

SITE DATA TABLE:

ADDRESS:	126 SEBRELL	
PARCEL ID:	R06207-004-016-000	
TOTAL PROJECT AREA:	21,858 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', *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	3,995 SF
SIDEWALK	0 SF
TOTAL	5,253 SF (23.92%)

PROPOSED IMPERVIOUS AREA OFFSITE

PROPOSED DRIVEWAY	237 SF
SIDEWALK	146 SF
TOTAL	383 SF

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

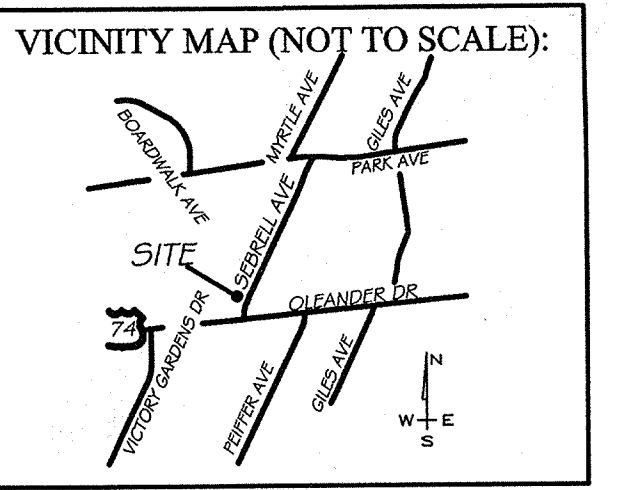
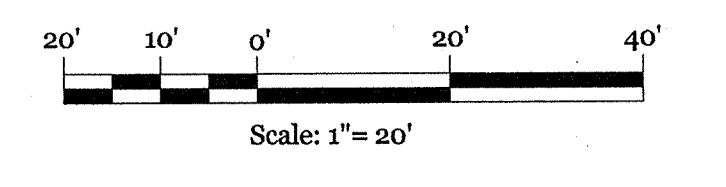
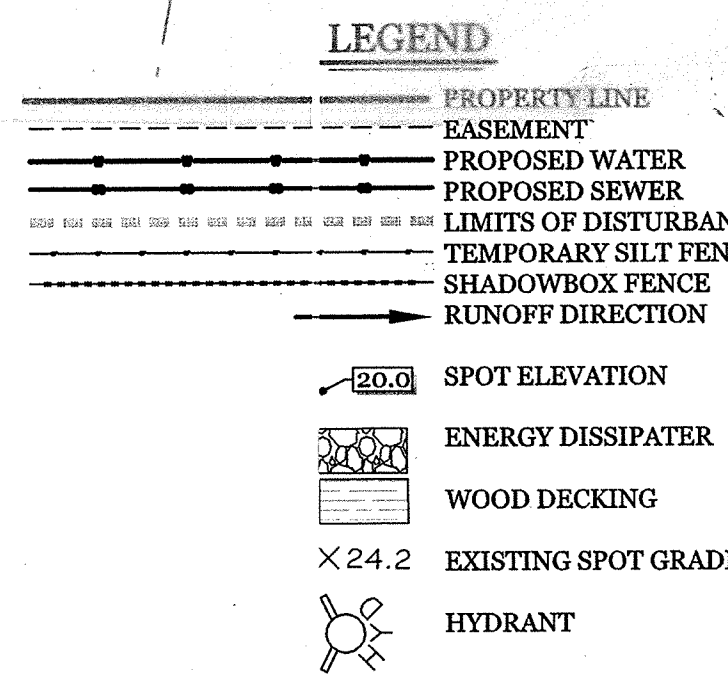
WATER/SEWER USAGE

SEWER	CURRENT 360 GPD	PROPOSED 120 GPD (100 GPD/1,000SF)
WATER	400 GPD	192 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 37203146 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 CPFA GIS.
 - ALL UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
 - ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CPFA TECHNICAL SPECIFICATIONS & STANDARDS.
 - PROJECT SHALL COMPLY WITH CPFA 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 CPFA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFSC/CCR 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 CPFA 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 311-LOCO AT 480-632-4949. 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 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 AND 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 344-7888 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 344-7888 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, PLANNING DIVISION AND PARKS & RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT. 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 344-7888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.



REVISIONS

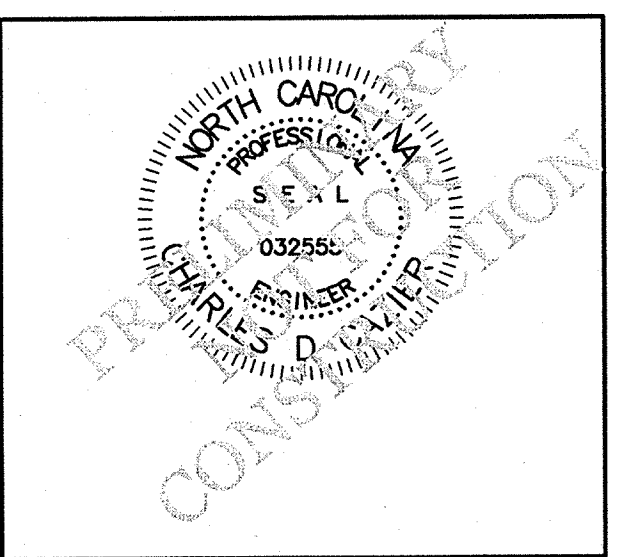
NO.	DATE	DESCRIPTION

INTRACOASTAL ENGINEERING, PLLC

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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**