

LOCATION MAP

TREE REMOVAL TABLE

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

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 STORIES: 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: 5,600± SF 1 UNIT  
 TOTAL FOR SITE: 41,840± SF

PARKING REQUIREMENTS: (NEW LEASE AREA)  
 RESTAURANT & 33 SEATS/1,555 (-) 650 SF=905 SF GFA  
 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. 13/MIN. 8 (SEATS)  
 MAX. 14/MIN. 11 (SQUARE FOOTAGE)

SERVICE STATION/CONVENIENCE: 4,045 SF  
 MAX: 1 PER 200 SF/MIN: 1 PER 400 SF  
 PARKING REQUIRED: MAX. 20/MIN. 10

TOTAL PARKING REQUIRED: MAX. 34/MIN. 18  
 PARKING PROPOSED: 20 REGULAR, 1 HC ACCESSIBLE, 21 TOTAL  
 ACCESSIBLE PARKING REQUIRED: 1 SPACE  
 ACCESSIBLE PARKING PROPOSED: 1 SPACE  
 BICYCLE PARKING: NOT REQUIRED

PARKING REQUIREMENTS: (EXISTING SITE)  
 RETAIL UNIT E: 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: 226-48+214+203 (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 0.91 X 15= 14 TREES

INTERIOR LANDSCAPING CB: 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: 0.93 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-SITE

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: 12,947 SF  
 SIDEWALK: 2,116 SF  
 TOTAL: 25,597 SF

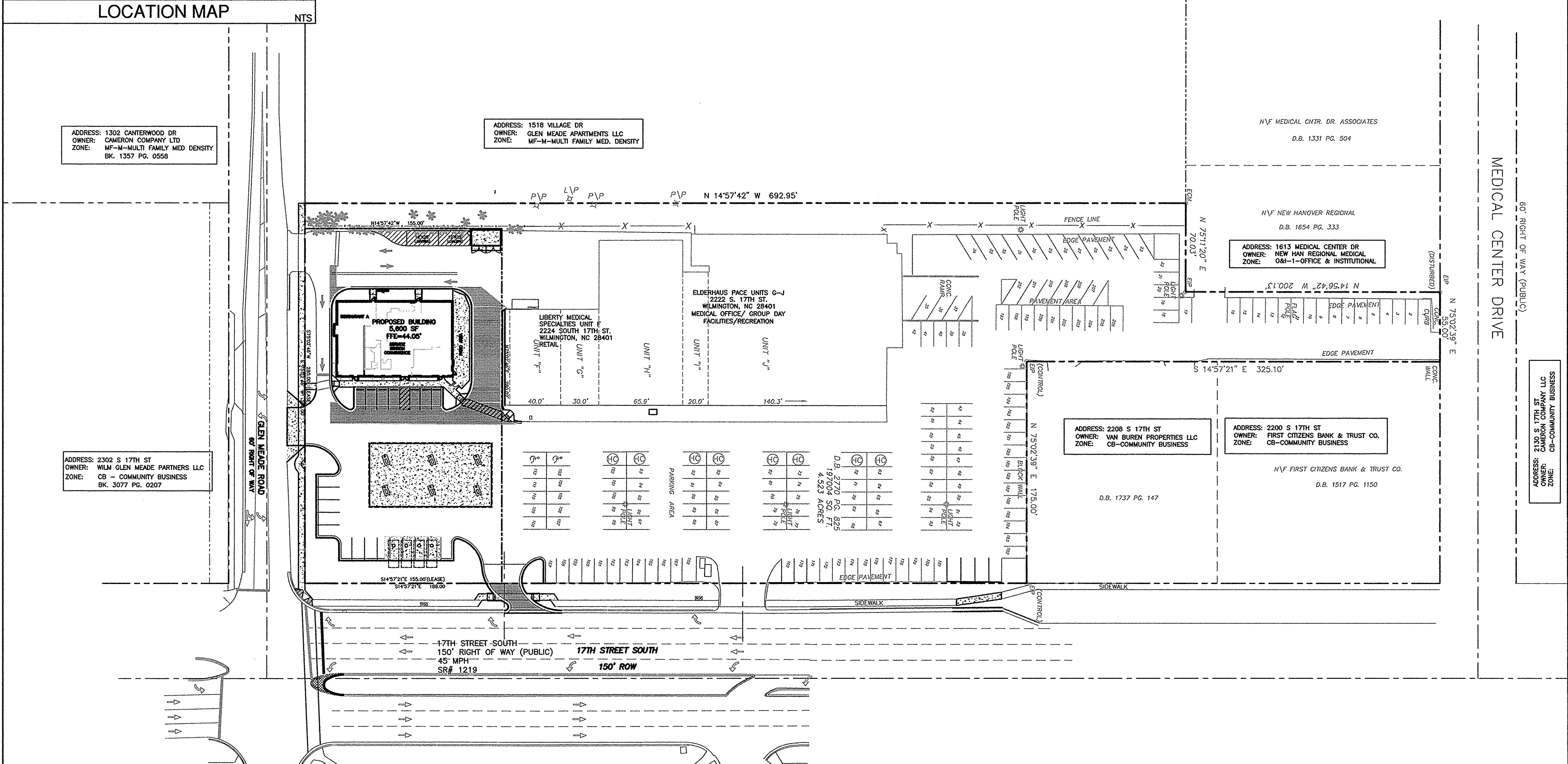
NEW IMPERVIOUS AREA ADDED:  
 NEW BUILDING: 5,600 SF  
 ASPHALT/CONCRETE/CURB & GUTTER: 13,115 SF  
 SIDEWALK: 744 SF  
 TOTAL: 19,459 SF

PROPOSED IMPERVIOUS AREA FOR SITE:  
 EXIST. BUILDING: 36,240 SF  
 NEW BUILDING: 5,600 SF  
 ASPHALT/CONCRETE/CURB & GUTTER: 124,993 SF  
 SIDEWALK: 4,328 SF  
 TOTAL: 170,761 SF  
 % PROPOSED IMPERVIOUS AREA: 86.67%

IMPERVIOUS AREA CALCULATIONS-ROW

EXISTING IMPERVIOUS AREA REMOVED:  
 ASPHALT/CONCRETE/CURB & GUTTER: 1,509 SF  
 SIDEWALK: 282 SF  
 TOTAL: 1,791 SF

NEW IMPERVIOUS AREA ADDED:  
 ASPHALT/CONCRETE/CURB & GUTTER: 1,433 SF  
 SIDEWALK: 1,567 SF  
 TOTAL: 3,000 SF



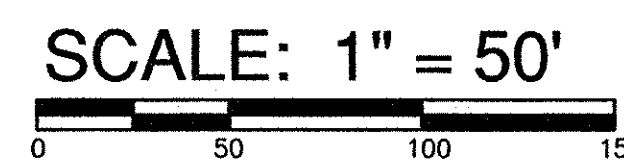
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

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

Approved Construction Plan  
 Name \_\_\_\_\_ Date \_\_\_\_\_  
 Planning \_\_\_\_\_  
 Traffic \_\_\_\_\_  
 Fire \_\_\_\_\_

NC DENR 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)

**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	

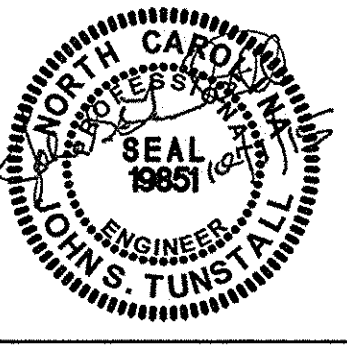
OVERALL SITE PLAN  
 PHOENIX MART DEVELOPMENT  
 2236 S. 17th STREET  
 WILMINGTON, N. C.

OWNER/DEVELOPER  
 CANTERBURY CENTER, LLC  
 WILLIAM H. CAMERON, MANAGER  
 P.O. BOX 3849  
 WILMINGTON, NC 28408  
 910-762-2676

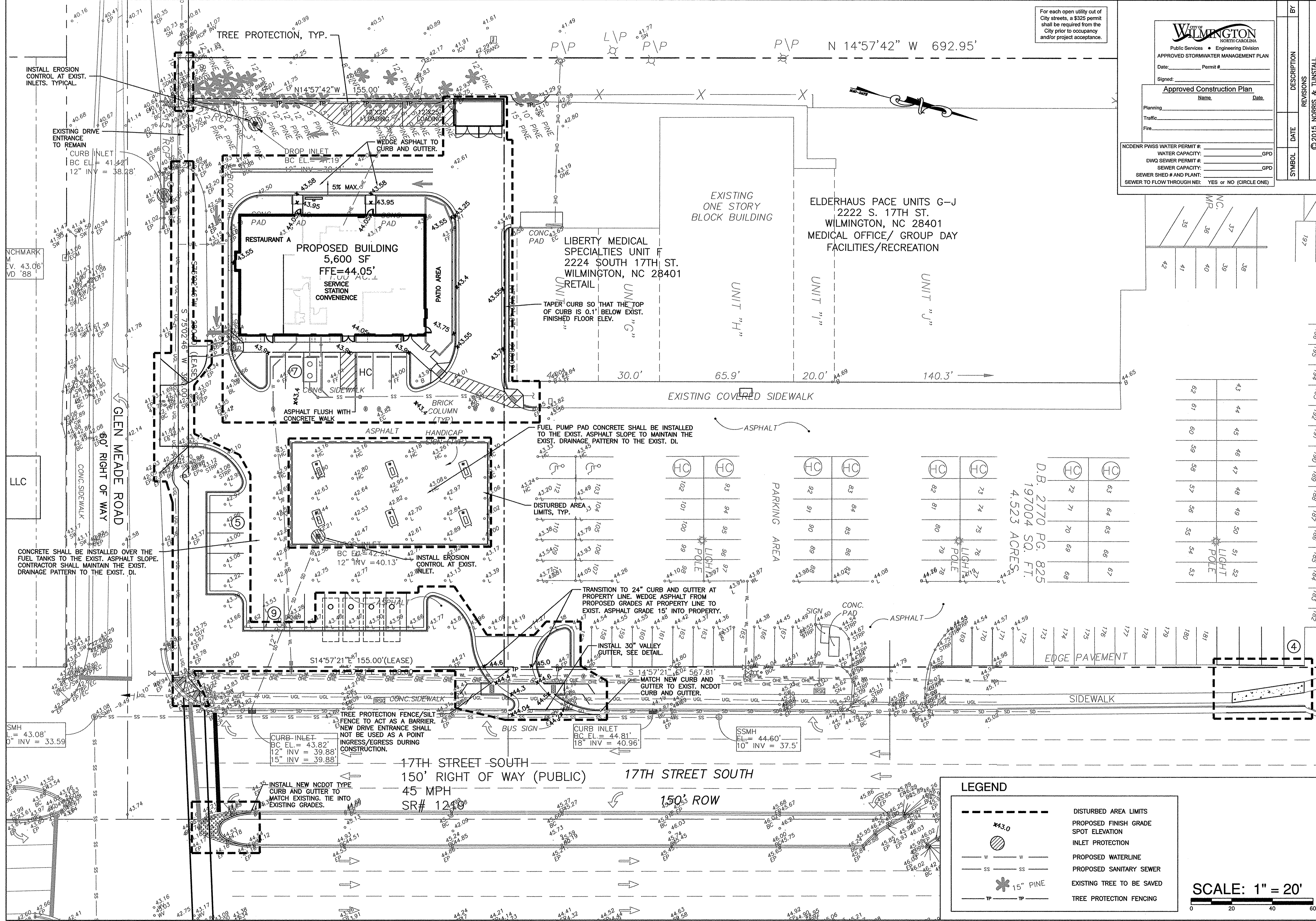
**NORRIS & TUNSTALL**  
**CONSULTING ENGINEERS, P.C.**  
 902 MARKET STREET  
 WILMINGTON, NC 28401  
 PHONE (910) 343-9653  
 FAX (910) 343-9604  
 office@nteng.com  
 license #C-3641

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 CRO. JPN  
 DRWN. NKS

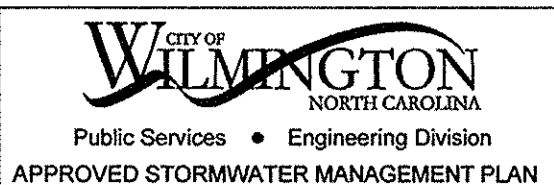
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CO



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APPROVED STORMWATER MANAGEMENT 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 FLOW THROUGH NEI: YES OR NO (CIRCLE ONE)

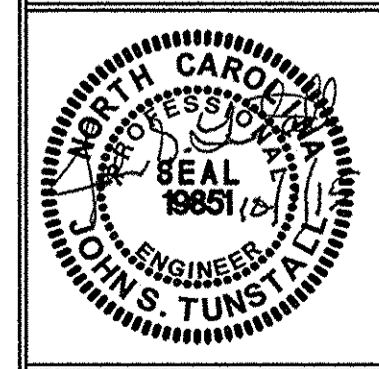
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GRADING, DRAINAGE AND EROSION CONTROL PLAN  
PHOENIX MART DEVELOPMENT  
2238 S. 17th STREET  
WILMINGTON, N. C.

OWNER/DEVELOPER  
CANTERBURY CENTER, LLC  
WILLIAM H. CAMERON, MANAGER  
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910-762-2876

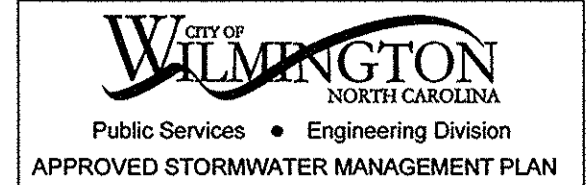
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C2

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: \_\_\_\_\_

Approved Construction Plan  
Name \_\_\_\_\_ Date \_\_\_\_\_

Planning \_\_\_\_\_  
Traffic \_\_\_\_\_  
Fire \_\_\_\_\_

NC DENR PWSS 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)

- NOTES:  
1. ANY TRAFFIC SIGNAL INFRASTRUCTURE ADJUSTMENTS, INCLUDING OVERHEAD OR UNDERGROUND SIGNAL SYSTEM FIBER COMMUNICATION LINES, ARE THE RESPONSIBILITY OF THE APPLICANT/DEVELOPER.  
2. THE CITY SHALL BE NOTIFIED IMMEDIATELY OF ANY TRAFFIC SIGNAL FACILITIES DAMAGED DURING CONSTRUCTION.  
3. DAMAGED FACILITIES SHALL BE REPLACED, AT CONTRACTOR/DEVELOPER EXPENSE ACCORDING TO STANDARD NCDOT REPLACEMENT SCHEDULES AND CURRENT NCDOT DESIGN STANDARDS.  
4. ALL TRAFFIC SIGNAL PLANS AND TRAFFIC SIGNAL PLAN REVISIONS ARE TO BE INCLUDED IN THE CONSTRUCTION PLANS FOR RELEASE, APPROVED AND IMPLEMENTED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

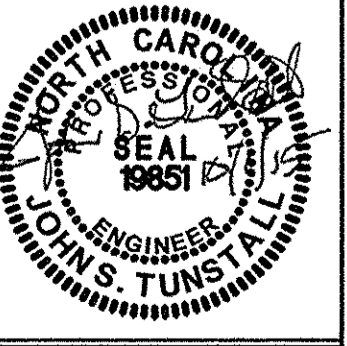
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LAYOUT PLAN  
PHOENIX MART DEVELOPMENT  
2238 S. 17th STREET  
WILMINGTON, N. C.

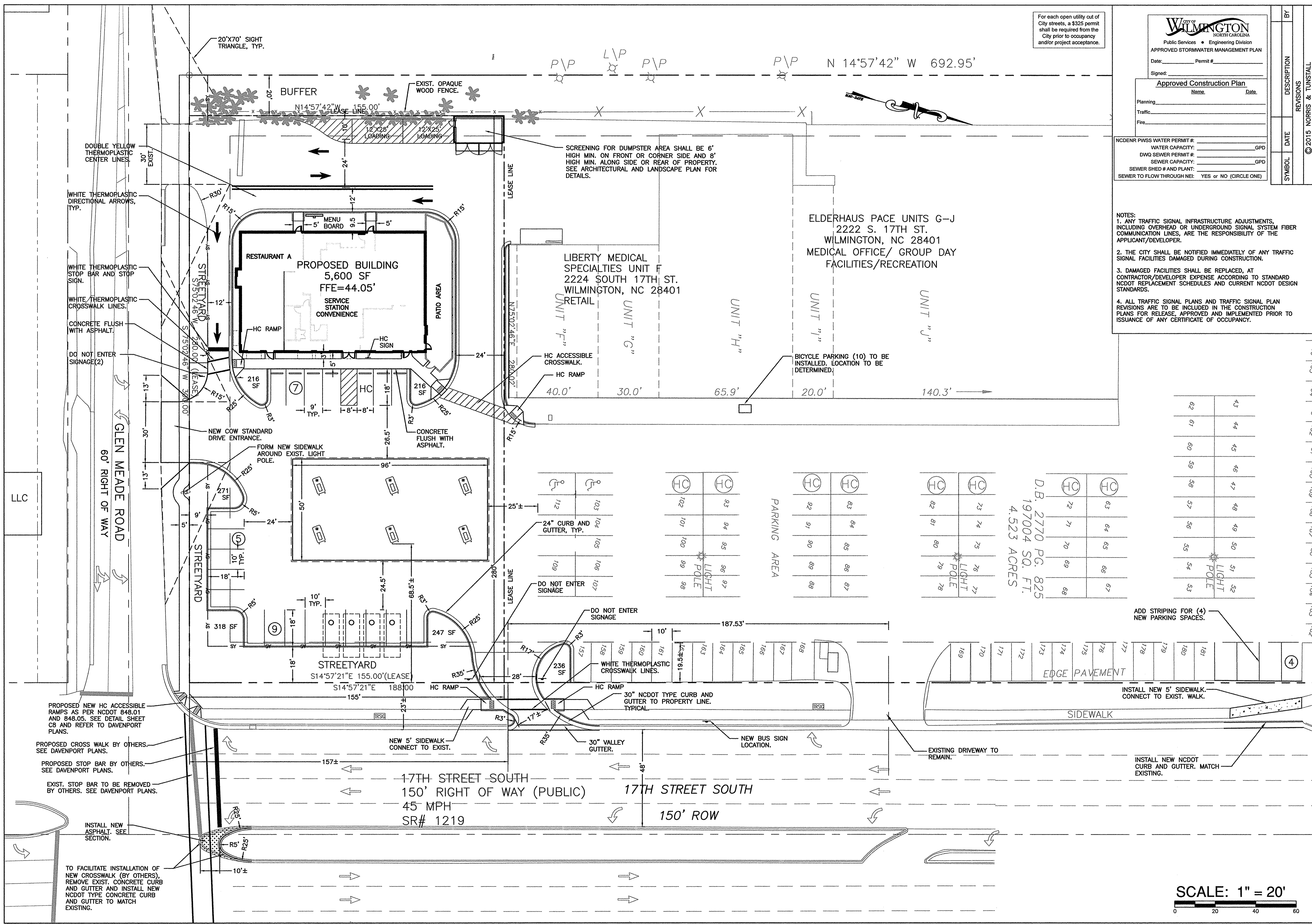
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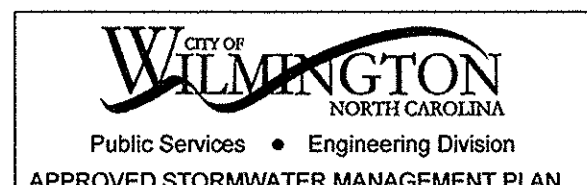


C3



SCALE: 1" = 20'

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Approved Construction Plan  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning \_\_\_\_\_  
Traffic \_\_\_\_\_  
Fire \_\_\_\_\_

NC DENR PWSS WATER PERMIT # \_\_\_\_\_ GPD  
DWQ SEWER PERMIT # \_\_\_\_\_ GPD  
SEWER CAPACITY: \_\_\_\_\_ GPD  
SEWER SHED # AND PLANT: \_\_\_\_\_  
SEWER TO FLOW THROUGH NEI: YES OR NO (CIRCLE ONE)

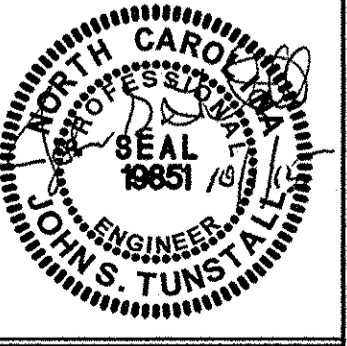
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PAVING PLAN  
PHOENIX MART DEVELOPMENT  
2238 S. 17th STREET  
WILMINGTON, N. C.

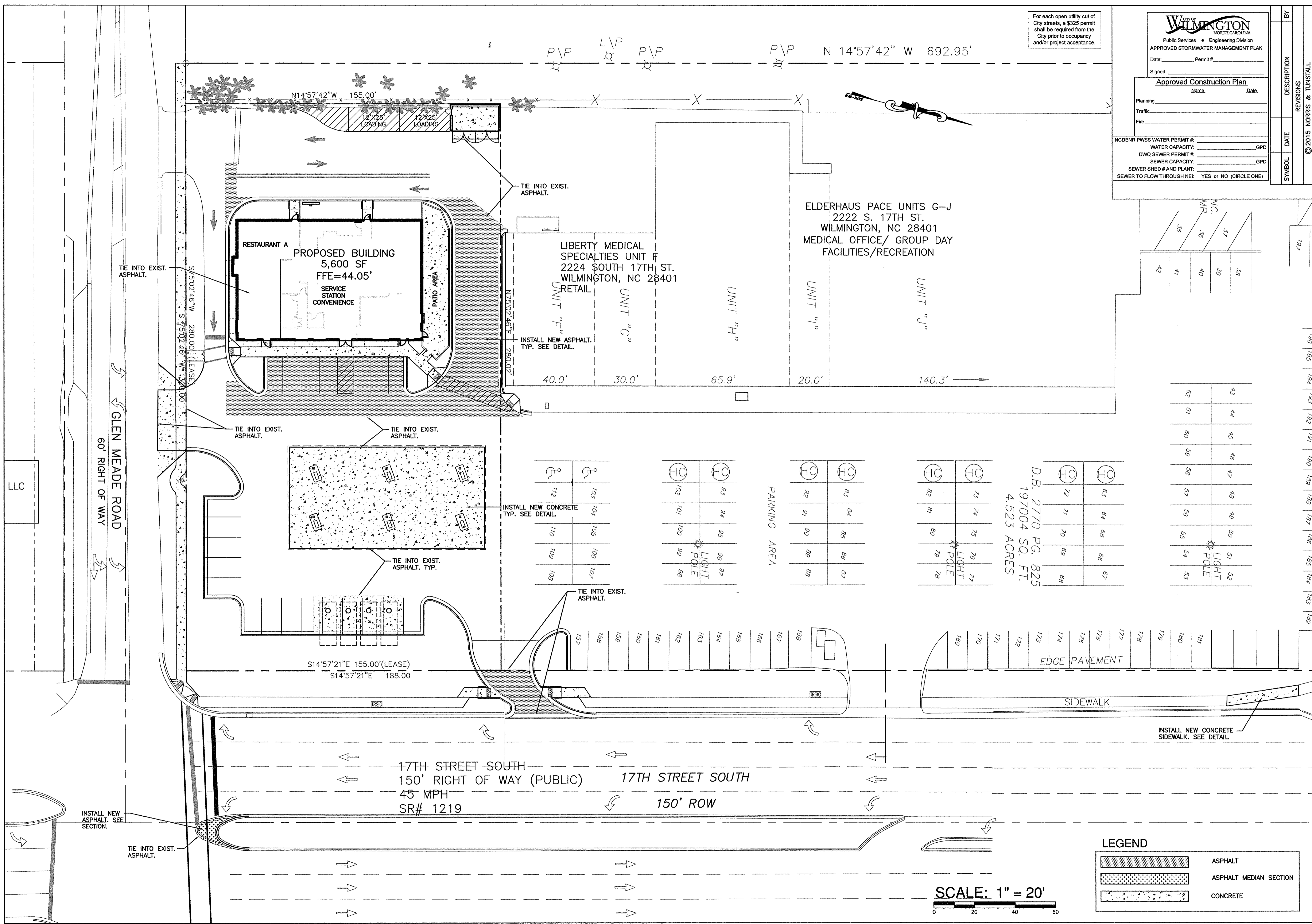
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C4



**LEGEND**

	ASPHALT
	ASPHALT MEDIAN SECTION
	CONCRETE

