

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

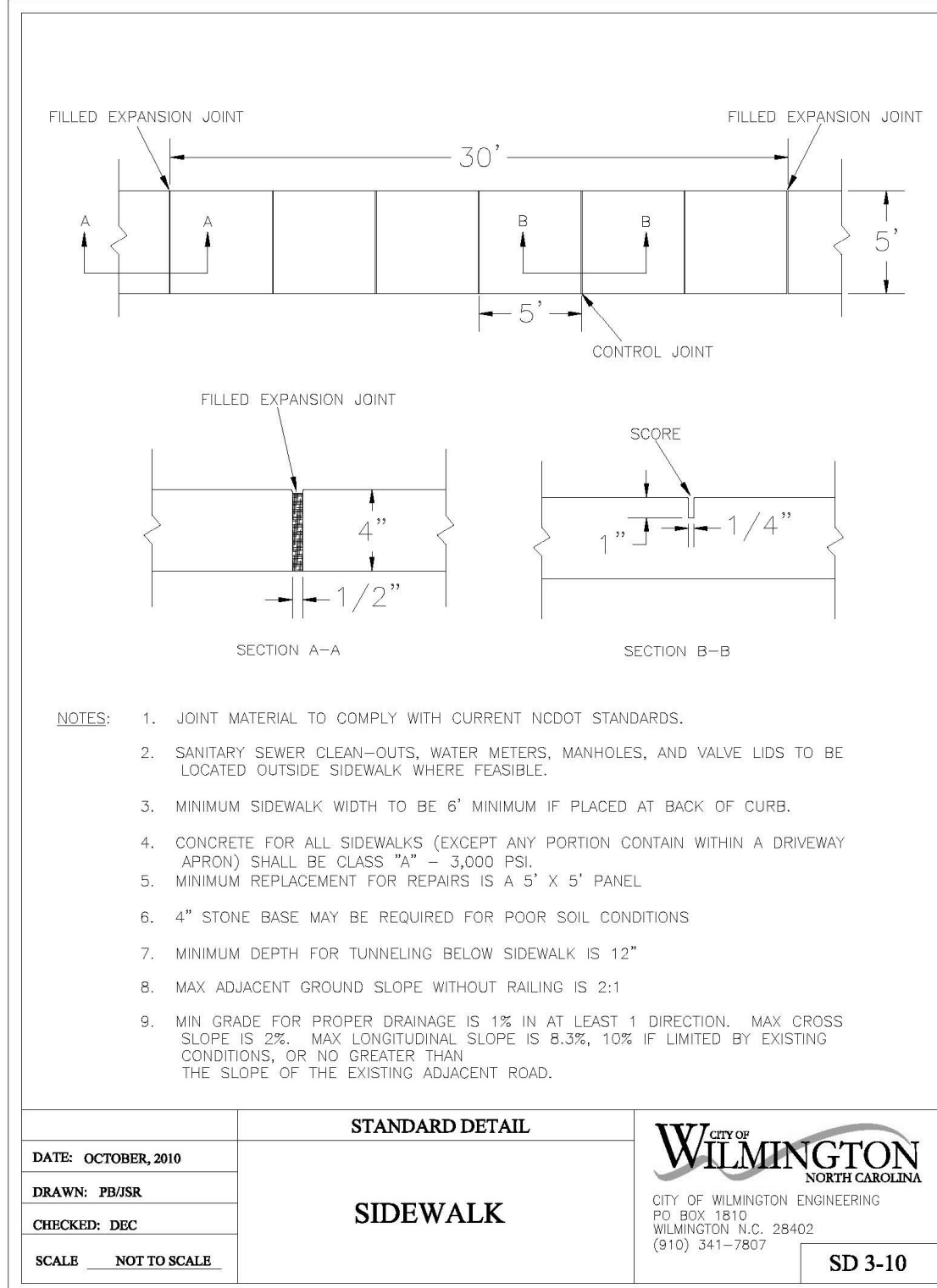
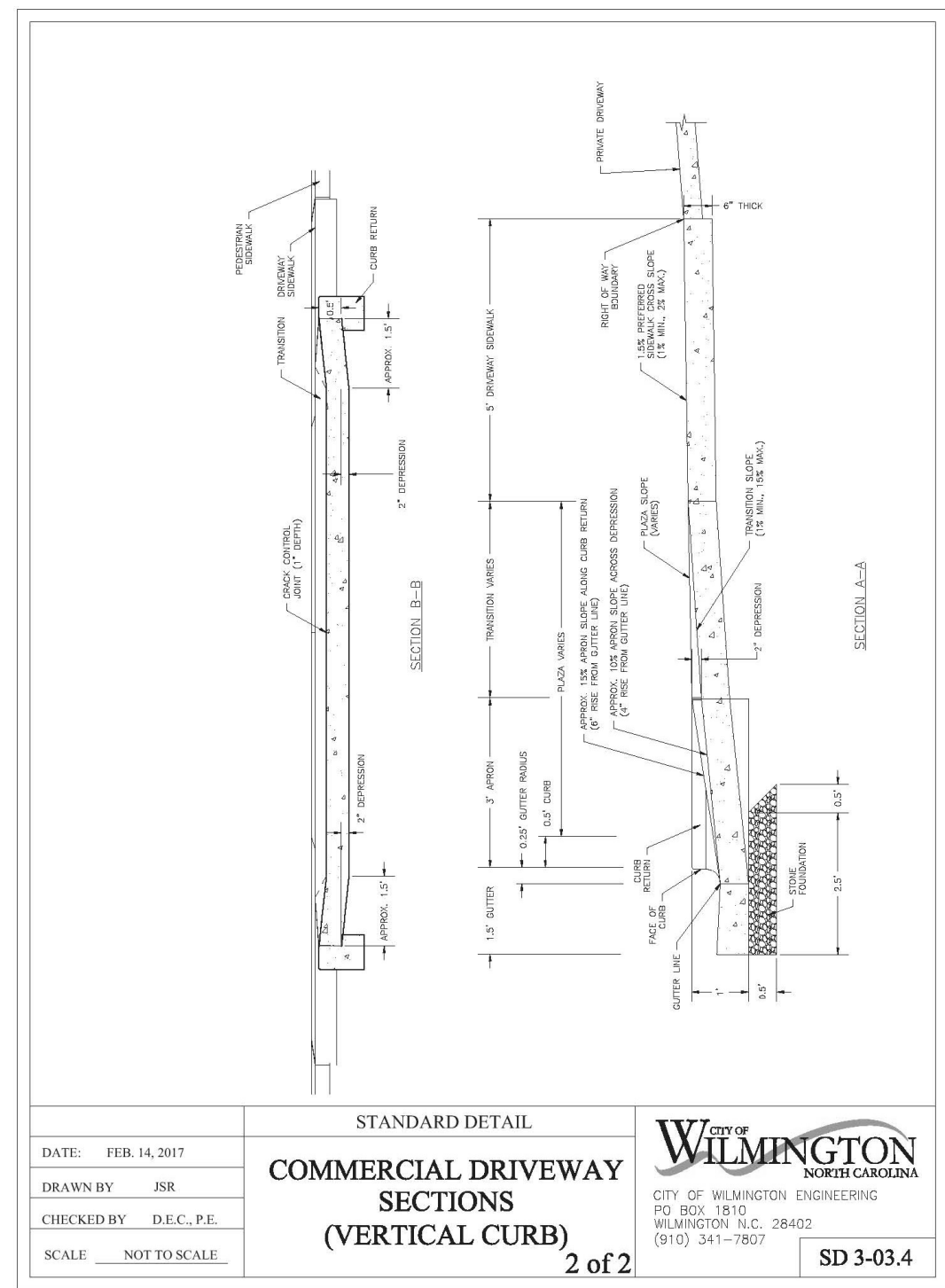
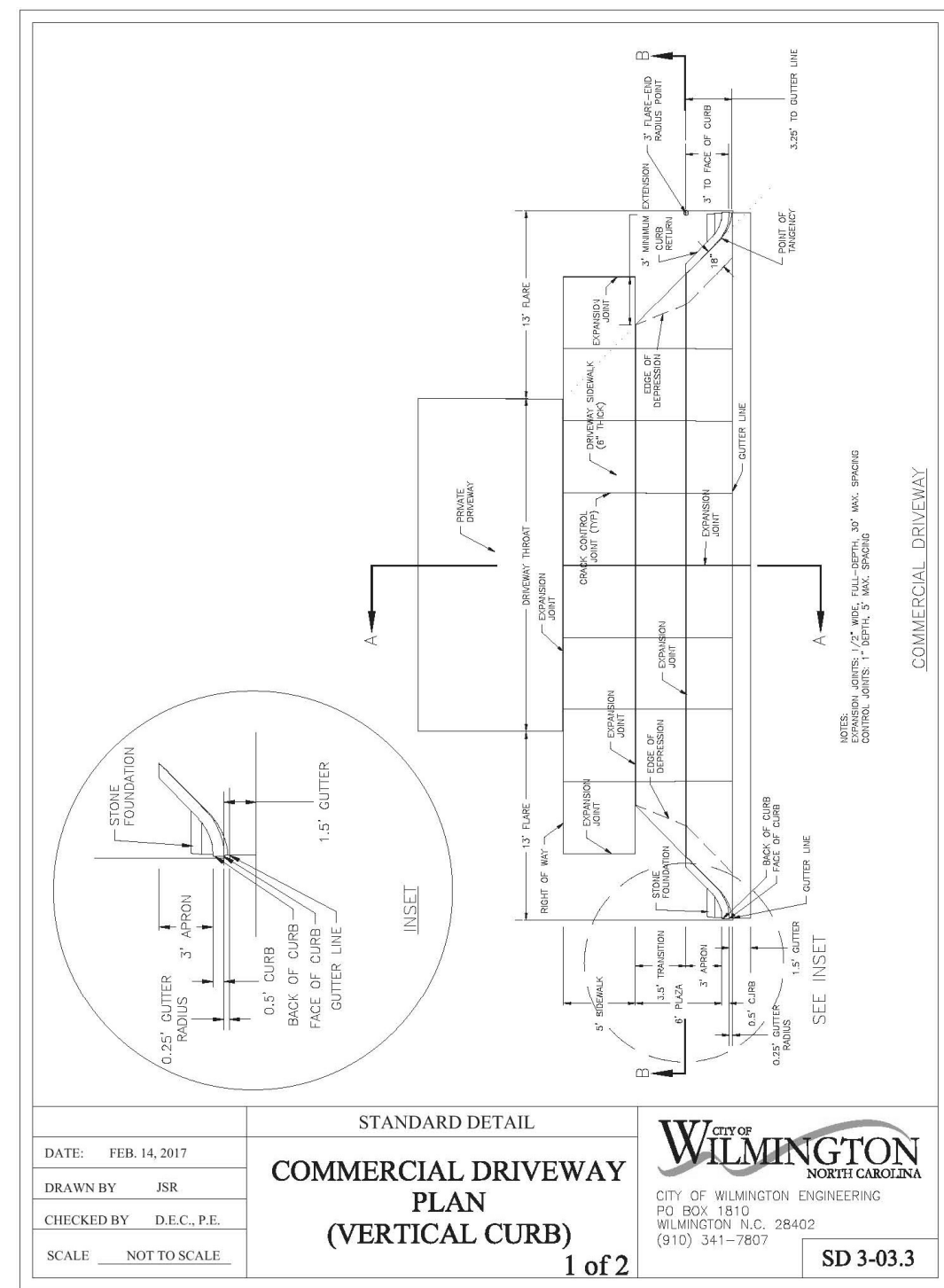
SITE ADDRESS: 119 BRYAN ROAD  
 NWC PIN: R06500-006-004-000  
 TOTAL TRACT AREA: 0.45 ACRES  
 ZONING: IND-INDUSTRIAL DISTRICT  
 PROPOSED USE: LIGHT INDUSTRIAL USE, NOT WOODWORKING  
 CAMA LAND USE: URBAN  
 FLOOD DATA: ZONE X, FIRM 3720/3115 J, EFFECTIVE 6/02/2006  
 NO OPEN SPACE OR RECREATIONAL AREAS 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

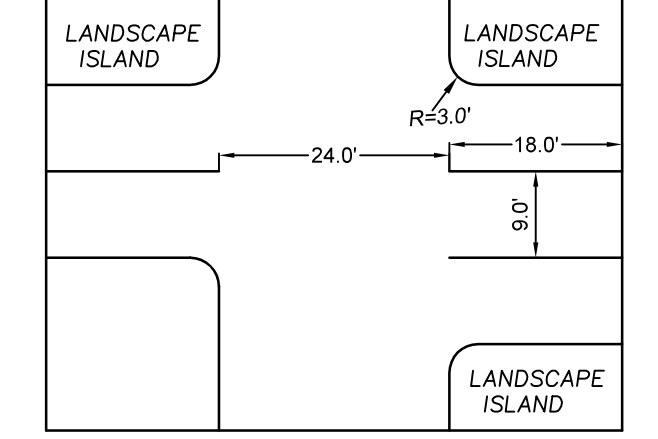
EXISTING WATER: - 410 GPD  
 EXISTING SEWER: - 0 GPD  
 PROPOSED WATER: 820 GPD (PROPOSED 2 X 410)  
 PROPOSED SEWER: 480 GPD (PROPOSED 2 X 240)

**BUILDING DETAILS:**  
 # OF BUILDINGS: 2  
 # OF STORIES: 1  
 BUILDING HEIGHT (proposed): 16'  
 1ST FLOOR: 4,960 SF  
 BUILDING SETBACKS (proposed):  
 FRONT SETBACK: 50.0'  
 REAR SETBACK: 9.9'  
 WEST SIDE SETBACK: 26.3'  
 EAST SIDE SETBACK: n/a; Existing Building on East side

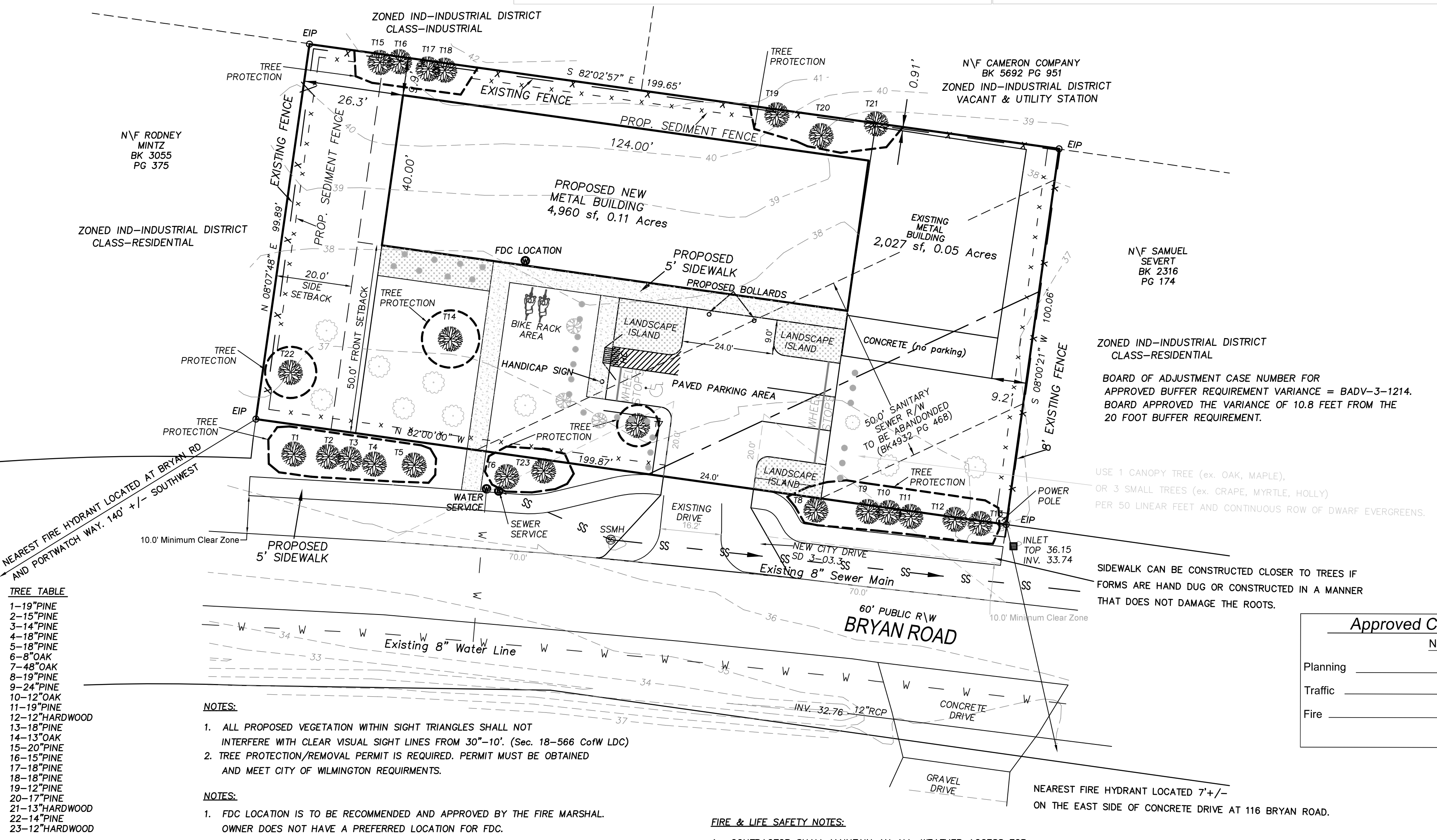
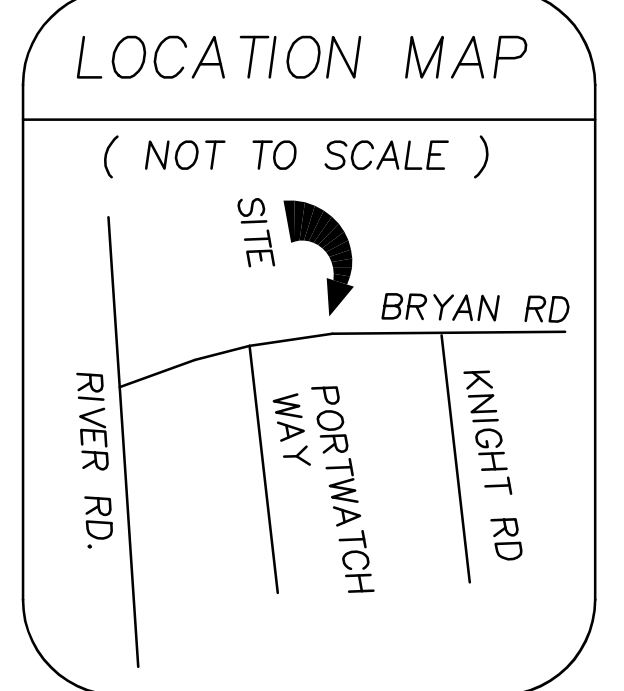
LANDSCAPING:  
 SEE LANDSCAPING PLAN FOR PROPERTY LANDSCAPING AND REQUIREMENTS. N\F ARTHUR LEA BK 2886 PG 715



**PARKING DIMENSIONS (TYPICAL)**



- NOTES:**
1. CURBING, CROSSIES, UTILITY POLES, ETC. CAN BE USED AS WHEEL STOPS IF ANCHORED DOWN.
  2. All signs and pavement markings in areas open to public traffic are to meet MUTCD (manual for Uniform Traffic Control Devices) standards.
  3. All traffic control signs and markings of the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
  4. All parking stall markings and lane arrows within the parking areas shall be white.
  5. A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.
  6. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
  7. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat.
  8. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.



**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

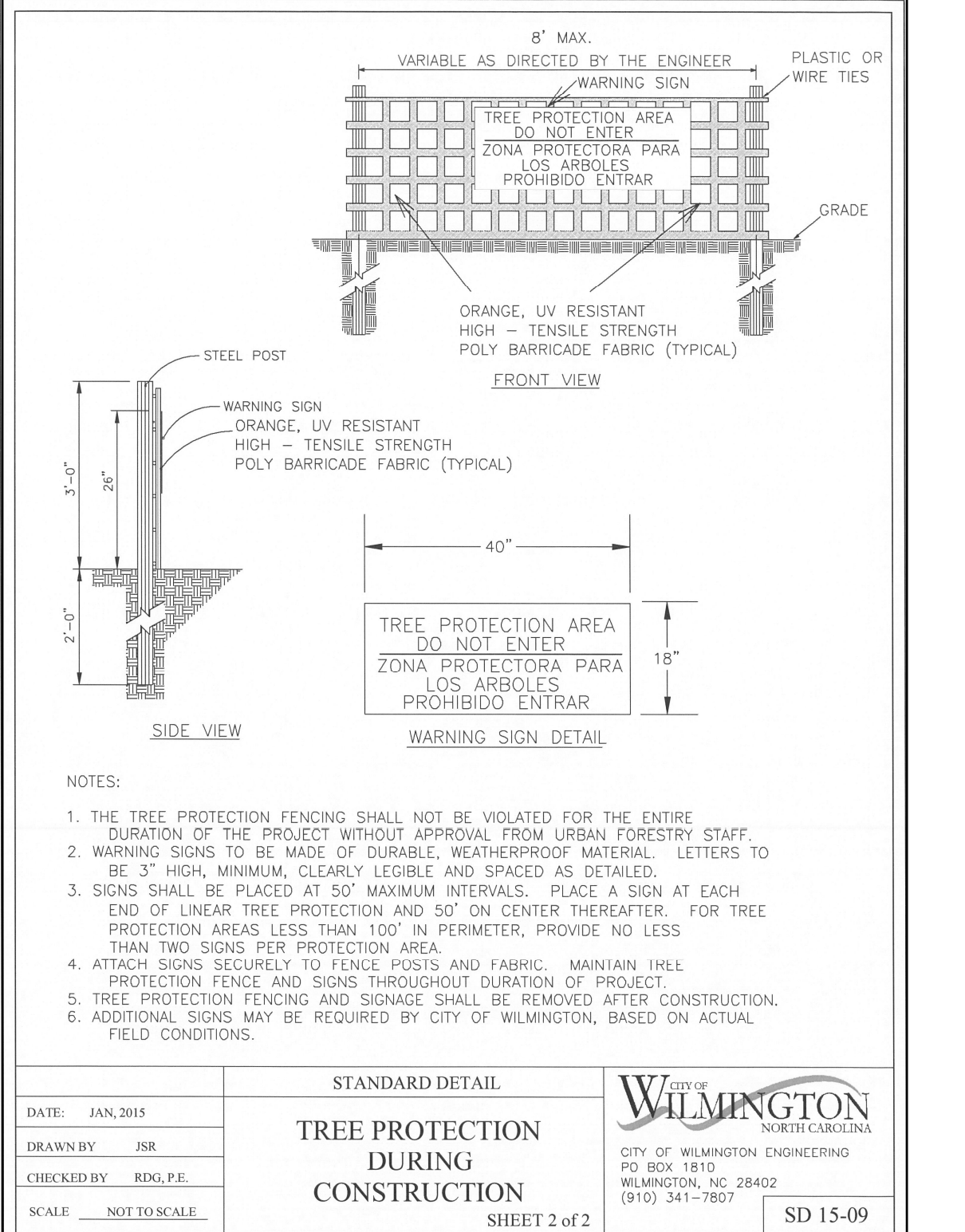
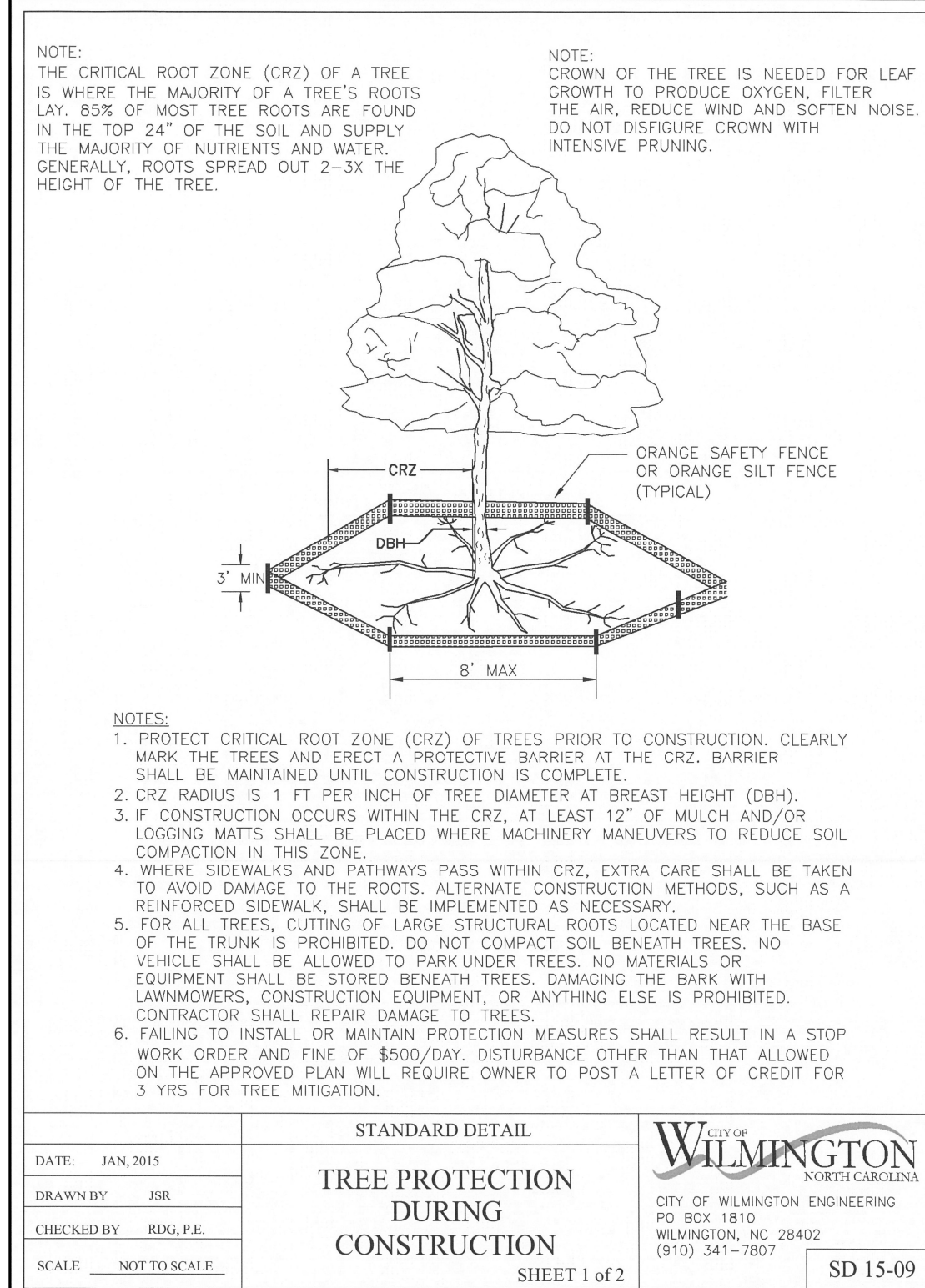
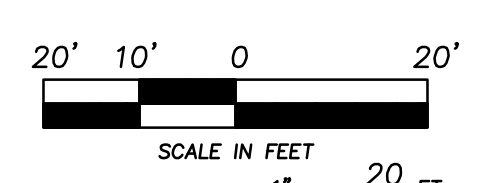
**LEGEND**

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
●	= SMALL TREE
●	= DWARF EVERGREENS

- NOTES:**
1. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'. (Sec. 18-566 Co/W LDC)
  2. TREE PROTECTION/REMOVAL PERMIT IS REQUIRED. PERMIT MUST BE OBTAINED AND MEET CITY OF WILMINGTON REQUIREMENTS.
- NOTES:**
1. FDC LOCATION IS TO BE RECOMMENDED AND APPROVED BY THE FIRE MARSHAL. OWNER DOES NOT HAVE A PREFERRED LOCATION FOR FDC.
  2. BUILDING WILL BE LIGHT INDUSTRIAL USE (not woodworking).
  3. BUILDING IS TO BE METAL BUILDING TO CODE.
  4. A WATER FLOW ANALYSIS WILL BE REQUIRED TO DETERMINE THE CORRECT WATER MAIN SIZE TO MEET FIRE FLOW REQUIREMENTS.
- NOTES:**
1. AREA COMPUTED BY COORDINATE METHOD
  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)

**Approved Construction Plan**

Name	Date
Planning	
Traffic	
Fire	



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

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

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

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

Date: 12-01-17  
 Scale: 1" = 20'  
 Drawn: WNP  
 Checked: JLW  
 Project No: 12957-site  
 Sheet No: 1  
 Of: 1

**Preliminary Plan**