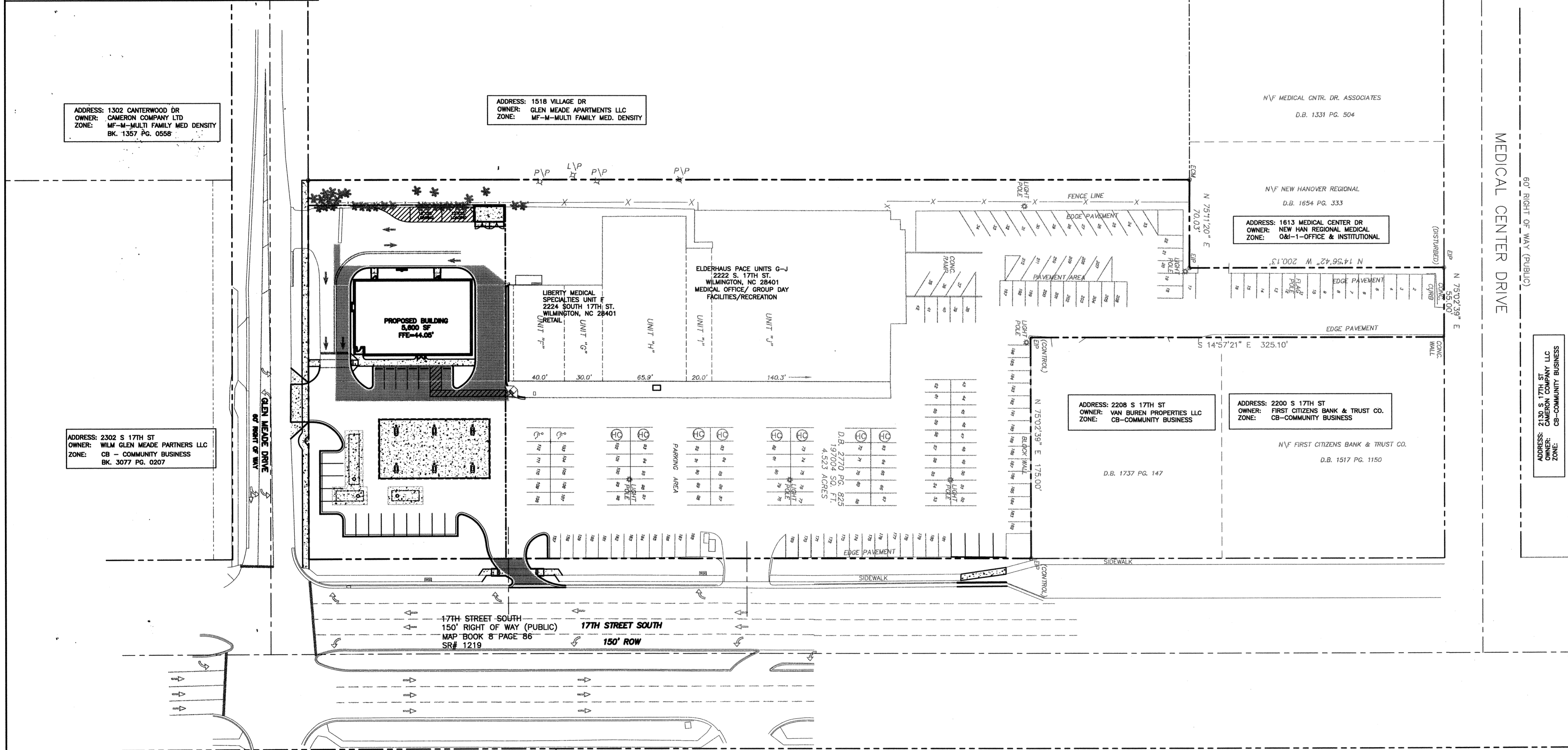


LOCATION MAP NTS



SITE DATA TABLE	
USE:	RESTAURANT/RETAIL
PROPERTY ADDRESS:	2216 S. 17TH STREET
PROPERTY OWNER:	CANTERBURY CENTER LLC
PARCEL ID#:	R06011-003-003-000
MAP ID#:	312611.56.3722.000
PARCEL AREA:	4.523 AC (197,004 SF)
LEASE TRACT AREA:	1.00 AC (43,560 SF)
ZONING:	CB COMMERCIAL BUSINESS
CAMA LAND USE:	URBAN
BUILDING SETBACKS (REQUIRED):	FRONT SETBACK: 20' INTERIOR SIDE SETBACK: 0' CORNER SIDE SETBACK: 20' REAR SETBACKS: 25'+1' FOR EVERY FOOT OF INCREASED HEIGHT OVER 20', 25'+5'-30'
BUILDING SETBACKS (PROPOSED):	FRONT SETBACK: 164' SIDE SETBACK CORNER: 32' SIDE SETBACK INTERIOR: 31' REAR SETBACKS: 76'
BUFFER REQUIRED:	20' MIN
BUFFER EXISTING:	20' WITH FENCE
BUILDING HEIGHT MAX:	45'
BUILDING HEIGHT PROPOSED:	25'-4"
BUILDING HEIGHT EXISTING:	24'
NUMBER OF STORES:	1
BUILDING LOT COVERAGE MAX:	30%
BUILDING LOT COVERAGE EXISTING:	23.74%
BUILDING LOT COVERAGE PROPOSED:	21.23%
BUILDING AREA:	
EXISTING BUILDING FOOTPRINT BEFORE DEMO:	46,775± SF 10 UNITS
EXISTING BUILDING FOOTPRINT AFTER DEMO:	36,240± SF 5 UNITS
PROPOSED BUILDING FOOTPRINT:	6,000± SF 1 UNIT
TOTAL FOR SITE:	41,840± SF
PARKING REQUIREMENTS: (NEW LEASE AREA)	
RESTAURANT: 40 SEATS/1,200 SF	
MAX: 1 PER 2.5 SEATS OR 1 PER 65 SQ FT GFA EXCLUSIVE OF KITCHEN AND RESTROOM FACILITIES	
MIN: 1 PER 4 SEATS OR 1 PER 80 SQ FT GFA EXCLUSIVE OF KITCHEN AND RESTROOM FACILITIES	
PARKING REQUIRED: MAX. 16/MIN. 10 (SEATS) MAX. 18/MIN. 15 (SQUARE FOOTAGE)	
SERVICE STATION: 3,600 SF	
MAX: 1 PER 200 SF/MIN: 1 PER 400 SF	
PARKING REQUIRED: MAX. 18/MIN. 9	
TOTAL PARKING REQUIRED: MAX. 34-36/MIN. 19-24	
PARKING PROPOSED: 19 REGULAR, 1 HC ACCESSIBLE, 20 TOTAL	
ACCESSIBLE PARKING REQUIRED: 1 SPACE	
ACCESSIBLE PARKING PROPOSED: 1 SPACE	
BICYCLE PARKING: NOT REQUIRED	
PARKING REQUIREMENTS: (EXISTING SITE)	
RETAIL UNIT: 3,000 SF	
MAX: 1 PER 200 SF	
MIN: 1 PER 400 SF	
PARKING REQUIRED: MAX. 15/MIN. 8	
OFFICE MEDICAL: 33,240 SF	
MAX: 1 PER 170 SF	
MIN: 1 PER 250 SF	
PARKING REQUIRED: MAX. 195/MIN. 133	
TOTAL PARKING REQUIRED: MAX. 210/MIN. 141	
EXISTING PARKING: 212 REGULAR, 14 HC ACCESSIBLE, 226 TOTAL	
PARKING PROPOSED: 228-48+20+4=202 (192 REGULAR, 10 HC ACCESSIBLE)	
ACCESSIBLE PARKING REQUIRED: 7 SPACE	
ACCESSIBLE PARKING PROPOSED: 10 SPACE	
BICYCLE PARKING REQUIRED: 10 SPACES	
BICYCLE PARKING PROVIDED: 10 SPACES	
LANDSCAPING REQUIREMENTS (REFER TO LANDSCAPE PLAN)	
15 TREES PER DISTURBED ACRE REQUIRED	
DISTURBED AREA: 0.91 AC X 15 = 14 TREES	
INTERIOR LANDSCAPING: 20% CANOPY COVER OF INTERIOR AREA OF PARKING FACILITY BASED ON AMOUNT OF PARKING AREA IMPERVIOUS SURFACE (28,765 SF).	
STREETYARD LANDSCAPING: 18 MULTIPLIER	
FRONT: (155)-(13) X 18 = 2,556 SF REQUIRED 2,556 SF PROPOSED	
SIDE: (300-60) X 9 = 2,160 SF REQUIRED 2,160 SF PROPOSED	
FOUNDATION PLANTINGS: 12% FACE OF BUILDING X LENGTH	
BUILDING CONSTRUCTION TYPE: V-B	
DISTURBED AREA: 0.91 AC	
WATER AND SEWER USAGE	
RESTAURANT	
WATER: 40 GAL/SEAT (40) = 1,600 GPD	
SEWER: 40 GAL/SEAT (40) = 1,600 GPD	
CONVENIENT STORE	
WATER: 250 GAL/PLUMBING FIXTURE (8) = 2,000 GPD	
SEWER: 250 GAL/PLUMBING FIXTURE (8) = 2,000 GPD	
TOTAL: WATER = 3,600 GPD SEWER = 3,600 GPD	

IMPERVIOUS AREA CALCULATIONS	
EXISTING IMPERVIOUS AREA:	
BUILDING:	46,775 SF
ASPHALT/CONCRETE/CURB & GUTTER:	124,425 SF
SIDEWALK:	5,700 SF
TOTAL:	176,900 SF
% EXISTING IMPERVIOUS AREA: 89.80%	
EXISTING IMPERVIOUS AREA REMOVED:	
BUILDING:	10,535 SF
ASPHALT/CONCRETE/CURB & GUTTER:	12,865 SF
SIDEWALK:	2,116 SF
TOTAL:	25,516 SF
NEW IMPERVIOUS AREA ADDED:	
NEW BUILDING:	5,600 SF
ASPHALT/CONCRETE/CURB & GUTTER:	13,033 SF
SIDEWALK:	744 SF
TOTAL:	19,377 SF
PROPOSED IMPERVIOUS AREA FOR SITE:	
EXIST. BUILDING:	36,240 SF
NEW BUILDING:	5,600 SF
ASPHALT/CONCRETE/CURB & GUTTER:	124,593 SF
SIDEWALK:	4,328 SF
TOTAL:	170,761 SF
% PROPOSED IMPERVIOUS AREA: 86.67%	

TREE REMOVAL TABLE	
REGULATED PINES	
12" (3)	
15" (1)	
NO SIGNIFICANT TREES EXIST ON SITE.	

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

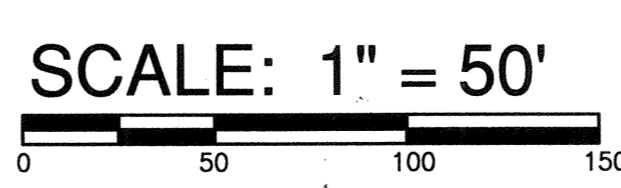
CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
DRAINAGE PLAN

Date: _____ Permit # _____
Signed: _____

Approved Construction Plan

Planning: _____ Name: _____ Date: _____
Traffic: _____
Fire: _____

NC DENR PWSS WATER PERMIT #: _____ GPD
WATER CAPACITY: _____ GPD
DWQ SEWER PERMIT #: _____ GPD
SEWER CAPACITY: _____ GPD
SEWER SHED # AND PLANT: _____
SEWER TO FLOW THROUGH NET: YES or NO (CIRCLE ONE)



Bateman Civil Survey Company
Engineers • Surveyors • Planners
200 N. Main Street, Holly Springs, NC 27540
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM NO. C-2378

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

OVERALL SITE PLAN
PHOENIX MART DEVELOPMENT
2238 S. 17th STREET
WILMINGTON, N. C.

OWNER/DEVELOPER
CANTERBURY CENTER, LLC
WILLIAM H. CAMERON, MANAGER
P.O. BOX 3849
WILMINGTON, NC 28406
910-782-2676

NORRIS & TUNSTALL
CONSULTING ENGINEERS, P.C.
902 MARKET STREET
WILMINGTON, NC 28401
PHONE (910) 343-9653
FAX (910) 343-9604
licencc #C-3641

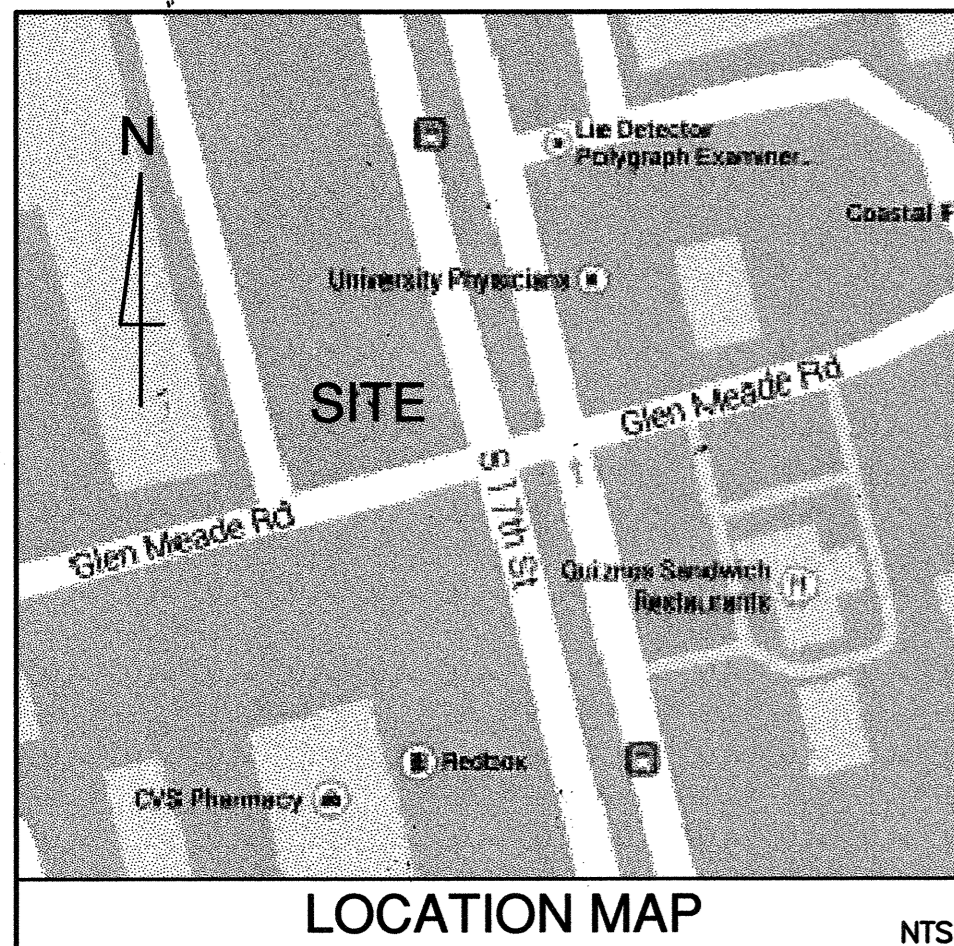
15065
DES. JUST
CDD. JPN
DRWL. NKS

DATE 6/11/15



CO

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LOCATION MAP

INVENTORY SITE DATA	
PARCEL ADDRESS:	2216 S. 17TH STREET
PARCEL ID#:	R06011-003-003-000
MAP ID#:	312611.56.3722.000
TOTAL LOT AREA:	4.523 AC (197,004 SF)
PROPERTY OWNER:	CANTERBURY CENTER LLC
ZONING:	CB COMMUNITY BUSINESS
SOIL TYPES:	Kf
CAMA LAND USE:	URBAN
SITE DOES NOT LIE WITHIN 100 YEAR FLOOD PLAIN	
NO CAMA AREAS OF CONCERN OR ASSOCIATED SETBACKS.	
HISTORICAL/ARCHAEOLOGICAL SITE:	NONE
CEMETERY:	NONE
FORESTED AREA:	SEE PLAN FOR TREE SURVEY
WETLANDS:	NONE EXIST WITHIN SITE AREA
ENDANGERED SPECIES/HABITAT:	NONE REPORTED

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

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SITE INVENTORY PLAN
PHOENIX MART DEVELOPMENT
2238 S. 17th STREET
WILMINGTON, N. C.

OWNER/DEVELOPER
CANTERBURY CENTER, LLC
WILLIAM H. CAMERON, MANAGER
P.O. BOX 9849
WILMINGTON, NC 28406
910-782-2676

NORRIS & TUNSTALL
CONSULTING ENGINEERS, P.C.
902 MARKET STREET
WILMINGTON, NC 28401
PHONE (910) 343-9653
FAX (910) 343-9604
office@ncengr.com
license #C-9641

ADDRESS: 1302 CANTERWOOD DR
OWNER: CAMERON COMPANY, LTD
ZONE: MF-M-MULTI FAMILY MED DENSITY
BK. 1357 PG. 0558

ADDRESS: 1518 VILLAGE DR
OWNER: GLEN MEADE APARTMENTS LLC
ZONE: MF-M-MULTI FAMILY MED. DENSITY
D.B. 1356 PG. 1386

N\F MEDICAL CNTR. DR. ASSOCIATES
D.B. 1331 PG. 504

N\F NEW HANOVER REGIONAL
D.B. 1654 PG. 333

ADDRESS: 1613 MEDICAL CENTER DR
OWNER: NEW HAN REGIONAL MEDICAL
ZONE: O&I-1-OFFICE & INSTITUTIONAL

ADDRESS: 2302 S 17TH ST
OWNER: WILM GLEN MEADE PARTNERS LLC
ZONE: CB - COMMUNITY BUSINESS
BK. 3077 PG. 0207

ADDRESS: 2208 S 17TH ST
OWNER: VAN BUREN PROPERTIES LLC
ZONE: CB-COMMUNITY BUSINESS

ADDRESS: 2200 S 17TH ST
OWNER: FIRST CITIZENS BANK & TRUST CO.
ZONE: CB-COMMUNITY BUSINESS

N\F FIRST CITIZENS BANK & TRUST CO.
D.B. 1517 PG. 1150

ADDRESS: 2130 S. 17TH ST
OWNER: CAMERON COMPANY, LLC
ZONE: CB-COMMUNITY BUSINESS

ADDRESS: 2243 S 17TH ST
OWNER: NEW HANOVER COUNTY
ZONE: CB - COMMUNITY BUSINESS
BK. 1509 PG. 0823

ADDRESS: 2131 S 17TH ST
OWNER: NEW HANOVER COUNTY
ZONE: O&I-1 OFFICE & INSTITUTIONAL
BK. 0704 PG. 0478

NOTES:
1. THIS TRACT IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 37203126000J DATED 4/3/2006.
2. AREA LIMITS= 48,912.00± SF 1.12 AC.±

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

WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

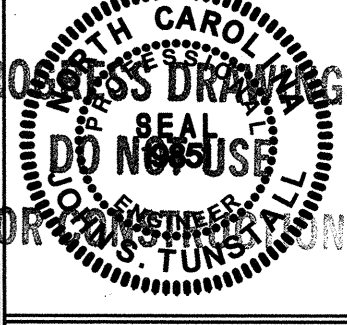
Approved Construction Plan
Name: _____ Date: _____

Planning: _____
Traffic: _____
File: _____

NC DENR PWSS WATER PERMIT # _____
WATER CAPACITY: _____ GPD
DWG SEWER PERMIT # _____
SEWER CAPACITY: _____ GPD
SEWER SHED # AND PLANT: _____
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

SCALE: 1" = 40'

15065
DES. JUST
CHKD. JPM
DRWN. NKS
DATE 6/11/15



11

Bateman Civil Survey Company
Engineers • Surveyors • Planners
200 N. Main Street, Holly Springs, NC 27540
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM NO. C-2378

I:\Projects\2015\15065 Phoenix Mart Dev. - Phase 2\15065 Plans\dwg\15065.mastd.dwg, 6/12/2015 7:51:19 AM

ADDRESS: 1302 CANTERWOOD DR
 OWNER: CAMERON COMPANY LTD
 ZONE: MF-M-MULTI FAMILY MED DENSITY
 BK. 1357 PG. 0558

ADDRESS: 1518 VILLAGE DR
 OWNER: GLEN MEADE APARTMENTS LLC
 ZONE: MF-M-MULTI FAMILY MED. DENSITY
 D.B. 1356 PG. 1386

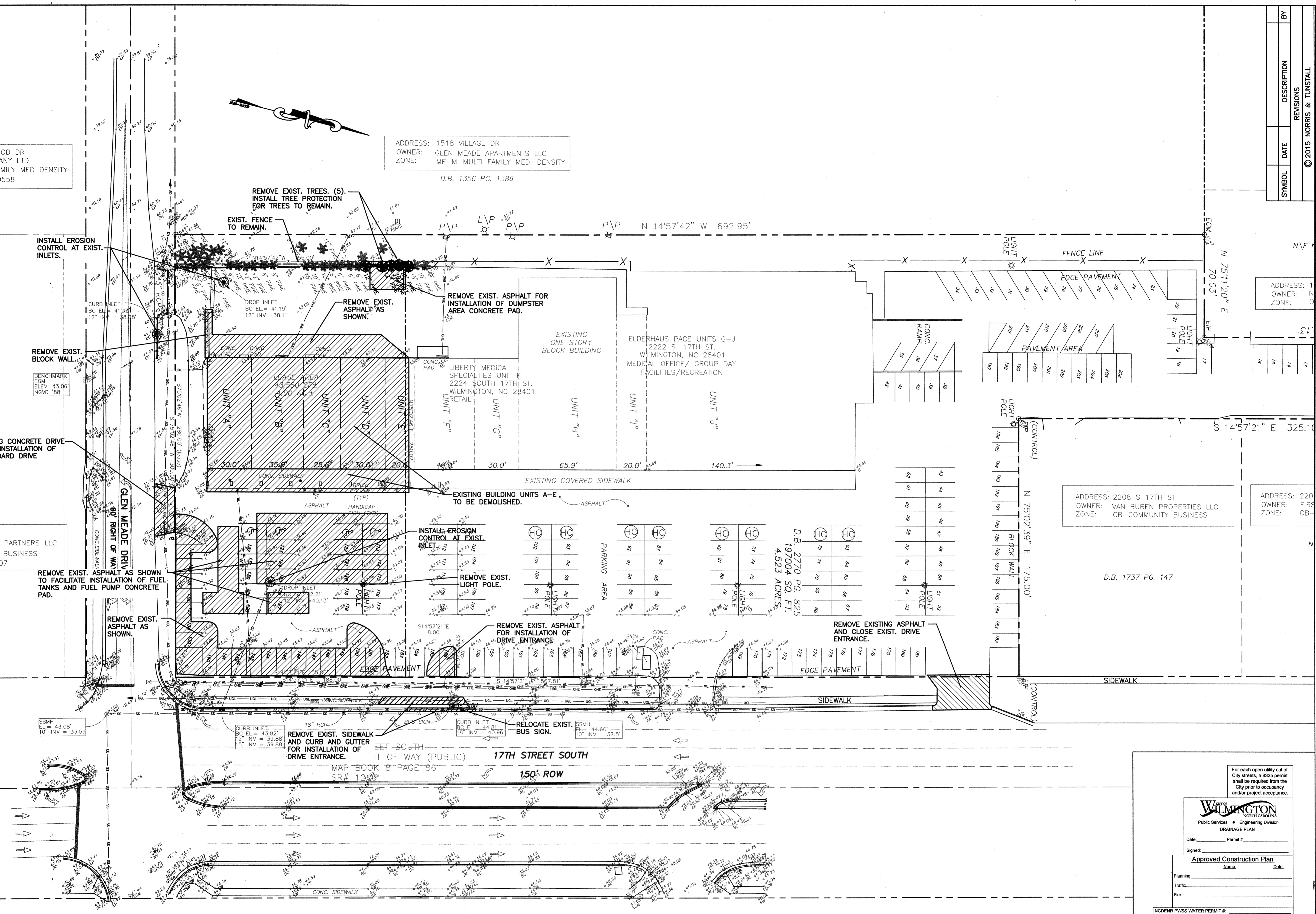
ADDRESS: 2302 S 17TH ST
 OWNER: WILM GLEN MEADE PARTNERS LLC
 ZONE: CB - COMMUNITY BUSINESS
 BK. 3077 PG. 0207

ADDRESS: 2243 S 17TH ST
 OWNER: NEW HANOVER COUNTY
 ZONE: CB - COMMUNITY BUSINESS
 BK. 1509 PG. 0823

ADDRESS: 2131 S 17TH ST
 OWNER: NEW HANOVER COUNTY
 ZONE: O&I-1 OFFICE & INSTITUTIONAL
 BK. 0704 PG. 0478

ADDRESS: 2208 S 17TH ST
 OWNER: VAN BUREN PROPERTIES LLC
 ZONE: CB-COMMUNITY BUSINESS

ADDRESS: 220
 OWNER: FIRS
 ZONE: CB-



SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	
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DEMOLITION PLAN
PHOENIX MART DEVELOPMENT
 2238 S. 17th STREET
 WILMINGTON, N. C.

OWNER/DEVELOPER
 CANTERBURY CENTER, LLC
 WILLIAM H. CAMERON, MANAGER
 P.O. BOX 9849
 WILMINGTON, NC 28406
 910-782-2676

NORRIS & TUNSTALL
CONSULTING ENGINEERS, P.C.
 902 MARKET STREET
 WILMINGTON, NC 28401
 PHONE (910) 343-9653
 FAX (910) 343-9604
 office@nt-engineers.com
 license #C-9641

15065
 DES. JST
 C.D. JPN
 DRWN. NKS
 DATE 6/11/15

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
 Public Services - Engineering Division
 DRAINAGE PLAN

Date: _____ Permit # _____

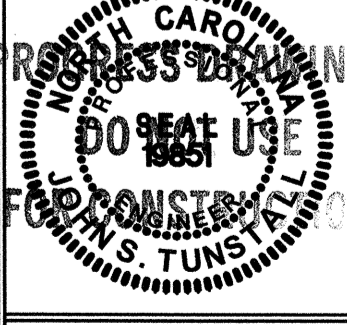
Signed: _____
 Approved Construction Plan
 Name: _____ Date: _____

Planning: _____
 Traffic: _____
 Fire: _____

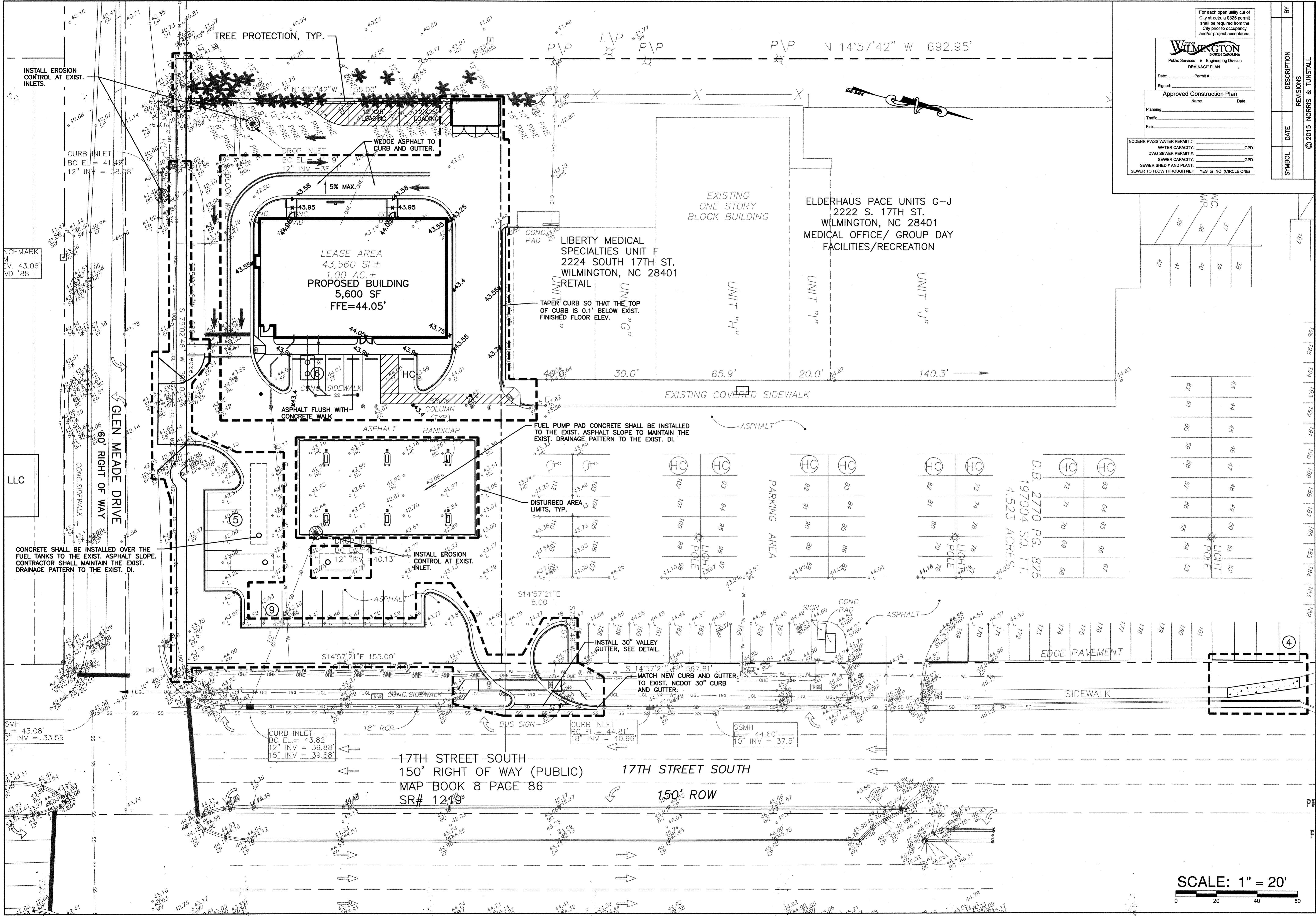
NCDENR PWSS WATER PERMIT # _____
 WATER CAPACITY: _____ GPD
 DWQ SEWER PERMIT # _____
 SEWER CAPACITY: _____ GPD
 SEWER SHED # AND PLANT: _____
 SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

SCALE: 1" = 30'

0 30 60 90



C1



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
 Public Services - Engineering Division
 DRAINAGE PLAN

Date: _____ Permit # _____
 Signed: _____

Approved Construction Plan
 Name: _____ Date: _____

Planning: _____
 Traffic: _____
 Fire: _____

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

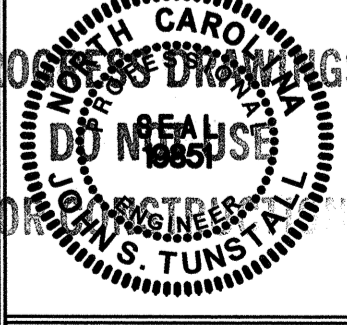
REVISIONS
 SYMBOL DATE DESCRIPTION BY
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GRADING, DRAINAGE AND EROSION CONTROL PLAN
PHOENIX MART DEVELOPMENT
 2238 S. 17th STREET
 WILMINGTON, N. C.

OWNER/DEVELOPER
 CANTERBURY CENTER, LLC
 WILLIAM H. CAMERON, MANAGER
 P.O. BOX 9849
 WILMINGTON, NC 28406
 910-762-2676

NORRIS & TUNSTALL
CONSULTING ENGINEERS, P.C.
 902 MARKET STREET
 WILMINGTON, NC 28401
 PHONE (910) 343-9653
 FAX (910) 343-9604
 office@nrt.com
 license #JC-3661

15065
 DES. JST
 CDR. JPN
 DRWN. NKS
 DATE 6/11/15



C2

ZONE: MF-M-MULTI FAMILY MED. DENSITY

DENSITY

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
Public Services • Engineering Division
DRAINAGE PLAN

Date: _____ Permit # _____
Signed: _____
Approved Construction Plan Name: _____ Date: _____

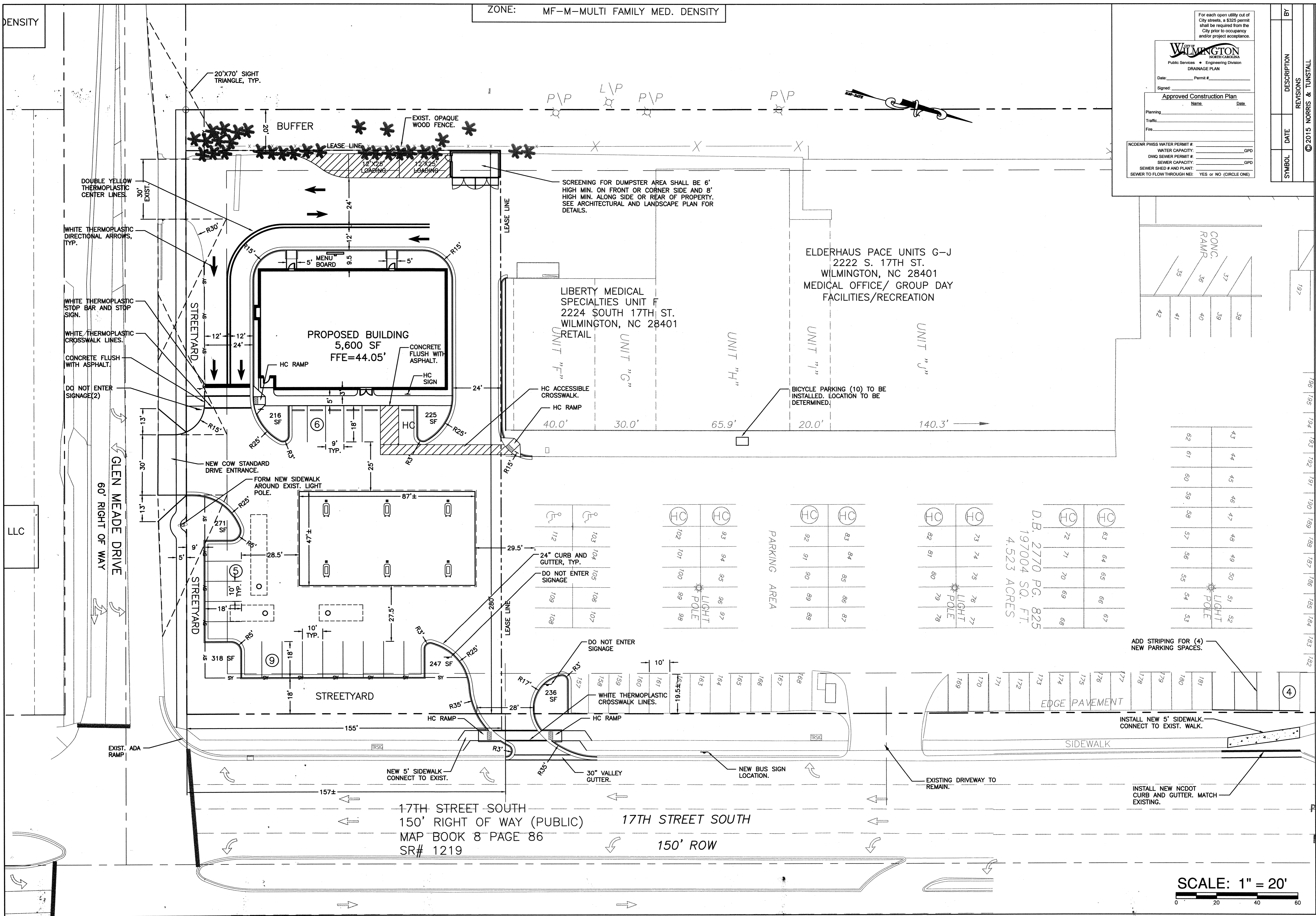
Planning: _____
Traffic: _____
Fee: _____

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

REVISIONS

SYMBOL	DATE	DESCRIPTION	BY

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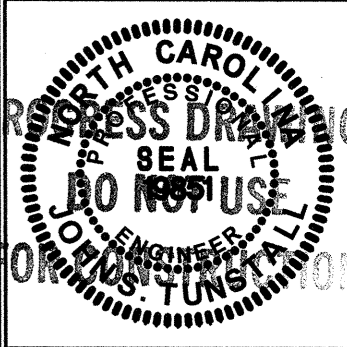


LAYOUT PLAN
PHOENIX MART DEVELOPMENT
2238 S. 17th STREET
WILMINGTON, N. C.

OWNER/DEVELOPER
CANTERBURY CENTER, LLC
WILLIAM H. CAMERON, MANAGER
P.O. BOX 3649
WILMINGTON, NC 28406
910-782-2676

NORRIS & TUNSTALL
CONSULTING ENGINEERS, P.C.
902 MARKET STREET
WILMINGTON, NC 28401
PHONE (910) 343-9653
FAX (910) 343-9604
Office # 3649
license # 3641

15065
DES. JST
CDD. JPN
DRWN. NKS
DATE 6/11/15

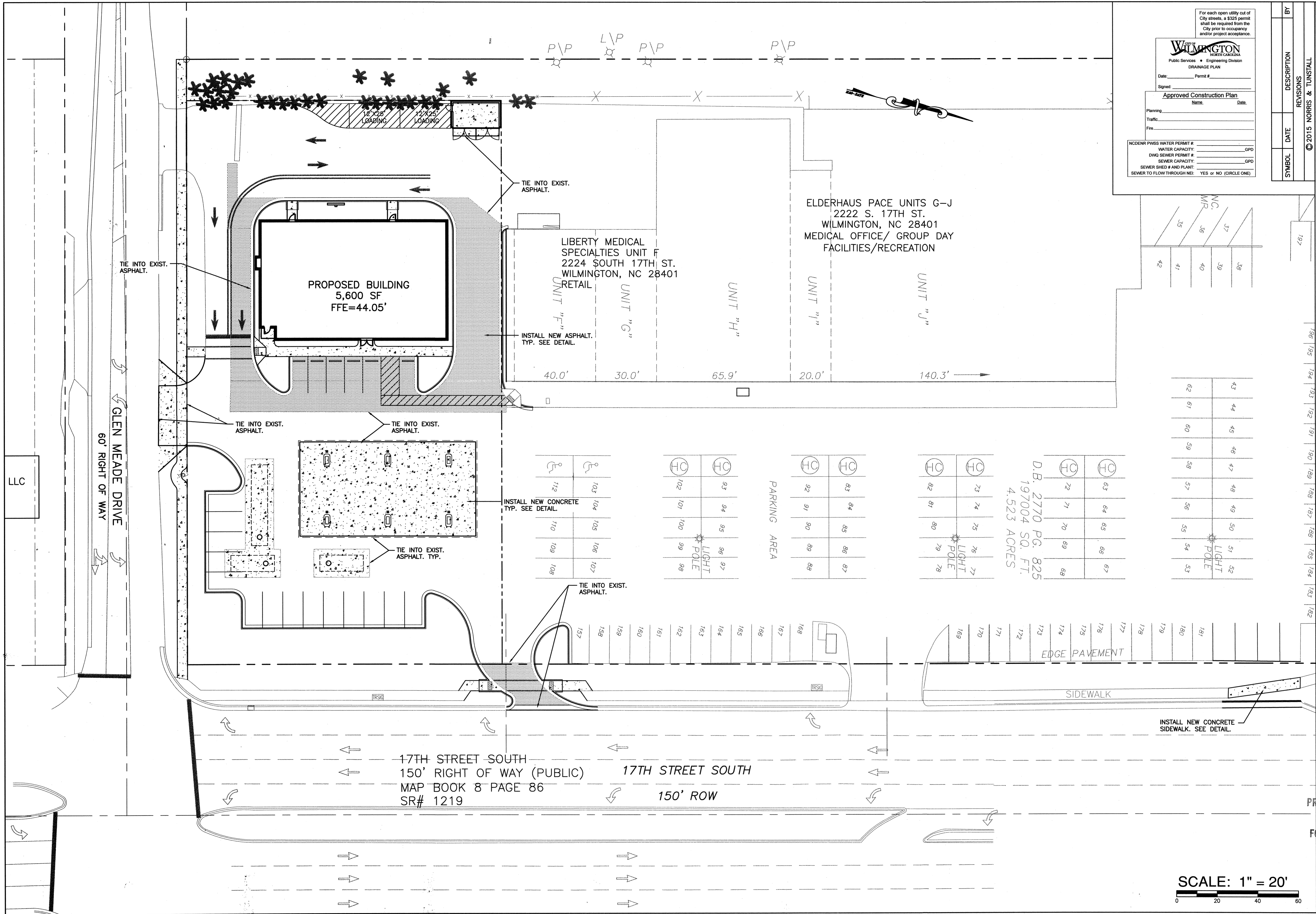


C3

SCALE: 1" = 20'

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For each open utility cut of City streets, a \$25 permit shall be required from the City prior to occupancy and/or project acceptance.

CITY OF WILMINGTON
Public Services • Engineering Division
DRAINAGE PLAN

Date: _____ Permit # _____
Signed: _____

Approved Construction Plan
Name: _____ Date: _____

Planning: _____
Traffic: _____
Fire: _____

NC DENR PWSS WATER PERMIT # _____ GPD
WATER CAPACITY: _____ GPD
DWQ SEWER PERMIT # _____ GPD
SEWER CAPACITY: _____ GPD
SEWER SHED # AND PLANT: _____
SEWER TO FLOWTHROUGH NEI: YES OR NO (CIRCLE ONE)

REVISIONS
BY: _____
DATE: _____
DESCRIPTION: _____

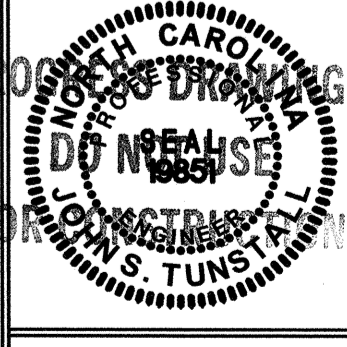
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PAVING PLAN
PHOENIX MART DEVELOPMENT
2238 S. 17th STREET
WILMINGTON, N. C.

OWNER/DEVELOPER
CANTERBURY CENTER, LLC
WILLIAM H. CAMERON, MANAGER
P.O. BOX 3649
WILMINGTON, NC 28406
910-762-2676

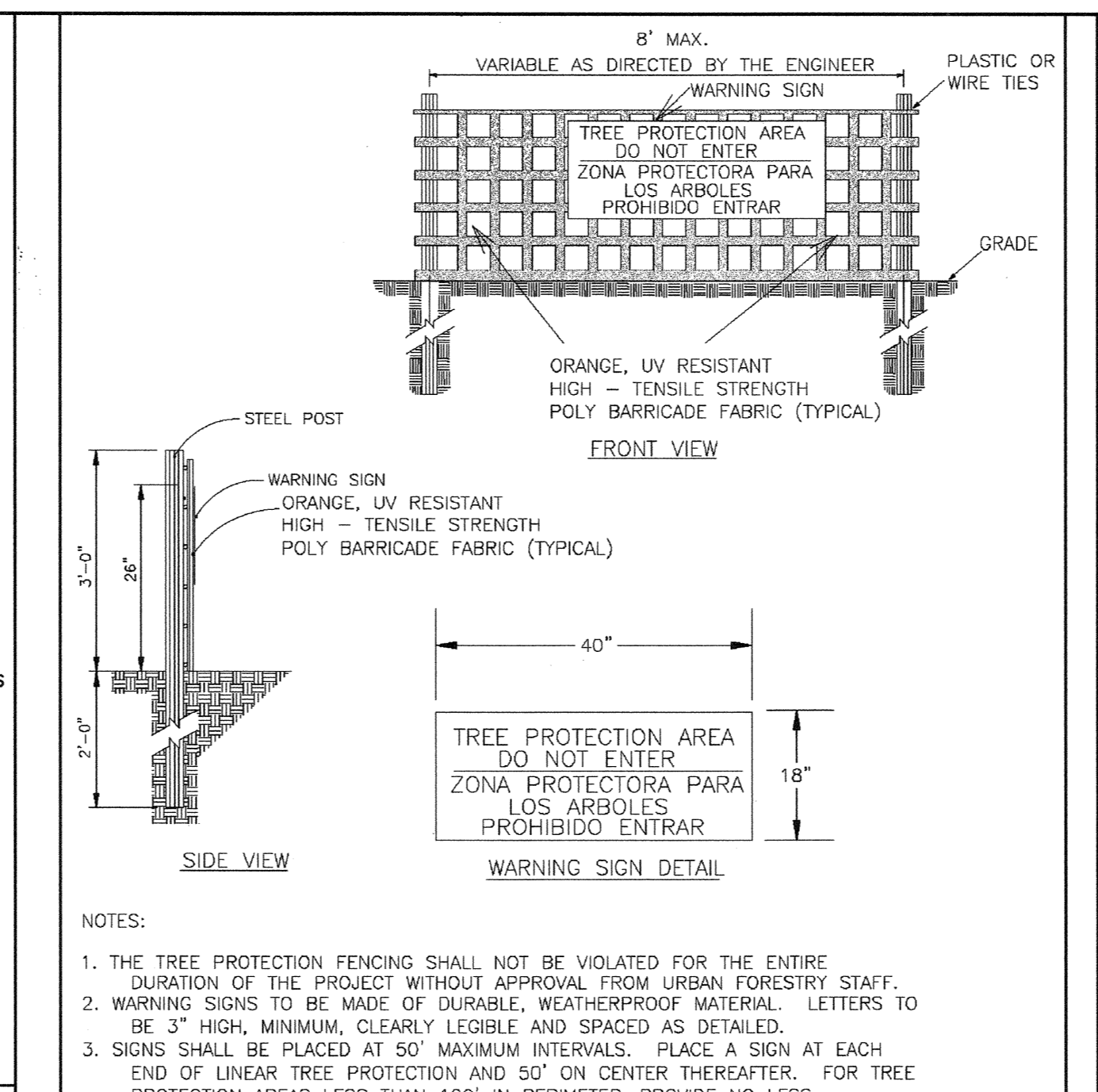
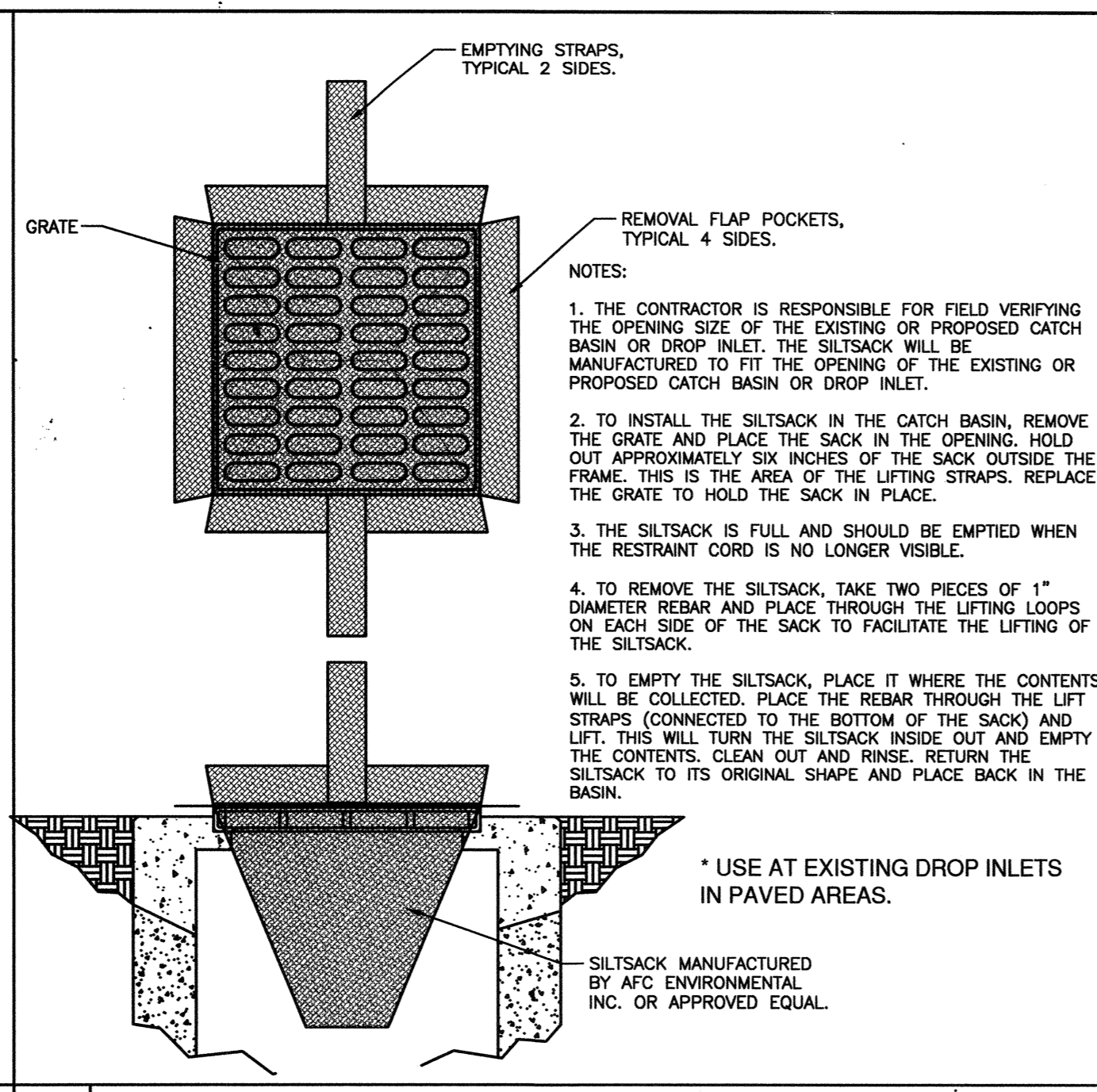
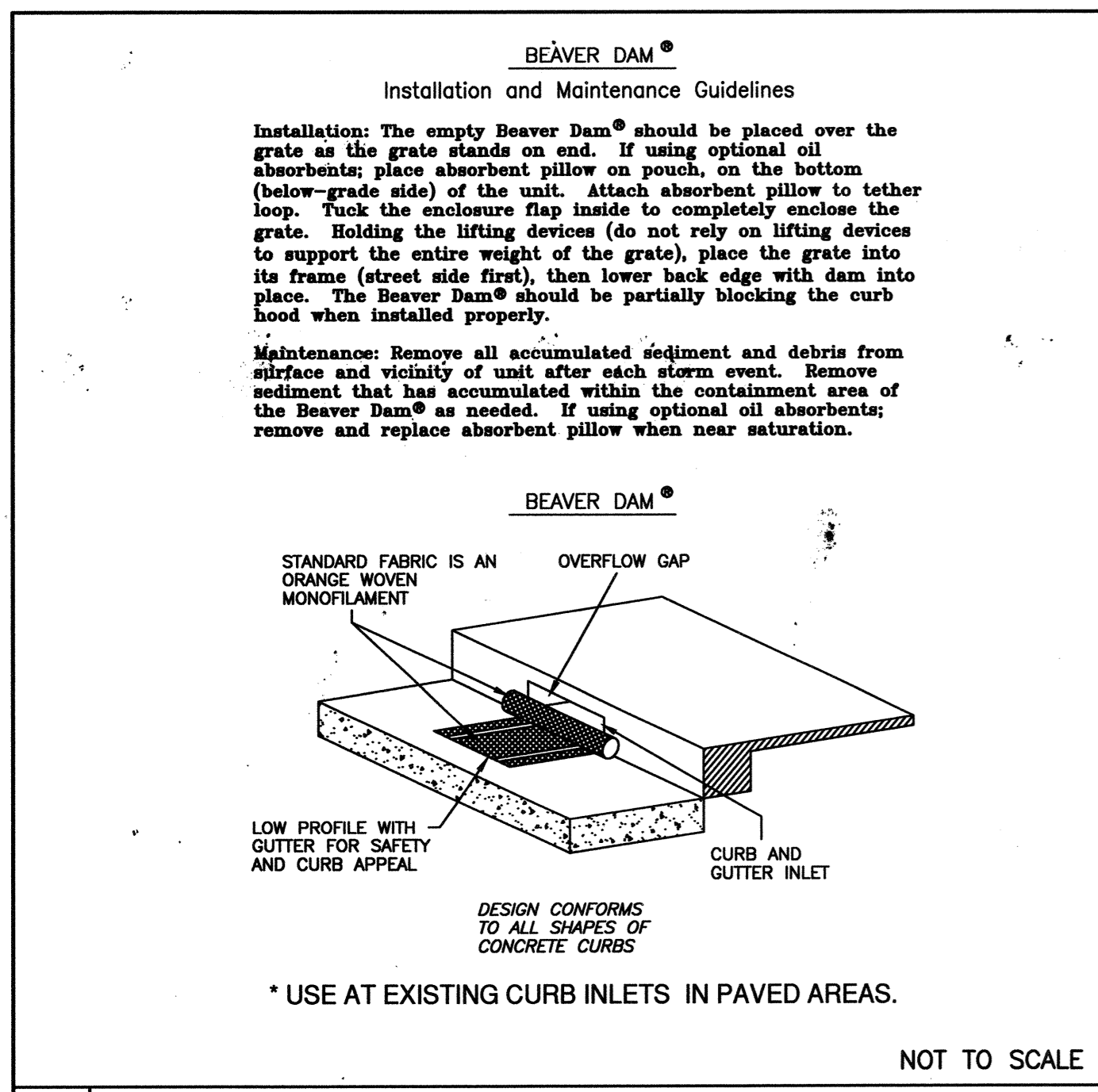
NORRIS & TUNSTALL
CONSULTING ENGINEERS, P.C.
902 MARKET STREET
WILMINGTON, NC 28401
PHONE (910) 343-9653
FAX (910) 343-9604
lic. # 35641

15065
DES. JST
C.D. JPN
DWG. NKS
DATE 6/11/15



C4

SCALE: 1" = 20'
0 20 40 60



EROSION CONTROL NOTES AND MAINTENANCE PLAN:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL. BUT IN NO CASE, LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF-INCH RAINFALL.
2. ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED WASHED OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
3. SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION, BLOCK AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION AND ROCK PIPE INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS AS DESIGNED. DEBRIS WILL BE REMOVED FROM THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. SILT SACKS WILL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND WATTLIES, BEAVER DAMS, DANDY SACKS AND SOCKS ONCE A WEEK AND AFTER EVERY RAIN EVENT.
4. DIVERSION DITCHES WILL BE CLEANED OUT IMMEDIATELY TO REMOVE SEDIMENT OR OBSTRUCTIONS FROM THE FLOW AREA. THE DIVERSION RIDGES WILL ALSO BE REPAIRED. SWALES MUST BE TEMPORARILY STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY PHASE OF ACTIVITY ASSOCIATED WITH A SWALE.
5. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF FILLED. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. STAKES MUST BE REPLACED IMMEDIATELY. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED FROM BAFFLES WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED AND KEPT CLEAN WEEKLY.
6. SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. THE ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR WHEN THE ROCK IS DISLOADED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED WEEKLY AND WILL BE KEPT CLEAN.
7. SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN WHEN THE DESIGN STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. THE ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR IF THE ROCK IS DISLOADED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED FROM BAFFLES WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED WEEKLY AND WILL BE KEPT CLEAN.
8. LAND QUALITY REQUIREMENTS: ALL SEEDED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL SLOPES WILL BE STABILIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS.

SITE WORK NOTES:

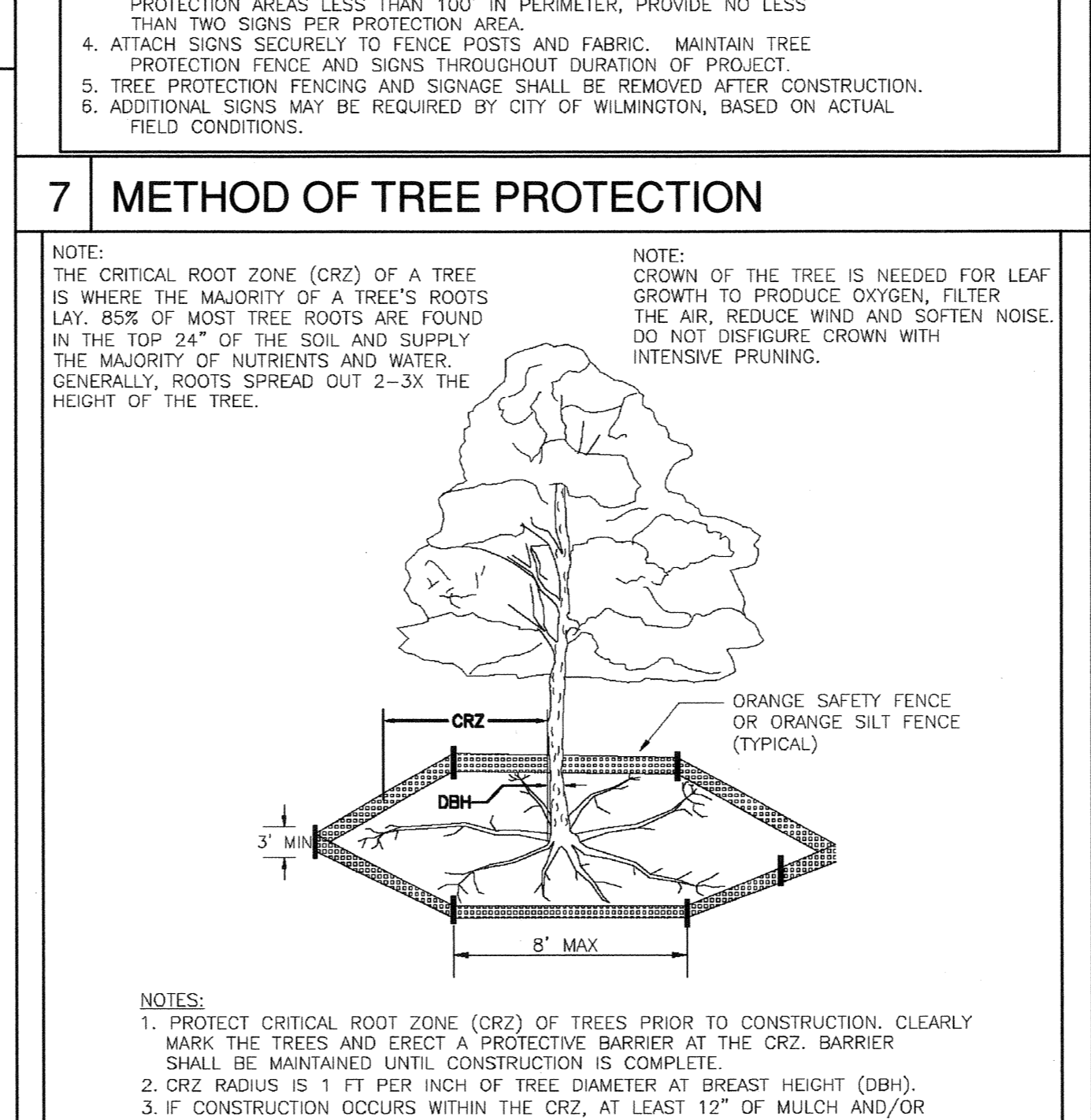
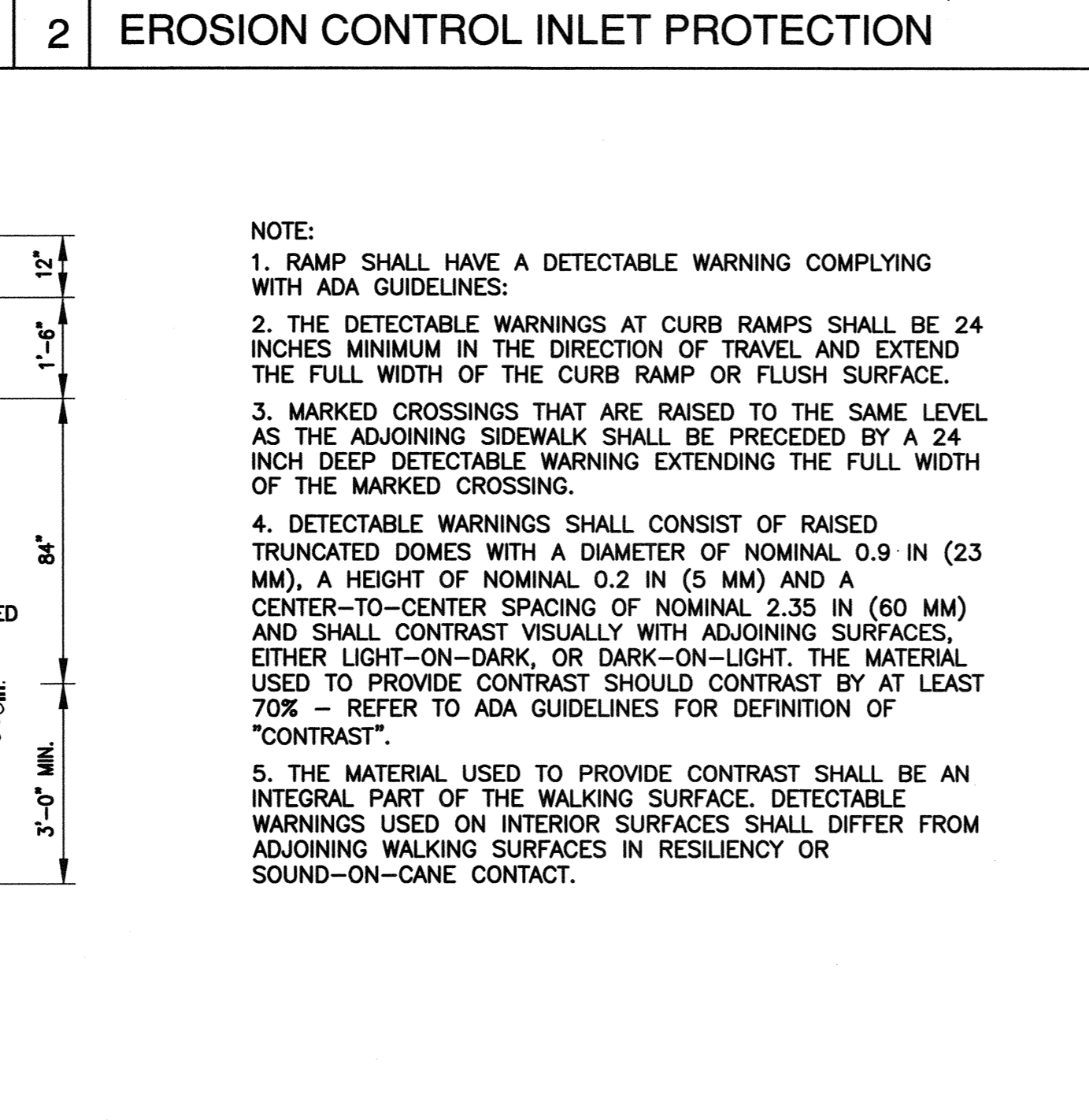
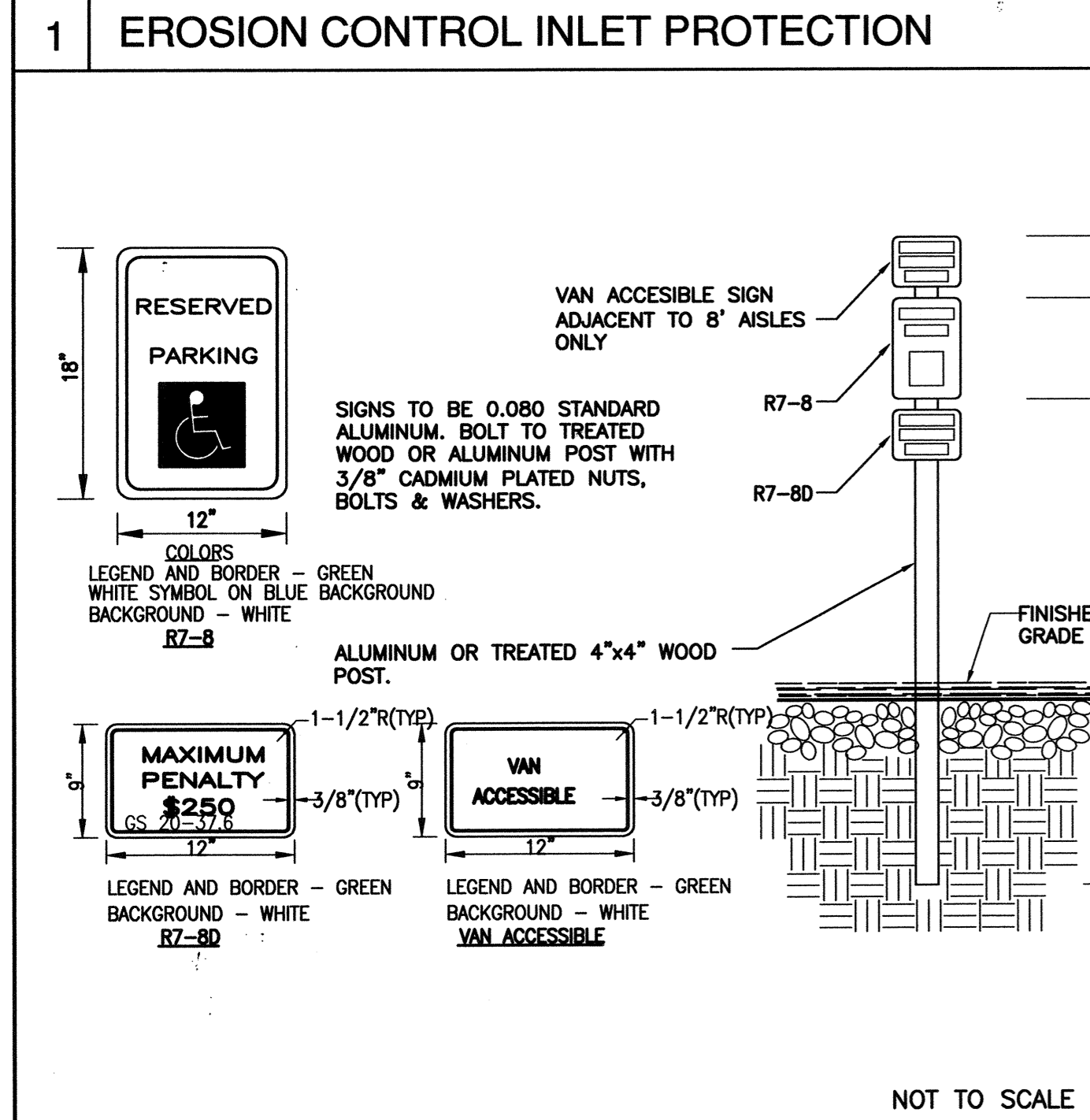
1. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH FIELD CONSTRUCTION CONDITIONS.
2. CONTRACTOR SHALL COORDINATE WORK WITHIN NCDOT AND LOCAL RIGHT OF WAY WITH PROPER AUTHORITIES AND SHALL MEET ANY REQUIREMENTS AS TO TRAFFIC CONTROL AND CONNECTION TO EXISTING STREETS.
3. CLEARING AND GRUBBING: REMOVE ALL TREES AS REQUIRED UNLESS OTHERWISE NOTED TO REMAIN, STUMPS, ROOTS, SHRUBBERY, ASPHALT, CONCRETE, STRUCTURES, BURIED UTILITIES, STORAGE TANKS, ETC. WITHIN LIMITS OF CONSTRUCTION.
4. STRIPPING: BEFORE EXCAVATING OR FILLING, REMOVE ALL TOPSOIL, WOOD, LEAVES, AND ANY OTHER UNSUITABLE MATERIAL.
5. MUCKING: REMOVE ANY SOFT, ORGANIC SILT MATERIALS AND EXISTING BURIED CONSTRUCTION DEBRIS AS REQUIRED AND FILL TO SUBGRADE ELEVATIONS WITH A CLEAN SELECT-FILL COMPACTED AS SPECIFIED.
6. DISPOSAL: CLEARED, GRUBBED, STRIPPED OR EXCAVATED SPOIL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES.
7. BORROW MATERIAL: THE CONTRACTOR SHALL FURNISH BORROW MATERIAL REQUIRED FROM OFF SITE AND OBTAIN ALL REQUIRED PERMITS ASSOCIATED WITH BORROW OPERATIONS.
8. FILL AND COMPACTION: AFTER STRIPPING THOSE AREAS DESIGNATED TO RECEIVE FILL SHOULD BE PROOFORMED. THE TOP 8" OF SUBGRADE SHALL BE COMPACTED TO AT LEAST 98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. ANY AREA WHICH PUMPS OR RUNS EXCESSIVELY SHOULD BE UNDERCUT AND REPLACED WITH A CLEAN, SILTY OR CLAYEY SAND HAVING A UNIFIED SOIL CLASSIFICATION OF SP, SM, OR SC. FILL MATERIAL 5" OUTSIDE OF BUILDING AREAS SHALL THEN BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) WITH THE UPPER 12 INCHES OF SUBGRADE BEING COMPACTED TO 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. FILL MATERIALS WITHIN BUILDING AREAS TO A LINE OUTSIDE THE BUILDING AREAS SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) WITH THE UPPER 12 INCHES OF SUBGRADE BEING COMPACTED TO 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. IF THE MATERIAL IS TOO DRY TO COMPACT TO THE REQUIRED DENSITY EACH LAYER SHALL BE WETTED IN ACCORDANCE WITH COMPACTION REQUIREMENTS. IF THE MATERIAL IS TOO WET TO SECURE PROPER COMPACTION, IT SHALL BE HARROWED REPEATEDLY OR OTHERWISE AERATED WITH SUITABLE EQUIPMENT UNTIL OPTIMUM MOISTURE CONTENT IS OBTAINED. FILL SHALL BE PLACED IN SUCH A MANNER THAT THE SURFACE WILL DRAIN READILY AT ALL TIMES. SEE STRUCTURAL NOTES AND SOILS REPORT FOR ADDITIONAL REQUIREMENTS.
9. LAYOUT: THE CONTRACTOR SHALL PROVIDE ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION.
11. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION FROM SURVEY BY BATEMAN CIVIL SURVEY COMPANY AND PROVIDED BY OWNER.
12. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF RELOCATION OR DISCONNECTION OF ALL EXISTING UTILITIES WITH APPLICABLE AGENCIES AND AUTHORITIES.
14. ALL PAVEMENT AND BASE MATERIALS AND WORKMANSHIP SHALL CONFORM TO NCDOT STANDARDS.
15. WATER AND SEWER SERVICES SHALL BE INSTALLED TO MEET LOCAL AND STATE PLUMBING CODES. METER AND TAPS SHALL MEET ALL LOCAL REQUIREMENTS.
16. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE.
17. SEE SOILS REPORT FOR ADDITIONAL REQUIREMENTS.
18. CONTRACTOR SHALL NOTE THAT EARTHWORK QUANTITIES ARE HIS RESPONSIBILITY. PLANS DO NOT REPRESENT A BALANCED EARTHWORK CONDITION.
19. REINF. CONC. PIPE SHALL BE CLASS III W/RUBBER GASKETED JOINT OR "RAM NECK". INSTALL PER MANUFACTURER'S REQUIREMENTS.
20. USE WHITE LANE MARKING PAINT FOR ALL PAVEMENT MARKINGS. PAINT SHALL BE A CHLORINATED RUBBER ALKYL, FS TT-P-115, TYPE III, FACTORY MIXED, QUICK DRYING, NON-BLEEDING.
21. REFER TO THE PLUMBING DRAWINGS FOR LOCATION AND INVERTS OF NEW WASTE, WATER AND ROOF DRAIN LINES.

NOTES AND DETAILS

PHOENIX MART DEVELOPMENT

2338 S. 17th STREET

WILMINGTON, N. C.



7 METHOD OF TREE PROTECTION

NOTE: THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF A TREE'S ROOTS GROWTH TO PRODUCE OXYGEN, FILTER THE AIR, REDUCE WIND AND SOFTEN NOISE. DO NOT DISFIGURE CROWN WITH INTENSIVE PRUNING.

NOTE: CROWN OF THE TREE IS NEEDED FOR LEAF GROWTH TO PRODUCE OXYGEN, FILTER THE AIR, REDUCE WIND AND SOFTEN NOISE. DO NOT DISFIGURE CROWN WITH INTENSIVE PRUNING.

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OWNER/DEVELOPER

CANTERBURY CENTER, LLC

WILLIAM H. CAMERON, MANAGER

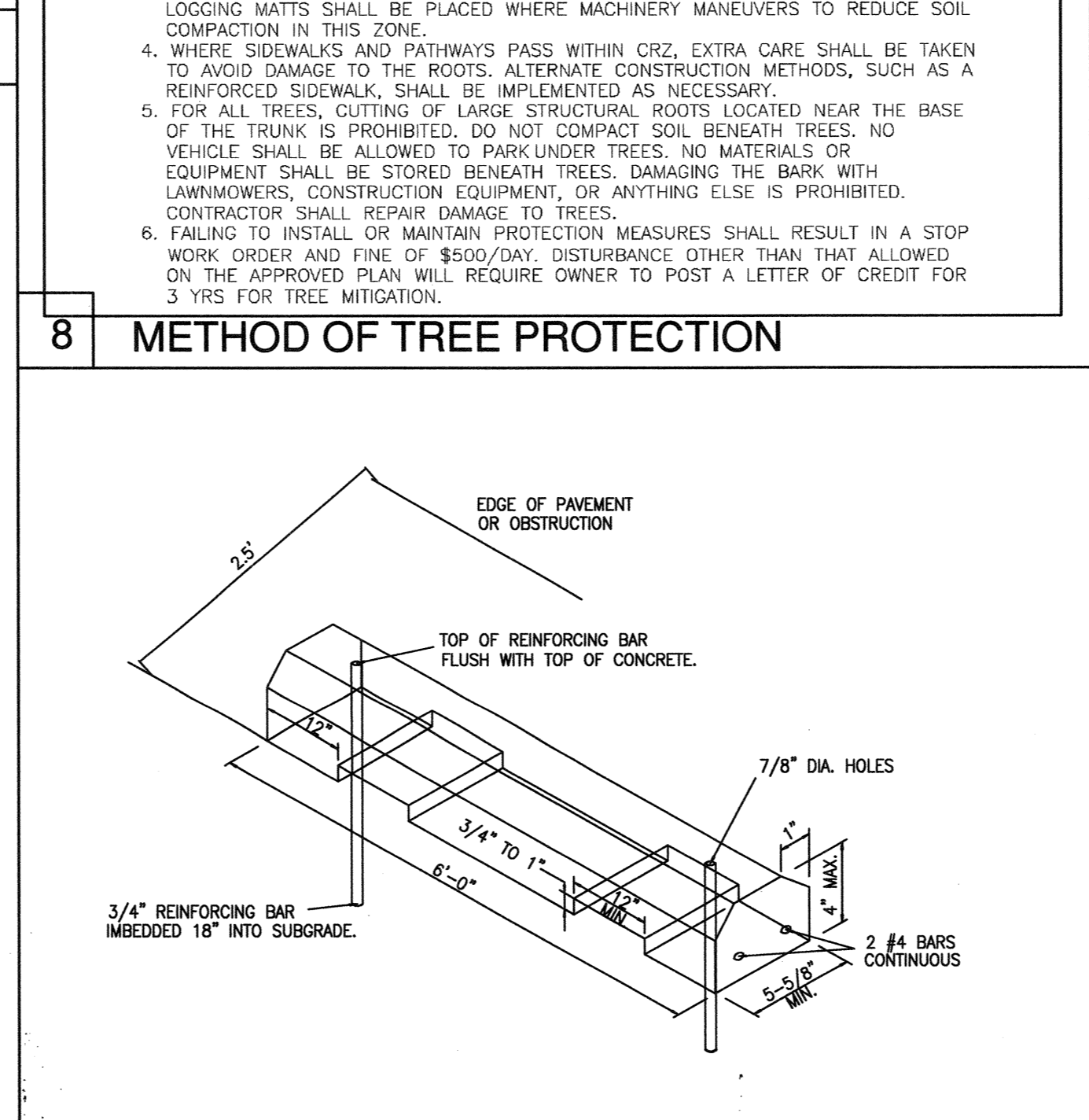
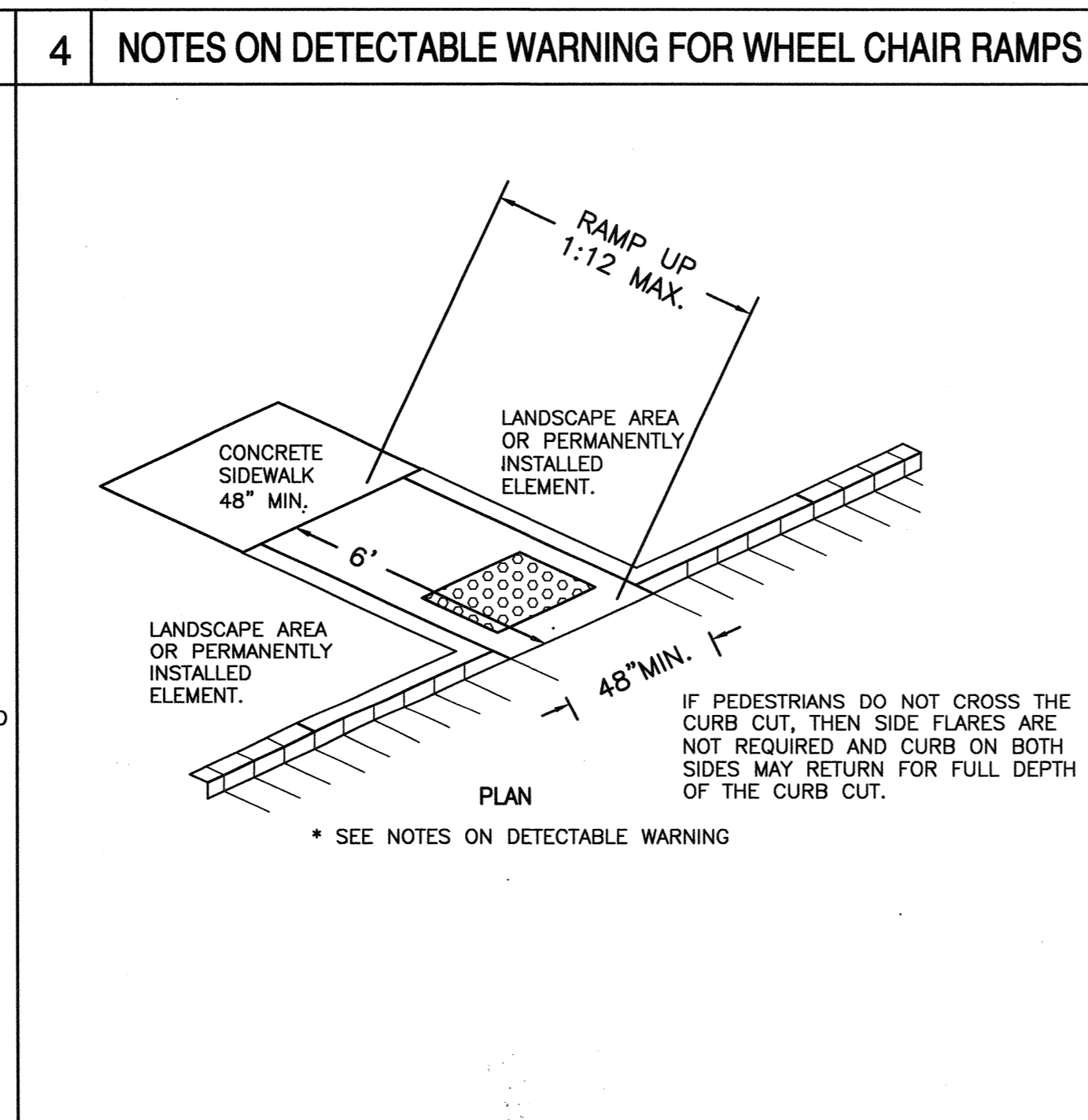
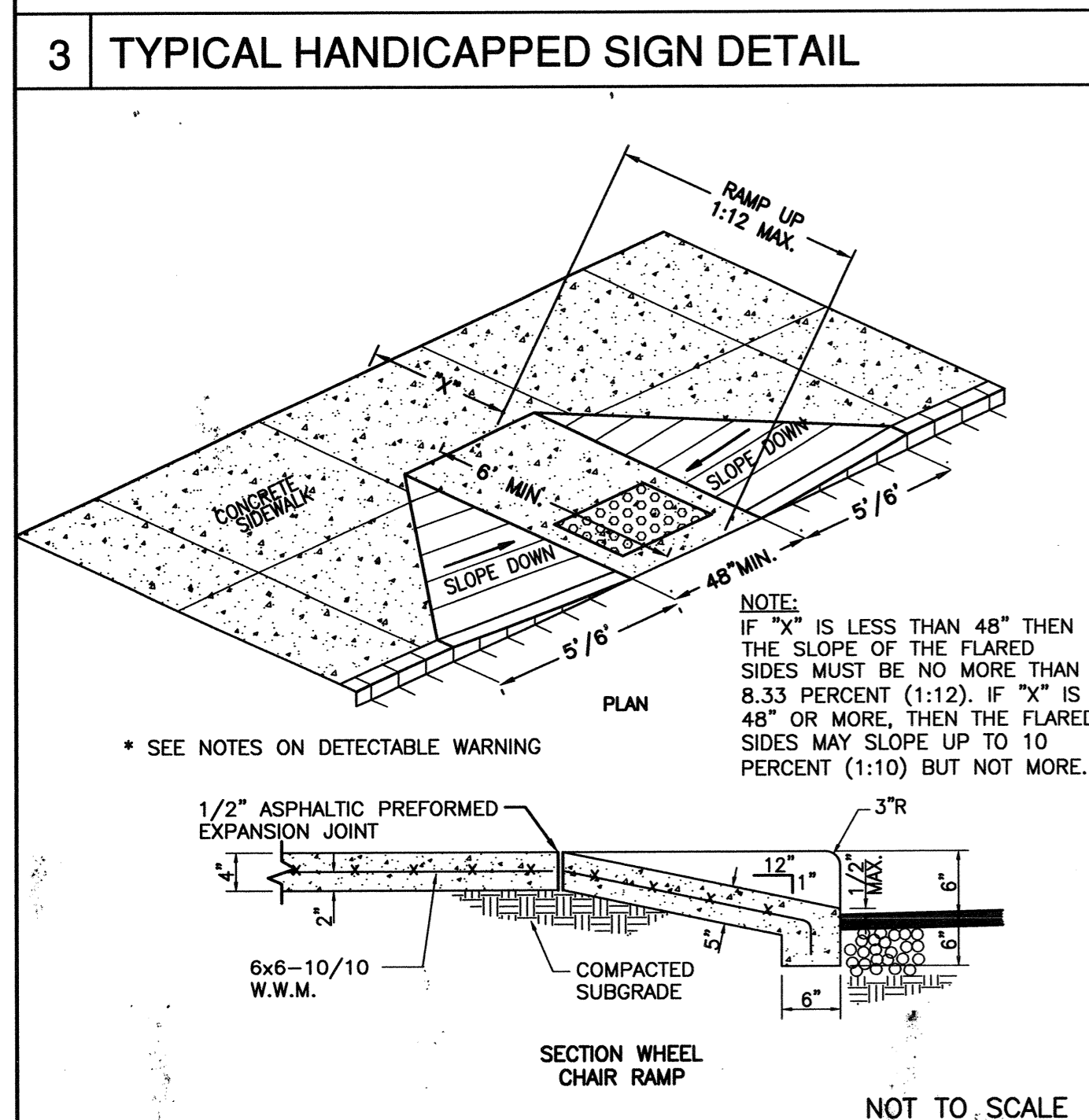
P.O. BOX 9649

WILMINGTON, NC 28406

910-762-2676

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TEMPORARY/PERMANENT GRASS SPECIFICATION:

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS.
2. RIP THE ENTIRE AREA TO A 6 INCH DEPTH.
3. REMOVE ALL ROCKS, ROOTS AND OTHER OBSTRUCTIONS LEAVING SURFACES SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME AND FERTILIZER UNIFORMLY AND MIX WITH SOIL.
 - LIME: 45 LBS. PER 1000 S.F.
 - PHOSPHOROUS: 20 LBS. PER 1000 S.F.
 - FERTILIZER: 17 LBS. PER 1000 S.F.
5. CONTINUE TILLAGE UNTIL A WELL PULVERIZED, FIRM, UNIFORM SEED BED IS PREPARED 4-6 INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEED BED AND COVER SEED LIGHTLY. 2 - 3 LBS PER 1000 S.F. (SEE MIXTURE BELOW)
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH. GRAIN STRAW & HAY AT 75 TO 100 LBS PER 1000 S.F. WOOD CHIPS AT 500 LBS. PER 1000 S.F. JUTE & MESH AS PER MANUFACTURER
8. ASPHALT FOR ANCHORING MULCH SHALL BE TYPE SS-1 EMULSION AND APPLIED AT A RATE OF 1000 GAL. PER ACRE FOR SLOPE STABILIZATION, AND 150 GAL. PER TON OF STRAW FOR ANCHORING STRAW.
9. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEED WITHIN THE PLANTING SEASON, IF POSSIBLE. IF GRASS STAND SHOULD BE OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
10. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE, TREATMENT, AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
11. SEED FOR TEMPORARY AND PERMANENT APPLICATIONS SHALL BE:
 - 20% CARPET GRASS
 - 28% BERMUDA GRASS
 - 20% TURF FESCUE
 - 10% CREEPING RED FESCUE
 - 20% ANNUAL RYE GRAIN

*BERMUDA SEED SHALL BE HULLED FOR WARM WEATHER PLANTING. PURITY OF SEED SHALL BE A MIN. OF 98% AND GERMINATION SHALL BE A MIN. OF 85%.

ALL DISTURBED AREA SHALL BE SEEDED WITHIN 7-14 DAYS OF THE COMPLETION OF GRADING. SEE EROSION CONTROL AND MAINTENANCE NOTES. CONSULT CONSERVATION ENGINEER OR SOIL CONSERVATION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENuded AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS, OTHER SEEDING SCHEDULES MAY BE POSSIBLE.

CALL 811 (3) WORKING DAYS BEFORE YOU DIG.

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

Public Services • Engineering Division

DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

SYMBOL DATE DESCRIPTION BY

REVISIONS

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NORRIS & TUNSTALL

CONSULTING ENGINEERS, P.C.

902 MARKET STREET

WILMINGTON, NC 28401

PHONE (910) 343-9653

FAX (910) 343-9804

licencc #B-36474

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DATE 6/11/15

CITY OF WILMINGTON STANDARD NOTES:

- CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
- 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.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD 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.
- IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. POSTED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- 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.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS, AND CURBS WILL BE REPAIRED.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 343-3910 FOR INFORMATION.
- IF THE CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
- ANY IRRIGATION SYSTEM SUPPLIED BY CFPWA WATER SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REGULATIONS. CALL 332-6558 FOR INFORMATION.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCOCHR OR ASSE.
- WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED SINGLE STRAND COPPER WIRE INSTALLED THE ENTIRE LENGTH AND SECURED TO ALL VALVES. THIS WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
- THE NUMBER AND SPACING OF DRIVEWAYS FOR ALL INTERCONNECTED SITES WILL BE DETERMINED BY THE COMBINED FRONTAGE OF THE INTERCONNECTED PROPERTIES.
- UNDERGROUND FIRE LINE MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC ROW TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.
- A LANDSCAPE PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEER DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.
- IF AND IRRIGATION SYSTEM IS PLANNED FOR THE SITE, UTILIZE MOISTURE SENSORS.
- ALL PROPOSED VEGETATION WITHIN THE SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30"-10'.

NOTES AND DETAILS
PHOENIX MART DEVELOPMENT
 2238 S. 17th STREET
 WILMINGTON, N. C.

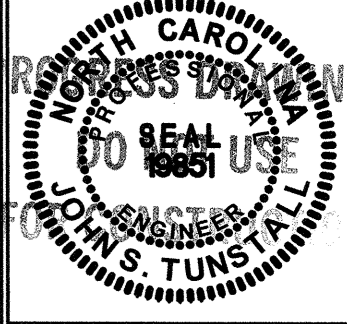
OWNER/DEVELOPER
 CANTERBURY CENTER, LLC
 WILLIAM H. CAMERON, MANAGER
 P.O. BOX 3649
 WILMINGTON, NC 28406
 910-762-2676

NORRIS & TUNSTALL
CONSULTING ENGINEERS, P.C.
 802 MARKET STREET
 WILMINGTON, NC 28401
 PHONE (910) 343-9653
 FAX (910) 343-9604
 licen@nrtgen.com
 license # 9-36471

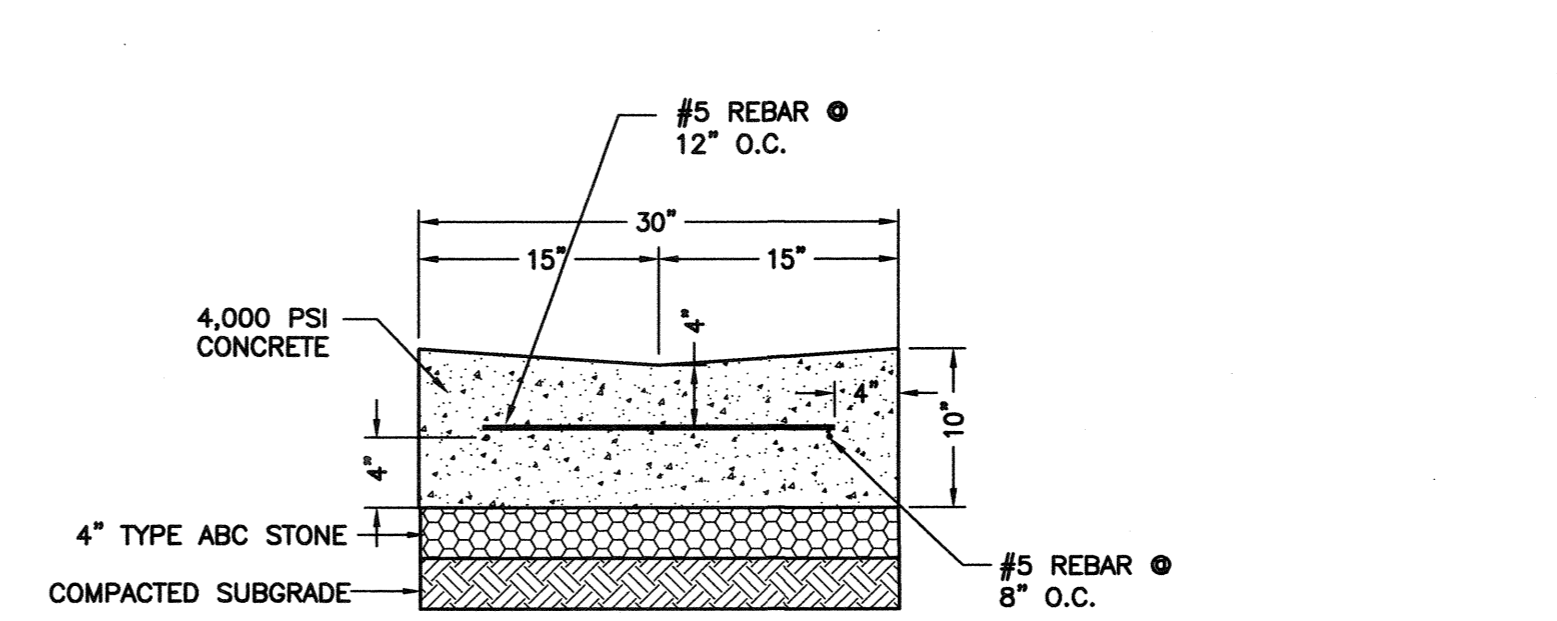
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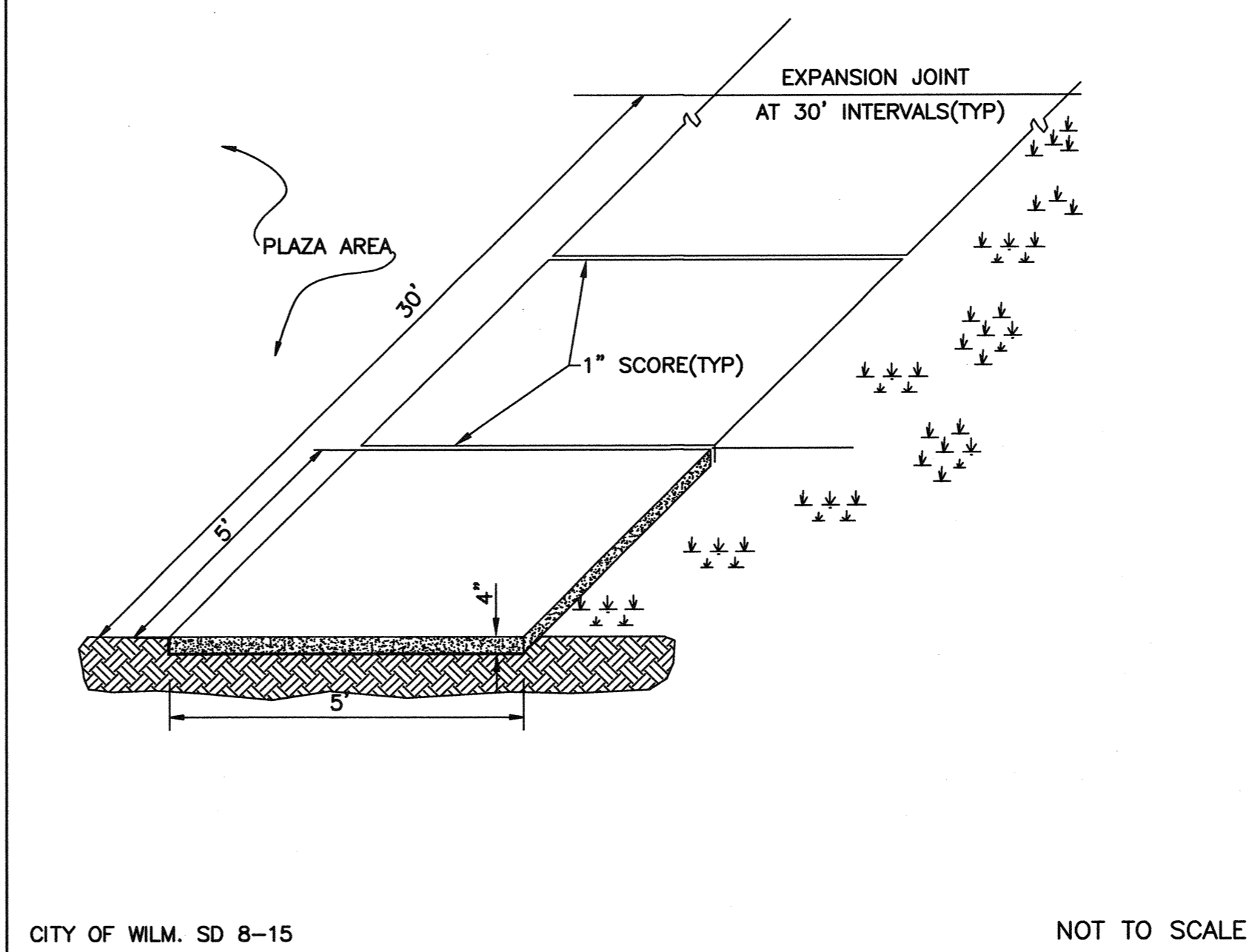
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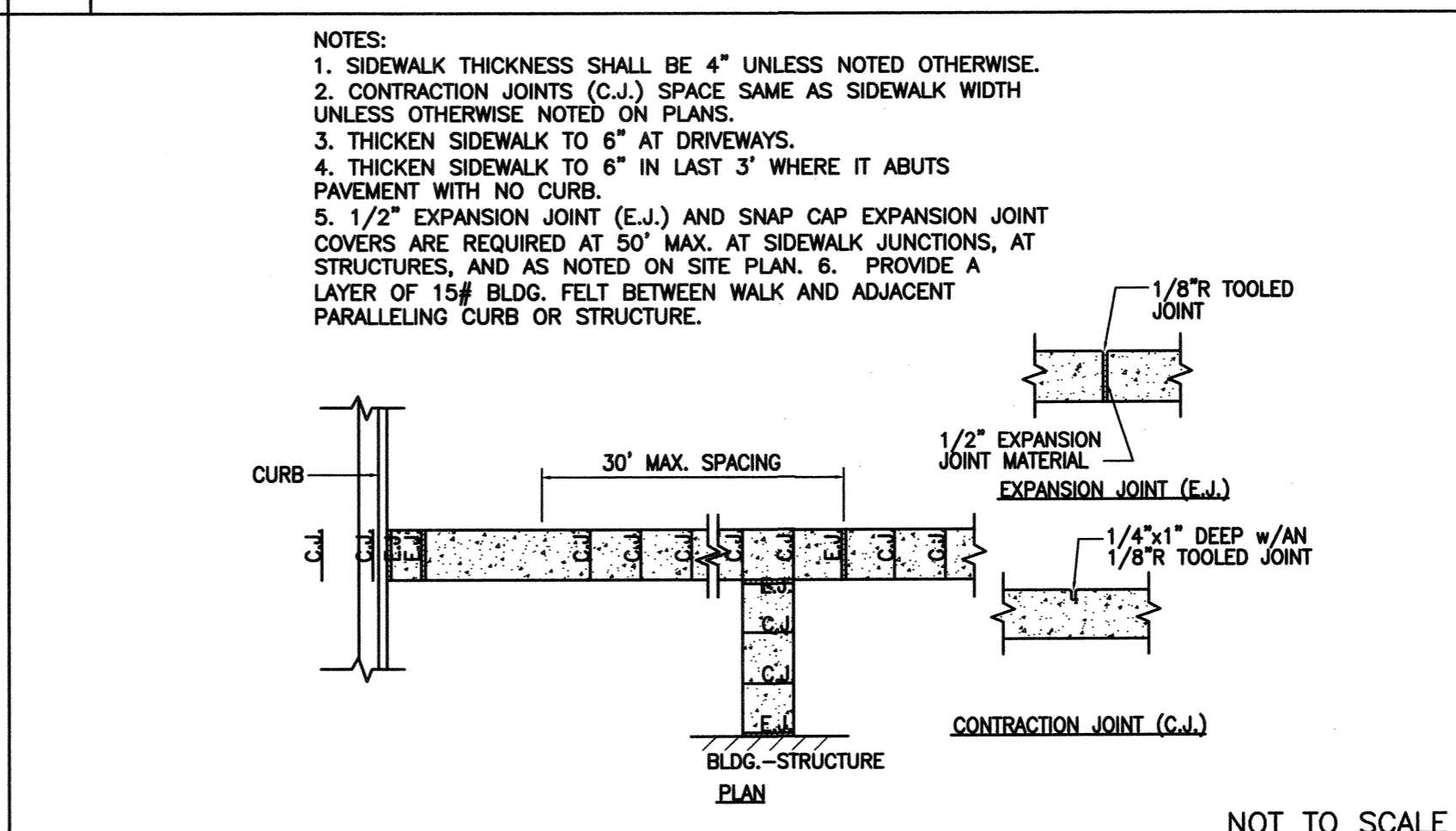
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3 30" REINFORCED VALLEY GUTTER DETAIL



6 STANDARD SIDEWALK DETAIL



9 SIDEWALK JOINT DETAIL

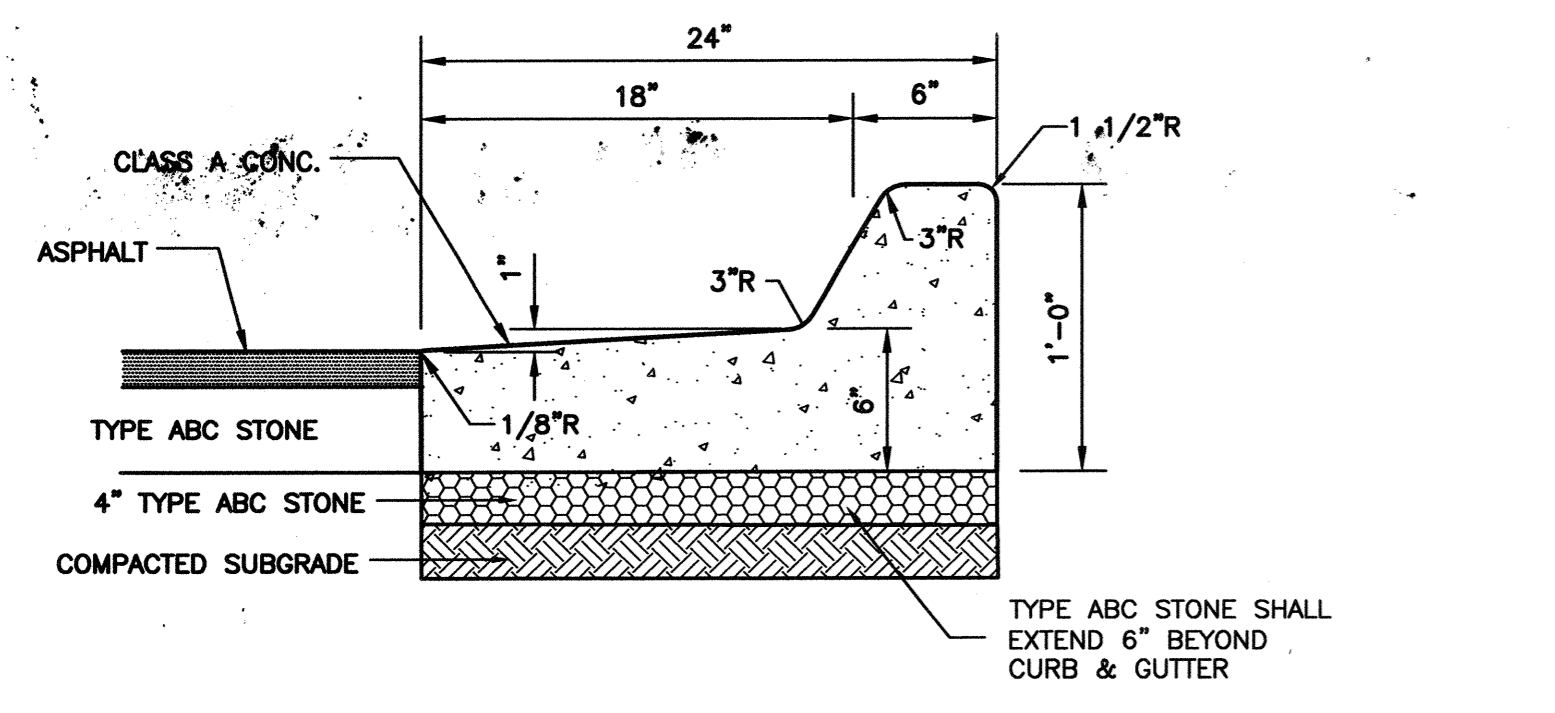
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

APPROVED STORMWATER MANAGEMENT PLAN

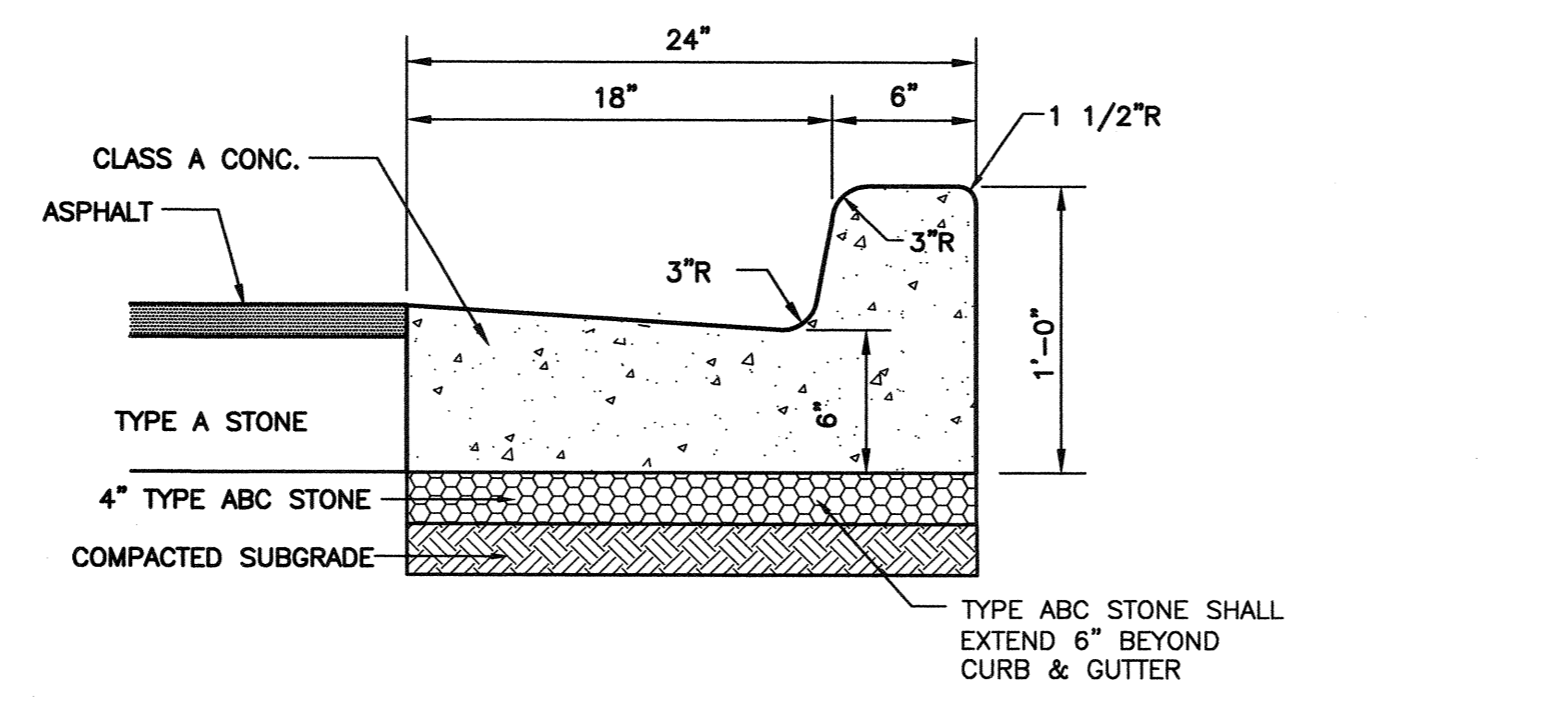
Date: _____ Permit # _____

Signed: _____

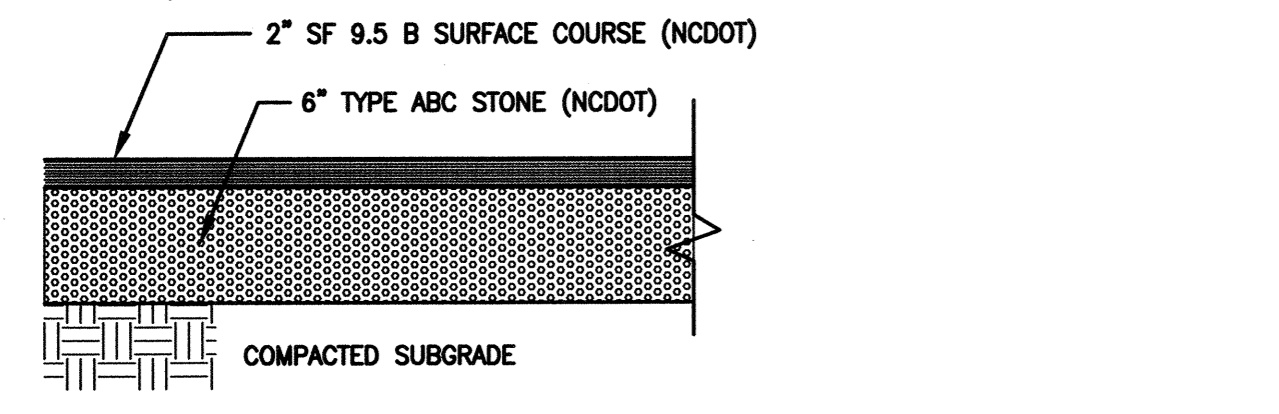
CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division



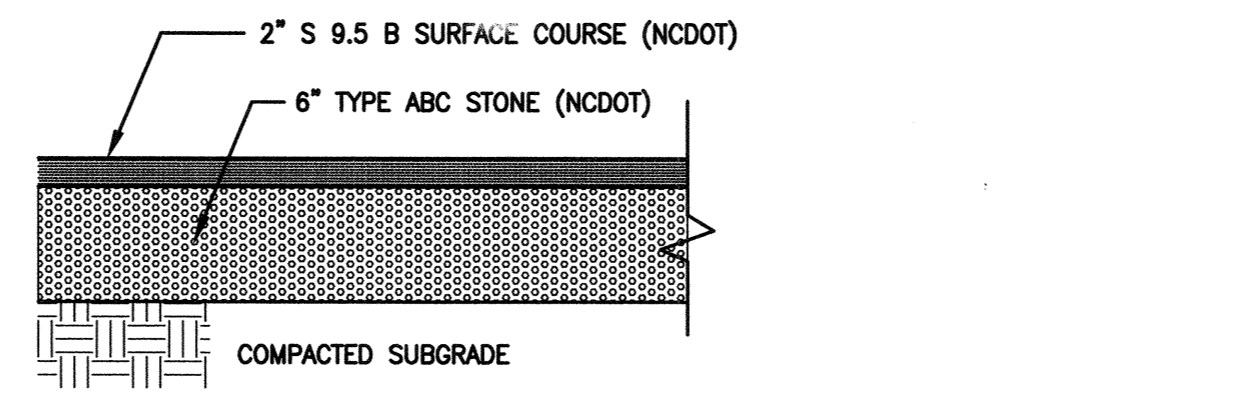
1 24" CURB AND GUTTER SECTION (SPILL-OFF)



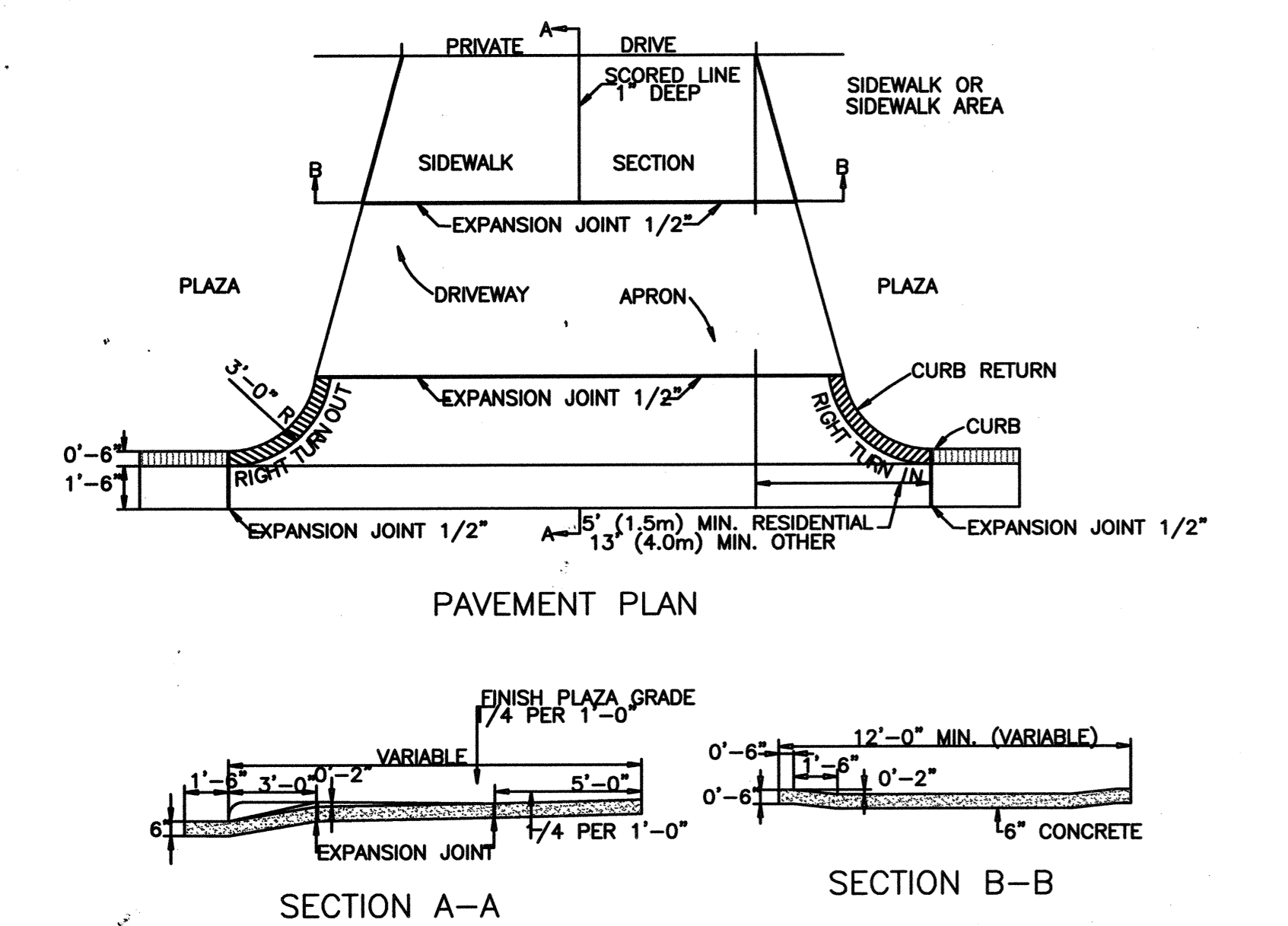
2 24" CURB AND GUTTER SECTION (FLOW-LINE)



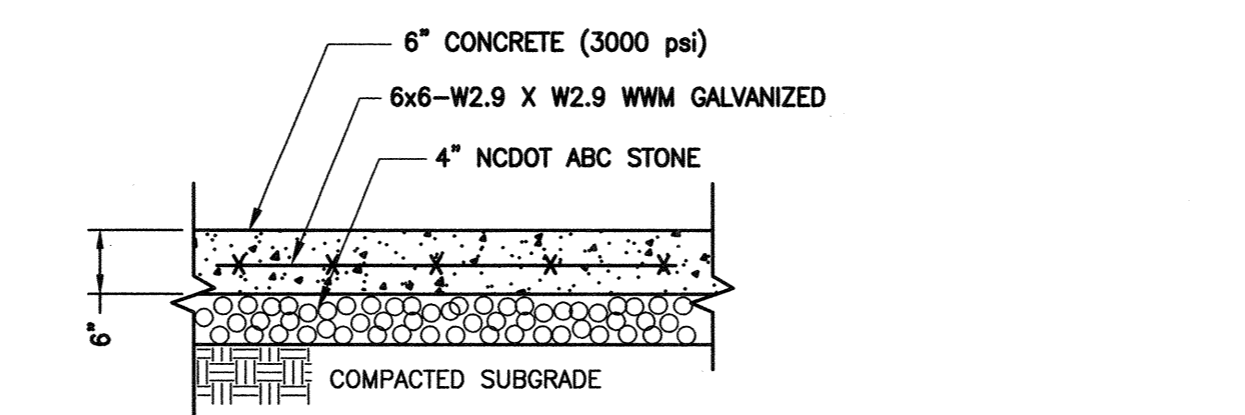
4 ASPHALT PAVEMENT SECTION (ON SITE)



5 ASPHALT PAVEMENT SECTION (NCDOT ROW)



7 STANDARD CITY OF WILMINGTON DRIVE WAY DETAIL



8 HEAVY DUTY CONCRETE PAVEMENT SECTION

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