

VICINITY MAP (NOT TO SCALE)

NO.	DATE	DESCRIPTION

REVISIONS

INTRACOASTAL ENGINEERING, PLLC

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

SITE, & UTILITY PLAN
FOR
WATERLINE BREWING CO.
721 SURRY STREET
WILMINGTON, NORTH CAROLINA

PRELIMINARY CONSTRUCTION

NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
NO. 22565
D. CARTER

CLIENT INFORMATION:

WATERLINE BREWING CO. PO BOX 195 WILMINGTON, NC 28402 MR. ROB ROBINSON (757)269-3811
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DRAWN:	CDC	SHEET SIZE:	24 x 36
CHECKED:	CDC	DATE:	06/16/2014
APPROVED:	CDC	SCALE:	1:1=20
PROJECT NUMBER:	3014005		

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

SITE DATA TABLE:

ADDRESS:	721 SURRY ST.
PARCEL ID:	R05312-006-003-000
TOTAL PROJECT AREA:	47,615 SF (1.09 AC.)
CAMA LAND CLASSIFICATION:	URBAN
PROPOSED USE:	BREWERY/ARTIST STUDIO
NUMBER OF BUILDINGS:	2 (1 AND 2 Story)
BUILDING AREA (GROSS SF):	29
BUILDING AREA (NET SF):	20,640 SF
EXISTING PROPOSED:	20,640 SF
BUILDING LOT COVERAGE:	43.35%
EXISTING:	43.35%
PROPOSED:	43.35%

EXISTING IMPERVIOUS AREAS	18,628 SF
EXISTING BUILDINGS	12,530 SF
EXISTING PARKING	31,239 SF (65.61%)
EXISTING CONCRETE AREA	31,239 SF (65.61%)
TOTAL	31,239 SF (65.61%)
PROPOSED IMPERVIOUS AREA	18,628 SF
BUILDING PROPOSED	11,830 SF
PROPOSED PARKING	530 SF
SIDEWALK	30,368 SF (63.08%)
TOTAL	30,368 SF (63.08%)

OFF-STREET PARKING REQUIREMENTS

BREWERY USAGE	REQUIRED 12 Spaces	PROVIDED 8 Spaces
ARTIST STUDIO	0 Spaces	0 Spaces

WATER/SEWER USAGE

SEWER	2,064 GPD (100GPD/1000SF)	2,244 GPD (109GPD/1000SF @14,640)
WATER	2,270 GPD (110GPD/1000SF)	2,480 GPD (110GPD/1000SF @14,640)
		(145GPD/1000SF @10,000)

DEVELOPMENT NOTES:

1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
2. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HAMPSHIRE COUNTY REGULATIONS.
3. PROJECT SHALL COMPLY WITH THE REAL ESTATE INSURANCE RATE ACT AND THE REAL ESTATE INSURANCE RATE ACT.
4. TPO SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES.
5. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFSCOR OR ASSE.
6. WATER & SEWER SERVICES CAN NOT BE ACTIVATED ON NEW MAINS UNTIL THE ENGINEERS CERTIFICATION AND AS-BUILTS ARE RECEIVED AND FINAL APPROVAL ENGINEERING CERTIFICATION ISSUED BY DIVISION OF WATER QUALITY SECTION OF NCDENR.
7. IF CONTRACTOR DESIRES CPWA 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.
8. WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 40 INSULATED, SINGLE-STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND WATER METER BOXES RESPONSIBLE FOR THE SECTION OF PIPES UNDER CONSTRUCTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL 1-800-AT-1800-62-4949.
9. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGE SHALL BE REPAIRED TO AT LEAST THE ORIGINAL CONDITION. DAMAGE SHALL BE REPAIRED TO AT LEAST THE ORIGINAL CONDITION.
10. THE BELLSOUTH CONTACT IS SIVE DANNY WALT. BUILDING INDUSTRY CONSULTANT. AT 910-992-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAINTAIN FLEXIBILITY.
11. THE PROJECT FOR THE PHONE CABLE PLACEMENT. FINAL GRADE WILL NEED TO BE BELLSOUTH & CABLETV WILL THEN PLACE THEIR CABLE. AT APPROXIMATELY 2' DEEP.
12. SOLID WASTE DISPOSAL IS DUMPSTER PICKUP BY PRIVATE CONTRACT AND TO BE LOCATED INSIDE LOADING DOCK ENCLOSURE.

TRAFFIC NOTES:

1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY & FOR DRIVEWAY ARE TO BE THE MOST LATEST & MEET CITY AND OR NC DOT STANDARDS.
2. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MCDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ENGINEERING. AT 341-9888 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 P.W.
3. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPAIRED BY THE CONTRACTOR.
4. CONTACT KAREN DIXON AT 341-9888 TO DISCUSS STREET LIGHTING OPTIONS. THE LANDSCAPING PLAN WILL BE NEEDED TO DETERMINE STREET LIGHT LOCATIONS.
5. TRAFFIC SIGNALS ARE TO BE INSTALLED AT ALL VEHICLE TURN LANE.
6. A LANDSCAPING PLAN, INDICATING THE LOCATION OF REQUIRED STREET TREES, SHALL BE SUBMITTED TO THE CITY OF WILMINGTON FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN. PLAN SHALL ADHERE TO SD 15-47.

LANDSCAPE NOTES:

1. STREET AND LANDSCAPING TO PROVIDE 3 STREET TREE PER 30' OF FRONTAGE.
2. SCREENS TO BE INSTALLED FROM 10' TO 15' HIGH PLANTED AT 10' ON CENTER.
3. HVAC LOCATION MAY REQUIRE SCREENING.

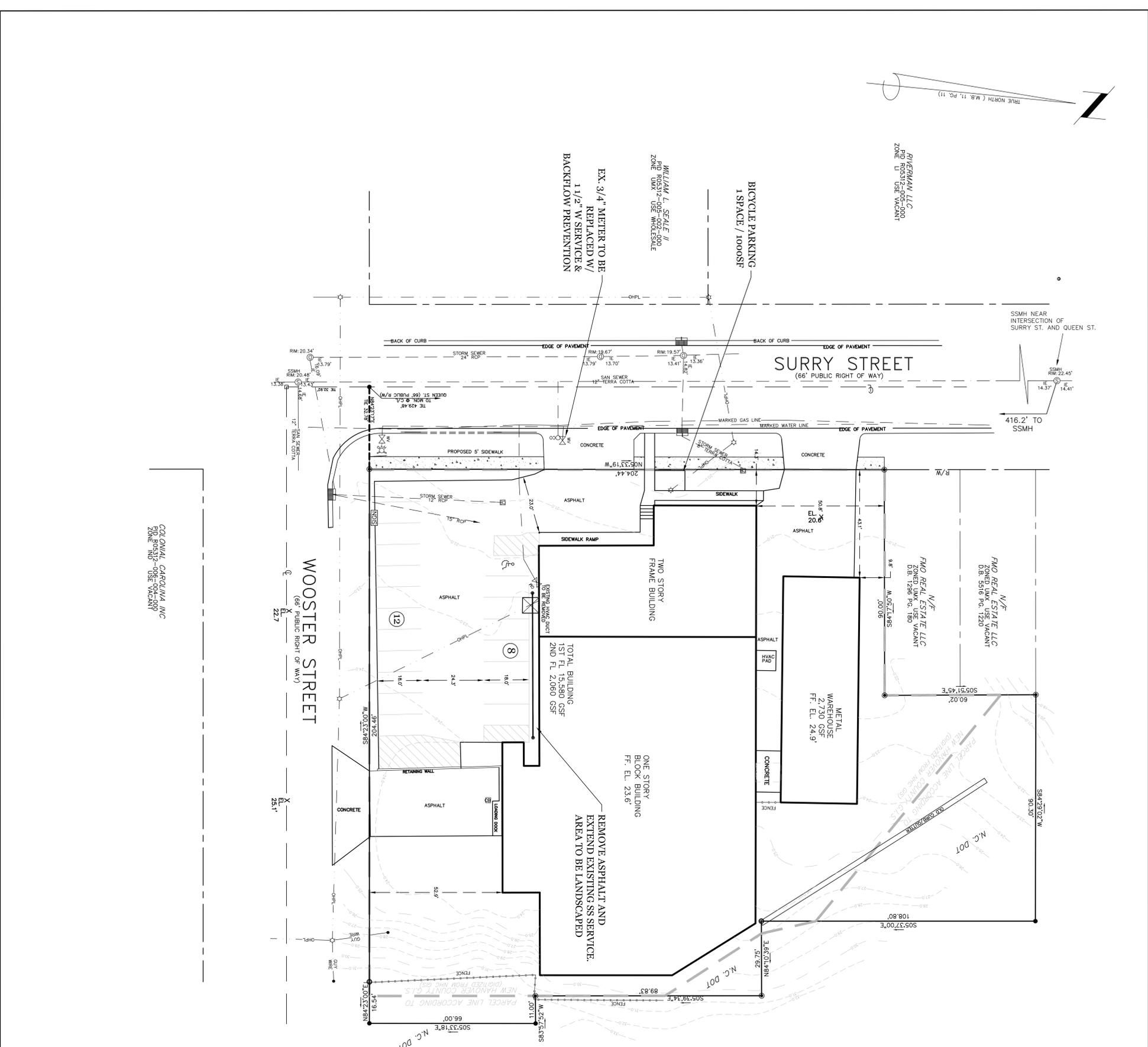
LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- EXISTING PAVEMENT
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE
- TEMPORARY TREE PROTECTION RIMOFF DIRECTION
- SPOT ELEVATION
- INLET PROTECTION
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- SAW CUT AND REMOVE EXIST. DRIVE / WALK
- LANDSCAPED PLANTING AREA (S)

385



Scale: 1"=20'



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