

SEE SHEET C-002 FOR GENERAL NOTES.  
SEE SHEET C-003 FOR ABBREVIATIONS AND  
LEGEND

ISSUED FOR  
REGULATORY REVIEW

REV. #	DESCRIPTION	REV BY	DATE
F	REVISED & RE-ISSUED FOR CITY OF WILMINGTON SW	JMW	03/29/18
E	ISSUED FOR CITY OF WILMINGTON SW	JMW	03/08/18
D	ISSUED FOR REGULATORY REVIEW	JMW	03/01/18
C	ISSUED FOR REGULATORY REVIEW	JMW	02/12/18
B	ISSUED TO CITY OF WILMINGTON TRC	JMW	01/22/18
A	ISSUED TO CITY OF WILMINGTON TRC	JMW	12/20/17



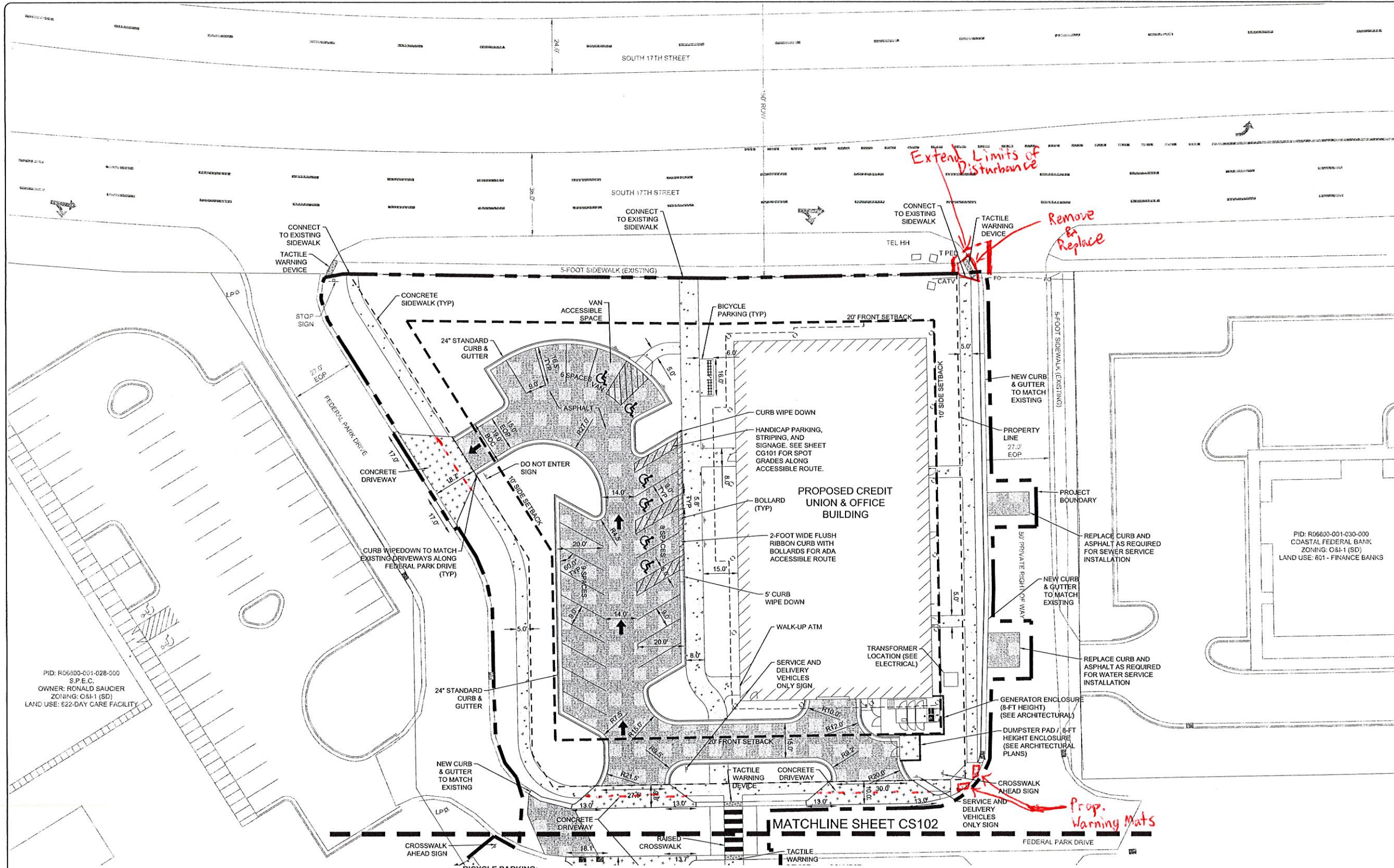
**CAPE FEAR ENGINEERING**  
151 Poole Rd, Suite 100, Beville, NC, 28451  
TEL (910) 383-1044; FAX (910) 383-1045  
www.capefearengineering.com  
N.C. LICENSE # C-1621

PROJECT NUMBER:	275-70
SCALE:	1"=20'
DATE:	20 DEC 17

SOUTH 17TH STREET  
CORNING CREDIT UNION

SITE  
PLAN (LOT #2)

PROJECT NUMBER	275-70	SHEET NUMBER	CS101
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**SITE DATA TABLE - LOT 2:**  
PARCEL ID: R06600-001-028-000  
SITE ADDRESS: 3705 FEDERAL PARK DRIVE  
ZONING: CITY OF WILMINGTON - O&I-1 (CD) OFFICE & INSTITUTIONAL  
CAMA LAND USE CLASSIFICATION - URBAN  
LOT AREA: 1.03 AC (45,028 SF)  
REQUIRED SETBACKS: 20' FRONT, 10' SIDES, N/A REAR  
PROPOSED SETBACKS: 20'-0" FRONT, 10'-0" SIDE, N/A REAR  
BUILDING HEIGHT: 44'-3" AVERAGE, 44'-6" MAX  
BUILDING CONSTRUCTION TYPE: II-B  
GROSS FLOOR AREA: 42,796 SF  
SITE LIGHTING: ALL OUTDOOR LIGHTING IS TO BE INSTALLED SO AS TO NOT SHINE OR REFLECT DIRECTLY ONTO ADJACENT PROPERTIES.

**PARKING/BUILDING SIZE TABLE:**  
FOR BANK: FIRST FLOOR - 10,339 SF (MIN. 1 SPACE/400 SF, MAX. 1 SPACE/200 SF)  
FOR WAREHOUSE: FIRST FLOOR - 1,931 SF (MIN. 1 SPACE/1000 SF, MAX. 1 SPACE/1000 SF)  
FOR OFFICES: SECOND FLOOR - 13,253 SF (MIN. 1 SPACE/300 SF, MAX. 1 SPACE/200 SF), THIRD FLOOR - 12,820 SF (MIN. 1 SPACE/300 SF, MAX. 1 SPACE/200 SF)  
MIN. = 10,339 SF / (1 PER 400 SF) + 1,931 SF / (1 PER 1000 SF) + 13,253 SF / (1 PER 300 SF) + 12,820 SF / (1 PER 300 SF) = 115 SPACES  
MAX. = 10,339 SF / (1 PER 200 SF) + 1,931 SF / (1 PER 1000 SF) + 13,253 SF / (1 PER 200 SF) + 12,820 SF / (1 PER 200 SF) = 184 SPACES  
SPACES PROVIDED (ON LOT 2) = 23 SPACES (INCLUDING HANDICAP)\*  
\* SEE LOT 5 ON CS102 FOR BALANCE OF PARKING  
HANDICAP SPACE REQUIRED = 5 SPACES (MIN. 1 VAN SPACE)  
HANDICAP SPACES PROVIDED = 6 SPACES (INCLUDING 1 VAN SPACE)

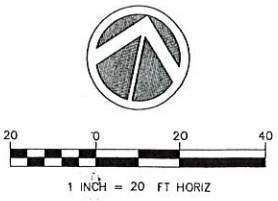
**PROPOSED LOT COVERAGE:**  
TOTAL AREA: 45,028 SF (1.03 ACRES)  
TOTAL IMP. AREA: 12,752 SF (28.3%)  
BUILDING FOOTPRINT: 13,654 SF (30.3%)  
PARKING LOT: 4,712 SF (10.5%)  
SIDEWALKS: 3,220 SF (7.2%)  
OFFSITE: 510 SF (1.1%)  
TOTAL: 34,848 SF (77.4%)  
PERCENT COVERAGE = 34,848 SF (IMPERVIOUS) / 45,028 SF (TOTAL LOT) = 77.4%  
BUILDING COVERAGE = 12,752 SF / 45,028 SF = 28.3%  
ALLOWABLE LOT COVERAGE: PER CITY OF WILMINGTON CODE MAX. LOT COVERAGE: 50.0%  
NOTE: BECAUSE THE PROPOSED LOT COVERAGE (BUILDING ONLY) IS LESS THAN THE ALLOWABLE 50%, THE PROJECT DOES NOT NEED TO BE DESIGNED IN ACCORDANCE WITH ZONING ORDINANCE ARTICLE 10' EXCEPTIONALLY DESIGNED PROJECT STANDARDS.

**PROPERTY OWNER INFORMATION:**  
ADDRESS: CORNING FEDERAL CREDIT UNION, 1 CREDIT UNION PLAZA, CORNING, NEW YORK 14830  
PHONE NUMBER: 607-938-3144  
**PARCEL INFORMATION FOR PROPERTY OWNERS ACROSS SOUTH 17TH STREET:**  
ADDRESS: 4355 SOUTH 17TH STREET, PID: R06600-001-005-012, ZONING: CB (CD) - COMMUNITY BUSINESS, LAND USE: 958 - UNUSED LAND  
ADDRESS: 4301 SOUTH 17TH STREET, PID: R06600-001-041-000, ZONING: CB (CD) - COMMUNITY BUSINESS, LAND USE: 958 - UNUSED LAND

City of WILMINGTON, NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN  
Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

Approved Construction Plan

Name	Date
Planning	_____
Traffic	_____
Fire	_____



*Trust Butts 04/10/2018*



PID: R06600-001-026-000  
S.P.E.C.  
OWNER: RONALD SAUCIER  
ZONING: O&I-1 (SD)  
LAND USE: 822-DAY CARE FACILITY

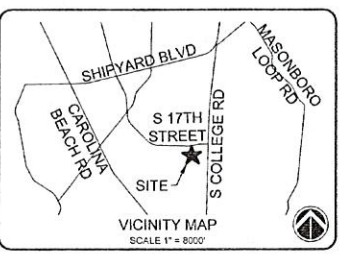
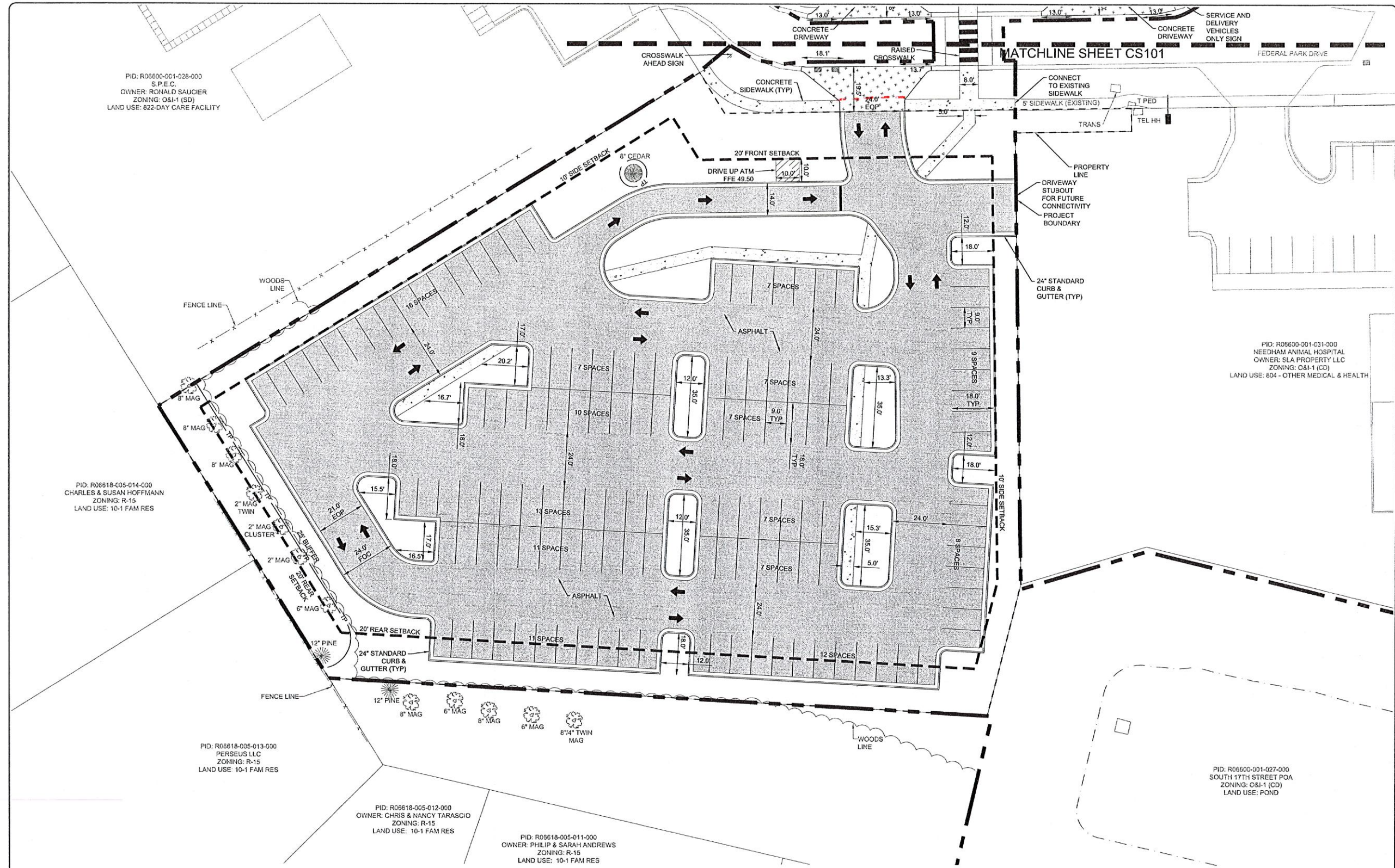
PID: R06518-005-014-000  
CHARLES & SUSAN HOFFMANN  
ZONING: R-15  
LAND USE: 10-1 FAM RES

PID: R06618-005-013-000  
PERSEUS LLC  
ZONING: R-15  
LAND USE: 10-1 FAM RES

PID: R06618-005-012-000  
OWNER: CHRIS & NANCY TARASCIO  
ZONING: R-15  
LAND USE: 10-1 FAM RES

PID: R06618-005-011-000  
OWNER: PHILIP & SARAH ANDREWS  
ZONING: R-15  
LAND USE: 10-1 FAM RES

PID: R06600-001-031-000  
NEEDHAM ANIMAL HOSPITAL  
OWNER: SLA PROPERTY LLC  
ZONING: O&I-1 (CD)  
LAND USE: 804 - OTHER MEDICAL & HEALTH



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ISSUED FOR REGULATORY REVIEW

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E	ISSUED FOR CITY OF WILMINGTON SW	JMW 03/08/18
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PROJECT NUMBER:	275-70
SCALE:	1"=20'
DATE:	20 DEC 17

SOUTH 17TH STREET  
CORNING CREDIT UNION

SITE PLAN (LOT #5)

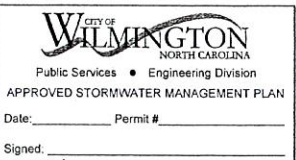
PROJECT NUMBER	275-70	SHEET NUMBER	CS102
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**SITE DATA TABLE - LOT 5:**  
PARCEL ID: R06600-001-038-000  
SITE ADDRESS: 3710 FEDERAL PARK DRIVE  
ZONING: CITY OF WILMINGTON - O&I-1 (CD) OFFICE & INSTITUTIONAL  
LOT AREA: 1.74 AC (75,888 SF)  
REQUIRED SETBACKS:  
20' FRONT  
10' SIDES  
20' REAR  
BUILDING HEIGHT: 16'  
BUILDING CONSTRUCTION TYPE: II-B  
SITE LIGHTING  
ALL OUTDOOR LIGHTING IS TO BE INSTALLED SO AS TO NOT SHINE OR REFLECT DIRECTLY ONTO ADJACENT PROPERTIES.

**PARKING/BUILDING SIZE TABLE:**  
FOR BANK:  
FIRST FLOOR - 10,339 SF  
MIN 1 SPACE/400 SF  
MAX 1 SPACE/200 SF  
FOR WAREHOUSE:  
FIRST FLOOR - 1,931 SF  
MIN 1 SPACE/1000 SF  
MAX 1 SPACE/1000 SF  
FOR OFFICES:  
SECOND FLOOR - 13,253 SF  
THIRD FLOOR - 12,820 SF  
MIN 1 SPACE/300 SF  
MAX 1 SPACE/200 SF  
MIN. = 10,339 SF / (1 PER 400 SF) + 1,931 SF / (1 PER 1000 SF) + 13,253 SF / (1 PER 300 SF) + 12,820 SF / (1 PER 300 SF) = 115 SPACES  
MAX = 10,339 SF / (1 PER 200 SF) + 1,931 SF / (1 PER 1000 SF) + 13,253 SF / (1 PER 200 SF) + 12,820 SF / (1 PER 200 SF) = 184 SPACES  
SPACES PROVIDED (ON LOT 5) = 132 SPACES \*  
\* SEE LOT 2 ON CS101 FOR BALANCE OF PARKING

**PROPOSED LOT COVERAGE**  
TOTAL AREA: 75,888 SF (1.74 ACRES)  
TOTAL IMP. AREA: 100 SF  
BUILDING FOOTPRINT (ATM): 52,431 SF  
PARKING LOT: 2,035 SF  
SIDEWALKS: 5,434 SF  
FUTURE/RESERVE: 60,000 SF  
TOTAL: 60,000 SF  
PERCENT COVERAGE = 60,000 SF (IMPERVIOUS) / 75,888 SF (TOTAL LOT) = 79 %  
**ALLOWABLE LOT COVERAGE**  
PER CITY OF WILMINGTON CODE MAX. LOT COVERAGE: 50.0%  
NOTE: BECAUSE THE PROPOSED LOT COVERAGE (BUILDING ONLY) IS LESS THAN THE ALLOWABLE 50%, THE PROJECT DOES NOT NEED TO BE DESIGNED IN ACCORDANCE WITH ZONING ORDINANCE ARTICLE 10, EXCEPTIONALLY DESIGNED PROJECT STANDARDS.

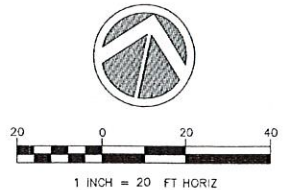
**PROPERTY OWNER INFORMATION:**  
ADDRESS  
CORNING FEDERAL CREDIT UNION  
1 CREDIT UNION PLAZA  
CORNING, NEW YORK 14830  
PHONE NUMBER  
607-536-3144



**Approved Construction Plan**

Name	Date
Planning	
Traffic	
Fire	

Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_



*Timothy Butler 04/10/2018*