

LOCATION MAP
SCALE: 1" = 1,000'

SITE DATA TABULATION
CURRENT ZONING: RB (REGIONAL BUSINESS DISTRICT)
THE ATRIUM
1410 COMMONWEALTH DRIVE
TAX PARCEL IDENTIFICATION #: R05612-009-008-000
CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION AREA
MAXIMUM BUILDING HEIGHT: 35'
EXISTING USE: OFFICE

SETBACK STANDARDS

	PROVIDED	REQUIRED
MINIMUM FRONT SETBACK	25 FT.	25 FT.
MINIMUM SIDE SETBACK (INTERIOR)	49 FT. (WEST)	0 FT.
MINIMUM SIDE SETBACK (CORNER)	10 FT. (EAST)	25 FT.
MINIMUM REAR SETBACK	84 FT.	25 FT.

SITE INFORMATION
MINIMUM LOT SIZE: 149,807 SF (3.439 AC) 1 ACRE
PROPOSED IMPERVIOUS AREA:
PROPOSED CANOPY: 685 SF
ON-SITE PARKING & DRIVEWAYS (PROPOSED): 297 SF
ON-SITE SIDEWALKS (PROPOSED): 850 SF
TOTAL PROPOSED IMP. AREA: 1,632 SF

EX. IMPERVIOUS AREA REMOVED: 375 SF
PROPOSED IMPERVIOUS AREA INCREASE: 1,257 SF (0.029 AC)
EX. IMPERVIOUS DRAINAGE AREA: 2.37 AC (84.7%)
PROPOSED % IMPERVIOUS: 2.40 AC / 2.80 = 85.7%

BUILDING INFORMATION
40% MAXIMUM LOT COVERAGE (EX. & PROPOSED): 21.8%
NUMBER OF BUILDINGS: 1
EX. BUILDING AREA: 31,925 SF
PROPOSED CANOPY EXPANSION: 685 SF
TOTAL PROPOSED BUILDING AREA: 32,610 SF

SITE PARKING
MINIMUM PARKING REQUIRED: 1 SPACE PER 300 SF (OFFICE/PROFESSIONAL)
MAXIMUM PARKING ALLOWED: 63,554/300 = 212 SPACES (OFFICE/PROFESSIONAL)
TOTAL EX. PARKING PROVIDED: 180 SPACES
TOTAL PROPOSED PARKING PROVIDED: 180 SPACES

UTILITY INFORMATION
SANITARY SEWER: NO NEW SANITARY SEWER CONNECTIONS PROPOSED.
WATER: NO NEW WATER CONNECTIONS PROPOSED.
GAS: NO NEW GAS CONNECTIONS PROPOSED.

FLOOD NOTE
THIS PARCEL DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FEMA PANEL 370171 3157J WITH AN EFFECTIVE DATE OF APRIL 3, 2006.

SITE LIGHTING
NO NEW EXTERIOR LIGHTING IS BEING PROPOSED OTHER THAN LIGHTING UNDER THE PROPOSED CANOPY.

- GENERAL NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.
 - PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 - ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
 - TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
 - ANY BROKEN OR MISSING SIDEWALK PANELS WILL BE REPLACED.
 - ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF 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; CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.

City of Wilmington
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit #: _____
Signed: _____

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

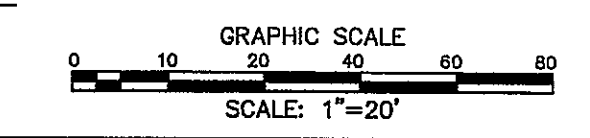
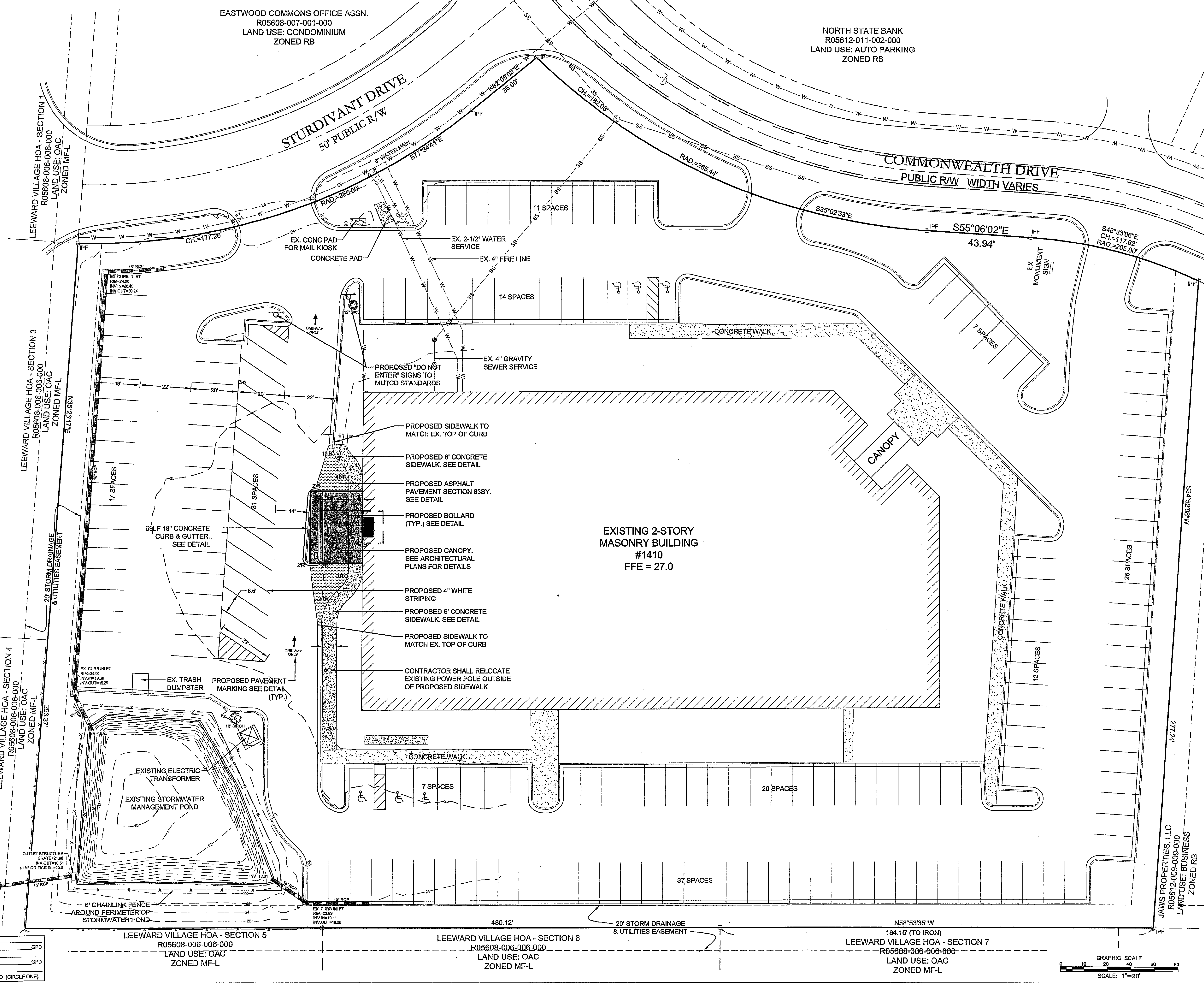
Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

NCDENR PWSS WATER PERMIT #: _____ GPD
WATER CAPACITY: _____ GPD
DWQ SEWER PERMIT #: _____ GPD
SEWER CAPACITY: _____ GPD
SEWER SHED # AND PLANT: _____
SEWER TO FLOW THROUGH: YES / NO (CIRCLE ONE)

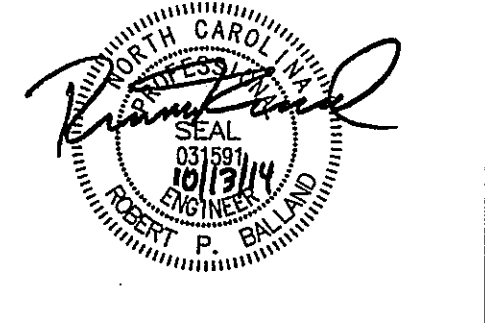
LEGEND

- [Pattern] = PROPOSED ASPHALT SECTION TO MATCH EXISTING
- [Pattern] = PROPOSED CANOPY AREA
- [Pattern] = PROPOSED SIDEWALK AREA
- [Pattern] = EXISTING CONCRETE CURB & GUTTER



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PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

PROJECT TITLE
ATRIUM ALTERATIONS PHASE 2
1410 COMMONWEALTH DR. WILMINGTON, NC 28403

SHEET TITLE
SITE PLAN

RECEIVED
OCT 13 2014
PLANNING DIVISION

MARK	DATE	DESCRIPTION

PROJECT NO: 14290.PE
DATE: SEPTEMBER 18, 2014
SCALE: 1"=20'
DRAWN BY: RPB PROJ MGR: RPB

C-2.1
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