

# CAPTIAL FORD PARKING EXPANSION

4400 OLEANDER DRIVE  
WILMINGTON, NORTH CAROLINA

## TRC SUBMITTAL

JUNE 2018

FOR

CAPITAL PROPERTIES OF WILMINGTON, LLC  
4900 Leigh Drive, Raleigh, NC 27616

**OWNER/DEVELOPER:**

CAPITAL PROPERTIES OF WILMINGTON, LLC  
4900 LEIGH DRIVE  
RALEIGH, NC 27616  
PHONE: (910) 442-2700  
ATTN: DOUGLAS BARBOUR

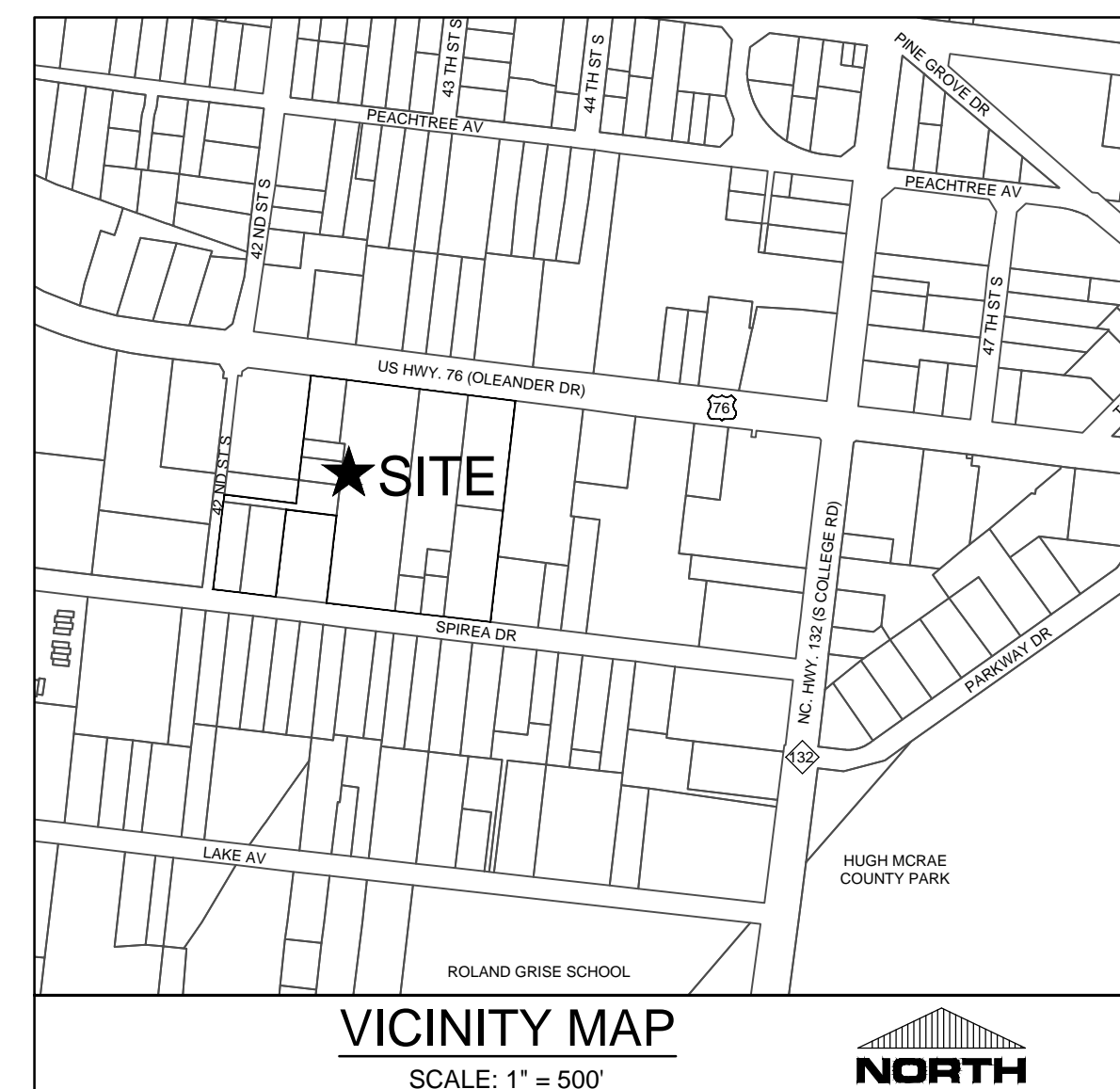
CAPITAL INVESTMENT PROPERTIES OF WILMINGTON, LLC  
4222 OLEANDER DRIVE  
WILMINGTON, NC 28403  
PHONE: (910) 442-2700  
ATTN: DOUGLAS BARBOUR

**ENGINEER / LANDSCAPE ARCHITECT:**

PARAMOUNTE ENGINEERING, INC.  
122 CINEMA DRIVE  
WILMINGTON, NORTH CAROLINA 28403  
ATTN: JEREMY BLAIR, P.E.  
PHONE: (910) 791-6707

**SURVEYOR :**

PARAMOUNTE ENGINEERING, INC.  
122 CINEMA DRIVE  
WILMINGTON, NORTH CAROLINA 28403  
ATTN: JEREMY BLAIR, P.E.  
PHONE: (910) 791-6707



**NOTICE REQUIRED**

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTRACTORS SHALL CONTACT OVERHEAD ELECTRIC PROVIDER TO COMPLY WITH FEDERAL OSHA 1910.333 MINIMUM APPROACH DISTANCE TO ENERGIZED POWERLINES AND OSH 29 CFR 1926.1407-1411 MUST BE FOLLOWED.

**CONTACT THESE UTILITIES**

CITY OF WILMINGTON PLANNING & DEVELOPMENT  
ATTN: BRIAN CHAMBERS, PLANNER  
PH: 910-342-2782

ATTN: ZONING INSPECTIONS  
PH: 910-254-0900

PIEDMONT NATURAL GAS  
ATTN: CATHY PLEASANT  
PH: 910-251-2827

EMERGENCY DIAL 911  
POLICE - FIRE - RESCUE

CAPE FEAR PUBLIC UTILITY AUTHORITY (WATER & SEWER)  
ENGINEERING/INSPECTIONS  
PH: 910-332-6560

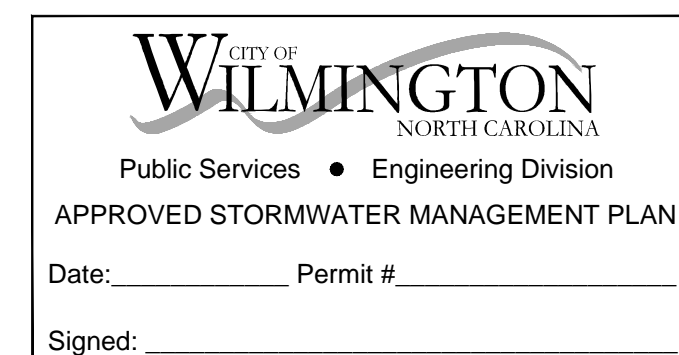
OPERATIONS/MAINTENANCE  
PH: 910-322-6550

DUKE ENERGY  
DISTRIBUTION CONSTRUCTION SERVICE  
PH: 910-256-7223  
DEP CSC PH: 1-800-452-2777

AT&T/BELL SOUTH  
ATTN: JAMES BATSON, ENGINEERING  
PH: 910-341-1621

TIME WARNER CABLE  
PH: 910-763-4838

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
	COVER SHEET
C-1.0	GENERAL NOTES
C-1.1	SITE INVENTORY/ TREE REMOVAL PLAN
C-2.0	SITE PLAN
L-1.0	LANDSCAPE PLAN



**Approved Construction Plan**

Name \_\_\_\_\_ Date \_\_\_\_\_

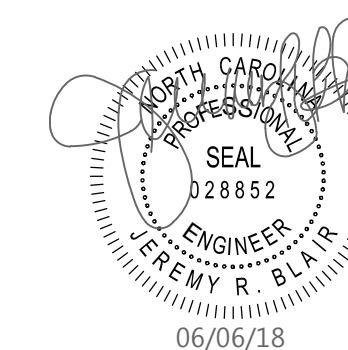
Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

Signed: \_\_\_\_\_

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



122 Cinema Drive  
Wilmington, North Carolina 28403  
(910) 791-6707 (C) (910) 791-6760 (F)  
NC License #: C-2846  
PROJECT # 17410.PE



**COORDINATION NOTES:**

- 1. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND WITH THE CITY OF WILMINGTON, NEW HANOVER COUNTY, CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA), AND THE STATE OF NORTH CAROLINA.
3. THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THE PROJECT.
4. ANYTIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS BY OTHERS FOR ALL BUILDING DIMENSIONS AND DETAILS.

**GENERAL NOTES:**

- 1. TREE INVENTORY AND TOPOGRAPHIC SURVEY ON CAROLINAS COLLISION OF WILMINGTON, LLC PARCEL COMPLETED BY PARAMOUNT ENGINEERING, INC. ALL OTHER TREE INVENTORY, TOPOGRAPHIC, AND BOUNDARY SURVEYS COMPLETED BY HANOVER DESIGN SERVICES, P.A. THE SURVEY SHALL BE FIELD VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE OWNER AND ENGINEER.
2. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF ALL EXISTING UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF DITCHING OPERATIONS BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES.
3. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
4. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC.
5. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. ALL WORK BY THE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK.
7. CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT 811 AN ALLOW THE CENTER TO LOCATE EXISTING UTILITIES BEFORE DIGGING.
8. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION.
9. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
10. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
11. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
12. THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
13. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
14. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
15. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT.
16. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE GIVEN TO THE OWNER FOR REVIEW.
17. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES.
18. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
19. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
20. ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE REFLECTIVE MARKINGS AND SHALL CONFORM TO MUTCD.
21. LANDSCAPE PLANTINGS AT ENTRANCE/ EXITS WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREA AND AT ENTRANCE/EXIT LOCATIONS PER LOCAL STANDARDS.
22. ALL DIMENSIONS AND RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS OTHERWISE NOTED.

**GENERAL EROSION AND SEDIMENT CONTROL NOTES:**

- 1. THE EROSION CONTROL PLAN SHALL INCLUDE PROVISIONS FOR GROUND COVER ON ALL EXPOSED PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1 WITHIN 7 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY.
2. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK.
3. THE CONTRACTOR SHALL NOTIFY PLAN APPROVING AUTHORITY ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO FINAL INSPECTION.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO CLEARING AND/OR LAND DISTURBANCE.
5. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND PERMIT SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
6. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO OFF-SITE BORROW OR WASTE AREAS STAGING OR STORAGE AREAS), THE CONTRACTOR SHALL PREPARE AND SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND TO NEW HANOVER COUNTY FOR APPROVAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY EITHER THE REVIEWING AGENCY OR THE ENGINEER.
8. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
9. ALL AREAS DISTURBED BY CONSTRUCTION UNLESS OTHERWISE IMPROVED SHALL BE SOODED OR SEEDED AS INDICATED AND STABILIZED.
10. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE PRIOR TO DISCHARGE TO RECEIVING OUTLET.
11. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT.
12. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED BY CONTRACTOR ONCE STABILIZATION OR A SUFFICIENT GROUND COVER HAS BEEN ESTABLISHED OR AS DIRECTED BY THE ENGINEER.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SHALL BE REQUIRED AT ALL CONSTRUCTION STAGING AREA ENTRANCES AND ALL CONSTRUCTION ACCESS LOCATIONS INTO NON-PAVED AREA.
14. WHEN CROSSING CREEK OR DRAINAGE-WAY, THE DIVISION OF WATER QUALITY SHALL BE CONTACTED PRIOR TO DISTURBING A CREEK.
15. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.

**DEMOLITION NOTES:**

- 1. CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.
2. CONTRACTOR IS TO WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED.
3. DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE DITCHES, FOUNDATIONS, SLABS, STEPS, AND STRUCTURES, ABANDONED UTILITIES, BUILDINGS, PAVEMENTS AND ALL MATERIALS CLEARED AND STRIPPED TO THE EXTENT NECESSARY AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED.
5. ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL PRODUCE A PHOTOGRAPHIC RECORD (DIGITAL) OF DEVELOPMENT COMMENCING WITH A RECORD OF THE SITE AS IT APPEARS BEFORE DEMOLITION HAS BEGUN.
7. EXISTING CURB AND GUTTER, LIGHTS, SIDEWALK, AND UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION.
8. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
9. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
10. CONTRACTOR SHALL MAINTAIN REQUIRED DISTANCES FROM HIGH VOLTAGE OVERHEAD LINES AND REMOVE TREES SO THEY DO NOT FALL TOWARDS OVERHEAD ELECTRICITY.
11. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
12. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.
13. EXISTING FIRE HYDRANTS ON OR NEAR THE SITE ARE TO REMAIN IN SERVICE.
14. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS.

**TRAFFIC NOTES:**

- 1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY & FOR DRIVEWAY(S) ARE TO BE THERMOPLASTIC & MEET CITY OF WILMINGTON AND/OR NCDOT STANDARDS.
2. 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.
3. ALL TRAFFIC CONTROL SIGNS AND MARKINGS NOT WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
4. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
5. ANY OPEN CUTTING OF A CITY STREET REQUIRES A UTILITY CUT PERMIT.
6. CONTACT TRAFFIC ENGINEERING, AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
7. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND/OR CURBING SHALL BE REPLACED.
8. TACTILE WARNING MATS TO BE INSTALLED AT ALL WHEELCHAIR RAMPS.

**EROSION CONTROL AND SEQUENCE OF CONSTRUCTION NOTES:**

- NOTE: THESE EROSION CONTROL AND SEQUENCE OF CONSTRUCTION NOTES ARE INTENDED FOR EACH "PHASE" OF CONSTRUCTION.
1. CONSTRUCT TEMPORARY GRAVEL CONSTRUCTION ENTRANCE(S), ESTABLISH THE LIMITS OF DISTURBANCE, TREE PROTECTION FENCING, AND TEMPORARY SILT FENCE.
2. CLEAR AND REMOVE FROM SITE TREES AS DESIGNATED, ROOTS, ROOT MAT, ETC., FROM THE AREA WITHIN THE DESIGNATED CLEARING LIMITS.
3. CONSTRUCT TEMPORARY SEDIMENT BASIN(S) AND ASSOCIATED SKIMMER, OUTLET PIPE, SPILLWAY, ETC.
4. INSTALL REMAINING EROSION CONTROL MEASURES AS SHOWN ON THE PLANS WITHIN THE AREA DISTURBED.
5. PLANT GRASS OVER ALL GRADED AREAS WITHIN 14 WORKING DAYS OF CEASE OF ANY GRADING ACTIVITY.
6. IMMEDIATELY UPON THE INSTALLATION OF ANY STORM DRAINAGE CATCH BASIN, DROP INLET, ETC., THE CONTRACTOR SHALL INSTALL INLET PROTECTION TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND RESTORING TO PRE-CONSTRUCTION CONDITIONS ANY AREAS OUTSIDE THE PROJECT LIMITS THAT MAY INADVERTENTLY BE DAMAGED DUE TO THE FAILURE OF THE EROSION CONTROL MEASURES.
8. DURING GRADING AND AFTER GRADING HAS BEEN COMPLETE, THE CONTRACTOR SHALL CONTINUE TO MAINTAIN PERMANENT AND TEMPORARY EROSION CONTROL MEASURES UNTIL FINAL APPROVAL BY ENGINEER OR EROSION CONTROL INSPECTOR.
9. UPON RECEIVING FINAL APPROVAL, THE CONTRACTOR CAN REMOVE TEMPORARY EROSION CONTROL MEASURES.
10. THE CONTRACTOR SHALL CONTINUE TO WATER, FERTILIZE, MOW AND MAINTAIN GRASS & PLANTED AREAS UNTIL ALL CONSTRUCTION IS COMPLETE.

**EROSION CONTROL MAINTENANCE PLAN:**

- 1. 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.
2. ALL CONSTRUCTION ENTRANCES WILL BE PERIODICALLY TOP DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH.
3. SEDIMENT WILL BE REMOVED BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF-FILLED AT THE FENCE.
4. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDD AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS ON THESE PLANS AND CONTRACT SPECIFICATIONS.
5. INLET PROTECTION - INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT.
6. SEDIMENT BASIN/SEDIMENT TRAPS - REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS.
7. SKIMMER - INSPECT SKIMMER AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL TO MAKE SURE THAT THE INTAKE MECHANISM, ORIFICE, OR DISCHARGE PIPE IS NOT CLOGGED WITH TRASH OR SEDIMENT.
8. OUTLET PROTECTION - INSPECT RIP RAP OUTLET STRUCTURES WEEKLY AND AFTER SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENTS.
9. EMERGENCY SPILLWAY / FOREBAY PROTECTION - AFTER EVERY HIGH-WATER EVENT INSPECT THE INTEGRITY OF THE LINED SPILLWAY AND THE ADJACENT EARTHEN BANKS.
10. GRASS SWALES - INSPECT SWALES WEEKLY AND AFTER EVERY RAINFALL EVENT.
11. ROCK PIPE INLET PROTECTION - INSPECT WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT.
12. STABILIZATION TIME FRAMES - IN THE EVENT THAT THE GOVERNING AGENCIES TIMEFRAME FOR STABILIZATION VARY, CONTRACTOR SHALL MEET THE MORE STRINGENT REQUIREMENT.

Table with 4 columns: GRASS TYPE, LBS/ ACRE, TIME OF SEEDING, FERTILIZER LIMESTONE. Includes rows for Bermuda, Centipede, Tall Fescue, and Centipede/sericea/lespedeza.

Table with 4 columns: GRASS TYPE, LBS/ ACRE, TIME OF SEEDING, FERTILIZER LIMESTONE. Includes rows for Rye Grain, Sweet Sudan Grass, German or Browntop Millet, and Straw Mulch.

STABILIZATION TIME FRAMES: IN THE EVENT THAT THE GOVERNING AGENCIES TIMEFRAME FOR STABILIZATION VARY, CONTRACTOR SHALL MEET THE MORE STRINGENT REQUIREMENT.

Table with 3 columns: SITE AREA DESCRIPTION, STABILIZATION, TIMEFRAME EXCEPTIONS. Includes rows for Perimeter Dikes, High Quality Water (H2O) Zones, Slopes Steeper than 3:1, Slopes 3:1 or Flatter, and All Other Areas.

NEW HANOVER COUNTY LAND QUALITY STABILIZATION TIME FRAME NOTE: DENuded AREAS MUST BE STABILIZED WITH FIFTEEN (15) WORKING DAYS OF CEASE OF ANY PHASE OF ACTIVITY.

**NC ACCESSIBILITY NOTES:**

- 1. SPECIAL ATTENTION SHALL BE GIVEN TO COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NORTH CAROLINA BUILDING CODE/ANSI A117.1, AND APPLICABLE LOCAL LAWS & REGULATIONS.
2. IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS.
3. THE CONTRACTOR SHALL NOTIFY PARAMOUNT ENGINEERING IMMEDIATELY OF ANY CONFLICT BETWEEN THESE NOTES AND DETAILS.
4. THESE ACCESSIBILITY NOTES AND DETAILS ARE INTENDED TO DEFINE SCOPE AND DIMENSIONAL REQUIREMENTS ONLY.
5. ACCESSIBILITY ROUTE NOTES: AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES.

**ACCESSIBLE ROUTE NOTES:**

- 1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
3. WALKING SURFACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.
4. ANY WALKING SURFACE THAT IS PART OF AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5.0% IS A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMPS OR CURB RAMPS.
5. TRANSITIONS BETWEEN RAMPS, WALKS, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSH-AND-FREE OF ABRUPT VERTICAL CHANGES.
6. FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
7. THE MINIMUM CLEAR WIDTH OF EXTERIOR ACCESSIBLE ROUTES SHALL BE FORTY-EIGHT (48) INCHES.
8. WHERE AN ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN OBJECT THAT IS LESS THAN FORTY-EIGHT (48) INCHES IN WIDTH.
9. WALKING SURFACES THAT PROVIDE A COMPLIANT T-SHAPED TURNING SPACE.
10. DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NORTH CAROLINA BUILDING CODE/ ANSI A117.1, AND APPLICABLE LOCAL LAWS & REGULATIONS.
11. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES.
12. WHERE POSSIBLE, DRAINAGE INLETS SHALL NOT BE LOCATED ON AN ACCESSIBLE ROUTE.
13. RAMP RUNS WITH A RISE GREATER THAN SIX (6) INCHES SHALL HAVE HANDRAILS ON BOTH SIDES.
14. RAMP RUNS WITH A RISE GREATER THAN SIX (6) INCHES SHALL HAVE HANDRAILS ON BOTH SIDES.
15. FLOOR SURFACES OF RAMPS AND LANDINGS SHALL BE STABLE, FIRM AND SLIP RESISTANT.
16. EDGE PROTECTION COMPLYING WITH AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS).
17. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP.
18. RAMP RUNS WITH A RISE GREATER THAN SIX (6) INCHES SHALL HAVE HANDRAILS ON BOTH SIDES.
19. FLOOR SURFACES OF RAMPS AND LANDINGS SHALL BE STABLE, FIRM AND SLIP RESISTANT.
20. IT IS RECOMMENDED TO PROVIDE CURB RAMPS WITH A TWENTY-FOUR (24) INCH DEEP DETECTABLE WARNING COMPLYING WITH 408.12 A117.1.

**RAMP NOTES:**

- 1. ANY PART OF AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5% SHALL BE CONSIDERED A RAMP.
2. THE MAXIMUM RUNNING SLOPE FOR A RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.
3. THE CLEAR WIDTH OF AN EXTERIOR RAMP RUN SHALL BE FORTY EIGHT INCHES.
4. THE RISE FOR ANY RAMP RUN SHALL BE THIRTY (30) INCHES MAXIMUM.
5. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMPS.
6. RAMP RUNS WITH A RISE GREATER THAN SIX (6) INCHES SHALL HAVE HANDRAILS ON BOTH SIDES.
7. FLOOR SURFACES OF RAMPS AND LANDINGS SHALL BE STABLE, FIRM AND SLIP RESISTANT.
8. EDGE PROTECTION COMPLYING WITH AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS).
9. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP.
10. CURB RAMP NOTES: THE MAXIMUM RUNNING SLOPE OF A CURB RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.
11. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 5%.
12. THE CLEAR WIDTH OF A CURB RAMP SHALL BE 36 INCHES (36) MINIMUM.
13. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS.
14. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT EXCEED 10%.
15. CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES.
16. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
17. IT IS RECOMMENDED TO PROVIDE CURB RAMPS WITH A TWENTY-FOUR (24) INCH DEEP DETECTABLE WARNING COMPLYING WITH 408.12 A117.1.

**CURB RAMP NOTES:**

- 1. THE MAXIMUM RUNNING SLOPE OF A CURB RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.
2. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 5%.
3. THE CLEAR WIDTH OF A CURB RAMP SHALL BE 36 INCHES (36) MINIMUM.
4. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS.
5. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP.
6. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT EXCEED 10%.
7. CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES.
8. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
9. IT IS RECOMMENDED TO PROVIDE CURB RAMPS WITH A TWENTY-FOUR (24) INCH DEEP DETECTABLE WARNING COMPLYING WITH 408.12 A117.1.
10. FLOOR SURFACES OF CURB RAMPS SHALL BE DEEP GROOVED, 1/2 INCH WIDE BY 1/2 INCH DEEP.
11. WHERE PROVIDED, STOP LINES SHALL BE LOCATED IN ADVANCE OF CURB RAMP.
12. WHERE PROVIDED, PEDESTRIAN ACTIVATED SIGNALS SHALL BE LOCATED ADJACENT TO THE SIDEWALK AND NOT ON THE SIDEWALK.
13. WHERE PROVIDED, DRAINAGE INLETS SHALL BE LOCATED UPSTREAM OF CURB RAMPS.
14. CURB RAMP TYPE AND LOCATION ARE PER PLAN.

**NC ACCESSIBILITY NOTES CONTD.**

- PARKING SPACE NOTES:
1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTES OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE.
2. ACCESSIBLE PARKING SPACES SHALL BE AT LEAST NINETY-SIX (96) INCHES WIDE.
3. PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE.
4. TWO (2) ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE.
5. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACE THEY SERVE.
6. ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM.
7. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY.
8. FLOOR SURFACES OF PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT.
9. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ALL DIRECTIONS.
10. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
11. PARKING SPACES FOR VANS AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF NINETY-EIGHT (98) INCHES MINIMUM.
12. EACH ACCESSIBLE PARKING SPACE SHALL BE PROVIDED WITH SIGNAGE.
13. SIGNAGE AT ACCESSIBLE PARKING SPACES REQUIRED BY THE NC BUILDING CODE SECTION 1106.1 SHALL COMPLY WITH THE REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTE 20-27.6 AND 136-30 AND THE NCDOT UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES.
14. ACCESSIBLE PARKING SPACE, ACCESS AISLE STRIPING, AND INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED BLUE.
PASSENGER LOADING ZONE NOTES:
1. PASSENGER LOADING ZONES SHALL PROVIDE VEHICULAR PULL-UP SPACE NINETY-SIX (96) INCHES WIDE MINIMUM AND TWENTY (20) FEET LONG MINIMUM.
2. PASSENGER LOADING ZONES SHALL PROVIDE A CLEARLY MARKED ACCESS AISLE THAT IS SIXTY (60) INCHES WIDE MINIMUM AND EXTENDS THE FULL LENGTH OF THE VEHICLE PULL-UP SPACE THEY SERVE.
3. ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE AND NOT OVERLAP THE VEHICULAR WAY.
4. VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ALL DIRECTIONS.
5. FLOOR SURFACES OF VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT.
6. VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SERVING THEM, SHALL PROVIDE A VERTICAL CLEARANCE OF ONE HUNDRED FOURTEEN (114) INCHES MINIMUM.
ACCESSIBLE ENTRANCE NOTES:
1. ACCESSIBLE ENTRANCES SHALL BE PROVIDED AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS) AND THE NORTH CAROLINA BUILDING CODE, AND APPLICABLE LOCAL LAWS & REGULATIONS.
2. ENTRANCE DOORS, DOORWAYS AND GATES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS) AND THE NC BUILDING CODE/ANSI A117.1 AND SHALL BE ON AN ACCESSIBLE ROUTE.
GENERAL STORM SEWER NOTES:
1. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WILMINGTON REQUIREMENTS AS SPECIFIED ON THE DRAWINGS AND IN THE PROJECT SPECIFICATIONS.
2. BEDDING FOR ALL STORM SEWER PIPE SHALL BE AS SPECIFIED ON THE DRAWINGS.
3. ALL STORM SEWER PIPES SHOWN AS RCP ON THE PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.
ROOF DRAIN NOTE:
1) PROPOSED BUILDING SHALL DIVERT ROOF DRAINAGE TO STORMWATER COLLECTION SYSTEM.
EXISTING UTILITY NOTES:
1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
2. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS.
WETLAND NOTES:
1) THERE ARE NO WETLANDS FLAGGED OR SURVEYED ON THE PROPERTY.

Approved Construction Plan form with fields for Name, Date, Planning, Traffic, Fire, and a signature line.

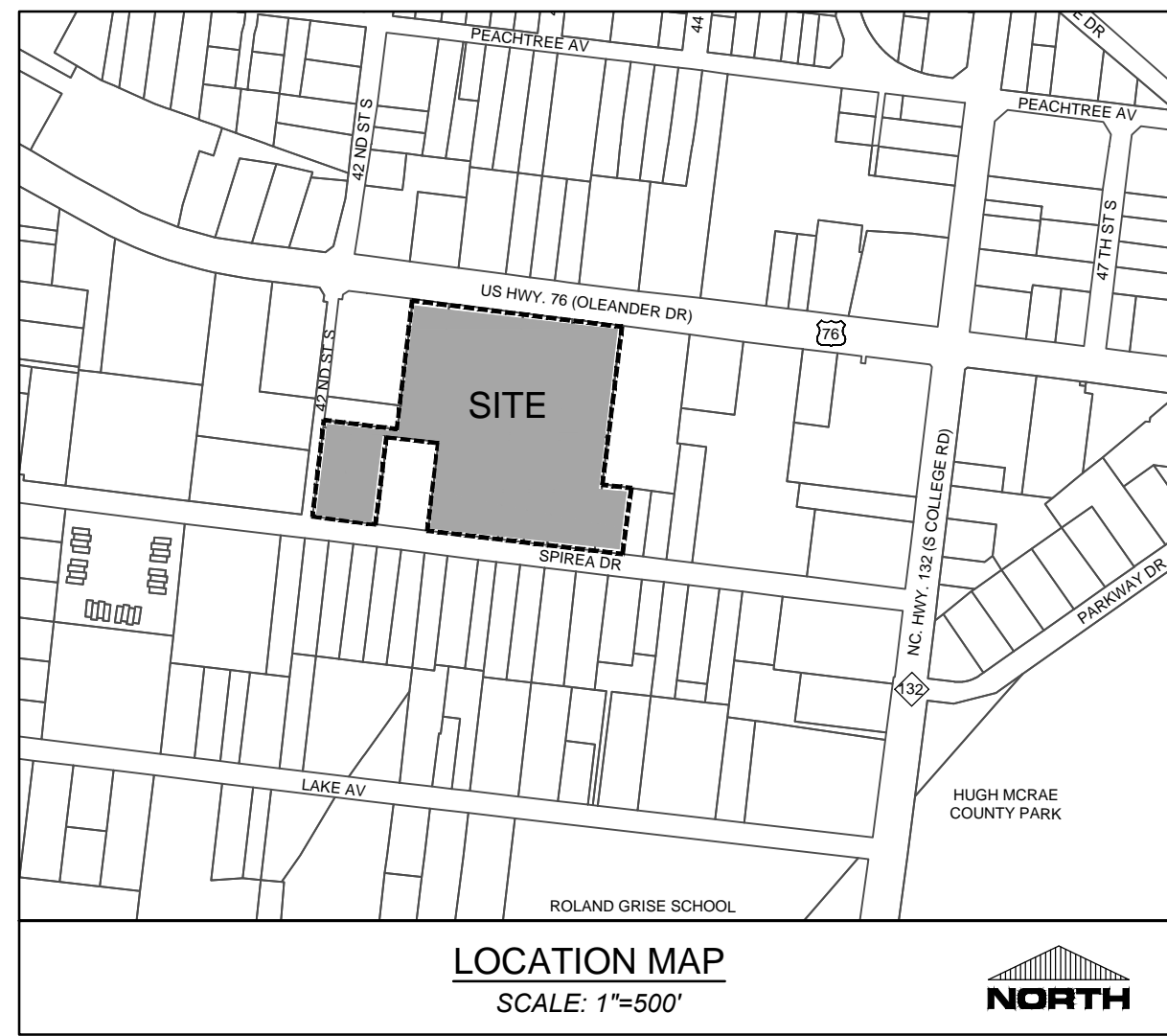
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

Project information block containing: PROJECT STATUS, DRAWING INFORMATION, GENERAL NOTES, PARKING EXPANSION, CAPITAL FORD OF WILMINGTON, NEW HANOVER COUNTY, WILMINGTON, NC, and various seals and stamps.







**SITE INFORMATION**  
**OWNER INFORMATION:** CAPITAL INVESTMENT PROPERTIES OF WILMINGTON, LLC  
**PROJECT ADDRESS:** 4222 OLEANDER DRIVE WILMINGTON, NC 28403  
**PARCEL IDENTIFICATION #:** R06106-003-011-000, R06106-003-013-000, R06106-003-101-001, R06106-003-008-001, R06106-003-007-000, R06106-003-009-000, R06106-003-006-000, R06106-003-017-000, R06106-003-018-000, R06106-003-024-000, R06106-003-023-000, R06106-003-019-000, R06106-003-019-000  
**CURRENT ZONING:** CB - COMMUNITY BUSINESS (ALL PARCELS, EXCEPT AS NOTED BELOW)  
**EXISTING USE:** AUTOMOBILE AND TRUCK DEALER VACANT LAND  
**TOTAL SITE AREA:** 411,736 SF (9.45 ACRES)  
**FLOOD INFORMATION:** THIS PARCEL IS LOCATED IN FLOOD ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 3720313700 J, DATED APRIL 3, 2006  
**CAMA LAND USE CLASSIFICATION:** URBAN

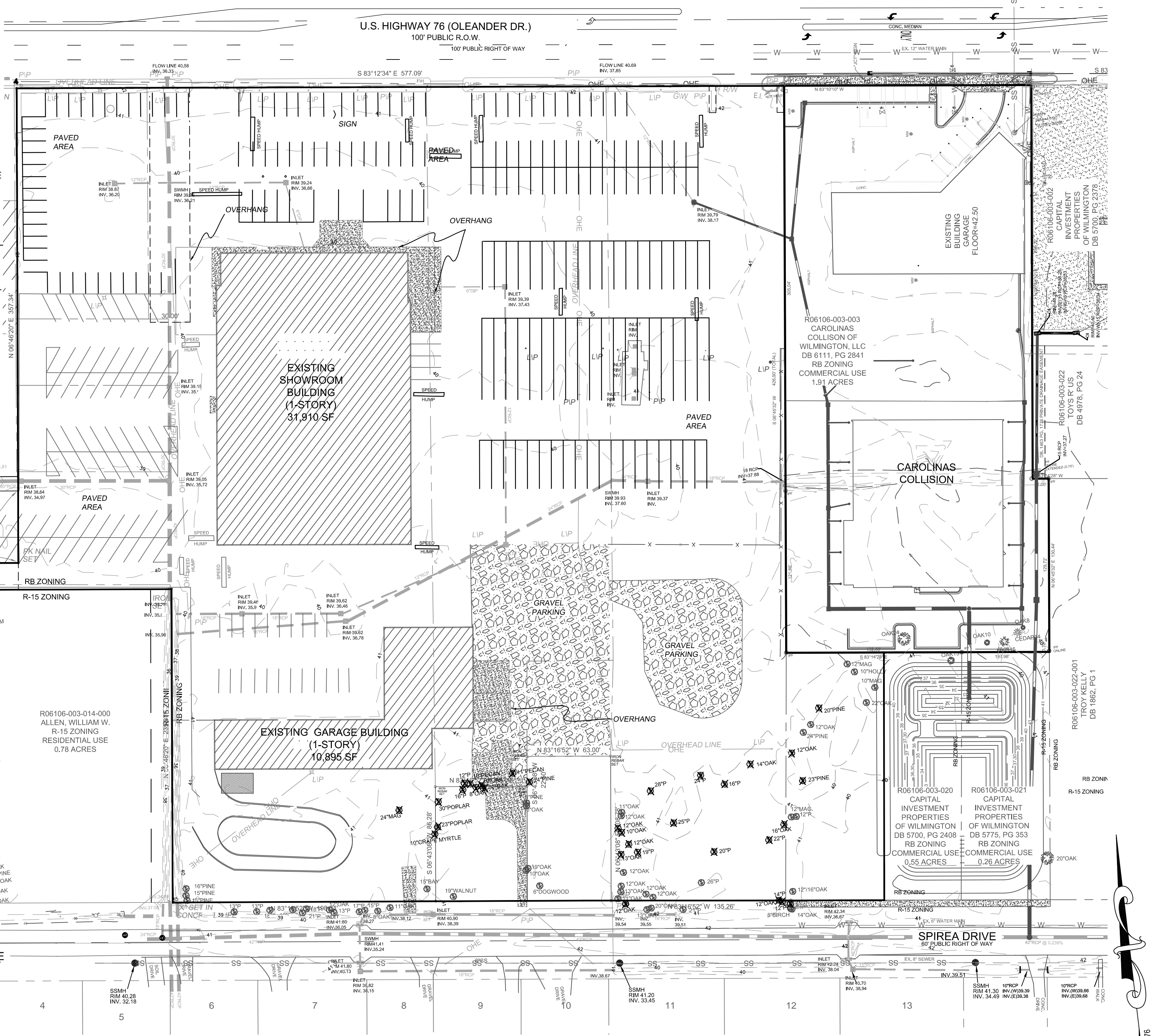
- DIMENSIONAL REQUIREMENTS**  
 CB - COMMUNITY BUSINESS  
 - MINIMUM LOT AREA: 1 ACRE  
 - MINIMUM LOT WIDTH: 100'  
 - MAXIMUM LOT COVERAGE: 40%  
 - MINIMUM FRONT SETBACK: 25'  
 - MINIMUM REAR SETBACK: 15', 25' WHEN ABUTTING RESIDENTIAL  
 - MINIMUM INTERIOR SIDE SETBACK: 0', 20' WHEN ABUTTING RESIDENTIAL  
 - MINIMUM CORNER LOT SIDE SETBACK: 25'  
 - MAXIMUM BUILDING HEIGHT: 35'+  
 PROPOSED BUILDING SETBACKS  
 FRONT SETBACK: 124' (EXISTING STRUCTURE)  
 SIDE SETBACK: 32' (EXISTING STRUCTURE)  
 R-15 - RESIDENTIAL DISTRICT  
 - MINIMUM LOT AREA: 15,000 SF  
 - MINIMUM LOT WIDTH: 80'  
 - MAXIMUM LOT COVERAGE: 50%  
 - MINIMUM FRONT SETBACK: 30'  
 - MINIMUM REAR SETBACK: 15', 25' WHEN ABUTTING RESIDENTIAL  
 - MINIMUM INTERIOR SIDE SETBACK: 10'  
 - MINIMUM CORNER LOT SIDE SETBACK: 15'  
 - MAXIMUM BUILDING HEIGHT: 35'

- BUILDING INFORMATION**  
 CONSTRUCTION TYPE: TYPE B - BUSINESS (AUTO SHOW ROOM)  
 MAX. HEIGHT: 18' - 6"  
 LOT COVERAGE: 10.3% (EXISTING)  
**IMPERVIOUS INFORMATION**  
 TOTAL EXISTING IMPERVIOUS AREA: 265,540 SF  
 EXISTING BUILDING SIZES AND DRIVEWAYS (INCLUDED IN EXISTING IMPERVIOUS AREA FIGURE ABOVE):  
 SHOWROOM BUILDING: 31,910 SF  
 GARAGE BUILDING: 10,895 SF  
 HARDSCAPE / PAVING: 200,009 SF  
 GRAVEL DRIVEWAY: 22,726 SF  
 EXISTING PERCENT IMPERVIOUS: 265,540 / 385,054 = 68.9%

- SPIREA DRIVE PROPERTY OWNERS**  
 1 3136-48-8747.000; OWNER: MORRIS MARY R ZONING: R7 CD; LAND USE: RESIDENTIAL USE  
 2 3136-48-9716.000; OWNER: MORRIS MARY R ZONING: R7 CD; LAND USE: RESIDENTIAL USE  
 3 3136-48-9775.000; OWNER: SINGHISEN ROBERT JAMES ZONING: R15; LAND USE: RESIDENTIAL USE  
 4 3136-58-0745.000; OWNER: PRUETT JOHN M ZONING: R15; LAND USE: RESIDENTIAL USE  
 5 3136-58-1704.000; OWNER: MASTERSON BRYCE ALLEN ZONING: R15; LAND USE: RESIDENTIAL USE  
 6 3136-58-1773.000; OWNER: MASTERSON BRYCE ALLEN ZONING: R15; LAND USE: RESIDENTIAL USE  
 7 3136-58-2743.000; OWNER: HOFFMAN GREGORY JAMES ZONING: R15; LAND USE: RESIDENTIAL USE  
 8 3136-58-3712.000; OWNER: MASTERSON BRYCE ALLEN ZONING: R15; LAND USE: RESIDENTIAL USE  
 9 3136-58-3761.000; OWNER: MASTERSON ALLEN L ZONING: R15; LAND USE: RESIDENTIAL USE  
 10, 11 3136-58-4730.000, 3136-58-5710.000; OWNER: UNITARIAN UNIVERSALIST ZONING: R15; LAND USE: CIVIC/ VACANT  
 12 3136-58-3761.000; OWNER: WENSON BRUCE P BARBARA P TRUST ZONING: MFL; LAND USE: MULTI-FAMILY RESIDENTIAL  
 13 3136-58-6791.000; OWNER: SEAY PATRICIA H ZONING: R15; LAND USE: RESIDENTIAL USE

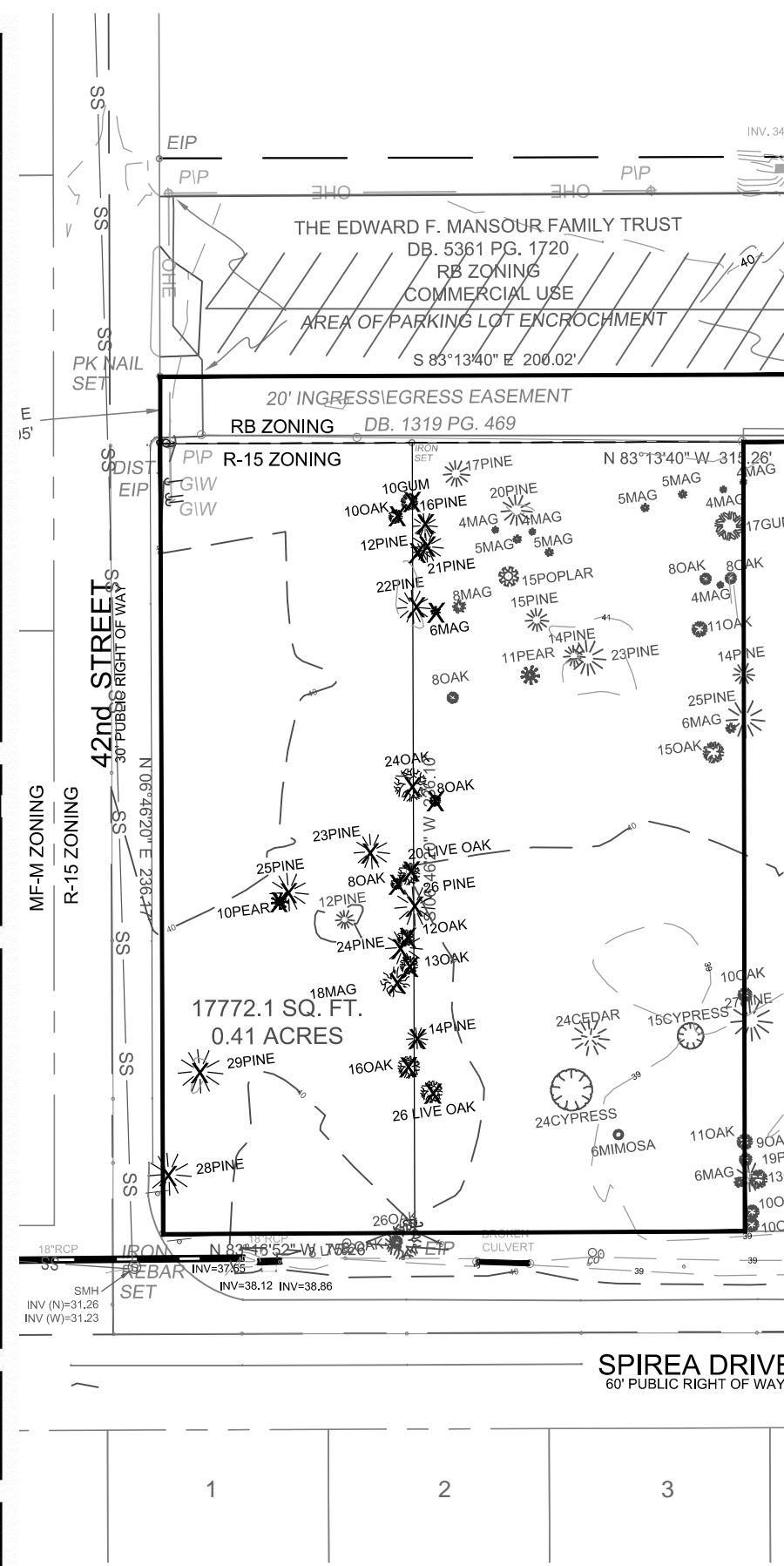
NCDENR PWSS WATER PERMIT #: \_\_\_\_\_ GPD  
 WATER CAPACITY: \_\_\_\_\_  
 DWQ SEWER PERMIT #: \_\_\_\_\_ GPD  
 SEWER CAPACITY: \_\_\_\_\_  
 SEWER SHED # AND PLANT: \_\_\_\_\_  
 SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)  
 Approved Construction Plan  
 Name \_\_\_\_\_ Date \_\_\_\_\_  
 Planning \_\_\_\_\_  
 Traffic \_\_\_\_\_  
 Fire \_\_\_\_\_  
 Signed: \_\_\_\_\_  
 For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

- GENERAL NOTES:**  
 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 STANDARDS.  
 3. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.  
 4. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.  
 5. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.  
 6. TRASH DISPOSAL SHALL BE BY ROLLOUT SERVICE THROUGH A PRIVATE CONTRACTOR.  
 7. CONTRACTOR SHALL REFER TO LANDSCAPE PLAN FOR SPECIFIC TREE REMOVAL AND OTHER LANDSCAPING DETAILS.



**Capital Ford Parking Expansion Tree Removal & Required Mitigation**

Qty of Trees	Caliper Inches*	Individual Trunk Caliper AND Individual Cluster Trunks	Tree Common Name	City Tree Type Classification	Total Cal. Inches to be Removed	% Mitigation	Significant	Total Qty. of Mitigation Trees Required
<b>REGULATED &amp; SIGNIFICANT TREES</b>								
Category 1 (100% Mitigation)								
1	10		OSAGE MYRTLE	ornamental flowering	10	100%	yes	7
1	6		MAG (MAGNOLIA)	ornamental flowering	6	100%		2
1	18		MAG (MAGNOLIA)	ornamental flowering	18	100%	yes	12
1	24		MAG (MAGNOLIA)	ornamental flowering	24	100%	yes	16
2	8		DAK LIVE OAK	hardwood	16	100%		13
4	10		DAK LIVE OAK	hardwood	40	100%		13
4	12		DAK LIVE OAK	hardwood	48	100%		16
2	13		DAK LIVE OAK	hardwood	26	100%		9
1	14		DAK LIVE OAK	hardwood	14	100%		5
2	16		DAK LIVE OAK	hardwood	32	100%		11
1	20		DAK LIVE OAK	hardwood	20	100%		7
1	23		DAK LIVE OAK	hardwood	23	100%		8
1	24		DAK LIVE OAK	hardwood	24	100%	yes	16
2	26		DAK LIVE OAK	hardwood	52	100%	yes	35
1	23		POPLAR	hardwood	23	100%	yes	20
1	30		POPLAR	hardwood	30	100%	yes	20
Total Category 1 Significant Trees Mitigation Required:						105		
Total Category 1 Regulated Trees To Be Removed with Essential Site Improvements						188		
Category 2 (75% Mitigation)								
1	10		GUM (SWEETGUM)	hardwood	10	75%		3
1	10		PECAN	hardwood	10	75%		3
1	11		PECAN	hardwood	11	75%		3
Total Category 2 Significant Trees:						0		
Total Category 2 Regulated Trees To Be Removed with Essential Site Improvements						6		
Category 3 (50% Mitigation)								
2	12		PINE (LOBLOLLY)	conifer	24	50%		4
1	14		PINE (LOBLOLLY)	conifer	14	50%		2
1	16		PINE (LOBLOLLY)	conifer	16	50%		3
1	19		PINE (LOBLOLLY)	conifer	19	50%		3
2	20		PINE (LOBLOLLY)	conifer	40	50%		7
1	21		PINE (LOBLOLLY)	conifer	21	50%		4
2	22		PINE (LOBLOLLY)	conifer	44	50%		7
1	23		PINE (LOBLOLLY)	conifer	23	50%		4
3	24		PINE (LOBLOLLY)	conifer	72	50%		12
3	25		PINE (LOBLOLLY)	conifer	75	50%		13
2	28		PINE (LOBLOLLY)	conifer	56	50%		9
1	29		PINE (LOBLOLLY)	conifer	29	50%		5
Total Category 3 Significant Trees:						107		
Total Category 3 Regulated Trees To Be Removed with Essential Site Improvements						78		
Category 4 (25% Mitigation)								
1	10		PEAR	hardwood	10	25%	yes	2
Total Category 4 Significant Trees:						2		
Total Category 4 Regulated Trees To Be Removed with Essential Site Improvements						0		
Total Qty. of Significant Tree Mitigation (essential site improvements):						107		
Total Tree Credits:						0		
Total Qty. of Mitigation Trees Required on Site (or Pay in Lieu Equivalent):						107		
<b>TREES TO BE REMOVED FOR SIDEWALK (NOT ON PROPERTY, NOT ELIGIBLE FOR MITIGATION OR PAY-IN-LIEU)</b>								
1	12		PINE (LOBLOLLY)	conifer	12	50%		
1	14		PINE (LOBLOLLY)	conifer	14	50%		
1	12		DAK LIVE OAK	hardwood	12	100%		



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

**REVISIONS:**

**CLIENT INFORMATION:** CAPITAL PROPERTIES OF WILMINGTON, LLC  
 4900 LEIGH DRIVE  
 RALEIGH, NORTH CAROLINA 27616

**PARAMOUNT ENGINEERING**  
 122 Cinema Drive  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (O) (910) 791-6760 (F)  
 NC License # C-2846

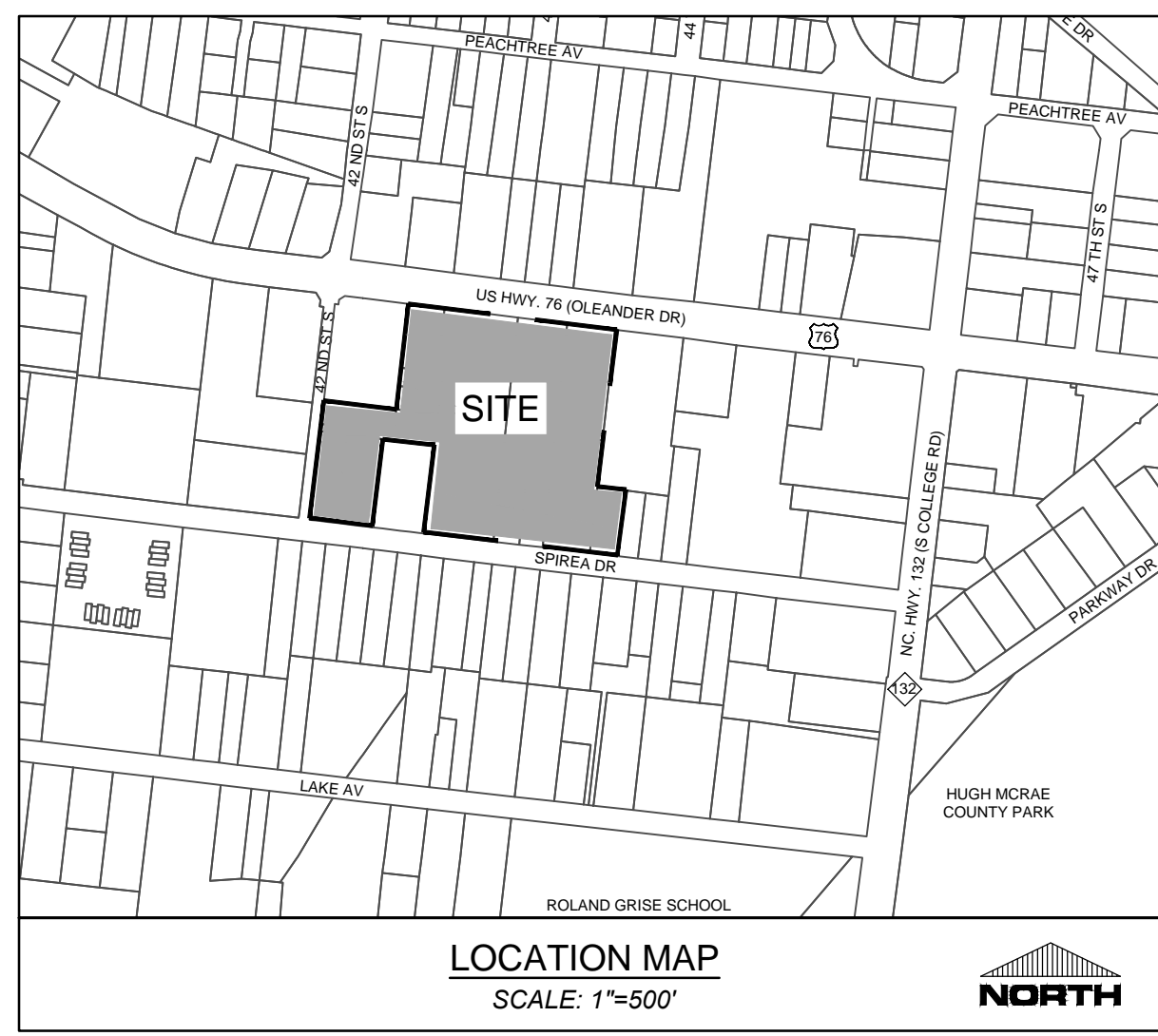
**SITE INVENTORY & TREE REMOVAL PARKING EXPANSION**  
 CAPITAL FORD OF WILMINGTON  
 NEW HANOVER COUNTY  
 WILMINGTON, NC

**PROJECT STATUS:** PRELIMINARY LAYOUT  
**DRAWING INFORMATION:** DATE: 06/19/2018  
 SCALE: 1"=50'  
 DRAWN: J.B.A.  
 CHECKED: J.B.A.

**SEAL:** J.B.A. ENGINEER  
 28852  
 06/06/2018

**C-1.1**  
 PEI JOB#: 17410.PE





**SITE INFORMATION**  
 OWNER INFORMATION: CAPITAL INVESTMENT PROPERTIES OF WILMINGTON, LLC  
 PROJECT ADDRESS: 4222 OLEANDER DRIVE WILMINGTON, NC 28403  
 4201, 4209, 4305 AND 4303 SPIREA DRIVE WILMINGTON, NC 28403  
 PARCEL IDENTIFICATION #: R06106-003-011-000, R06106-003-013-000, R06106-003-014-000, R06106-003-008-001, R06106-003-007-000, R06106-003-009-000, R06106-003-006-000, R06106-003-017-000, R06106-003-018-000, R06106-003-024-000, R06106-003-023-000, R06106-003-019-000, R06106-003-019-000

**CURRENT ZONING:** CB - COMMUNITY BUSINESS (ALL PARCELS, EXCEPT AS NOTED BELOW)  
 R-15 - RESIDENTIAL DISTRICT (PARCELS R10606-003-011-000, R10606-003-013-000)  
**EXISTING USE:** AUTOMOBILE AND TRUCK DEALER VACANT LAND  
**TOTAL SITE AREA:** 411,736 SF (9.45 ACRES)  
**PROJECT AREA (NEW DEVELOPMENT):** 79,619 SF  
**PROJECT AREA (REDEVELOPMENT):** 272,286 SF  
**TOTAL PROJECT AREA:** 351,905 SF  
**EXISTING AREAS TO REMAIN UNCHANGED:** 26,682 SF (LANDSCAPE AND STORM WATER POND LOCATED ON PARCEL R06106-003-019-000)  
 33,149 SF (PARKING, LOCATED ON PARCELS R06106-003-009-000, R06106-003-007-000, R06106-003-008-001, R06106-003-010-001)

**FLOOD INFORMATION:** THIS PARCEL IS LOCATED IN FLOOD ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 3720313600 J, DATED APRIL 3, 2006.

**CAMA LAND USE CLASSIFICATION:** URBAN

**DIMENSIONAL REQUIREMENTS**  
 CB - COMMUNITY BUSINESS  
 - MINIMUM LOT AREA: 1 ACRE  
 - MINIMUM LOT WIDTH: 100'  
 - MAXIMUM LOT COVERAGE: 40%  
 - MINIMUM FRONT SETBACK: 25'  
 - MINIMUM REAR SETBACK: 15', 25' WHEN ABUTTING RESIDENTIAL  
 - MINIMUM INTERIOR SIDE SETBACK: 0', 20' WHEN ABUTTING RESIDENTIAL  
 - MINIMUM CORNER LOT SIDE SETBACK: 25'  
 - MAXIMUM BUILDING HEIGHT: 35'+  
 R-15 - RESIDENTIAL DISTRICT  
 - MINIMUM LOT AREA: 15,000 SF  
 - MINIMUM LOT WIDTH: 80'  
 - MAXIMUM LOT COVERAGE: 50%  
 - MINIMUM FRONT SETBACK: 30'  
 - MINIMUM REAR SETBACK: 15', 25' WHEN ABUTTING RESIDENTIAL  
 - MINIMUM INTERIOR SIDE SETBACK: 10'  
 - MINIMUM CORNER LOT SIDE SETBACK: 15'  
 - MAXIMUM BUILDING HEIGHT: 35'

**EXISTING BUILDING SETBACKS**  
 FRONT SETBACK: 124' (EXISTING STRUCTURE)  
 SIDE SETBACK: 32' (EXISTING STRUCTURE)

**PROPOSED BUILDING SETBACKS**  
 FRONT SETBACK: NO STRUCTURES PROPOSED  
 SIDE SETBACK: NO STRUCTURES PROPOSED

**BUILDING INFORMATION**  
 CONSTRUCTION TYPE: TYPE B - BUSINESS (AUTO SHOW ROOM)

(AUTOMOBILE SERVICING)  
 NUMBER OF PROPOSED BUILDINGS: N/A (2 EXISTING BUILDING TO REMAIN)  
 PROPOSED BUILDING SFG: N/A (2 EXISTING BUILDINGS, 42,805 SF TOTAL)  
 MAX. HEIGHT: 18' - 6"  
 LOT COVERAGE: 12.16% (EXISTING); 42,805 SF / 100' / 351,905 SF

**EXISTING SEWER USAGE:** 120 GAL / 1,000 SF X 42.8 = 5,136 GPD  
**EXISTING WATER USAGE:** 5,136 X 1.15 = 5,906 GPD  
**PROPOSED SEWER USAGE:** N/A (NO CHANGES PROPOSED)  
**PROPOSED WATER USAGE:** N/A (NO CHANGES PROPOSED)

**SITE PARKING**  
 MINIMUM PARKING REQUIRED: 86 (1 PER 500 SF GFA AUTOMOBILE AND TRUCK DEALERS)  
 MAXIMUM PARKING ALLOWABLE: N/A

**TOTAL PARKING PROVIDED:** 86 SPACES (EXISTING TO REMAIN)  
 425 SPACES (ADDITIONAL VEHICULAR INVENTORY)

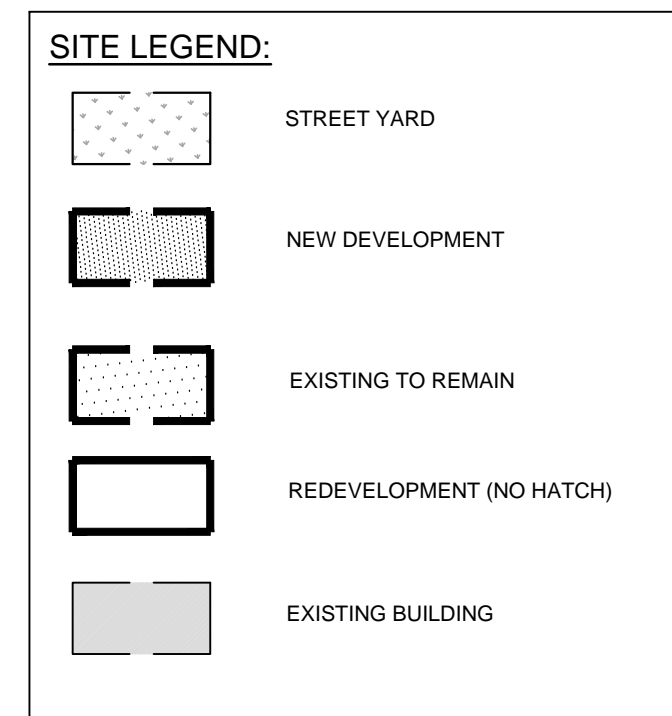
**HANDICAP PARKING REQUIRED:** 4 SPACES (BASED ON 86 REQUIRED PARKING)  
**HANDICAP PARKING PROVIDED:** 4 SPACES

**BICYCLE PARKING REQUIRED:** 20  
**BICYCLE PARKING PROVIDED:** 20

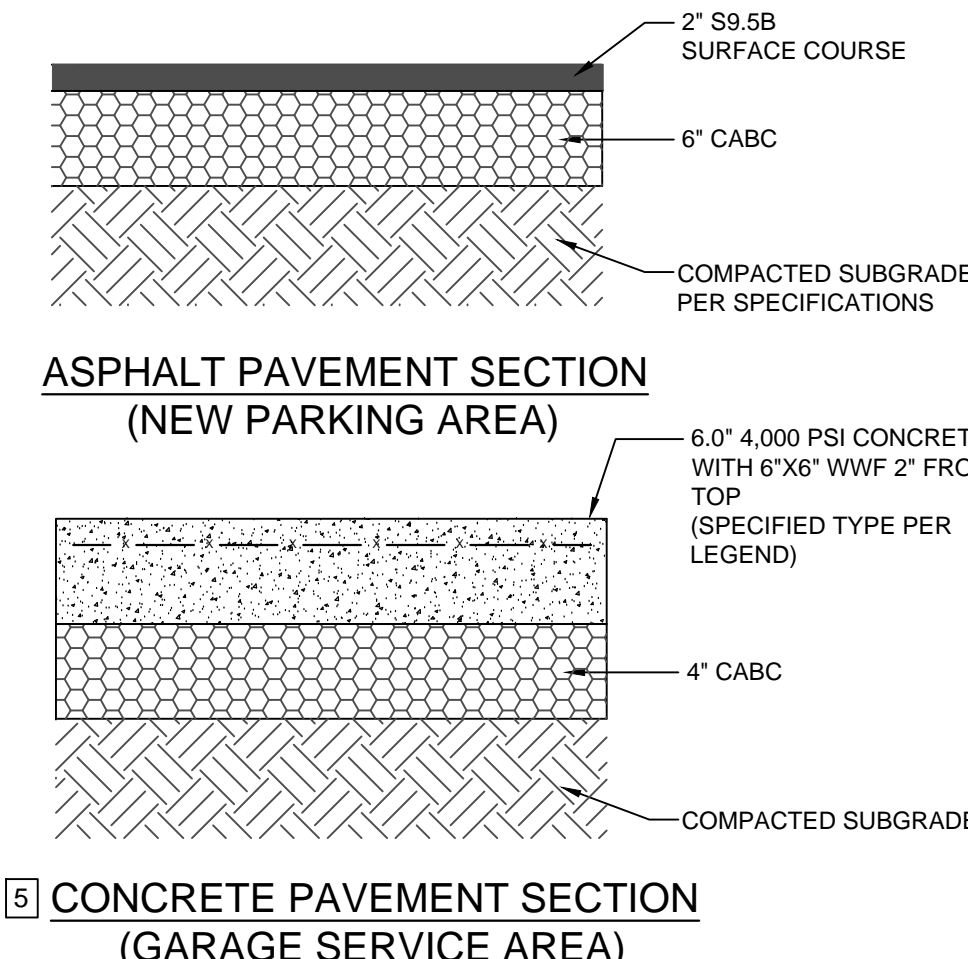
**LANDSCAPE CALCULATIONS**  
 SEE SHEET L-1.0 LANDSCAPE PLAN FOR CALCULATIONS.

**IMPERVIOUS INFORMATION**

TOTAL EXISTING IMPERVIOUS AREA:	265,540 SF
EXISTING BUILDING SIZES AND DRIVEWAYS (INCLUDED IN EXISTING IMPERVIOUS AREA FIGURE ABOVE):	
SHOWROOM BUILDING	31,910 SF
GARAGE BUILDING	10,895 SF
HARDSCAPE / PAVING	200,009 SF
GRAVEL DRIVEWAY	22,726 SF
PROPOSED IMPERVIOUS AREA:	
TOTAL EXISTING BUILDINGS TO REMAIN	42,805 SF
EXISTING ON-SITE PARKING & DRIVEWAYS	200,009 SF
PROPOSED ON-SITE PARKING & DRIVEWAYS	48,842 SF
ON-SITE SIDEWALKS	0 SF
FUTURE & MISC. IMPERVIOUS	0 SF
TOTAL PROPOSED IMP. AREA	291,656 SF
POST-PROJECT NET CHANGE FOR IMPERVIOUS AREA (INCREASE)	+26,116 SF
EXISTING PERCENT IMPERVIOUS:	265,540 / 385,054 = 68.9%
PROPOSED PERCENT IMPERVIOUS:	291,656 / 385,054 = 75.7%



- KEY NOTES:**
- VERTICAL CURB: CITY STANDARD DETAIL SD 3-11
  - ASPHALT PAVING: REFER TO DETAIL
  - ACCESSIBLE PARKING SIGN: PER A.D.A. STANDARDS
  - ACCESSIBLE PARKING SPACE: PER A.D.A. STANDARDS
  - CONCRETE PAVING: REFER TO DETAIL
  - ACCESSIBLE PARKING UNLOADING ZONE: SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN.
  - STRIPING: PROVIDE 4' WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - WHITE (2 COATS).
  - CITY OF WILMINGTON SIGHT DISTANCE TRIANGLE: CITY OF WILMINGTON 20'X70' SIGHT TRIANGLE
  - NCDOT SIGHT DISTANCE TRIANGLE: NCDOT 10'X70' SIGHT TRIANGLE
  - BICYCLE RACK: (20) BIKES TOTAL
  - ACCESSIBLE ROUTE OF TRAVEL: PER A.D.A. STANDARDS
  - EXISTING 6' HIGH CHAIN LINK FENCE: TO REMAIN OR BE REPLACED, WHERE OCCURS (HIDDEN BY EXISTING FENCE / VEGETATION)
  - DUMPSTER: 15' X 24' DUMPSTER PAD



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

**Approved Construction Plan**

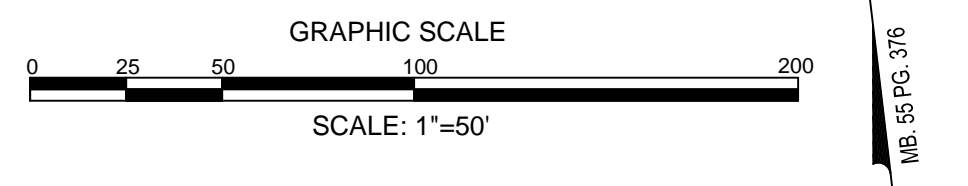
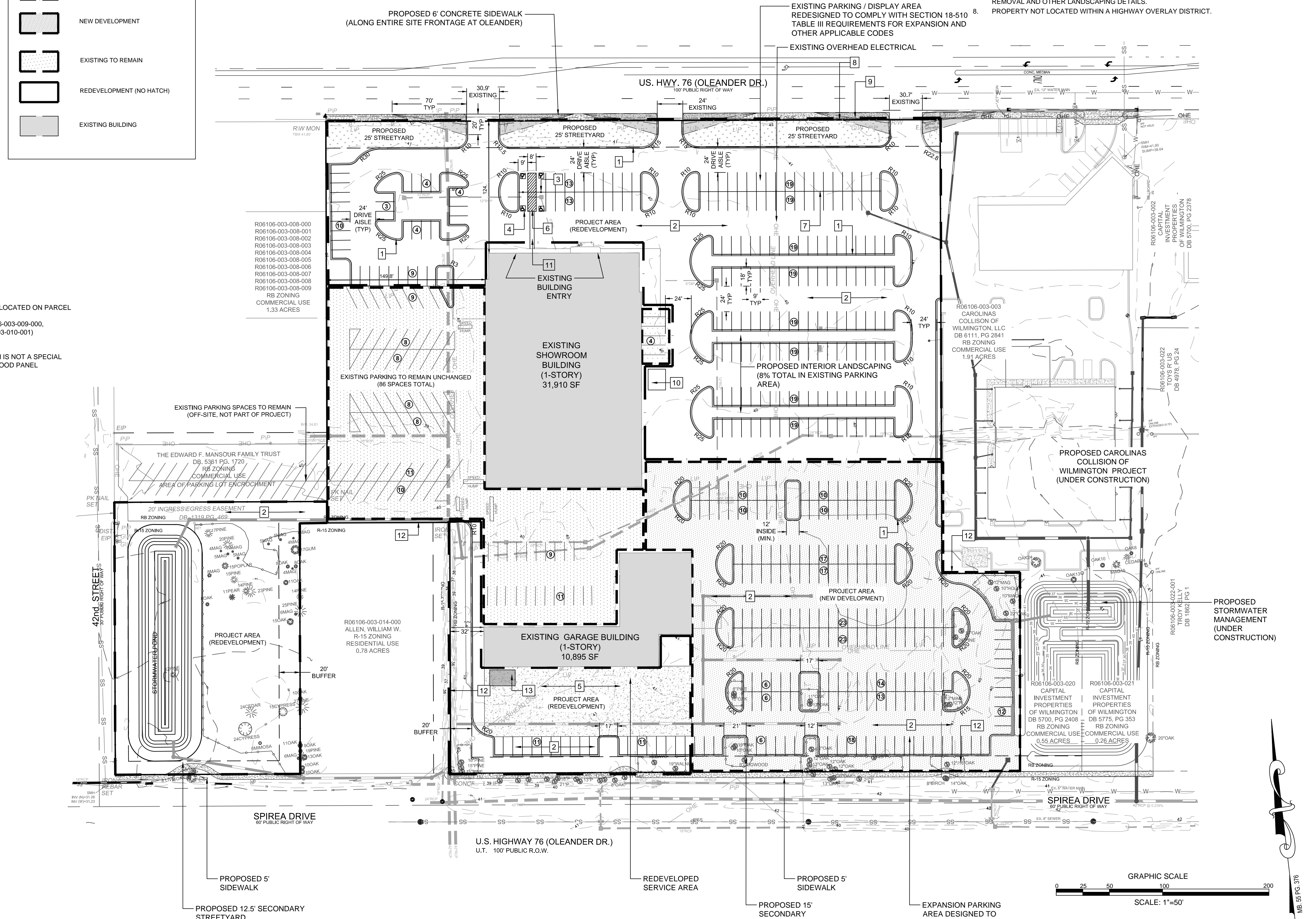
Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning: \_\_\_\_\_  
 Traffic: \_\_\_\_\_  
 Fire: \_\_\_\_\_

**WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: \_\_\_\_\_ Permit #: \_\_\_\_\_  
 Signed: \_\_\_\_\_

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

- GENERAL NOTES:**
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
  - ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
  - ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
  - ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
  - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
  - TRASH DISPOSAL SHALL BE BY ROLLOUT SERVICE THROUGH A PRIVATE CONTRACTOR.
  - CONTRACTOR SHALL REFER TO LANDSCAPE PLAN AND SITE INVENTORY PLAN FOR SPECIFIC TREE REMOVAL AND OTHER LANDSCAPING DETAILS.
  - PROPERTY NOT LOCATED WITHIN A HIGHWAY OVERLAY DISTRICT.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

**REVISIONS:**

**CLIENT INFORMATION:**  
 CAPITAL PROPERTIES OF WILMINGTON, LLC  
 4900 LEIGH DRIVE  
 RALEIGH, NORTH CAROLINA 27616

**PARAMOUNT ENGINEERING, INC.**  
 122 Cinema Drive  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (F) (910) 791-6760 (P)  
 NC License #: C-2846

**SITE PLAN**  
**PARKING EXPANSION**  
 CAPITAL FORD OF WILMINGTON  
 NEW HANOVER COUNTY  
 WILMINGTON, NC

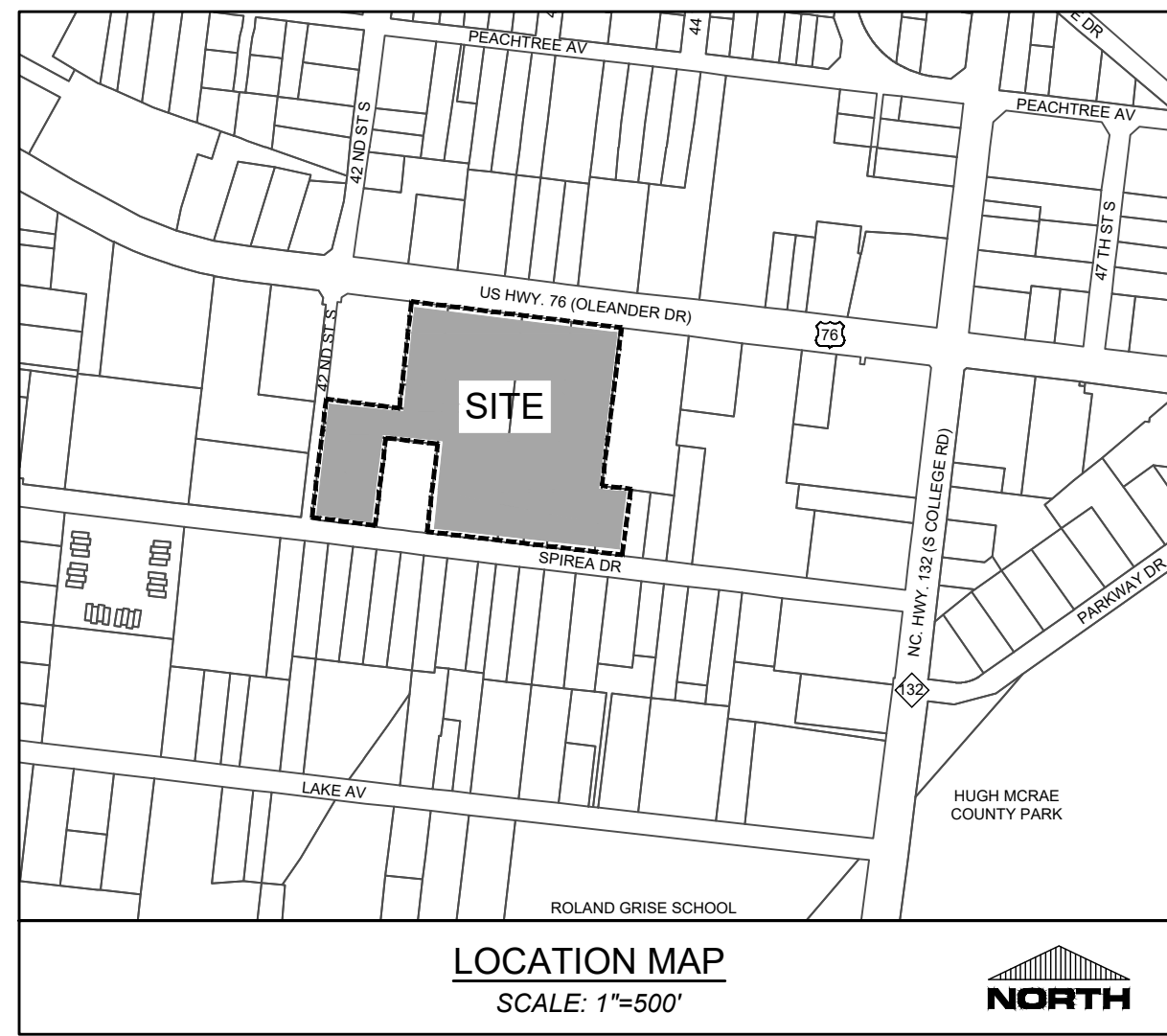
**PROJECT STATUS:**  
 PRELIMINARY LAYOUT:  
 FINAL DESIGN:  
 RELEASED FOR CONSTRUCTION:

**DRAWING INFORMATION:**  
 DATE: 06/18/2018  
 SCALE: AS SHOWN  
 DRAWN: JRE/AC  
 CHECKED: JRE/AC

**SEAL:**  
 J. R. ELLIOTT  
 PROFESSIONAL ENGINEER  
 STATE OF NORTH CAROLINA  
 NO. 28852  
 06/06/2018

**C-2.0**  
 PEI JOB#: 17410.PE





**SITE INFORMATION**  
**OWNER INFORMATION:** CAPITAL INVESTMENT PROPERTIES OF WILMINGTON, LLC  
**PROJECT ADDRESS:** 4222 OLEANDER DRIVE WILMINGTON, NC 28403  
 4201, 4209, 4305 AND 4303 SPIREA DRIVE WILMINGTON, NC 28403  
**PARCEL IDENTIFICATION #:** R06106-003-011-000, R06106-003-013-000, R06106-003-101-001, R06106-003-008-001, R06106-003-007-000, R06106-003-009-000, R06106-003-006-000, R06106-003-017-000, R06106-003-018-000, R06106-003-024-000, R06106-003-023-000, R06106-003-019-000, R06106-003-019-000  
**CURRENT ZONING:** CB - COMMUNITY BUSINESS (ALL PARCELS, EXCEPT AS NOTED BELOW)  
 R-15 - RESIDENTIAL DISTRICT (PARCELS R10606-003-011-000, R10606-003-013-000)  
**EXISTING USE:** AUTOMOBILE AND TRUCK DEALER VACANT LAND  
**TOTAL SITE AREA:** 411,736 SF (9.45 ACRES)  
**PROJECT AREA (NEW DEVELOPMENT):** 79,619 SF  
**PROJECT AREA (REDEVELOPMENT):** 272,286 SF  
**TOTAL PROJECT AREA:** 351,905 SF  
**EXISTING AREAS TO REMAIN UNCHANGED:** 26,882 SF (LANDSCAPE AND STORM WATER POND LOCATED ON PARCEL R06106-003-019-000)  
 33,149 SF (PARKING, LOCATED ON PARCELS R06106-003-009-000, R06106-003-007-000, R06106-003-008-001, R06106-003-010-001)  
**PERCENT BUILDING COVERAGE (PROJECT AREA):** 12.16%; 42,805'100 / 351,905  
**FLOOD INFORMATION:** THIS PARCEL IS LOCATED IN FLOOD ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 3720313600 J, DATED APRIL 3, 2006.  
**CAMA LAND USE CLASSIFICATION:** URBAN

**LANDSCAPE CALCULATIONS:**  
**STREET YARD LANDSCAPING - Sec. 18-477**

Street	Length	Width	Area	REQ'D	PROV
Oleander Drive (Primary Street Yard)	577.09 LF	85.6' LF	49,149 LF * 18 = 8,846.82 SF	8,846.82 SF	12,287 SF
8,846.82 SF / 600 SF = 14.74					
1 Canopy Tree / 600 SF					
6 SHRUBS / 600 SF					
Spirea Drive (Secondary Street Yard)	5,067 SF	600 SF	5,067 SF	5,067 SF	10,052 SF
5,067 SF / 600 SF = 8.45					
1 Canopy / 600 SF					
6 SHRUBS / 600 SF					
42nd Street (Secondary Street Yard)	256 LF	9' = 2,304 SF	2,304 SF	2,304 SF	2,850 SF
2,304 SF / 600 SF = 3.8					
1 Canopy / 600 SF					
6 SHRUBS / 600 SF					

**PARKING LOT LANDSCAPING**  
**Interior Area Landscaping - Sec. 18-481**  
 Interior Area of the Parking Facilities located within the Redevelopment Project Area = 120,055 SF  
 Landscape Area Required (8%): 120,055 \* 0.08 = 9,604.4  
 Landscape Area Provided: 14,738 SF

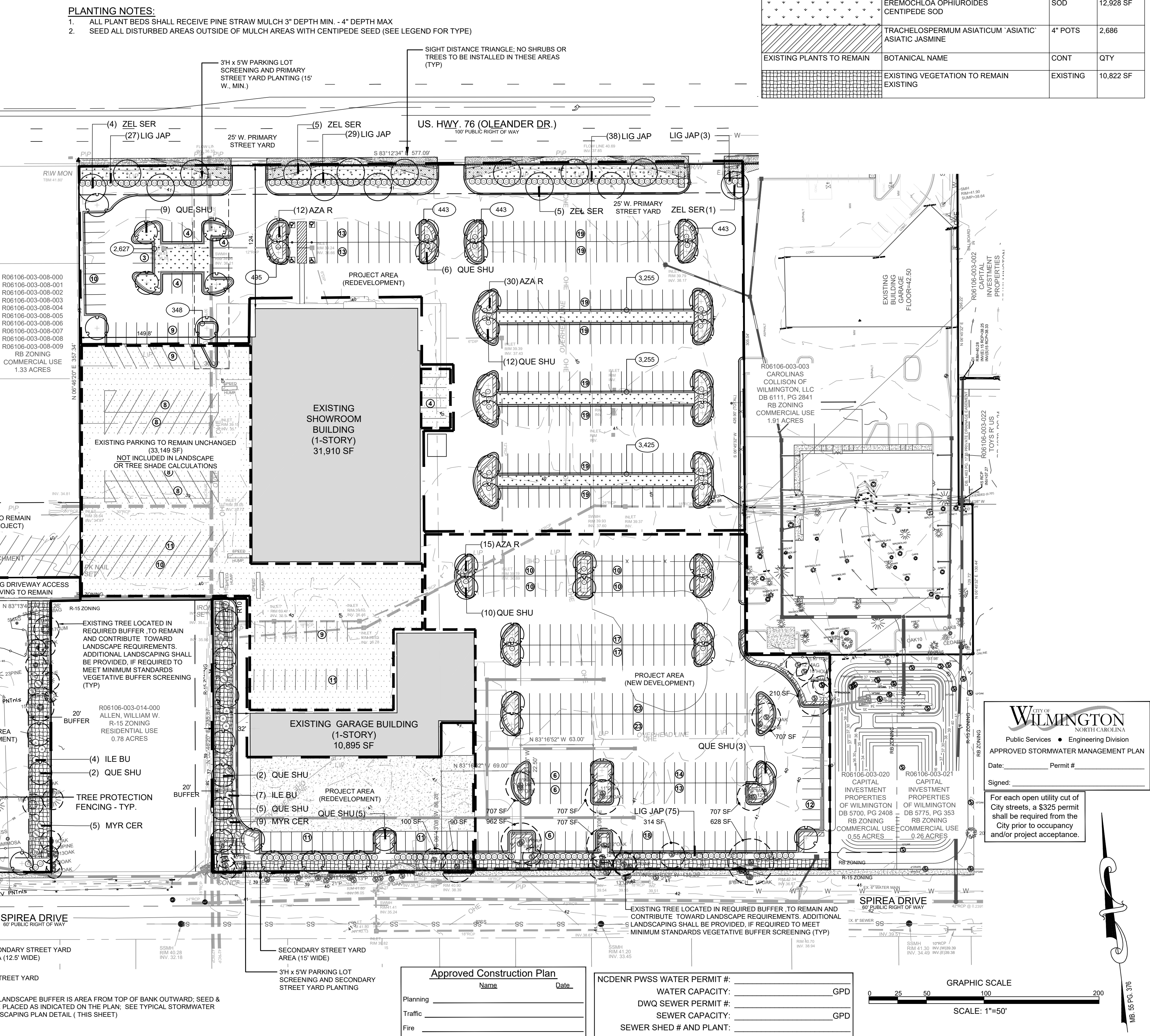
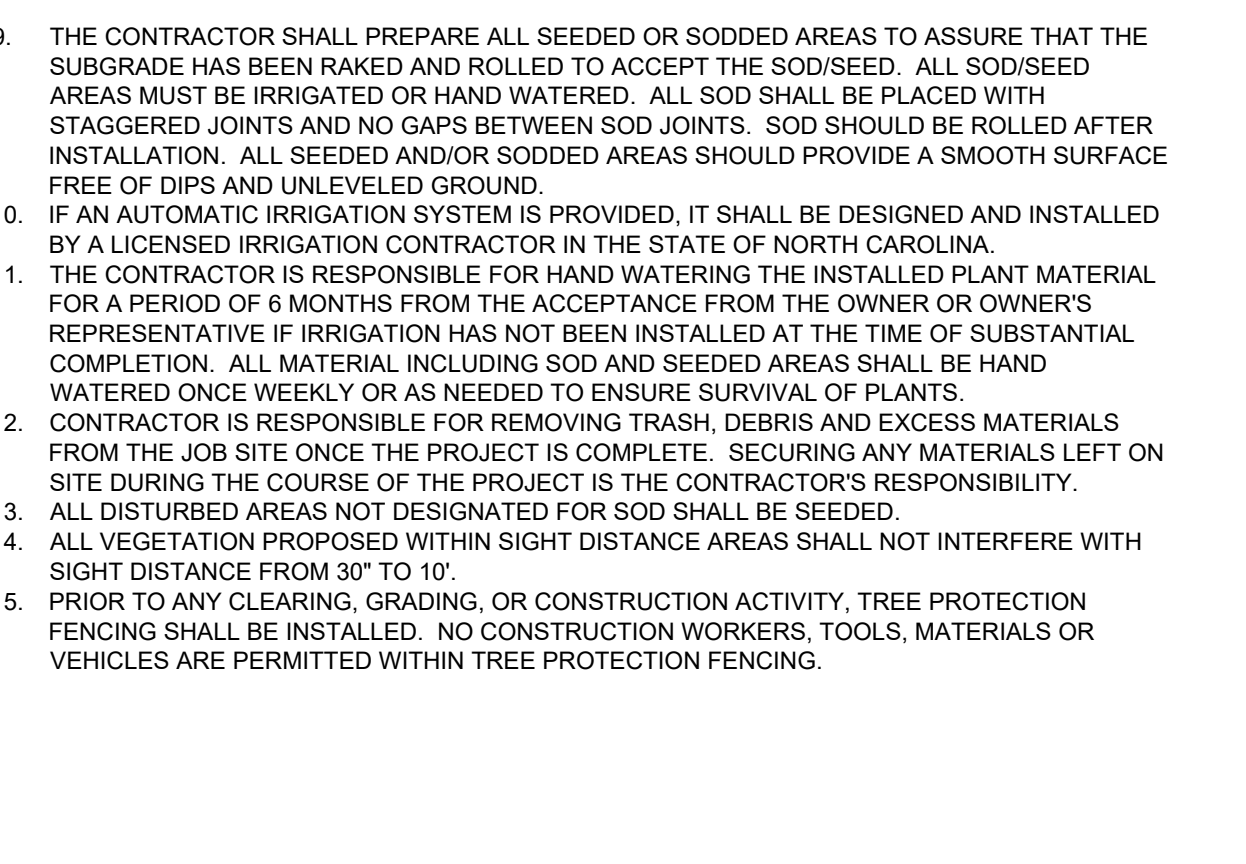
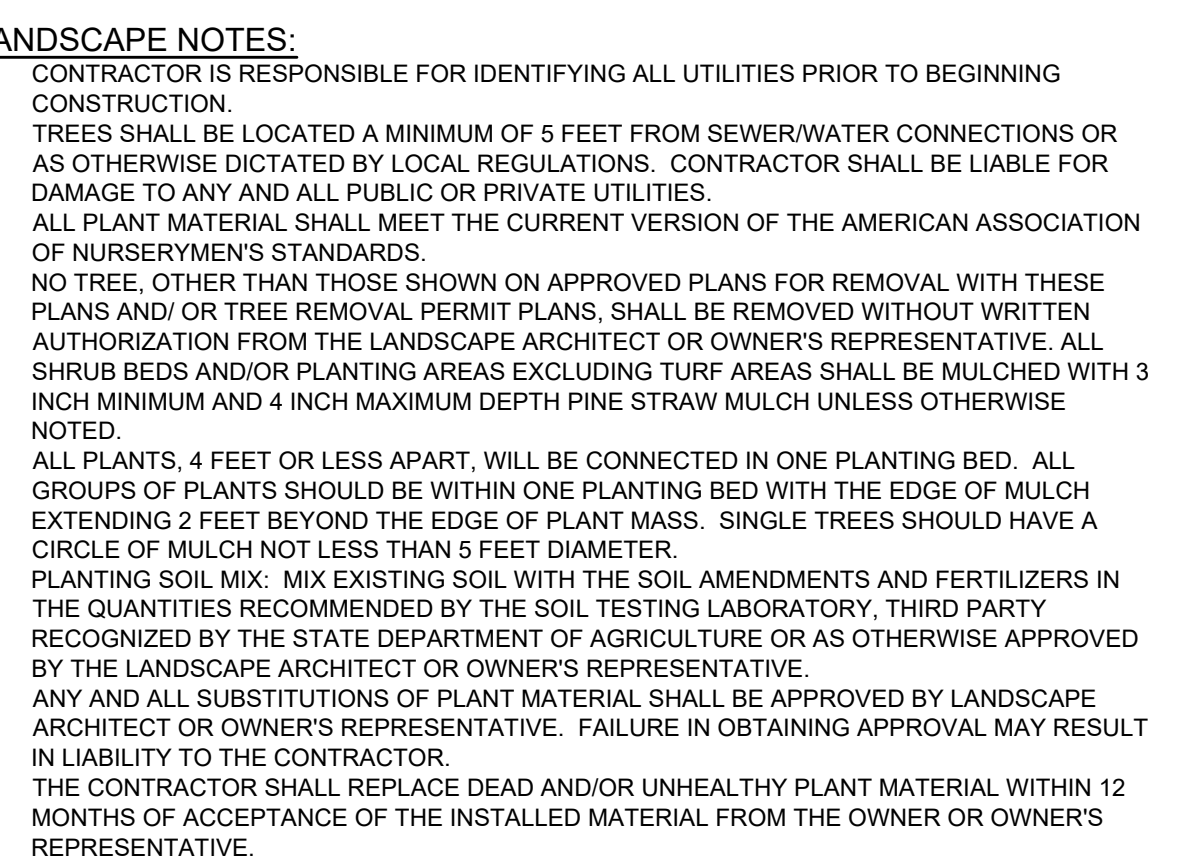
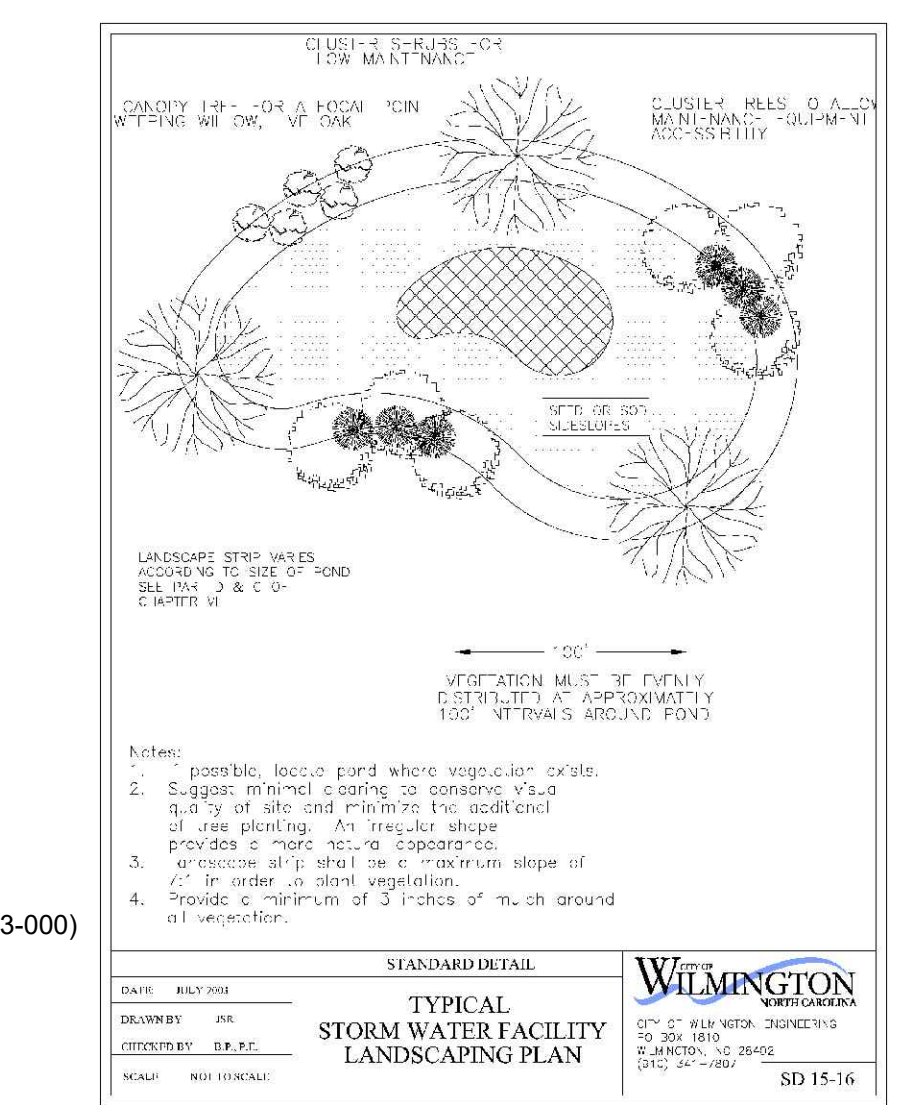
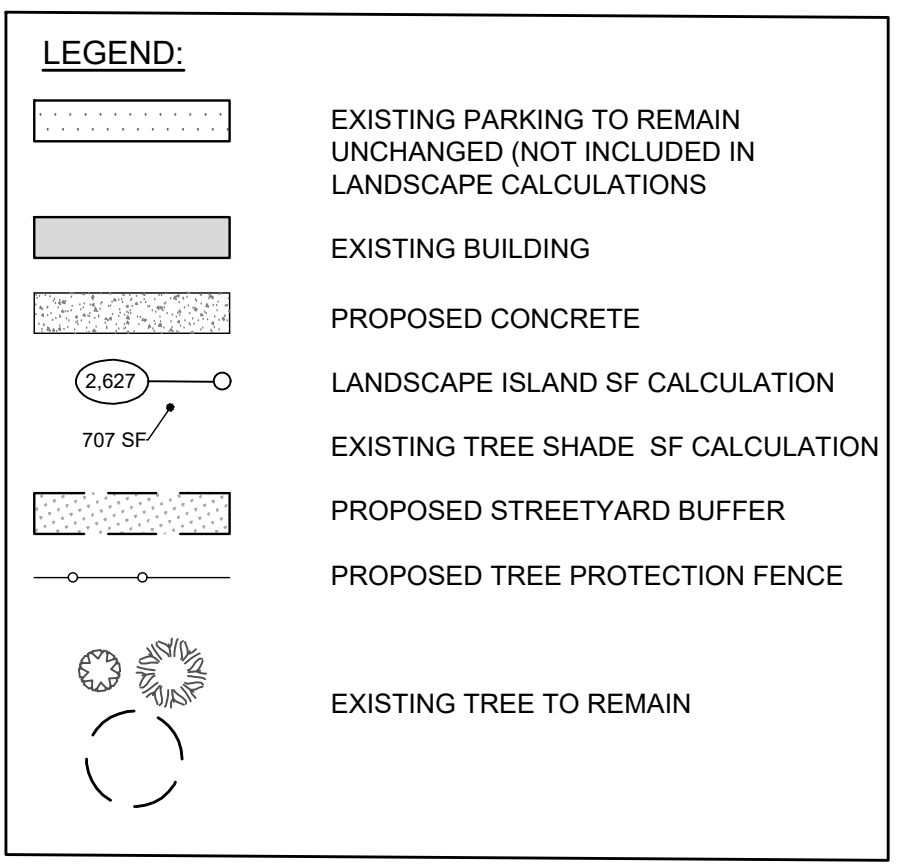
Category	REQ'D	PROV
178,939 SF * 20% SHADING = LANDSCAPING SF	35,787.8 SF	2,121 SF
11 EXISTING CANOPY TREES (SEE PLAN)		EXISTING
@ VARIOUS SF EACH (707, MIN.) = 2,121 SF		
38 INTERIOR PARKING ISLAND CANOPY TREES @ 707 SF EACH	26,866 SF	INTERIOR TREES
22 PERIMETER PARKING CANOPY TREES @ 314 SF EACH	6,908 SF	PERIMETER TREES
<b>TOTAL SF TREE CANOPY PROVIDED</b>	<b>35,895 SF</b>	

**Parking Area Screening - Sec. 18-483**  
 3' H x 5' W Buffer Provided as Required

**FOUNDATION PLANTINGS - Sec. 18-490**  
 Not required

**BUFFER YARDS - Sec. 18, 18-503**

Requirement	REQ'D	PROV
472 LF OF BOUNDARY ADJACENT TO R-15	16	16
(1) 8' Tree per 30 LF of Screen - 472/30 = 15.7		



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**LANDSCAPE PLAN**  
**PARKING EXPANSION**  
 CAPITAL FORD OF WILMINGTON  
 NEW HANOVER COUNTY  
 WILMINGTON, NC

**PROJECT STATUS:**  
 PRELIMINARY LAYOUT  
 RELEASED FOR CONSTRUCTION

**DRAWING INFORMATION:**  
 DATE: 06/06/18  
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 CHECKED: JRC/AC

**APPROVED STORMWATER MANAGEMENT PLAN**  
 Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
 Signed: \_\_\_\_\_  
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**SEAL:**  
 WITH THE STATE OF NORTH CAROLINA  
 1823  
 06/06/18  
 A LICENSED PROFESSIONAL ENGINEER

**L-1.0**  
 PEI JOB #: 17410.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION