



LEGEND:

---	RIGHT OF WAY
---	EXISTING WATER MAIN
---	LOT LINE
---	EASEMENT
⊕	PROPOSED DRAINAGE SYSTEM
⊕	EXISTING SEWER MANHOLE
⊕	PROPOSED WATER SERVICE
⊕	EXISTING SEWER SERVICE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
+	EXISTING SPOT ELEVATION
+	PROPOSED SPOT ELEVATION
---	DRAINAGE AREA

NOTES:

- THIS PARCEL WAS RECORDED ON JANUARY 7, 2014 IN THE BRUNSWICK COUNTY REGISTER OF DEEDS OFFICE IN MAP CABINET 81 PAGE 99.
- TAX PARCEL NUMBER 0470004107 HAS BEEN ASSIGNED TO THIS TRACT.
- THE BOUNDARY, TOPOGRAPHIC SURVEY AND LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN WAS PROVIDED BY THOMAS & HUTTON.
- THE ACCESS ROAD, GRAVITY SEWER MAIN EXTENSION, AND DRAINAGE SYSTEM ALONG THE PROPERTY BOUNDARY IS TO BE DESIGNED BY OTHERS AND CONSTRUCTED AS A DIFFERENT PROJECT AND IS NOT PART OF THIS SUBMITTAL.
- THE ACCESS ROAD, (NEW POINT BOULEVARD), AND DRIVEWAY TO THIS PROJECT MUST BE COMPLETED PRIOR TO THE BUILDING RECEIVING A CERTIFICATE OF OCCUPANCY.
- THERE ARE NO WETLANDS IDENTIFIED WITH IN THE BOUNDARY OF THIS SITE.
- THE CONTRACTOR IS TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GRADE PRIOR TO BEGINNING CONSTRUCTION.
- COUNTY AND STATE STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR DISTURBED BEFORE OBTAINING THE PERMITS.
- THE DRAINAGE SYSTEM FOR THIS SITE WILL TIE INTO THE DRAINAGE SYSTEM ALONG THE PROPERTY LINES (PROVIDED BY OTHERS) AND DIRECTED TO AN EXISTING STORMWATER TREATMENT POND LOCATED ON AN ADJACENT PARCEL. NCDENR PERMIT NUMBER SW8 990456 MOD.
- THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 2197.
- WATER AND SEWER SERVICE LINES ARE SHOWN WITHIN 5' OF THE BUILDING.
- NORTH BRUNSWICK SANITARY DISTRICT (H2GO) IS THE WATER AND SEWER PROVIDER FOR THIS PROJECT.
- ALL SIGNAGE AND PAVEMENT MARKINGS MUST COMPLY WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- ALL EXTERNAL LIGHTING MUST BE INTERNALLY ORIENTED.
- THE HVAC SYSTEMS TO SERVE THESE STRUCTURES ARE TO BE LOCATED ON THE ROOF OF THE BUILDINGS.

SITE DATA:

PARCEL ID#	0470004107
ADDRESS	UNITS 1-5, 1132 NEW POINT BOULEVARD
ZONING	CO-CLD
PROPOSED USE	RETAIL & RESTAURANT
LOT SIZE	61,948.95 SF 1.42 AC

SETBACKS:

FRONT YARD	25'
REAR YARD	6'
SIDE YARD	10'
CORNER SIDE YARD	25'

BUILDING DATA

ONE (1) ONE STORY BUILDING	26.5' HT
GROSS BUILDING:	11,173 GSF

BUILDING USES:

RESTAURANT 1	2,008 SF
RESTAURANT 2	3,087 SF
RETAIL	6,078 SF

PARKING SPACES:

REQUIRED:	
HIBACHI BISTRO	
KITCHEN: 437 SF @ 1 SPACE/300 SF	2 SPACES
SEATING: 973 SF @ 1 SPACE/100 SF	10 SPACES
DUNKIN DOUGHNUTS	
KITCHEN: 664 SF @ 1 SPACE/300 SF	3 SPACES
SEATING: 401 SF @ 1 SPACE/100 SF	5 SPACES
RETAIL	
5,844 SF @ 1 SPACE/200 SF	30 SPACES
TOTAL REQUIRED	50 SPACES
PROVIDED:	
STANDARD SPACE	60
HANDICAPPED	3
TOTAL SPACES PROVIDED	63 SPACES

Owner:
Hibachi Bistro and Hunan Garden of Fayetteville, Inc.
1013 Cloud Break Court
Leland, NC 28451
910-352-0620



DRAWN: F. BRAXTON **PROJECT NUMBER:** 140-02
DESIGN: F. BRAXTON **SCALE:** 1" = 20'
CHECK: J. Petroff **DATE:** 11/14/2013
APPROVED: J. Petroff
FILE NAME:

OCEAN GATE PLAZA

Site & Leasing Plan

JOB NUMBER	140-02
SHEET NUMBER	C 2

