

**SITE DATA TABLE:**

ADDRESS:	126 SEBRELL
PARCEL ID:	R08207-004-016-000
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:	1,188 SF
BUILDING LOT COVERAGE:	EXISTING 6.54% PROPOSED 5.72%

**SETBACK REQUIRED - PROVIDED**

FRONT - 20'	41'	265'
REAR - 10', *25'	15'	
SIDE - 0', *20'		

\* 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	359 SF
TOTAL	5,441 SF (24.82%)

**LIMITS OF DISTURBANCE:** 0.23 Ac.

**OFF-STREET PARKING REQUIREMENTS**

RETAIL USAGE (1 SF / 400 SF MIN., 1 SP / 200 SF MAX.)	REQUIRED 3-6 Spaces (1 HC)	PROVIDED 5 Spaces (1 HC)
BICYCLE PARKING	0	0

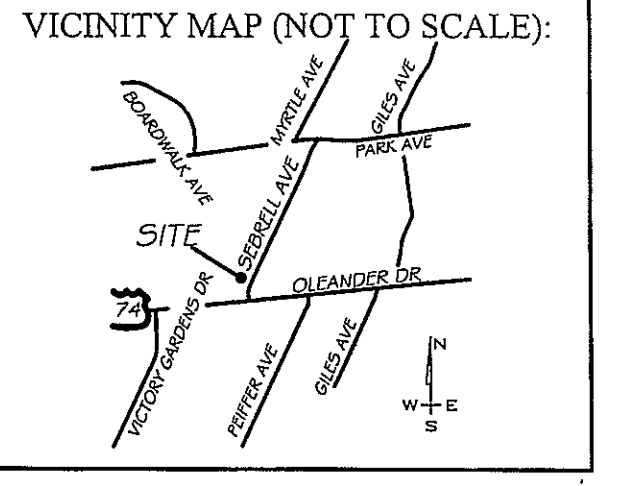
**WATER/SEWER USAGE**

SEWER	CURRENT 360 GPD	PROPOSED 120 GPD
WATER	CURRENT 400 GPD	PROPOSED 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 SITUATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 27203145 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 CFPWA GIS.
  - ALL UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
  - ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.
  - PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS CANNOT BE ACTIVATED ON NEW MAINS UNTIL THE 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 CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCPCOCHR OR ASSN.
  - 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 CFPWA 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 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 DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
  - THE BELL SOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-992-8714. 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. \* BELL SOUTH & 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 WHEEL CHAIR RAMPS.
  - A LANDSCAPING PLAN, INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION, PLANNING DIVISION AND PARKS & RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN. PLAN SHALL ADHERE TO SD 15-17.
  - ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
  - ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
  - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-8888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.



**REVISIONS**


**INTRACOASTAL ENGINEERING, PLLC**  
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 Wilmington, North Carolina 28409  
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 Email: charlie@intracoastalengineering.com  
 License Number P-0662

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

**CHARLES D. CATZ**  
 NORTH CAROLINA PROFESSIONAL ENGINEER  
 SEAL  
 032555  
 8-25-14

**CLIENT INFORMATION:**

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

RECEIVED  
 AUG 26 2014

PLANNING DIVISION  
 DRAWN: CDC SHEET SIZE: 24 x 36  
 CHECKED: CDC DATE: 08/25/2014  
 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	_____

