

<u>SITE DATA</u>	
PARCEL ID:	R05413-033-012-000
CURRENT ZONING:	UMX (URBAN MIXED USE)
CAMA LAND USE CLASSIFICATION:	URBAN
PROJECT ADDRESS:	1222 SOUTH 3RD ST. WILMINGTON, NC 28403
CURRENT OWNER:	SEAGATE HOLDING COMPANY LLC 1213 CULBRETH DRIVE WILMINGTON, NC 284053
TOTAL ACREAGE IN PROJECT BOUNDARY	3.069 S.F. (± 0.07 ac.)
EXISTING BUILDING SIZE:	517 SF GFA
PROP. BUILDING SIZE:	1,025 SF GFA (508 SF ADDITION)
BUILDING HEIGHT:	14' / 1 STORY
<u>BUILDING SETBACKS:</u>	
FRONT:	REQUIRED= 0'
SIDE:	REQUIRED= 0'
REAR:	REQUIRED= 0' (5' TO RES. ZONING DISTRICT)
FRONT:	EXISTING= 1.0'
SIDE:	EXISTING= 1.3'L/+3.8'R
REAR:	EXISTING= 77.3'
	PROPOSED= 1.0'
	PROPOSED= 1.3'L/+3.8'R
	PROPOSED= 61.0'
CALCULATION FOR BUILDING COVERAGE:	1,025 S.F. ÷ 3,069 S.F. = 33.4%
<u>PROPOSED COVERAGE</u>	
PROPOSED IMPERVIOUS AREAS:	
BUILDING	508 S.F.
CONCRETE	300 S.F.
TOTAL	808 S.F. (26.3%)
EXISTING ON-SITE IMPERVIOUS AREAS:	
BUILDING	517 S.F.
CONCRETE	68 S.F.
TOTAL	585 S.F. (19.1%)
EXISTING ON-SITE IMPERVIOUS AREAS TO REMAIN:	
BUILDING	517 S.F.
TOTAL ON-SITE IMPERVIOUS AREA:	
PROPOSED IMPERVIOUS AREA:	808 S.F.
EXISTING IMP. AREA TO REMAIN:	517 S.F.
TOTAL:	1,325 S.F. (43.2%)
PROPOSED OFF-SITE IMPERVIOUS AREAS:	
CONCRETE CURB & GUTTER	30 S.F.
OFF STREET PARKING REQUIRED AND PROPOSED: 0 SPACES	
STREET PARKING REQUIRED: (5 spaces or 1 per 1,000 square feet of gross floor area)	
REQUIRED:	5 SPACES
PROPOSED:	5 SPACES
EXISTING SEWER AND WATER DEMAND: =	250 GPD
PROPOSED SEWER AND WATER DEMAND:	
1 @ 250 GAL/ PLUMBING FIXTURE=	250 GPD

DEVELOPMENT NOTES:

1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
2. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS
3. EXISTING SURVEY INFORMATION PROVIDED BY PORT CITY LAND SURVEYING, PLLC
4. PARCEL IS WITHIN A NON-FLOOD HAZARD AREA ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WILMINGTON, NEW HANOVER COUNTY (COMMUNITY PANEL No. 370717 3117 L, EFFECTIVE DATE AUG. 28, 2018).
5. EXTERIOR BUILDING MATERIALS MUST COMPLY WITH CITY OF WILMINGTON BOARD OF ADJUSTMENT VARIANCE (BADV 3-918) APPROVED ON DECEMBER 20, 2018.

UTILITY NOTES:

1. EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
2. ALL PROPOSED UTILITIES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
3. ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CPUA TECHNICAL SPECIFICATIONS & STANDARDS. PROJECT SHALL COMPLY WITH CPUA 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 BY THE CONTRACTOR.
4. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCCOCH OR ASSE.
5. WATER & SEWER SERVICES CAN NOT BE ACTIVATED ON NEW MAINS UNTIL THE ENGINEER'S CERTIFICATION OF THE SYSTEMS ARE COMPLETED 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.
6. IF CONTRACTOR DESIRES CPUA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DOWNSTREAM SIDE OF THE WATER METER BOX.
7. 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.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. REPAIRS TO ALL ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
9. THE BELLSCOTT CONTRACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND AVOID ANY FLEXIBILITY.
10. THE PROCESS FOR TELEPHONE CABLE PLACEMENT: * FINAL GRADE WILL NEED TO BE ESTABLISHED. * POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. * BELLSCOTT & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
11. SOLID WASTE DISPOSAL, BY COW CURATOR PICKUP.
12. ALL SITE LIGHTING SHALL BE LOCATED, ANGLED, SHIELDED, AND/OR LIMITED IN INTENSITY SO AS TO CAST NO DIRECT LIGHT UPON ADJACENT PROPERTIES, SHALL MINIMIZE OFF-SITE BACKLIGHTING GLARE, AND UP-LIGHTING. LIGHT POSTS SHALL BE NO TALLER THAN TWENTY-FOOT (20) FEET.

GENERAL TRAFFIC NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS OFF RIGHT OF WAY ARE TO MEET/BE MAINTAINED TO CUTOFF (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS. [DETAIL SD 15-13 & SD 11-3 CFWD CATCH STUDS]
2. CROWN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
3. CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
4. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10'.
5. 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 PLAN.
6. CONTRACTOR TO COORDINATE WITH THE CITY ROW INSPECTOR ON EXISTING SIDEWALK COMPLIANCE, TO DETERMINE IF ANY PANELS SHOULD BE REPLACED.

TREE PROTECTION NOTES:

1. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES.
2. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

FIRE & SAFETY NOTES:

1. CONSTRUCTION TYPE: 1 (COMMERCIAL)
2. PROPOSED BUILDING WILL NOT BE SPRINKLED
3. PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS.
4. ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES
5. HYDRANT SHALL BE SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.
6. IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.

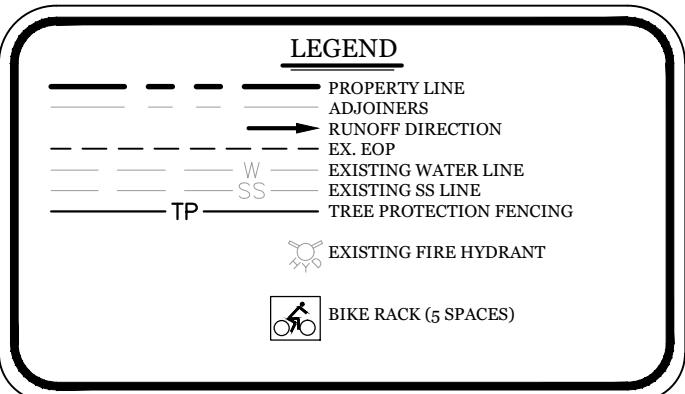
<u>Approved Construction Plan</u>	
<u>Name</u>	Date
Planning_____	
Public Utilities_____	
Traffic_____	
Fire_____	



Public Services • Engineering Division

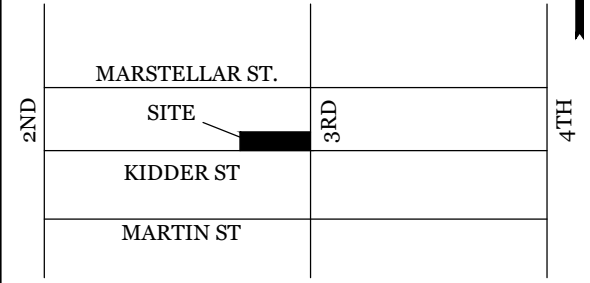
APPROVED PLAN - NO PERMIT REQUIRED

Signed:



Scale: 1"=10'

VICINITY MAP (NOT TO SCALE):

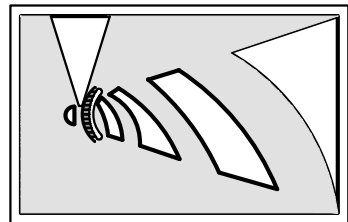


REVISIONS

5-19-20 EXISTING DRIVEWAY ON KIDDER
ALLOWED TO REMAIN.

**INTRACOASTAL
ENGINEERING, PLLC**

5/25 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: Charlie@intracoastalengineerin
License Number: P-0662



SITE PLAN

FOR

THE BODEGA

CITY OF WILMINGTON
NEW HANOVER COUNTY



1/21/2019

CLIENT INFORMATION:

Stepping Stone Properties
Ryan Horne
1213 Culbreth Dr.
Wilmington, NC 28405
Ph. 910-444-1974

DRAWN:	JAE	SHEET SIZE:	24x36
CHECKED:	CDC	DATE:	1/21/2019
APPROVED:	CDC	SCALE:	1" = 10'
PROJECT NUMBER:		2018-036	

DRAWING NUMBER:

C-1

1 OF 2

