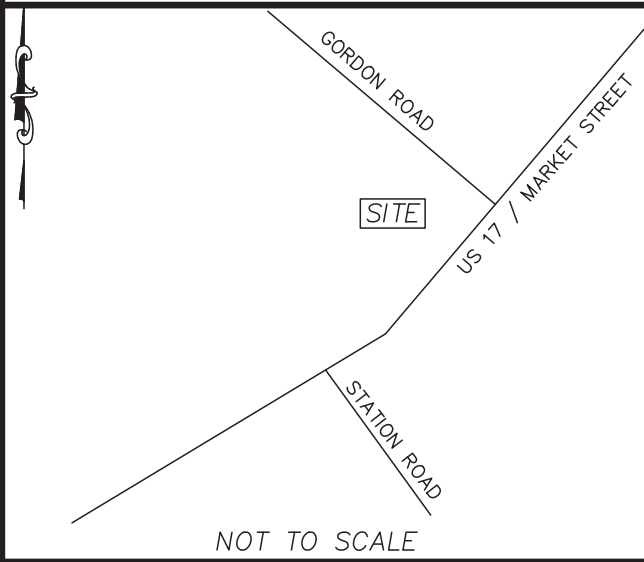


**LOCATION MAP**



CONSTRUCTION DRAWINGS for  
**WILMINGTON POWERSPORTS**

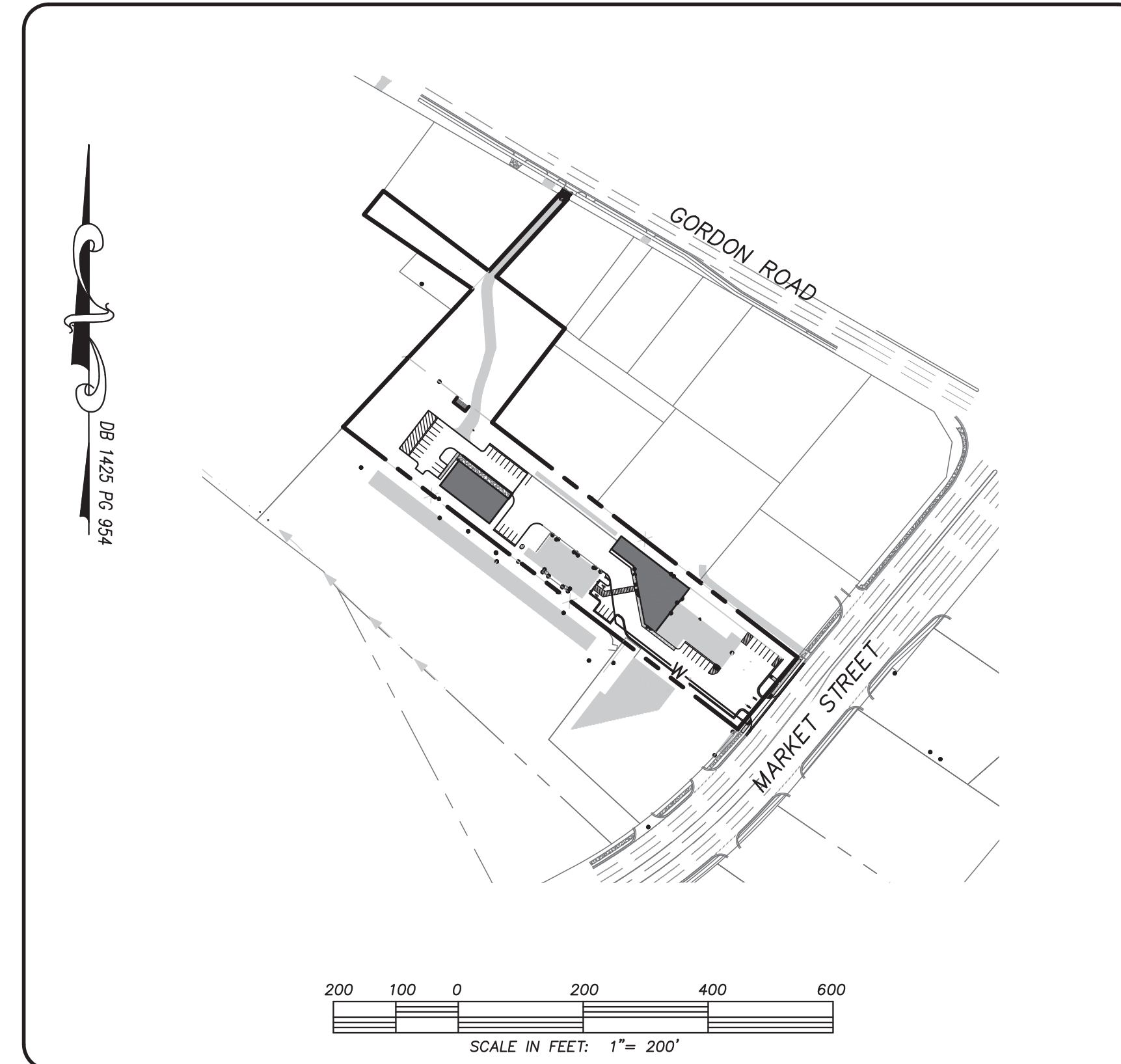
LOCATED IN CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NORTH CAROLINA

**GENERAL NOTES:**

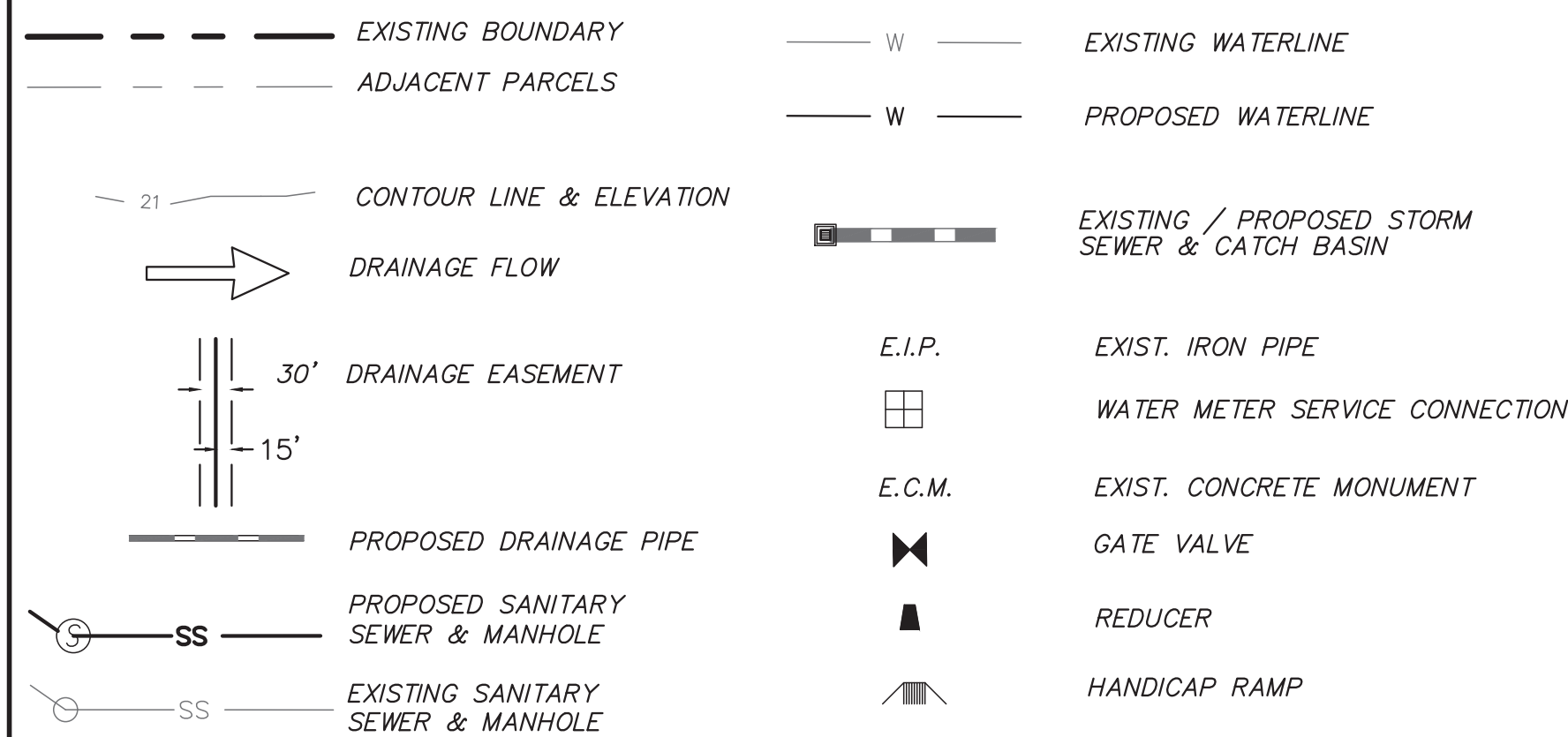
1. NEW HANOVER COUNTY PARCEL NUMBERS:  
PID = R04300-004-006-000
2. TOTAL PROJECT AREA: 118,872 SF (2.73 AC)
3. EXISTING ZONING DISTRICT: RB
4. CAMA LAND CLASSIFICATION: URBAN
5. THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720315800K, EFFECTIVE DATE 8/28/18
6. SITE ADDRESS: 6845 MARKET STREET
7. EXISTING IMPERVIOUS ONSITE = 46,589 SF
8. AS-BUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY PORT CITY GEOMATICS, LTD VERTICAL DATUM = 88
9. STORMWATER DRAINS TO NE CAPE FEAR RIVER, SC;SW 18-74-(61)
10. LAND OWNER - WPS HOLDINGS, LLC  
3549 GOVERNORS ISLAND DRIVE  
DENVER, NC 28037

**WATER & SEWER USAGE NOTES:**

CURRENT WATER USAGE - 1,000 GPD PROPOSED WATER USAGE - 2,000 GPD  
 CURRENT SEWER USAGE - 1,000 GPD PROPOSED SEWER USAGE - 2,000 GPD  
 \*\*\* BASED ON RECREATIONAL DEALERSHIPS - 15A NCAC 02T.0114 (C)  
 125 GAL / FIXTURE



**LEGEND**



**OWNER:**  
 WPS HOLDINGS, LLC  
 3549 GOVERNORS ISLAND DRIVE  
 DENVER, NC 28037

**INDEX TO DRAWINGS**

SHEET No.	DESCRIPTION	DRAWING No.
1 OF 6	COVER SHEET	CD_COVER
2 OF 6	EXISTING BOUNDARY AND TOPOGRAPHY, ADJACENT TRAFFIC	CD_EX-COND
3 OF 6	SITE PLAN	SITE_PLAN
4 OF 6	GRADING PLAN	SITE_PLAN
5 OF 6	LANDSCAPE PLAN	SITE_PLAN
6 OF 6	STD DETAILS	SITE_PLAN
EC1 OF EC4	STORMWATER & EROSION CONTROL PLANS	EC1
EC2 OF EC4	STORMWATER & EROSION CONTROL PLANS	EC2
EC3 OF EC4	STORMWATER & EROSION CONTROL PLANS	EC3
EC4 OF EC4	STORMWATER & EROSION CONTROL PLANS	EC4
DA1 OF DA1	DRAINAGE AREAS	DA

**NOTES:**

1. AS-BUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY GEOINNOVATION, PC.
2. THIS MAP IS NOT FOR CONVEYANCE, RECORDATION, OR SALES.
3. THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, 3720315800K, EFFECTIVE DATE 8/28/18
4. THIS PROPERTY IS ZONED RB
5. CFPWA WATER
6. CFPWA SEWER
7. ALL CONSTRUCTION TO CONFORM TO NEW HANOVER COUNTY STANDARDS AND APPLICABLE STATE & LOCAL CODES.
8. CONTRACTOR TO COORDINATE ANY REQUIRED TRAFFIC CONTROL WITH CITY OF WILMINGTON AND OR NCDOT.
9. CARE SHALL BE TAKEN DURING FINAL GRADING TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO RECEIVING STRUCTURES. ROOF DRAIN DOWNSPOUTS TO BE CONNECTED TO STORM DRAINAGE STUBOUTS OR DIRECTED TO STREET/PARKING AREAS.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY RELOCATIONS, RE-ALIGNMENTS, DISCONNECTIONS OR CONNECTIONS OF EXISTING UTILITIES WITH APPLICABLE AUTHORITIES.
11. CLEARING AND GRUBBING OF SITE TO INCLUDE REMOVAL OF EXISTING CURB, ASPHALT, INLETS, AND ANY OTHER STRUCTURES INCLUDING TREES, STUMPS AND DEBRIS EXISTING ON SITE. TREES NOT REQUIRED TO BE CLEARED FOR CONSTRUCTION SHALL REMAIN UNLESS OTHERWISE DIRECTED.
12. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
13. NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NC ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
14. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
15. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT HIS EXPENSE. PARKING AREAS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE ENGINEER.
16. NO GEOTECHNICAL TESTING HAS BEEN PERFORMED ON SITE. NO WARRANTY IS MADE FOR SUITABILITY OF SUBGRADE, AND UNDERCUT AND ANY REQUIRED REPLACEMENT WITH SUITABLE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
17. CONTRACTOR TO ENSURE THAT PAVEMENT IS PLACED SO AS TO DRAIN POSITIVELY TO THE STREET INLETS AND CATCH BASINS. ALL FUTURE ROOF DRAIN DOWNSPOUTS TO BE DIRECTED TO THE STORM DRAINAGE STUBOUTS.
18. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
19. THIS PLAN IS FOR SITE GRADING, UTILITIES, SITING, AND DRAINAGE ONLY. SEE BUILDING PLANS FOR DETAILED HOOKUPS TO BUILDINGS, ETC.
20. CONTRACTOR AND BUILDER ARE RESPONSIBLE FOR COORDINATING FINISHED FLOOR ELEVATION OF ALL BUILDINGS WITH THE OWNER. ELEVATIONS GIVEN ARE MINIMUM GROUND ELEVATIONS AT THE BUILDING SITE AND DO NOT PURPORT TO BE FINISHED FLOOR. MINIMUM RECOMMENDED FF ELEVATIONS SHOWN ON PLANS.
21. AFFECTED NON-MUNICIPAL UTILITIES SHALL BE CONTACTED AND PROVIDED WITH PLANS AND OTHER PERTINENT INFORMATION, WHEN FEASIBLE, TO COORDINATE APPROPRIATE SCHEDULING AND PLACEMENT.
22. EXTREME CARE SHALL BE TAKEN TO ENSURE MINIMUM SEPARATIONS AT ALL UTILITY CROSSINGS.
23. MINIMUM SEPARATION SHALL BE MAINTAINED AS FOLLOWS:
  - a. HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER AND WATER MAINS AND STORM SEWER.
  - b. WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY SEWER AND WATER OR WHERE SEWER LINE CROSSES ABOVE WATER MAIN, BOTH PIPES SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10' EITHER SIDE OF CROSSING.
  - c. WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10 FEET EITHER SIDE OF CROSSING.
  - d. WHERE VERTICAL CLEARANCE IS LESS THAN 12" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10' EITHER SIDE OF CROSSING, AND BRIDGING SHALL BE INSTALLED PER APPLICABLE UTILITY AUTHORITY'S DETAILS.
  - e. IN NO CASE SHALL THERE BE LESS THAN 18" OF SEPARATION BETWEEN OUTSIDE OF WATER MAIN AND OUTSIDE OF SEWER OR STORM DRAINAGE.
  - f. MINIMUM COVER OF 36" SHALL BE PROVIDED FOR ALL BURIED WATER MAINS AND SANITARY SEWER MAINS.

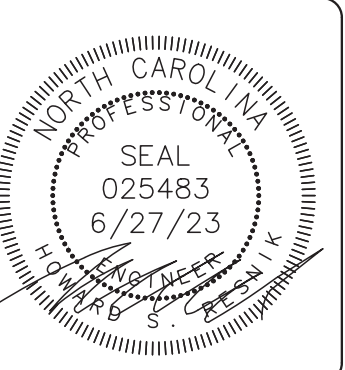


LICENSE # C-2710  
 ENGINEERING  
 LAND PLANNING  
 COMMERCIAL / RESIDENTIAL

P.O. BOX 4041  
 WILMINGTON, NC 28406  
 (910) 791-4441

COVER SHEET  
 WILMINGTON POWERSPORTS

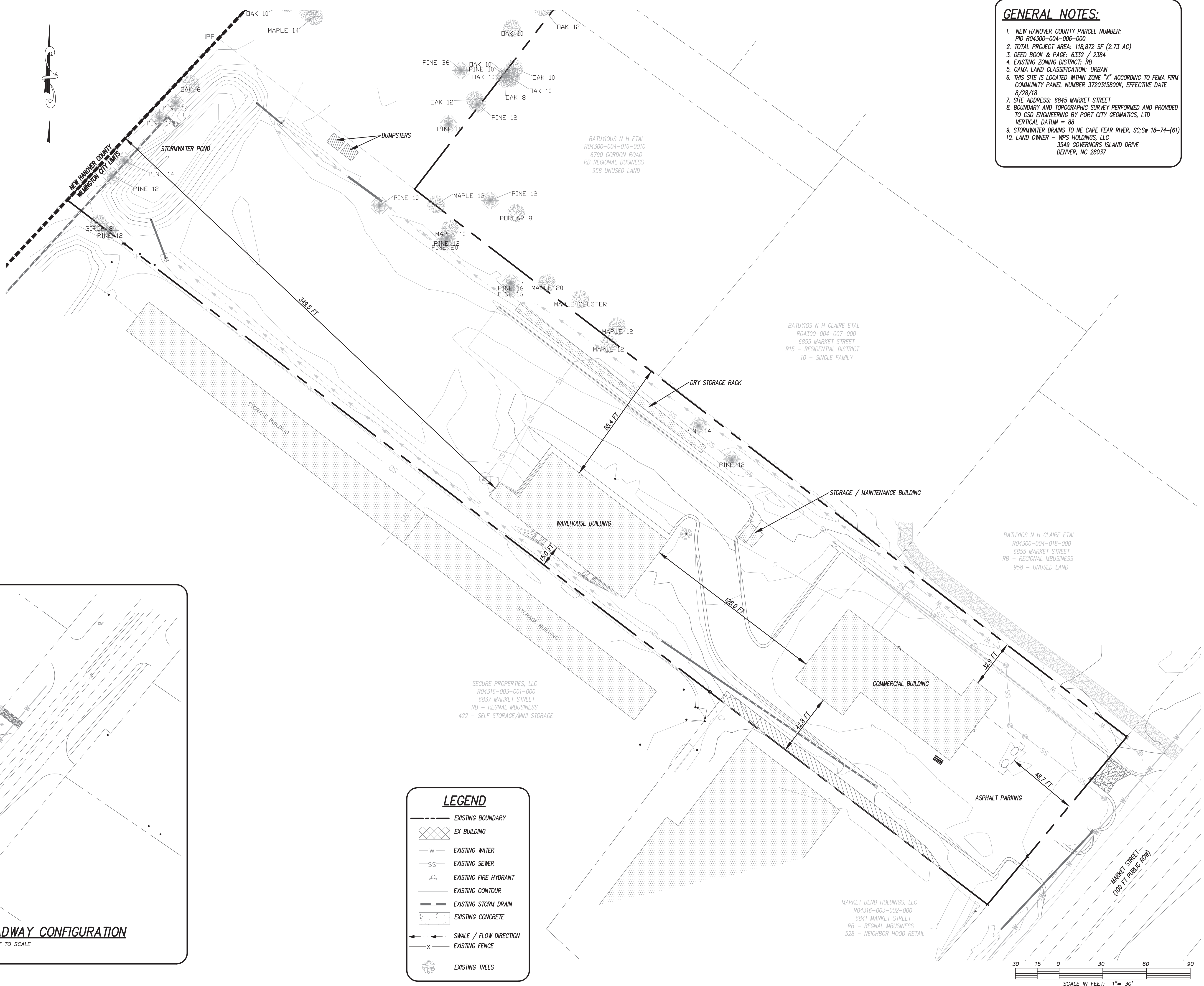
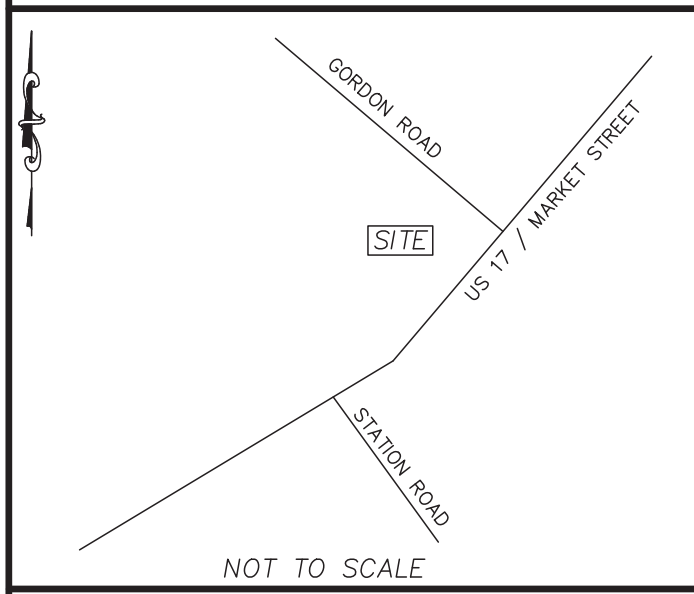
SITE PLAN for  
 WILMINGTON POWERSPORTS  
 LOCATED IN CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NORTH CAROLINA  
 OWNER: WPS HOLDINGS, LLC  
 3549 GOVERNORS ISLAND DRIVE  
 DENVER, NC 28037



REV.	DATE	BY	REMARKS
1	6/16/22	JSM	
2	11/09/22	JSM	REVISED PER CITY OF WILMINGTON TRC COMMENTS
3	9/7/22	JSM	REVISED PER CITY OF WILMINGTON TRC COMMENTS
4	7/18/22	JSM	REVISED PER CITY OF WILMINGTON TRC COMMENTS

DATE: 6/16/22  
 HORZ. SCALE: 1" = 200'  
 VERT. SCALE: N/A  
 DRAWN BY: JSM  
 CHECKED BY: HSR  
 PROJECT NO.: 21-0554

**LOCATION MAP**



- GENERAL NOTES:**
1. NEW HANOVER COUNTY PARCEL NUMBER: PID R04300-004-006-000
  2. TOTAL PROJECT AREA: 118,872 SF (2.73 AC)
  3. DEED BOOK & PAGE: 6332 / 2384
  4. EXISTING ZONING DISTRICT: RB
  5. CANA LAND CLASSIFICATION: URBAN
  6. THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720315800K, EFFECTIVE DATE 8/28/18
  7. SITE ADDRESS: 6845 MARKET STREET
  8. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY PORT CITY GEOMATICS, LTD VERTICAL DATUM = 88
  9. STORMWATER DRAINS TO NE CAPE FEAR RIVER, SC; SW 18-74-(61)
  10. LAND OWNER - WPS HOLDINGS, LLC 3549 GOVERNORS ISLAND DRIVE DENVER, NC 28037

**CSD ENGINEERING**

LICENSE # C-2710  
ENGINEERING  
LAND PLANNING  
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041  
WILMINGTON, NC 28406  
(910) 791-4441

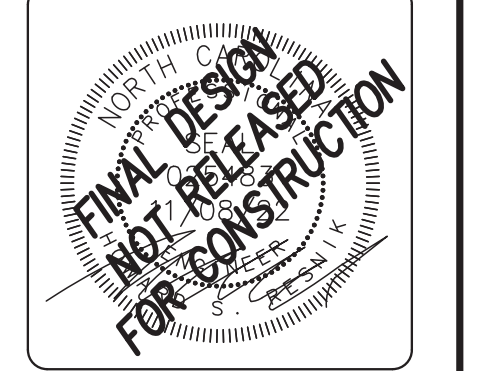
SITE PLAN for  
**WILMINGTON POWERSPORTS**  
for  
**WILMINGTON POWERSPORTS**

LOCATED IN CITY OF WILMINGTON  
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: WPS HOLDINGS, LLC  
3549 GOVERNORS ISLAND DRIVE  
DENVER, NC 28037

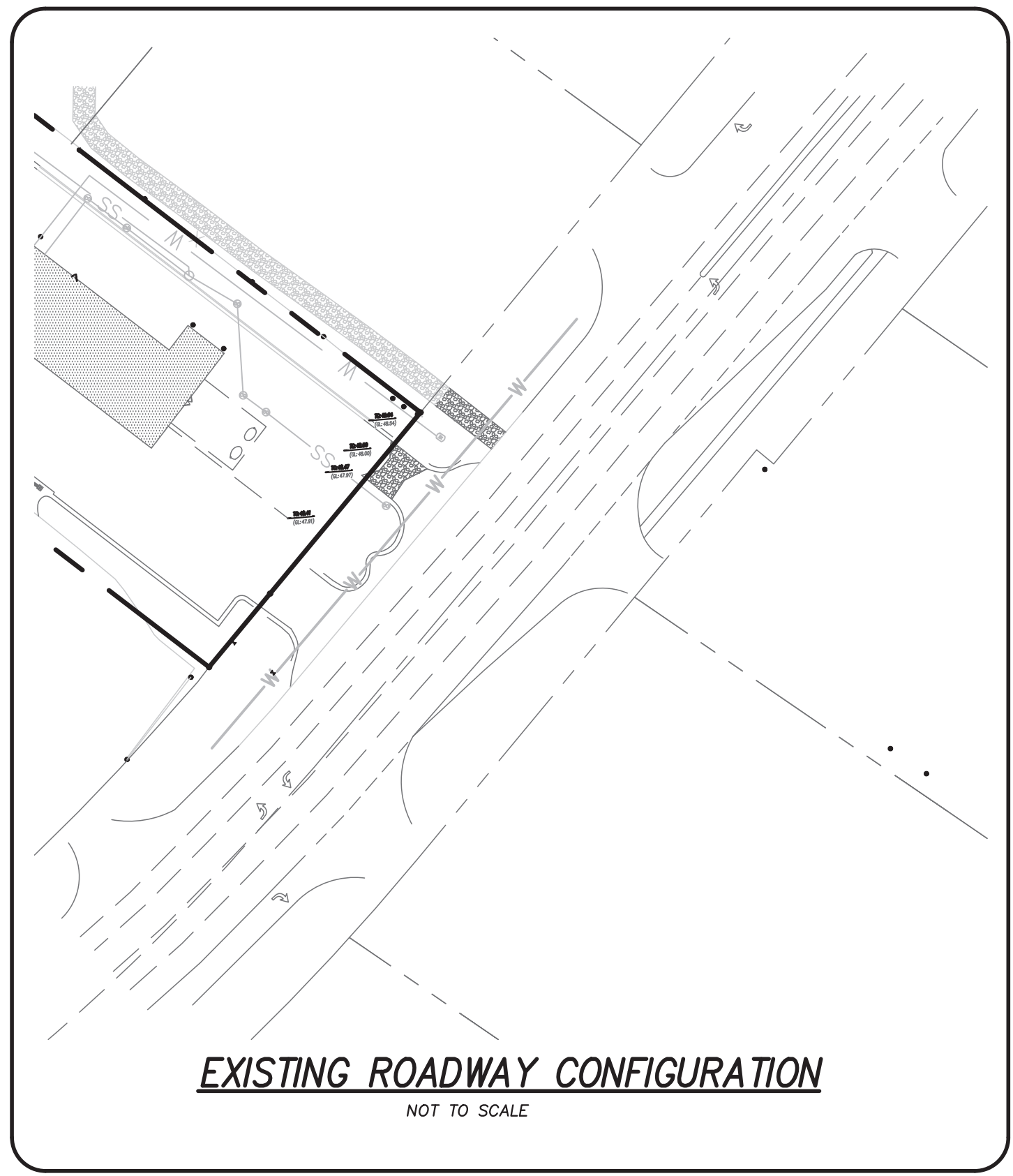
SITE PLAN for  
**WILMINGTON POWERSPORTS**  
LOCATED IN CITY OF WILMINGTON  
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: WPS HOLDINGS, LLC  
3549 GOVERNORS ISLAND DRIVE  
DENVER, NC 28037



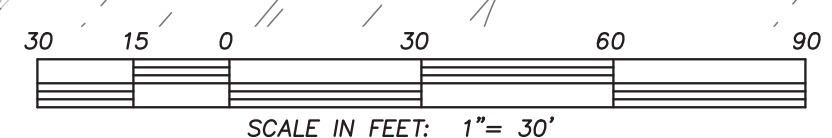
REV. NO.	DATE	BY	REMARKS
1	11/08/22	JSM	
2	9/29/22	JSM	SCALED REVISED PER CITY OF WILMINGTON TRC COMMENTS

DATE: 6/16/22  
 HORZ SCALE: 1" = 30'  
 VERT SCALE: N/A  
 DRAWN BY: JSM  
 CHECKED BY: HSR  
 PROJECT NO.: 21-0554

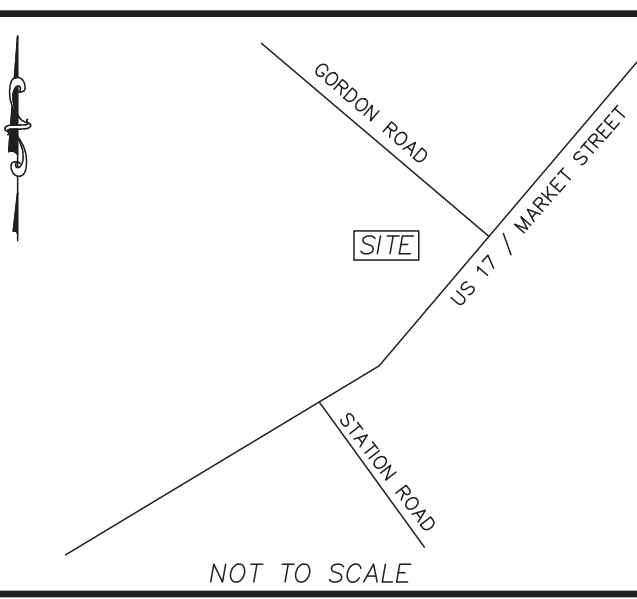


**LEGEND**

- EXISTING BOUNDARY
- EX BUILDING
- EXISTING WATER
- EXISTING SEWER
- EXISTING FIRE HYDRANT
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- EXISTING CONCRETE
- SWALE / FLOW DIRECTION
- EXISTING FENCE
- EXISTING TREES



# LOCATION MAP



## GENERAL NOTES:

1. NEW HANOVER COUNTY PARCEL NUMBER: PID R04300-004-006-000
2. TOTAL PROJECT AREA: 120,660 SF (2.77 AC)
3. DEED BOOK & PAGE: 6332 / 2384
4. EXISTING ZONING DISTRICT: RB
5. CAMA LAND CLASSIFICATION: URBAN
6. THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720315800K, EFFECTIVE DATE 8/28/18
7. SITE ADDRESS: 6845 MARKET STREET
8. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY PORT CITY GEOMATICS, LTD. VERTICAL DATUM = 88
9. STORMWATER DRAINS TO SMITH CREEK, C:SW 18-74-63
10. LAND OWNER - WPS HOLDINGS, LLC  
3549 GOVERNORS ISLAND DRIVE  
DENVER, NC 28037
11. CFPWA WATER AND SEWER
12. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND GUTTER, SIDEWALK PANELS, 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. SOLID WASTE DISPOSAL WILL BE TRASH TOTES.
14. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE.
15. APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
16. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
17. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET MHC AND/OR NCDOT STANDARDS.
18. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
19. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
20. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREA SHALL BE WHITE.
21. SECTION 510 EMERGENCY RESPONDER RADIO COVERAGE FOR THE NEW BUILDING REQUIRED.
22. ALL NEW BUILDINGS SHALL COMPLY WITH APPENDIX J OF THE NC FIRE CODE, BUILDING INFORMATION SIGNS.
23. ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING WILL BE REPLACED.

## SITE DATA:

PROPOSED LAND USE: RECREATIONAL VEHICLE SALES

IMPERVIOUS SURFACES -

EXISTING BUILDINGS -	11,215 SF
ASPHALT -	31,375 SF
CONCRETE -	3,999 SF
TOTAL -	46,589 SF

PROPOSED

EX. BLD -	11,051 SF
PROP. BLD -	12,127 SF
EX. ASPHALT -	31,375 SF
PROP. ASPHALT -	18,686 SF
PROP. CONCRETE -	1,661 SF
TOTAL -	74,900 SF

LOT COVERAGE = 23,178 / 120,660 = 0.192 (19%)

TOTAL BUA = 74,900 / 120,660 = 0.621 OR 62% IMPERVIOUS

PARKING:

23,178 SF SHOWROOM = 23,178 / 300 = 77.3  
& 1 SPACE PER EMPLOYEE; (77.3 + 4 = 81.3) 81 SPACES MAX.  
46 SPACES PROVIDED

BUILDING HEIGHT: 28 FT  
BUILDING TYPE: II-B  
BUILDING SETBACKS:

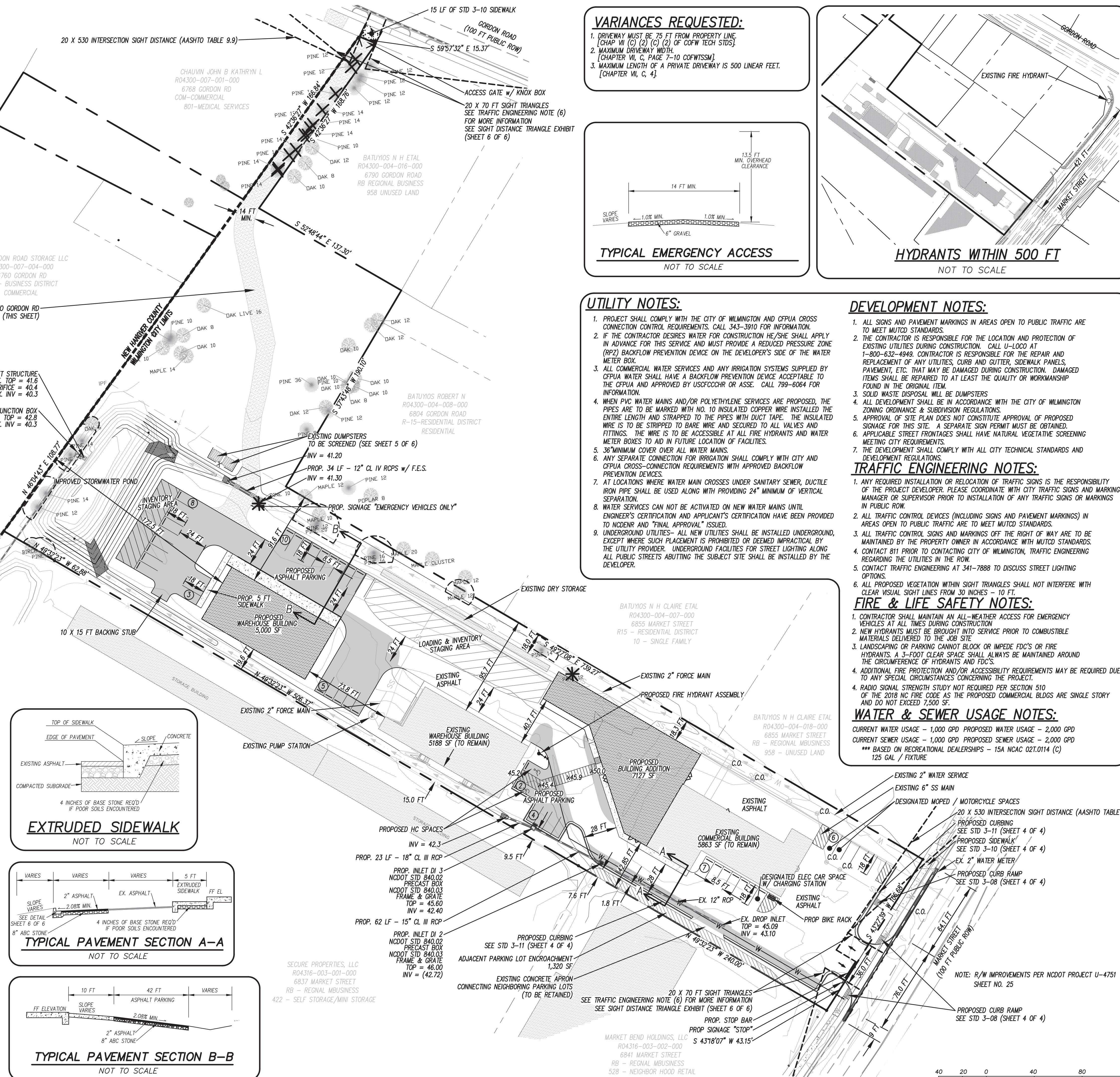
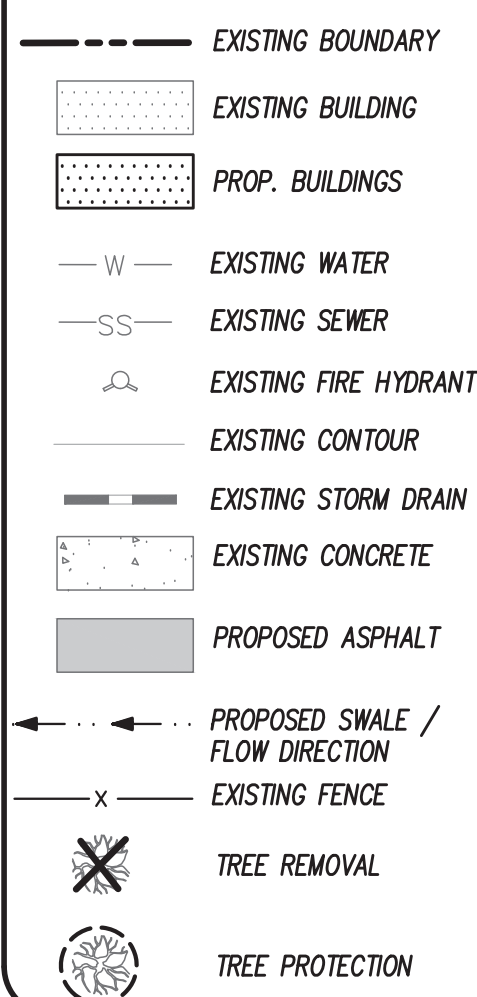
REQUIRED	PROVIDED
FRONT	25 FT / 84.2 FT
SIDE	0 FT (20 FT) / 15.0 FT (SOUTH), 18.3 FT (NORTH)
REAR	15 FT / 172.5 FT

SITE SOILS M & Lc  
SCS SOIL GROUP "A" PER USDA SOIL SURVEY WEBSITE

STORMWATER PERMITTING  
SITE IS COVERED UNDER EXISTING STATE STORMWATER PERMIT SWB 950619 DATED AUGUST 11, 1995 PERMIT COVERS 74,900 SF OF BUA

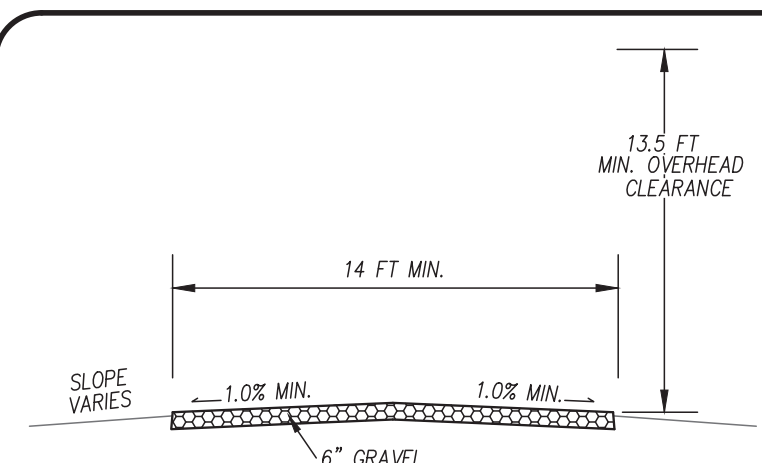
STORMWATER CLASSIFICATION  
RECEIVING STREAM: SMITH CREEK  
RIVER BASIN: CAPE FEAR  
STREAM INDEX NUMBER: 18-74-63  
WATER CLASSIFICATION: C:SW

## LEGEND



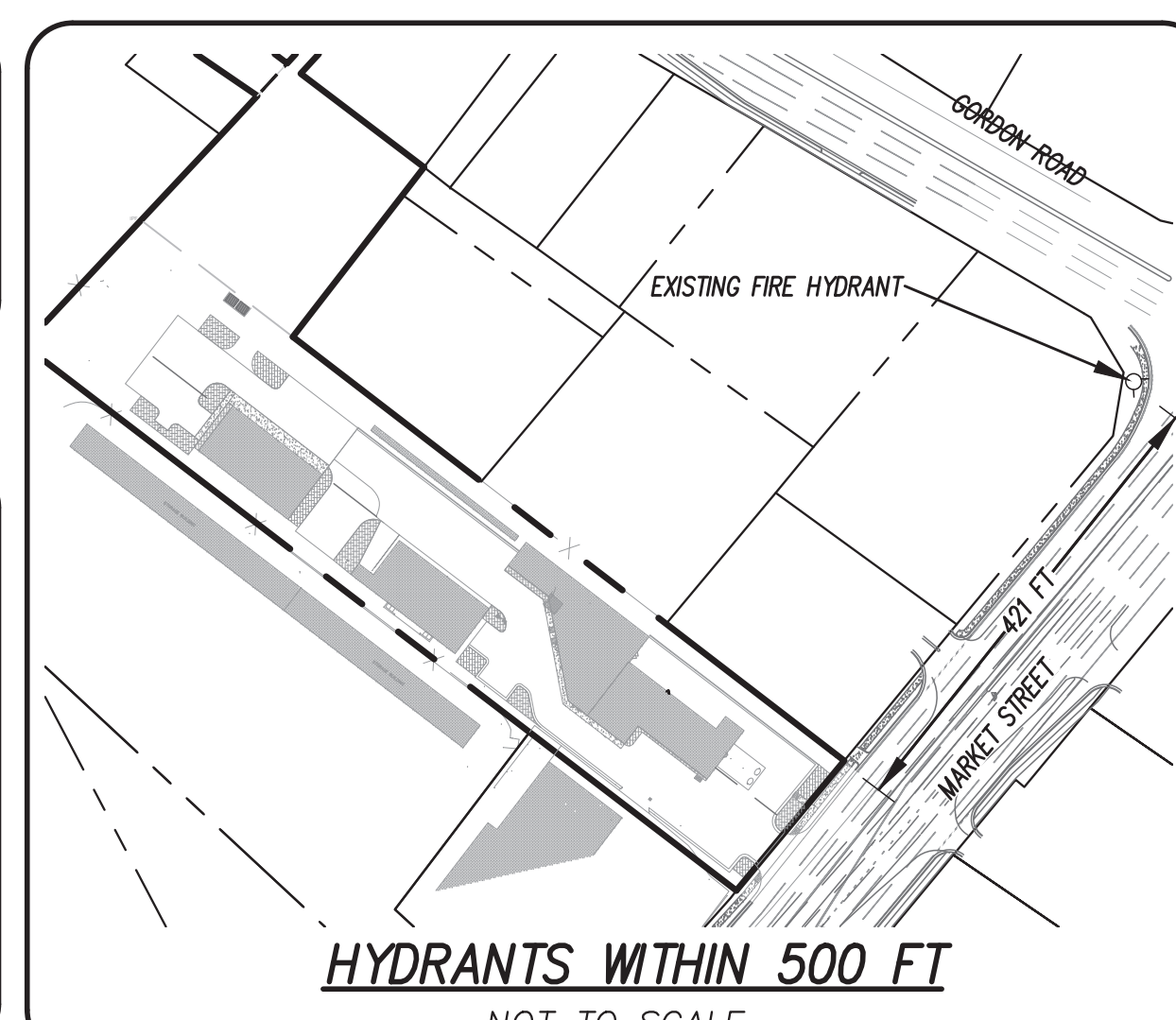
## VARIANCES REQUESTED:

1. DRIVEWAY MUST BE 75 FT FROM PROPERTY LINE. [CHAPTER VII (C) (2) (C) (2) OF CDFW TECH STDS]
2. MAXIMUM DRIVEWAY WIDTH. [CHAPTER VII, C, PAGE 7-10 CDFW TSSM]
3. MAXIMUM LENGTH OF A PRIVATE DRIVEWAY IS 500 LINEAR FEET. [CHAPTER VII, C, 4]



## TYPICAL EMERGENCY ACCESS

NOT TO SCALE



## HYDRANTS WITHIN 500 FT

NOT TO SCALE

## UTILITY NOTES:

1. PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. CALL 343-3910 FOR INFORMATION.
2. IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION HE/SHE 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.
3. ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CFPWA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CFPWA AND APPROVED BY USCFCOHR OR ASSC. CALL 799-6064 FOR INFORMATION.
4. WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS. THE WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
5. 36\"/>

## DEVELOPMENT NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND GUTTER, SIDEWALK PANELS, 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.
3. SOLID WASTE DISPOSAL WILL BE DUMPSTERS
4. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE & SUBDIVISION REGULATIONS.
5. APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
6. APPLICABLE STREET FRONTAGES SHALL HAVE NATURAL VEGETATIVE SCREENING MEETING CITY REQUIREMENTS.
7. THE DEVELOPMENT SHALL COMPLY WITH ALL CITY TECHNICAL STANDARDS AND DEVELOPMENT REGULATIONS.

## TRAFFIC ENGINEERING NOTES:

1. ANY REQUIRED INSTALLATION OR RELOCATION OF TRAFFIC SIGNS IS THE RESPONSIBILITY OF THE PROJECT DEVELOPER. PLEASE COORDINATE WITH CITY TRAFFIC SIGNS AND MARKINGS MANAGER OR SUPERVISOR PRIOR TO INSTALLATION OF ANY TRAFFIC SIGNS OR MARKINGS IN PUBLIC ROW.
2. ALL TRAFFIC CONTROL DEVICES (INCLUDING 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. CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN THE ROW.
5. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
6. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30 INCHES - 10 FT.

## FIRE & LIFE SAFETY NOTES:

1. CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION
2. NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE
3. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FDC'S OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL ALWAYS BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDC'S.
4. ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
5. RADIO SIGNAL STRENGTH STUDY NOT REQUIRED PER SECTION 510 OF THE 2018 NC FIRE CODE AS THE PROPOSED COMMERCIAL BLDGS ARE SINGLE STORY AND DO NOT EXCEED 7,500 SF.

## WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE - 1,000 GPD PROPOSED WATER USAGE - 2,000 GPD  
CURRENT SEWER USAGE - 1,000 GPD PROPOSED SEWER USAGE - 2,000 GPD  
\*\*\* BASED ON RECREATIONAL DEALERSHIPS - 15A NCAC 02T.0114 (C)  
125 GAL / FIXTURE

**CSD ENGINEERING**  
LICENSE # C-2710  
ENGINEERING  
LAND PLANNING  
COMMERCIAL / RESIDENTIAL  
P.O. BOX 4041  
WILMINGTON, NC 28406  
(910) 791-4441

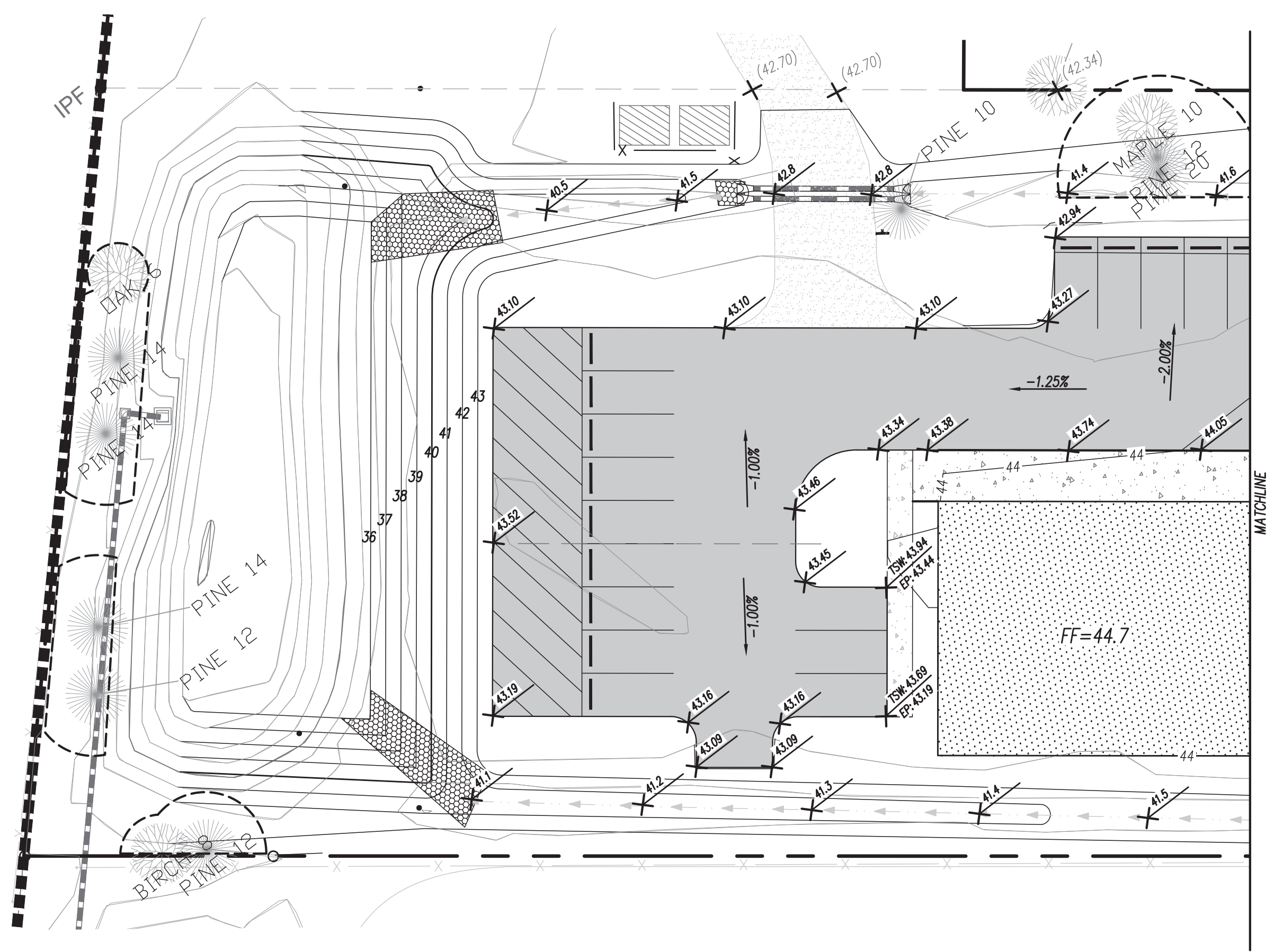
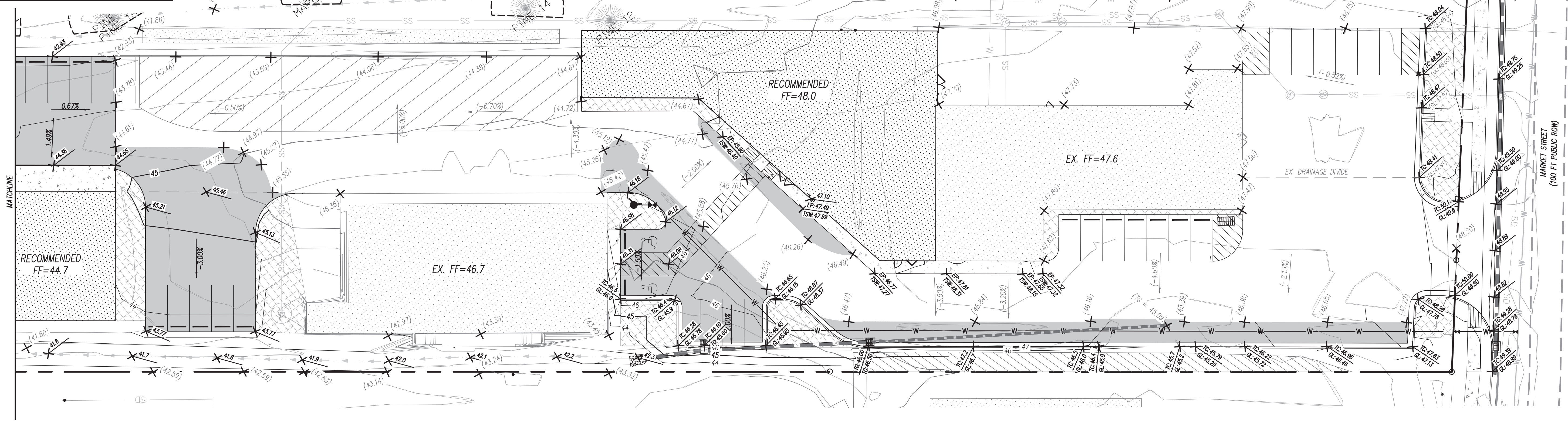
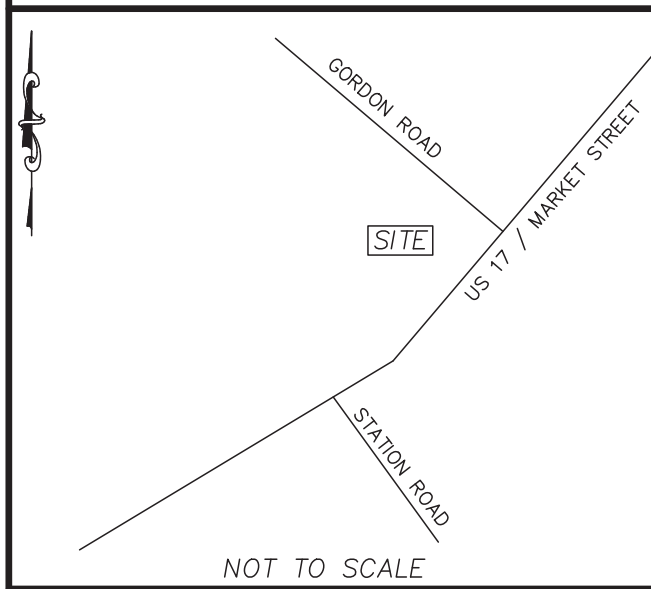
SITE PLAN for  
**WILMINGTON POWERSPORTS**

SITE PLAN for  
**WILMINGTON POWERSPORTS**  
LOCATED IN CITY OF WILMINGTON  
NEW HANOVER COUNTY, NORTH CAROLINA  
OWNER: WPS HOLDINGS, LLC  
3549 GOVERNORS ISLAND DRIVE  
DENVER, NC 28037

REV.	DATE	BY	REMARKS
1	7/16/23	JSM	UPDATED TREES TO BE REMOVED
2	6/17/23	JSM	REVISED SITE EGRESS ROUTE
3	12/16/22	JSM	REVISED SHORT EGRESS TRIANGLES PER CITY TRAFFIC COMMENTS
4	11/08/22	JSM	REVISED PER CITY OF WILMINGTON TRC COMMENTS
5	9/29/22	JSM	REVISED PER CITY OF WILMINGTON TRC COMMENTS
6	7/16/22	JSM	REVISED PER CITY OF WILMINGTON FIRE-TRC COMMENTS

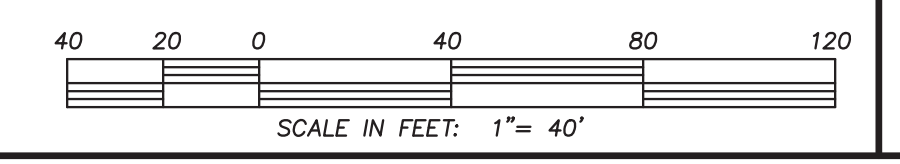
DATE: 6/16/22  
HORZ. SCALE: 1" = 40'  
VERT. SCALE: N/A  
DRAWN BY: JSM  
CHECKED BY: HSR  
PROJECT NO.: 21-0554

# LOCATION MAP



**LEGEND**

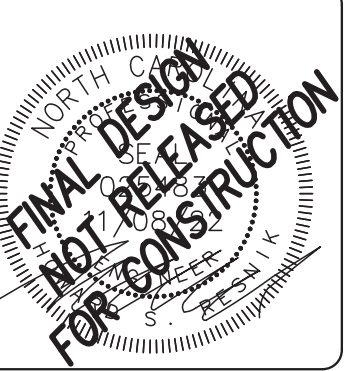
- EXISTING BOUNDARY
- [Pattern] EXISTING BUILDING
- [Pattern] PROP. BUILDINGS
- W- EXISTING WATER
- SS- EXISTING SEWER
- ⊕ EXISTING FIRE HYDRANT
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- [Pattern] EXISTING CONCRETE
- [Pattern] PROPOSED ASPHALT
- PROPOSED SWALE / FLOW DIRECTION
- x- EXISTING FENCE
- ⊕ TREE PROTECTION



**CSD ENGINEERING**  
 LICENSE # C-2710  
 ENGINEERING  
 LAND PLANNING  
 COMMERCIAL / RESIDENTIAL  
 P.O. BOX 4041  
 WILMINGTON, NC 28406  
 (910) 791-4441

**GRADING PLAN**  
 for  
**WILMINGTON POWERSPORTS**

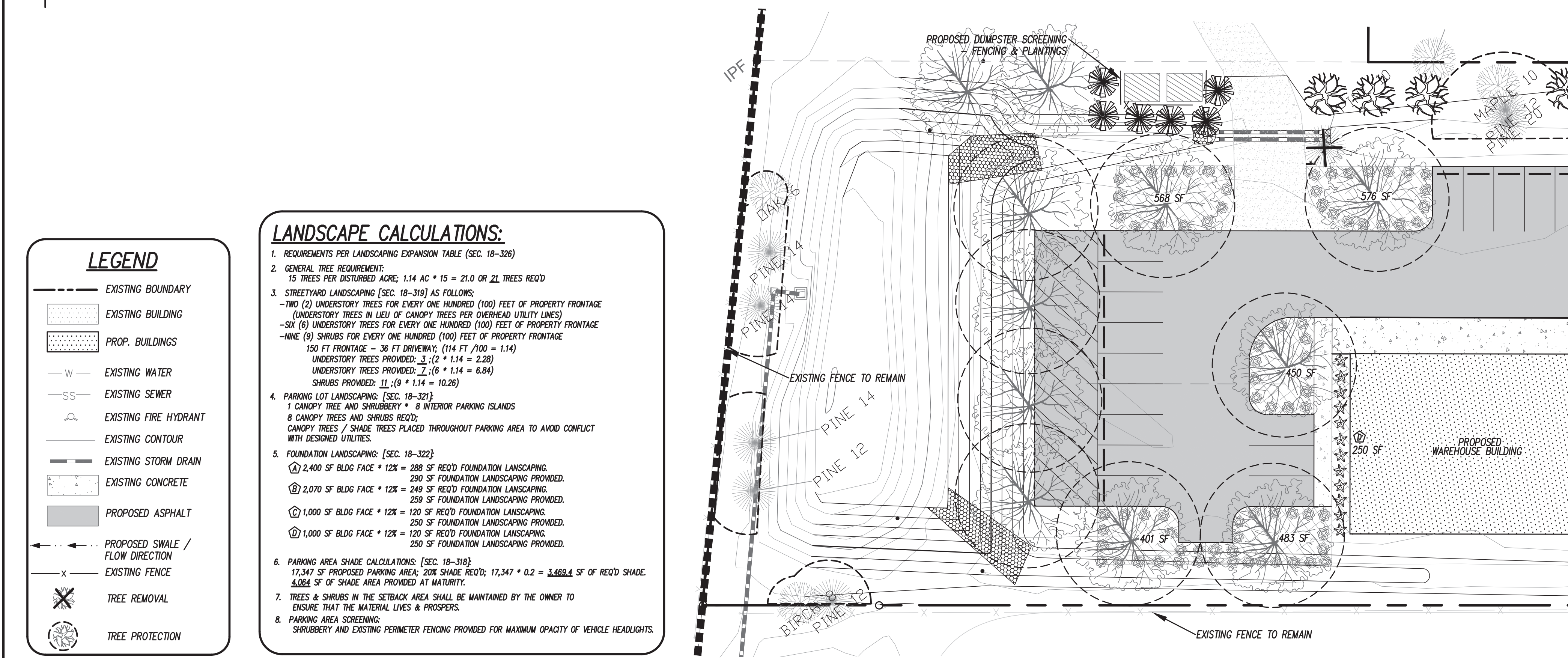
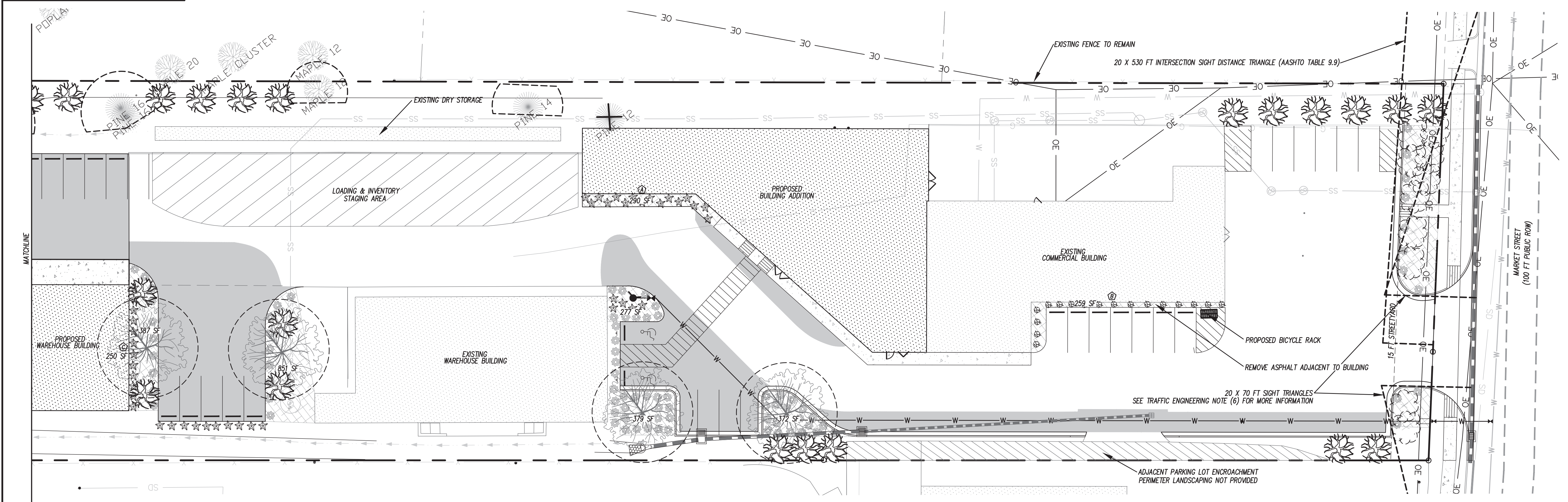
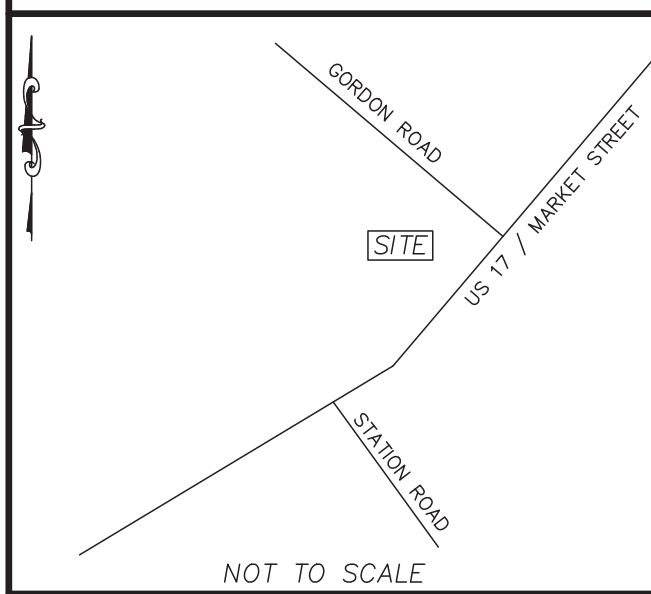
SITE PLAN for  
**WILMINGTON POWERSPORTS**  
 LOCATED IN CITY OF WILMINGTON  
 NEW HANCOCK COUNTY, NORTH CAROLINA  
 OWNER: WPS HOLDINGS, LLC  
 3549 GOVERNORS ISLAND DRIVE  
 DENVER, NC 28037



REV. NO.	DATE	BY	REMARKS
3	11/09/22	JSM	REVISED PER CITY OF WILMINGTON TRC COMMENTS
2	9/29/22	JSM	REVISED PER CITY OF WILMINGTON TRC COMMENTS
1	7/19/22	JSM	REVISED PER CITY OF WILMINGTON PRE-TRC COMMENTS

DATE: 6/16/22  
 HORZ. SCALE: 1" = 40'  
 VERT. SCALE: N/A  
 DRAWN BY: JSM  
 CHECKED BY: HSR  
 PROJECT NO.: 21-0554

# LOCATION MAP



GENERAL TREES						
Quantity	Symbol	Scientific Name	Common Name	Container	Minimum Planting Size	Planting Remarks
20		<i>Prunus serrulata</i>	'Kwanzan' Flowering Cherry	B & B	8 FT HEIGHT	UNDER POWERLINES
6		<i>Quercus virginiana</i>	Southern Live Oak	B & B	2" CAL	CANOPY TREES

STREETYARD						
Quantity	Symbol	Scientific Name	Common Name	Container	Minimum Planting Size	Planting Remarks
11		<i>Ilex cornuta</i>	Dwarf Burford Holly	3 Gal.	3 FT	STREETYARD
10		<i>Cercis canadensis</i>	American Redbud	B & B	8 FT HEIGHT	STREETYARD

PARKING ISLANDS						
Quantity	Symbol	Scientific Name	Common Name	Container	Minimum Planting Size	Planting Remarks
5		<i>Buxus microphylla</i>	SPRINTER BOXWOOD	3 Gal.	24 IN	PARKING LOT
153		<i>Ilex cornuta</i>	Dwarf Burford Holly	3 Gal.	24 IN	PARKING LOT
9		<i>Quercus virginiana</i>	Southern Live Oak	B & B	2" CAL	CANOPY TREES
4		<i>Cornus florida</i>	Flowering Dogwood	B & B	8 FT	UNDER POWERLINES

DUMPSTER SCREENING						
Quantity	Symbol	Scientific Name	Common Name	Container	Minimum Planting Size	Planting Remarks
6		<i>Myrica cerifera</i>	Wax Myrtle	7 Gal.	8 FT	DUMPSTER SCREEN

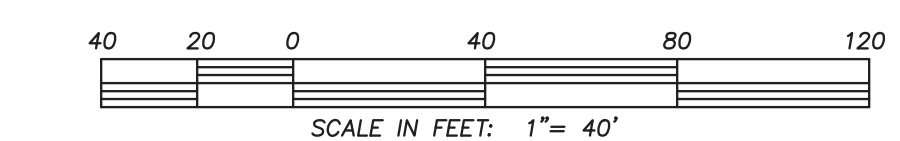
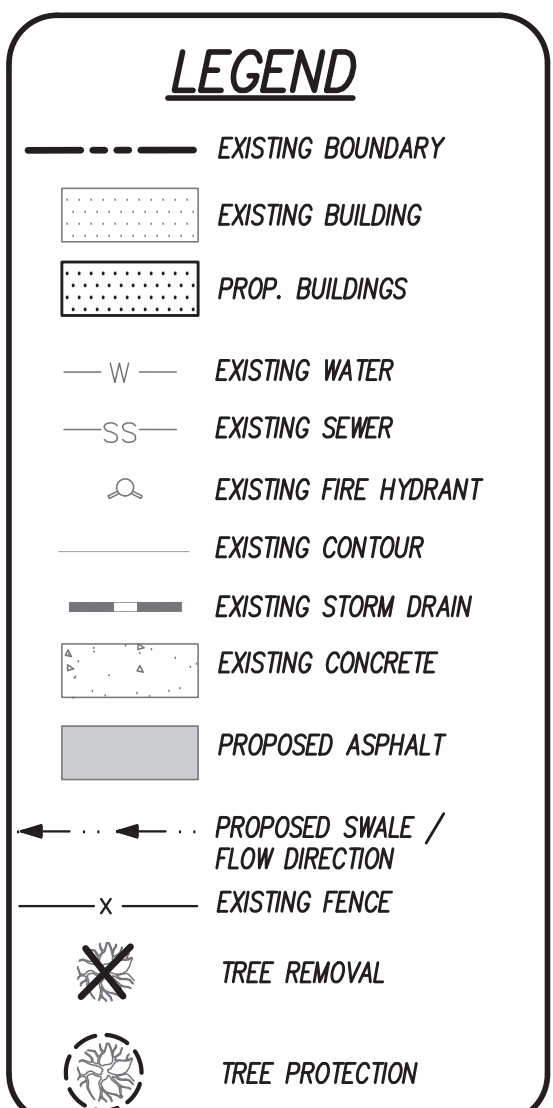
PARKING LOT SCREENING						
Quantity	Symbol	Scientific Name	Common Name	Container	Minimum Planting Size	Planting Remarks
10		<i>Buxus microphylla</i>	SPRINTER BOXWOOD	3 Gal.	24 IN	

FOUNDATION PLANTING						
Quantity	Symbol	Scientific Name	Common Name	Container	Minimum Planting Size	Planting Remarks
40		<i>Buxus microphylla</i>	SPRINTER BOXWOOD	3 Gal.	24 IN	
17		<i>Juniperus horizontalis</i>	BLUE RUG JUNIPER	1 Gal.	4 IN	

**LANDSCAPE CALCULATIONS:**

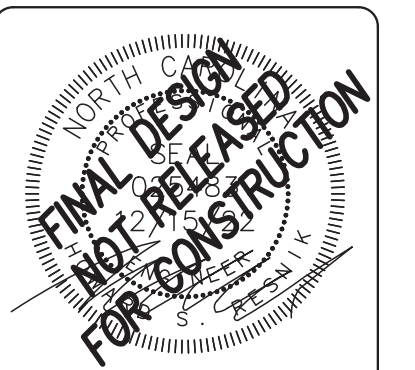
- REQUIREMENTS PER LANDSCAPING EXPANSION TABLE (SEC. 18-326)
  - GENERAL TREE REQUIREMENT: 15 TREES PER DISTURBED ACRE; 1.14 AC \* 15 = 21.0 OR 21 TREES REQ'D
  - STREETYARD LANDSCAPING [SEC. 18-319] AS FOLLOWS:
    - TWO (2) UNDERSTORY TREES FOR EVERY ONE HUNDRED (100) FEET OF PROPERTY FRONTAGE (UNDERSTORY TREES IN LIEU OF CANOPY TREES PER OVERHEAD UTILITY LINES)
    - SIX (6) UNDERSTORY TREES FOR EVERY ONE HUNDRED (100) FEET OF PROPERTY FRONTAGE
    - NINE (9) SHRUBS FOR EVERY ONE HUNDRED (100) FEET OF PROPERTY FRONTAGE
    - 150 FT FRONTAGE = 35 FT DRIVEWAY; (114 FT / 100 = 1.14) UNDERSTORY TREES PROVIDED: 3; (2 \* 1.14 = 2.28) UNDERSTORY TREES PROVIDED: 2; (6 \* 1.14 = 6.84) SHRUBS PROVIDED: 11; (9 \* 1.14 = 10.26)
  - PARKING LOT LANDSCAPING: [SEC. 18-321]
    - 1 CANOPY TREE AND SHRUBBERY \* 8 INTERIOR PARKING ISLANDS
    - 8 CANOPY TREES AND SHRUBS REQ'D;
    - CANOPY TREES / SHADE TREES PLACED THROUGHOUT PARKING AREA TO AVOID CONFLICT WITH DESIGNED UTILITIES.
  - FOUNDATION LANDSCAPING: [SEC. 18-322]
    - 2,400 SF BLDG FACE \* 12% = 288 SF REQ'D FOUNDATION LANDSCAPING. 290 SF FOUNDATION LANDSCAPING PROVIDED.
    - 2,070 SF BLDG FACE \* 12% = 248 SF REQ'D FOUNDATION LANDSCAPING. 259 SF FOUNDATION LANDSCAPING PROVIDED.
    - 1,000 SF BLDG FACE \* 12% = 120 SF REQ'D FOUNDATION LANDSCAPING. 250 SF FOUNDATION LANDSCAPING PROVIDED.
    - 1,000 SF BLDG FACE \* 12% = 120 SF REQ'D FOUNDATION LANDSCAPING. 250 SF FOUNDATION LANDSCAPING PROVIDED.
- PARKING AREA SHADE CALCULATIONS: [SEC. 18-318]
  - 17,347 SF PROPOSED PARKING AREA; 20% SHADE REQ'D; 17,347 \* 0.2 = 3,469.4 SF OF REQ'D SHADE. 3,062 SF OF SHADE AREA PROVIDED AT MATURITY.
- TREES & SHRUBS IN THE SETBACK AREA SHALL BE MAINTAINED BY THE OWNER TO ENSURE THAT THE MATERIAL LIVES & PROSPERS.
- PARKING AREA SCREENING: SHRUBBERY AND EXISTING PERIMETER FENCING PROVIDED FOR MAXIMUM OPACITY OF VEHICLE HEADLIGHTS.



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 (910) 791-4441

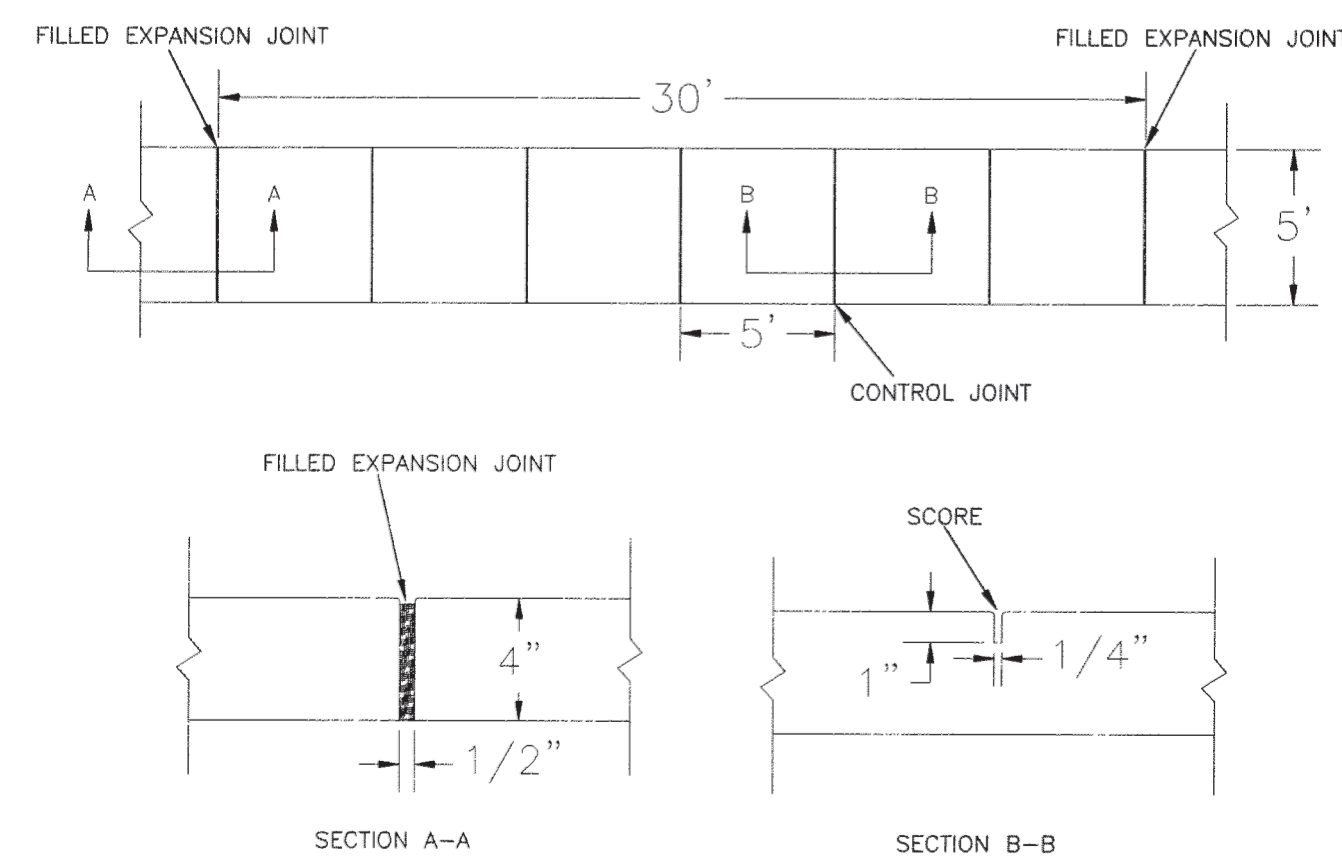
LANDSCAPING PLAN  
 for  
**WILMINGTON POWERSPORTS**

SITE PLAN for  
**WILMINGTON POWERSPORTS**  
 LOCATED IN CITY OF WILMINGTON  
 NEW HANCOCK COUNTY, NORTH CAROLINA  
 OWNER: WPS HOLDINGS, LLC  
 3549 COVERGROVE ISLAND DRIVE  
 DENVER, NC 28037



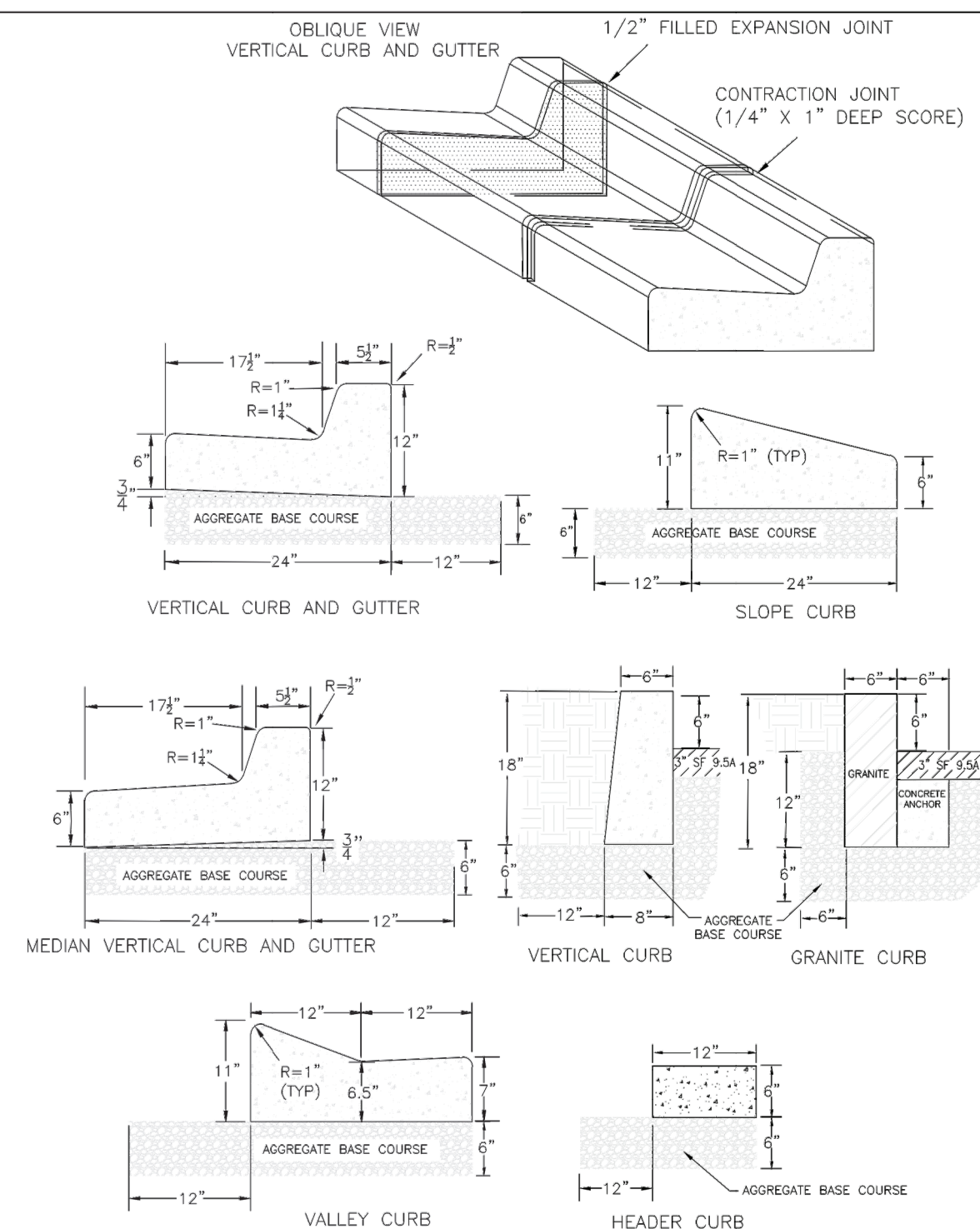
REV.	NO.	DATE	BY	REMARKS
1	1	12/15/22	JSM	REVISED PER CITY OF WILMINGTON TRC COMMENTS
2	2	11/09/22	JSM	REVISED PER CITY OF WILMINGTON TRC COMMENTS
3	3	9/29/22	JSM	REVISED PER CITY OF WILMINGTON TRC COMMENTS
4	4	7/19/22	JSM	REVISED PER CITY OF WILMINGTON TRC COMMENTS

DATE: 6/16/22  
 HORZ. SCALE: 1" = 40'  
 VERT. SCALE: N/A  
 DRAWN BY: JSM  
 CHECKED BY: HSR  
 PROJECT NO.: 21-0554



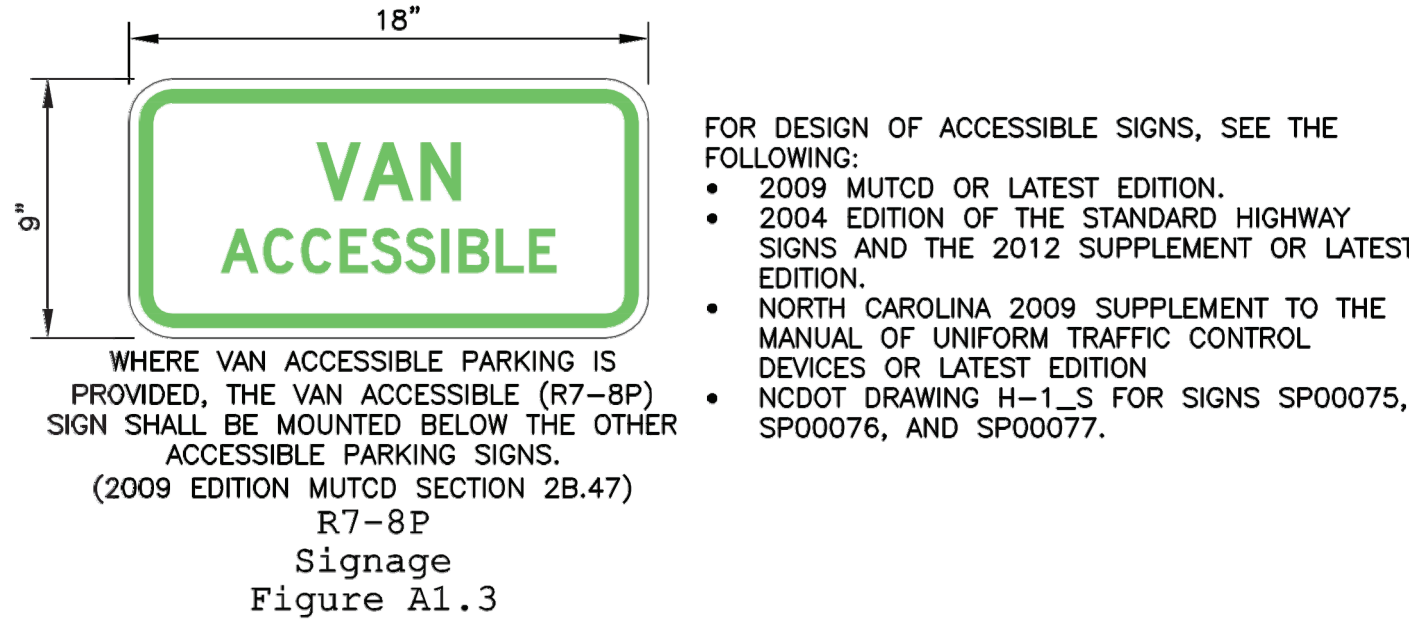
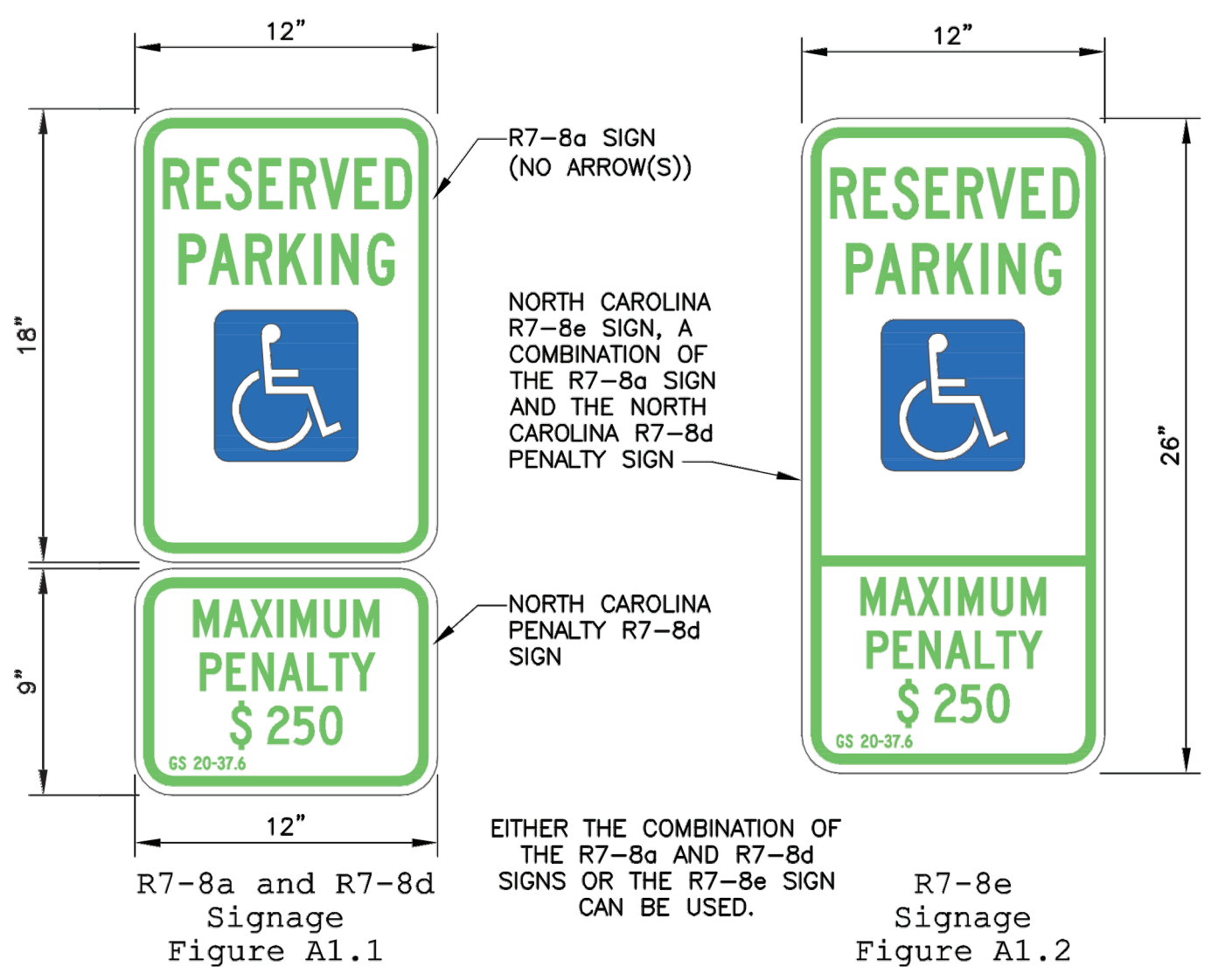
- NOTES:
1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
  2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
  3. MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
  4. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3,000 PSI.
  5. MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL.
  6. 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS.
  7. MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
  8. MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
  9. MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 8.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

DATE: OCTOBER, 2010	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-10
DRAWN: PBJSR	SIDEWALK		
CHECKED: DEC			
SCALE: NOT TO SCALE			

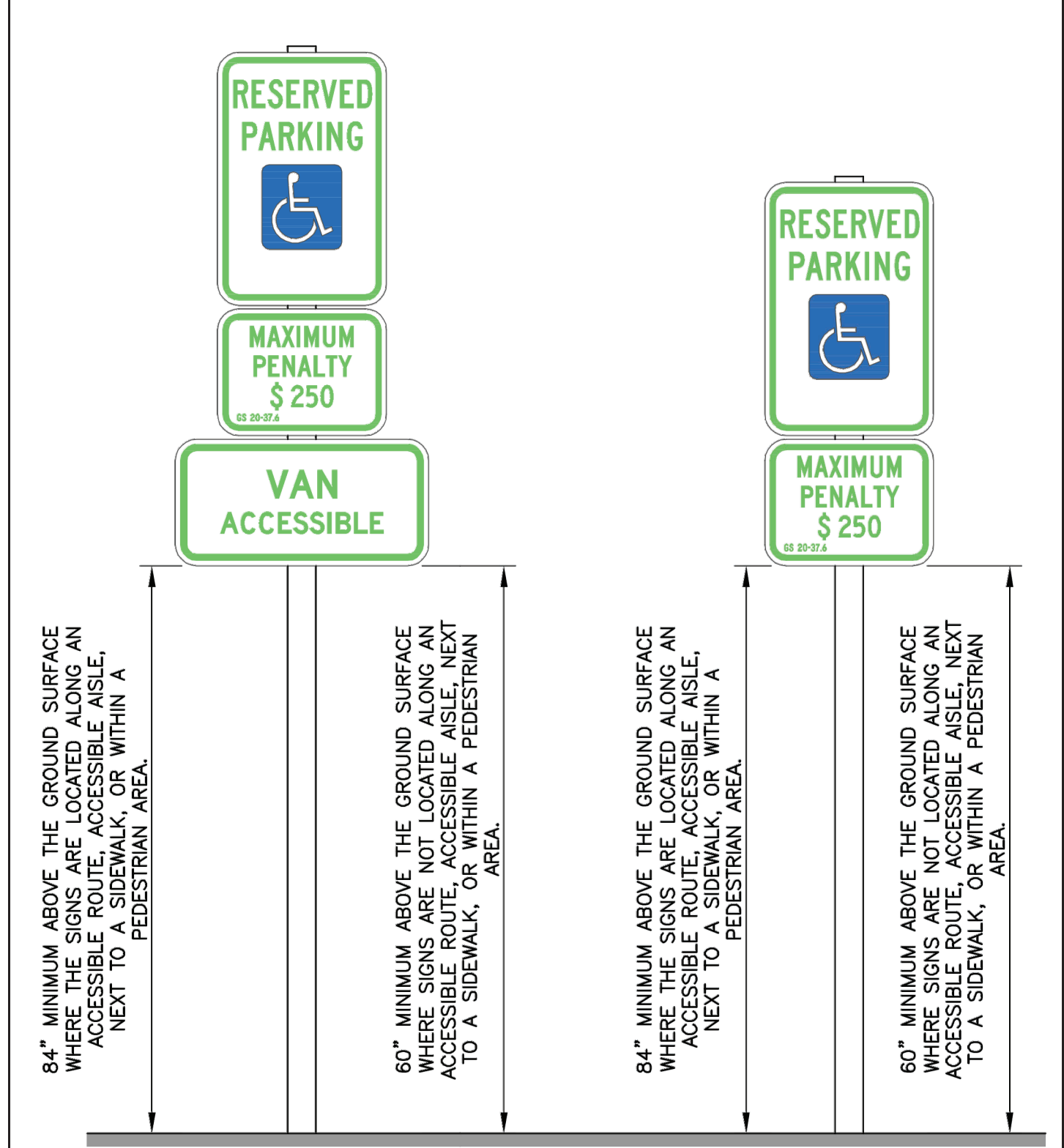


- NOTES:
1. EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS
  2. 50' MAX EXPANSION JOINT SPACING, 10' MAX CONTRACTION JOINT SPACING
  3. MINIMUM INSTALLATION LENGTH IS 5 FT.
  4. CONCRETE TO BE 3000 PSI MIN.
  5. VERTICAL CURB AND GUTTER BASE CAN BE SLOPED 3/4" OR USE A FLAT BASE

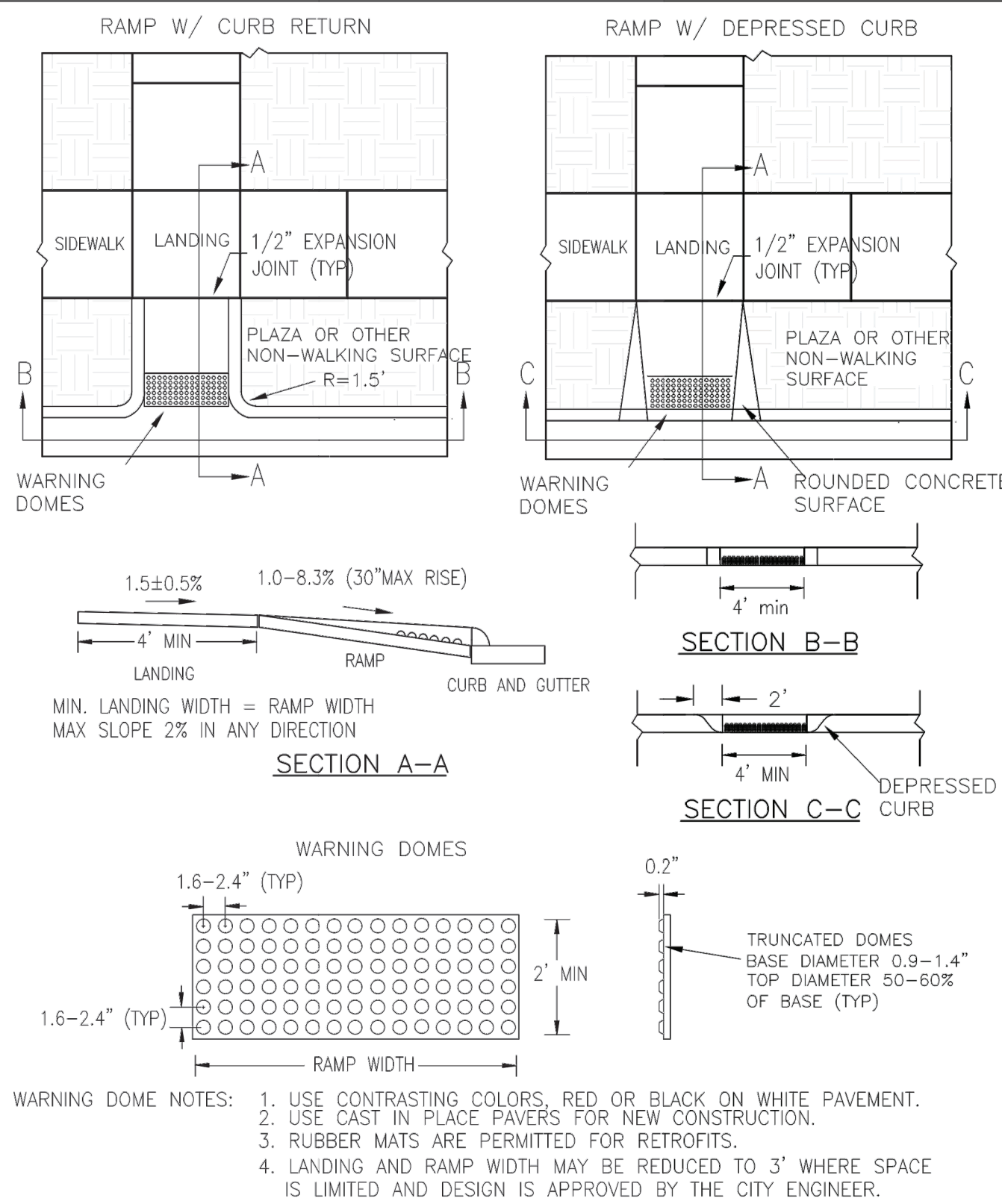
DATE: AUGUST, 2011	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-11
DRAWN: PBJSR	CURBING		
CHECKED: DEC			
SCALE: NOT TO SCALE			



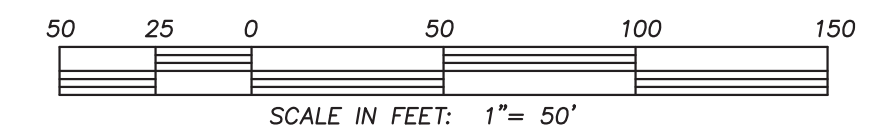
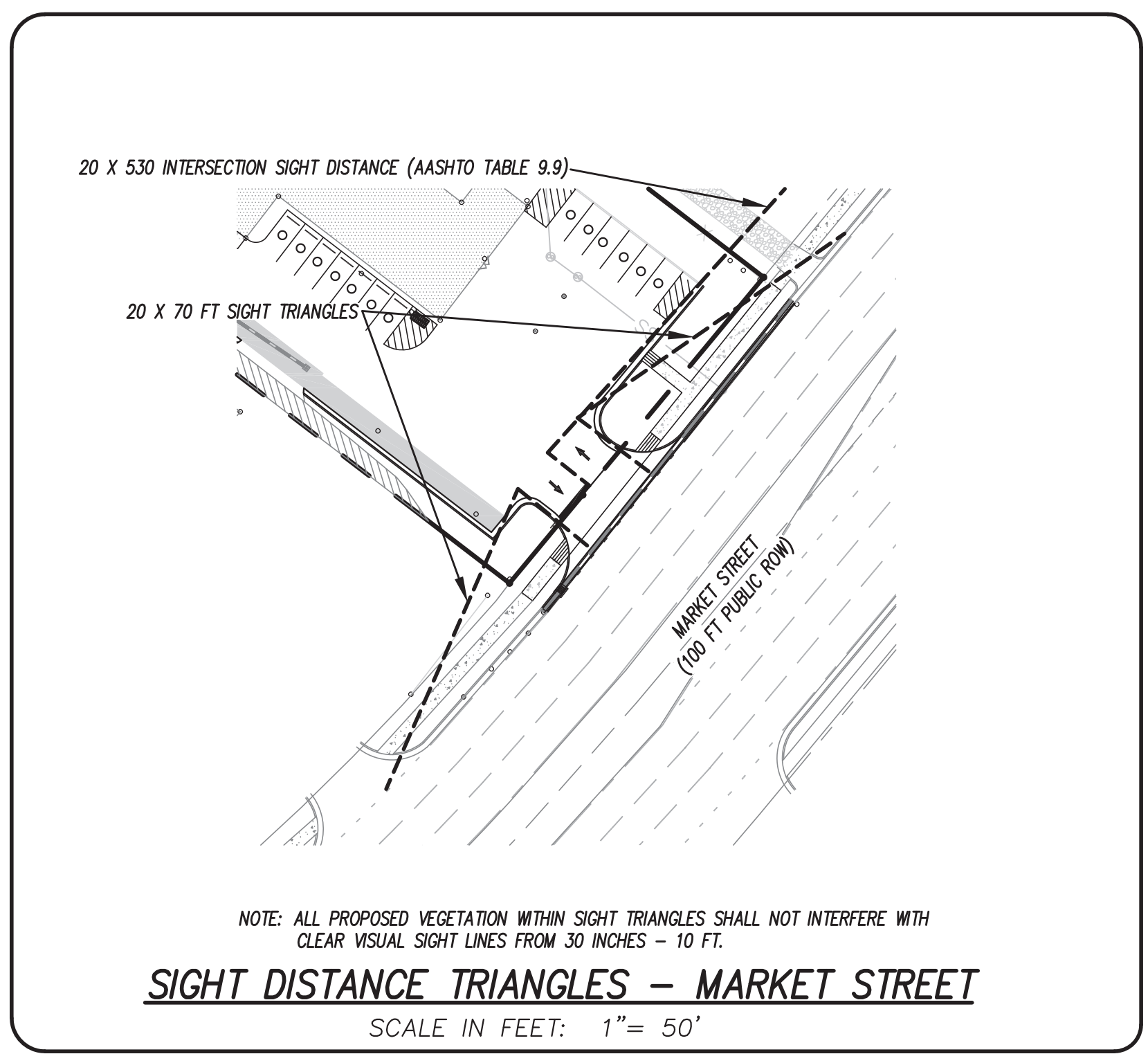
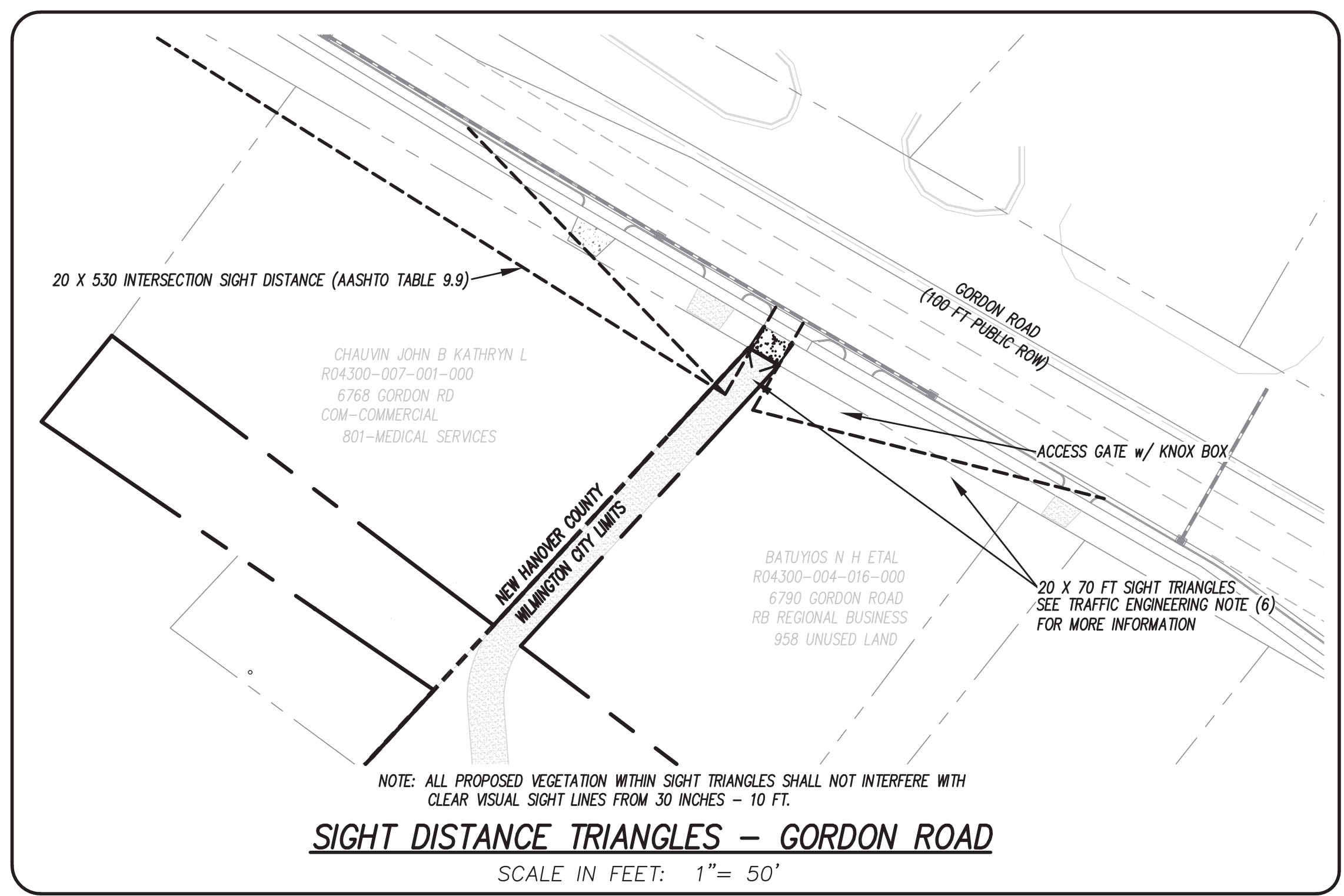
DATE: NOVEMBER 8, 2016	ACCESSIBLE PARKING SIGNS AND INSTALLATION DETAILS	<p>TRAFFIC ENGINEERING P.O. Box 1800 • Wilmington, NC 28402 • (910) 341-7898</p>	SHEET A1 OF 5
DRAWN BY: DALE THOMPSON			
CHECKED BY: RANDALL GLAZIER			
SCALE: NOT TO SCALE			



DATE: NOVEMBER 8, 2016	ACCESSIBLE PARKING SIGNS AND INSTALLATION DETAILS	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SHEET A2 OF 5
DRAWN BY: DALE THOMPSON			
CHECKED BY: RANDALL GLAZIER			
SCALE: NOT TO SCALE			



DATE: DECEMBER, 2010	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-08
DRAWN: PBJSR	PERPENDICULAR CURB RAMP ADJACENT TO PLAZA		
CHECKED: DEC			
SCALE: NOT TO SCALE			



**CSD ENGINEERING**  
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 WILMINGTON, NC 28406  
 (910) 791-4441

SITE DETAILS  
 for  
**WILMINGTON POWERSPORTS**

SITE PLAN for  
**WILMINGTON POWERSPORTS**  
 LOCATED IN CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NORTH CAROLINA  
 OWNER: WPS HOLDINGS, LLC  
 3549 GOVERNORS ISLAND DRIVE  
 DENVER, NC 28037

SEAL  
 025483  
 6/27/23

REV. NO.	DATE	BY	REMARKS
4	6/16/22	JSM	REVISED SITE ACCESS ROUTE
3	12/16/21	JSM	ADDED SIGHT DISTANCE TRIANGLES NEWS TO SHEET
2	1/10/22	JSM	SCALED
1	7/18/22	JSM	REVISED PER CITY OF WILMINGTON PRE-TRC COMMENTS

DATE: 6/16/22  
 HORZ. SCALE: 1" = 50'  
 VERT. SCALE: N/A  
 DRAWN BY: JSM  
 CHECKED BY: HSR  
 PROJECT NO.: 21-0554

Sheet No. **6** of **6**