

SITE DATA
 OWNER: SALTWATER WOODWORKING, INC.
 200 S. 4th STREET
 CAROLINA BEACH, NC 28428
 Email: saltwaterwoodworking@gmail.com

SITE ADDRESS: 119 BRYAN ROAD
 NVC PIN: R06500-006-004-000
 TOTAL TRACT AREA: 0.45 ACRES
 ZONING: IND-INDUSTRIAL DISTRICT
 PROPOSED USE: LIGHT INDUSTRIAL USE, NOT WOODWORKING
 CAMA LAND USE: URBAN
 FLOOD DATA: ZONE X, FIRM 3720/3115 J, EFFECTIVE 6/02/2006
 NO OPEN SPACE OR RECREATIONAL AREAS PROVIDED
 SETBACKS:
 FRONT 50 FEET
 SIDE 20 FEET (WHEN ABUTTING RESIDENTIAL USE)
 REAR 0 FEET
 SOLID WASTE DISPOSAL: ROLL-OUT TRASH CANS WILL BE KEPT INSIDE THE OPEN AIR CENTER BUILDING.
 CURRENT IMPERVIOUS: 2,457 SF
 PROPOSED IMPERVIOUS: 9,361 SF
 TOTAL IMPERVIOUS: 11,818 SF
 LOT COVERAGE CALCULATIONS:
 BUILDINGS: 6,987 sf
 LOT AREA: 19,972 sf
 LOT COVERAGE: BUILDINGS/LOT AREA
 LOT COVERAGE: 35%

EXISTING BUILDING AREA: 2,027 SF
 PROPOSED BUILDING AREA: 4,960 SF
 PARKING REQUIREMENTS/CALCULATIONS: INDUSTRIAL (square footage is based upon building area)
 MAXIMUM 1 SPACE PER 1,000 sf = 6,987 sf / 1,000 sf = 6.9 = 7 SPACES
 MINIMUM 1 SPACE PER 1,500 sf = 6,987 sf / 1,500 sf = 4.6 = 5 SPACES
 PROPOSED PARKING: 4 SPACES

EXISTING WATER: - 410 GPD
 EXISTING SEWER: - 0 GPD
 PROPOSED WATER: 820 GPD (PROPOSED 2 X 410)
 PROPOSED SEWER: 480 GPD (PROPOSED 2 X 240)

BUILDING DETAILS:
 # OF BUILDINGS: 2
 # OF STORIES: 1
 BUILDING HEIGHT (proposed): 16'
 1ST FLOOR: 4,960 SF
 BUILDING SETBACKS (proposed):
 FRONT SETBACK: 50.1' (PROPOSED 2 X 410)
 REAR SETBACK: 9.9'
 WEST SIDE SETBACK: 26.3'
 EAST SIDE SETBACK: n/a; Existing Building on East side

LANDSCAPING DATA
 STREET YARD CALCULATION
 MAXIMUM WIDTH: 37.5'
 MINIMUM WIDTH: 12.5'
 MULTIPLIER: 25
 199' FRONTAGE - 24' DRIVE = 175'
 175' x 25 = 4,375 sf
 PROVIDED STREET YARD (sf): 4,502 sf
 STREET YARD MINIMUM STANDARD: FOR EVERY 600 SQUARE FEET OF STREET YARD AREA, THE STREET YARD SHALL CONTAIN:
 a. ONE (1) CANOPY TREE AS SPECIFIED IN SECTION 18-448, OR
 b. THREE (3) STANDARD UNDERSTORY TREES WHERE OVERHEAD POWER LINES PROHIBIT CANOPY TREES IN THE STREET YARD.
 c. SIX (6) SHRUBS, TWELVE (12) INCHES IN HEIGHT AT PLANTING.
 PROVIDED STREET YARD (sf)/ MINIMUM STANDARD:
 = 4502 sf / 600 sf = 7.5 CANOPY TREES = 9 CANOPY TREES REQUIRED
 STREET YARD COVERED BY IMPERVIOUS AREA:
 MAXIMUM: NO MORE THAN 15% 4,502 sf x 0.15 = 675.3 sf
 PROPOSED: 155 sf OF IMPERVIOUS INSIDE STREET YARD

PARKING AREA INTERIOR:
 2,711 sf x 20% SHADING = 543 sf CANOPY COVERAGE PROVIDED
 MIN. 75% LG. CANOPY TREES 707 sf = 1 REQUIRED, 4 PROVIDED

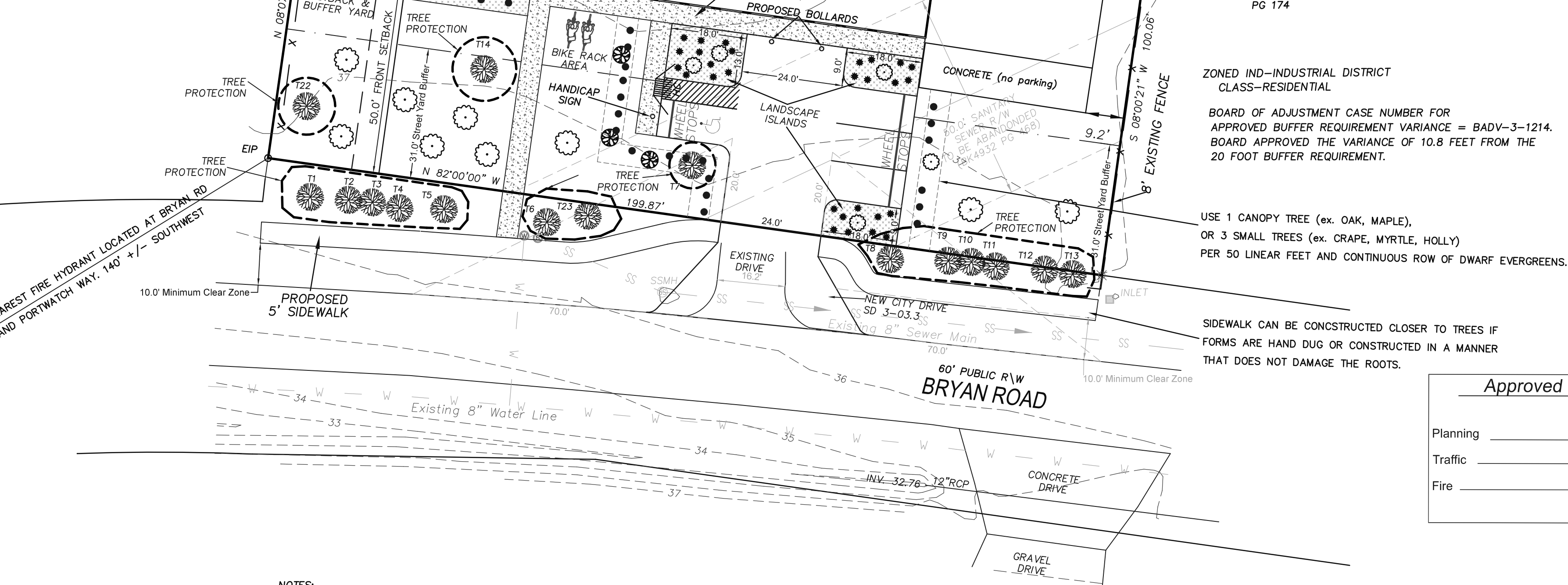
FOUNDATION PLANTINGS:
 124' x 16'(height) x 12% = 238 sf REQUIRED
 FOUNDATION AREA PROVIDED = 238 sf

LANDSCAPING NOTES:
 1. ALL PLANTINGS SHALL BE CURBED OR OTHERWISE PHYSICALLY PROTECTED SUCH AS BY WHEEL STOPS, IF CURBING IS USED, HOWEVER, CURB OPENINGS SHALL BE INSTALLED TO ALLOW PASSAGE OF STORMWATER INTO LANDSCAPED AREAS DESIGNED WITH DEPRESSED CONTOURS FOR INFILTRATION. (Sec. 18-481(f))

LANDSCAPING PLAN:
 ONE TREE REQUIRED PER 30 FEET OF FRONTAGE
 PLACEMENT, SIZE AND TYPE OF TREE TO BE DETERMINED
 CITY ARBORIST, AARON REESE WILL ASSIST WITH TREE TYPE

TREE TABLE

1-19" PINE
2-15" PINE
3-14" PINE
4-18" PINE
5-18" PINE
6-8" OAK
7-48" OAK
8-19" PINE
9-24" PINE
10-12" OAK
11-19" PINE
12-12" HARDWOOD
13-18" PINE
14-13" OAK
15-20" PINE
16-15" PINE
17-18" PINE
18-18" PINE
19-12" PINE
20-17" PINE
21-13" HARDWOOD
22-14" PINE
23-12" HARDWOOD



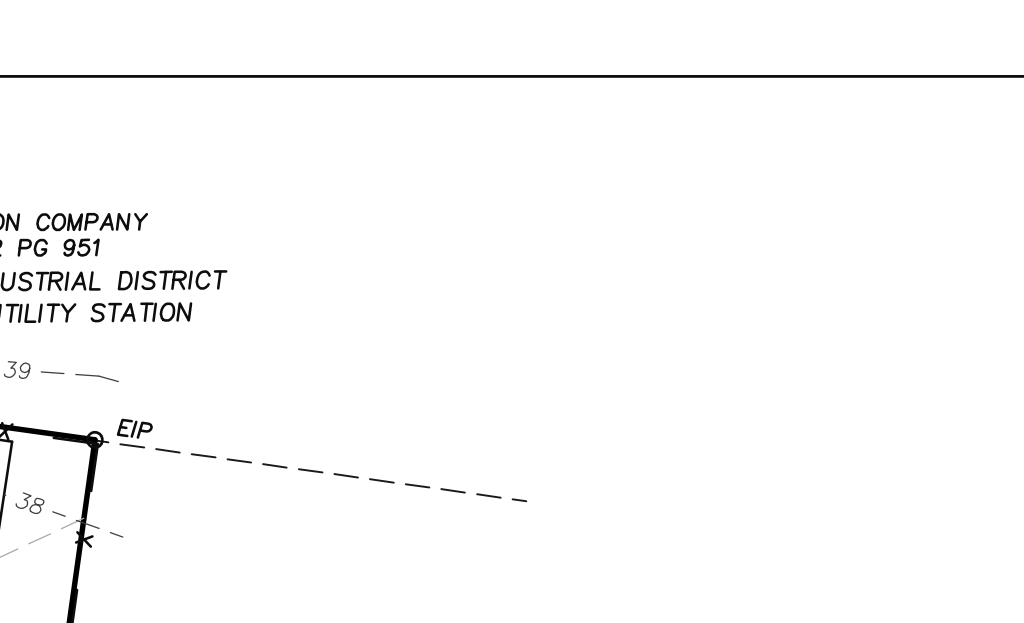
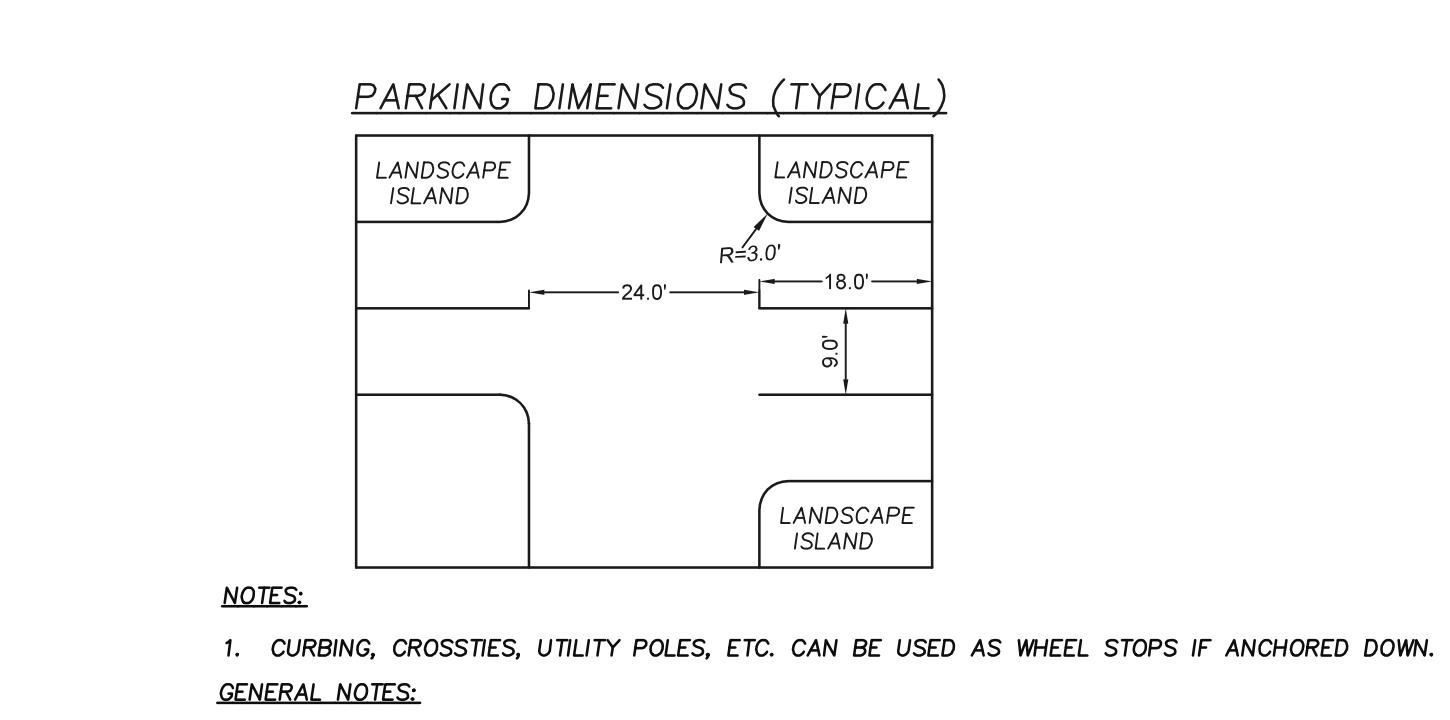
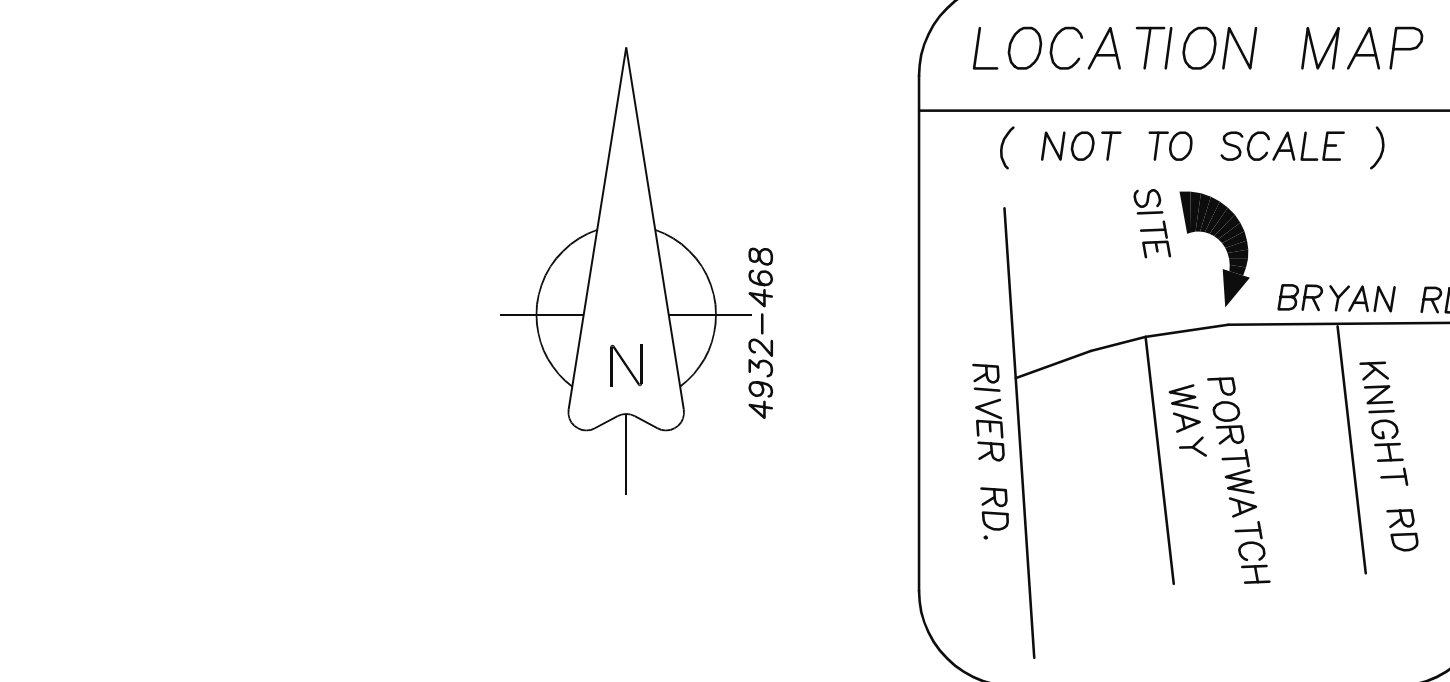
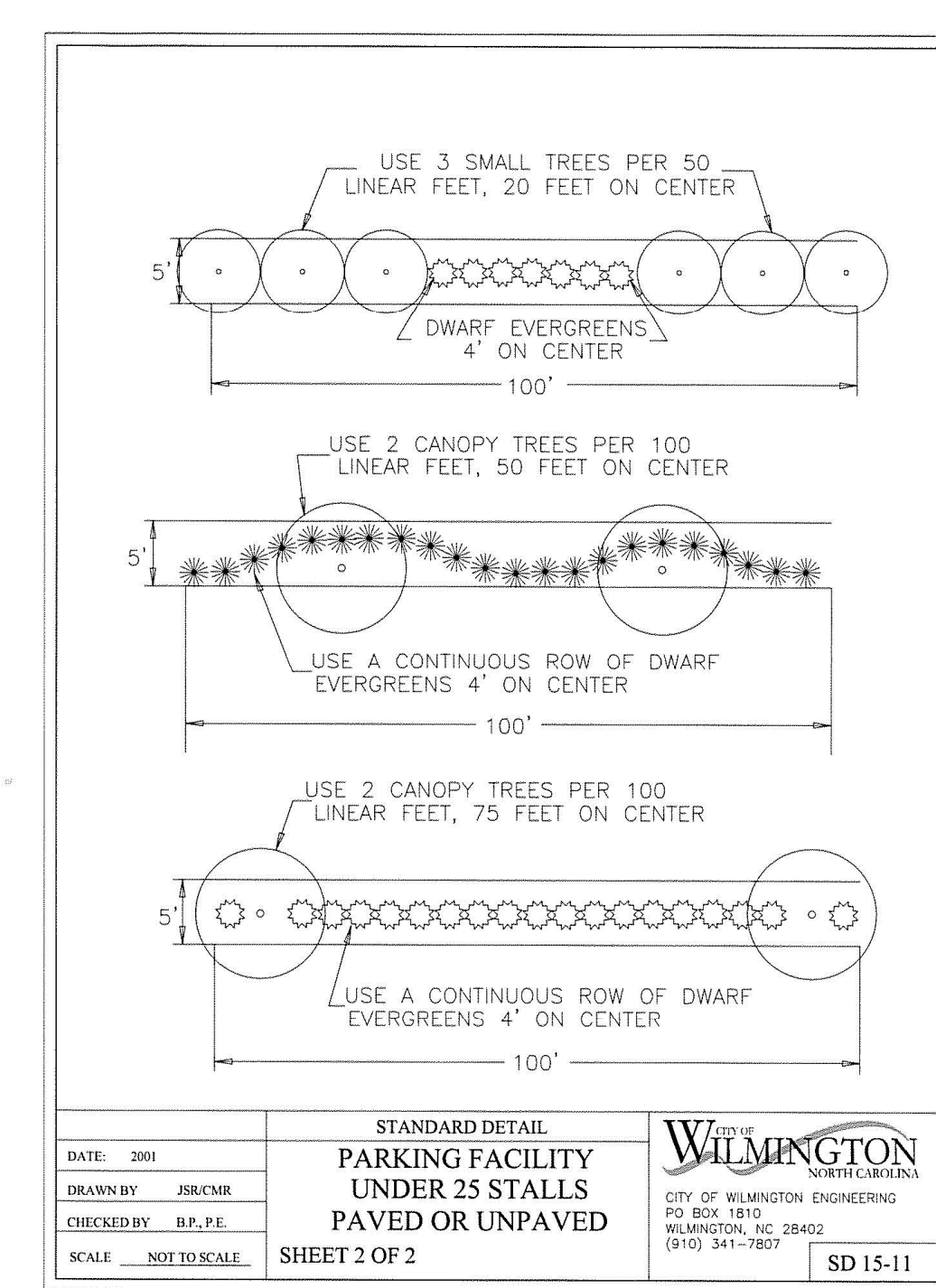
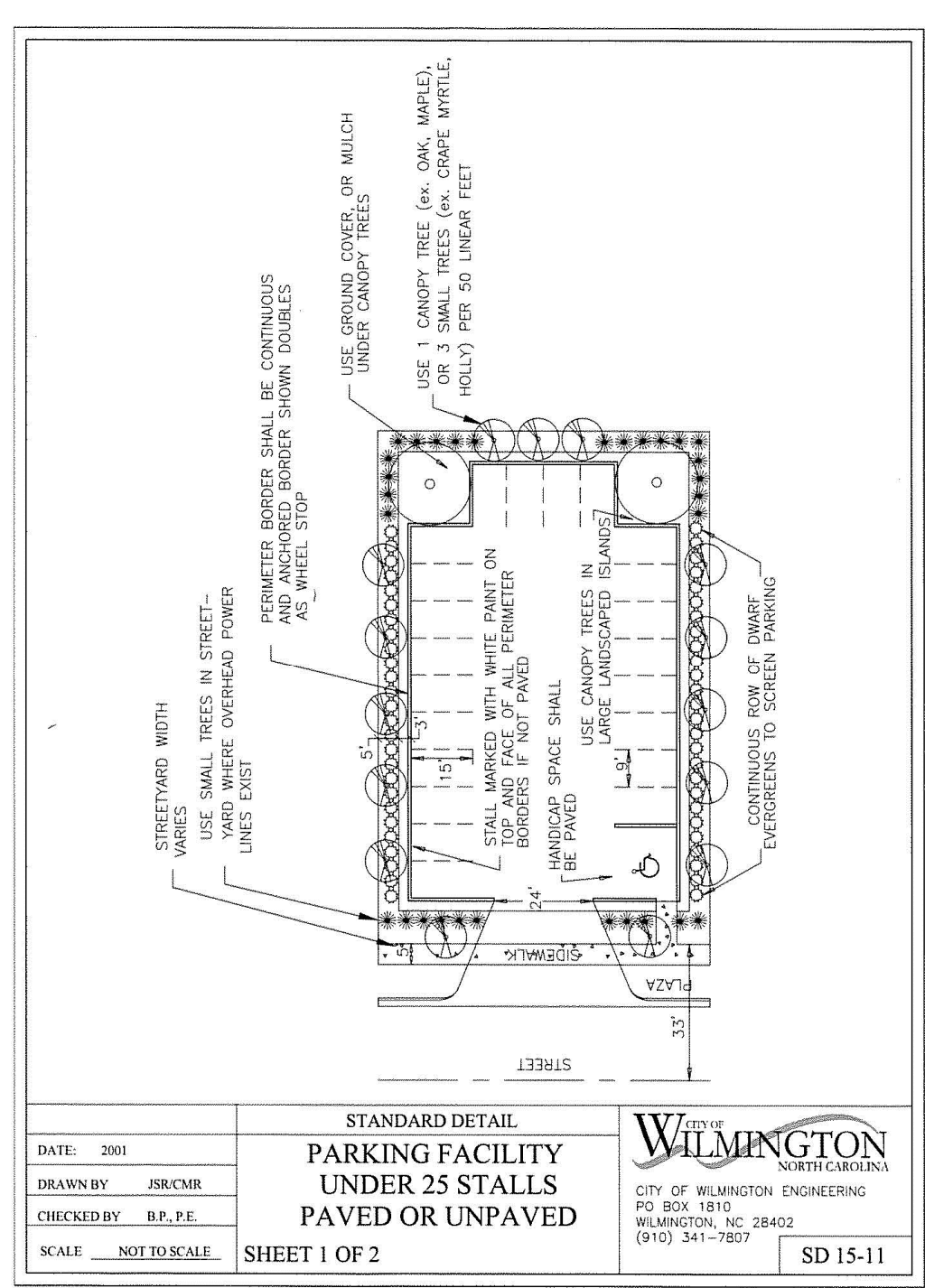
LEGEND

E.I.P. = EXISTING IRON PIPE
 E.I. = EXISTING IRON
 E.C.M. = EXISTING CONCRETE MONUMENT
 R/W = RIGHT OF WAY
 C.P. = COMPUTED POINT
 ● = SHRUBS/GROUND COVER (Lilyturf)
 ○ = SMALL TREE (Crape, Myrtle, Holly)
 ○ = DWARF EVERGREEN
 ○ = CANOPY TREE (Oak/Maple)
 ○ = EXISTING TREES

PROPERTY LINE
 BUILDING SETBACK
 CENTERLINE
 EASEMENT
 COMPUTED PROPERTY LINE

NOTES:
 1. TREE PROTECTION/REMOVAL PERMIT IS REQUIRED. PERMIT MUST BE OBTAINED AND MEET CITY OF WILMINGTON REQUIREMENTS.
 2. ALL DISTANCES ARE HORIZONTAL, NC GRID NORTH
 3. FOR REFERENCE SEE AS NOTED
 4. SURVEYED DECEMBER 2015, TOPOGRAPHIC INFORMATION ADDED APRIL 2017
 5. ELEVATION BASED ON NAVD 1988 (HDS GPS)

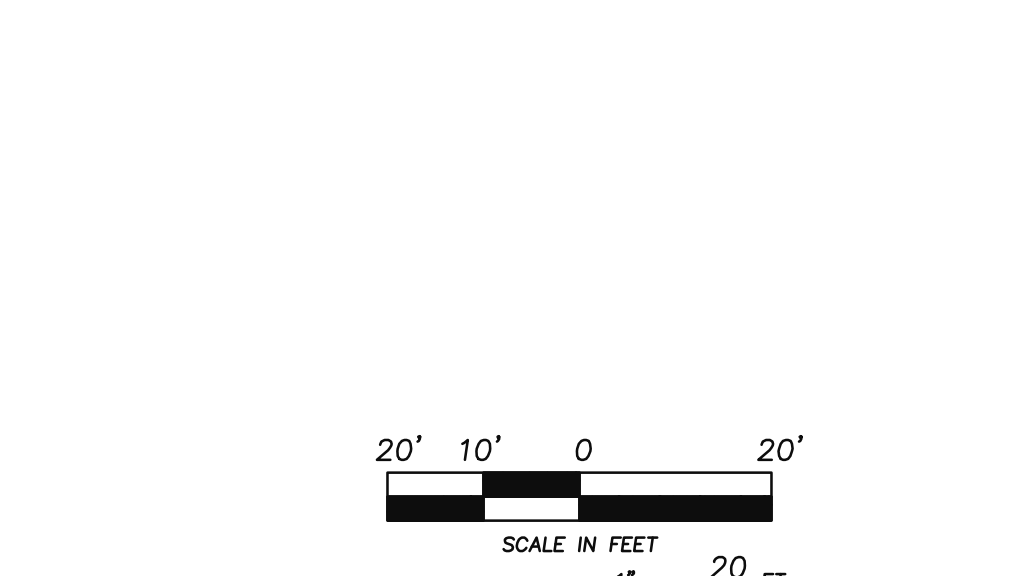
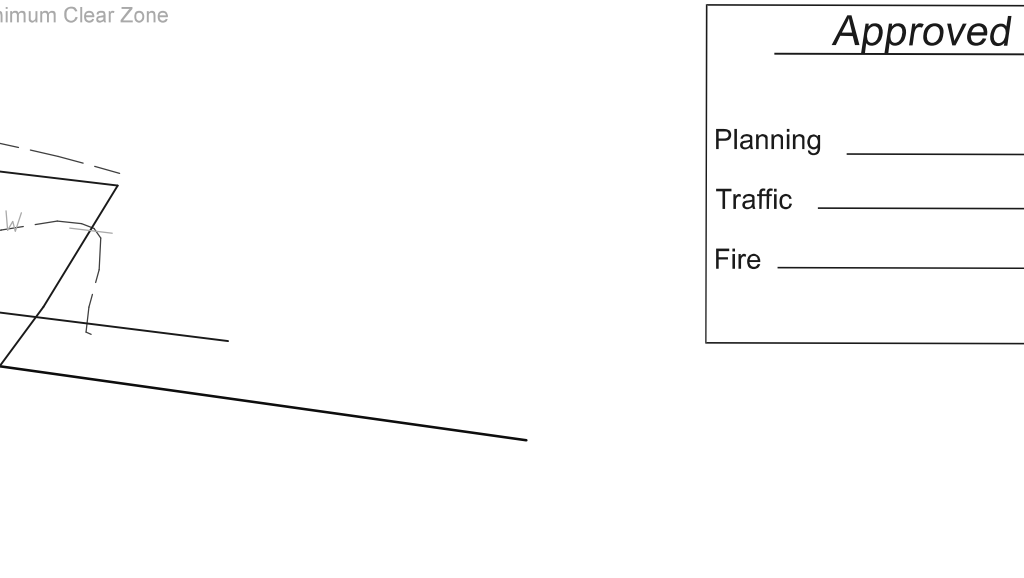
Preliminary Plan



Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

NOTES:
 1. PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREES AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
 2. CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH).
 3. IF CONSTRUCTION OCCURS WITHIN THE CRZ, AT LEAST 12" OF MULCH AND/OR LOGGING MATS SHALL BE PLACED WHERE MACHINERY MANEUVERS TO REDUCE SOIL COMPACTION IN THIS ZONE.
 4. WHERE SIDEWALKS AND PATHWAYS PASS WITHIN CRZ, EXTRA CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE ROOTS. ALTERNATE CONSTRUCTION METHODS, SUCH AS A REINFORCED SIDEWALK, SHALL BE IMPLEMENTED AS NECESSARY.
 5. FOR ALL TREES, CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK IS PROHIBITED. DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO MATERIALS OR EQUIPMENT SHALL BE STORED BENEATH TREES. DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. CONTRACTOR SHALL REPAIR DAMAGE TO TREES.
 6. FAILING TO INSTALL OR MAINTAIN PROTECTION MEASURES SHALL RESULT IN A STOP WORK ORDER AND FINE OF \$500/DAY. DISTURBANCE OTHER THAN THAT ALLOWED ON THE APPROVED PLAN WILL REQUIRE OWNER TO POST A LETTER OF CREDIT FOR 3 YRS FOR TREE MITIGATION.



Preliminary Plan

REV. NO.	REVISIONS	DATE
1	CITY OF WILMINGTON TRC REVIEW COMMENTS	10-10-2017

LANDSCAPE PLAN
SALTWATER PROPERTIES LLC
 CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: SALTWATER WOODWORKING, INC.
 200 S. 4th STREET
 CAROLINA BEACH, NC 28428

HANOVER DESIGN SERVICES, P.A.
 LAND SURVEYORS, ENGINEERS & LAND PLANNERS
 1123 FLORAL PARKWAY
 WILMINGTON, N.C. 28403
 PHONE: (910) 343-8002 LICENSE No.: C-058Z

Scale: 1" = 20'
Date: 12-01-18
Drawn: WNP
Checked: JLW
Project No: 12957-site
Sheet No: 1
Of: 1