

SITE DATA TABLE:

ADDRESS:	126 SEBRELL
PARCEL ID:	R06207-004-016-000
TOTAL PROJECT AREA:	21,958 SF (0.50 AC.)
EXISTING ZONING:	CB
CAMA LAND CLASSIFICATION:	WATERSHED RESOURCE PROTECTION
PROPOSED USE:	ART GALLERY/RETAIL
NUMBER OF BUILDINGS:	1 (1-Story)
BUILDING HEIGHT:	16'
BUILDING AREA (GROSS SF):	1,188 SF
EXISTING:	
BUILDING LOT COVERAGE:	
EXISTING:	6.54%
PROPOSED:	5.72%

SETBACK REQUIRED -	PROVIDED
FRONT - 20'	41'
REAR - 10'	285'
SIDE - 0, *20'	15'

* MIN WHEN ABUTTING RESIDENTIAL

EXISTING IMPERVIOUS AREAS	
EXISTING BUILDINGS	1,437 SF
TOTAL	1,437 SF(6.54%)
PROPOSED IMPERVIOUS AREA	
BUILDING	1,255 SF
PROPOSED PARKING	3,830 SF
SIDEWALK	356 SF
TOTAL	5,441 SF (24.82%)

LIMITS OF DISTURBANCE: 0.23 Ac.

OFF-STREET PARKING REQUIREMENTS

RETAIL USAGE (1 SP / 400 SF MIN., 1 SP / 200 SF MAX.)	REQUIRED 3-6 Spaces	PROVIDED 5 Spaces
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WATER/SEWER USAGE

	CURRENT	PROPOSED
SEWER	360 GPD	120 GPD (100 GPD/1,000SF)
WATER	400 GPD	132 GPD (110 GPD/1,000SF)

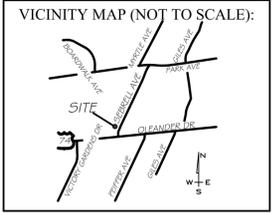
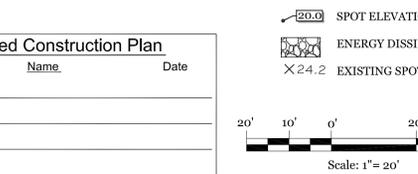
- DEVELOPMENT NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.
 - PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3203146 J, DATED 04/06/06
 - ELEVATIONS SHOWN PROVIDED BY "NAVD 88" BENCH MARK

- UTILITY NOTES:**
- EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS. EXISTING MAINS ARE SHOWN PER CPPIA GIS.
 - ALL UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
 - ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CPPIA TECHNICAL SPECIFICATIONS & STANDARDS.
 - PROJECT SHALL COMPLY WITH CPPIA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL". CALL 343-3910 FOR INFORMATION.
 - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CPPIA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCOCHR OR ASSE.
 - WATER & SEWER SERVICES CAN NOT BE ACTIVATED ON NEW MAINS UNTIL THE ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY THE PUBLIC WATER SUPPLY SECTION OF NCDENR AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY SECTION OF NCDENR.
 - IF CONTRACTOR DESIRES CPPIA 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.
 - WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED, SINGLE-STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL 1-800-462-4949.
 - CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO THE SAME QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
 - THE BELLSOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
 - THE PROCESS FOR TELEPHONE CABLE PLACEMENT: * FINAL GRADE WILL NEED TO BE ESTABLISHED. * POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. * BELLSOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
 - SOLID WASTE DISPOSAL IS TO BE ROLL-OUT CONTAINERS.

- TRAFFIC NOTES:**
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY & FOR DRIVEWAY ARE TO BE THERMOPLASTIC & MEET CITY AND/OR NCDOT STANDARDS.
 - 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.
 - CONTACT 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 A MIN. OF FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE R/W.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - CONTACT KAREN DIXON AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS. THE LANDSCAPING PLAN WILL BE NEEDED TO DETERMINE STREET LIGHT LOCATIONS.
 - TACTILE WARNING MATS TO BE INSTALLED AT ALL WHEELCHAIR RAMPS.
 - A LANDSCAPING PLAN, INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION AND PARKS & RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT. PLAN SHALL ADHERE TO SD 15-17.

LEGEND

---	PROPERTY LINE
- - - -	EASEMENT
---	PROPOSED WATER
---	PROPOSED SEWER
---	LIMITS OF DISTURBANCE
---	TEMPORARY SILT FENCE
---	RUNOFF DIRECTION
20.0	SPOT ELEVATION
[Symbol]	ENERGY DISSIPATER
X 24.2	EXISTING SPOT GRADE



REVISIONS

INTRACOASTAL ENGINEERING, PLLC
 91 Pelican Point Road
 Wilmington, North Carolina 28409
 Phone: 910.409.3567
 Email: Charlie@intracoastalengineering.com
 License Number P-0662

PRELIMINARY SITE PLAN FOR FIGMENTS COTTAGE
 126 SEBRELL AV.
 WILMINGTON, NORTH CAROLINA

PRELIMINARY PROFESSIONAL SEAL
 NORTH CAROLINA PROFESSIONAL ENGINEER
 CHARLES D. CATZLER
 03255

CLIENT INFORMATION:
 NEWCO, LLC
 6315 BOATHOUSE RD
 WILMINGTON, NC 28403
 910-202-8555

DRAWN:	CDC	SHEET SIZE:	24 x 36
CHECKED:	CDC	DATE:	07/14/2014
APPROVED:	CDC	SCALE:	1" = 20'
PROJECT NUMBER:	2014-013		

DRAWING NUMBER: **C-1** 1 OF 2

STORMWATER MANAGEMENT PLAN
APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE _____ PERMIT # _____
 SIGNED _____

Approved Construction Plan

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	