

**SITE DATA**

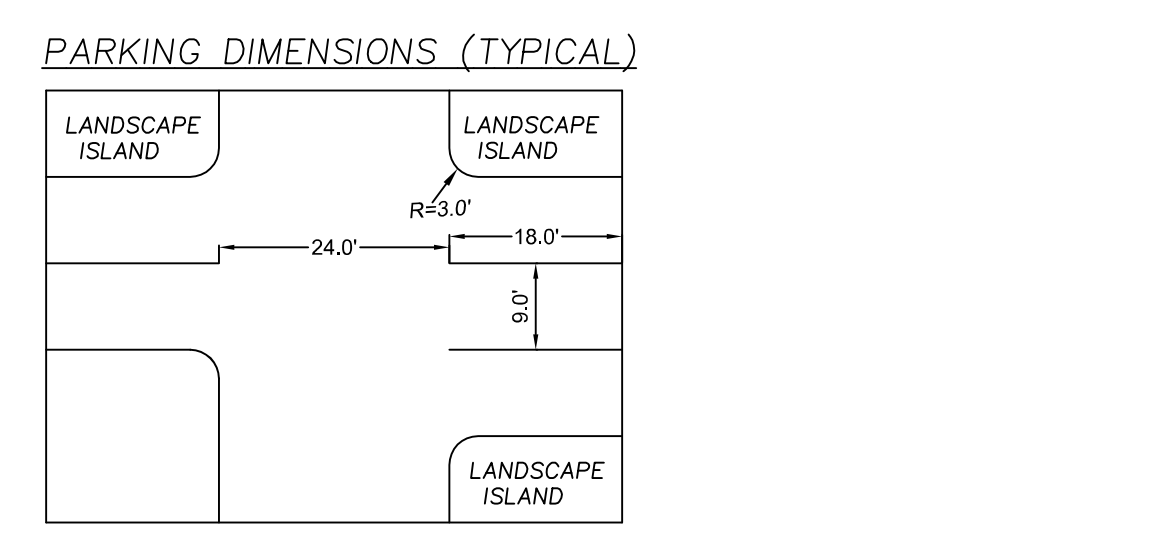
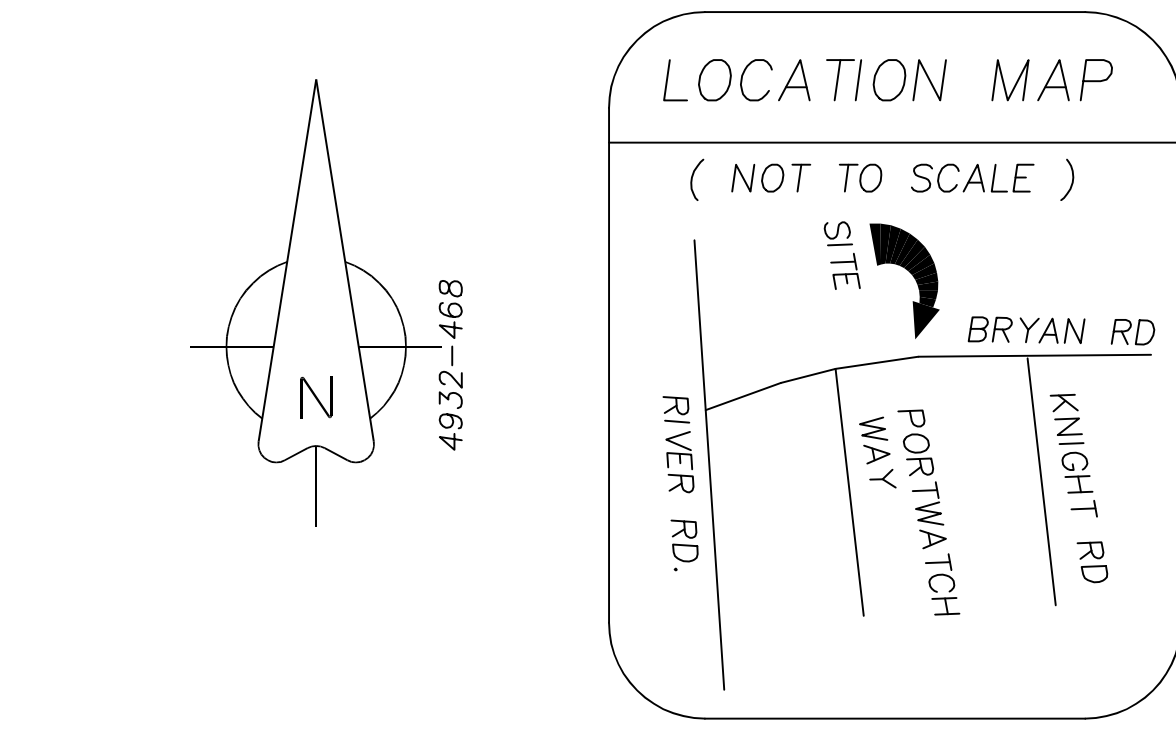
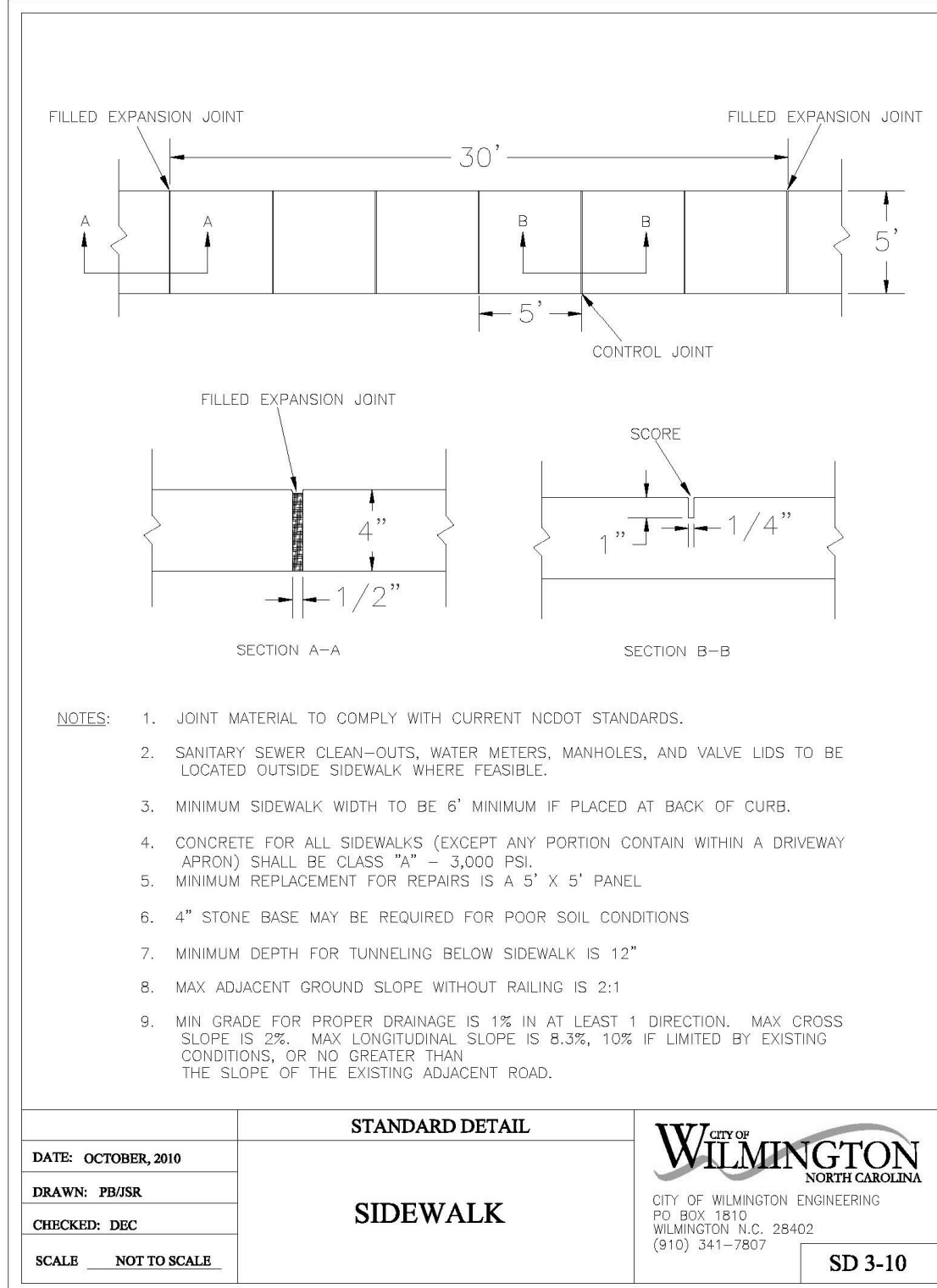
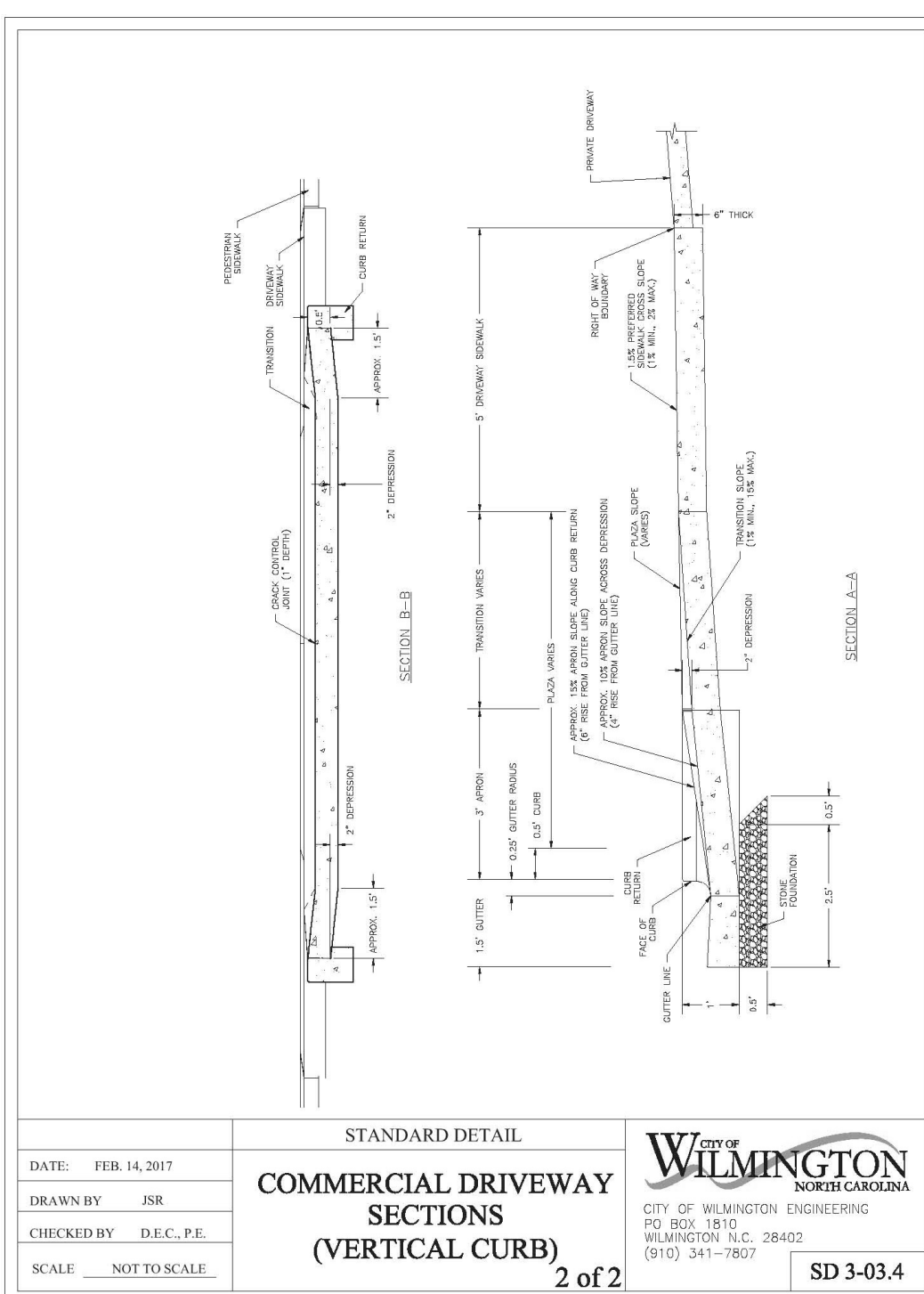
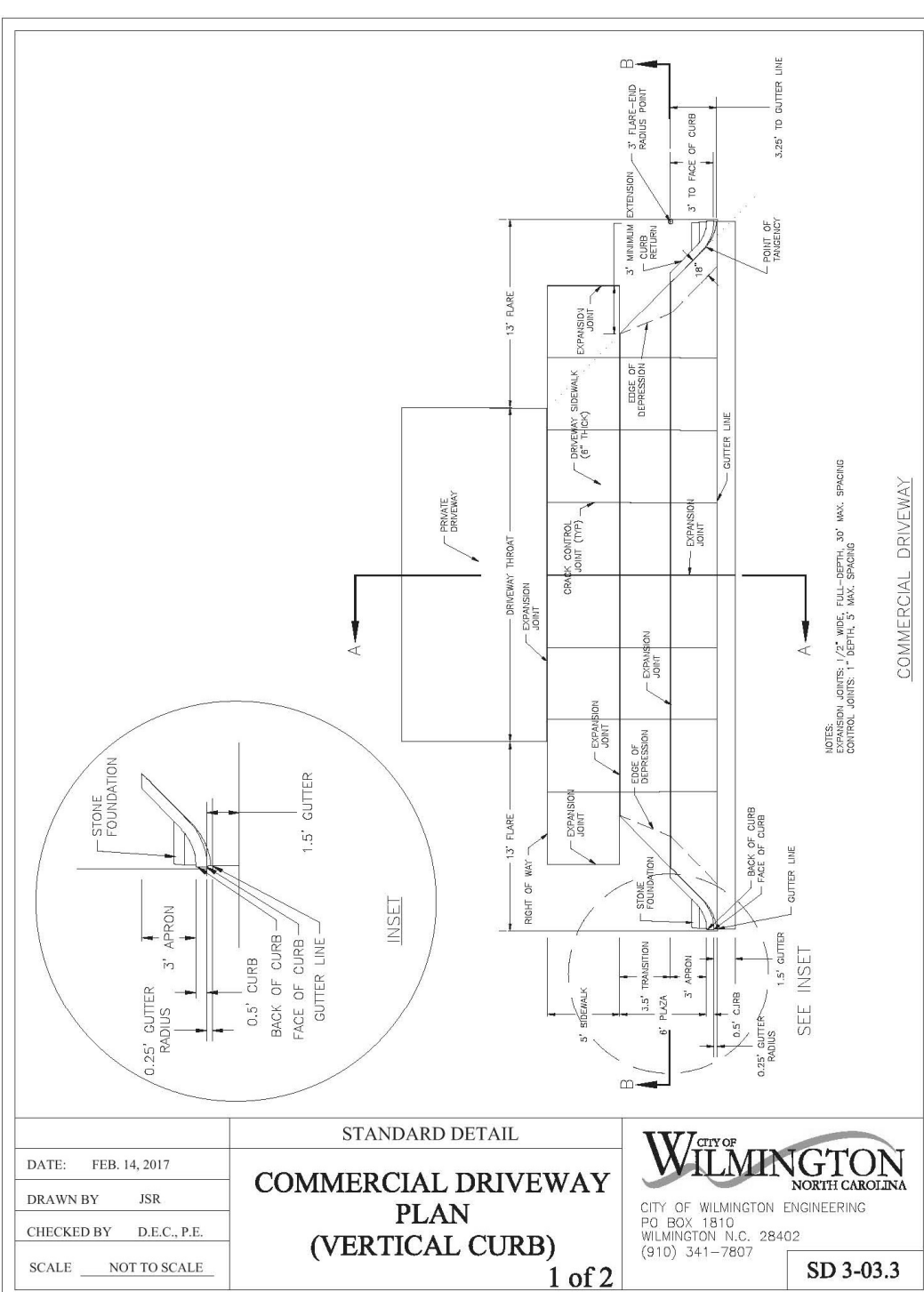
OWNER: SALTWATER WOODWORKING, INC.  
200 S. 4th STREET  
CAROLINA BEACH, NC 28428  
Email: saltwaterwoodworking@gmail.com

SITE ADDRESS: 119 BRYAN ROAD  
NVC PIN: F06500-06-004-000  
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: 11,996 SF  
TOTAL IMPERVIOUS: 14,453 SF  
LOT COVERAGE CALCULATIONS:  
BUILDINGS: 6,987 sf  
LOT AREA: 19,972 sf  
LOT COVERAGE: BUILDINGS/LOT AREA  
LOT COVERAGE: 35%

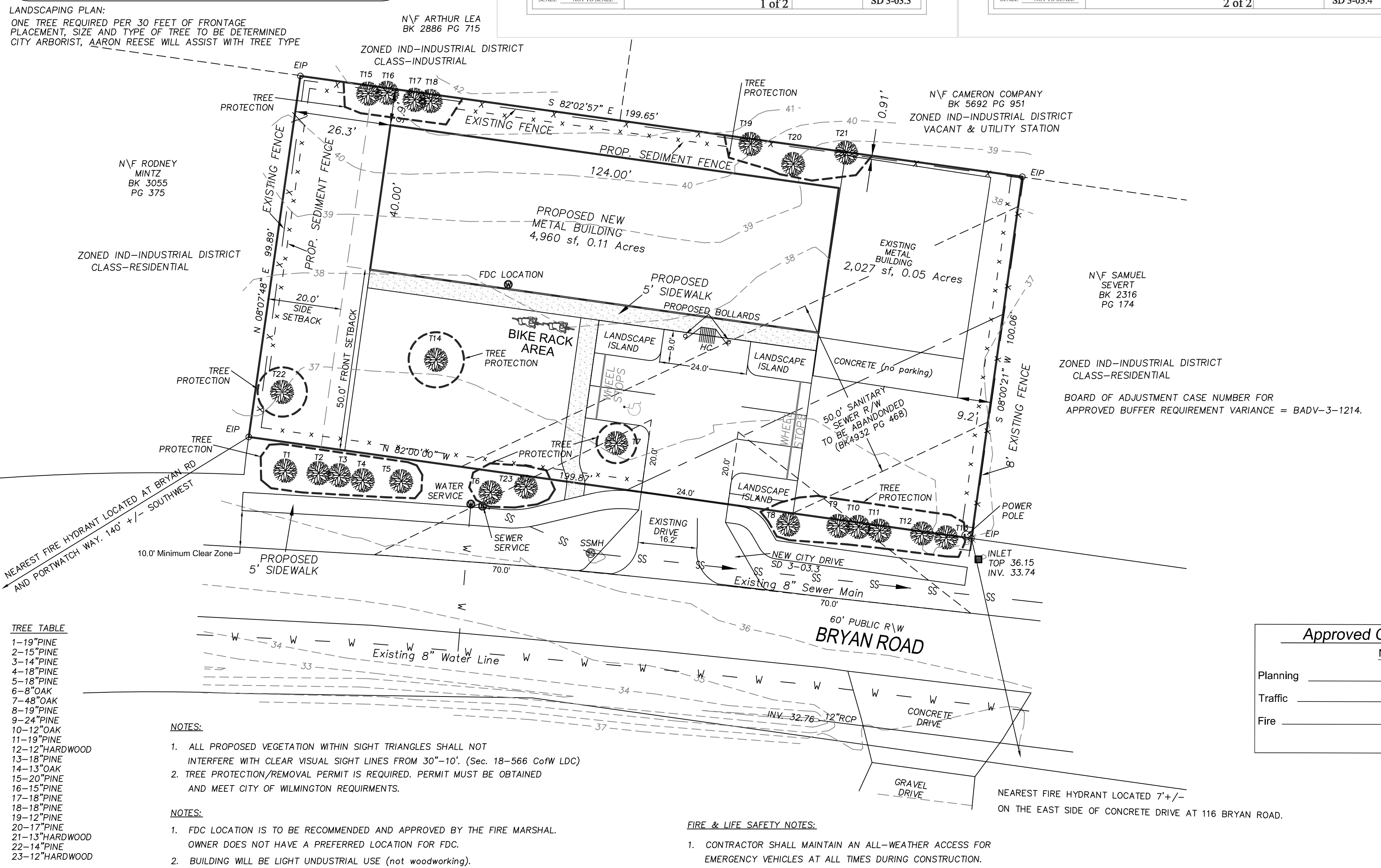
EXISTING BUILDING AREA: 2,027 SF  
PROPOSED BUILDING AREA: 4,960 SF  
PARKING REQUIREMENTS/CALCULATIONS: INDUSTRIAL (square footage is based upon building area)  
MAXIMUM 1 SPACE PER 1,000 sf = 6,987 sf / 1,000 sf = 6.9 = 7 SPACES  
MINIMUM 1 SPACE PER 1,500 sf = 6,987 sf / 1,500 sf = 4.6 = 5 SPACES  
PROPOSED PARKING: 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'  
REAR SETBACK: 9.9'  
WEST SIDE SETBACK: 26.3'  
EAST SIDE SETBACK: n/a; Existing Building on East side

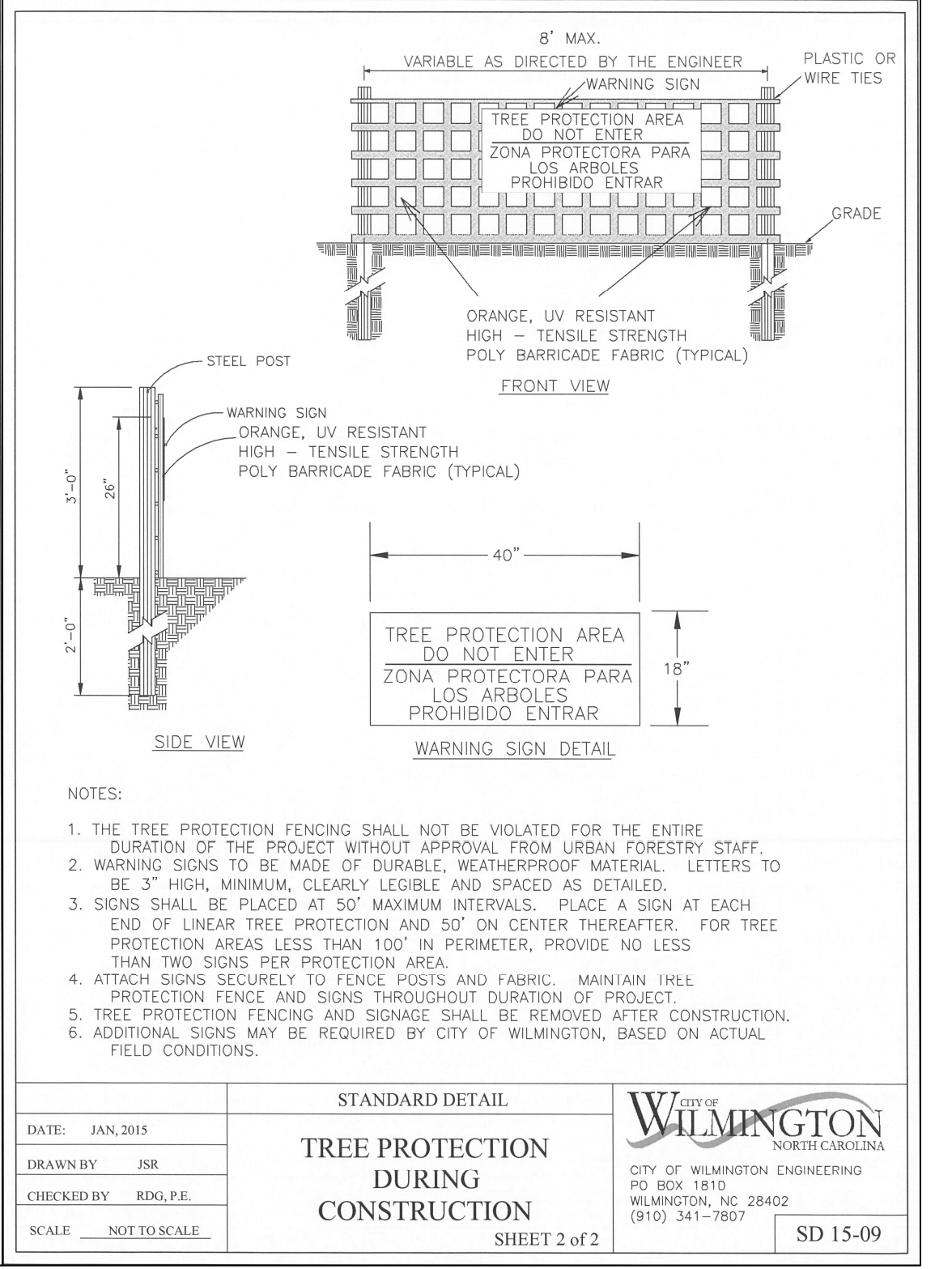
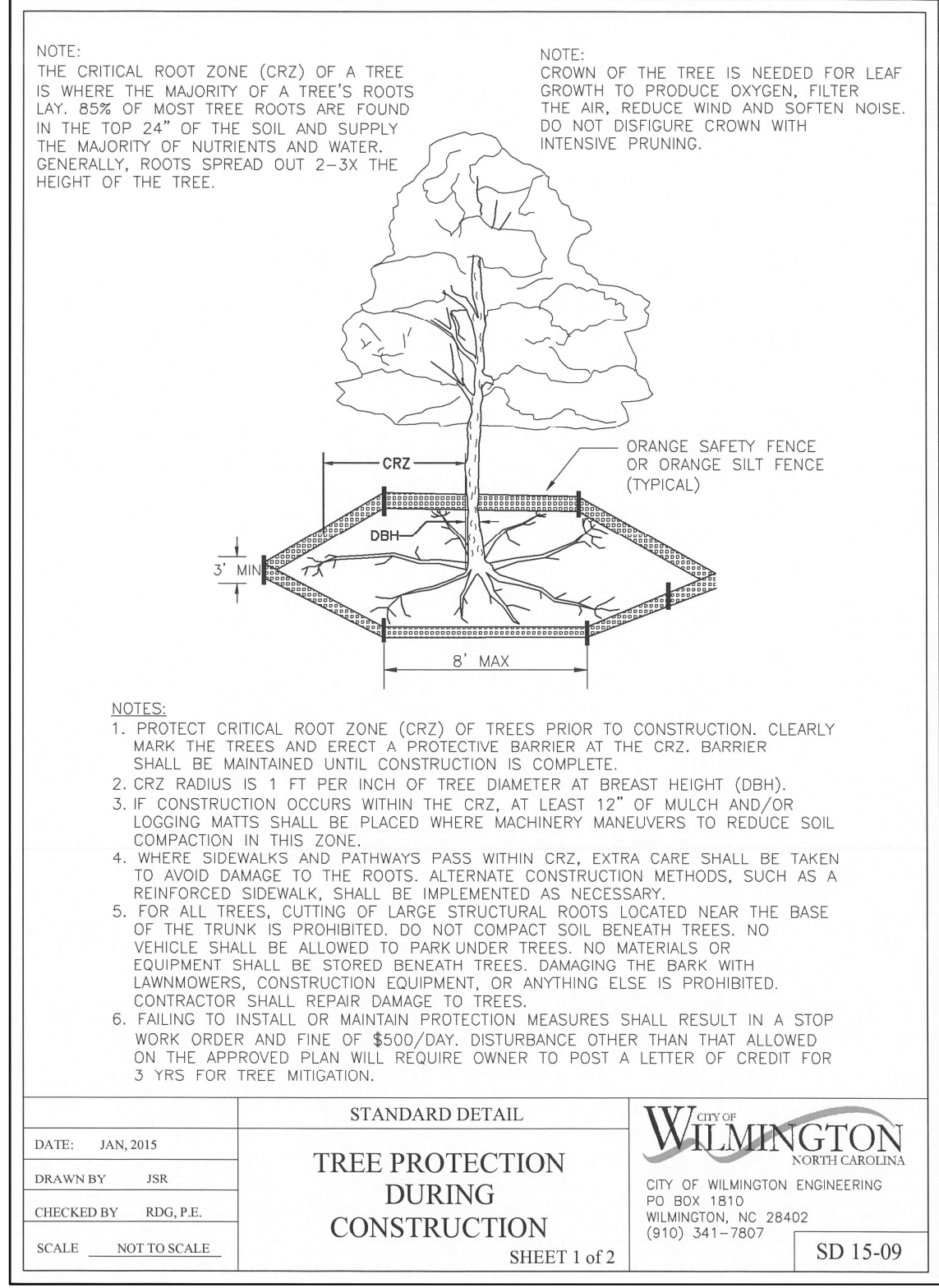


- NOTES:**
- CURBING, CROSSTIES, UTILITY POLES, ETC. CAN BE USED AS WHEEL STOPS IF ANCHORED DOWN.
- GENERAL NOTES:**
- All pavement markings in public rights-of-way and for driveways area to be thermoplastic and meet City and/or NCDOT standards.
  - All signs and pavement markings in areas open to public traffic are to meet MUTCD (manual for Uniform Traffic Control Devices) standards.
  - All traffic control signs and markings of 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. 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.
  - Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
  - 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.
  - Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.



**Approved Construction Plan**

Name	Date
Planning	
Traffic	
Fire	



**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**

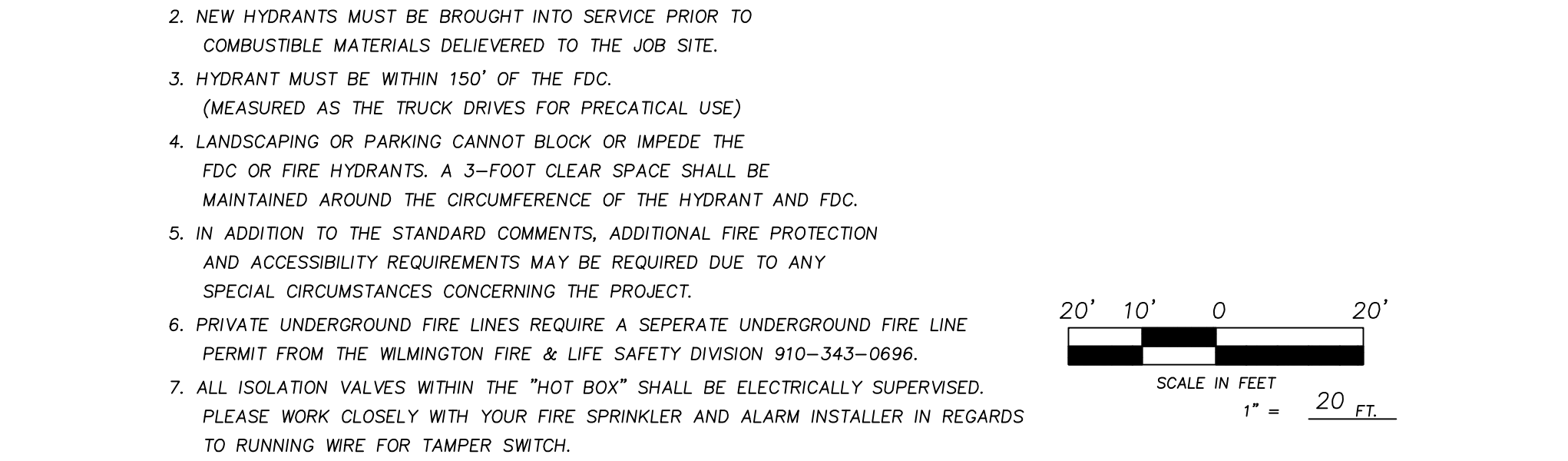
**CENTERLINE**

**EASEMENT**

**COMPUTED PROPERTY LINE**

**NOTES:**

- AREA COMPUTED BY COORDINATE METHOD
- ALL DISTANCES ARE HORIZONTAL, NC GRID NORTH
- FOR REFERENCE SEE AS NOTED
- SURVEYED DECEMBER 2015, TOPOGRAPHIC INFORMATION ADDED APRIL 2017
- ELEVATION BASED ON NAVD 1988 (HDS GPS)



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: 06/15/17  
Scale: 1" = 20'  
Drawn: WNP  
Checked: JLW  
Project No: 12957-site  
Sheet No: 1  
Of: 1

**Preliminary Plan**

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