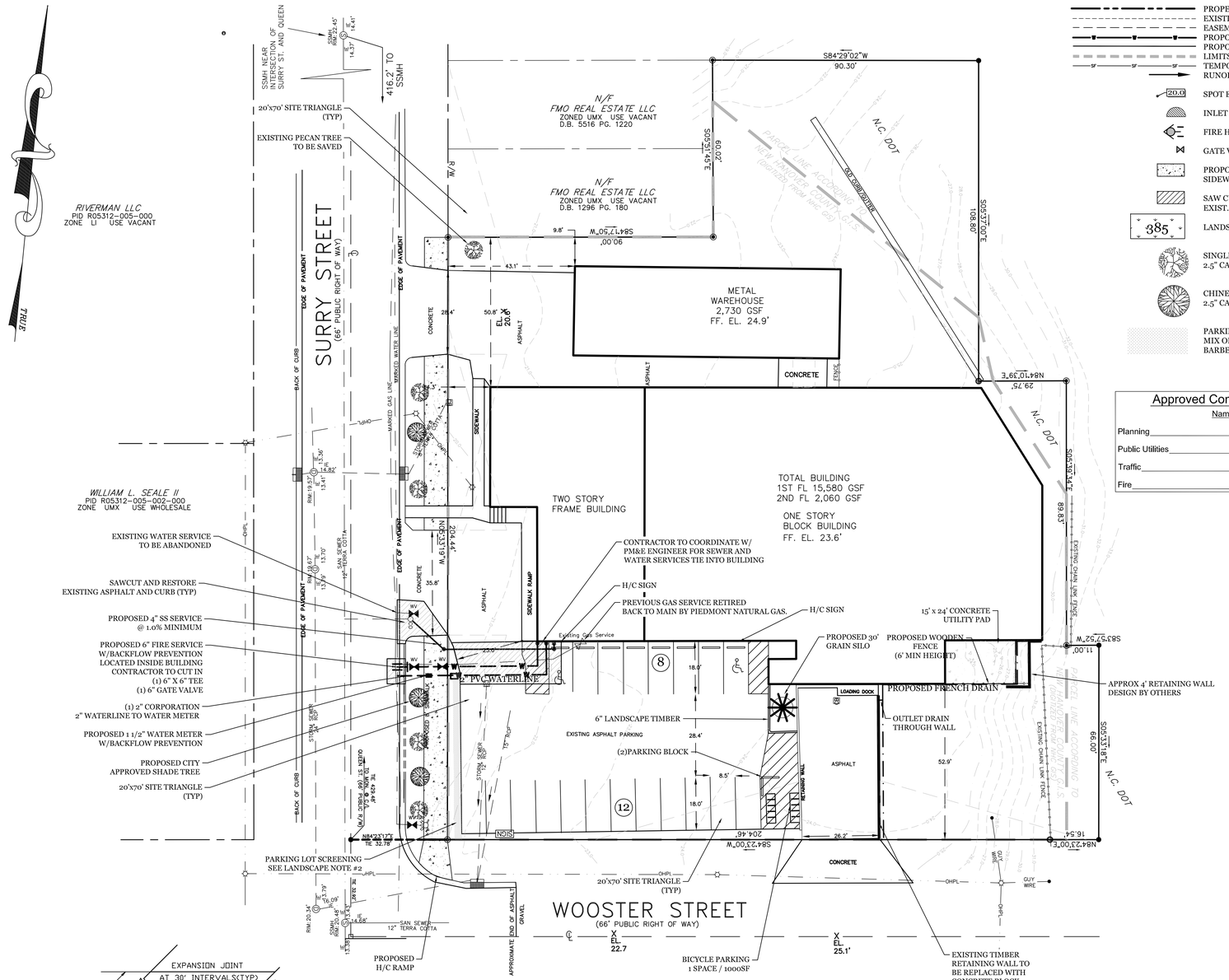


LEGEND

- PROPERTY LINE
- EXISTING PAVEMENT
- EASEMENT
- PROPOSED WATER
- PROPOSED SEWER
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE
- RUNOFF DIRECTION
- 20.0 — SPOT ELEVATION
- INLET PROTECTION
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- PROPOSED CONCRETE SIDEWALK
- SAW CUT AND REMOVE EXIST. DRIVE / WALK
- 385 — LANDSCAPED PLANTING AREA (SF.)
- SINGLE STEM 6'-8' CRAPE MYRTLE 2.5" CALIPER MINIMUM
- CHINESE PISTASHE 6'-8' 2.5" CALIPER MINIMUM
- PARKING LOT SCREENING TO BE A MIX OF 3' SHRUBS. LOROPETALEM, BARBERRY, BOXWOOD, NANDINA

Approved Construction Plan

	Name	Date
Planning		
Public Utilities		
Traffic		
Fire		

SITE DATA TABLE:

ADDRESS:	721 SURRY ST.		
PARCEL ID:	R05312-006-003-000		
TOTAL PROJECT AREA	47,615 SF (1.09 AC.)		
EXISTING ZONING	UMX		
CAMA LAND CLASSIFICATION	URBAN		
PROPOSED USE	BREWERY/ARTIST STUDIO		
NUMBER OF BUILDINGS	2 (1 AND 2-Story)		
BUILDING HEIGHT	25'		
BUILDING AREA (GROSS SF)			
EXISTING	20,640 SF		
PROPOSED	20,640 SF		
BUILDING LOT COVERAGE			
EXISTING	43.35%	PROPOSED	43.35%
SETBACK REQUIRED -	PROVIDED		
FRONT - 0'	14.9'		
REAR - 0'	2.3'		
SIDE - 0'	9.8'		
EXISTING IMPERVIOUS AREAS			
EXISTING BUILDINGS	18,626 SF		
EXISTING ASPHALT PARKING	12,083 SF		
EXISTING CONCRETE AREA	530 SF		
TOTAL	31,239 SF(65.61%)		
PROPOSED IMPERVIOUS AREA			
BUILDING (PROPOSED)	18,626 SF		
PROPOSED PARKING	12,083 SF		
CONCRETE AREA	890 SF		
TOTAL	31,599 SF (66.36%)		

OFF-STREET PARKING REQUIREMENTS

	REQUIRED	PROVIDED
BREWERY USAGE	0 Spaces	12 Spaces
ARTIST STUDIO	0 Spaces	8 Spaces
*BICYCLE PARKING PROVIDED	20 Spaces	20 Spaces

WATER/SEWER USAGE

	CURRENT	PROPOSED
SEWER	2,064 GPD (100GPD/1000SF)	2,244 GPD (100GPD/1000SF @14,640) (130GPD/1000SF @6,000)
WATER	2,270 GPD (110GPD/1000SF)	2,480 GPD (110GPD/1000SF @14,640) (145GPD/1000SF @6,000)

DEVELOPMENT NOTES:

1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
2. PROPOSED USES AT THIS TIME ARE ART GALLERY, TAP ROOM, AND BREWERY.
3. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.
4. PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720311700 K, DATED 06/02/06
5. TOPO SHOWN PROVIDED BY "NAVD 88" BENCH MARK

UTILITY NOTES:

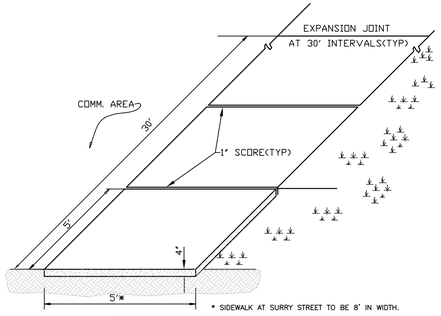
1. EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
2. ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
3. ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPUA TECHNICAL SPECIFICATIONS & STANDARDS.
4. PROJECT SHALL COMPLY WITH CFPUA 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.
5. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCCCHR OR ASSE.
6. 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.
7. IF CONTRACTOR DESIRES CFPUA 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.
8. 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.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
10. 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.
11. 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.
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 THERMOPLASTIC & MEET CITY AND/OR NCDOT STANDARDS.
2. 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.
3. 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.
4. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
5. CONTACT KAREN DIXON AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS. THE LANDSCAPING PLAN WILL BE NEEDED TO DETERMINING STREET LIGHT LOCATIONS.
6. TACTILE WARNING MATS TO BE INSTALLED AT ALL WHEELCHAIR RAMPS.
7. A LANDSCAPING PLAN, INDICAITNG 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.
8. ALL PARKING STALL MARKINGS AND LANE ARROWS WITH PARKING AREAS SHALL BE WHITE. WEATHERED PAVEMENT MARKINGS WILL BE REQUIRED TO BE RE-PAINTED.
9. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5888 FOR DETAILS.

LANDSCAPE NOTES:

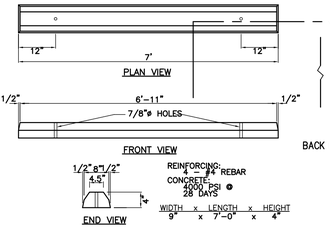
1. STREETYARD LANDSCAPING TO PROVIDE 1 STREET TREE PER 30' OF FRONTAGE. 4 TREES ARE REQUIRED ALONG WOOSTER ST., BUT PLAN REFLECTS A PAYMENT IN LIEU OF TREES PLANTED ALONG WOOSTER ST.
2. SURFACE PARKING LOT IF VISIBLE FROM ROW TO BE PROVIDED A MIN 3' HIGH PLANTED SCREEN.
3. UTILITY AND EQUIPMENT LOCATIONS ARE REQUIRED TO BE FULLY SCREENED.
4. PROPOSED VEGETATION WITHIN THE SITE TRIANGLE SHALL NOT INTERFERE WITH CLEAR VISUAL SITE LINES FROM 30"-10'.



STANDARD SIDEWALK DETAIL FOR COMMERCIAL AREAS

SD 8-15

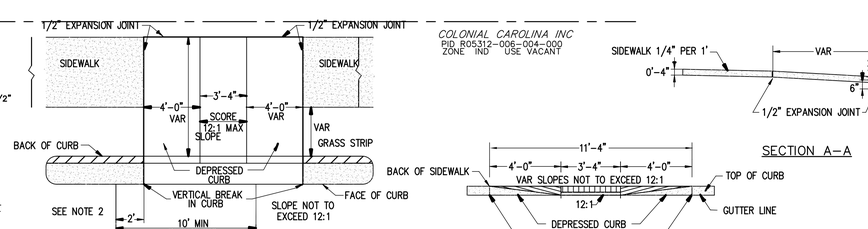
NOT TO SCALE



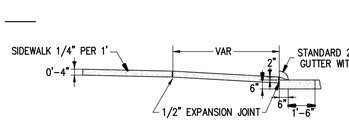
NOTE:
1. CONTRACTOR SHALL INSTALL PER CITY OF WILMINGTON TECHNICAL STANDARD PER SD 15-13
2. CONTRACTOR SHALL INSTALL WHEEL STOP 2.5' FROM SIDEWALK.

WHEEL STOP DETAIL

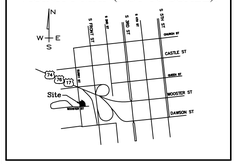
NTS



GUIDELINES FOR WHEELCHAIR RAMPS & DEPRESSED CURBS SD 8-10



VICINITY MAP (NOT TO SCALE):



REVISIONS

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Email: Charlie@intracoastalengineering.com
License Number P-0662

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032535 CHARLES D. CALER

PRELIMINARY NOT FOR CONSTRUCTION

CLIENT INFORMATION:

WATERLINE BREWING CO.
PO BOX 195
WILMINGTON, NC 28402
MR. ROB ROBINSON
(757)269-3811

DRAWN:	CDC	SHEET SIZE:	24 x 36
CHECKED:	CDC	DATE:	3/5/2015
APPROVED:	CDC	SCALE:	1" = 20'
PROJECT NUMBER:		2014-005	

DRAWING NUMBER: C-1

1 OF 4

20' 10' 0' 20' 40'
Scale: 1"=20'