

**SITE DATA TABLE:**

ADDRESS:	126 SEBRELL
PARCEL ID:	R06207-004-016-000
TOTAL PROJECT AREA:	21,956 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):	98 SF
EXISTING:	98 SF
BUILDING LOT COVERAGE:	EXISTING 6.54% PROPOSED 5.72%

**SETBACK REQUIRED - PROVIDED**

FRONT - 20'	41'
REAR - 10', *25'	265'
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 ONSITE**

BUILDING	1,255 SF
PROPOSED PARKING	3,998 SF
SIDEWALK	0 SF
TOTAL	5,253 SF (23.92%)

**LIMITS OF DISTURBANCE:** 0.23 Ac.

**OFF-STREET PARKING REQUIREMENTS**

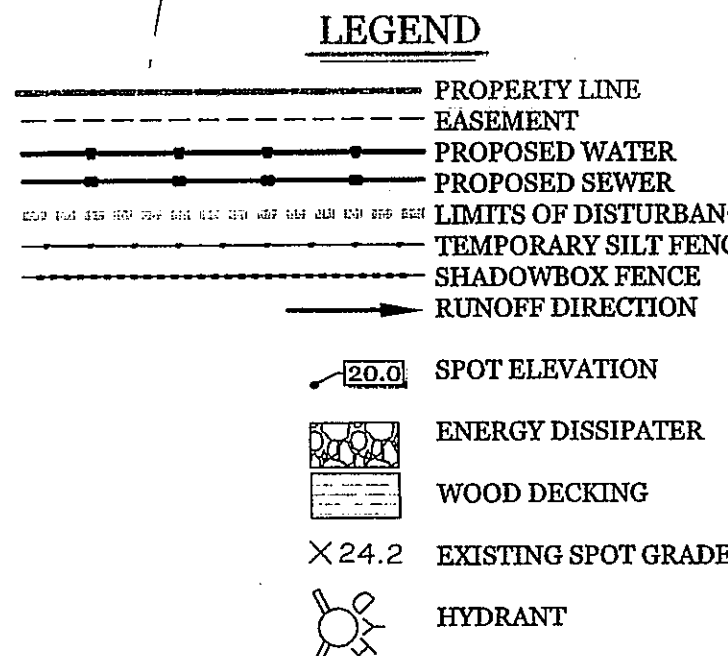
RETAIL USAGE (1 SP / 400 SF MIN., 1 SP / 200 SF MAX.)	REQUIRED 3-6 Spaces (1 HC)	PROVIDED 5 Spaces (1HC)
BICYCLE PARKING	0	0

**WATER/SEWER USAGE**

	CURRENT	PROPOSED
SEWER	360 GPD	120 GPD (100 GPD/1,000SF)
WATER	400 GPD	182 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 320346 J, DATED 04/06/05
  - ELEVATIONS SHOWN PROVIDED BY "NAVD 88" BENCHMARK
- 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 CFPUA GIS.
  - ALL UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
  - ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPUA TECHNICAL SPECIFICATIONS & STANDARDS.
  - PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS SHALL NOT 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 CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCOCHER 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 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.
  - 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 USFCO AT 1-800-628-4949. 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 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.

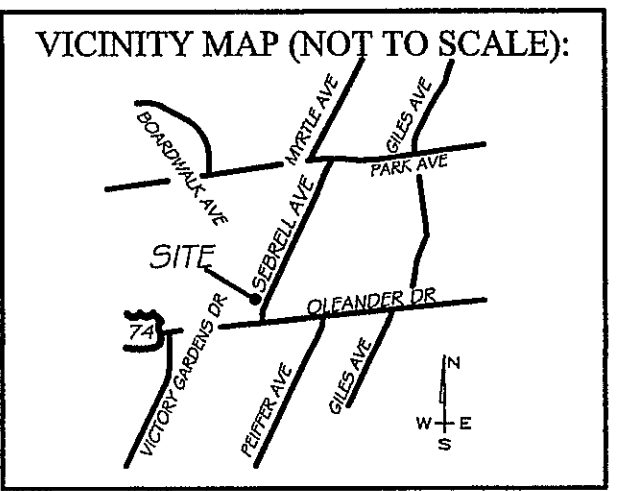
- TRAFFIC NOTES:**
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY & FOR DRIVEWAY ARE TO BE THERMOPLASTIC & MEET CITY AND/OR NCDOT STANDARDS.
  - TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) 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 RAMP.
  - 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 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.



**STORMWATER MANAGEMENT PLAN APPROVED**  
 CITY OF WILMINGTON  
 ENGINEERING DEPARTMENT  
 DATE \_\_\_\_\_ PERMIT # \_\_\_\_\_  
 SIGNED \_\_\_\_\_

**Approved Construction Plan**

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

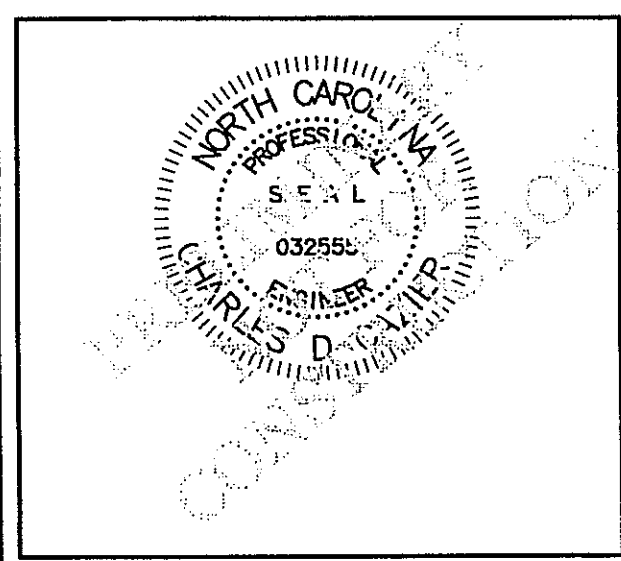


**REVISIONS**

NO.	DATE	DESCRIPTION

**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



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

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

RECEIVED  
 OCT 2 2014  
 PLANNING DIVISION  
 Scale: 1" = 20'