

CAPITAL FORD - CAROLINAS COLLISION

4400 OLEANDER DRIVE
WILMINGTON, NORTH CAROLINA

TRC SUBMITTAL

APRIL 2024

FOR

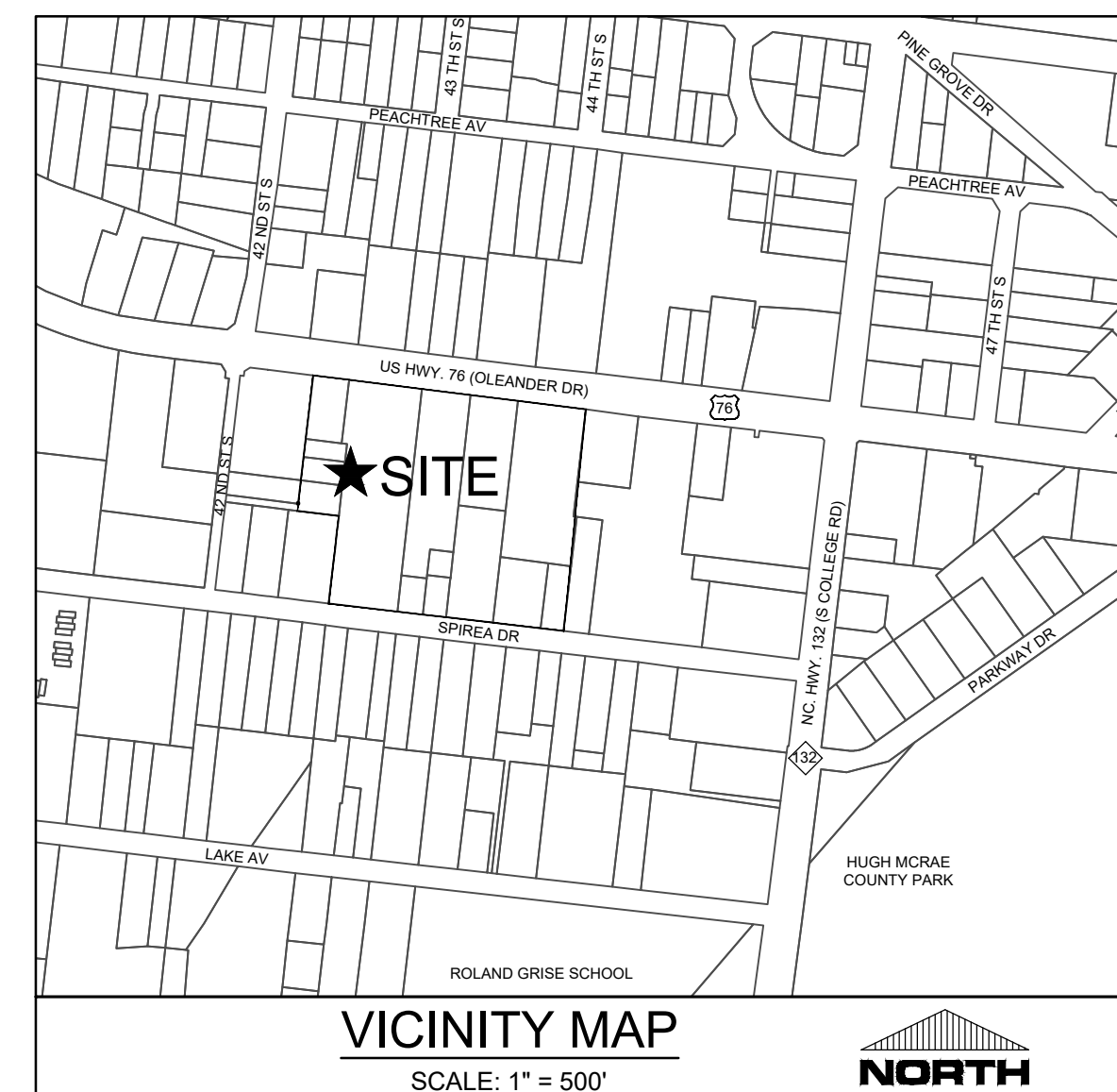
CAPITAL PROPERTIES OF WILMINGTON, LLC

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



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: 910-332-6550

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: 910-763-4638



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

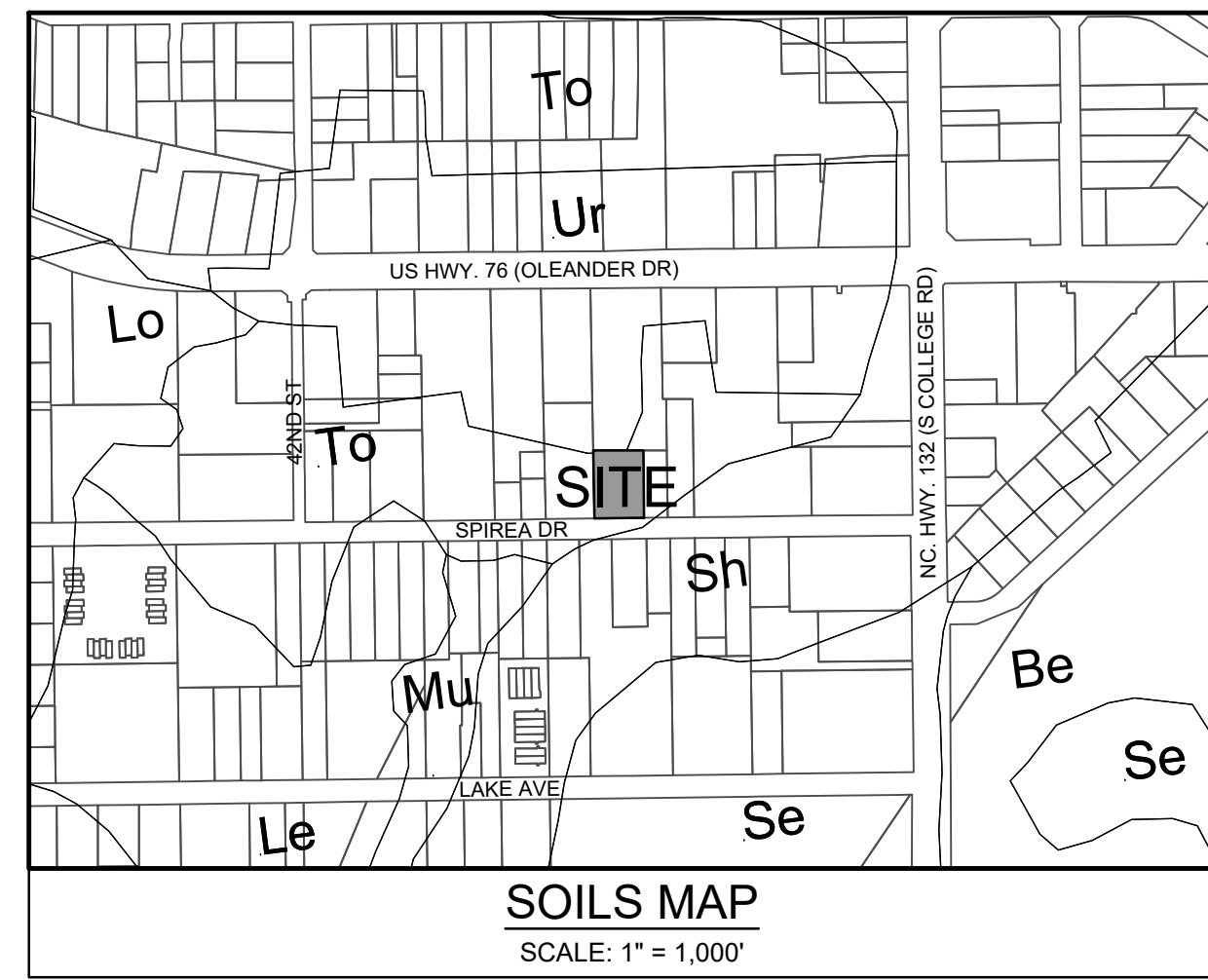
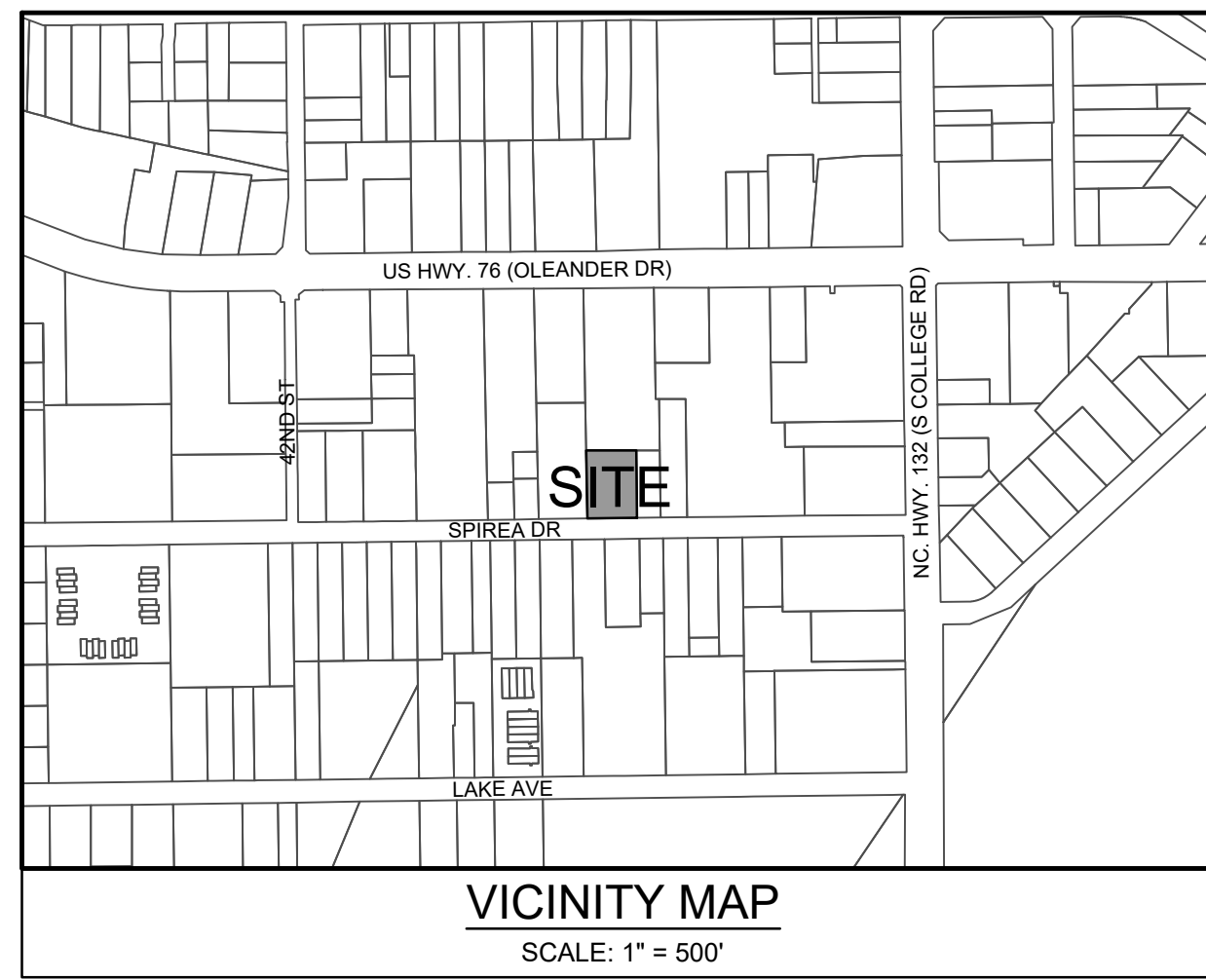
Approved Construction Plan
Name _____ Date _____
Planning _____
Traffic _____
Fire _____
Signed: _____

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

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
	COVER SHEET
EX-1	EXISTING CONDITIONS
C-1.0	GENERAL NOTES
C-1.1	NPDES NOTES
C-2.0	OVERALL SITE PLAN
C-2.1	DEMOLITION PLAN
C-2.2	PROJECT SITE PLAN
C-2.3	AutoTURN SIMULATION
C-3.0	GRADING, DRAINAGE & EROSION CONTROL PLAN
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ARCHITECTURAL FLOOR PLAN & ELEVATIONS INCLUDED BY GOODRICH OAKS ARCHITECTURE, P.A.	



122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846
PROJECT # 23161.PE



SITE INFORMATION
PROJECT ADDRESS: 4222 OLEANDER DRIVE
4400 OLEANDER DRIVE
WILMINGTON, NC 28403

PARCEL ID: R06106-003-020-000
R06106-003-019-000
R06106-003-003-000

PROPERTY OWNERS: CAPITAL INVESTMENT PROPERTIES OF WILMINGTON, LLC
4222 OLEANDER DRIVE
WILMINGTON, NC 28403

CAPITAL PROPERTIES OF WILMINGTON, LLC
4900 LEIGH DRIVE
RALEIGH, NC 27616

CAROLINAS COLLISION OF WILMINGTON, LLC
4900 LEIGH DRIVE
RALEIGH, NC 27616

CURRENT ZONING: REGIONAL BUSINESS (RB)

CAMA LAND USE CLASSIFICATION: URBAN

TOTAL PARCEL AREA: ±10.21 ACRES OR 444,821 SF
DEVELOPMENT AREA: ±0.5 ACRES OR 21,780 SF

WETLANDS: NO WETLANDS EXIST ON THE SITE

FLOOD PLAIN: THE PARCEL IS LOCATED WITHIN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FEMA FLOOD MAP NO. 3720313600K BEARING AN EFFECTIVE DATE AUGUST 28, 2018.

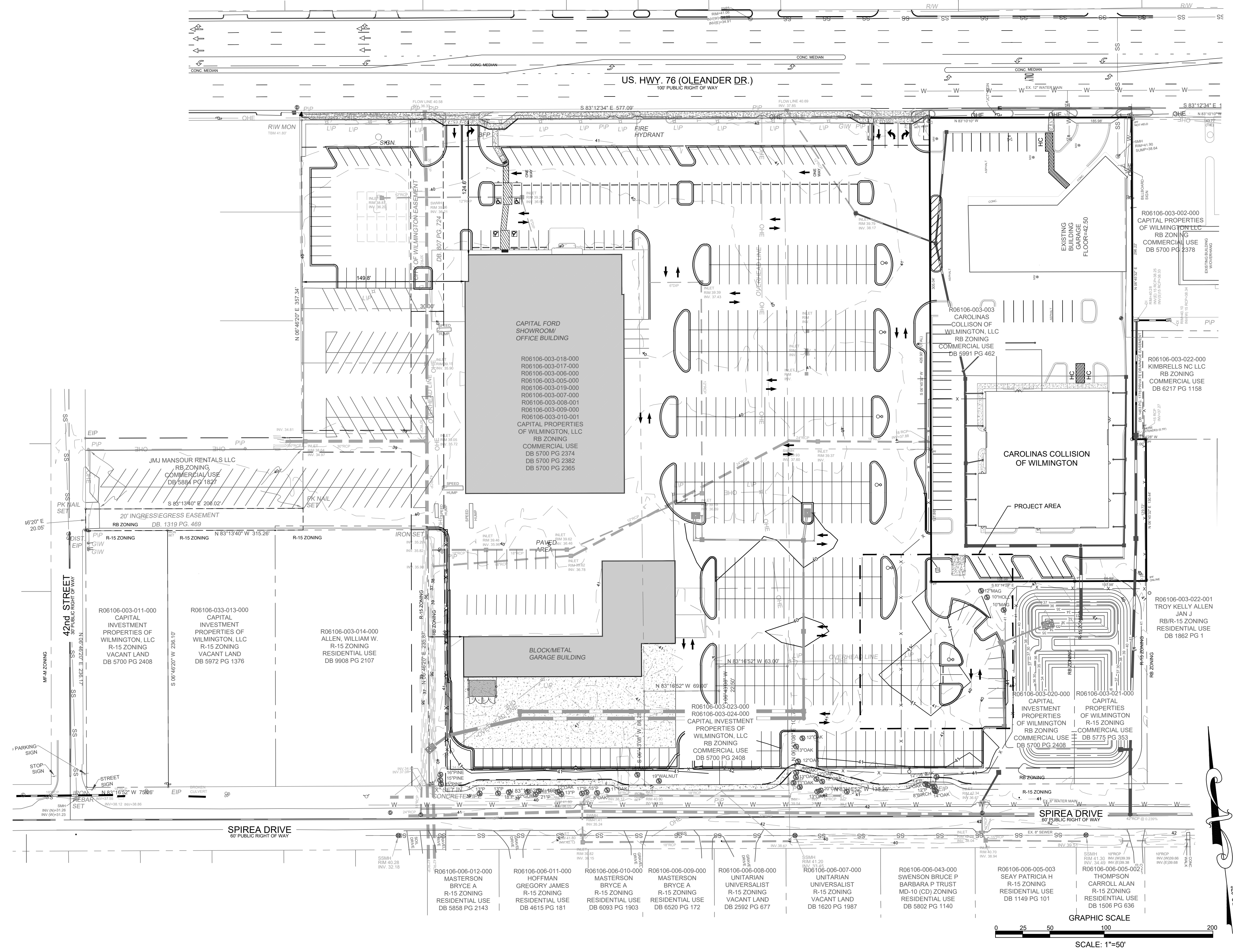
SOIL TYPES: TORHUNTA LOAMY FINE SAND (To)
URBAN LAND (Ur)

CAMA AREAS OF ENVIRONMENTAL CONCERNS: N/A

CONSERVATION RESOURCES: N/A

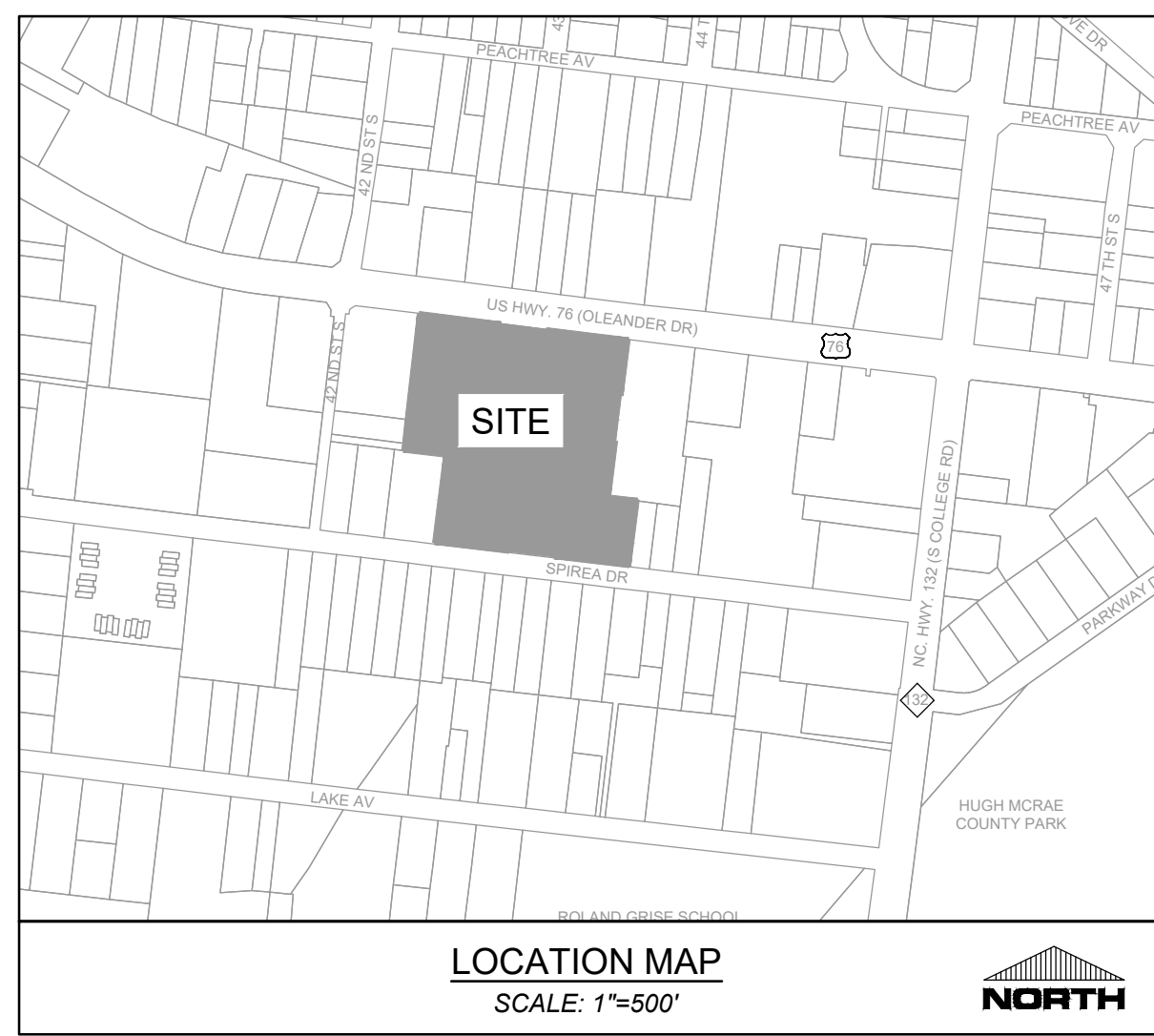
HISTORIC AND ARCHAEOLOGICAL SITES: N/A

EXISTING VEGETATION: SEE PLAN



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS: 1. REV PER TRC COMMENTS	
CLIENT INFORMATION: CAPITAL PROPERTIES OF WILMINGTON, LLC 4900 LEIGH DRIVE RALEIGH, NC 27616	
PARAMOUNT ENGINEERING, INC. 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6706 (F) NC License #: C-2846	
EXISTING CONDITIONS CAPITAL FORD/CAROLINAS COLLISION 4222 OLEANDER DRIVE WILMINGTON, NC 28403	
PROJECT STATUS CONCEPTUAL LAYOUT: PRELIMINARY LAYOUT: RELEASED FOR CONST:	DRAWING INFORMATION DATE: 12/01/23 DRAWN BY: JRB CHECKED BY: JRB
SEAL	EX-1 PEI JOB#: 23161.PE



SITE INFORMATION

PROJECT ADDRESS: 4222 OLEANDER DRIVE
4400 OLEANDER DRIVE
WILMINGTON, NC 28403

PARCEL ID: R06106-003-020-000
R06106-003-019-000
R06106-003-003-000

PROPERTY OWNER: CAPITAL INVESTMENT PROPERTIES OF WILMINGTON, LLC
4222 OLEANDER DRIVE
WILMINGTON, NC 28403

CURRENT ZONING: REGIONAL BUSINESS (RB)

EXISTING USE: VEHICLE SALES/VEHICLE REPAIR & SERVICE

PROPOSED USE: VEHICLE REPAIR & SERVICE ACCESSORY USE

CAMA LAND USE CLASSIFICATION: URBAN

TOTAL SITE AREA: +/- 10.21 AC (444,821 SF) - INCLUDING CAPITAL FORD, CAROLINAS COLLISION AND POND AREA

PROJECT SITE AREA: ± 0.99 AC (43,043 SF)

WETLANDS: N/A

FLOOD PLAIN: SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA

SOIL TYPES: TORHUNTA LOAMY FINE SAND (To)
URBAN LAND (Ur)

CAMA AREAS OF ENVIRONMENTAL CONCERNS: N/A

CONSERVATION RESOURCES: N/A

HISTORIC AND ARCHAEOLOGICAL SITES: N/A

DIMENSIONAL STANDARDS - TABLE 18-73 (RB ZONING)

	REQUIRED	PROPOSED
MIN. LOT AREA	22,000 SF	43,043 SF
MIN. LOT WIDTH	80'	± 205'
MAX. LOT COVERAGE	40%	SEE DEVELOPMENT/BUILDING DATA
MAX. STRUCTURE HEIGHT	45'	16' TO EAVE (19' TO RIDGE)
MIN. FRONT SETBACK	20'	AS SHOWN
MIN. REAR SETBACK	15'	AS SHOWN
MIN. SIDE INTERIOR SETBACK	0'	AS SHOWN
MIN. SIDE SETBACK, RESIDENTIAL ADJACENT	50'	N/A

DEVELOPMENT / BUILDING DATA

PROPOSED BUILDING CONSTRUCTION: TYPE IIB

BUILDING LOT COVERAGE:
CAPITAL FORD SITE (7.81 AC) 50,305 SF (14.77% OF THE SITE)
CAROLINAS COLLISION SITE (1.86 AC) 25,040 SF (30.93% OF THE SITE)
REMAINING POND AREA (0.54 AC) 0 SF (0% OF THE SITE)

IMPERVIOUS AREA:
TOTAL EXISTING ON-SITE 370,261 SF
TOTAL EXISTING TO BE REMOVED (8,343 SF)
NEW PROPOSED PAVEMENT 1,562 SF
NEW PROPOSED BUILDING 7,500 SF
TOTAL 370,980 SF

PARKING REQUIREMENTS

PARKING REQUIREMENTS DESCRIBED BELOW ARE FOR NEW 8,125 SF VEHICLE REPAIR & SERVICE ACCESSORY BUILDING.

MAXIMUM PARKING ALLOWED
VEHICLE REPAIR AND SERVICE:
1 PER 400 SF GFA = 20 SPACES
1 PER SERVICE STALL = 15 SPACES
1 PER EMPLOYEE = 30 SPACES
MAX. PARKING ALLOWED = 65 SPACES

MINIMUM PARKING REQUIRED
AUTOMOTIVE REPAIR:
NOT APPLICABLE

PROVIDED PARKING: 65 SPACES (EXISTING SPACES PREVIOUSLY DESIGNATED AS INVENTORY STORAGE FOR CAPITAL FORD - NOT REQUIRED FOR CAPITAL FORD)

TRAFFIC GENERATION

AUTOMOBILE CARE CENTER (ITE CODE 942):
8,125 SF GFA 33 AM PEAK HOUR TRIPS
40 PM PEAK HOUR TRIPS

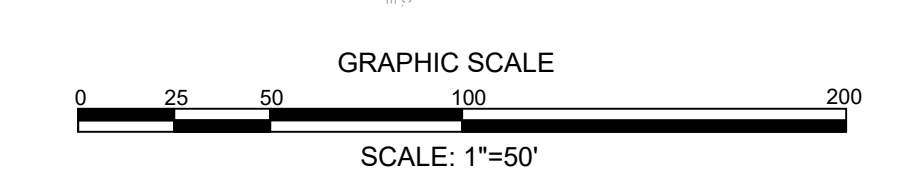
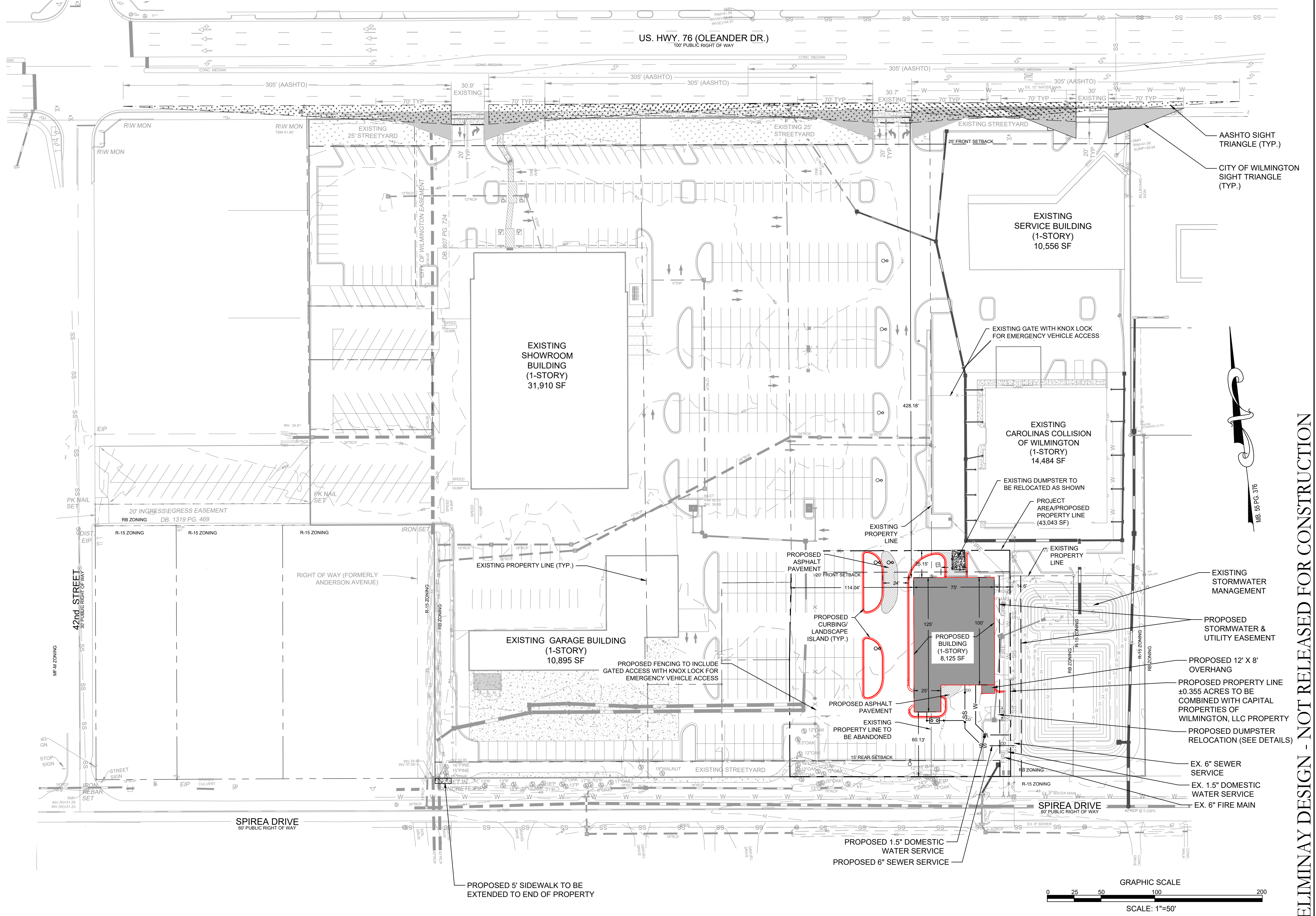
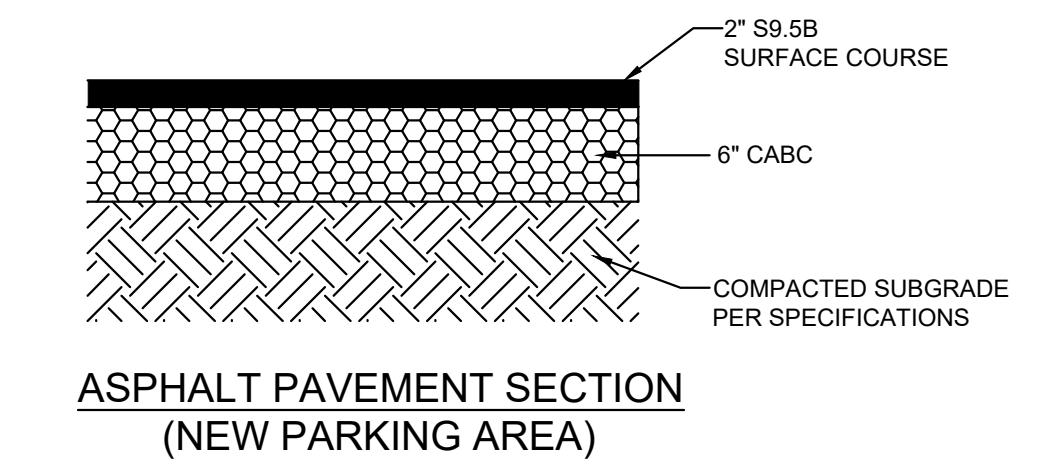
SITE DISTANCE TRIANGLES

NO PARKING SPACES, FENCES, WALLS, POSTS, LIGHTS, SHRUBS, TREES, OR OTHER TYPE OF OBSTRUCTIONS NOT SPECIFICALLY EXEMPTED SHALL BE PERMITTED IN THE SPACE BETWEEN 30 INCHES AND ABOVE GROUND AND 10 FEET ABOVE GROUND LEVEL WITHIN A TRIANGULAR SIGHT DISTANCE.

SEE PLAN FOR CITY OF WILMINGTON STANDARD SITE DISTANCE TRIANGLES AS WELL AS AASHTO SITE DISTANCE TRIANGLES. PER AASHTO, FOR 40 MPH SPEED LIMIT, SITE TRIANGLE DISTANCE IS 305', AS SHOWN.

- 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 A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - A LANDSCAPE 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.
 - CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN RIGHT OF WAY.
 - THERE WILL BE NO SOLID WASTE DISPOSAL ON SITE
 - CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION
 - LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS, A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
 - 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 THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET SECTION 510 REQUIREMENTS OF THE 2018 NC FIRE CODE
 - NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
 - PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO WORKERS, TOOLS, MATERIALS, OR VEHICLES AREA PERMITTED WITHIN THE TREE PROTECTION FENCING.

- FIRE & LIFE SAFETY NOTES:**
- LANDSCAPE OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS
- SIGHT DISTANCE TRIANGLES:**
- IN ORDER TO MAINTAIN AN ACCEPTABLE AND SAFE LINE OF SIGHT FOR MOTOR VEHICLE DRIVERS, NO PARKING SPACES, FENCES, WALLS, POSTS, LIGHTS, SHRUBS, TREES OR OTHER TYPE OF OBSTRUCTIONS NOT SPECIFICALLY EXEMPTED SHALL BE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND ABOVE GROUND LEVEL AND TEN (10) FEET ABOVE GROUND LEVEL WITHIN THE TRIANGULAR SIGHT DISTANCE.
- CITY OF WILMINGTON (SEC. 18-812)**
- AT THE INTERSECTION OF A STREET WITH A DRIVEWAY DETERMINED BY MEASURING A DISTANCE OF TWENTY (20) FEET ALONG THE SIDE OF SAID DRIVEWAY AT THE PROPERTY LINE AND SEVENTY (70) FEET ALONG THE CURB LINE OF THE STREET
- CITY OF WILMINGTON USE STANDARDS (SEC. 18-176)**
- ALL SERVICES SHALL BE CONDUCTED INDOORS.
 - ALL PERMANENT STORAGE OF MATERIALS, MERCHANDISE, OR REPAIR AND SERVICING EQUIPMENT SHALL BE WITHIN AN ENCLOSED BUILDING.
 - THE PREMISES SHALL NOT BE USED FOR THE SALE OR RENTAL OF VEHICLES.
 - VEHICLES TO BE REPAIRED SHALL NOT BE STORED BETWEEN THE BUILDING AND A STREET.
 - NO OPERATOR SHALL PERMIT THE STORAGE OF VEHICLES FOR A PERIOD OF MORE THAN 15 DAYS UNLESS THE VEHICLES ARE STORED INDOORS



REVISIONS:

4/11/24	1. REV. PER TRC COMMENTS
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CLIENT INFORMATION:

CAPITAL PROPERTIES OF WILMINGTON, LLC
4900 LEIGH DRIVE
RALEIGH, NC 27616

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

OVERALL SITE PLAN

CAPITAL FORD/CAROLINAS COLLISION
4222 OLEANDER DRIVE
WILMINGTON, NC 28403

PROJECT STATUS:
CONCEPTUAL LAYOUT:
FINAL DESIGN:
RELEASED FOR CONSTRUCTION

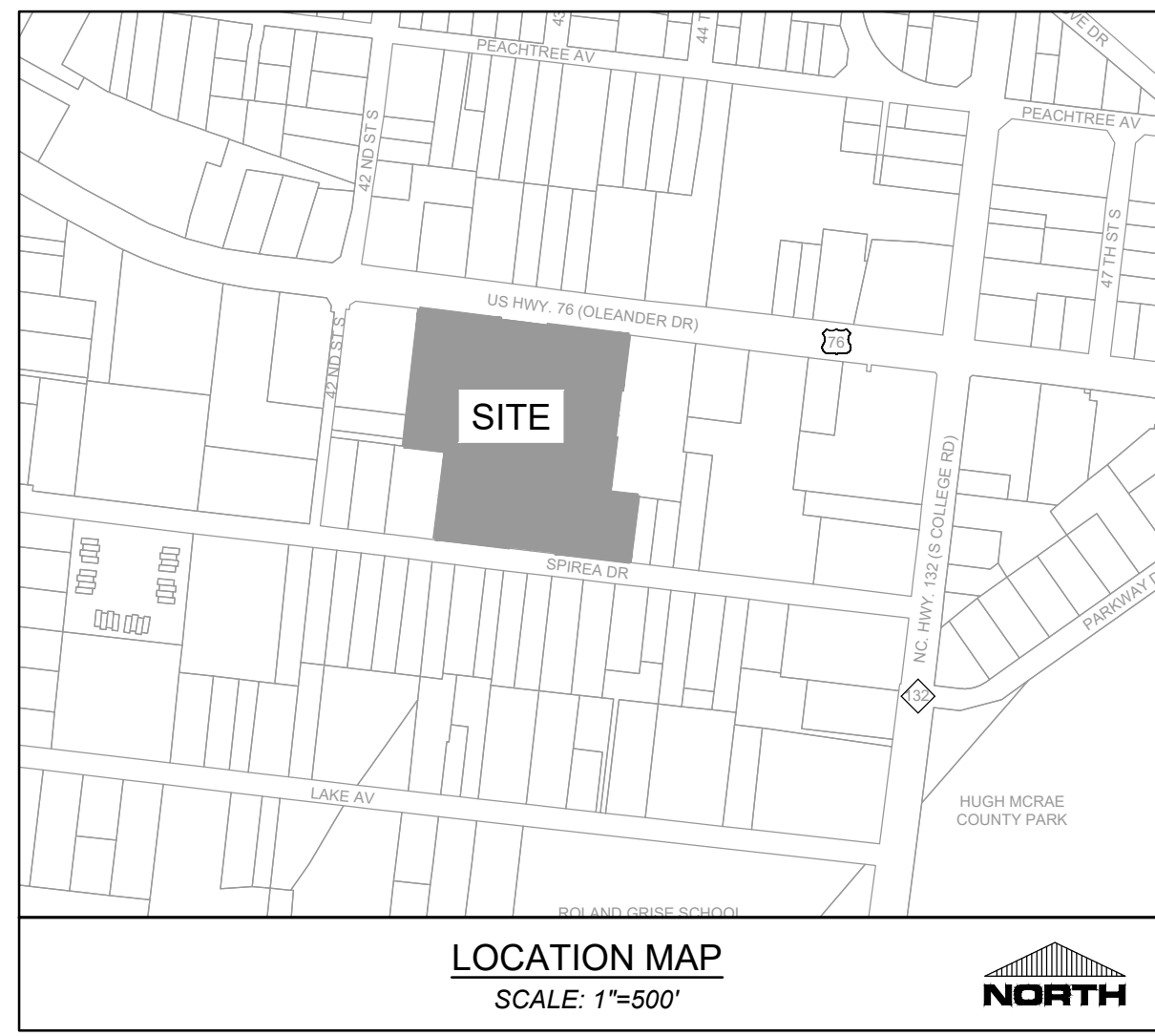
DRAWING INFORMATION:
DATE: 12/10/23
SCALE: 1"=50'
DESIGNED: JRB
CHECKED: JRB

SEAL

C-2.0

PEI JOB#: 23161.PE

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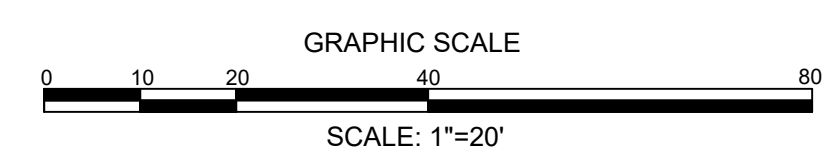
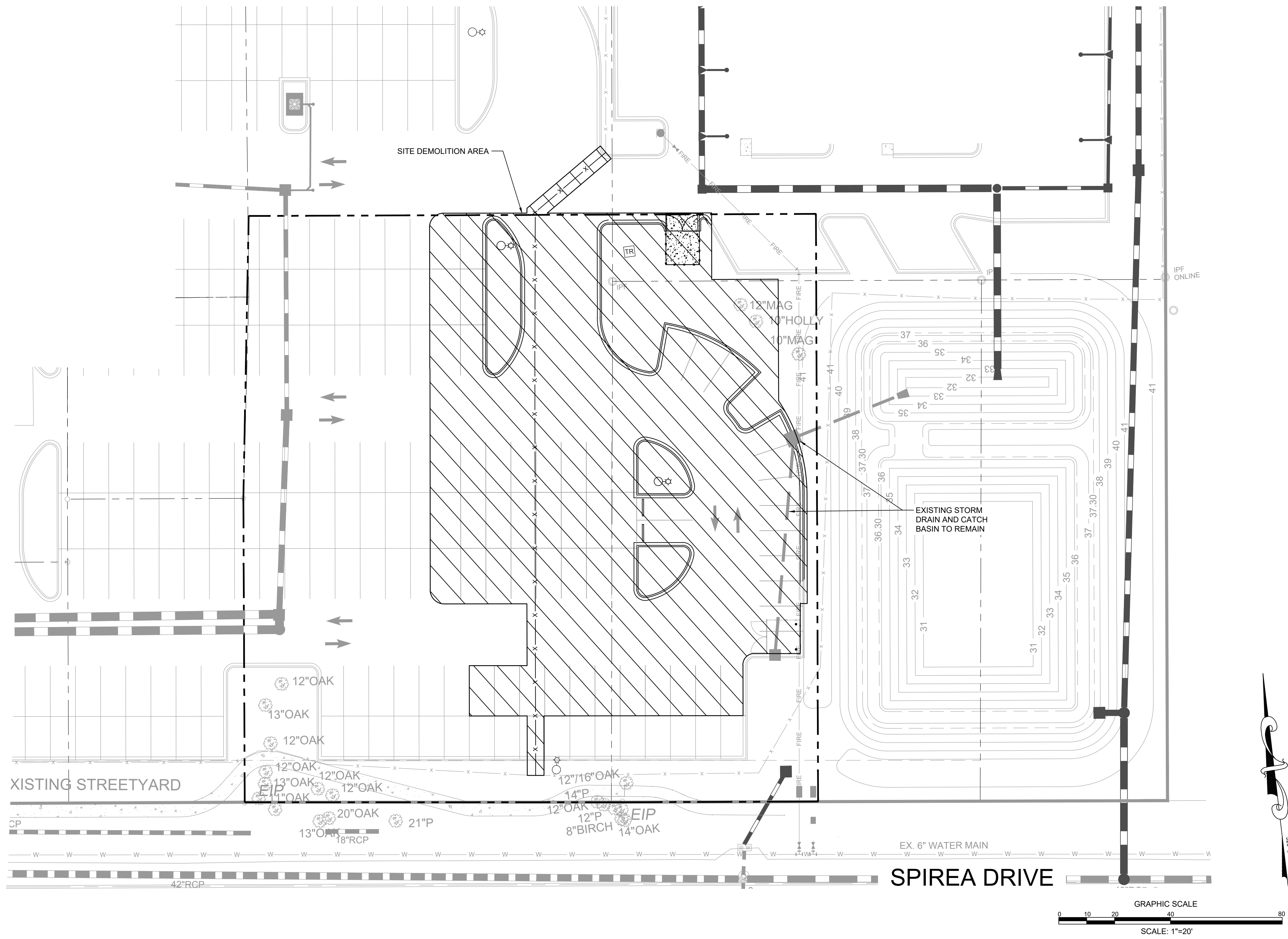
NCDENR PWSS WATER PERMIT #: _____ GPD
 WATER CAPACITY: _____
 DWQ SEWER PERMIT #: _____ GPD
 SEWER CAPACITY: _____
 SEWER SHED # AND PLANT: _____
 SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

Approved Construction Plan

Name	Date
Planning _____	_____
Traffic _____	_____
Fire _____	_____

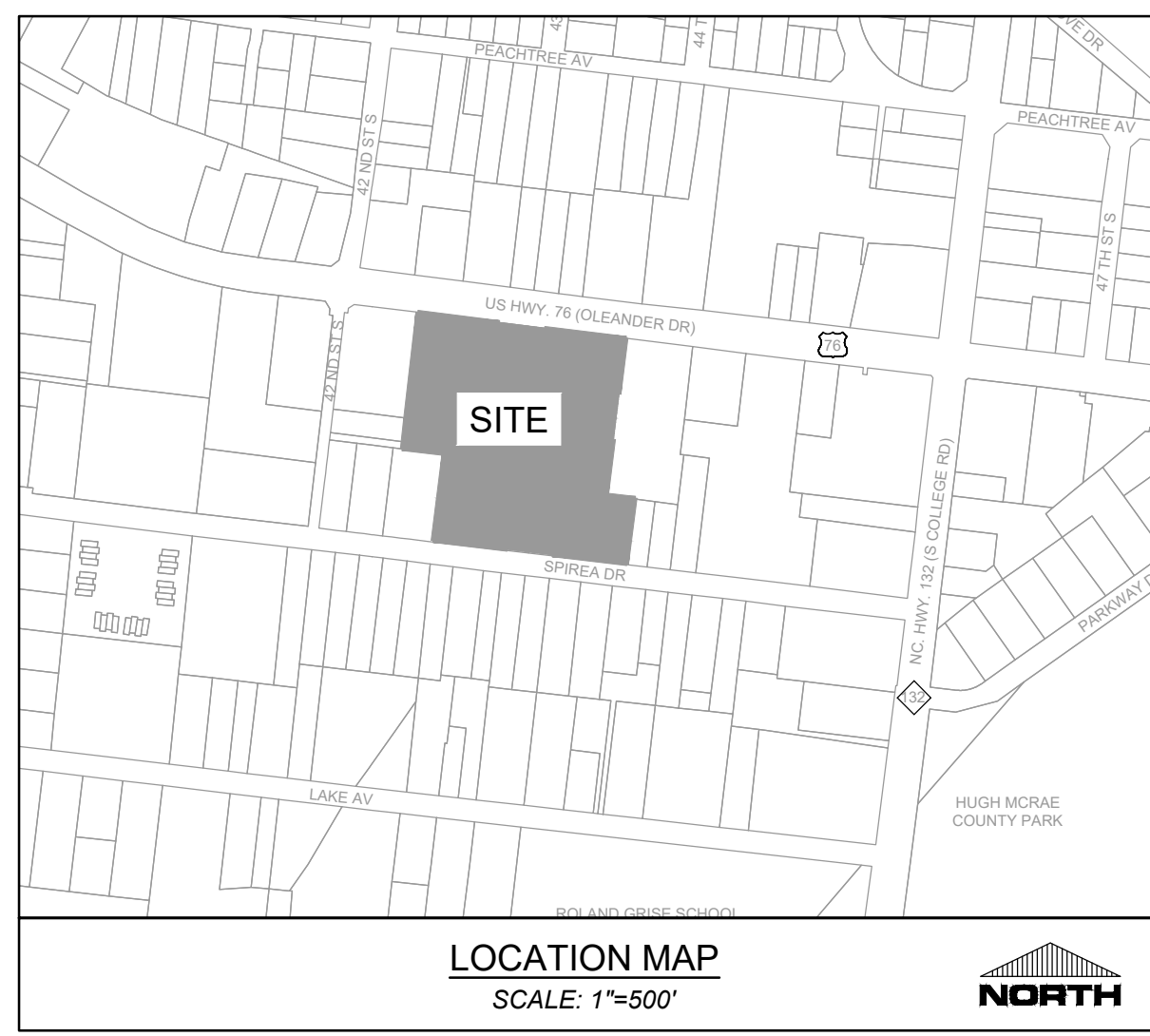
CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit # _____
 Signed: _____

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



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

PROJECT STATUS: CONCEPTUAL LAYOUT: _____ FINAL DESIGN: _____ RELEASED FOR CONST: _____	DRAWING INFORMATION: DATE: 12/23/23 SCALE: 1"=20' DESIGNED: JRB CHECKED: JRB	CLIENT INFORMATION: CAPITAL PROPERTIES OF WILMINGTON, LLC 4900 LEIGH DRIVE RALEIGH, NC 27616	PROJECT INFORMATION: DEMOLITION PLAN CAPITAL FORD/CAROLINAS COLLISION 4222 OLEANDER DRIVE WILMINGTON, NC 28403
REVISIONS: 1. REV. PER TRC COMMENTS		PARAMOUNT ENGINEERING 122 Cinema Drive Wilmington, North Carolina, 28403 (910) 791-6707 (O) (910) 791-6700 (F) NC License #: C-2846	
SEAL: _____		C-2.1 PEI JOB#: 23161.PE	

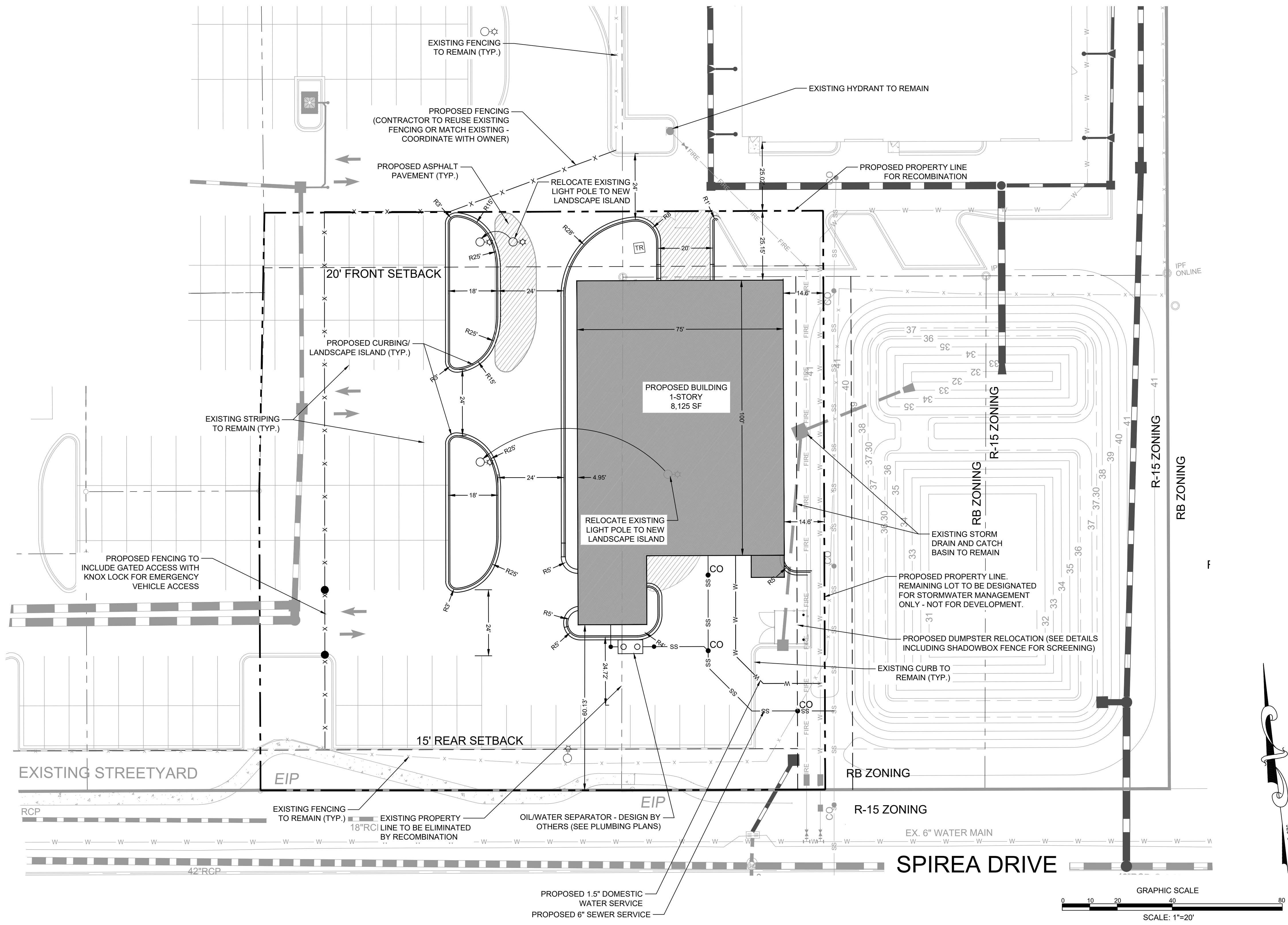


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 SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

Approved Construction Plan
 Name _____ Date _____
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CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit # _____
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PROJECT SITE PLAN
 CAPITAL FORD/CAROLINAS COLLISION
 4222 OLEANDER DRIVE
 WILMINGTON, NC 28403

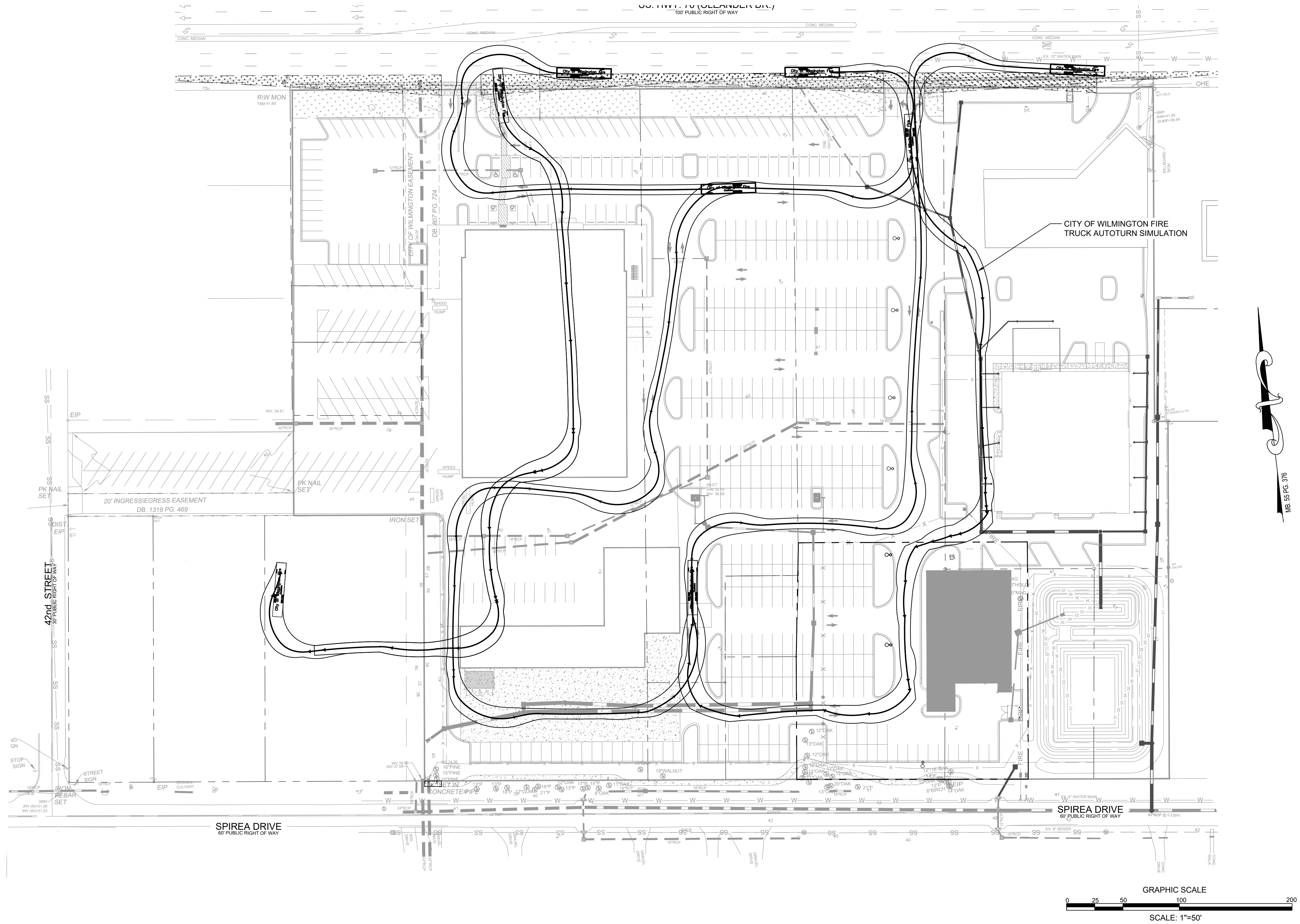
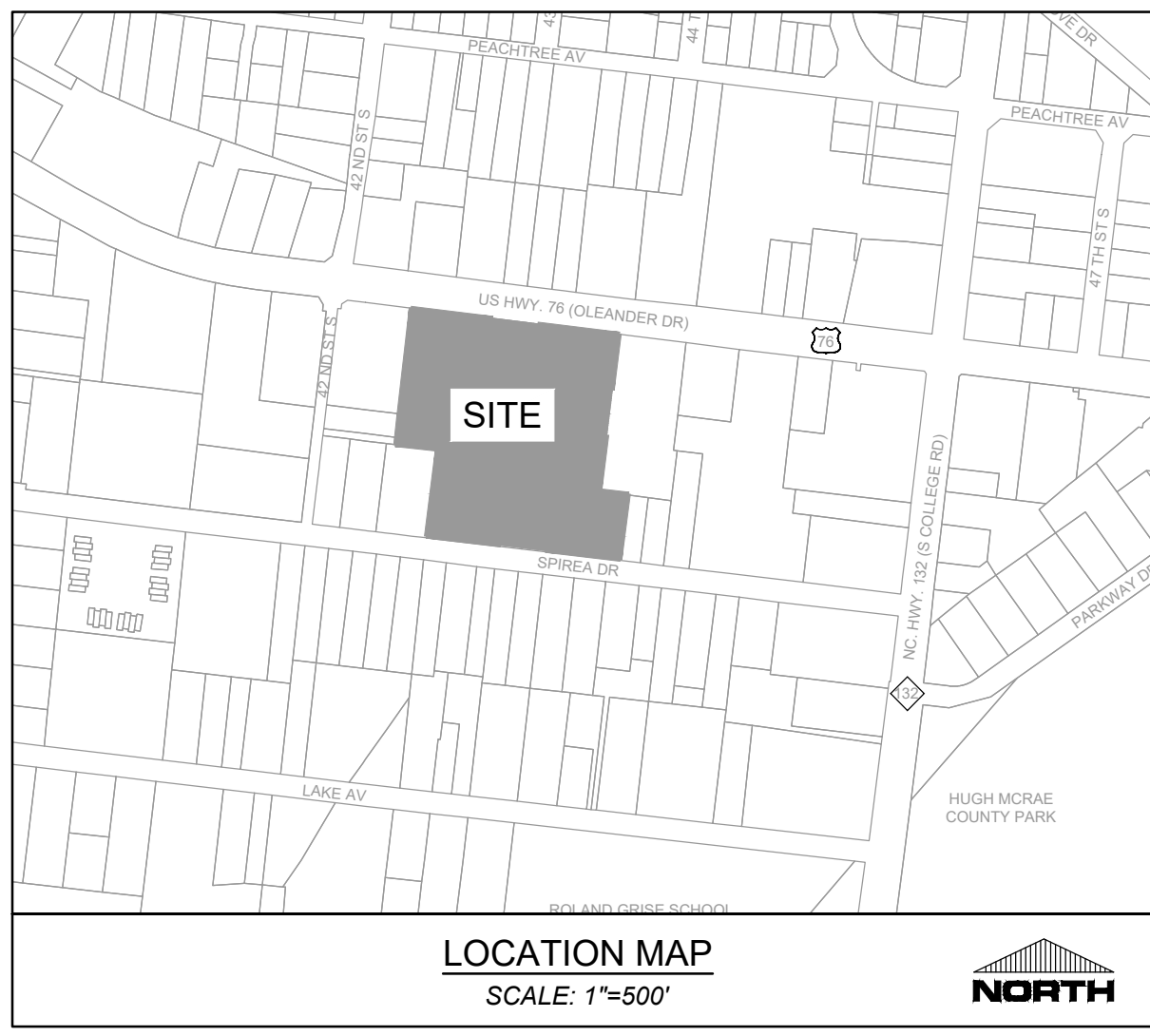
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 FINAL DESIGN: _____
 RELEASED FOR CONST: _____

DRAWING INFORMATION:
 DATE: 12/1/23
 SCALE: 1"=20'
 DESIGNED: JRB
 CHECKED: JRB

SEAL _____
C-2.2
 PEI JOB#: 23161.PE

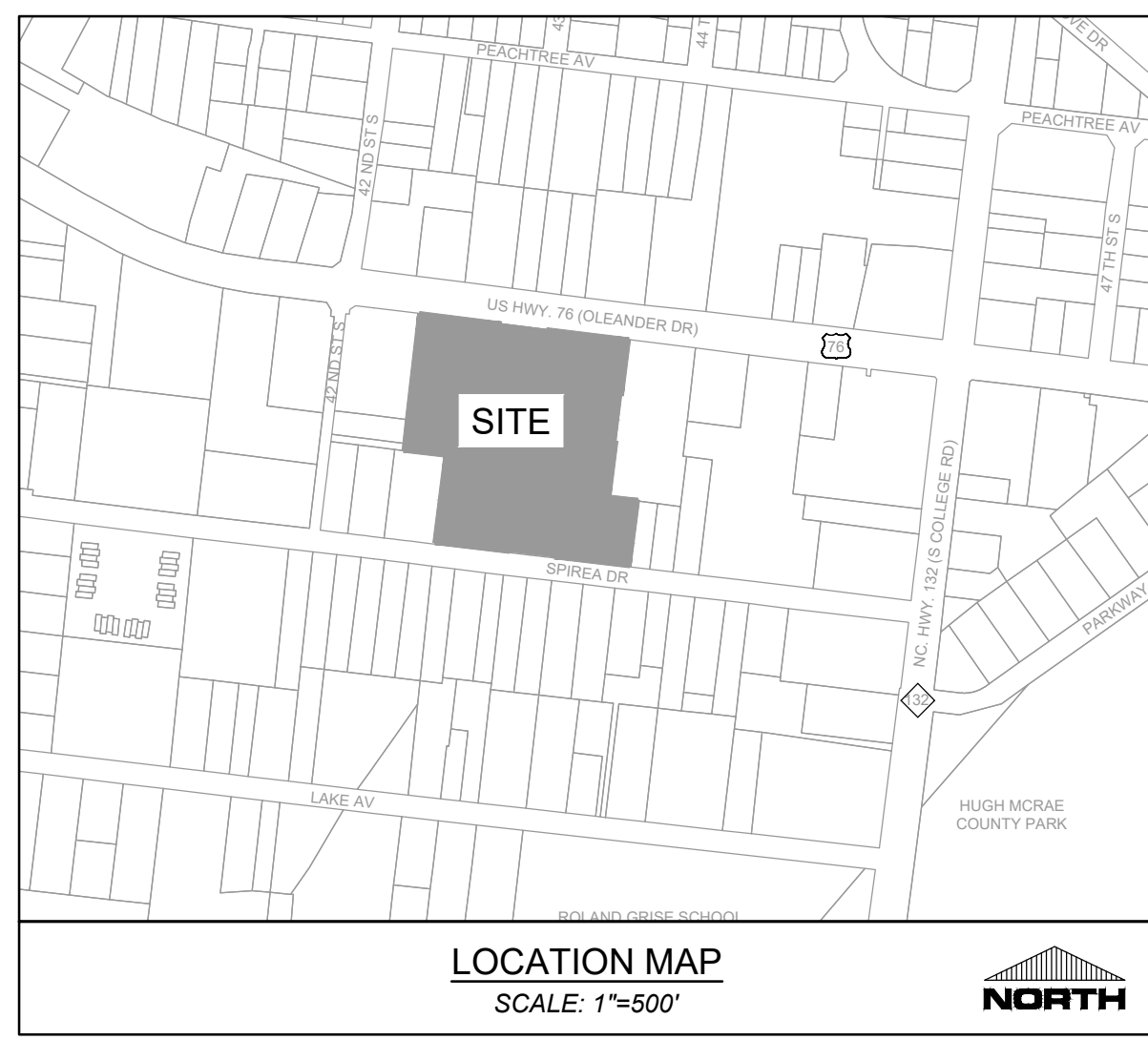
REVISIONS:
 1. REV PER TRC COMMENTS

4/1/24



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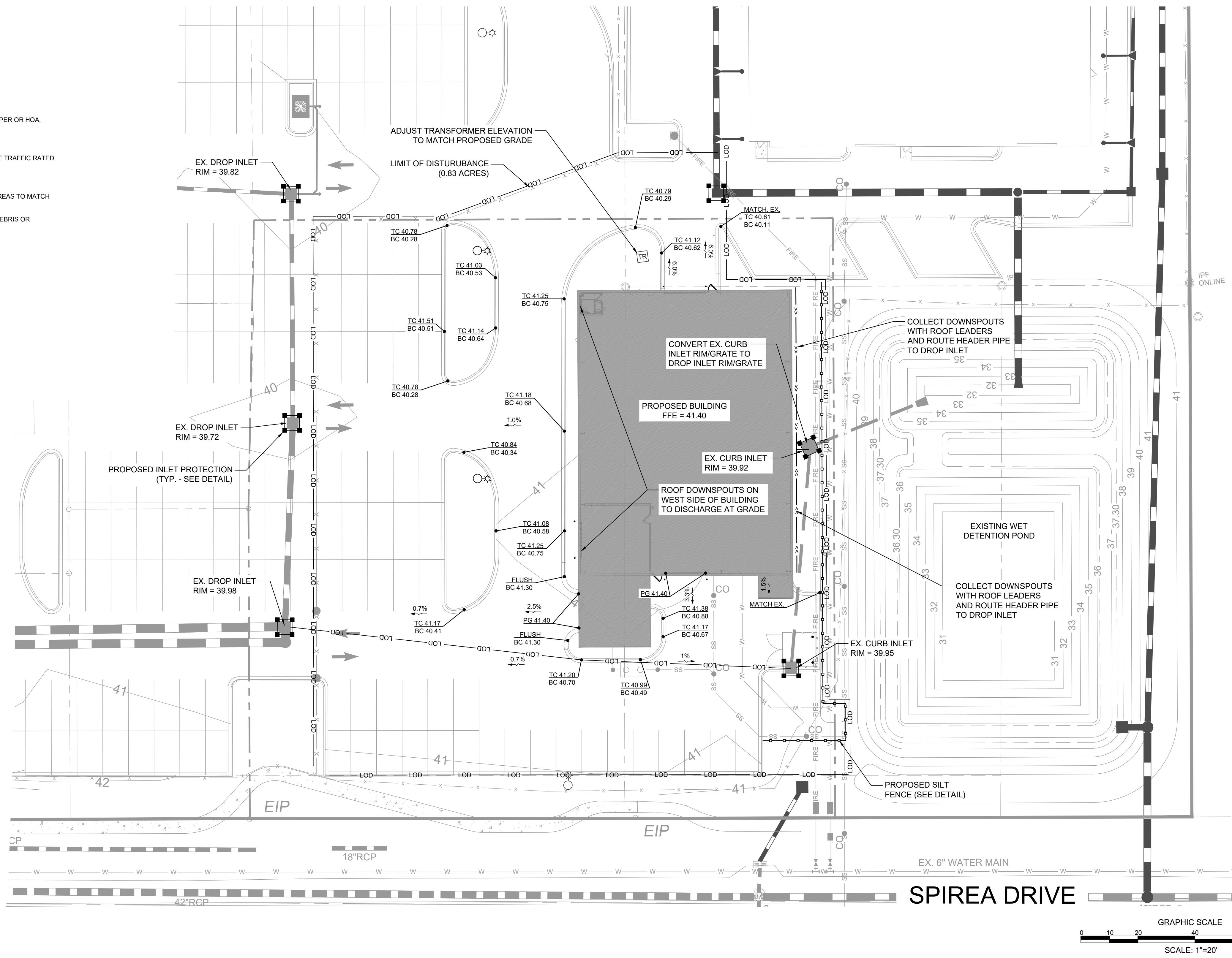
<p>PEI JOB#: 23161.PE</p> <p>C-2.3</p>	<p>SEAL</p>	<p>PROJECT STATUS ORIGINAL LAYOUT: FINAL DESIGN LAYOUT: RELEASED FOR CONSTRUCTION: DRAWING INFORMATION DATE: 12/1/23 SCALE: 1"=50' DRAWN BY: JPB/BS CHECKED: JPB</p>	<p>AutoTURN SIMULATION</p> <p>CAPITAL FORD/CAROLINAS COLLISION 4222 OLEANDER DRIVE WILMINGTON, NC 28403</p>	<p>PARAMOUNTE ENGINEERING, INC.</p> <p>122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846</p>	<p>CLIENT INFORMATION: CAPITAL PROPERTIES OF WILMINGTON, LLC 4900 LEIGH DRIVE RALEIGH, NC 27616</p>	<p>REVISIONS:</p> <table border="1"> <tr> <td>1.</td> <td>REV PER TRC COMMENTS</td> <td>4/11/24</td> </tr> </table>	1.	REV PER TRC COMMENTS	4/11/24
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 SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)
 Approved Construction Plan
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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.

- DRAINAGE EASEMENT AND STORMWATER SYSTEM MAINTENANCE IS THE RESPONSIBILITY OF THE DEVELOPER OR HOA, INCLUDING PONDS, PIPES, AND INFILTRATION BASINS AND TRENCHES.
- STORM DRAIN PIPING TO BE HDPE (HP STORM BY ADS, OR EQUAL), UNLESS OTHERWISE NOTED.
- ALL STORM DRAINAGE STRUCTURES SHALL MEET NCDOT STANDARDS AND SPECIFICATIONS AND SHALL BE TRAFFIC RATED FOR H-20 LOADS AT A MINIMUM.
- PROPOSED BUILDINGS SHALL DIVERT ROOF DRAINAGE TO STORMWATER COLLECTION SYSTEM.
- CONTRACTOR SHALL ADJUST ALL FRAMES OF EX. UTILITY INFRASTRUCTURE WITHIN ASPHALT OVERLAY AREAS TO MATCH PROPOSED GRADES.
- ALL EXISTING DITCHES AND OUTFALLS SHALL BE PROPERLY MAINTAINED AND FREE OF ALL VEGETATIVE DEBRIS OR ENCUMBRANCES.



REVISIONS:

1.	REV PER TRC COMMENTS
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 NC License #: C-2846

GRADING, DRAINAGE & EROSION CONTROL PLAN
 CAROLINAS COLLISION
 4222 OLEANDER DRIVE
 WILMINGTON, NC 28403

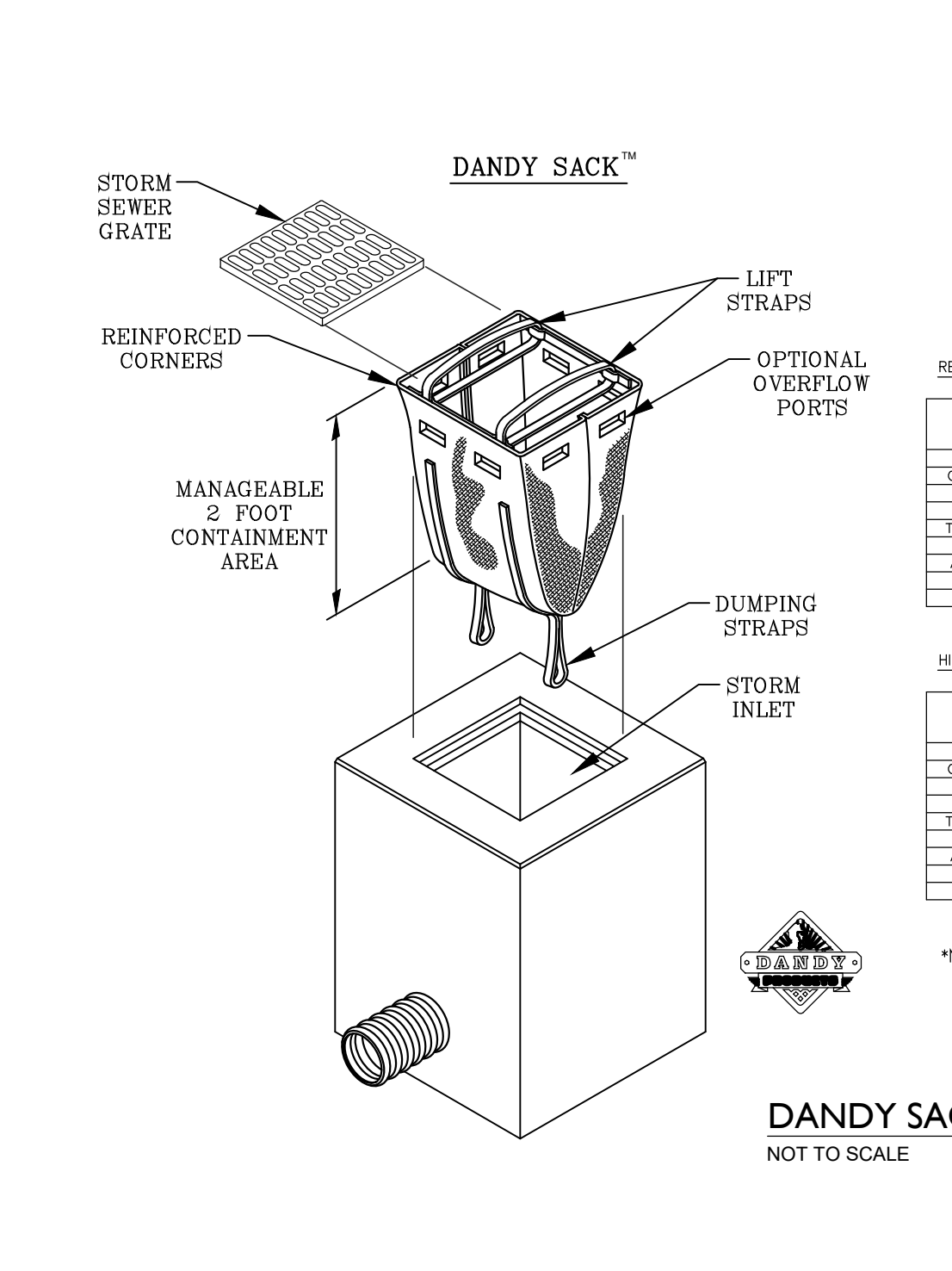
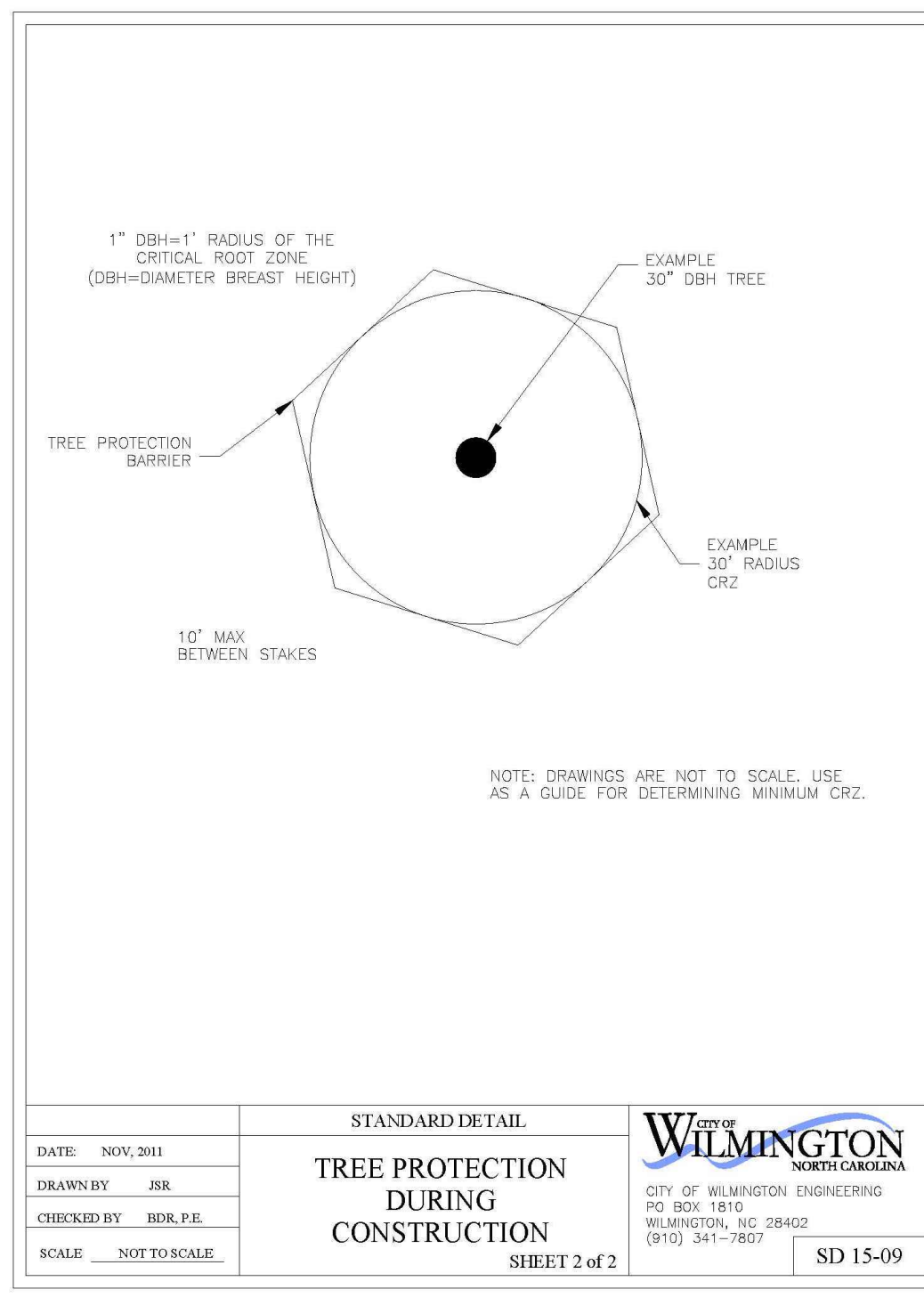
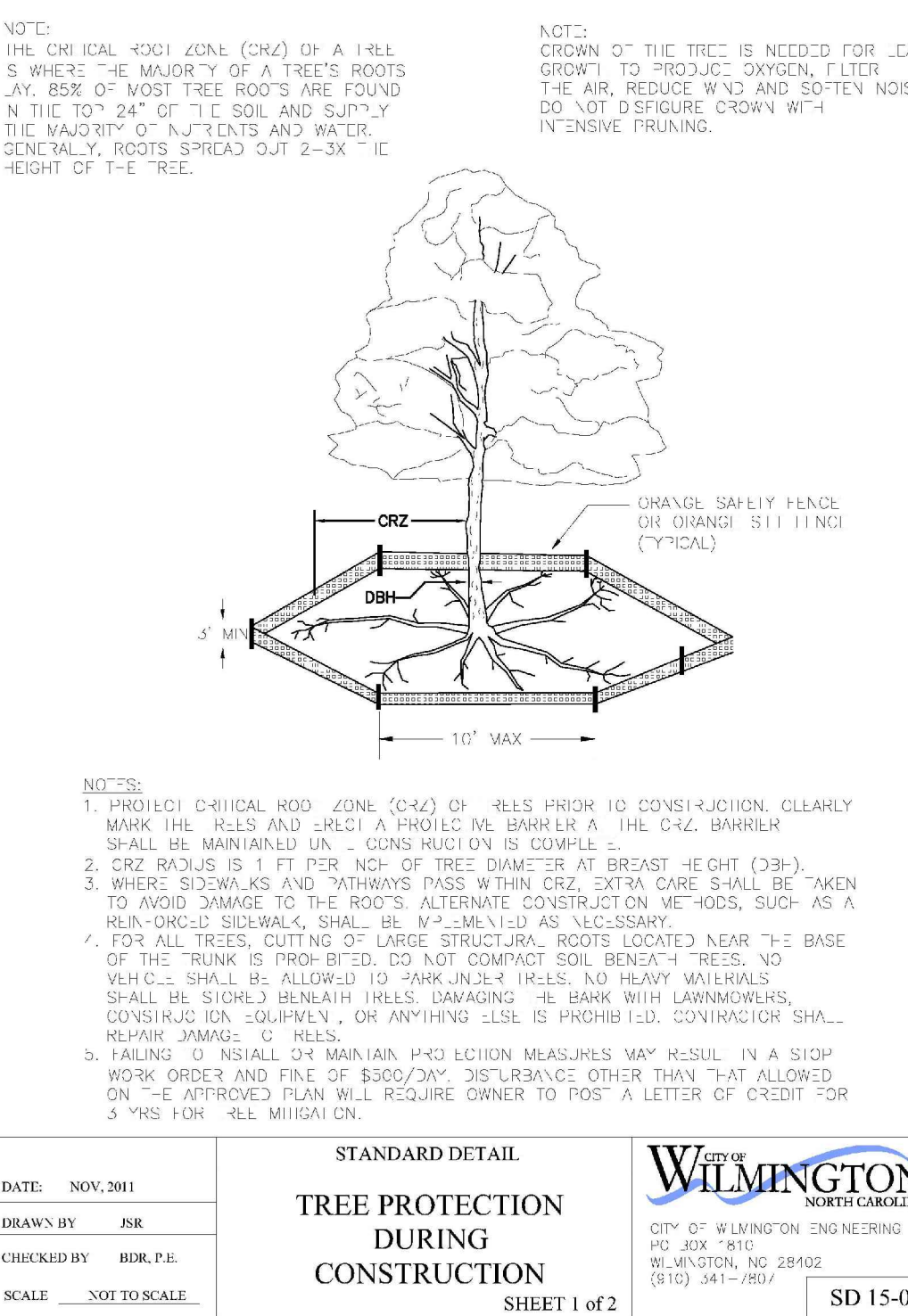
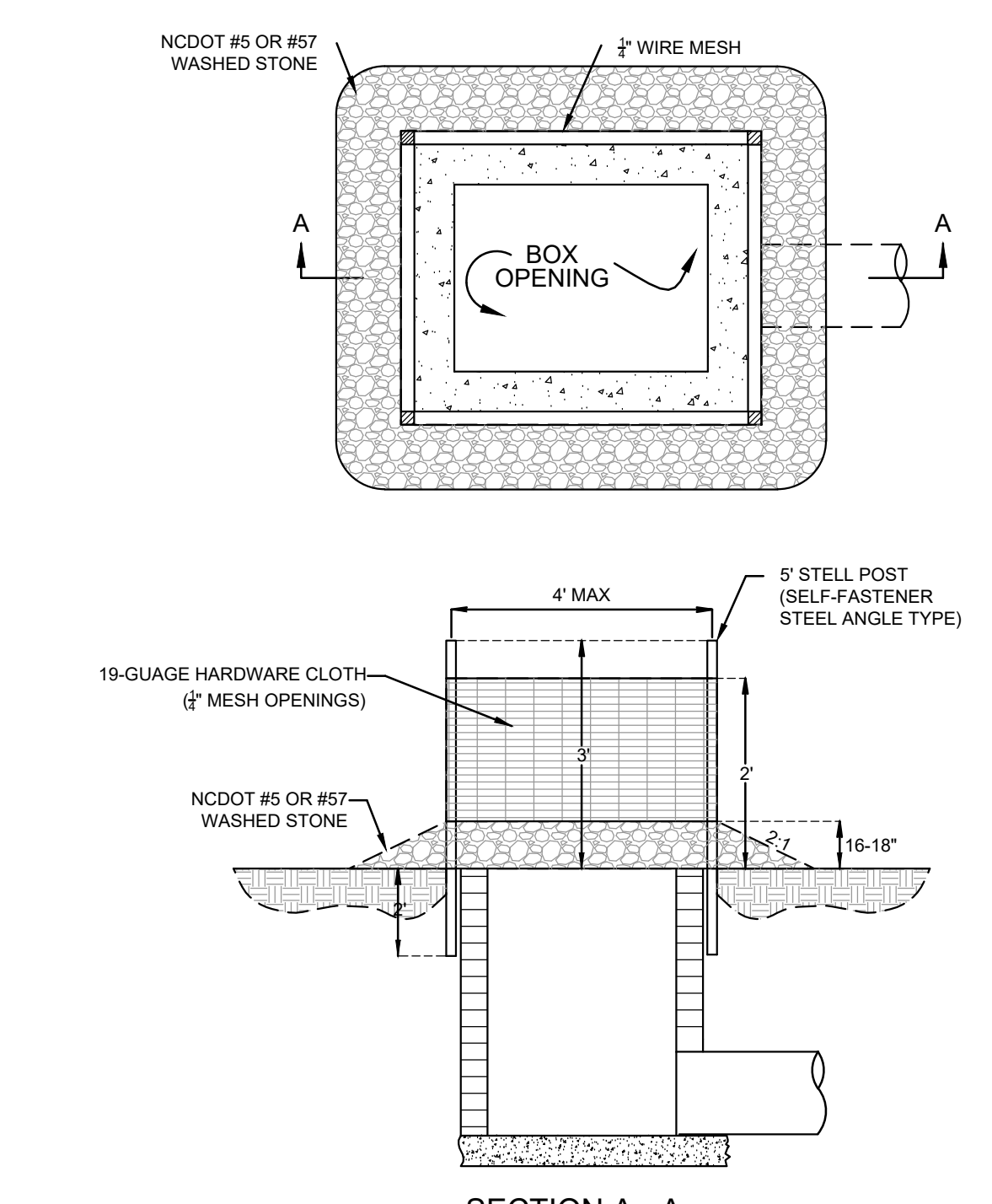
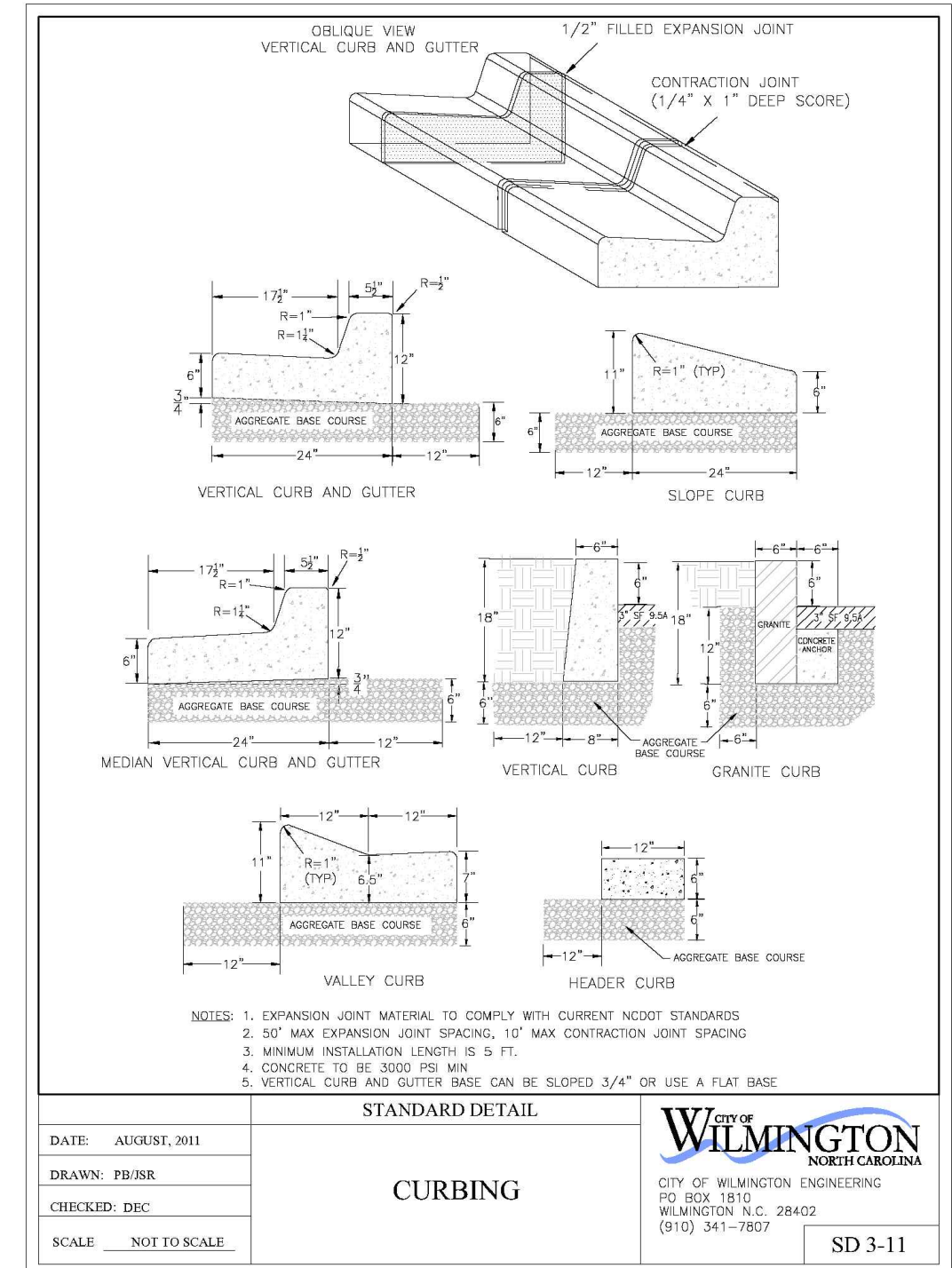
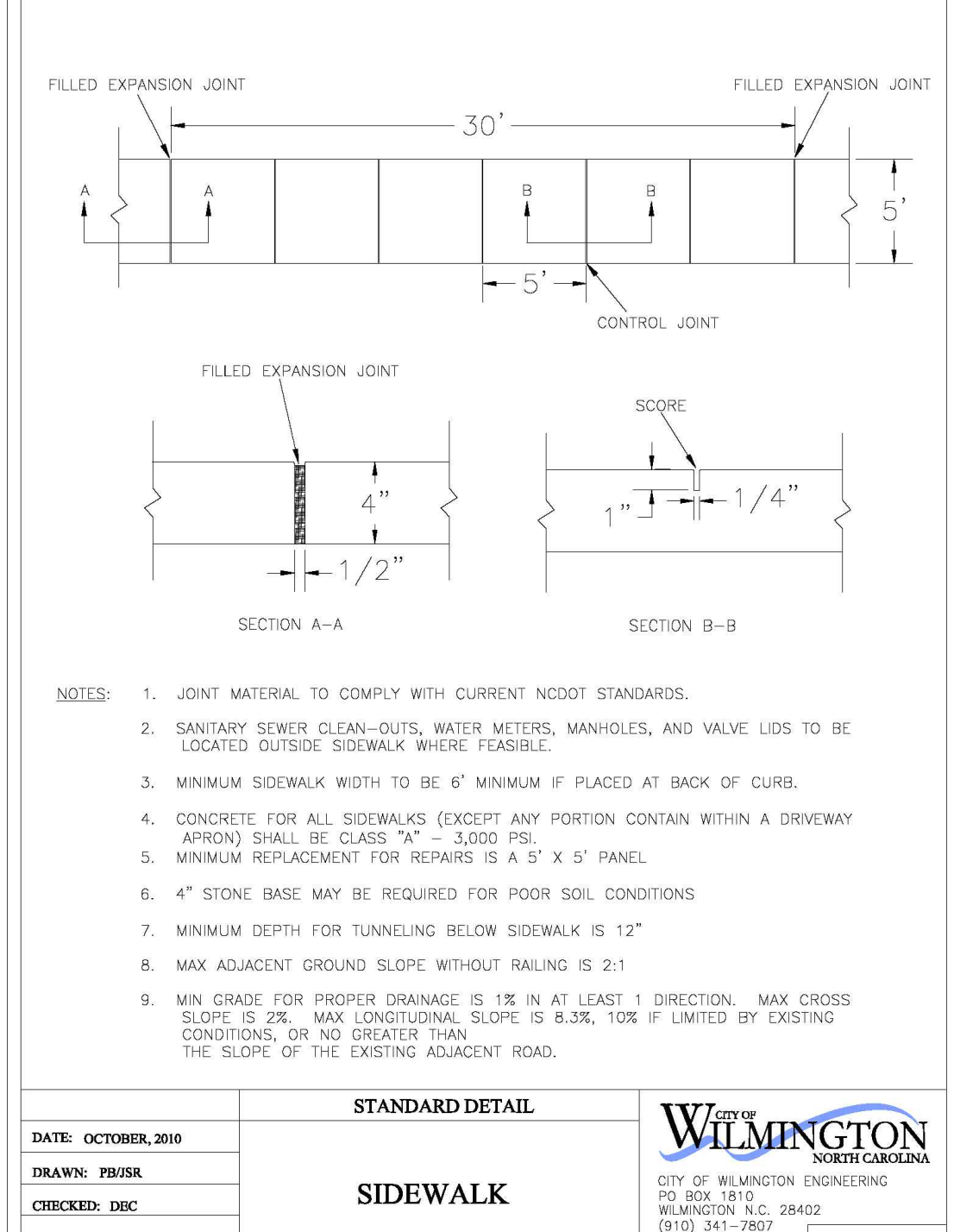
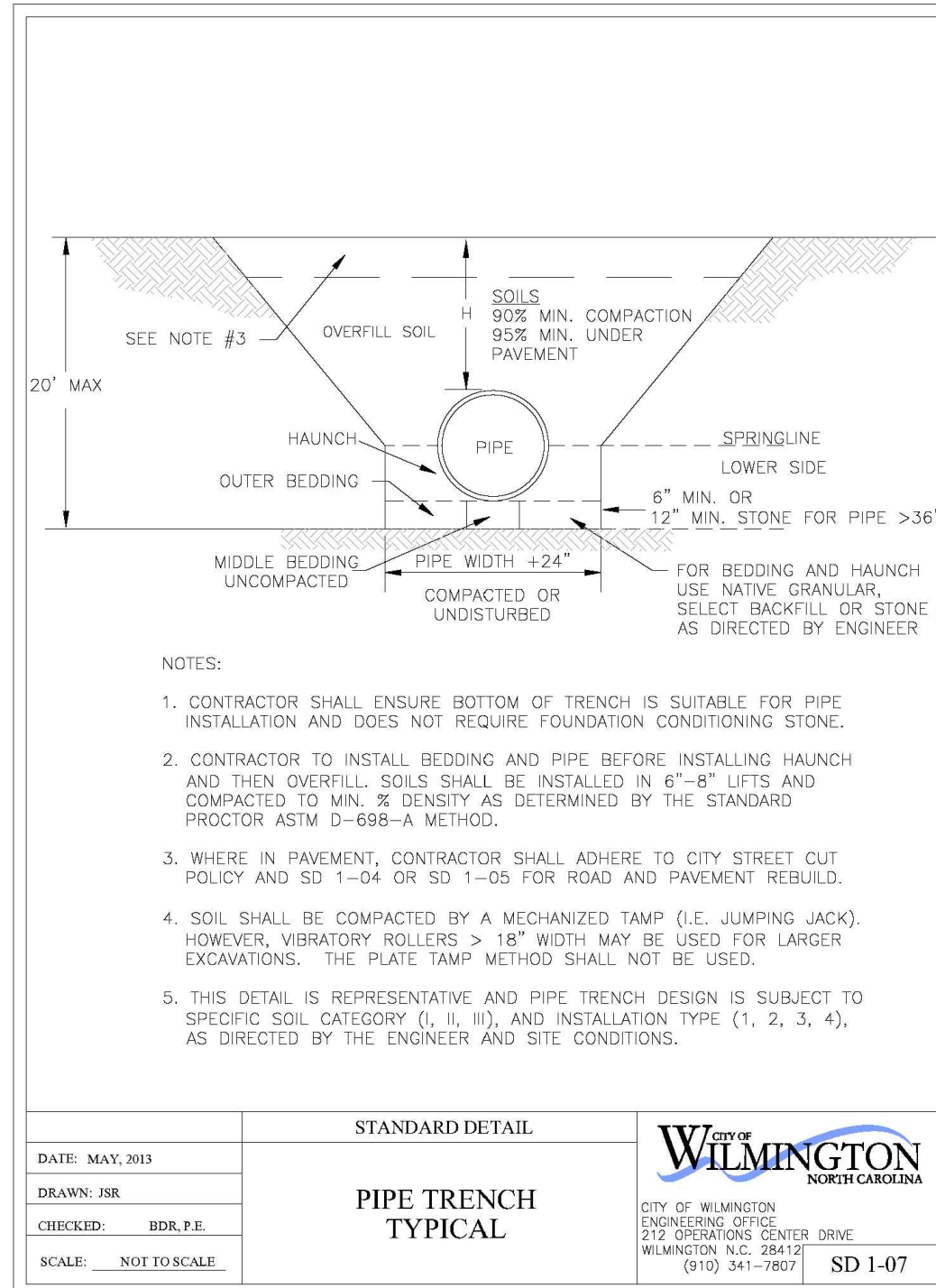
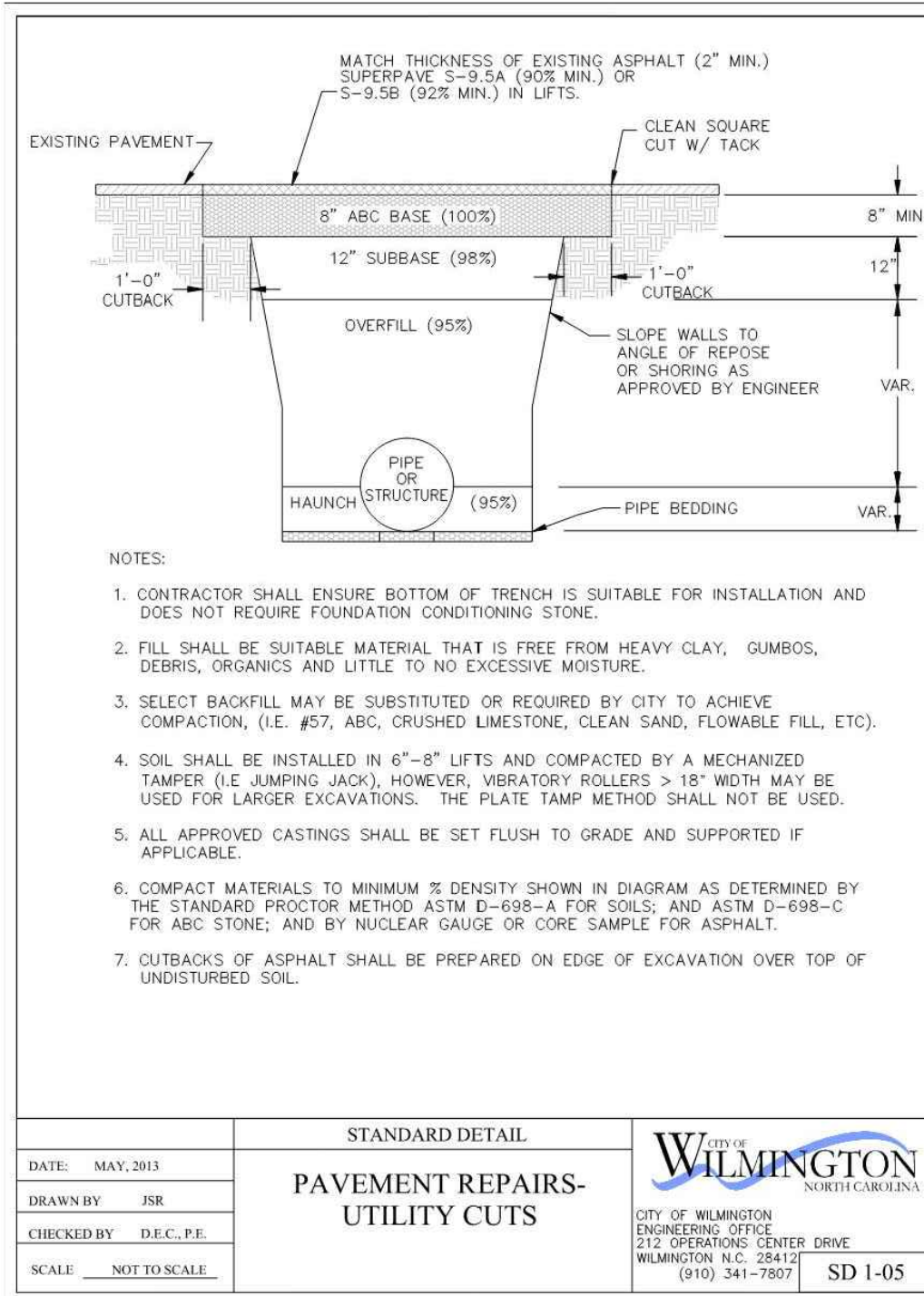
PROJECT STATUS:

CONCEPTUAL LAYOUT:	12/1/23
FINAL DESIGN:	11/20/23
RELEASED FOR CONST.:	11/20/23

DRAWING INFORMATION:

DATE:	11/20/23
SCALE:	AS SHOWN
DESIGNED:	JRB
CHECKED:	JRB

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION
 SEAL
C-3.0
 PEI JOB#: 23161.PE



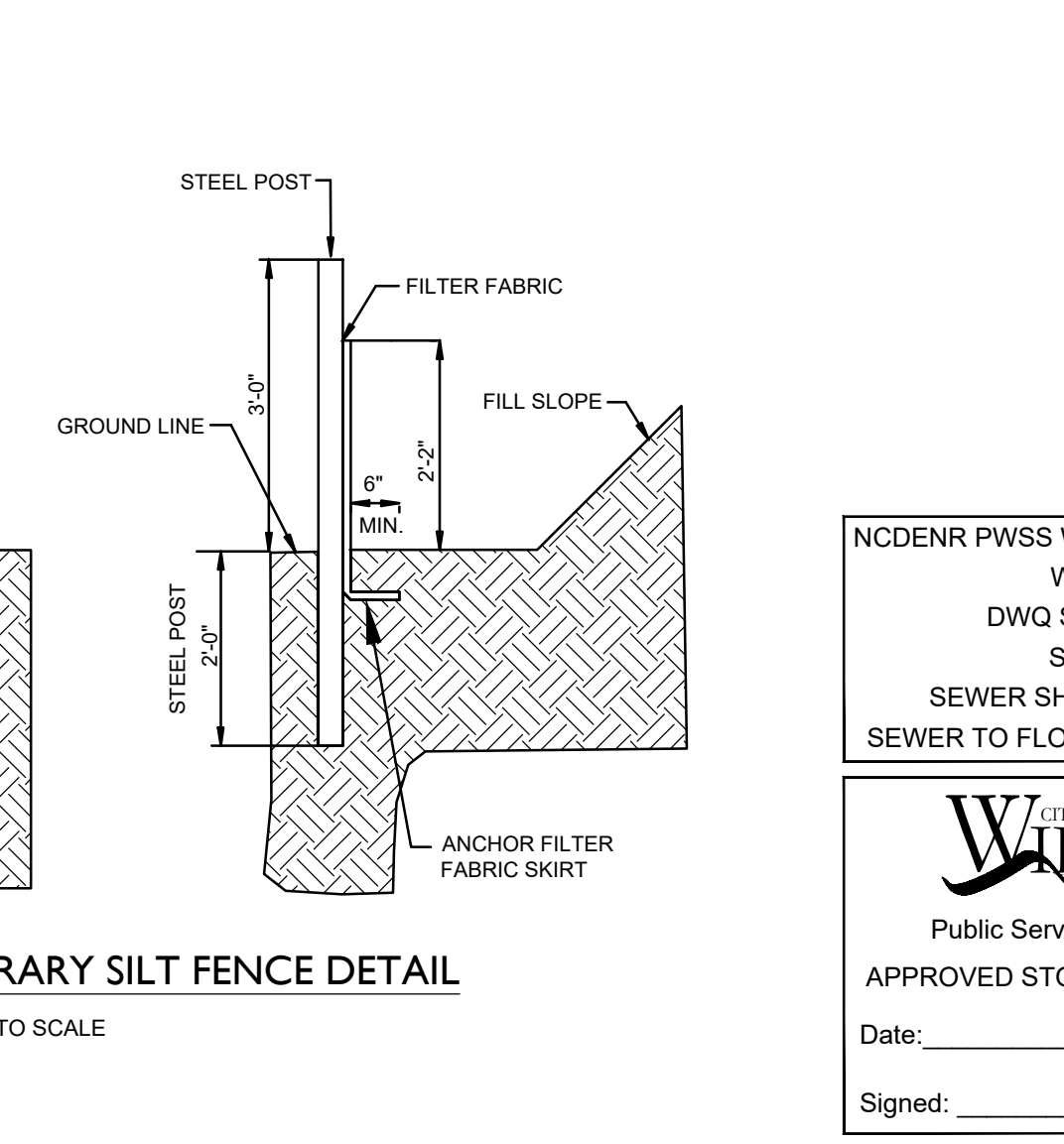
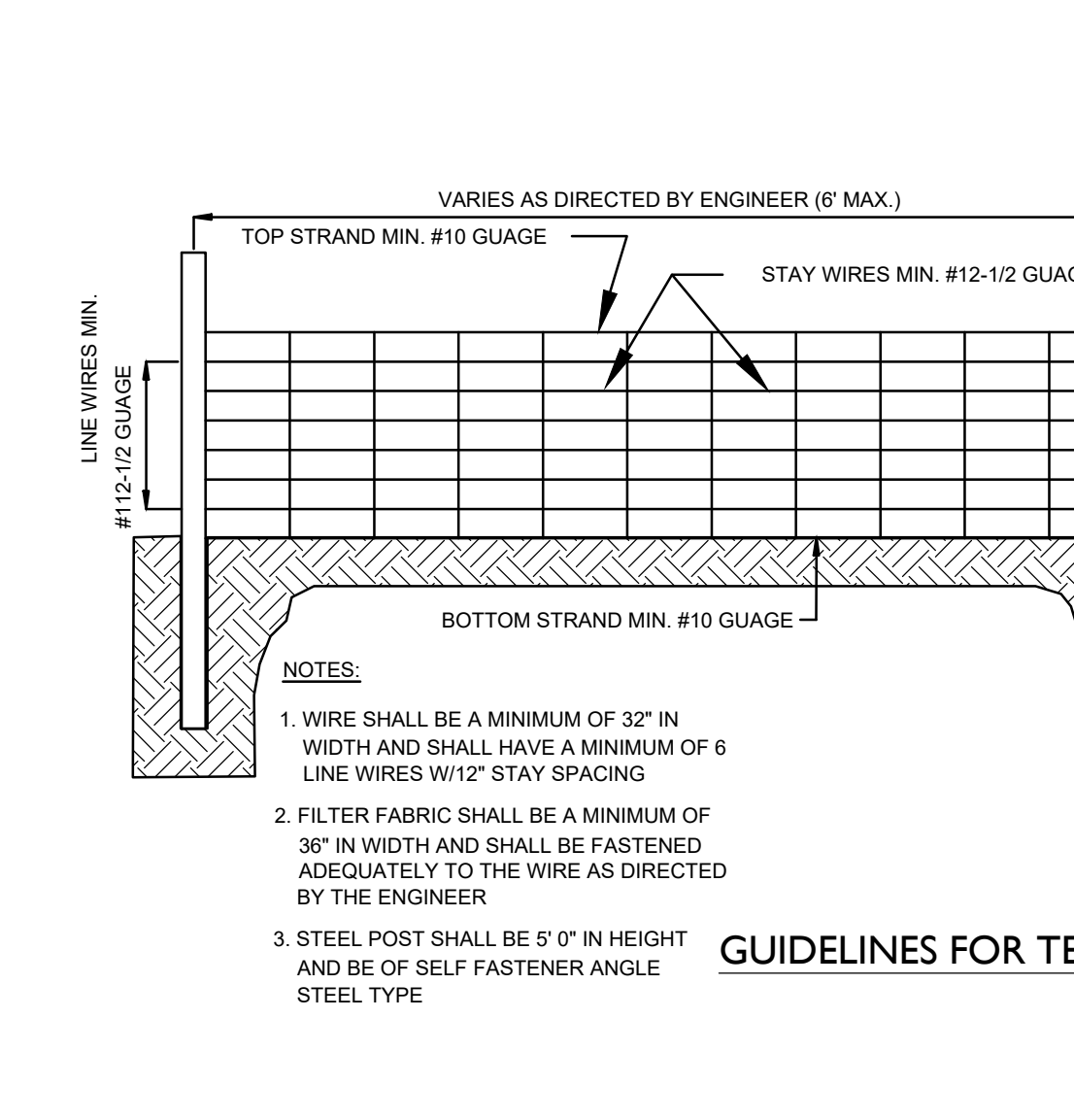
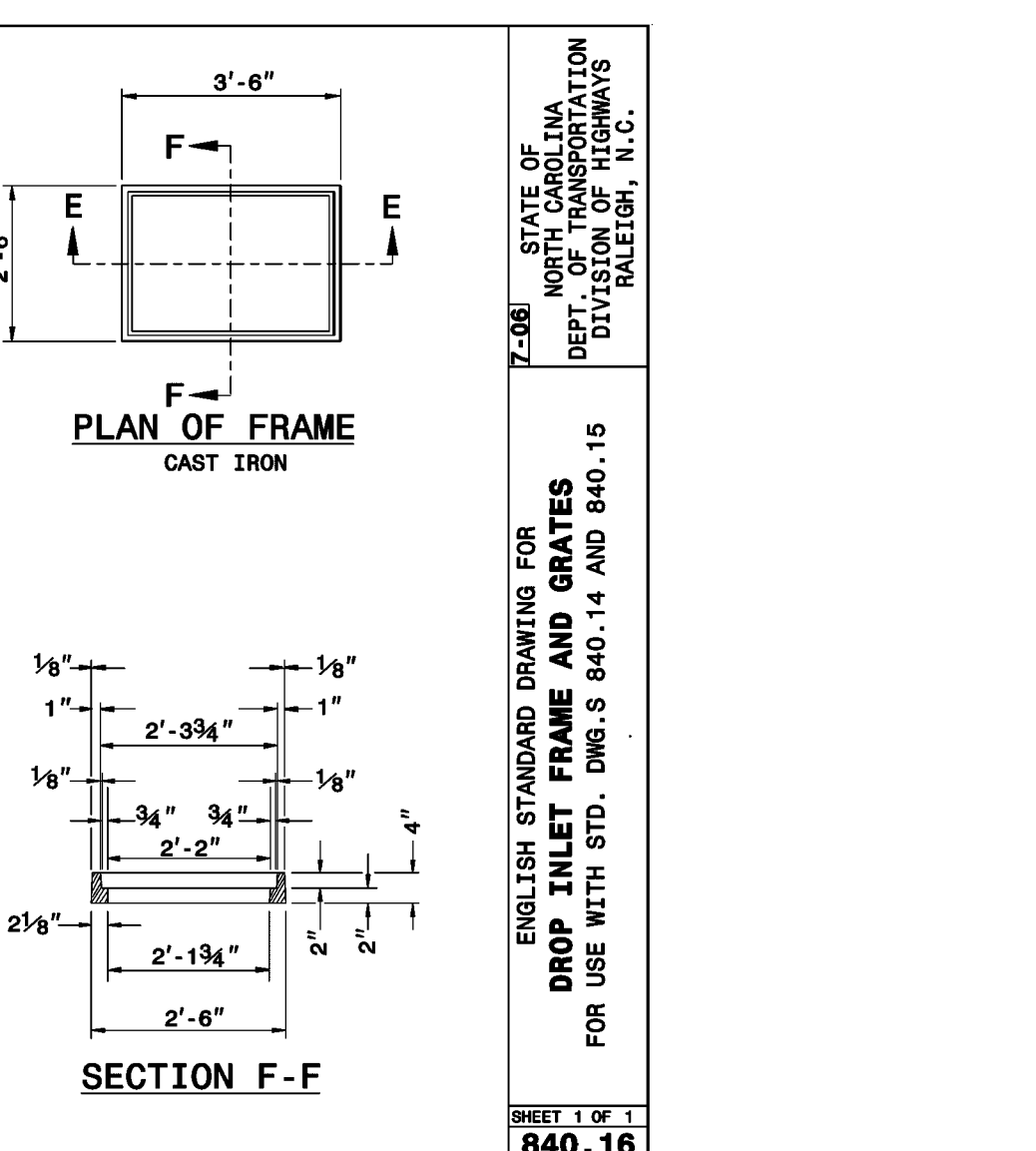
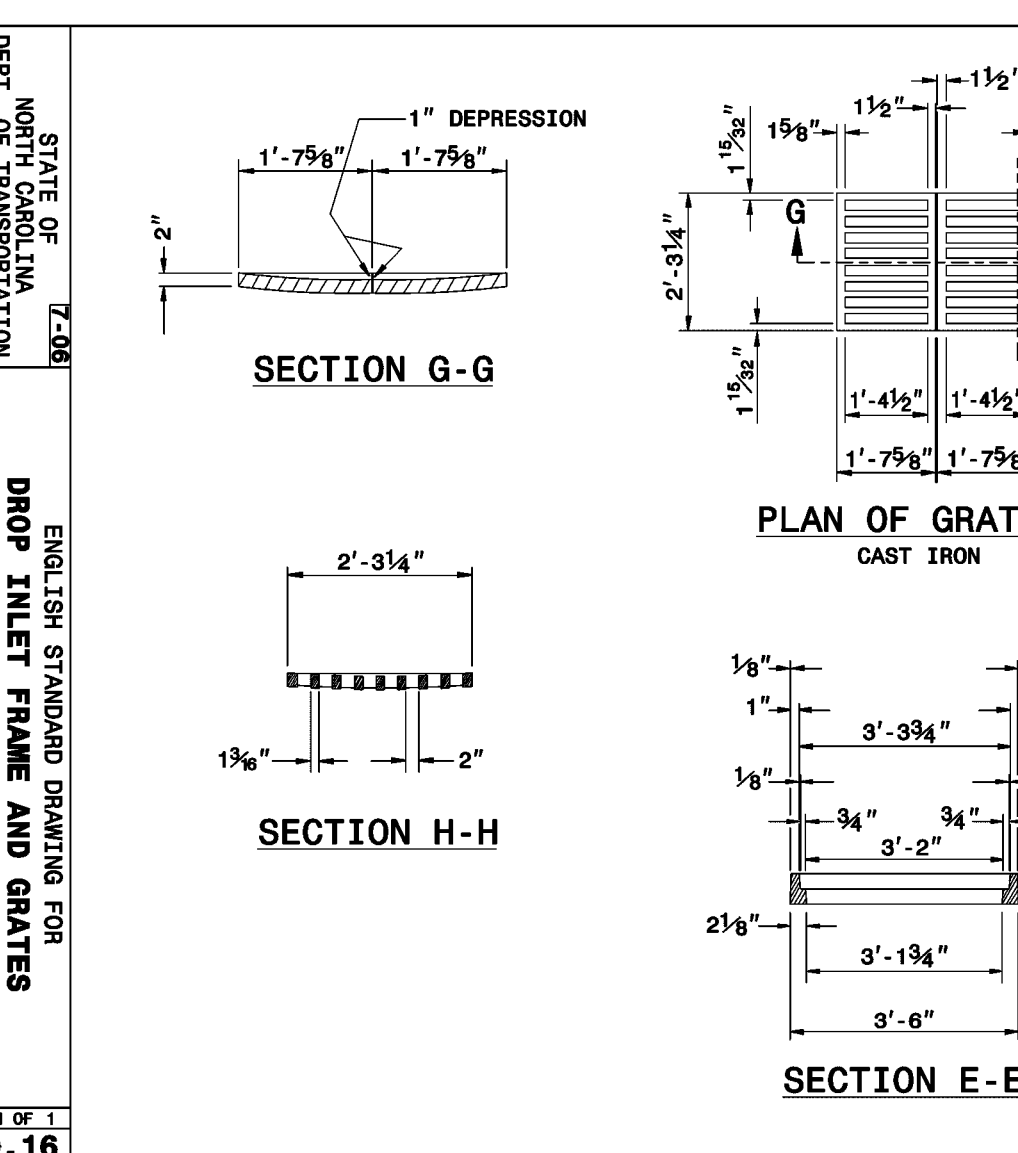
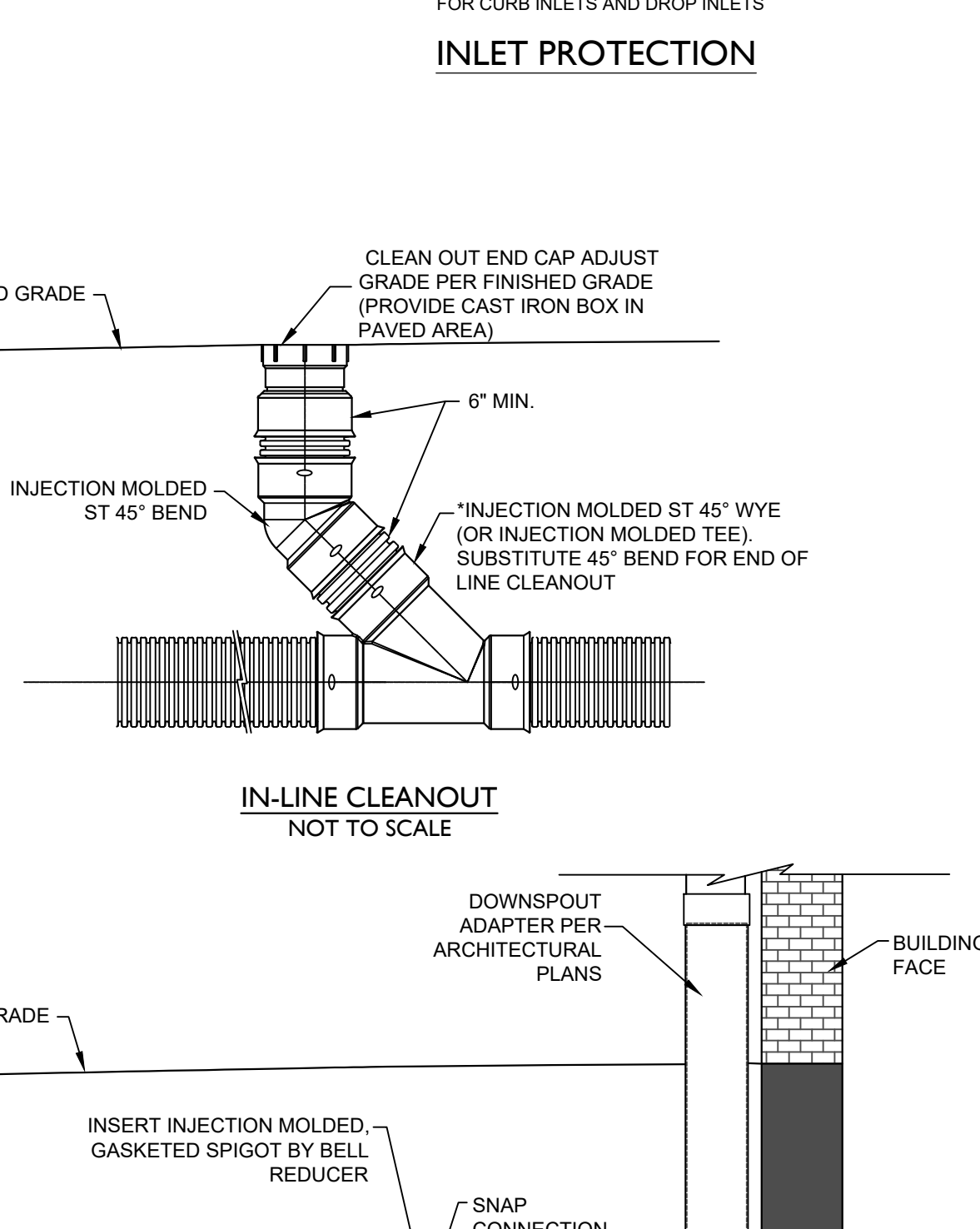
REGULAR FLOW DANDY SACK™ (BLACK)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4832	kN (lbf)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4832	%	15 x 15
Puncture Strength	ASTM D 4833	kN (lbf)	0.67 (150)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	9006 (800)
Trapezoid Tear Strength	ASTM D 4833	kN (lbf)	0.67 (150) x 0.73 (165)
UV Resistance	ASTM D 4355	h	90
Apparent Opening Size	ASTM D 4751	mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m ² (gal/min/ft ²)	2852 (70)
Permeability	ASTM D 4491	Sec/ft	0.90

HI-FLOW DANDY SACK™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4832	kN (lbf)	1.62 (365) x 0.89 (200)
Grab Tensile Elongation	ASTM D 4832	%	24 x 10
Puncture Strength	ASTM D 4833	kN (lbf)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4833	kN (lbf)	0.51 (115) x 0.33 (75)
UV Resistance	ASTM D 4355	h	90
Apparent Opening Size	ASTM D 4751	mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m ² (gal/min/ft ²)	6907 (145)
Permeability	ASTM D 4491	Sec/ft	2.1

*NOTE: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows



NOTES:
 INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.

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

NCDENR 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)

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

CITY OF WILMINGTON, NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit #: _____
 Signed: _____

REVISIONS:

CLIENT INFORMATION:
CAPITAL PROPERTIES OF WILMINGTON, LLC
 4900 LEIGHT DRIVE
 RALEIGH, NC 27616

PARAMOUNT ENGINEERING
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6766 (F)
 N.C. License #: C-2546

DETAILS
CAPITAL FORD/CAROLINAS COLLISION
 4222 OLEANDER DRIVE
 WILMINGTON, NC 28403

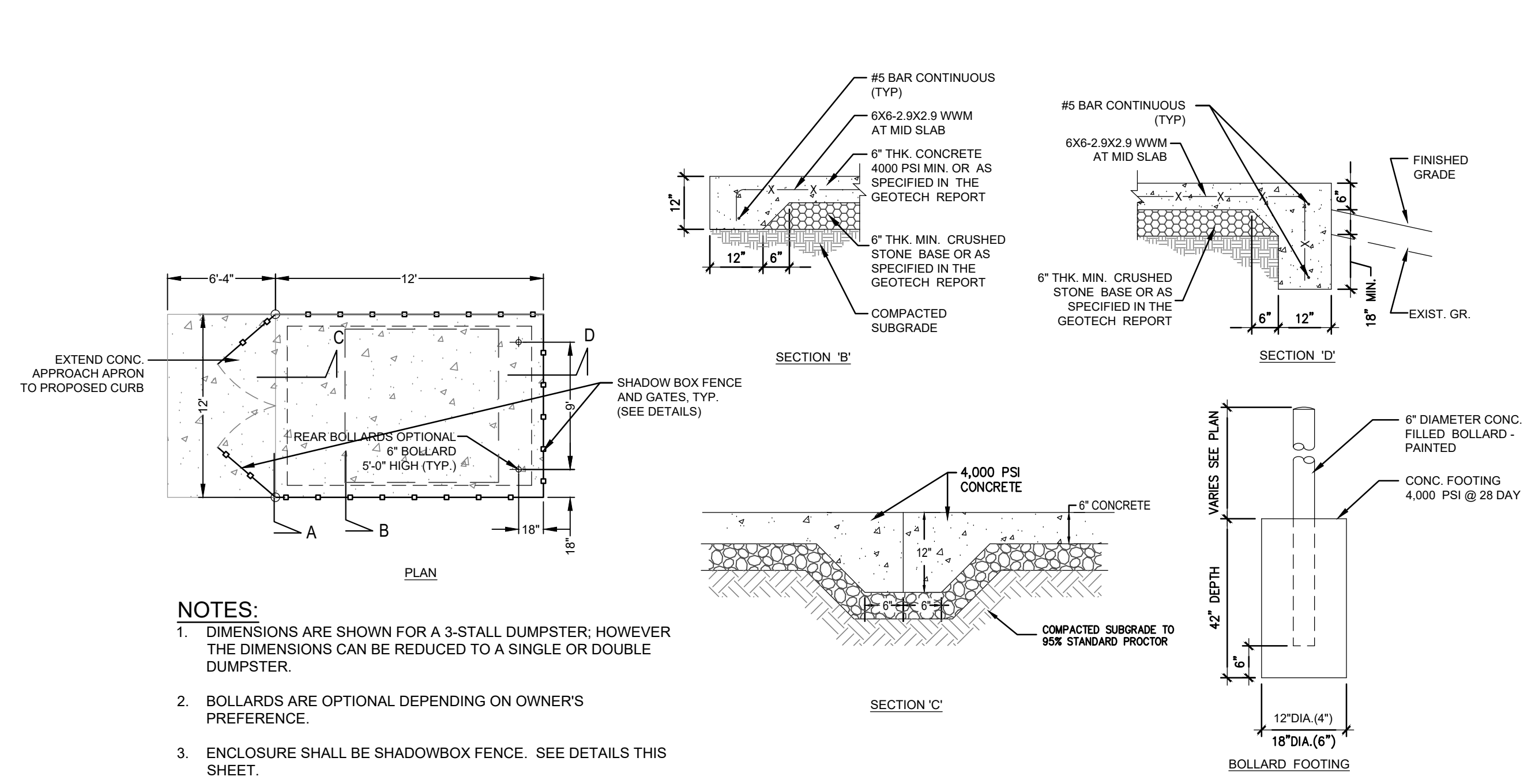
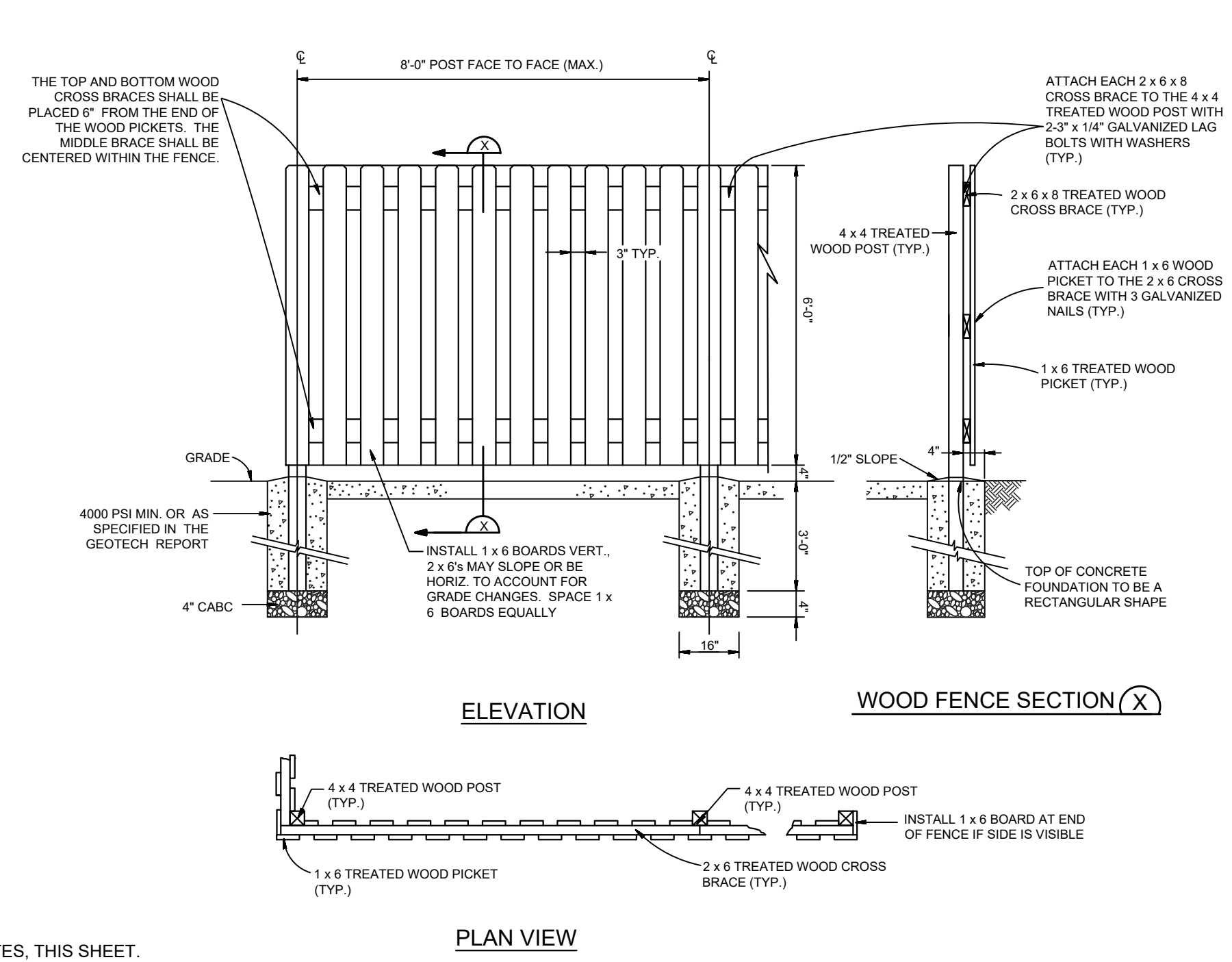
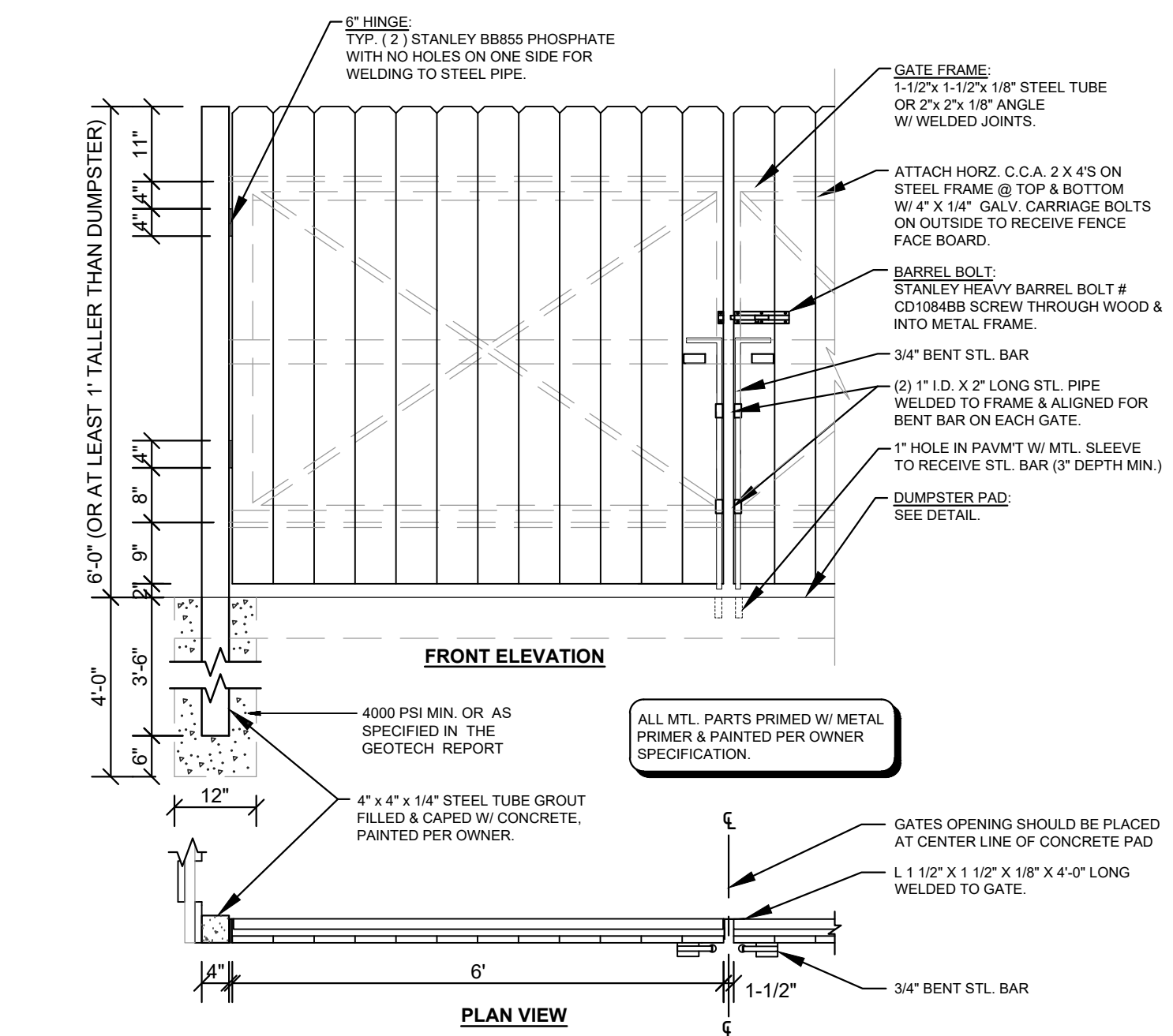
PROJECT STATUS:
 CONCEPT LAYOUT: _____
 FINAL DESIGN LAYOUT: _____
 RELEASED FOR CONSTRUCTION: _____

DRAWING INFORMATION:
 DATE: 12/01/2013
 SCALE: AS SHOWN
 DWG NO: 840.16
 DRAWN BY: JSR
 CHECKED BY: BDR, P.E.

SEAL

C-4.0
 PEI JOB#: 23161.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



FENCING NOTES AND SPECIFICATIONS

1. SPECIFICATIONS FOR WOOD FENCES THE FOLLOWING SPECIFICATIONS, DERIVED FROM ASTM F 537 AND STANDARD PRACTICE IN THE FENCE INDUSTRY, SHALL APPLY TO THE MATERIALS AND CONSTRUCTION OF WOOD FENCES:

(A) POSTS AND FRAMING - POST SPACING SHALL NOT EXCEED EIGHT FEET (8'). ALL POST HOLES SHOULD BE A MINIMUM OF THIRTY INCHES (30") DEEP FOR FOUR FEET (4') HIGH FENCES AND THIRTY-SIX INCHES (36") DEEP FOR FENCES HIGHER THAN FOUR FEET (4') UP TO SIX FEET (6'). ALL TERMINAL, CORNER AND GATE POSTS SHOULD BE SET TO THIRTY-SIX INCHES (36") DEEP.

(B) POST HOLES SHOULD BE AT LEAST FOUR INCHES (4") LARGER IN DIAMETER THAN THE LARGEST DIMENSION OF THE POST. ALL TERMINAL, CORNER AND GATE POSTS SHOULD BE SET IN CONCRETE.

(C) FENCES UP TO FIVE FEET (5') SHALL HAVE A MINIMUM OF TWO RAILS (STRINGERS) TOP AND BOTTOM. FENCES OVER FIVE FEET (5') SHALL HAVE A THIRD RAIL AT CENTER HEIGHT. STRINGERS SHALL BE 2X6 MINIMUM (NOMINAL).

(D) MATERIALS - ALL MATERIALS USED IN WOOD FENCING SHOULD BE EITHER (1) NATURALLY ROT-RESISTANT WOOD (SUCH AS CEDAR), (2) A WOOD PRESURE TREATED FOR ROT-RESISTANCE, OR (3) BE COATED THOROUGHLY WITH A PAINT OR PROTECTIVE COATING IMMEDIATELY ON ERECTION.

(E) FASTENERS - FASTENERS SHALL BE MADE OF A NON-RUSTING, NON-CORROSIVE MATERIAL OR COATED TO RESIST RUSTING. NAILS SHALL BE LONG ENOUGH TO PENETRATE THE RECEIVING MEMBER TWICE THE THICKNESS OF THE THINNER MEMBER BUT NOT LESS THAN ONE AND ONE-HALF INCHES (1 1/2").

(F) COVER BOARDS SHALL BE 1/2" MINIMUM THICKNESS.

(G) SOLID WOOD FENCES SHOULD ALLOW FOR EXPANSION TO AVOID BUCKLING AS FOLLOWS: FOR WIDTHS 2 TO 4 INCHES, A ONE SIXTEENTH INCH (1/16") SPACE SHOULD BE PROVIDED. FOR WIDTHS 6 TO 8 INCHES, A MINIMUM SPACE OF ONE EIGHTH INCH (1/8") SHOULD BE PROVIDED.

(H) THE TOPS OF THE COVER BOARDS SHALL BE CUT AS DOG EAR (CORNERS CUT OFF AT 45 DEGREE ANGLES).

NOTES:
1. SEE FENCING NOTES, THIS SHEET.

SHADOW BOX FENCE AND GATE DETAILS
NOT TO SCALE

DUMPSTER PAD AND ENCLOSURE DETAIL
NOT TO SCALE

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

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

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

Approved Construction Plan
Name _____ Date _____
Planning _____
Traffic _____
Fire _____

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

PROJECT STATUS: CONCEPTUAL LAYOUT: _____ FINAL DESIGN LAYOUT: _____ RELEASED FOR CONSTRUCTION: _____

DRAWING INFORMATION: DATE: 12/01/23 SCALE: AS SHOWN NOTES: 3 SHEETS DRAWN BY: JRE CHECKED: DJE

SEAL

DETAILS

CAPITAL FORD/CAROLINAS COLLISION
4222 OLEANDER DRIVE
WILMINGTON, NC 28403

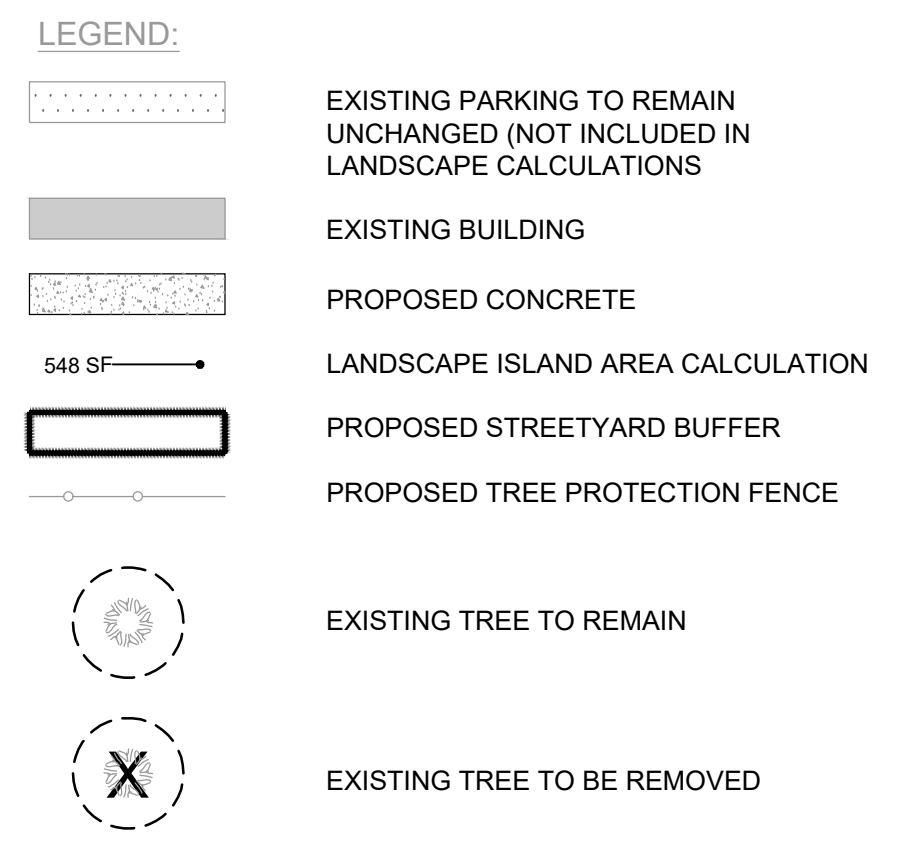
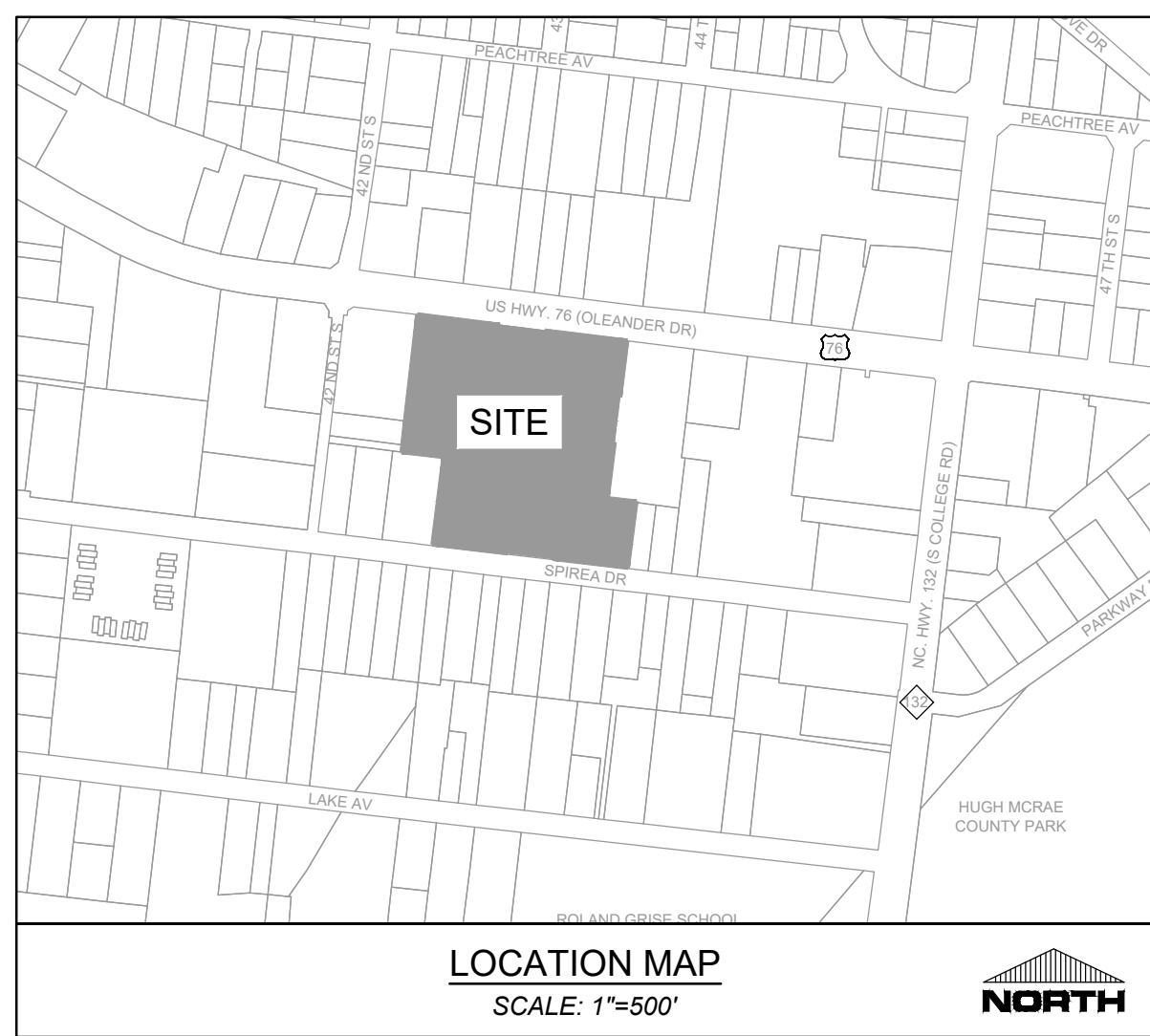
PARAMOUNT ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6766 (F)
NC License #: C-2846

CAPITAL PROPERTIES OF WILMINGTON, LLC
4900 LEIGH DRIVE
RALEIGH, NC 27616

C-4.1
PEI JOB#: 23161.PE

REVISIONS:
1. REV. PER TRC COMMENTS

4/11/24



LANDSCAPE NOTES:

- CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS OR AS OTHERWISE DICTATED BY LOCAL REGULATIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- ALL PLANT MATERIAL SHALL MEET THE CURRENT VERSION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
- NO TREE OTHER THAN THOSE SHOWN ON APPROVED PLANS FOR REMOVAL WITH THESE PLANS AND/OR TREE REMOVAL PERMIT PLANS, SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. ALL SHRUB BEDS AND/OR PLANTING AREAS EXCLUDING TURF AREAS SHALL BE MULCHED WITH 3 INCH MINIMUM AND 4 INCH MAXIMUM DEPTH PINE STRAW MULCH UNLESS OTHERWISE NOTED.
- ALL PLANTS, 4 FEET OR LESS APART, WILL BE CONNECTED IN ONE PLANTING BED. ALL GROUPS OF PLANTS SHOULD BE WITHIN ONE PLANTING BED WITH THE EDGE OF MULCH EXTENDING 2 FEET BEYOND THE EDGE OF PLANT MASS. SINGLE TREES SHOULD HAVE A CIRCLE OF MULCH NOT LESS THAN 5 FEET DIAMETER.
- PLANTING SOIL MIX: MIX EXISTING SOIL WITH THE SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED BY THE SOIL TESTING LABORATORY, THIRD PARTY, RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE OR AS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- ANY AND ALL SUBSTITUTIONS OF PLANT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. FAILURE IN OBTAINING APPROVAL MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- THE CONTRACTOR SHALL REPLACE DEAD AND/OR UNHEALTHY PLANT MATERIAL WITHIN 12 MONTHS OF ACCEPTANCE OF THE INSTALLED MATERIAL FROM THE OWNER OR OWNER'S REPRESENTATIVE.

- THE CONTRACTOR SHALL PREPARE ALL SEEDS OR SODDED AREAS TO ASSURE THAT THE SUBGRADE HAS BEEN RAKED AND ROLLED TO ACCEPT THE SOD/SEED. ALL SOD/SEED AREAS MUST BE IRRIGATED OR HAND WATERED. ALL SOD SHALL BE PLACED WITH STAGGERED JOINTS AND NO GAPS BETWEEN SOD JOINTS. SOD SHOULD BE ROLLED AFTER INSTALLATION. ALL SEEDS AND/OR SODDED AREAS SHOULD PROVIDE A SMOOTH SURFACE FREE OF DIPS AND UNLEVELED GROUND.
- IF AN AUTOMATIC IRRIGATION SYSTEM IS PROVIDED, IT SHALL BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATION CONTRACTOR IN THE STATE OF NORTH CAROLINA.
- THE CONTRACTOR IS RESPONSIBLE FOR HAND WATERING THE INSTALLED PLANT MATERIAL FOR A PERIOD OF 6 MONTHS FROM THE ACCEPTANCE FROM THE OWNER OR OWNER'S REPRESENTATIVE IF IRRIGATION HAS NOT BEEN INSTALLED AT THE TIME OF SUBSTANTIAL COMPLETION. ALL MATERIAL INCLUDING SOD AND SEEDS AREAS SHALL BE HAND WATERED ONCE WEEKLY OR AS NEEDED TO ENSURE SURVIVAL OF PLANTS.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING TRASH, DEBRIS AND EXCESS MATERIALS FROM THE JOB SITE ONCE THE PROJECT IS COMPLETE. SECURING ANY MATERIALS LEFT ON SITE DURING THE COURSE OF THE PROJECT IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL DISTURBED AREAS NOT DESIGNATED FOR SOD SHALL BE SEEDS.
- ALL VEGETATION PROPOSED WITHIN SIGHT DISTANCE AREAS SHALL NOT INTERFERE WITH SIGHT DISTANCE FROM 30' TO 10'.
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN TREE PROTECTION FENCING.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING WEED BARRIER FABRIC IN ALL PLANTING ISLANDS AND BEDS THROUGHOUT SITE.

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

NC DENR PWSS WATER PERMIT #: _____
 WATER CAPACITY: _____ GPD
 DWQ SEWER PERMIT #: _____
 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 _____

SITE INFORMATION
 PROJECT ADDRESS: 4222 OLEANDER DRIVE, WILMINGTON, NC 28403
 PARCEL ID: R06106-003-020-000, R06106-003-019-000, R06106-003-003-000
 PROPERTY OWNER: CAPITAL INVESTMENT PROPERTIES OF WILMINGTON, LLC, 4222 OLEANDER DRIVE, WILMINGTON, NC 28403
 CURRENT ZONING: REGIONAL BUSINESS (RB)
 EXISTING USE: VEHICLE SALES/VEHICLE REPAIR & SERVICE
 PROPOSED USE: VEHICLE REPAIR & SERVICE ACCESSORY USE
 CAMA LAND USE CLASSIFICATION: URBAN
 TOTAL SITE AREA: +/- 10.21 AC (444,821 SF)
 WETLANDS: N/A
 FLOOD PLAIN: SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA
 SOIL TYPES: TORHUNTA LOAMY FINE SAND (T_o), URBAN LAND (U_r)
 CAMA AREAS OF ENVIRONMENTAL CONCERNS: N/A
 CONSERVATION RESOURCES: N/A
 HISTORIC AND ARCHAEOLOGICAL SITES: N/A

TRANSPLANT PLANT SCHEDULE			
TREES		KEY	
	EXISTING CRAPE MYRTLE	CM	
	AZALEA X 'RED RUFFLES' / RED RUFFLES AZALEA	AZA R	
	TRACHELOSPERMUM ASIATICUM 'ASIATIC' / ASIATIC JASMINE	AJ	

NEW PLANT SCHEDULE			
TREES	QTY	KEY	
	3	GB	GINKGO BILOBA 2" CALIPER MIN

DIMENSIONAL STANDARDS (RB ZONING)

	REQUIRED	PROPOSED
MIN. LOT AREA	1 AC.	7.81 AC. (0.54 AC. FOR POND)
MIN. LOT WIDTH	100'	> 100'
MAX. LOT COVERAGE	40%	SEE DEVELOPMENT/BUILDING DATA
MAX. STRUCTURE HEIGHT	35'	< 35'
MIN. FRONT SETBACK	25'	AS SHOWN
MIN. REAR SETBACK (AGAINST R-15)	25'	AS SHOWN
MIN. SIDE SETBACK	0'	AS SHOWN

LANDSCAPE CALCULATIONS:

SHADING REQUIREMENTS -

- 30% OF THE IMPERVIOUS VEHICULAR USE AREA SHALL BE SHADED.
 REQUIRED: 7,898 SF (26,325 SF VEHICULAR USE AREA X 30%)
 PROVIDED: 8,184 TOTAL SF
 (7) INSTALLED UNDERSTORY TREES WITHIN THE PARKING LOT PERIMETER
 (3) PRESERVED CANOPY TREES WITHIN AN INTERIOR ISLAND
 (3) INSTALLED CANOPY TREES WITHIN AN INTERIOR ISLAND
 (2) PRESERVED CANOPY TREES WITHIN THE PARKING LOT PERIMETER
 (2) PRESERVED UNDERSTORY TREES WITHIN A CORNER ISLAND
 (1) PRESERVED UNDERSTORY TREE WITHIN THE PARKING LOT PERIMETER
 (1) INSTALLED UNDERSTORY TREE WITHIN AN INTERIOR ISLAND

STREET YARD LANDSCAPING -

- MIN 15' DEPTH
- REQUIRED LANDSCAPING PER 100':
 1 CANOPY TREE, 6 UNDERSTORY TREES, AND 9 SHRUBS
- REQUIRED SHRUBS SHALL PROVIDE A SCREEN OF ADJACENT PARKING AREAS.

SPIREA DRIVE (205 LF)

REQUIRED	PROVIDED
2 CANOPY TREES	6 CANOPY TREES (ALL EXISTING)
12 UNDERSTORY TREES (14 TOTAL TREES)	8 UNDERSTORY TREES (1 EXISTING) (14 TOTAL TREES)
18 SHRUBS	29 SHRUBS

STREET TREES -

- 1 STREET TREE PROVIDED PER 30 LF ALONG SPIREA DRIVE

SPIREA DRIVE (205 LF)

REQUIRED	PROVIDED
7 TREES	9 TREES (ALL EXISTING)

PARKING LOT LANDSCAPING

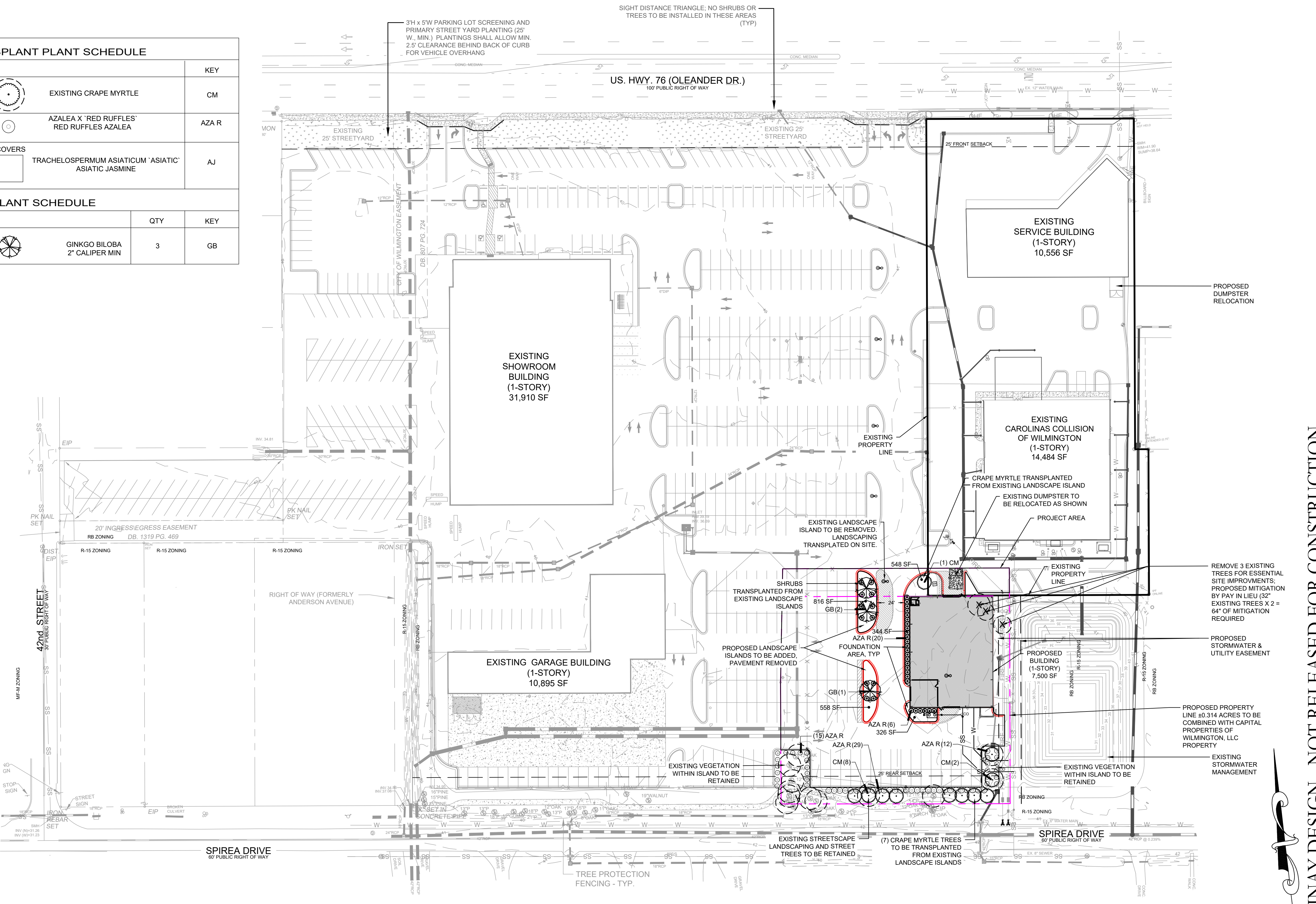
- AT LEAST ONE LANDSCAPE ISLANDS SHALL BE PROVIDED FOR EVERY 12 PARKING SPACES.
- ONE LANDSCAPE ISLAND REQUIRED AT THE END OF EACH PARKING AISLE.
- LANDSCAPE ISLANDS MUST BE A MINIMUM OF 1,000 CUBIC FEET (333 @ 3' DEEP) FOR CANOPY TREES AND 500 CUBIC FEET (167 SF @ 3' DEEP) FOR UNDERSTORY TREES.
- AT LEAST 75% OF LANDSCAPE ISLANDS SHALL BE PLANTED WITH SHADE/CANOPY TREES.

FOUNDATION PLANTINGS

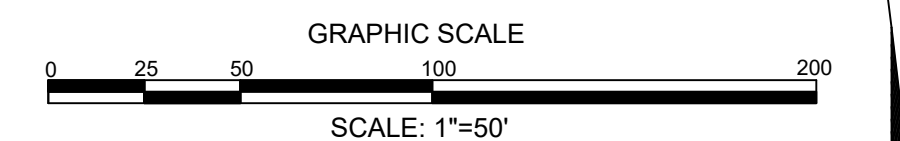
- A 12% AREA OF THE GROUND FLOOR BUILDING FACE ADJACENT TO THE PARKING AREA OR INTERNAL DRIVE SHALL BE PLANTED WITH FOUNDATION PLANTINGS.
- FOUNDATION LANDSCAPE AREA IS NOT REQUIRED WHEN LESS THAN 10 PERCENT OF THE TOTAL PARKING IS LOCATED BEHIND THE BUILDING AND THERE IS NO RIGHT-OF-WAY ADJACENT TO THE REAR PROPERTY LINE.

	REQUIRED	PROVIDED
EAST BUILDING FACE (100' X 15' HT X 12%)	180 SF	344 SF
SOUTH BUILDING FACE (75' X 15' HT X 12%)	180 SF	326 SF

BUFFER YARDS
 NO CHANGE TO BUFFER YARDS PROPOSED



SIGHT DISTANCE TRIANGLE NOTES
 ALL PROPOSED VEGETATION WITHIN SIGHT DISTANCE TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10'



REVISIONS:

CLIENT INFORMATION:
 CAPITAL PROPERTIES OF WILMINGTON, LLC
 4900 LEIGH DRIVE, RALEIGH, NC 27616

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

LANDSCAPE & TREE MITIGATION PLAN

CAPITAL FORD/CAROLINAS COLLISION
 4222 OLEANDER DRIVE, WILMINGTON, NC 28403

PROJECT STATUS:
 CONCEPTUAL LAYOUT: _____
 FINAL DESIGN: _____
 RELEASED FOR CONSTRUCTION: _____

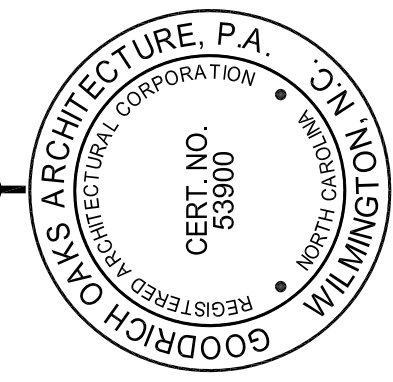
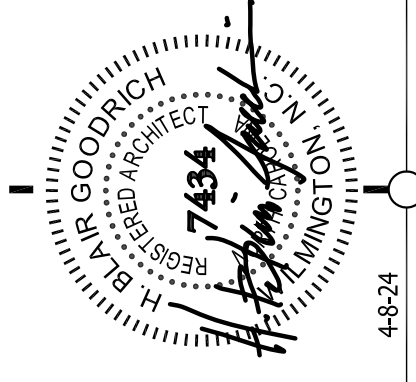
DRAWING INFORMATION:
 DATE: 02/12/23
 SCALE: AS SHOWN
 DESIGNED: _____
 CHECKED: _____

SEAL:
 NORTH CAROLINA PROFESSIONAL ENGINEER
 1823
 WILLIAM H. ENGBERG, SON

L-1.0
 PEI JOB#: 23161.PE

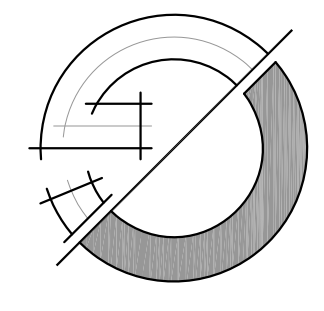
PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

DATE: 8 APRIL 2024
REVISION:

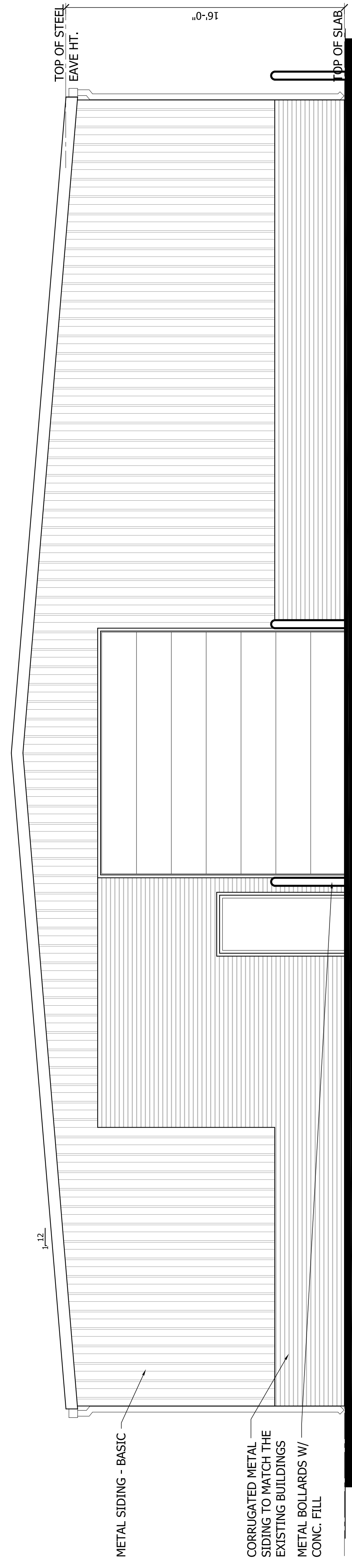


**CAPITAL FORD COLLISION
BUILDING**
4222 ELEANOR DRIVE
WILMINGTON, NORTH CAROLINA
PROJECT # 22080

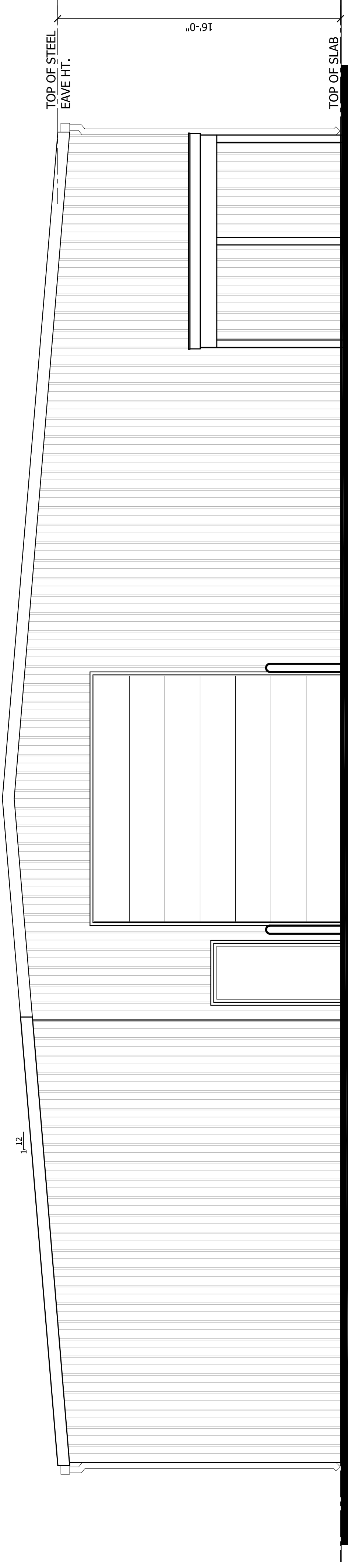
**GOODRICH OAKS
ARCHITECTURE, P.A.**
3142 WRIGHTSVILLE AVENUE, WILMINGTON, NC 28403
EMAIL: OFFICE@GOODRICHOAKS.COM | PHONE: 910.343.1065

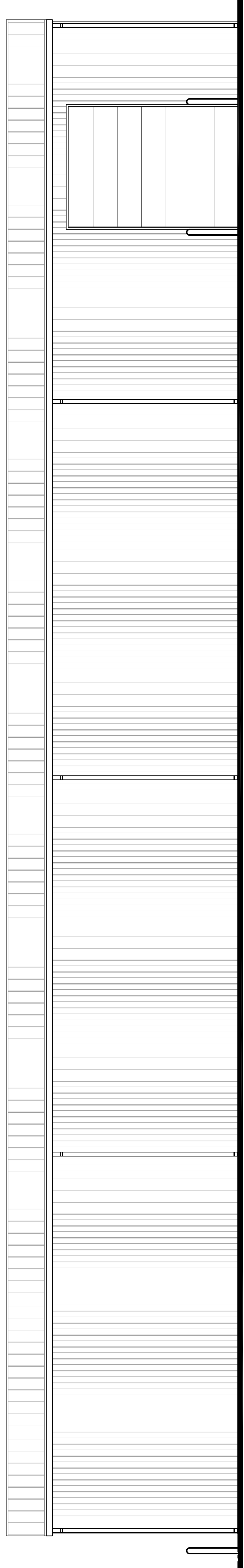
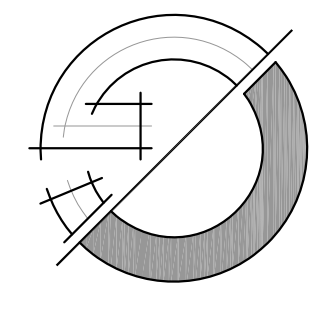
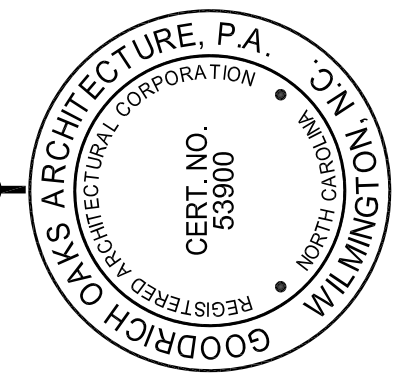
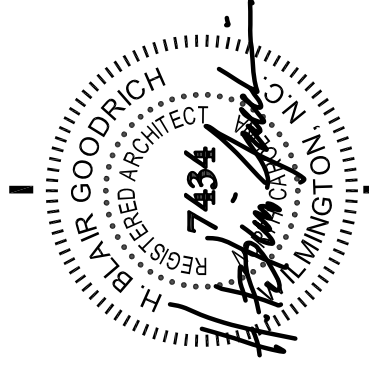


A NORTH ELEVATION
SCALE: 1/4" = 1'-0"

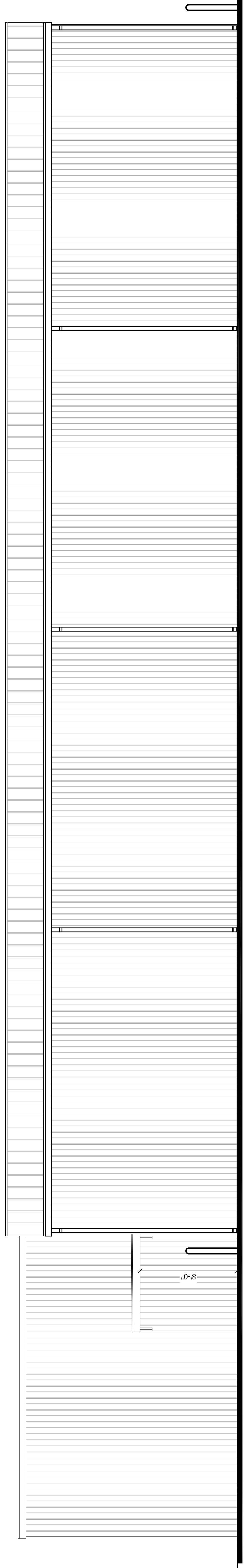


B SOUTH ELEVATION
SCALE: 1/4" = 1'-0"





B WEST ELEVATION
SCALE: 1/4" = 1'-0"



A EAST ELEVATION
SCALE: 1/4" = 1'-0"