

SITE INFORMATION

OWNER INFORMATION:

JASPER BOULEVARD LLC
15 SAVANNAH HIGHWAY
CHARLESTON, SC 29407

TAX PARCEL IDENTIFICATION #:
RECORDED DEED BOOK:

4920 NEW CENTRE DRIVE
WILMINGTON, NC 28403
R04915-003-003-001

PROJECT ADDRESS:

BK 5911, PG 2564

CURRENT ZONING:

RB-REGIONAL BUSINESS

EXISTING USE:

551 - RETAIL AUTO

PROPOSED USE:

551 - RETAIL AUTO

TO SITE AREA:

551 - RETAIL AUTO

FLOOD INFORMATION:

HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 3720313700 J, DATED APRIL 3, 2006

CAMA LAND USE CLASSIFICATION:

SPECIAL HIGHWAY DISTRICT:

REQUIRED

PROVIDED

FRONT

25'

INTERIOR SIDE

0'

CORNER SIDE

25'

REAR

157.25'

BUILDING AREA EX. BLDGS.

21,228 SF

BUILDING AREA PROP. BLDG.

16,278 SF

TOTAL BUILDING AREA

38,006 SF

BUILDING LOT COVERAGE

40.0% MAX.

BUILDING HEIGHT

28'-0"

CONSTRUCTION TYPE

I-B

BUILDING WILL HAVE SPRINKLER SYSTEM

IMPERVIOUS INFORMATION

EXISTING IMPERVIOUS AREA

SIDEWALKS/PAVEMENTS

550 SF

BUILDINGS

102,103 SF

TOTAL EXISTING IMP. AREA

163,067 SF

PROPOSED IMPERVIOUS AREA

21,228 SF

EX. BUILDINGS TO REMAIN

75,909 SF

EX. ASPHALT TO REMAIN

1,000 SF

SIDEWALKS/PAVEMENTS

41,800 SF

ROADWAYS/DRIVEWAYS

16,278 SF

TOTAL PROPOSED IMP. AREA

158,315 SF (3.593 AC)

PROPOSED PERCENT IMPERVIOUS

156.515 / 257,875 SF = 60.7%

SITE PARKING

AUTOMOTIVE DEALER

MINIMUM PARKING REQUIRED:

(1 PER 500 SF GFA)

MAXIMUM PARKING ALLOWABLE:

(NONE, AS PER C.O.W. CODE)

EXISTING PARKING SPACES:

104 SPACES

PROPOSED PARKING SPACES:

121 SPACES

HANDICAP PARKING REQUIRED:

5 SPACES

HANDICAP PARKING PROVIDED:

5 SPACES

TOTAL PARKING PROVIDED:

121 SPACES

GENERAL NOTES

1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NC DOT 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. NO EXISTING TREES ON SITE.

6. SEE C-2.2 PLANTING PLAN FOR LANDSCAPING INFORMATION.

7. THERE ARE NO PROPOSED WASTE FACILITIES ON SITE.

8. THERE IS NO PROPOSED STREET LIGHTING FOR THIS SITE.

WATER AND SEWER CAPACITY

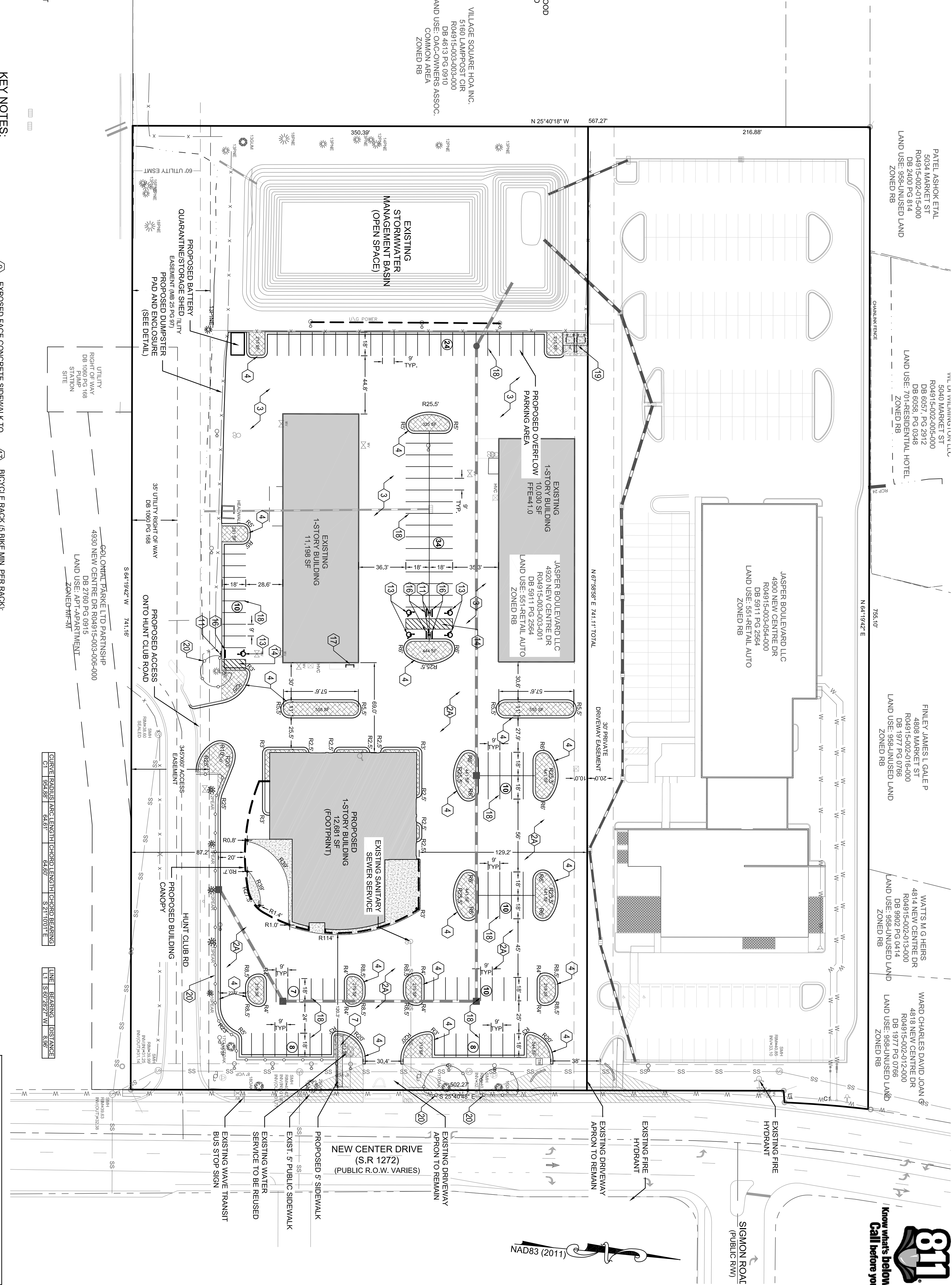
20 EMPLOYEES @ 25 GALLONS/PERSON/DAY = 500 GPD

12 VISITORS @ 25 GALLONS/PERSON/DAY = 300 GPD

TOTAL 800 GPD

TRASH REMOVAL

TRASH WILL BE HANDLED BY DUMPSTER SERVICE AND IS LOCATED IN THE REAR OF THE SITE.



- KEY NOTES:
- CONCRETE PAVING: REFER TO DETAIL C-4.0
 - ASPHALT DETAIL: REFER TO DETAIL C-4.0
 - LIGHT DUTY ASPHALT PAVING: REFER TO DETAIL C-4.0
 - PERVIOUS CONCRETE: REFER TO DETAIL C-4.0
 - ASPHALT OVERLAY AREA: REFER TO DETAIL C-4.0
 - ASPHALT SEAL COAT: REFER TO TECHNICAL SPECIFICATIONS
 - STANDARD 24" CURB & GUTTER: REFER TO DETAIL C-4.0
 - TRANSITION CURB DETAIL: SEE DETAIL C-5.0
 - CONCRETE SIDEWALK: REFER TO DETAIL C-5.0
 - CONCRETE DOOR LANDING: SEE ARCHITECTURAL
 - EXPOSED FACE CONCRETE SIDEWALK TO SEE DETAIL C-5.0
 - STEEL BOLLARD: REFER TO ARCHITECTURAL DRAWINGS
 - HANDICAP PARKING SIGN: REFER TO DETAIL C-5.0
 - DETECTIBLE WARNING MAT: REFER TO DETAIL C-5.0
 - HANDICAP PARKING SYMBOL: REFER TO DETAIL C-5.0
 - HANDICAP ACCESS (LOADING ZONE, COMPLANT) AND STRIPE AS SHOWN.
 - DESIGNATED ACCESSIBLE ROUTE: PROVIDE STRIPING AND SLOPE 5% MAXIMUM IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE.
 - CONCRETE BUMPER BLOCK: 8" W. x 4" H. x 6'-0" LONG CONCRETE. ANCHOR TO PAVING WITH (2) 1"-6" LONG #4 REBAR. REFER TO DETAIL C-5.0
 - BICYCLE RACK (6 BIKE MIN. PER RACK): CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL
 - STRIPING: PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - WHITE (2 COATS).
 - PROPOSED DUMPSTERS & ENCLOSURE: REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS
 - TREE PROTECTION FENCING: SEE DETAIL C-4.3
 - PLYON SIGN: BY OTHERS
 - PARKING LOT SITE LIGHTING: BY OTHERS

- LEGEND:
- PROPOSED ASPHALT OVERLAY
 - PROPOSED ASPHALT SEALING
 - PROPOSED ASPHALT SECTION
 - PROPOSED CONCRETE
 - PROPOSED LANDSCAPE ISLAND
 - PROPOSED TREE PROTECTION FENCE
 - PARKING SPACE COUNT

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PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

PROJECT STATUS

CONCEPTUAL LAYOUT: 07/19/18

PRELIMINARY LAYOUT: 11/14/18

FINAL DESIGN: 03/14/19

RELEASED FOR CONSENT: 03/14/19

DRAWING INFORMATION

DATE: 07/19/18

SCALE: 1" = 40'

DESIGNED: AEC

DRAWN: AEC

CHECKED: AEC

SITE PLAN

PORSCHE OF WILMINGTON

4920 NEW CENTRE DRIVE

WILMINGTON, NC 28401

PARAMOUNT ENGINEERING

122 Cinema Drive

Wilmington, North Carolina 28403

(910) 791-6707 (O) (910) 791-6760 (F)

NC License #: C-2846

CLIENT INFORMATION:

LS3P ASSOCIATES LTD.

101 N. THID ST., SUITE #500

WILMINGTON, NC 28412

REVISIONS:

NO.	DESCRIPTION	DATE

PEL JOB#: 18024.PE

C-2.0

APPROVED Construction Plan

Name: _____

Date: _____

PLANNING

Traffic: _____

File: _____

GRAPHIC SCALE

0 20 40 80 120

SCALE: 1"=40'