

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

SETBACK STANDARDS

	PROVIDED	REQUIRED
MINIMUM FRONT SETBACK	256 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

	PROVIDED	REQUIRED
MINIMUM LOT SIZE	149,807 SF (3.439 AC)	1 ACRE
PROPOSED IMPERVIOUS AREA	685 SF	
PROPOSED CANOPY	297 SF	
ON-SITE PARKING & DRIVEWAYS (PROPOSED)	690 SF	
ON-SITE SIDEWALKS (PROPOSED)	1,632 SF	
TOTAL PROPOSED IMP. AREA	685 SF	
EX. IMPERVIOUS AREA REMOVED	1,057 SF (0.024 AC)	
PROPOSED IMPERVIOUS AREA INCREASE	2.37 AC (84.7 %)	
EX. IMPERVIOUS DRAINAGE AREA	2.40 AC / 2.80 = 85.7%	
PROPOSED % IMPERVIOUS	2,660 SF (0.06 AC)	
DISTURBED AREA:		

BUILDING INFORMATION

	PROVIDED	REQUIRED
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: (OFFICE/PROFESSIONAL)	1 SPACE PER 300 SF
MAXIMUM PARKING ALLOWED: (OFFICE/PROFESSIONAL)	63,554/300 = 212 SPACES
MAXIMUM PARKING ALLOWED: (OFFICE/PROFESSIONAL)	63,554/200 = 318 SPACES
TOTAL EX. PARKING PROVIDED:	190 SPACES
TOTAL PROPOSED PARKING PROVIDED:	179 SPACES
HANDICAP PARKING REQUIRED:	6 SPACES
HANDICAP PARKING PROVIDED:	6 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, DRIVEWAY PANELS, AND CURBING 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.

APPROVED STORMWATER MANAGEMENT PLAN

City of WILMINGTON, NORTH CAROLINA
 Public Services • Engineering Division

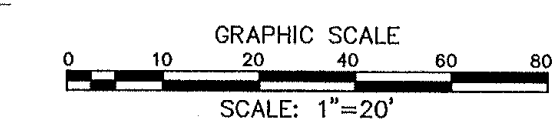
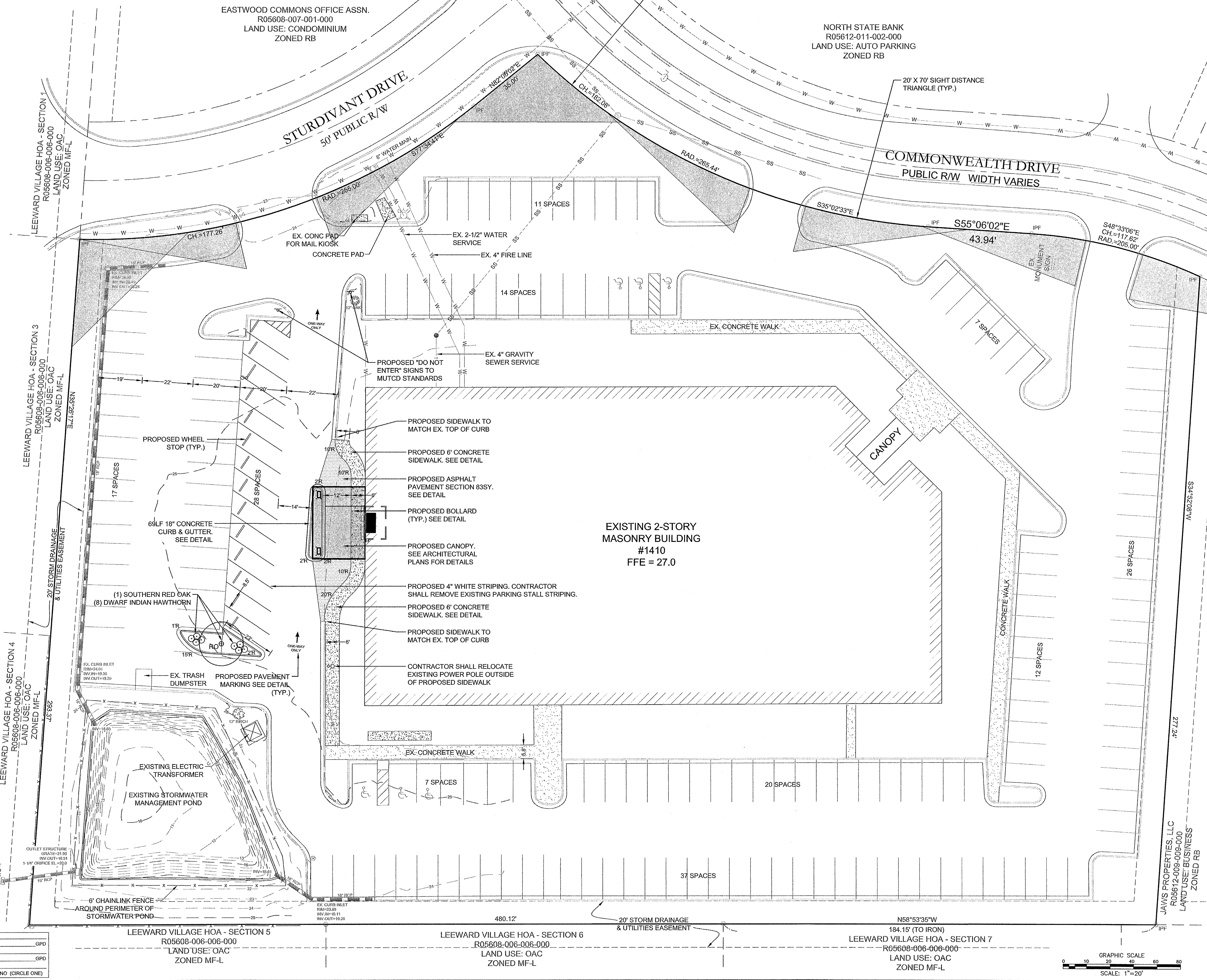
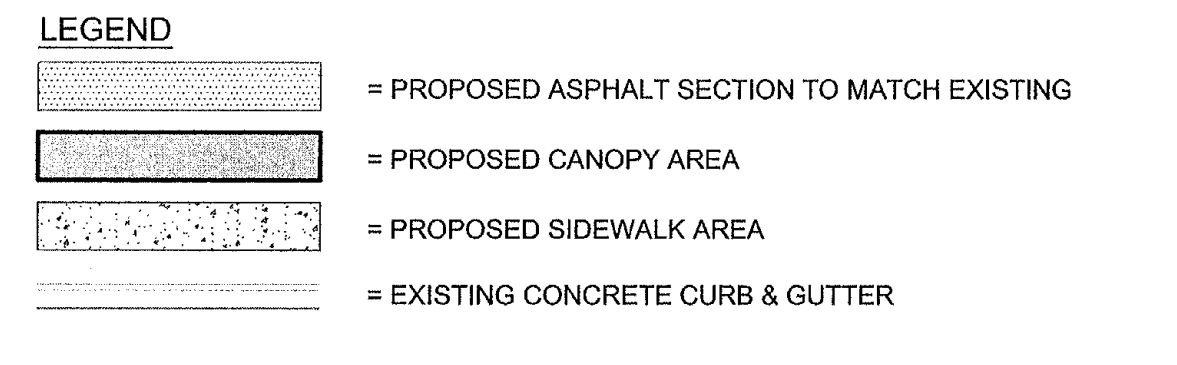
Date: _____ Permit #: _____
 Signed: _____

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: _____

NCDNR PWS WATER PERMIT #: _____
 WATER CAPACITY: _____ GPD
 DWO SEWER PERMIT #: _____
 SEWER CAPACITY: _____ GPD
 SEWER SHED # AND PLANT: _____
 SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)



PARAMOUNTE ENGINEERING, INC.
 WILMINGTON, NC FAYETTEVILLE, NC
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 Dover, DE
 309 S Governors Ave
 Dover, DE 19904
 302.734.7950
 www.beckermorgan.com

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

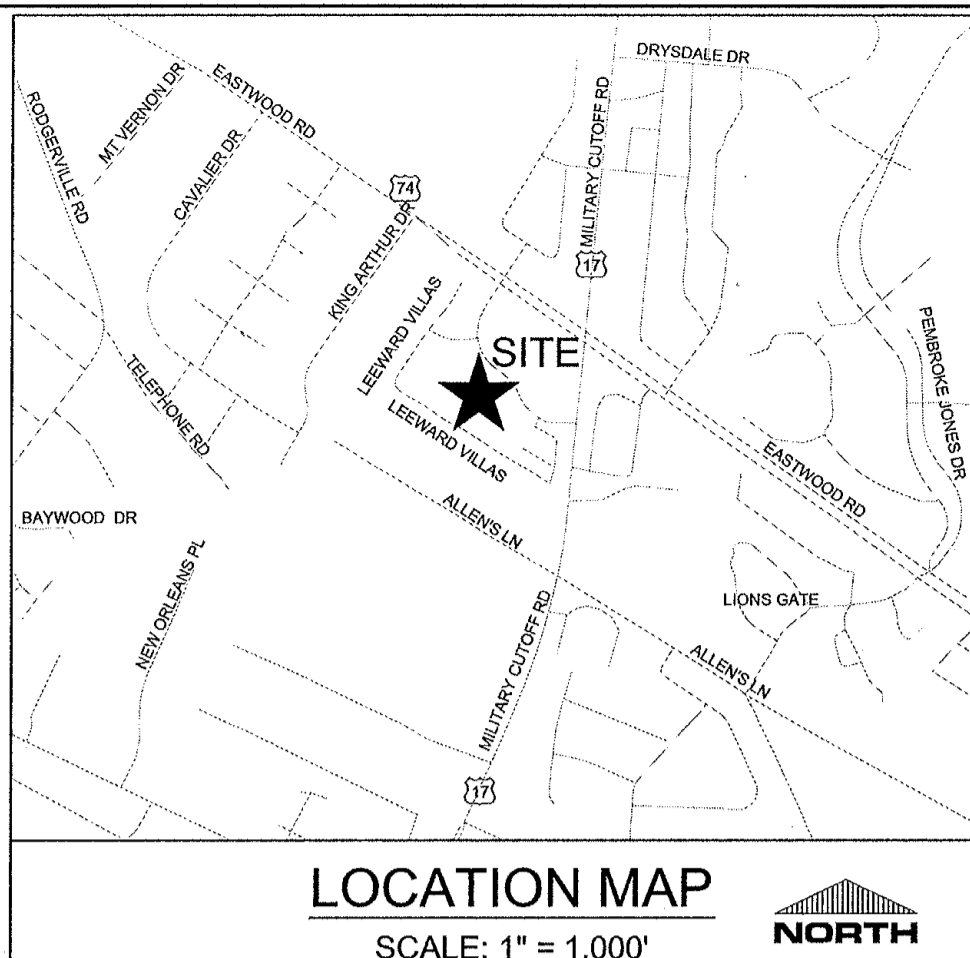
PROJECT TITLE
 ATRIUM ALTERATIONS PHASE 2
 1410 COMMONWEALTH DR.
 WILMINGTON, NC 28403

SHEET TITLE
 SITE PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO: 14290.PE
 DATE: NOVEMBER 3, 2014
 SCALE: 1"=20'
 DRAWN BY: RPB | PROJ MGR: RPB



- LEGEND**
- = PROPOSED ASPHALT SECTION TO MATCH EXISTING
 - = PROPOSED CANOPY AREA
 - = PROPOSED CANOPY AREA
 - = EXISTING CONCRETE CURB & GUTTER

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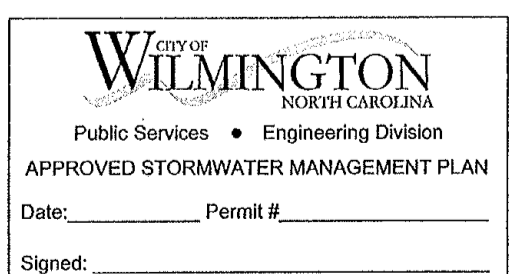
- LEGEND:**
- 29 --- EXISTING CONTOUR
 - 29 --- PROPOSED CONTOUR
 - EG=25.05 --- EXISTING SPOT ELEVATION
 - PG=25.05 --- PROPOSED EDGE OF PAVEMENT
 - BC=25.05 --- PROPOSED TOP BACK OF CURB ELEV.
 - TS=25.05 --- PROPOSED TOP OF SIDEWALK ELEV.
 - INLET PROTECTION
 - LOD --- LIMITS OF DISTURBANCE
 - SF --- SILT FENCE
 - DRAINAGE FLOW PATH

STORMWATER NOTE:
THIS PROJECT WILL BE CONSIDERED A REDEVELOPMENT EXCLUSION FROM THE CITY OF WILMINGTON STORMWATER ORDINANCE.

PROPOSED IMPERVIOUS AREA	
PROPOSED CANOPY	685 SF
ON-SITE PARKING & DRIVEWAYS (PROPOSED)	297 SF
ON-SITE SIDEWALKS (PROPOSED)	650 SF
TOTAL PROPOSED IMP. AREA	1,632 SF (0.03 AC)
EXISTING IMPERVIOUS AREA REMOVED	
PROPOSED IMPERVIOUS AREA INCREASE	376 SF (0.03 AC.)
EX. IMPERVIOUS DRAINAGE AREA	1,257 SF (0.03 AC.)
PROPOSED % IMPERVIOUS	2.40 AC/2.80 = 85.7%

- GENERAL NOTES:**
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF WILMINGTON AND NEW HANOVER COUNTY STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL PLACE INLET PROTECTION AROUND ALL STORM DRAIN INLETS TO PROTECT THE SYSTEM FROM COLLECTING SEDIMENTATION DURING CONSTRUCTION. INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE PARKING LOT IS PAVED.
 - CONTRACTOR SHALL ADJUST ALL FRAMES OF EX. UTILITY INFRASTRUCTURE WITHIN PROPOSED ASPHALT AND SIDEWALK AREAS TO MATCH PROPOSED GRADES.
 - ALL PROPOSED SPOT ELEVATIONS SHOWN IN THE PARKING LOT ARE PROPOSED EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
 - ALL ROOF DRAINS SHALL BE DIRECTED TOWARDS STORMWATER COLLECTION SYSTEM.
 - ALL SIDEWALK CROSS SLOPES HAVE BEEN GRADED TO MEET ADA REGULATIONS. CONTRACTOR SHALL CONFIRM GRADES BEFORE PLACING PAVEMENT OR SIDEWALKS AND REPORT ANY DISCREPANCIES TO OWNER AND/OR ENGINEER.

- SURVEY NOTES:**
- HORIZONTAL (NAD83-NSRS2007) AND VERTICAL (NAVD88) DATUM WERE ESTABLISHED UTILIZING A TOPCON HYPERLITE GPS RECEIVER OPERATING IN VRS MODE WITH REPEAT OBSERVATIONS.
 - THIS TRACT DOES NOT LIE WITHIN DESIGNATED FLOOD ZONE, ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER 3720315700J, BEARING AN EFFECTIVE DATE OF APRIL 3, 2006.
 - PROPERTY DIMENSIONS ARE FROM A MAP RECORDED IN BOOK 28, PAGE 171.

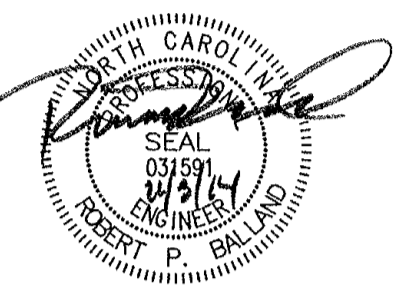
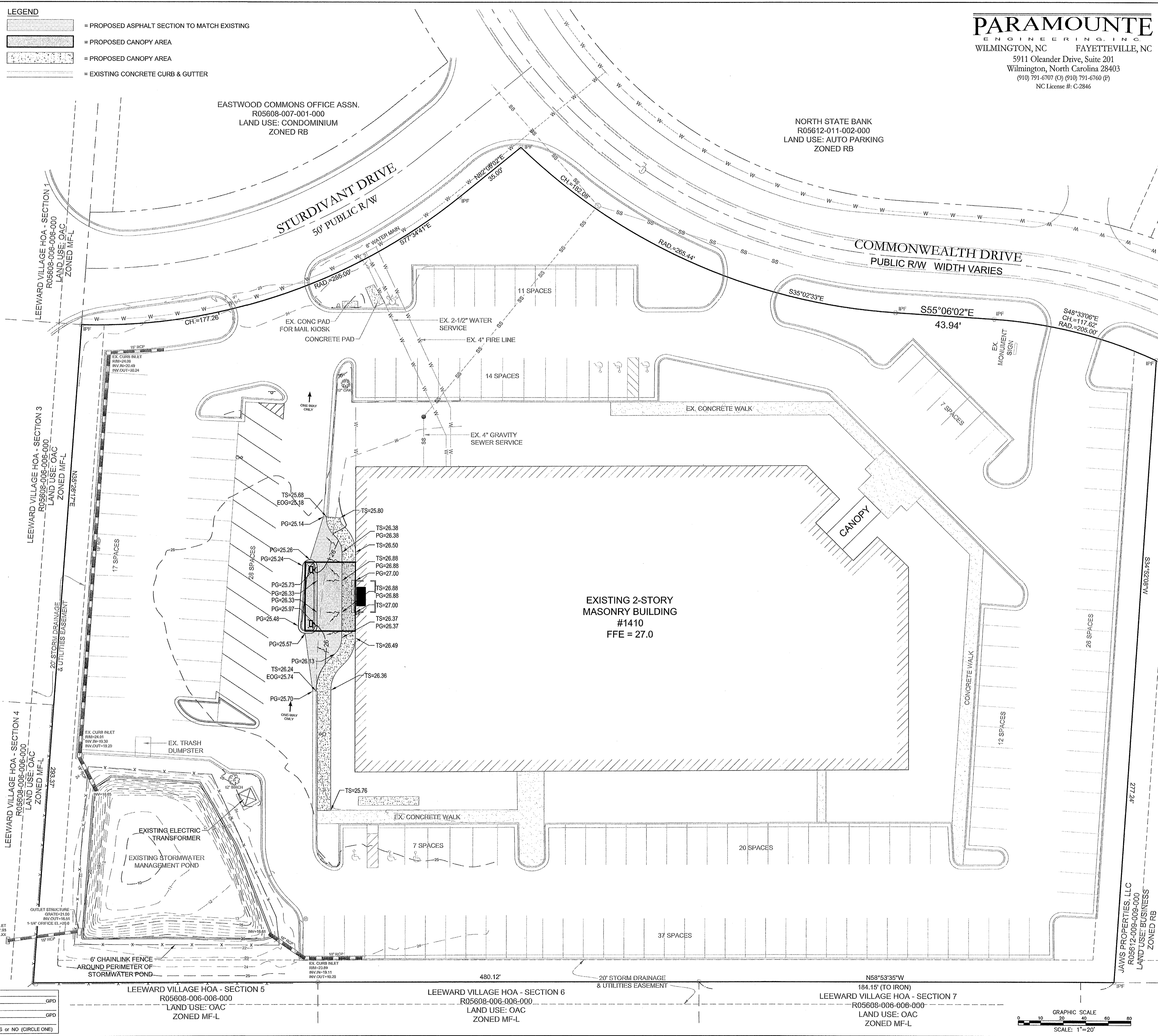


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Name	Date
Planning	
Traffic	
Fire	

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WATER CAPACITY:		GPD
DWQ SEWER PERMIT #:		GPD
SEWER CAPACITY:		GPD
SEWER SHED # AND PLANT:		
SEWER TO FLOW THROUGH NEI:	YES or NO (CIRCLE ONE)	



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PROJECT TITLE

**ATRIUM
ALTERATIONS
PHASE 2**

1410 COMMONWEALTH DR.
WILMINGTON, NC 28403

SHEET TITLE

GRADING PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION

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C-3.0
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