	26
1	16"	PINE	16	16
1	17"	PINE	17	17
1	18"	PINE	18	18
1	19"	PINE	19	19
1	21"	PINE	21	21
TOTAL CREDITS FOR PRESERVED TREES				52

205 TREES REQUIRED FOR MITIGATION - 52 TREE CREDITS = 153 TREES REQUIRED FOR MITIGATION

RECEIVED
 By Patrick O'Mahony at 2:29 pm, Oct 21, 2020



LEGEND

- PROPERTY LINE
- EASEMENT
- EXISTING WATERLINE
- EXISTING SANITARY SEWER LINE
- LIMITS OF DISTURBANCE
- BIKE RACK (SEE DETAIL)
- STREETYARD
- FOUNDATION PLANTINGS

CLIENT INFORMATION:
 CLOS PROPERTIES, LLC
 SHANE HEFFERNAN
 255 OLD EASTWOOD ROAD
 WILMINGTON, NC 28403
 (910) 202-4662

DRAWN: JAE SHEET SIZE: 24 X 36
 CHECKED: CDC DATE: 9/3/2020
 APPROVED: CDC SCALE: 1" = 40'
 PROJECT NUMBER: 2019-027

DRAWING NUMBER: **L-1**
 8 OF 8