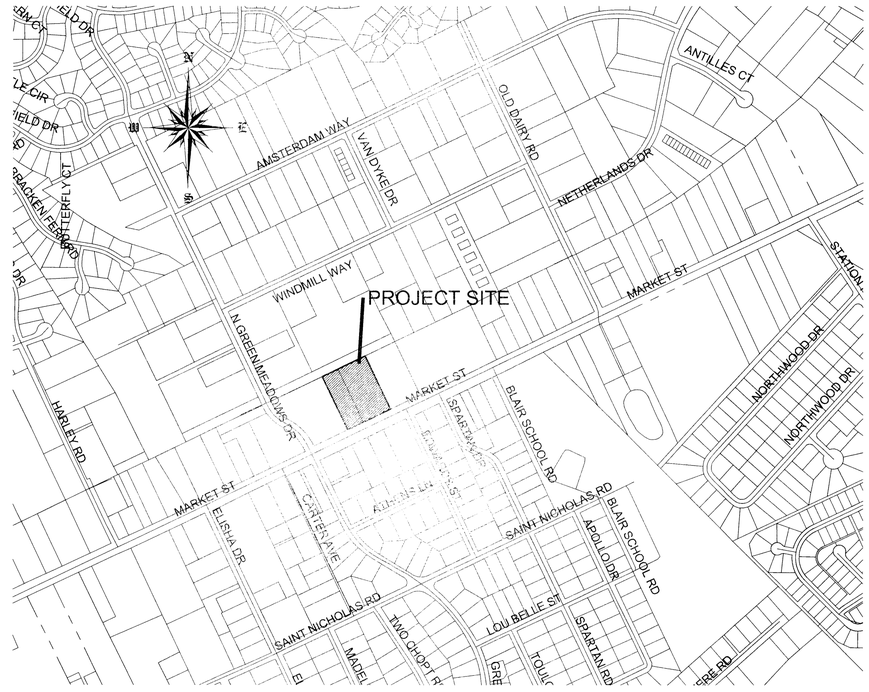
CONSTRUCTION PLANS FOR
FIAT OF WILMINGTON
6421 MARKET STREET

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

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		
CFPUA		



VICINITY MAP
NOVEMBER. 2012

LIST OF DRAWINGS

XX	COVER SHEET
C1	EXISTING SITE
C2	SITE PLAN
C3	GRADING
C4	UTILITIES
C5	INFILTRATION SYSTEM
C6	DETAILS
L1	LANDSCAPE PLAN
XX	RECOMBINATION PLAT (PRELIMINARY)
XX	TREE LOCATION SURVEY

NOTES

2. THERE SHALL BE NO ENCUMBRANCES WITHIN THE NCDOT RIGHT OF WAY.

3. ALL MATERIALS UTILIZED IN THE CONSTRUCTION OF THE UTILITIES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE NCDOT APPROVED MATERIALS.

4. CONTRACTOR IS TO PROVIDE ALL NECESSARY TRAFFIC AND SAFETY CONTROL DEVICES IN WORK AREAS.

5. FIELD VERIFY EXISTING UTILITIES FOR CONFLICTS PRIOR TO CONSTRUCTION, NOTIFY ENGINEER AT 910-619-9990 BEFORE PROCEEDING WITH CONSTRUCTION.

6. CONTRACTOR IS TO NOTIFY (AT A MINIMUM) THE FOLLOWING COMPANIES FOR LOCATION SERVICES:
ULOCO .....1-800-632-4949, 48 HOURS IN ADVANCE
BELL SOUTH.....1-800-392-8712 (STEVE DAYVAULT)

7. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING (IF REQUIRED) WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION.

8. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAY ARE TO BE THERMO PLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.

9. ONCE STREETS ARE OPEN TO TRAFFIC, CONTAC TRAFFIC ENGINEERING (RICHIE BROWN) TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREETS NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.

10. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.

11. TRAFFIC ENGINEERING TO BE NOTIFIED AT 341-788 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.

12. ANY BROKEN OR MISSING SIDEWALKS PANELS WILL BE REPLACED.

13. CONTACT KAREN DIXON AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.

14. PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.

15. IF THE CONTRACTOR DESIRES CFPUA WATER FOR CONSTRUCTION HE SHALL APPLY MIN ADVANCE FOR THIS SERVICE AND MUST SUPPLY A RPZ BACKFLOW PREVENTION DEVICE ON THE DEVELOPERS SIDE OF THE WATER METER BOX.

16. ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA SHALL COMPLY WITH THE CFPUA CROSS CONNECTION REGULATIONS

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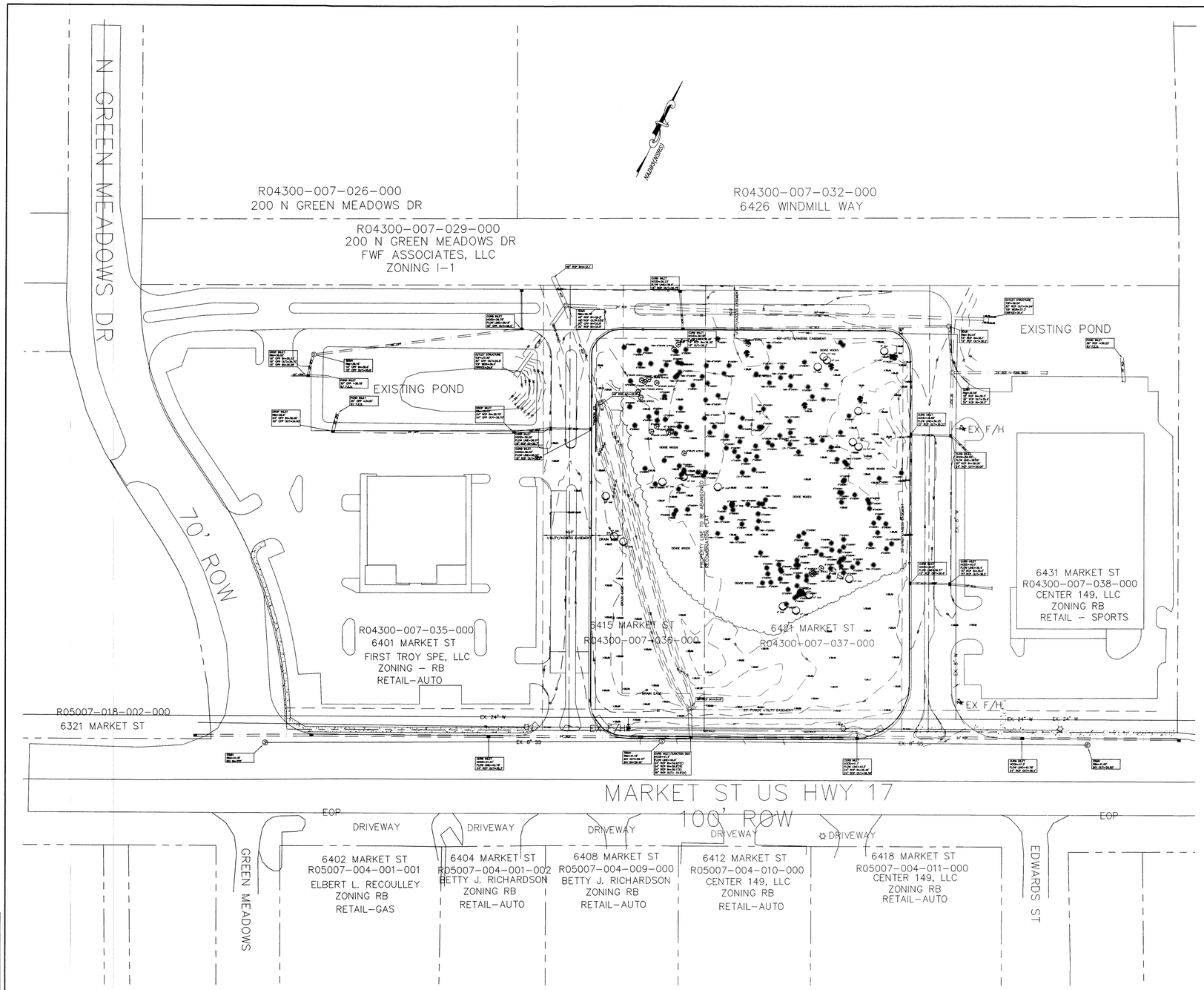
OWNER/DEVELOPER
G & G PARTNERS 2, LLC
MR. JOHN GILLILAN
219 COLLEGE ROAD
WILMINGTON, NC 28406
1-910-799-1815

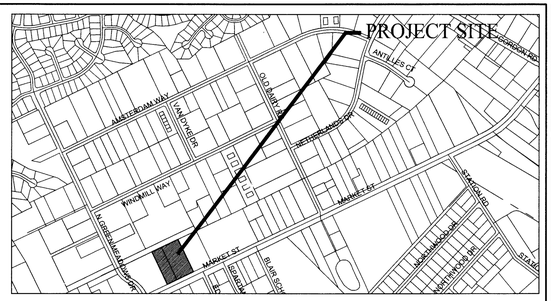
CIVIL ENGINEER
JBS CONSULTING, PA
BRAD SEDGWICK, PE
7332 COTESWORTH DRIVE
WILMINGTON, NC 28405
1-910-619-9990

SURVEYOR
GEOINNOVATION, PC
MR. DEAN EXLINE, PLS
311 JUDGES ROAD
SUITE 3D
WILMINGTON, NC 28405
1-910-367-2110

GENERAL CONTRACTOR
TMC TAYLOR
MR. GREG TAYLOR
1406 CASTLE HAYNE ROAD
WILMINGTON, NC 28401
1-910-251-1181

NORTH CAROLINA PROFESSIONAL SEAL 11-1-12 BRADFORD SEDGWICK





VICINITY MAP

NTS

SITE DATA

ADDRESS ..... 6415 & 6421 MARKET STREET
WILMINGTON, NC 28403

PARCEL ID NUMBERS R04300-007-036-000 (6415)
R04300-007-037-000 (6421)

DEED BOOK & PAGE ..... D.B. 5527 PG. 1251

MAP BOOK & PAGE..... MB 43 PG. 227
MB 47 PG. 241

ZONING ..... RB-REGIONAL BUSINESS
CITY OF WILMINGTON

TOTAL LOT AREA ..... 1.20 ACRES (6415)
2.06 ACRES (6421)
3.26 ACRES

CAMA LAND USE CLASSIFICATION .. URBAN

PROPOSED USE.....CAR DEALERSHIP

NUMBER OF BUILDINGS ..... 1 PROPOSED

BUILDING SQUARE FOOTAGE..... 10,947 SF

BUILDING COVERAGE..... 10,947 SF / (3.26 AC X 43560) = 7.7%

PAVEMENT/BUA CALCULATIONS

EXISTING ON SITE	22,356 SF (TO REMAIN)
PROPOSED	
ASPHALT	44,493 SF
BUILDING	10,947 SF
CONCRETE	2,827 SF
PERMEABLE CONCRETE	18,695 SF
TOTAL PROPOSED	99,318 SF

ZONING RB - REGIONAL BUSINESS

	REQUIRED	PROPOSED
MIN. LOT AREA	1 ACRE	3.26 ACRES
MIN. LOT WIDTH	100'	339.01'
MAX. LOT COVERAGE	40%	7.9%
FRONT BUILDING SETBACK	50'	143.1'
REAR BUILDING SETBACK	15'	179.8'
SIDE BUILDING SETBACK	0'	
RIGHT SIDE		111.9'
LEFT SIDE		110.4'
MAX. BUILDING HEIGHT	35'	18.0'

PARKING REQUIREMENTS

	REQUIRED
NUMBER OF SPACES	1 PER 300 MIN (37 SPACES)
	1 PER 200 MAX (55 SPACES)

PROPOSED EMPLOYEE/CUSTOMER PARKING (PROVIDE AT REAR OF BUILDING)	37 SPACES
PROPOSED "INVENTORY" SPACES	77 SPACES
HANDICAP SPACES W/ VAN ACCESS	3 SPACES
TOTAL PROVIDED	117 SPACES

SOLID WASTE - SOLID WASTE DISPOSAL WILL BE BY DUMPSTER. DUMPSTER PAD IS LOCATED IN THE REAR RIGHT HAND SIDE OF THE PARKING LOT. THE DUMPSTER PAD WILL BE SCREENED WITH A CHAIN LINK FENCE WITH BUILDER SLIDES ON ALL SIDES.

UTILITY INFORMATION
WATER: 000 GPD (CURRENT USE)
WATER 1600 GPD (PROPOSED USE) + IRRIGATION (SEPARATE TAP)
SEWER 000 GPD (CURRENT USE)
SEWER 1375 GPD (PROPOSED USE)

ALL PROPOSED UTILITIES TO BE UNDERGROUND TO SERVE THIS SITE

RECEIVING STREAM	SMITH CREEK
RIVER BASIN	CAPE FEAR
STREAM INDEX NUMBER	CPF 17 18-74-63
WATER CLASSIFICATION	"C, Sw"

LANDSCAPE REQUIREMENTS

STREET YARD BUFFER

ZONING RB (MULTIPLIER = 25)
297' FRONTAGE * 25 = 7425 SF REQUIRED (7528 SF PROVIDED)
$\frac{7528}{600}$ = 12.5
13 CANOPY OR 38 UNDERSTORY TREES AND 75 - 12' SHRUBS

PARKING LOT LANDSCAPING

ALL INTERIOR ISLANDS GREATER THAN 216 SF
1 - SHADE TREE PER SMALL ISLAND (4 ISLANDS TOTAL)
2 - SHADE TREES PER LARGE ISLAND 92 ISLANDS TOTAL)

PERIMETER LANDSCAPING

923' - 96' (DRIVEWAY) = 827'
10' MIN WIDTH (12 AVERAGE PROVIDED)
1 - TREE PER 18' (MAX) OR 27' (MIN)
46- TREES (MAX)
31 - TREES (MIN)

FOUNDATION PLANTINGS

FRONT (18' EAVE HEIGHT) X 115' = 2070 SF X 12% = 250 SF MIN REQUIRED
339 SF PROVIDED
EAST SIDE (18' EAVE HEIGHT) X 92' = 1656 SF X 12% = 200 SF MIN REQUIRED

3003 SF PROVIDED

WEST SIDE (18' EAVE HEIGHT) X 96' = 1728 SF X 12% = 207 SF MIN REQUIRED

1388 SF PROVIDED

BUFFER YARD

NOT REQUIRED ON THIS PARCEL

LEGEND

EXIST. SPOT ELEVATION	
PRO. SPOT ELEVATION	20.0
SILT FENCE	
DRAINAGE RUNOFF FLOW	
LIMITS OF CONSTRUCTION	
ASPHALT	
CONC. PAVEMENT	
GRAVEL	
EDGE OF WOODS	EOWDS
TOP OF BANK	TOB
EDGE OF WATER	EOW
EDGE OF GRAVEL	EOG

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NO WETLAND WITHIN PROJECT AREA

EXISTING SITE
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CHECKED BY:	BDS
DATE	NOV. 2012

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7332 Catesworth Drive
Wilmington, NC 28045
(910) 619-9990
LICENSE NUMBER C-2525
PLANNING - ENGINEERING - PROJECT MANAGEMENT

NORTH CAROLINA PROFESSIONAL SEAL 11-1-12 BRADFORD SEDGWICK

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6415/6421 MARKET STREET
WILMINGTON, NORTH CAROLINA

G AND G PROPERTIES 2, LLC
JOHN S. GILLILAN, AGENT
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WILMINGTON, NC 28406

SHEET
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of

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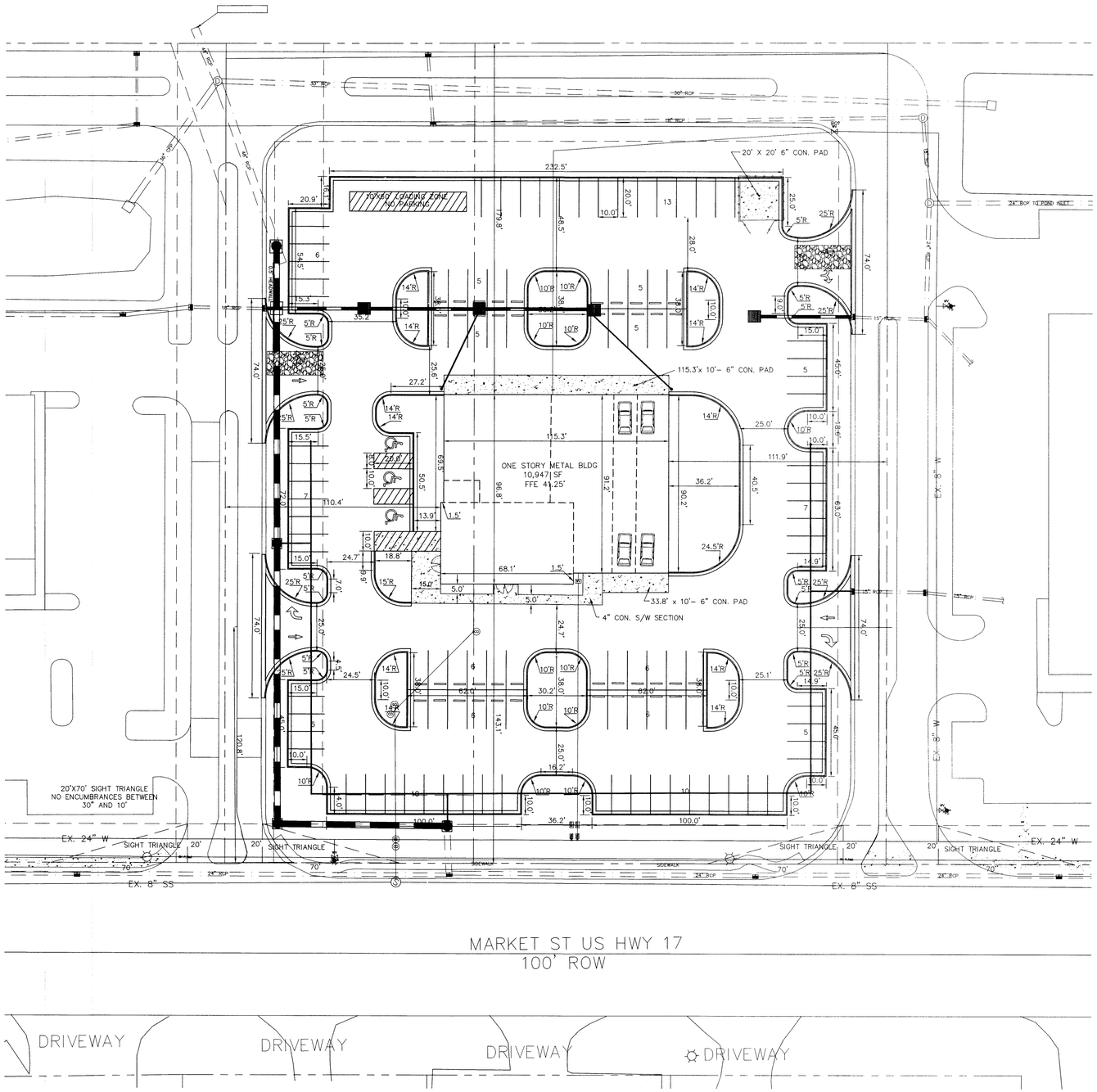
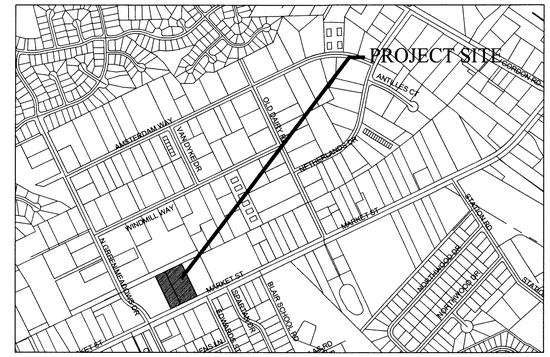
032-011



SITE PLAN
SCALE 1" = 30'



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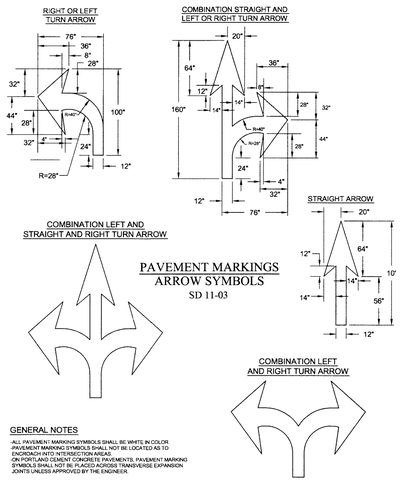

PAVEMENT MARKINGS
ARROW SYMBOLS
SD 11-03

GENERAL NOTES
-ALL PAVEMENT MARKING SYMBOLS SHALL BE WHITE IN COLOR
-PAVEMENT MARKING SYMBOLS SHALL NOT BE LOCATED AS TO ENCROACH INTO INTERSECTION AREAS
-ON PORTLAND CEMENT CONCRETE PAVEMENTS, PAVEMENT MARKING SYMBOLS SHALL NOT BE PLACED ACROSS TRANSVERSE EXPANSION JOINTS UNLESS APPROVED BY THE ENGINEER.

LEGEND

EXIST. SPOT ELEVATION	×
PRO. SPOT ELEVATION	20.0
SILT FENCE	
DRAINAGE RUNOFF FLOW	
LIMITS OF CONSTRUCTION	
ASPHALT	
CONC. PAVEMENT	
GRAVEL	
EDGE OF WOODS	EOWDS
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KEVIN BRADFORD SEDLOMICK
NORTH CAROLINA
PROFESSIONAL ENGINEER
SEAL
024

SITE PLAN
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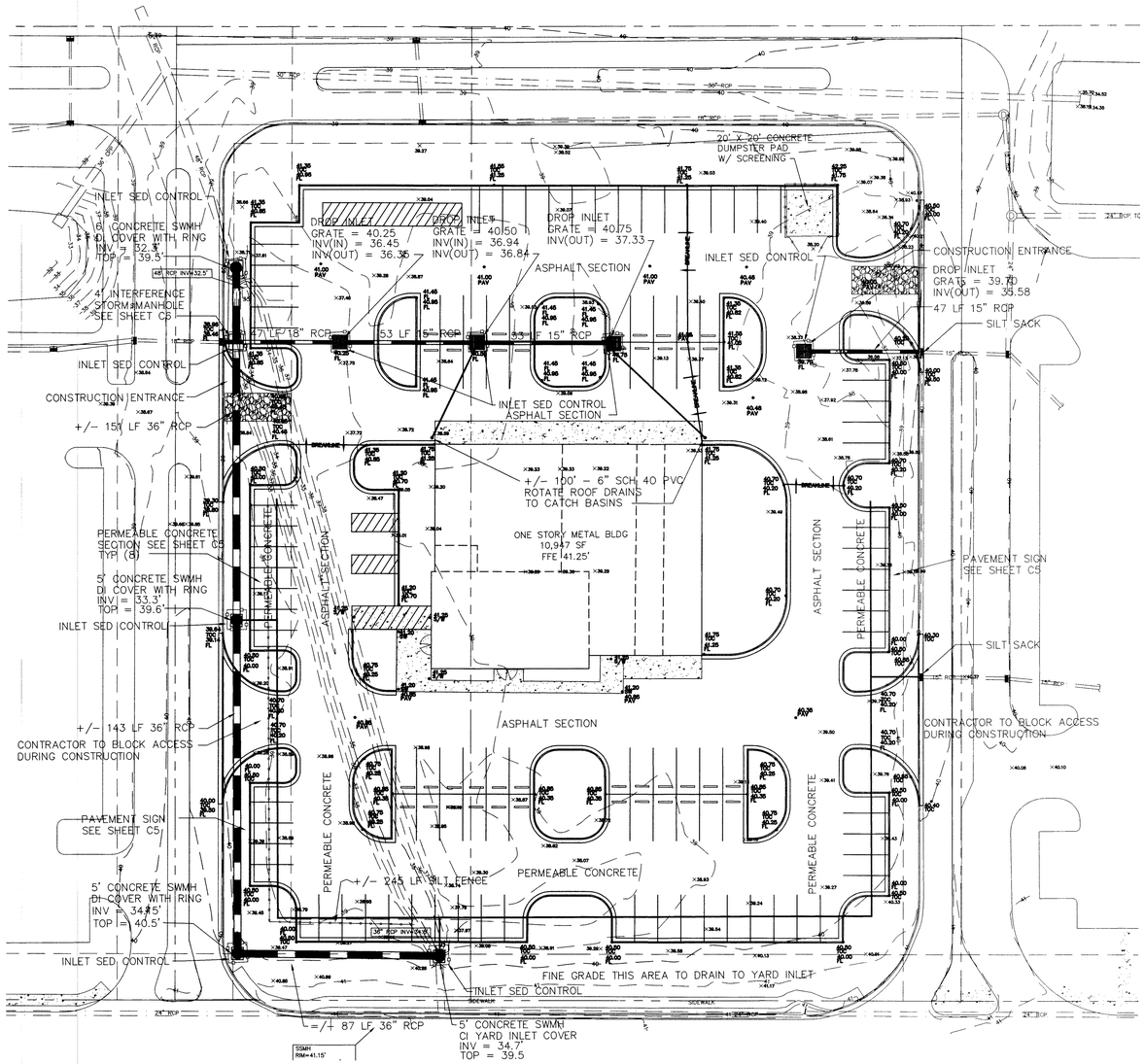
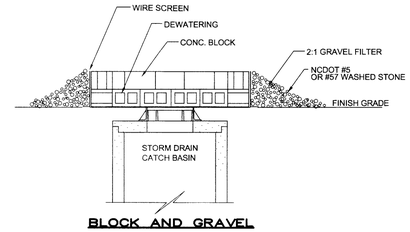
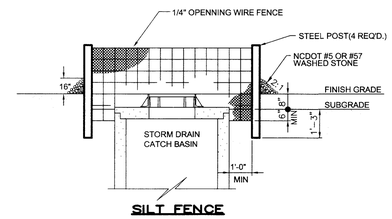


GRADING PLAN
SCALE 1" = 30'



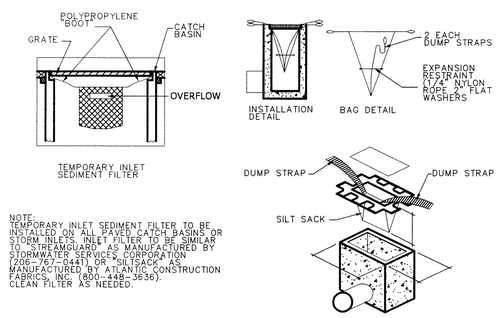
BLOCK AND GRAVEL



SILT FENCE

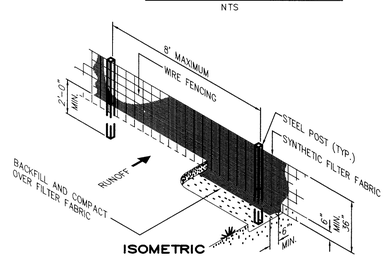
NOTE: USE BLOCK AND GRAVEL INLET PROTECTION IN AREAS WERE SILT FENCE INLET PROTECTION CAN NOT BE INSTALLED.

INLET SEDIMENTATION CONTROL
NOT TO SCALE



NOTE:
TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-448-3636). CLEAN FILTER AS NEEDED.

SILT SACK DETAIL
NTS



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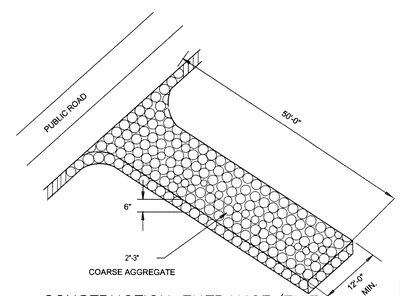


CONSTRUCTION ENTRANCE/EXIT
NOT TO SCALE

GRADING NOTES

1. INITIATE EROSION CONTROL SEQUENCE BEFORE BEGINNING CLEARING AND GRADING OPERATIONS.

2. CLEAR AREAS TO BE GRADED OF ALL VEGETATION. PROTECT VEGETATION BEYOND GRADING LIMITS.

3. STRIP TOPSOIL TO FULL DEPTH IN AREAS TO BE GRADED AND STOCKPILE.

4. COMPACT ALL FILL AREAS TO 95% OF MAXIMUM DENSITY.

5. ALL BANKS AND SWALE SIDE SLOPES SHALL BE GRADED WITH NO GREATER THAN 3:1 SLOPES.

6. ALL AREAS ARE TO BE GRADED SO THAT NO AREAS OF STANDING WATER OCCUR.

7. PROPOSED SPOT ELEVATIONS ARE SHOWN AT FINISHED GRADE.

8. OPERATOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY IN RELATION TO THE PROPOSED GRADES TO ENSURE DRAINAGE IN THE DIRECTIONS INDICATED ON THE PLAN.

CONSTRUCTION SEQUENCE

1. OBTAIN ALL NECESSARY PERMIT APPROVALS PRIOR TO ANY LAND DISTURBING ACTIVITY.

2. HOLD A PRE-CONSTRUCTION MEETING WITH THE EROSION CONTROL INSPECTOR.

3. INSTALL GRAVEL CONSTRUCTION ENTRANCE AND SILT FENCE, COMMENCE CLEARING AND ROUGH GRADING OPERATIONS TO ESTABLISH DIVERSION SWALES AND SEDIMENT BASIN.

4. ROUGH GRADE SITE AND INSTALL UNDERGROUND UTILITIES.

5. PROVIDE TEMPORARY PROTECTION MEASURES AND DEVICES AS REQUIRED UNTIL UNDERGROUND UTILITIES AND PAVEMENT SECTION IS COMPLETE AND FINAL GRADES ARE STABILIZED WITH TEMPORARY VEGETATIVE COVER.

6. STABILIZE (FERTILIZE, SEED, AND MULCH) ALL DISTURBED AREAS AS SOON AS FINAL GRADES ARE ESTABLISHED.

7. ONCE CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED, REMOVE TEMPORARY EROSION CONTROL MEASURES, REMOVE SEDIMENT FROM SEDIMENT BASIN AND CONSTRUCT BIORETENTION.

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. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.

2. INSPECT SEDIMENT TRAPS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT, AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. PLACE THE SEDIMENT THAT IS REMOVED IN DESIGNATED DISPOSAL AREA, AND REPLACE THE PART OF THE GRAVEL FACING THAT IS IMPAIRED BY SEDIMENT

3. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.

4. ALL AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

5. GRAVEL CONSTRICTION ENTRANCE TO BE CLEANED WHEN SEDIMENT ACCUMULATIONS ARE VISIBLE OR SEDIMENT IS DEPOSITED ON THE ASPHALT AND STONE WILL BE PERIODICALLY TOP DRESSED WITH 2 INCHES OF #4 STONE TO MAINTAIN 6 INCH DEPTH.

6. INSPECT SWALES (PERMANENT DIVERSIONS) AFTER EVERY RAINFALL DURING THE CONSTRUCTION OPERATION. IMMEDIATELY REMOVE ANY OBSTRUCTIONS FROM THE FLOW AREA AND REPAIR THE SWALE. CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED. MAINTAIN THE VEGETATION IN A VIGOROUS, HEALTHY CONDITION AT ALL TIMES.

NOTES

2. THERE SHALL BE NO ENCUMBRANCES WITHIN THE NCDOT RIGHT OF WAY.

3. ALL MATERIALS UTILIZED IN THE CONSTRUCTION OF THE UTILITIES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE NCDOT APPROVED MATERIALS.

4. CONTRACTOR IS TO PROVIDE ALL NECESSARY TRAFFIC AND SAFETY CONTROL DEVICES IN WORK AREAS.

5. FIELD VERIFY EXISTING UTILITIES FOR CONFLICTS PRIOR TO CONSTRUCTION, NOTIFY ENGINEER AT 910-619-9990 BEFORE PROCEEDING WITH CONSTRUCTION.

6. CONTRACTOR IS TO NOTIFY (AT A MINIMUM) THE FOLLOWING COMPANIES FOR LOCATION SERVICES:
ULOCO .....1-800-632-4949, 48 HOURS IN ADVANCE
BELL SOUTH.....1-800-392-8712 (STEVE DAYVAULT)

7. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING (IF REQUIRED) WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION.

8. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAY ARE TO BE THERMO PLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.

9. ONCE STREETS ARE OPEN TO TRAFFIC, CONTAC TRAFFIC ENGINEERING (RICHIE BROWN) TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PRPOSED STREETS NAMES MUST BE APPROOVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.

10. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS

11. TRAFFIC ENGINEERING TO BE NOTIFIED AT 341-788 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.

12. ANY BROKEN OR MISSING SIDEWALKS PANELS WILL BE REPLACED.

13. CONTACT KAREN DIXON AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.

14. PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METRES CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.

15. IF THE CONTRACTOR DESIRES CFPUA WATER FOR CONSTRUCTION HE SHALL APPLY MIN ADVANCE FOR THS SERVICE AND MUST SUPPLY A RPZ BACKFLOW PREVENTION DEVICE ON THE DEVELOPERS SIDE OF THE WATER METER BOX.

16. ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA SHALL COMPLY WITH THE CFPUA CROSS CONNECTION REGULATIOS

LEGEND

EXIST. SPOT ELEVATION	
PRO. SPOT ELEVATION	
SILT FENCE	
DRAINAGE RUNOFF FLOW	
LIMITS OF CONSTRUCTION	
ASPHALT	
CONC. PAVEMENT	
GRAVEL	
EDGE OF WOODS	EOWDS
TOP OF BANK	TOB
EDGE OF WATER	EOW
EDGE OF GRAVEL	EOG

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

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		
CFPUA		

BEFORE YOU DIG STOP
CALL: 1 800 632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW

30' 0 30' 60'
SCALE: 1"=30' (Horiz.)

NUMBER	DATE	REVISION
R1	11/1/12	SUBMITTED FOR TRC REVIEW

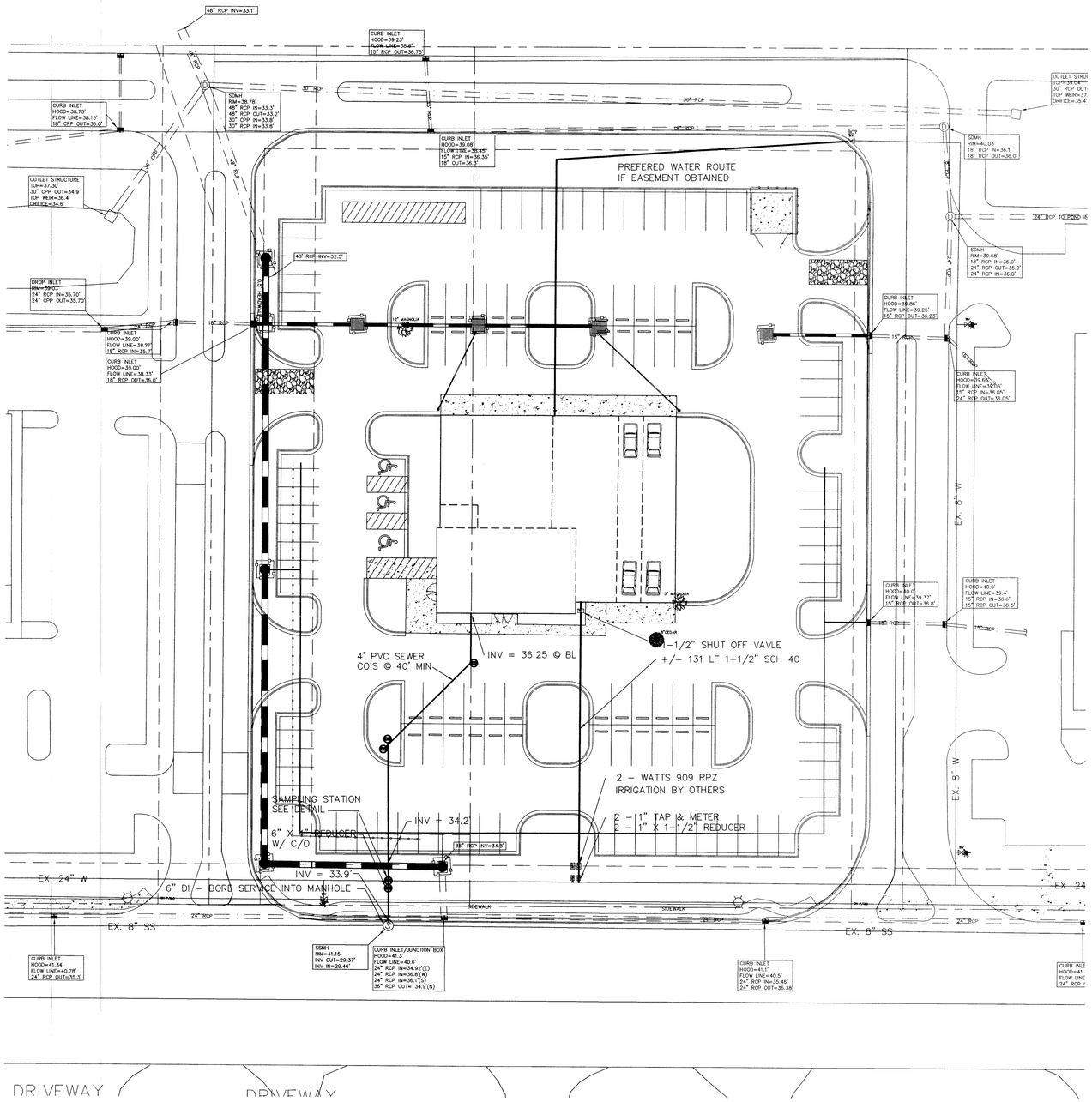
DESIGN BY: BDS
DRAWN BY: BDS
CHECKED BY: BDS
DATE NOV. 2012

JBS CONSULTING, PA
7332 Cotesworth Drive
Wilmington, NC 28045
(910) 619-9990
LICENSE NUMBER C-2525
PLANNING - ENGINEERING - PROJECT MANAGEMENT

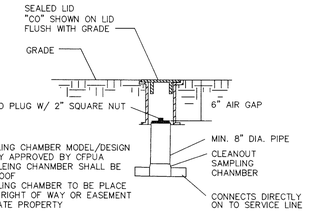
GRADING, DRAINAGE & EROSION CONTROL
FIAT OF WILMINGTON
6415/6421 MARKET STREET
WILMINGTON, NORTH CAROLINA

G AND G PROPERTIES 2, LLC
JOHN S. GILLILAN, AGENT
219 COLLEGE ROAD
WILMINGTON, NC 28406

SHEET C3 of ___
JOB NO. 032-011



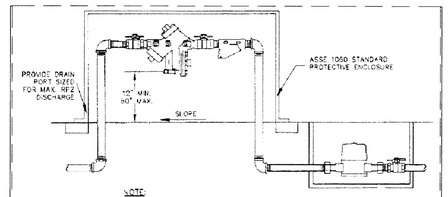
UTILITY PLAN
SCALE 1" = 30'



NOTES:
1. SAMPLING CHAMBER MODEL/DESIGN SHALL BY APPROVED BY CFPUA
2. SAMPLEING CHANMBER SHALL BE LEAK PROOF
3. SAMPLING CHAMBER TO BE PLACE OUTSIDE RIGHT OF WAY OR EASEMENT ON PRIVATE PROPERTY

SAMPLING CHAMBER

NOT TO SCALE

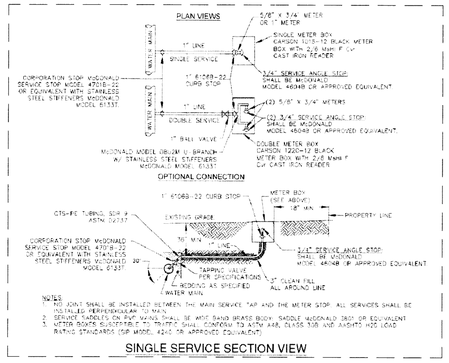


NOTE:
1. MUST BE MIN. 36" AWAY FROM ANY ELECTRICAL PANEL
2. VALVE REQ'D DOWNSTREAM OF BACKFLOW ASSEMBLY
3. VERTICAL INSTALLATION SHALL BE DESIGNED AND SUBMITTED TO CFPUA FSMD FOR APPROVAL

OUTDOOR HORIZONTAL INSTALLATION

REDUCED PRESSURE PRINCIPLE ASSEMBLY

NOT TO SCALE



SINGLE SERVICE SECTION VIEW

NOTES

2. THERE SHALL BE NO ENCUMBRANCES WITHIN THE NCDOT RIGHT OF WAY.

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

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		
CFPUA		

NUMBER	DATE	REVISION
R1	11/1/12	SUBMITTED FOR TRC REVIEW

DESIGN BY:	BDS
DRAWN BY:	BDS
CHECKED BY:	BDS
DATE	NOV. 2012

JBS CONSULTING, PA
7332 Cotesworth Drive
Wilmington, NC 28045
(910) 619-9990
LICENSE NUMBER C-2525
PLANNING - ENGINEERING - PROJECT MANAGEMENT

BRADFORD SEDBERRY
NORTH CAROLINA
PROFESSIONAL ENGINEER
11-1-12

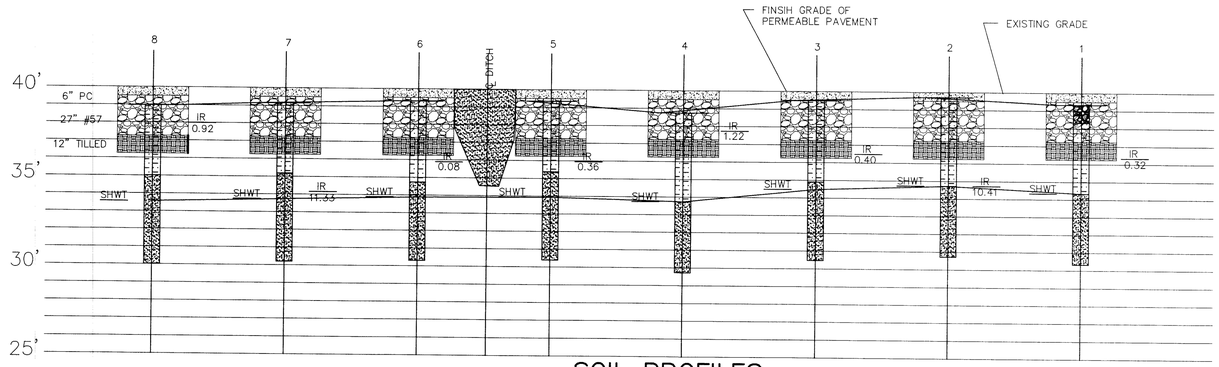
SITE UTILITES

FIAT OF WILMINGTON
6415/6421 MARKET STREET
WILMINGTON, NORTH CAROLINA

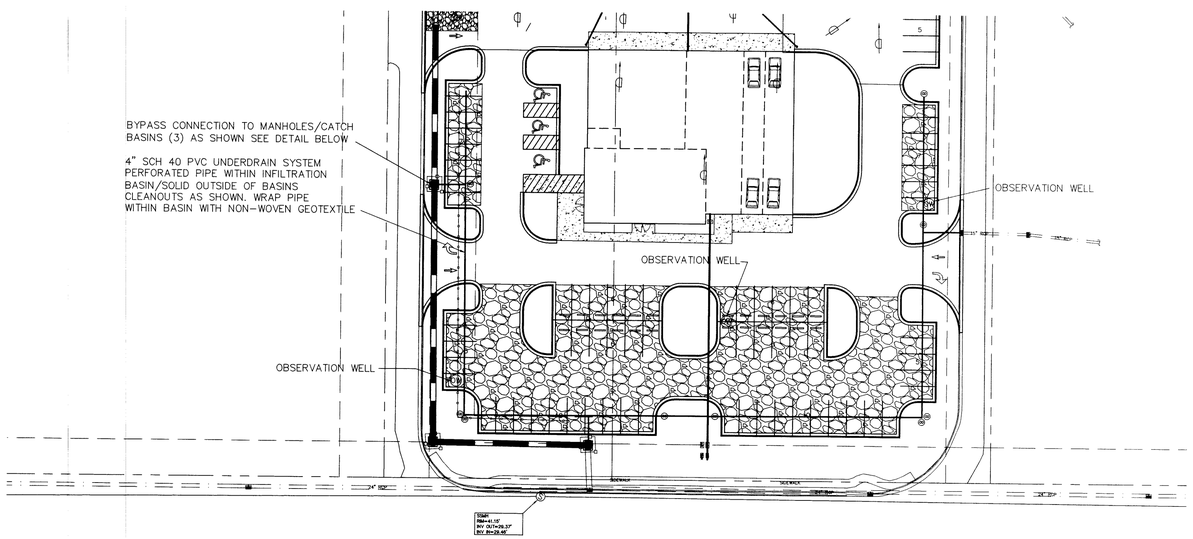
G AND G PROPERTIES 2, LLC
JOHN S. GILLILAN, AGENT
219 COLLEGE ROAD
WILMINGTON, NC 28406

SHEET
C4
of

JOB NO.
032-011



SOIL PROFILES
NTS



INFILTRATION PLAN
SCALE 1" = 40'

PERMEABLE PAVEMENT

ACTIVITIES PROHIBITED:
SANDING
RE-SEALING
RE-SURFACING
POWER WASHING
STORAGE OF MULCH OR SOIL
STORAGE OF SNOW PILES
STORAGE OF HEAVY LOADS
APPLICATION OF SALT OR DE-ICERS

NOTE: EXAMPLE OF SIGN TO BE PLACE WHERE SHOWN ON THE PLANS. SIGN 18' X 24" ON STANDARD METAL BACKING AND MOUNTED WITH STANDARD STREET SIGN MATERIALS AND METHODS.

EXAMPLE PERMEABLE PAVEMENT SIGN
NOT TO SCALE

PONDING CALCULATIONS

T = PONDING TIME (DAYS)

P = DEPTH OF DESIGN STORM (INCHES)
R = A(A)/A(P) - RATIO OF IMPERVIOUS BUA TO PERMEABLE PAVEMENT
SF = SAFETY FACTOR (0.2)
I = MEASURED IN-SITU SOIL INFILTRATION RATE (IN/HR)

$$T = \frac{P(1+R)}{24*SF*I}$$

P	A (TOTAL)	A(A)	A(P)	R	SF	I	PONDING TIME
8.2	36742	18047	18695	0.97	0.2	1.1	3.1

AGGREGATE DEPTH TO INFILTRATE THE 25YR/24HR STORM EVENT

D(25) = AGGREGATE DEPTH TO INFILTRATE THE 25YR/24 HR STORM

P(25) = rainfall depth for 25yr/24hr storm (inches)
R = A(A)/A(P) - RATIO OF IMPERVIOUS BUA TO FERMEABLE PAVEMENT
d = Storm Durantion (hrs)
i = MEASURED IN-SITU SOIL INFILTRATION RATE (IN/HR)
SF = SAFETY FACTOR (0.2)
N = PERCENT VOIDS IN GRAVEL AGGREGATE (40%)

$$D(25) = \frac{P(25)(1+R)-d*I*SF}{n}$$

P	A(A)	A(P)	R	d	i	SF	N	D(25)
8.2	18047	18695	0.97	24	1.1	0.2	0.4	27

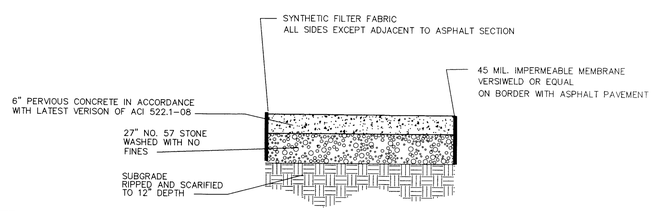
AGGREGATE DEPTH FOR WATER QUALITY STORM D(WQ)

D(WQ) = DEPTH OF AGGREGATE REQUIRED

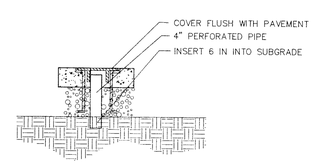
P = DEPTH OF DESIGN STORM (INCHES)
R = A(A)/A(P) - RATIO OF IMPERVIOUS BUA TO PERMEABLE PAVEMENT
N = PERCENT VOIDS IN GRAVEL AGGREGATE (40%)

$$D(WQ) = \frac{P(1+R)}{N}$$

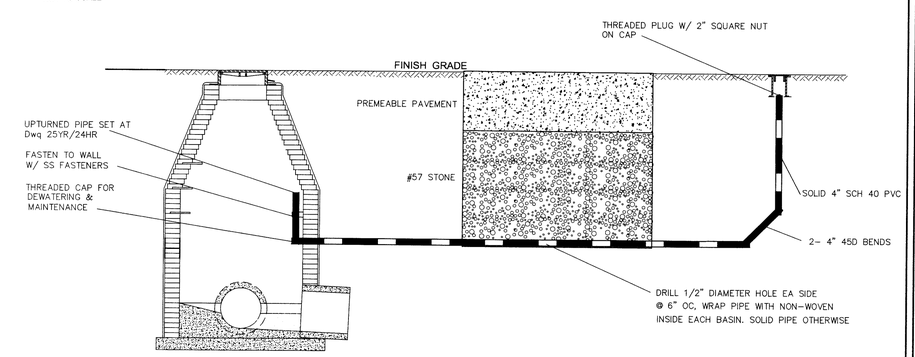
P	A(A)	A(P)	R	N	D(WQ)
1.5	18047	18695	0.97	0.4	7



PERVIOUS CONCRETE PAVEMENT SECTION
NOT TO SCALE



OBSERVATION WELL
NOT TO SCALE



INFILTRATION BED UNDERDRAIN DETAIL
NOT TO SCALE

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

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		
CFPUA		

NUMBER	DATE	REVISION
R1	11/1/12	SUBMITTED FOR TRC REVIEW

DESIGN BY: BDS
DRAWN BY: BDS
CHECKED BY: BDS
DATE NOV. 2012

JBS CONSULTING, PA
7332 Cotesworth Drive
Wilmington, NC 28045
(910) 619-9990
LICENSE NUMBER C-2626
PLANNING - ENGINEERING - PROJECT MANAGEMENT

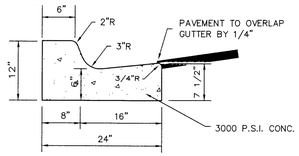
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL BRADFORD SEDGWICK

INFILTRATION SYSTEM

FIAT OF WILMINGTON
6415/6421 MARKET STREET
WILMINGTON, NORTH CAROLINA

G AND G PROPERTIES 2, LLC
JOHN S. GILLILAN, AGENT
219 COLLEGE ROAD
WILMINGTON, NC 28406

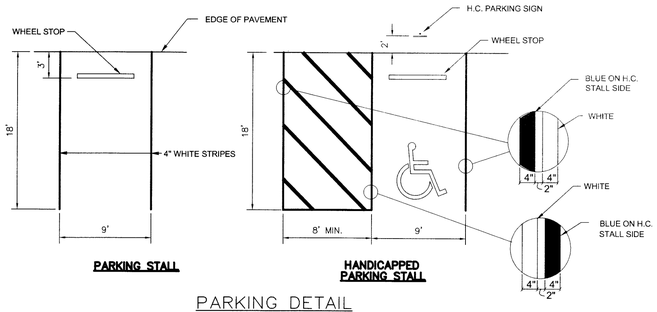
SHEET
C5
of ___
JOB NO.
032-011



NOTE: WHEN USED ON THE HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" UNLESS OTHERWISE SHOWN.

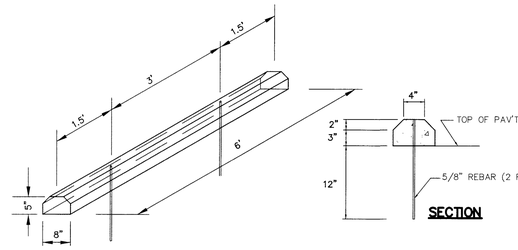
2' CURB AND GUTTER DETAIL

NOT TO SCALE



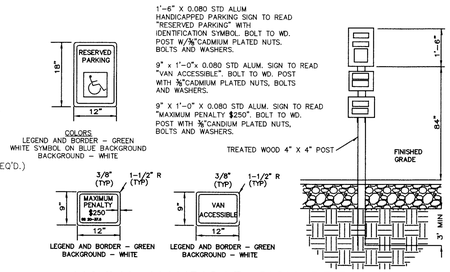
PARKING DETAIL

NOT TO SCALE

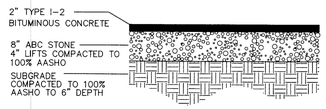


WHEEL STOP DETAIL

NOT TO SCALE

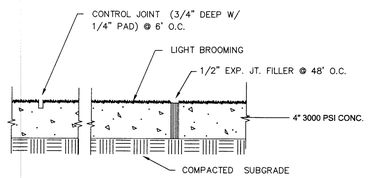


TYPICAL HANDICAP SIGN DETAIL



ASPHALT PAVEMENT SECTION

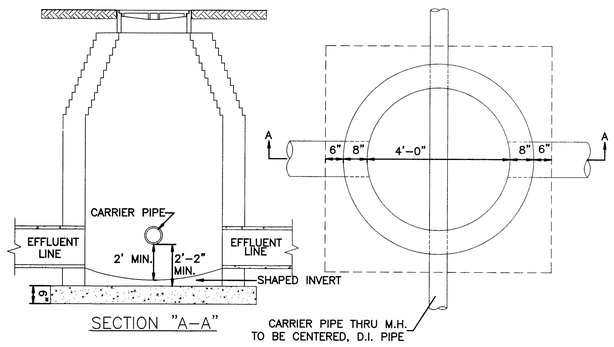
NOT TO SCALE



NOTES : ALL EDGES TO BE EDGED W/ 1/4" PAD

CONCRETE WALK SECTION

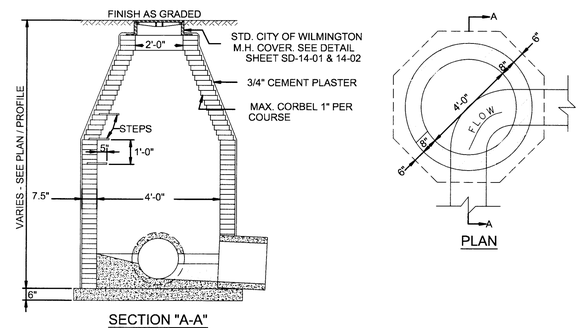
NOT TO SCALE



INTERFERENCE STORM DRAIN MANHOLE

SD 2-05

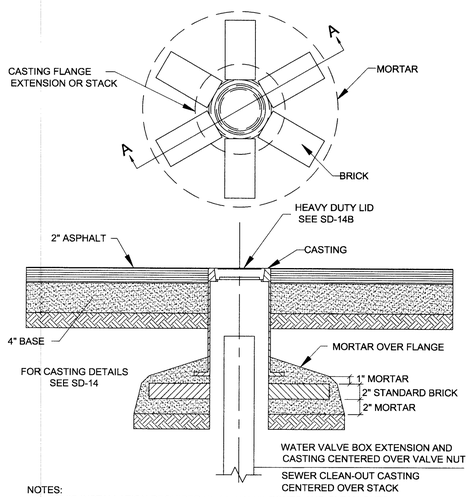
NOT TO SCALE



STORM DRAIN MANHOLE

SD 2 -03

NOT TO SCALE

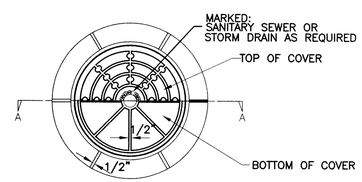


NOTES:
*THIS INSTALLATION REQUIRED WHEN VALVE BOXES AND CLEAN-OUTS ARE LOCATED IN PRESENT OR FUTURE PAVED AREAS.
*PRIOR TO SETTING CASTINGS, NEW INSTALLATIONS WILL REQUIRE 95% COMPACTION OR BACKFILL IN 6" LIFTS.

TYPICAL DETAIL VALVE BOX AND CLEAN-OUT CASTING BASES

SD 15-02

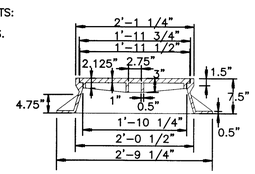
NOT TO SCALE



PLAN

NOTE:
RING & COVER CONTACT SURFACES SHALL BE MACHINED SO AS TO INSURE EVEN BEARING OF COVER ON RING

MINIMUM WEIGHTS:
RING 190 LBS.
COVER 120 LBS.



SECTION "A-A"

STANDARD MANHOLE RING AND COVER

SD 14-01

NOT TO SCALE

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		
CFPUA		

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

NUMBER	DATE	REVISION
R1	11/1/12	SUBMITTED FOR TRC REVIEW

DESIGN BY: BDS
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JBS CONSULTING, PA
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Wilmington, NC 28045
(910) 619-9990
LICENSE NUMBER C-2525
PLANNING - ENGINEERING - PROJECT MANAGEMENT

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 21111 BRADFORD SEDGWICK

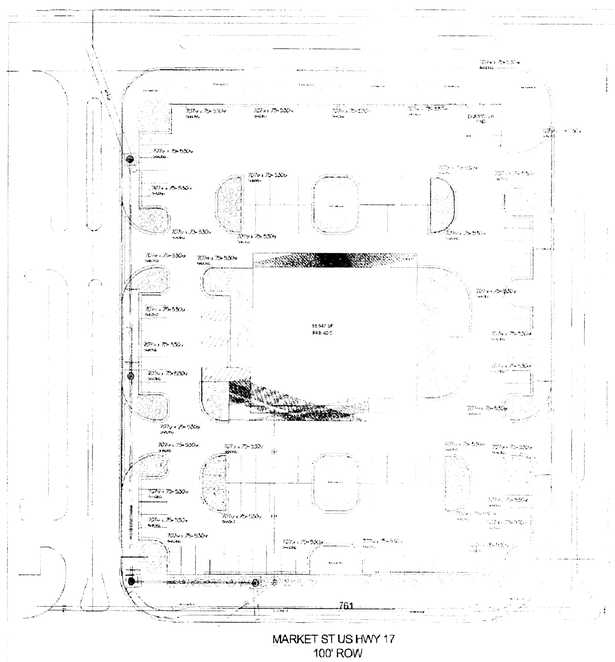
DETAILS

FIAT OF WILMINGTON
6415/6421 MARKET STREET
WILMINGTON, NORTH CAROLINA

G AND G PROPERTIES 2, LLC
JOHN S. GILLILAN, AGENT
219 COLLEGE ROAD
WILMINGTON, NC 28406

SHEET C6 of ____

JOB NO. 032-011



LANDSCAPE DATA

NORTH(GRID)

Legend

Common Name	Size	Qty
Allee Elm	2.5"Cal.	8
Breeze Grass	2 Gal.	214
Blush Loropetalum	3 Gal.	33
Camellia sasanqua Shishi Gashira	7 Gal.	6
Dianella Cassa Blue	3 Gal.	11
Crape Myrtle Tuscarora	2"Cal.	6
Holly, Yaupon, Dwarf	3 Gal.	47
Drift Rose	3 Gal.	55
Liriope, Big Blue	1 Gal.	93
Pink Muhley Grass	3 Gal.	35
Trident Maple	3"Cal.	18
Tulip Poplar Arnold	3"Cal.	13
Palm, Sabal, Booted	8-12'Ht.	9
Hornbeam Fastigata	2.5"Cal.	12

FIAT OF WILMINGTON
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WILMINGTON, NC 28406

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LANDSCAPING SHALL BE COMPLETE BEFORE ISSUANCE OF A C.O.

Revision #:	Scale:	Landscape Plan:	Landscape Design by: James Freeman - NCLC# 408
Date: 10/26/2012	0' 1" = 20' 0"	Fiat Wilmington	Freeman Landscape, Inc.

LANDSCAPE PLAN
SCALE 1" = 30'

LANDSCAPE REQUIREMENTS

STREET YARD BUFFER

ZONING RB (MULTIPLIER = 25)
297' FRONTAGE * 25 = 7425 SF REQUIRED (7528 SF PROVIDED)
75‰ = 12.5
13 CANOPY OR 38 UNDERSTORY TREES AND 75 – 12' SHRUBS

PARKING LOT LANDSCAPING

ALL INTERIOR ISLANDS GREATER THAN 216 SF
1 – SHADE TREE PER SMALL ISLAND (4 ISLANDS TOTAL)
2 – SHADE TREES PER LARGE ISLAND 92 ISLANDS TOTAL)

PERIMETER LANDSCAPING

923' – 96' (DRIVEWAY) = 827'
10' MIN WIDTH (12 AVERAGE PROVIDED)
1 – TREE PER 18' (MAX) OR 27' (MIN)
46– TREES (MAX)
31 – TREES (MIN)

FOUNDATION PLANTINGS

FRONT (18' EAVE HEIGHT) X 115' = 2070 SF X 12% = 250 SF MIN REQUIRED
339 SF PROVIDED
EAST SIDE (18' EAVE HEIGHT) X 92' = 1656 SF X 12% = 200 SF MIN REQUIRED

3003 SF PROVIDED

WEST SIDE (18' EAVE HEIGHT) X 96' = 1728 SF X 12% = 207 SF MIN REQUIRED

1388 SF PROVIDED

BUFFER YARD

NOT REQUIRED ON THIS PARCEL

NUMBER	DATE	REVISION
R1	11/1/12	SUBMITTED FOR TRC REVIEW

DESIGN BY: BDS
DRAWN BY: BDS
CHECKED BY: BDS
DATE: NOV. 2012

JBS CONSULTING, PA
7332 Cotesworth Drive
Wilmington, NC 28045
(910) 619-9990
LICENSE NUMBER C-2525
PLANNING - ENGINEERING - PROJECT MANAGEMENT

NORTH CAROLINA PROFESSIONAL SEAL 0888 ENGINEER BRADFORD SEDGWICK

LANDSCAPE PLAN

CAR DELAERSHIP
6415/6421 MARKET STREET
WILMINGTON, NORTH CAROLINA

GILLILAN PROPERTIES, LLC
JOHN S. GILLILAN, PRESIDENT
2103 LYTHAM COURT
WILMINGTON, NC 28405

SHEET L1 of 3

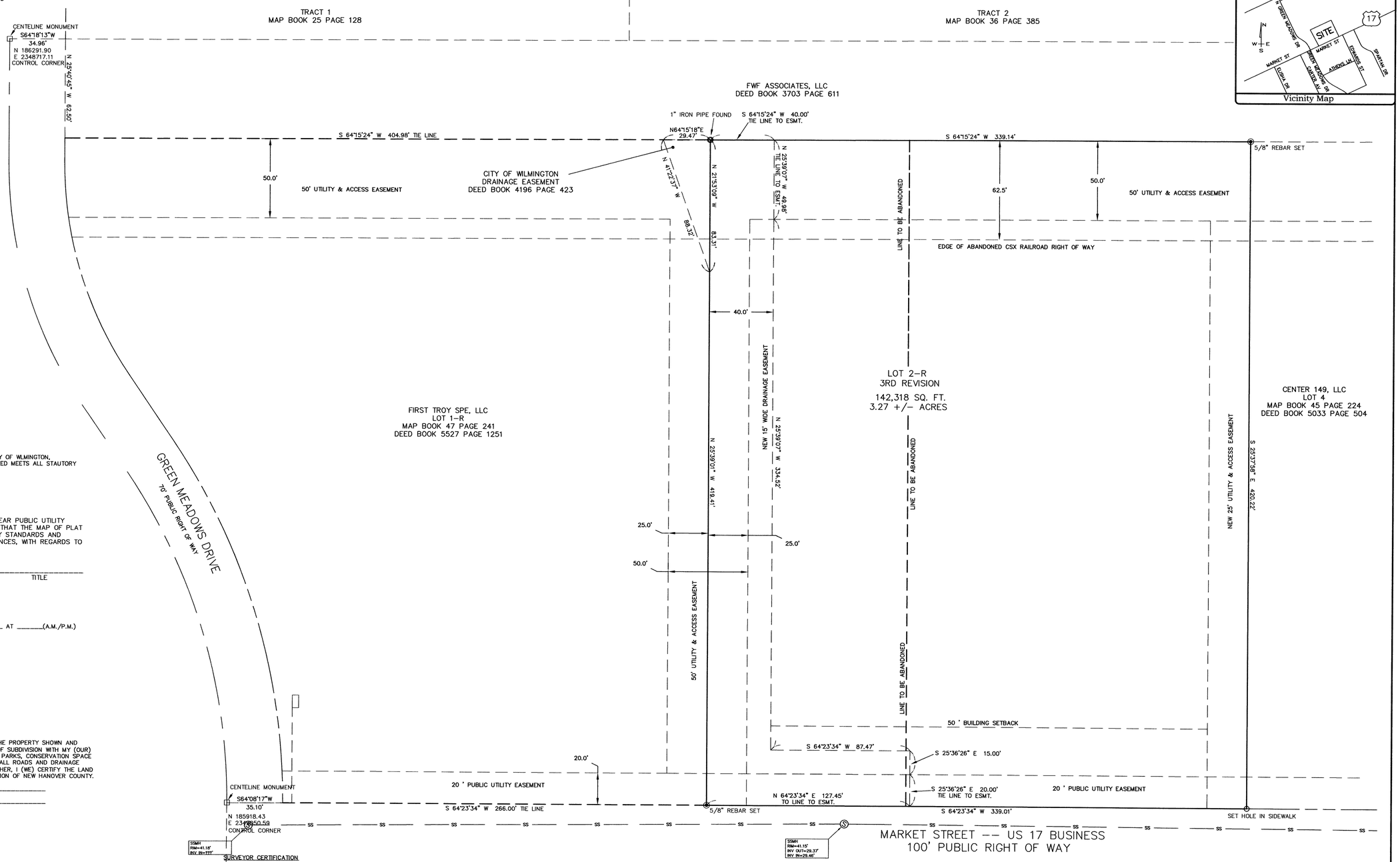
JOB NO. 032–011

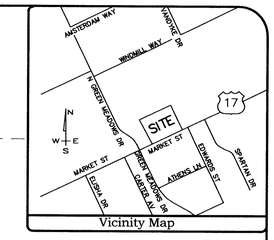
PRELIMINARY

NOTES:
1. AREA CALCULATED BY COORDINATES.
2. NO DETERMINATION HAS BEEN MADE AS TO THE LOCATION OF 404 WETLANDS ON THIS SITE.
3. THIS MAP SUPERSEDES MAP BOOK 47 PAGE 241 LOT 2-R ONLY.
4. MAP BASIS OF BEARINGS IS NC NAD 83/NSRS 2007.
5. BEARING DIFFERENTIAL FROM MAP BOOK 45 PAGE 224 TO NC GRID IS -(NEGATIVE-WEST)3°45'52" .

LEGEND
- O = IRON PIPE OR ROD FOUND(WITH DESCRIPTION)
- ⊡ = CONCRETE MONUMENT FOUND
- ◉ = 5/8" REBAR SET

DEED AND MAP REFERENCE:
MAP BOOK 47 PAGE 241
MAP BOOK 45 PAGE 224
DEED BOOK 5527 PAGE 1251





Vicinity Map

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
CITY OF WILMINGTON

I, _____, REVIEW OFFICER FOR THE CITY OF WLMINGTON, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STAUTORY REQUIREMENTS FOR RECORDING.

_____
REVIEW OFFICER

CAPE FEAR PUBLIC UTILITY AUTHORITY

I, _____, REVIEW OFFICER FOR CAPE FEAR PUBLIC UTILITY AUTHORITY, NEW HANOVER COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL AUTHORITY STANDARDS AND REQUIREMENTS FOR PUBLIC UTILITIES AS SET FORTH BY ORDINANCES, WITH REGARDS TO UTILITY SERVICES AND EASEMENTS

_____
REVIEW OFFICER DATE TITLE

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
NEW HANOVER COUNTY
NORTH CAROLINA

FILED FOR REGISTRATION ON THE _____ DAY OF _____ AT _____(A.M./P.M.)
AND DULY RECORDED IN MAP BOOK _____, AT PAGE _____.

_____
REGISTER OF DEEDS

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I AM (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) OWN FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE AND AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. ALL ROADS AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF NEW HANOVER COUNTY.

_____ _____
_____ _____
DATE SIGNATURE OF OWNER(S)

PRELIMINARY COPY

SURVEYOR CERTIFICATION

I, DEAN D. EXLINE , CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (BOUNDARY LINES DEFINED BY INFORMATION AS SHOWN HEREON) ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN RECORD INFORMATION REFERENCED HEREON; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 0.030 METER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING A COMBINATION OF GPS STATIC, GPS RTK NETWORK AND TRADITIONAL POSITIONING METHODS; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 18TH DAY OF OCTOBER, A.D., 2012.

_____
DEAN D. EXLINE, PLS LICENSE NO. L-4375

SURVEYOR CERTIFICATION

I, DEAN D. EXLINE , CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5527 PAGE 1251,); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DOCUMENTS REFERENCED ON THIS MAP; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 19TH DAY OF OCTOBER, A.D., 2012.

_____
DEAN D. EXLINE, PLS LICENSE NUMBER L-4375

PRELIMINARY COPY

ADDITIONAL CERTIFICATION

I, DEAN D. EXLINE, CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

_____
DEAN D. EXLINE, PLS LICENSE NUMBER L-4375 DATE

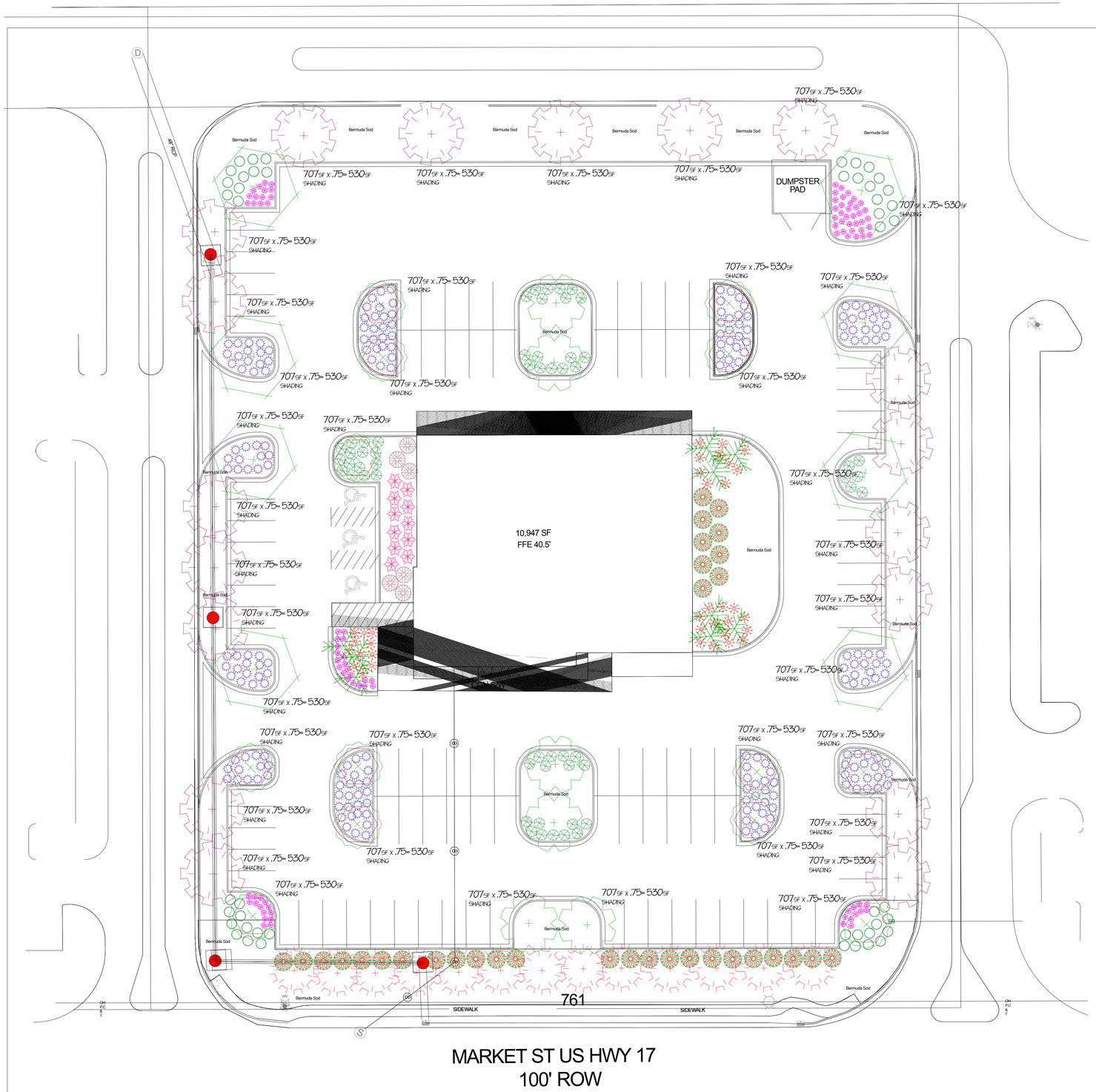
0 15 30 60 90
SCALE: 1"=30'

RECOMBINATION PLAT OF LOT 2R & LOT 3R-1
G & G PROPERTIES 2, LLC
WILMINGTON TOWNSHIP
NEW HANOVER COUNTY NORTH CAROLINA

GeoInnovation, PC
Consulting Surveyors
311 Judges Road, Suite 3D
Wilmington, North Carolina 28405
910.799.0099 Voice
910.799.3327 Fax
NCBELS Firm Number C-2881
www.gisurv.com

OWNER OF RECORD
G & G PROPERTIES 2, LLC
219 SOUTH COLLEGE ROAD, WILMINGTON, NC 28406

DATE:	10/12/2012
SCALE:	30
DRAWN:	MFG
CHECKED:	DEE
PROJECT NO:	12047
SHEET NO:	1
OF:	1



LANDSCAPE DATA

Streetyard buffer:
Zoning RB
25'w x 297lf = 7425sf Req'd.
13 trees 3" cal req'd or 38 understory trees 2"cal.
75 shrubs req'd.

Foundation Plantings:
Front- 18'ht x115lf =2070 x .12 = 250sf req'd.
339sf prov'd.
Side, east- 18' x 92lf = 1656sf x 12% = 200sf req'd
300sf prov's.
Side, west- 18' x 96lf = 1728sf x .12 = 207sf req'd.
138sf prov'd.

2.6 acres disturbed = 40 trees 2"cal. Req'd. & 45 Prov'd.
Total interior impervious, 76,893sf x .20 shding = 15,378.6sf shading req'd.
21,730 sf prov'd.

NAD83(NSRS)

Legend

	Common Name	Size	Qty
	Allee Elm	2.5"Cal.	8
	Breeze Grass	2 Gal.	214
	Blush Loropetalum	3 Gal.	33
	Camellia sasanqua Shishi Gashira	7 Gal.	6
	Dianella Cassa Blue	3 Gal.	11
	Crape Myrtle Tuscarora	2"Cal.	6
	Holly, Yaupon, Dwarf	3 Gal.	47
	Drift Rose	3 Gal.	55
	Liriope, Big Blue	1 Gal.	93
	Pink Muhley Grass	3 Gal.	35
	Trident Maple	3"Cal.	18
	Tulip Poplar Arnold	3"Cal.	13
	Palm, Sabal, Booted	8-12'Ht.	9
	Hornbeam Fastigata	2.5"Cal.	12

FIAT OF WILMINGTON
6415/6421 MARKET STREET
WILMINGTON, NORTH CAROLINA

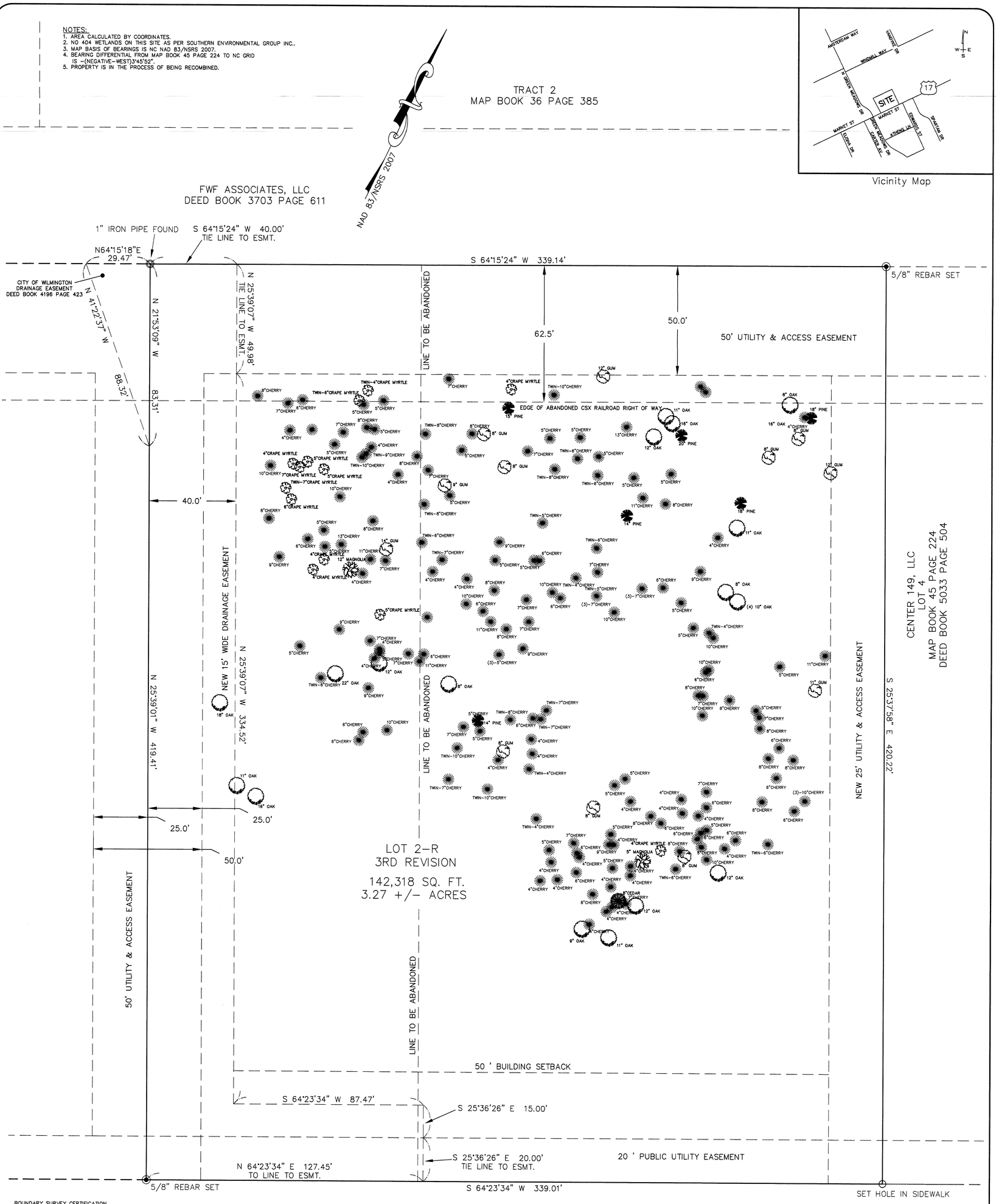
G and G PROPERTIES 2, LLC
JOHN S. GILLILAN, AGENT
219 COLLEGE ROAD
WILMINGTON, NC 28406

PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

LANDSCAPING SHALL BE COMPLETE BEFORE ISSUANCE OF A C.O.

Revision #:	Scale:	Landscape Plan:	Landscape Design by: James Freeman - NCLC# 408
Date: 10/26/2012	0' 1" = 20' 0"	Fiat Wilmington	Freeman Landscape, Inc.

NOTES:
1. AREA CALCULATED BY COORDINATES.
2. NO 404 WETLANDS ON THIS SITE AS PER SOUTHERN ENVIRONMENTAL GROUP INC..
3. MAP BASIS OF BEARINGS IS NC NAD 83/NSRS 2007.
4. BEARING DIFFERENTIAL FROM MAP BOOK 45 PAGE 224 TO NC GRID IS -(NEGATIVE-WEST)3°45'52".
5. PROPERTY IS IN THE PROCESS OF BEING RECOMBINED.



Vicinity Map

BOUNDARY SURVEY CERTIFICATION

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK AS SHOWN, PAGE AS SHOWN), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION (AS INDICATED); THAT THE POSITIONAL ACCURACY IS 0.10 FEET AT THE 95% CONFIDENCE LEVEL; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)

DEAN EXLINE, PLS LICENSE NO. L-4375

SURVEYOR CERTIFICATION

I, DEAN D. EXLINE , CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (BOUNDARY LINES DEFINED BY INFORMATION AS SHOWN HEREON) ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN RECORD INFORMATION REFERENCED HEREON; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 0.030 METER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING A COMBINATION OF GPS STATIC, GPS RTK NETWORK AND TRADITIONAL POSITIONING METHODS; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 18TH DAY OF OCTOBER, A.D., 2012.

DEAN D. EXLINE, PLS LICENSE NO. L-4375

10/31/12

MARKET STREET -- US 17 BUSINESS
100' PUBLIC RIGHT OF WAY

LEGEND
- O = IRON PIPE OR ROD FOUND(WITH DESCRIPTION)
- ☐ = CONCRETE MONUMENT FOUND
- ◉ = 5/8" REBAR SET

DEED AND MAP REFERENCE:
MAP BOOK 47 PAGE 241
MAP BOOK 45 PAGE 224
DEED BOOK 5527 PAGE 1251

TREE INDEX

SPECIES	QUANTITY
PINE TREES	6
CHERRY TREES (BLACK CHERRY)	172
GUM TREES	12
CRAPE MYRTLE TREES	13
MAGNOLIA TREES	2
OAK TREES	17
CEDAR TREES	1
TOTAL AMOUNT OF TREES	223

GRAPHIC SCALE
0 10 20 40 60
SCALE: 1"=20'

DATE: 10/31/2012
SCALE: 1"=20'
DRAWN: MPG
CHECKED: DDE
PROJECT NO: 12047

TREE LOCATION SURVEY
OF
LOT 2-R & LOT 3-R1
PREPARED FOR
G & G PROPERTIES 2, LLC
WILMINGTON TOWNSHIP, NEW HANOVER COUNTY, NORTH CAROLINA

ecoInnovation, PC
Consulting Surveyors
311 Judges Road, Suite 3D
Wilmington, North Carolina 28405
910.799.0099 Voice
910.799.3327 Fax
NCBELS Firm Number C-2881
www.geoinv.com

CLIENT:
G & G PROPERTIES 2, LLC
719 SOUTH COLLEGE ROAD
WILMINGTON, NC 28406

SHEET NO: 1
OF: 1

FOR MAJOR OR MINOR SITE PLAN APPROVAL

City of Wilmington, NC
Planning Division

P. O. Box 1810, 305 Chestnut St, Wilmington, NC 28402
Telephone: (910) 254-0900 FAX: (910)341-3264

Section A. *SITE DATA SHEET*

DEVELOPMENT NAME: FIAT OF WILMINGTON
STREET ADDRESS: 6415 / 6421 MARKET STREET
NEW HANOVER COUNTY TAX PARCEL IDENTIFICATION # (PARID):
R04300-001-036-000 / R04300-001-037-000
ZONING DISTRICT(S): RB **TOTAL SITE ACRES:** 3.26
PROPOSED ZONING DISTRICT: RB

CLIENT (Owner or Developer):
Name(s) GBG PROPERTIES 2, LLC / JOHN GILLIGAN
Address: 219 COLLEGE ROAD
WILMINGTON, NC 28406 ZIP
Telephone: / FAX: N/A
E-Mail Address:

CONSULTANT/AGENT (Person to contact regarding questions or revisions to the plan):
Name(s) BRAD SEDGWICK, PE / JBS CONSULTING, PA
Address: 7332 COTESWORTH DRIVE
WILMINGTON NC 28405 ZIP
Telephone: 910-619-9990 FAX: N/A
E-Mail Address: BRADSEDGWICK@hotmail.com

NOTE: IF IN A SPECIAL USE ZONING DISTRICT OR SUP, PLACE THE COMPLETE LIST OF ZONING CONDITIONS ON THE PLAN.

ALL PLANS:
PROPOSED BUILDING USE: AUTO DEALERSHIP
PROPOSED TOTAL BUILDING AREA AND EXISTING AREA IF EXPANSION (sq. ft. gross):
MAX. BUILDING HEIGHT: 18 FT
IF GROUP HOUSING (Apts. / Condo), LIST HEIGHTS OF EACH BUILDING TYPE:
NUMBER OF BUILDINGS: 1
OFF STREET PARKING: REQ'D SPACES: 37 PROVIDED SPACES: 37
PARKING GROUP/STANDARD APPLIED: (i.e. "1 space per 300 s.f. building area"):

APT. / CONDO/TOWNHOME: # 1BR Units: ___ 2BR: N/A 3BR: ___ 4BR ___

This site is subject to conditions of approval from a Board of Adjustment, rezoning, subdivision, or prior preliminary site plan action:
YES ___ **NO** X File number:

NOT REQ'D PER TAPA

A Traffic Impact Analysis (TIA) is required with the submittal of an application where more than 100 vehicle trips during any peak hour anticipated? The **AM PEAK HOUR** is: ___. The **PM PEAK HOUR** is: ___
The **ITE Land Use Number** used is: ___. No application will be reviewed without the submittal of the TIA, when required.

Is the site within the Special Highway Overlay District? YES ___ **NO** X. **Is the site subject to any Corridor Overlay Districts? YES** ___ **NO** ___. If yes, which one?

OWNER'S SIGNATURE*: *In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City. I hereby designate* BRAD SEDGWICK, PE *to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.*

Signature/Date:

Section B. *SUBMITTAL CHECKLIST AND PROCEDURE*

(1) PLANS MAY BE SUBMITTED TO THE PLANNING DIVISION, 3RD FLOOR, 305 CHESTNUT STREET IN DOWNTOWN WILMINGTON.

(2) AN APPLICATION WILL NOT BE ACCEPTED WITHOUT MEETING WITH A PLANNER OR PROJECT MANAGER. BEFORE SUBMITTING THE APPLICATION, ASK TO SEE A PLANNER OR PROJECT MANAGER.

Staff members will review your submittal package to ensure that the package is complete and all necessary information is shown on the plans. We don't want to waste your time logging a case into the system and sending out comments only to ask you for more information before we can really offer any substantive help. **Please do not simply leave your application materials with the receptionist**.

(3) IF A MINOR SITE PLAN, WITHIN 20 DAYS A PROJECT MANAGER WILL FORWARD COMMENTS TO YOU. IF A MAJOR SITE PLAN, YOU WILL BE SCHEDULED FOR REVIEW BY THE TECHNICAL REVIEW COMMITTEE (TRC) AT ITS NEXT AVAILABLE MEETING, TYPICALLY WITHIN 20 DAYS OF THE PRESCRIBED SUBMITTAL DEADLINE FOR MAJOR SITE PLAN REVIEW.

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). *Please check the list below carefully before you submit:*

- [x] **FILING FEE FOR SITE PLANS.**
  - Checks payable to the City of Wilmington. $723.28 per
  - Payments may be made by cash or check
- [x] **THIS APPLICATION FORM** completed (Section A) and signed by the **property owner** (agent cannot sign for owner).
- [x] **5 PAPER COPIES AND A DIGITAL COPY** (TIFF or PDF) of the proposed minor or major site plan
- [ ] **COPIES OF PREVIOUS BOARD OF ADJUSTMENT ACTION, SPECIAL USE PERMIT OR CERTIFICATE OF APPROPRIATENESS** (if applicable) N/A

Section C. *DATA TO BE SHOWN ON PLANS*

(a) Sheet size.

The preliminary site plan shall be drawn on one of three (3) standard sheet sizes. These are:
- Eighteen (18) by twenty-four (24) inches;
- Twenty-four (24) by thirty-six (36) inches; ✓
- Thirty (30) by thirty-six (36) inches;

(b) Key Information.

- [x] 1. A vicinity sketch or key map at a scale of not more than one thousand (1000) feet to the inch, showing the position of the development /subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the site plan;
- [x] 2. True north arrow, with north being at the top of the map;
- [x] 3. Scale of the map using engineer's scale (1"=10', 1"=50', etc.) both graphic and numeric and date of preparation, including all revision dates;

(c) Title Block/Site Data Tabulation

- [x] 1. The name of the development, name of the owner and agent, name, address and telephone number of the designer who prepared the plan;

- ☑ 2. Project address, PARID number, project name, phase and recorded lot number;
- ☑ 3. Zoning district(s), overlay district(s) designation;
- ☑ 4. Building setbacks, required and proposed;
- ☑ 5. Total amount of acreage within the project boundaries;
- ☑ 6. Building size, both existing and proposed, with square footage, calculations for building lot coverage, number of units, number of buildings, building height and the number of stories and square feet per floor;
- ☑ 7. Total amount and percent of impervious surface areas, before and after development;
- ☑ 8. Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination;
- ☑ 9. CAMA land use classification;

(d) General Information

- ☑ 1. Names of property owners of adjacent properties or subdivisions of record;
- ☑ 2. Zoning and land use of adjacent properties or subdivisions of record;
- ☑ 3. Proposed streets, existing and platted streets on adjoining properties and in the proposed development with right-of-way widths and cross sections;
- ☑ 4. Corporate limits;
- ☑ 5. Existing easements, widths, purposes noted, public or private and book and page numbers;
- ☑ 6. Location and size of proposed parks, school sites, recreational areas or open spaces, and designation of future ownership and/or dedication;
- ☑ 7. Current accurate topographical information based on mean sea level datum, with contour interval of less 2.0 feet or less;
- ☑ 8. Identify if in a special highway overlay district or any other zoning overlay district;

(e) Building, Structure and Use Information

- ☑ 1. Building elevations that show maximum height from natural and finished grade, buildings to be removed;
- ☑ 2. All outdoor uses proposed, including but not limited to accessory uses or structures, storage, water and wastewater facilities, cemeteries, and signage;
- ☑ 3. Location of all existing and proposed buildings, including setbacks from property lines;
- ☑ 4. Location of refuse, service, loading, utility service areas, and display areas;
- ☑ 5. Show that all utilities, both public and private, that serve a project shall be underground;
- ☑ 6. Show/locate all heating and air equipment, telephone boxes, etc.

(f) Traffic Engineering

- ☑ 1. Existing street names, together with state road numbers if applicable;
- ☐ 2. General horizontal alignment of existing and proposed streets and thoroughfares, showing centerline minimum radii, pavement width, surface materials, curb and gutter, ditches and shoulder widths;
- ☑ 3. Existing and proposed sidewalks, on both public streets and within site; EXISTING
- ☑ 4. Cross-sections of typical proposed streets and parking area;
- ☑ 5. Dimensions of medians, median openings, curb radii;
- ☑ 6. Vertical alignment of streets only when deemed necessary by the Traffic Engineer to properly determine the safety of proposed streets or driveways;
- ☑ 7. Sight triangles as set forth in Section 18-556 and Article 15, Definitions, including any structures within them;
- ☐ 8. Any rights-of-way proposed to be closed; N/A
- ☑ 9. Proposed private streets, dimensions and curb treatments;
- ☑ 10. Existing and proposed parking areas, bay dimensions, aisle dimensions and summary of required and provided parking;
- ☑ 11. Cross section and diagram of each floor of a parking structure; N/A
- ☑ 12. Wheel stops and other traffic barriers;
- ☑ 13. Location and dimensions of loading and unloading areas;
- ☑ 14. Location of any off-site parking; N/A
- ☑ 15. Show driveways for adjacent lots and lots across the street;
- ☑ 16. The proposed driveway must be dimensioned to both property corners;
- ☐ 17. Note whether existing driveways will be closed; N/A
- ☑ 18. Show or note street intersections within 500' of the site;
- ☐ 19. Show appropriate City standard driveway detail on plan; N/A - DRIVEWAY OFF PRIVATE DRIVE
- ☑ 20. Show parking lot and driveway geometric dimensions and radii;

21. Show all required turn lanes, with details; N/A
22. Show all existing and proposed traffic control devices (including signals, signs, parking meters, and pavement markings);
23. Parking lot must meet requirements of standard details SD 15-10 and 15-11 for parking lots under 25 stalls; N/A
24. Show all pedestrian crossings, existing and proposed;
25. Show any other information needed to accurately depict the proposed improvements;
26. An approved NCDOT driveway permit, where applicable. Plans for a NCDOT driveway permit must be drawn to a scale of 1"=20', 1"=30', 1"=40" or 1"=50' only; N/A

(g) Landscaping Plan

1. Date of plan preparation;
2. Project name and description of land use;
3. Project owner and mailing address;
4. Scale of 1" = 100' or less;
5. North arrow;
6. Approximate locations and species of all existing hardwood trees at least eight (8) inches DBH, all conifer trees at least twelve (12) inches DBH, and all dogwoods and American Hollies at least four (4) inches DBH. The canopy drip lines of those trees shall be delineated. If groves of protected trees exist that will not be removed or disturbed, it is permitted to label the grove as such on the map, stating the approximate number of protected trees and species mix, without specifying data on each individual tree;
7. Locations, dimensions, and square footages of required buffer strips, street yard plantings, parking lot landscaping, and building foundation plantings;
8. Details of required landscaping showing species, dimensions, and spacing of planted materials and the use and protection of existing vegetation;
9. All existing and proposed utilities and if applicable, their associated easements;
10. Location and square footage of structures and parking lots;
11. Adjacent zoning districts and uses;
12. Approximate locations of all trees greater than eight (8) inches DBH within required buffers and of all areas of natural vegetation to be used as part of the buffer and within a 20-foot strip along the site perimeter;
13. Setbacks of all structures and specifications and shielding of certain uses as required;
14. Calculations for the number of trees proposed per acre disturbed (a minimum of fifteen (15) trees per acre disturbed are required);
15. Tree preservation/removal permit attached or included with the site plan;

(h) Environmental Requirements (where applicable)

1. Floodplain information, including base flood elevation, elevation of lowest floor proposed for development, 100-year flood boundary, floodway and floodway fringe areas, indicating source of information; N/A
2. Conservation Overlay District information including type/amount of conservation resource, worktable for determining required conservation space and developable land, setbacks from conservation space (both required and proposed); N/A
3. State and federal wetlands designated on the site; N/A
4. Mean high water line; N/A
5. Erosion control plans;

(i) Stormwater Information

A Schematic stormwater drainage plan is required. The detail on the schematic must provide a clear concept of the existing and proposed channels, pipes, watercourses, and retention/detention on and adjacent to the site. Directions of flow are to be included. Sizes are to be approximate. Complete engineering specifications and calculations will be required when an application is made for a stormwater discharge permit or drainage plan approval, as applicable. The following components should appear on the site plan:

1. Existing and proposed site improvements to convey stormwater;
2. Proposed off-site improvements to convey stormwater;
3. Connection to existing public or private systems downstream and upstream;
4. Places where runoff enters the site from adjacent area and how it will be conveyed;
5. Proposed and existing retention/detention systems on or serving the site;
6. Existing and proposed drainage easements indicated as public or private including approximate widths;
7. Existing and proposed contours with intervals of 2' or less;
8. Existing and proposed impervious surface area;

- ☑ 9. Approximate disturbance area shown and reported;
- ☑ 10. Approximate delineation of the 100-year flood plain; N/A
- ☐ 11. Approximate delineation of any Federally regulated wetlands on the site;
- ☑ 12. Indicate any known drainage problems in and downstream of the site (clogged systems, undersize systems, recurring flooding in the immediate and adjacent area); N/A
- ☑ 13. Indicate the classification (SC, SA, etc.) and name of the State regulated water body serving the watershed where the site is located if the site disturbance area equals or exceeds one acre;
- ☑ 14. Indicate if innovative or unusual methods will be employed to meet applicable State or Federal requirements;

(j) Public Utility Information.

- ☑ Existing and proposed sanitary sewers, manholes, clean-outs, water lines, natural gas lines, stubs, fire hydrants, fire lines, valves, backflow prevention devices showing make and model, meters, with pipe sizes and locations indicated as applicable;
- ☑ Profiles of sanitary sewer lines only if required by the Public Utilities Director to properly determine the feasibility of a proposed system;
- ☑ Well and septic tank locations, community septic system facilities where applicable; N/A
- ☑ Force mains, pump stations if applicable; N/A
- ☑ Location of fire hydrants, existing and proposed; 3 TYP

(k) Special Information.

- ☑ 1. Contact the North Carolina One Call Center prior to doing any digging. 1-800-632-4949
- ☑ 2. The BellSouth contact is Steve Dayvault he is the Building Industry Consultant (910) 392-8712. Please contact him prior to stating the project in order to facilitate good communication and maximum flexibility.
- ☑ 3. The process for telephone cable placement:
  - Final grade will need to be established.
  - Power will place their cable first – they go in at about 3 ft deep.
  - BellSouth / cable TV will then place their cable at approx. 2 ft deep.

(l) Notes to be included on final site plans.

- ☑ 1. Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, tools, materials, or vehicles are permitted within the tree protection fencing;
- ☑ 2. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
- ☑ 3. Once streets are open to traffic, contact Traffic Engineering (Richie Brown) to request installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
- ☑ 4. 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.
- ☑ 5. Contact Tom Platt with Traffic Engineering at 341-7888 to ensure that all traffic signal facilities and equipment are shown on the plan. Add a note to call Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.
- ☑ 6. Any broken or missing sidewalk panels will be replaced.
- ☑ 7. Contact Karen Dixon at 341-7888 to discuss street lighting options.
- ☑ 8. Project shall comply with City of Wilmington Cross Connection Control requirements. Water meter(s) cannot be released until all requirements are met and the State has given their Final Approval. Call 343-3910 for information.
- ☑ 9. If the contractor desires City water for construction he shall apply in advance for this service and must provide a reduced pressure zone (RPZ) backflow prevention device on the developer's side of the water meter box.
- ☑ 10. Any irrigation system supplied by City water shall comply with the City's Cross Connection Control regulations. Call 343-3910 for information.
- ☑ 11. Any backflow prevention devices required by the City will need to be on the list of approved devices by USCFCCCHR or ASSE.

FIRM OF WILMINGTON
Dmo 10/30/12

$723.28 $1000.00

CITY OF WILMINGTON NORTH CAROLINA

THE FOLLOWING ITEMS ARE THE MINIMUM REQUIREMENTS FOR PLAN ACCEPTANCE. ANY MISSING ITEMS WILL RESULT IN AN INCOMPLETE APPLICATION WHICH WILL BE DENIED ACCEPTANCE FOR MAJOR OR MINOR SITE PLAN REVIEW.

Plan Review Type:

- ☑ **MAJOR SITE PLAN (TRC MEETING & REVIEW)** (Greater than 2 acres or over 10,000 gross square feet)
- ☐ **MINOR SITE PLAN REVIEW (TRC REVIEW)** (Less than 2 acres or less than 10,000 gross square feet)

Key Information:

- ☒ A vicinity sketch or key map; INCLUDE ON SITE PLAN
- ☐ True north arrow, with north being at the top of the map;
- ☒ Scale of the map using engineer's scale both graphic and numeric;

Title Block/Site Data Tabulation:

- ☑ Name of the development;
- ☑ Name of the property owner;
- ☑ Name, address and telephone number of the designer who prepared the plan;
- ☒ Project address; INCLUDE ON TITLE BLOCK
- ☑ PIN number or Tax Parcel Number;
- ☑ Zoning district;
- ☑ Building setbacks, required;
- ☐ Building setbacks, proposed;
- ☑ Total amount of acreage within the project boundaries;
- ☑ Building size (square footage), both existing and proposed;
- ☑ Calculations for building lot coverage;
- N/A ☐ Number of units; (and number of bedrooms per unit if multi-unit residential)
- ☑ Number of buildings;
- ☐ Building height;
- ☐ Number of stories and square feet per floor;
- ☐ Total amount and percent of impervious surface areas, before and after development;
- ☐ Off street parking calculations based on use;
- ☐ Minimum parking required; 1 SPACE/500 SF GFA
- ☐ Maximum parking required; 150% OF MIN.
- ☑ CAMA land use classification;

General Information:

- ☐ Names of property owners of adjacent properties;
- ☐ Zoning and land use of adjacent properties;
- N/A ☐ Proposed streets with cross sections, existing and platted streets on adjoining properties and in the proposed development with right-of-way widths;
- N/A ☐ Location and size of proposed recreational areas or open spaces;
- ☐ Existing easements: MAKE SURE THEY ARE ON PLAN
  - ☐ Widths;
  - ☐ Purposes noted;
  - ☐ Public or private;
  - ☐ Book and page numbers;
- ☐ Current accurate topographical information based on mean sea level datum;
- N/A ☐ Identify if in a special highway overlay district or any other zoning overlay district;

Building, Structure and Use Information

- ☐ Location of solid waste disposal;

Other required Information:

- ☐ General location, ownership and size of existing:
  - ☐ Water;
  - ☐ Sanitary Sewer;
  - ☐ Storm drainage lines or systems;
  - ☐ Fire Hydrants;
- N/A ☐ FEMA 100-year floodplain line
- ☐ Existing parcel lines for the entire tract SHOW ALL PROPERTY LINES SINCE 2 LOTS
- ☐ General locations only, with sizes of proposed:
  - ☐ Water lines;
  - ☐ Fire hydrants;
  - ☐ Sewer lines;
  - ☐ Storm drainage lines;
- ☐ ~~Please provide the Water and Sewer Capacity needs (current and proposed zoning) with calculations in gallons per day based on state guide lines.~~
  - ~~☐ Water: _____ GPD (current use)~~
  - ~~☐ Water: _____ GPD (proposed use)~~
  - ~~☐ Sewer: _____ GPD (current use)~~
  - ~~☐ Sewer: _____ GPD (proposed use)~~
- ☐ Site Inventory map as required; INCLUDE APPLICATION WITH SUBMITTAL
- ☐ Tree Inventory, if required by the LDC, shall indicate trees to be preserved and those proposed for removal. This information shall be combined with an overlay of the proposed site layout. The tree inventory must be certified by a registered land surveyor. See References 18-133 & 18-455.

QUESTION - SITE DATA LISTS EXISTING PARKING, AREN'T THESE LOTS VACANT?

THE LANDSCAPE PLAN MUST BE SUBMITTED PRIOR TO FINAL APPROVAL OF CONSTRUCTION PLANS Revised 8-23-2011

PREVIOUS IMPERVIOUS