SITE DATA

OWNER: U.S. LIFESAVING SERVICE LLC
CHRISTOPHER PARKER
ADDRESS: 7242 WRIGHTSVILLE
PIN# R05714-008-005
ZONING: CB (WILM)
PARCEL SIZE: 0.28 AC (12,196 SF)
LAND USE: VACANT
PROPOSED USE: CONTRACTOR OFFICE

EASEMENTS: NONE ON SITE

SETBACKS:
REQUIRED
FRONT = 20'
SIDE = 0'
REAR = 25' + 1'/1' BLDG HT ABOVE 20'
= REAR SETBACK OF 50'

PROPOSED
FRONT = 30.59'
SIDE (N) = 5.4' SIDE (S) = 25.0'
REAR = 130.11'

UTILITY DEMAND (8 EMPLOYEES)
(RATE: 25 GAL/EMPLOYEE)
WATER = 200 GPD
SEWER = 200GPD

BUILDING DATA

3 STORIES
MAX HT = 45'
SIZE = 5568 SF (1,856 SF/FLOOR)

GROUND FLOOR USED
FOR PARKING/STORAGE
FOOTPRINT: 1,856 SF

BUILDING LOT COVERAGE
1,856/12,196 = 15.0%

WASTE DISPOSAL SYSTEM
INTERIOR WASTE CONTAINERS

PARKING DATA

(BASED ON 3,712 SF)
REQUIRED PARKING RATIO
MAX = 1 SPACE/200 GSF (19 SPACES)
MIN = 1 SPACE/300 GSF (13 SPACES)
PROPOSED SPACES = 13 SPACES
INCLUDING 1 ADA SPACE

IMPERVIOUS DATA

PROPOSED

BUILDING:	1,856 SF
ASPHALT:	2,689 SF
CURB:	570 SF
WALKS/RAMPS:	552 SF
RETAINING WALLS:	85 SF
PERVIOUS PAVEMENT:	777 SF
(3,108 SF @ 75% CREDIT = 777 SF)	
TOTAL PROPOSED:	6.529 SF

EXISTING

GRAVEL:	5,345 SF
ASPHALT:	1,070 SF
TOTAL EXISTING:	6,505 SF

EXISTING IMPERVIOUS: 6,505 SF
PROPOSED IMPERVIOUS: 6,529 SF**
**INCLUDES PERVIOUS PAVEMENT CREDIT
% IMPERVIOUS COVERAGE: 53.5%

ADDITIONAL IMPERVIOUS INCREASE OVER THE EXISTING IMPERVIOUS

(SEE PLAN INSET BELOW)
EXISTING IMPERVIOUS: 6,505 SF
ADDTIONAL IMPERVIOUS: 1,924 SF (30%)

CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION

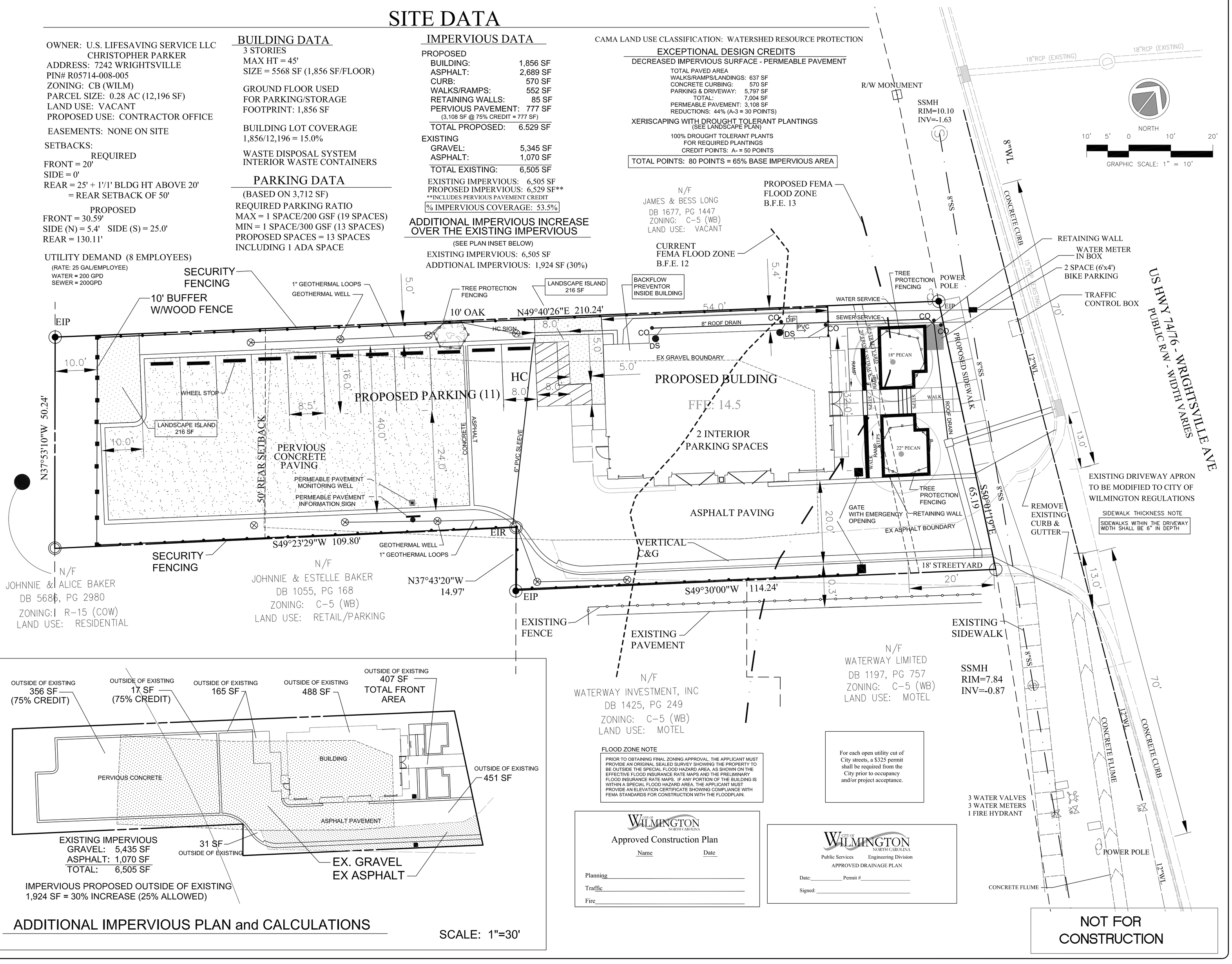
EXCEPTIONAL DESIGN CREDITS

DECREASED IMPERVIOUS SURFACE - PERMEABLE PAVEMENT

TOTAL PAVED AREA
WALKS/RAMPS/LANDINGS: 637 SF
CONCRETE CURBING: 570 SF
PARKING & DRIVEWAY: 5,797 SF
TOTAL: 7,004 SF
PERMEABLE PAVEMENT: 3,108 SF
REDUCTIONS: 44% (A-3 = 30 POINTS)

XERISCAPING WITH DROUGHT TOLERANT PLANTINGS
(SEE LANDSCAPE PLAN)
100% DROUGHT TOLERANT PLANTS
FOR REQUIRED PLANTINGS
CREDIT POINTS: A- = 50 POINTS

TOTAL POINTS: 80 POINTS = 65% BASE IMPERVIOUS AREA



ADDITIONAL IMPERVIOUS PLAN and CALCULATIONS

SCALE: 1"=30'

FLOOD ZONE NOTE

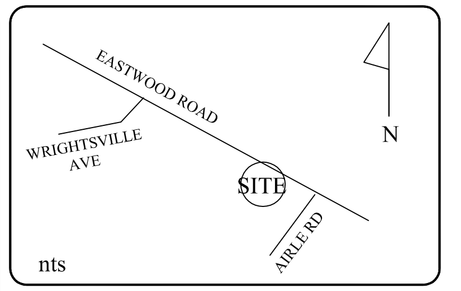
PRIOR TO OBTAINING FINAL ZONING APPROVAL, THE APPLICANT MUST PROVIDE AN ORIGINAL SEALED SURVEY SHOWING THE PROPERTY TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE EFFECTIVE FLOOD INSURANCE RATE MAPS AND THE PRELIMINARY FLOOD INSURANCE RATE MAPS. IF ANY PORTION OF THE BUILDING IS WITHIN A SPECIAL FLOOD HAZARD AREA, THE APPLICANT MUST PROVIDE AN ELEVATION CERTIFICATE SHOWING COMPLIANCE WITH FEMA STANDARDS FOR CONSTRUCTION WITH THE FLOODPLAIN.

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

CITY OF WILMINGTON NORTH CAROLINA
Approved Construction Plan
Name Date
Planning
Traffic
Fire

CITY OF WILMINGTON NORTH CAROLINA
Public Services Engineering Division
APPROVED DRAINAGE PLAN
Date: Permit #
Signed:

NOT FOR CONSTRUCTION



LEGEND:

REV. #	DESCRIPTION	REV.BY DATE
REVISIONS		

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 390 FRANK BRAXTON
9/09/15

PARKER CONSTRUCTION GROUP
P.O. BOX 925
WRIGHTSVILLE BEACH, NC 28480
910.256.4229

Coastal Land Design, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License No: P-0389
P.O.Box 1172 Wilmington, NC 28402
Phone: 910-254-9333 www.cldeng.com Fax: 910-254-0502

DRAWN :	J. Petroff	PROJECT NUMBER :	435-02
DESIGN :	F. Braxton	SCALE :	1"= 10'
CHECK :	J. Petroff	DATE :	24 Apr 14
APPROVED :	F. Braxton		
FILE NAME :			

THE PARKER
BUILDING
7242 Wrightsville Avenue

PRELIMINARY
SITE PLAN
7242 Wrightsville Avenue

JOB NUMBER	SHEET NUMBER
435-02	SD-2