

SITE DATA

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

SITE ADDRESS: 119 BRYAN ROAD
NHC PIN: R06500-006-004-000
TOTAL TRACT AREA: 0.45 ACRES
ZONING: IND-INDUSTRIAL DISTRICT
PROPOSED USE: COMMERCIAL
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-OUTS WILL BE USED
CURRENT IMPERVIOUS: 2,457 SF
TOTAL IMPERVIOUS PROPOSED: 11,996 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 INDUSTRIAL
(square footage is based upon building area)
MAXIMUM 1 SPACE PER 1,000 sf = 7 SPACES
MINIMUM 1 SPACE PER 1,500 sf = 5 SPACES
PARKING PROVIDED: 5 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)

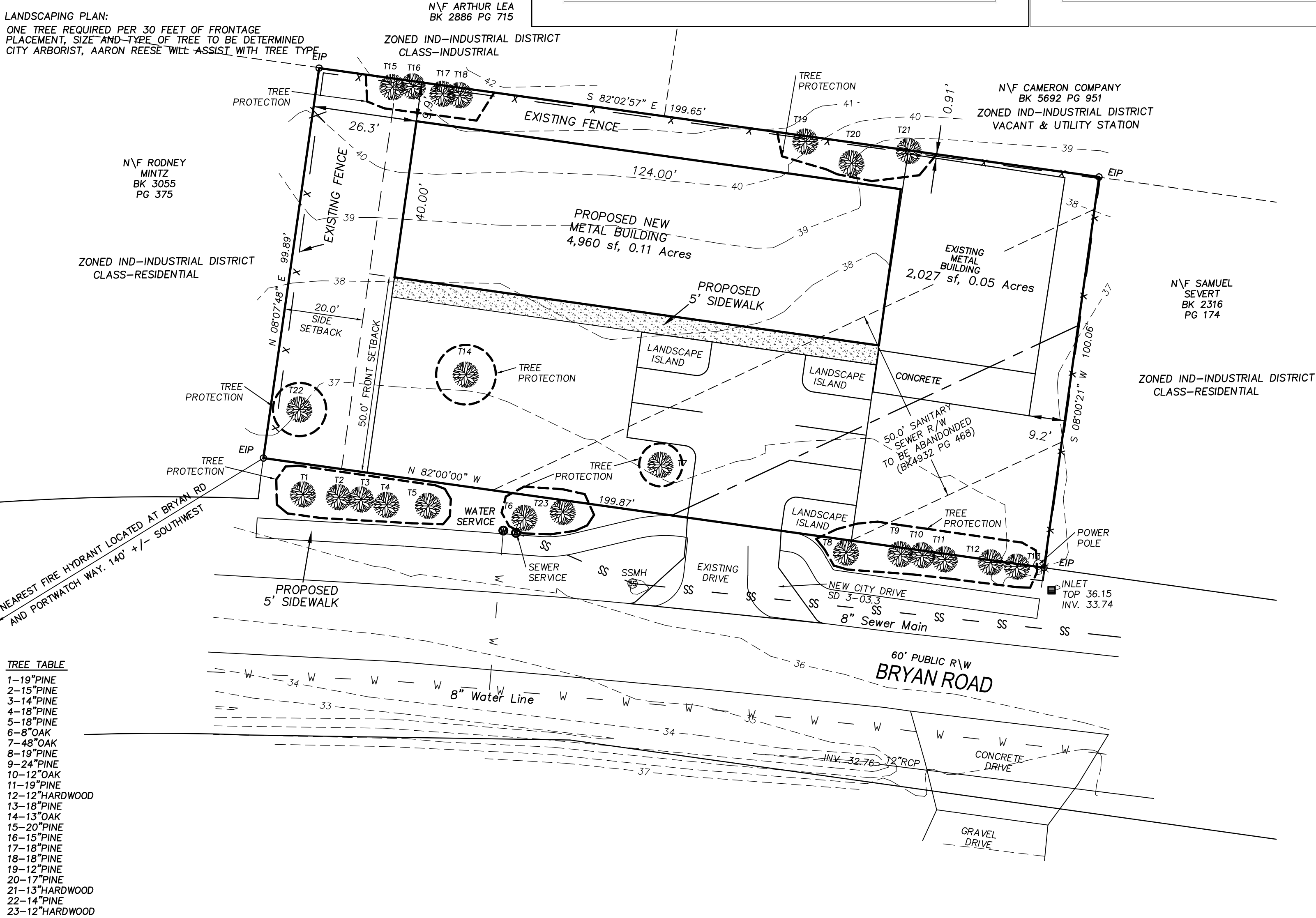
BUILDING DETAILS:

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 PLAN:

ONE TREE REQUIRED PER 30 FEET OF FRONTAGE
PLACEMENT, SIZE AND TREE TYPE 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

PROPERTY LINE

BUILDING SETBACK

CENTERLINE

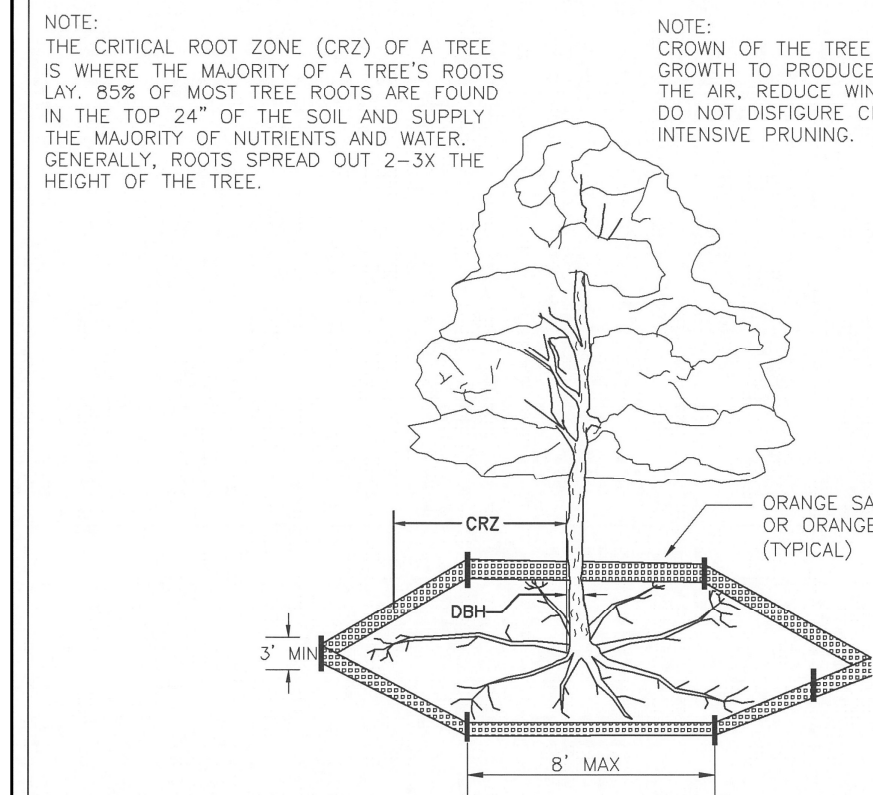
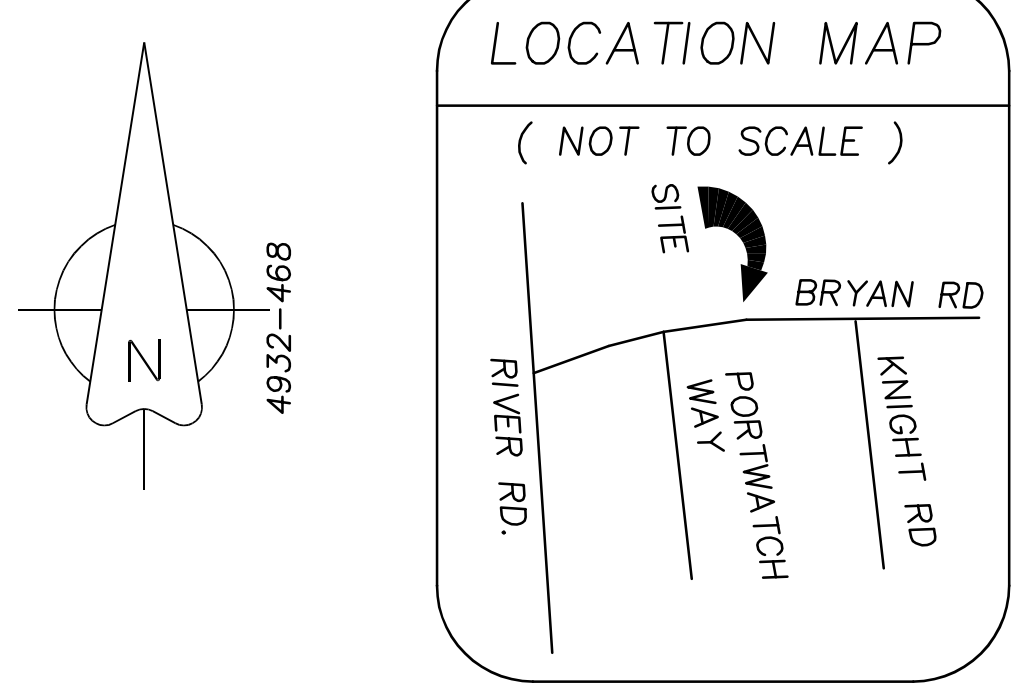
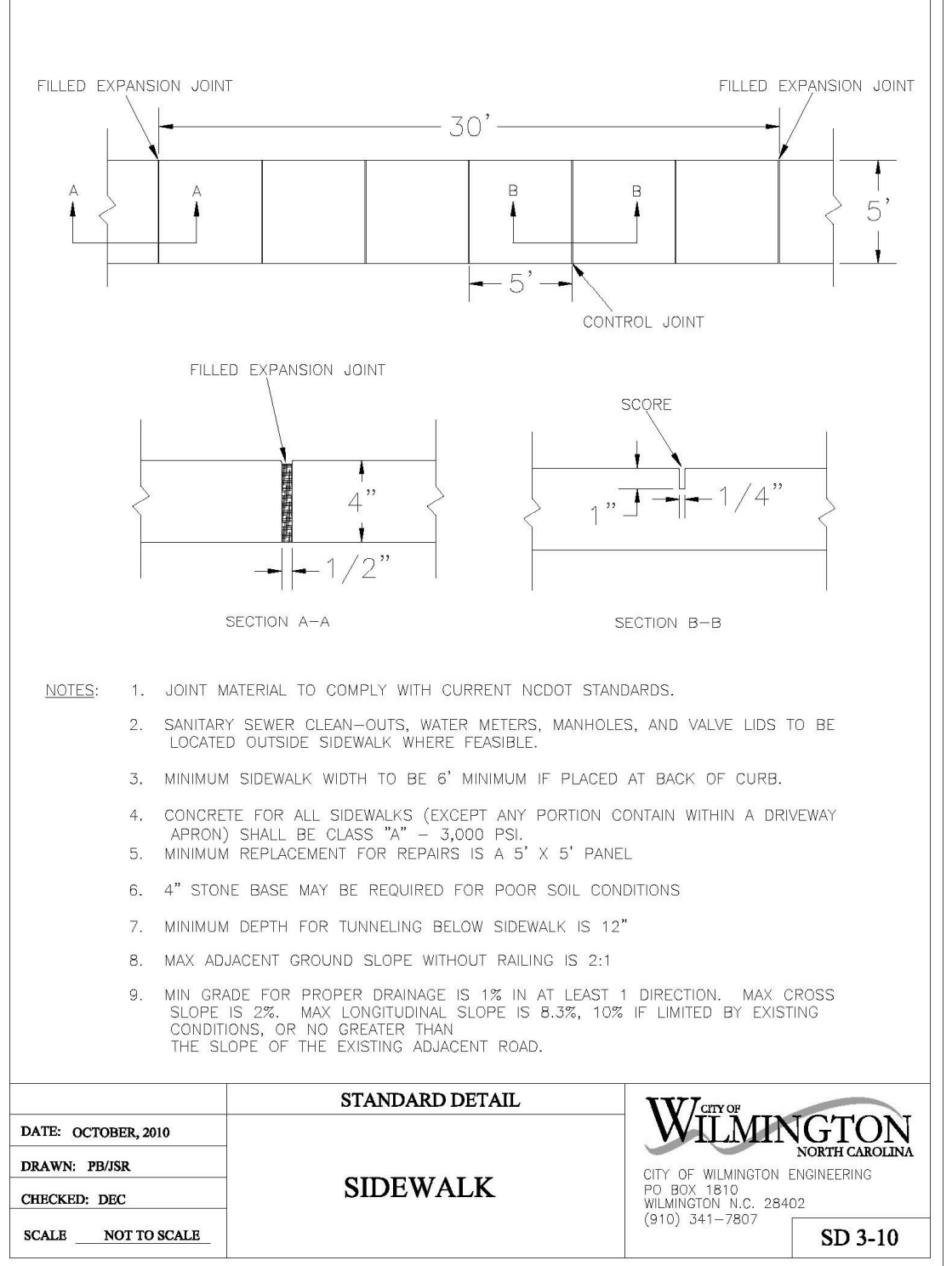
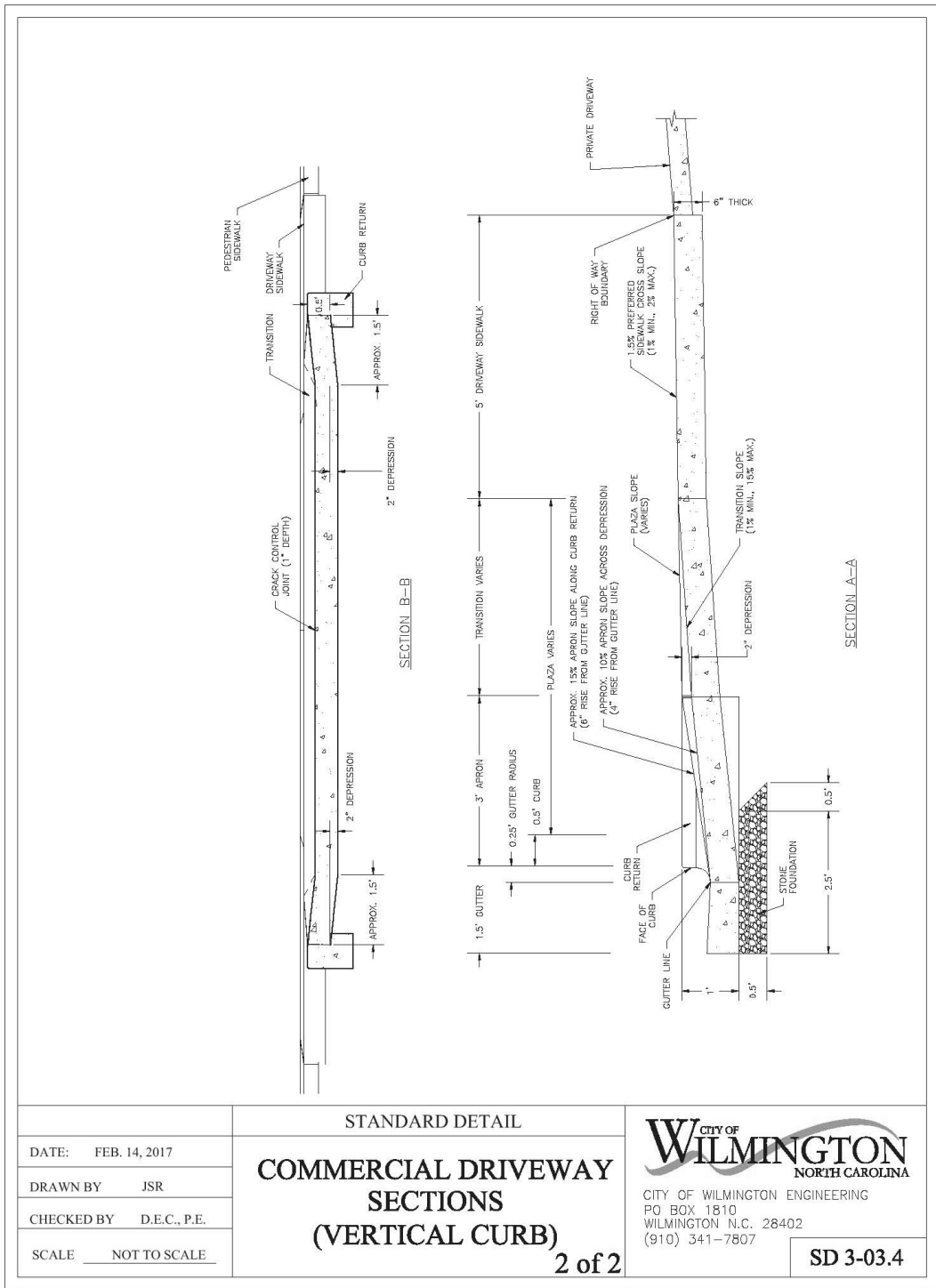
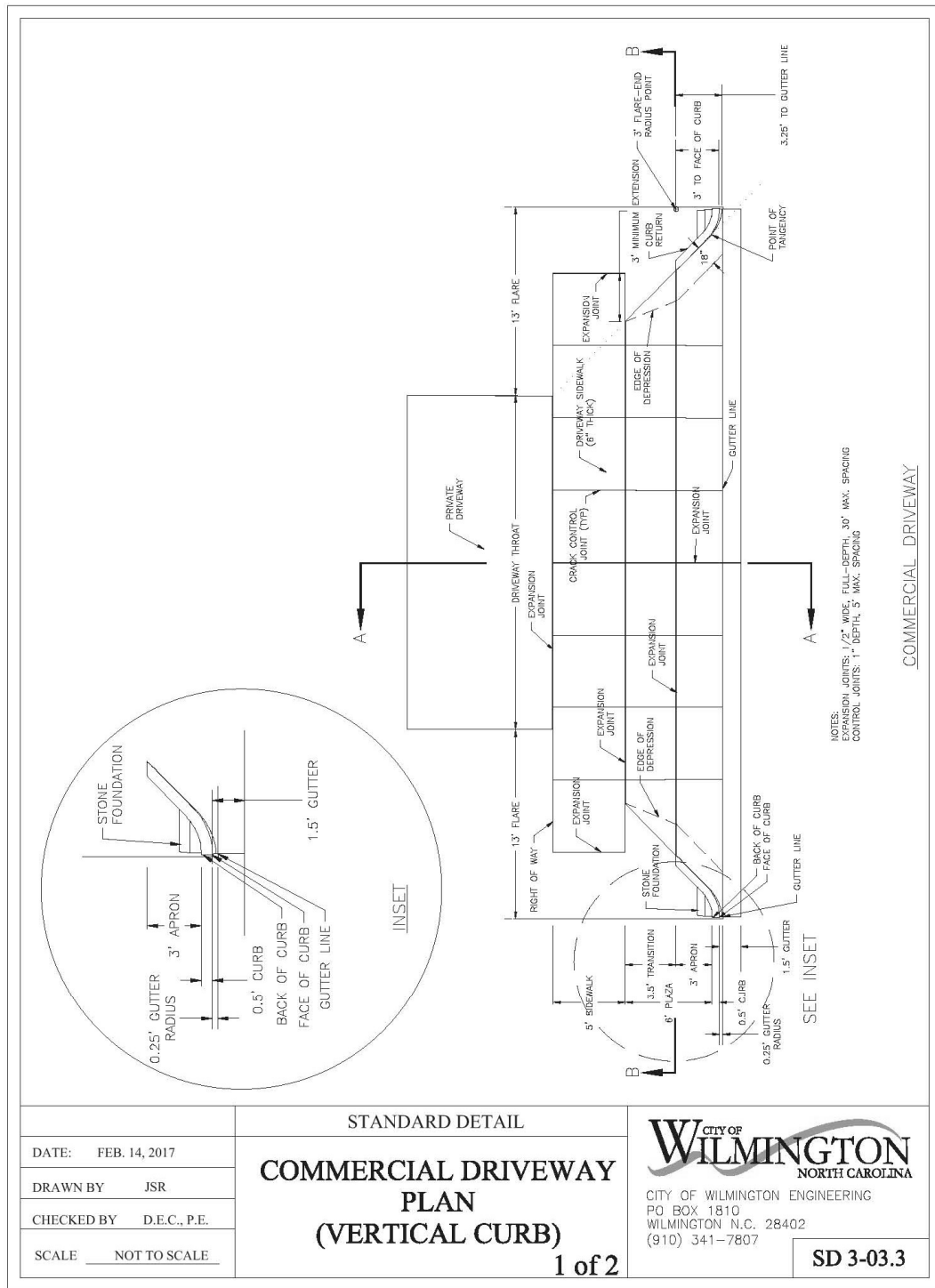
EASEMENT

COMPUTED PROPERTY LINE

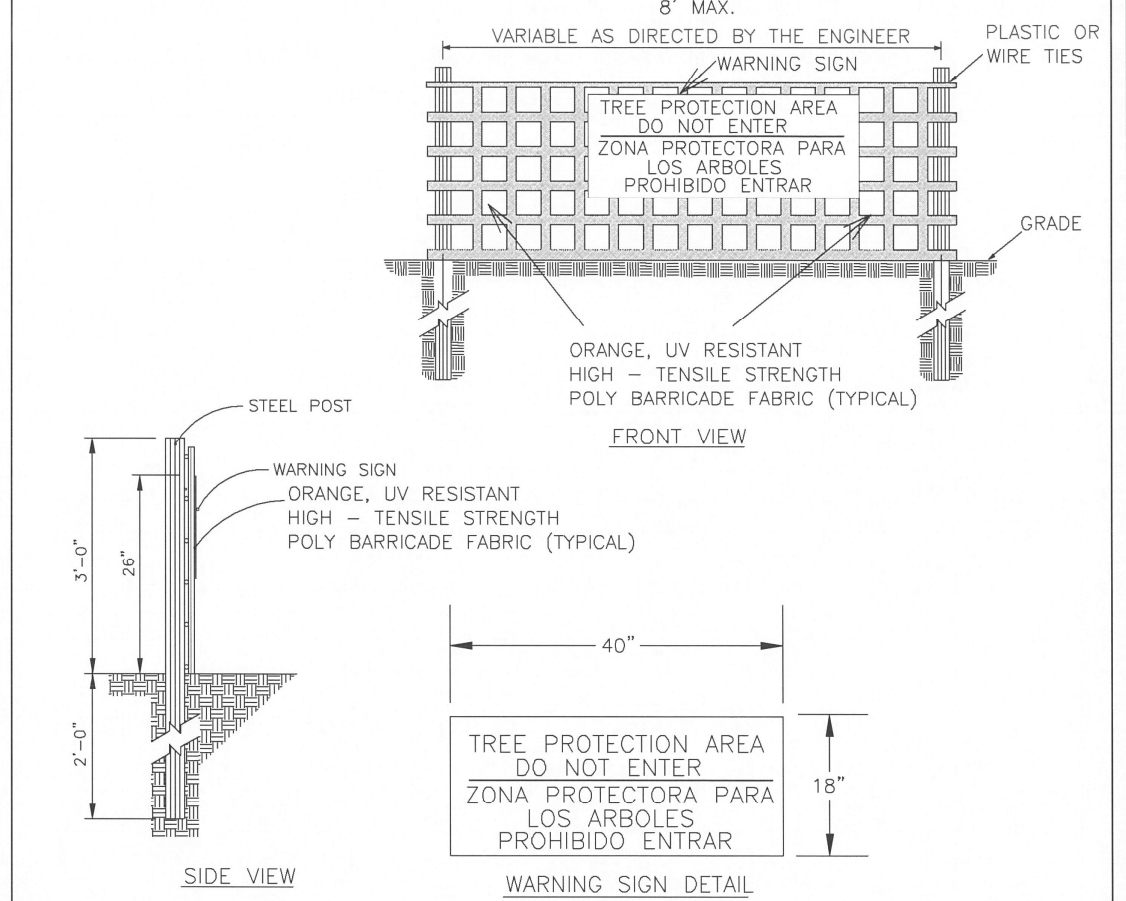
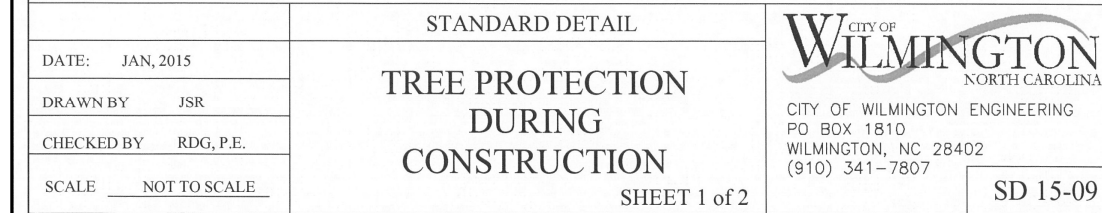
NOTES

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)

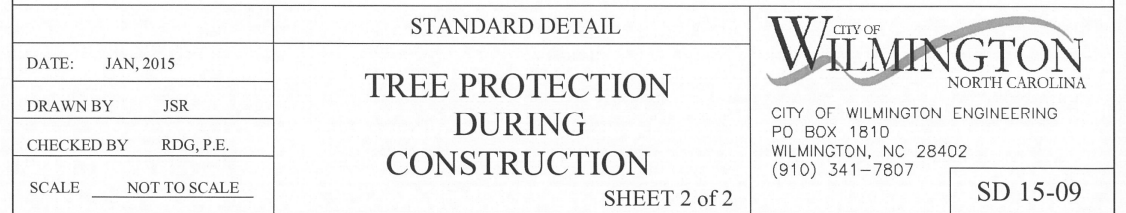
Preliminary Plan



- NOTE: THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF A TREE'S ROOTS LAY. 85% OF MOST TREE ROOTS ARE FOUND IN THE TOP 24" OF THE SOIL AND SUPPLY THE MAJORITY OF NUTRIENTS AND WATER. GENERALLY, ROOTS SPREAD OUT 2-3X THE HEIGHT OF THE TREE.
- NOTE: CROWN OF THE TREE IS NEEDED FOR LEAF GROWTH TO PRODUCE OXYGEN, FILTER THE AIR, REDUCE WIND AND SOFTEN NOISE. DO NOT DISFIGURE CROWN WITH INTENSIVE PRUNING.
- CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH).
- 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.
- 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.
- 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.
- 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.



- NOTE: THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
- WARNING SIGNS TO BE MADE OF DURABLE WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH, MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAIL.
- SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 100' IN PERIMETER, PROVIDE NO LESS THAN TWO SIGNS PER PROTECTION AREA.
- ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE AND SIGNS THROUGHOUT DURATION OF PROJECT.
- TREE PROTECTION FENCING AND SIGNS SHALL BE REMOVED AFTER CONSTRUCTION.
- ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF WILMINGTON, BASED ON ACTUAL FIELD CONDITIONS.



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: 06/15/17

Scale: 1"= 20'

Drawn: WNP

Checked: J.L.W.

Project No: 12957-site

Sheet No: 1

Of: 1