NOTES:

1. FLOOD ZONE LINES DIGITIZED FROM N.H.C. GIS.
2. TOPO LINES DIGITIZED FROM SURVEY BY STUART BENSON, CAPE FEAR ENGINEERING BASED ON NAVD 29.
3. ALL NEW LANDSCAPING SHALL COMPLY WITH THE CITY OF WILMINGTON LANDSCAPE ORDINANCE.
4. IT IS THE OPINION OF THE APPLICANT THAT NO PROBLEMS OF DRAINAGE OR TOPOGRAPHY EXIST ON THIS SITE.
5. CONSTRUCTION & GRADING WILL NOT DISTURB ANY WETLAND RESOURCES OR CONSERVATION SETBACKS.
6. NO EASEMENTS OR PUBLIC RIGHTS-OF-WAY (OTHER THAN THOSE SHOWN) HAVE BEEN IDENTIFIED.
7. NO CONSERVATION RESOURCES HAVE BEEN IDENTIFIED ON THIS SITE.
8. NO OBSTRUCTION SHALL BE PERMITTED BETWEEN 30" & 10' HIGH WITHIN THE SIGHT DISTANCE TRIANGLE.
9. MINIMUM HEIGHT FOR SHRUBS AT THE DUMPSTER SCREEN IS 36" HIGH.

LANDSCAPING CALCULATIONS:

PRIMARY STREETYARD (KERR AVE.):

SEC. 18-477
REQUIRED (PER 600 SF) = 1 CANOPY/SHADE TREE, 6 SHRUBS

1/2 STREETYARD MULTIPLIER = 9 (MAX. 13.5 / MIN. 4.5)
TOTAL SF = 9 x 75' = 675
REQUIRED – 1 CANOPY TREE or 3 UNDERSTORY, 6 SHRUBS
PROVIDED – 3 UNDERSTORY, 6 SHRUBS

INTERIOR LANDSCAPING:

SEC. 18-481

- PARKING FACILITY SHALL BE SHADED BY CANOPY TREES TO PROVIDE AT LEAST 20% PARKING LOT COVERAGE AT MATURITY.
- PROVIDE AT LEAST ONE TREE PER 12'x18' PLANTING ISLAND.
- AT LEAST 75% OF TREES PROVIDED UNDER INTERIOR LANDSCAPING SHALL BE A LARGE SHADE/CANOPY SPECIES.
- MAXIMUM DISTANCE FROM A SHADE TREE TO A PARKING SPACE = 120'.

PARKING LOT AREA = 10,200 SF
REQUIRED COVERAGE (20%) = 0.20 * 10,200 SF = 2040 SF
PROVIDED COVERAGE: 2 TREES * 707 SF/EA = 1414 SF
4 TREES * 314 SF/EA = 1256 SF
TOTAL = 2670 SF

OVERALL SITE REQUIREMENT:

REQUIRED: 15 TREES/DISTURBED ACRE
REQUIRED = 15 * (10,200/43,560) = 4 TREES
PROVIDED = 9 TREES

NEW LANDSCAPE LEGEND:

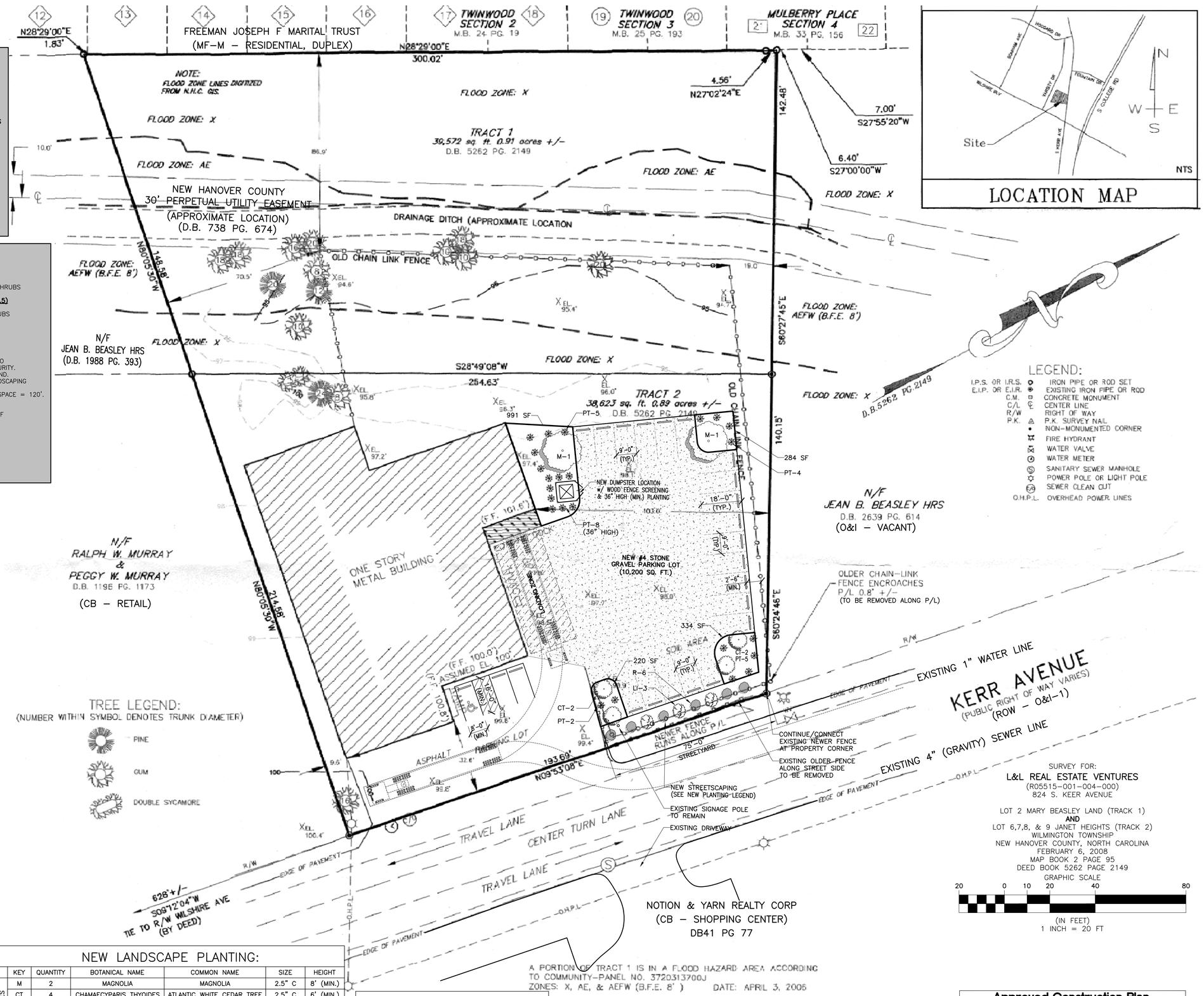
	MAGNOLIA
	CHAMAECYPARIS THYOIDES
	CRATE MYRTLE TREE
	AZALEA SHRUB
	PITTOSPORUM

PARKING TABLE:

RETAIL USE:	3,000 SQ. FT. MINIMUM: 7.5 (1 PER 400 S.F.) MAXIMUM: 15 (1 PER 200 S.F.) PROPOSED: 8
WAREHOUSE USE:	6,000 SQ. FT. MINIMUM: 6 (1 PER 1,000 S.F.) MAXIMUM: N/A PROPOSED: 6
NIGHTCLUB USE:	2,000 SQ. FT. (36 SEATS – 1 PER 4 SEATS) MINIMUM: 9 MAXIMUM: N/A (1 PER 2.5 SEATS) PROPOSED: 9

SITE DATA TABLE:

PROPERTY OWNER:	L&L REAL ESTATE VENTURES 3703 WRIGHTSVILLE AVENUE WILMINGTON, NC 28403
PID NUMBER:	R05515-001-004-000
ZONING DISTRICT:	COMMUNITY BUSINESS (CB)
REQUIRED SETBACKS:	FRONT: 20' SIDE: 0' REAR: 10'
BUILDING SETBACKS:	FRONT: 32.6' LEFT: 96.0' RIGHT: 103.0' REAR: 86.9'
BUILDING SIZE:	EXISTING: 11,900 SF
TOTAL ACREAGE:	TRACT 1: 0.89± TRACT 2: 0.91± TOTAL: 1.80±
BUILDING LOT COVERAGE:	(11,900/78,195) = .15 (15%)
NUMBER OF BUILDINGS:	1
BUILDING HEIGHT:	EXISTING
IMPERVIOUS SURFACE:	EXISTING: 16215 SQ. FT. (21%) NEW: 16215 SQ. FT. (21%)
CAMA LAND USE:	URBAN



NEW LANDSCAPE PLANTING:

	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
TREES	M	2	MAGNOLIA	MAGNOLIA	2.5" C	8' (MIN.)
	CT	4	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR TREE	2.5" C	6' (MIN.)
	LI	3	LAGERSTROEMIA INDICA	CRAPE MYRTLE	2.5" C	6' (MIN.)
SHRUBS	R	6	RHODODENDRON	AZALEA SHRUB	18"	18" (MIN.)
	PT	8	PITTOSPORUM TOBIRA	PITTOSPORUM	36"	36" (MIN.)
	PT	16	PITTOSPORUM TOBIRA	PITTOSPORUM	18"	18" (MIN.)

WATER & SEWER CAPACITY NEEDS:

CURRENT USE:	WATER: 0 GPD (VACANT) SEWER: 0 GPD (VACANT)
PROPOSED USE:	WATER: 29 GPD (RETAIL & TAPROOM) SEWER: 15 GPD (RETAIL & TAPROOM)

NOTE:
ORIGINAL SURVEY INFORMATION PROVIDED BY CAPE FEAR SURVEYING SERVICES, DATED APRIL 3, 2006.

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

REVISIONS:	
DATE:	DESCRIPTION:
02/17/14	FINAL

SITE WORK FOR:
WILMINGTON HOMEBREW
824 SOUTH KERR AVENUE
Wilmington, North Carolina

Reuben Derrick Watson
Design Services
Tel. 910 - 264 - 4154
rdwatson2978@yahoo.com

SHEET:
C1
OF: 1