



REES
ARCHITECTURE PC

Custom Homes,
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and Site Planning
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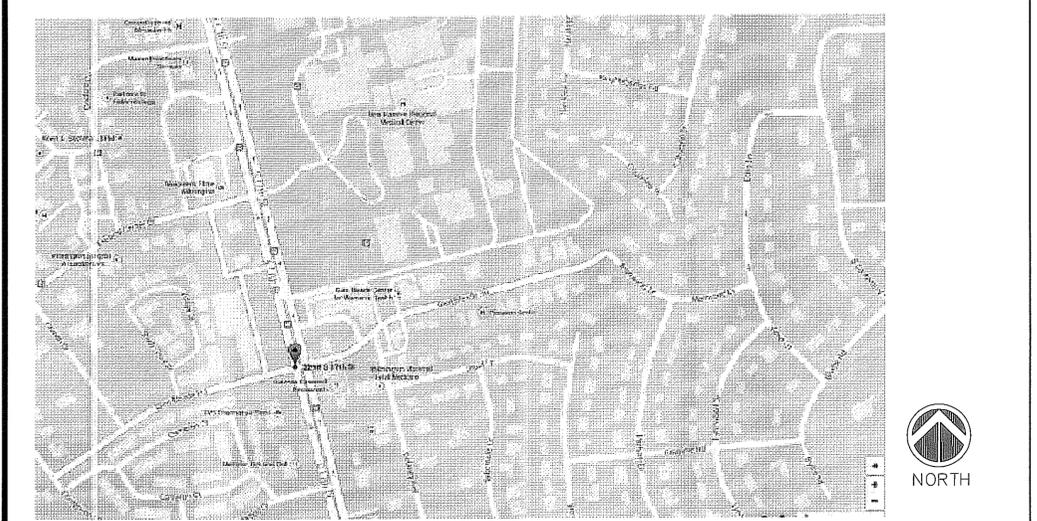
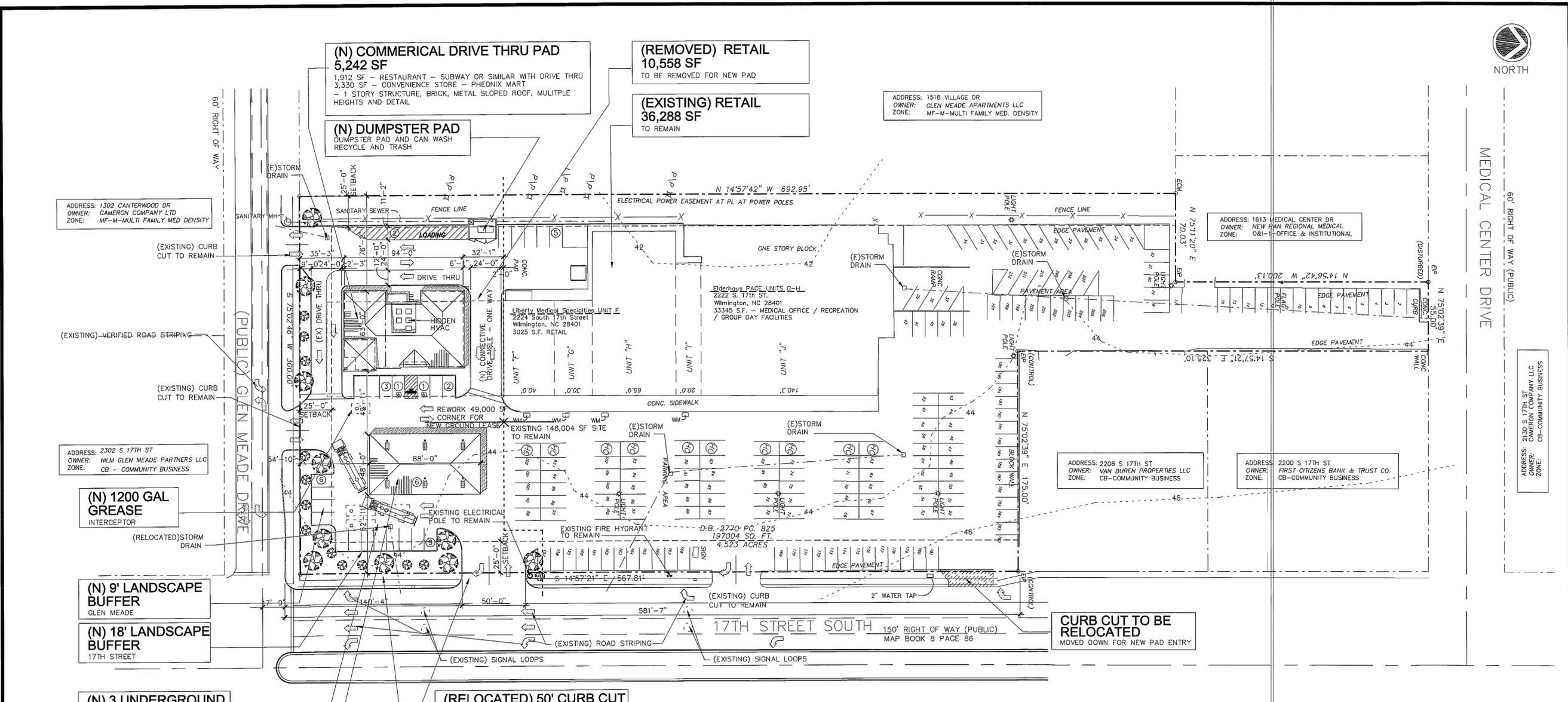
ALL FEDERAL, STATE, AND LOCAL
CODES, ORDINANCES, REGULATIONS
ETC. SHALL BE CONSIDERED AS PART
OF SPECIFICATIONS FOR THIS BUILDING
AND SHALL TAKE PREFERENCE OVER
ANYTHING SHOWN, DESCRIBED, OR
IMPLIED WHERE SAME ARE AT VARIANCE

SITE ADDRESS
2216 S. 17th Street
PhoenixMART NEW PAD
2298 S. 17th Street
Wilmington, NC 28401

SITE PLAN - NEW WORK

Date _____ Scale As Noted
Drawn J. Rees Job _____
Sheet _____

A1.1



DEVELOPMENT NAME
PHEONIXMART W/ SUBWAY

OWNER
CANTERBURY CENTER LLC
CAMERON MANAGEMENT
CONTACT: HILL ROGERS
1201 Glen Meade Rd, Wilmington, NC 28401
(910) 762-2676

PAD TENANT / APPLICANT
PHEONIX MART / SPRINGER EUBANKS
CONTACT: CECIL WORSLEY
123 Shipyard Blvd, Wilmington, NC 28412
(910) 343-1991

ARCHITECT / DESIGNER
JOHN REES - 910 409 5304 - JREES@REESARCHITECTURE.COM

PROJECT ADDRESS
2216 S. 17TH STREET

PARCEL ID
PARID: R06011-003-003-000

SITE SIZE
4.523 ACRE SITE
GROUND LEASE RENOVATION TO 1 ACRE
DISTURBANCE - .6 ACRE FOR BUILDING, TANKS AND ADDITION OF LANDSCAPING

LOT COVERAGE
EXISTING 46,846 / 197,004 = .237 = 23.8%
AFTER NEW PAD 41,530 / 197,004 = .211 = 21.1%

NUMBER OF UNITS
EXISTING BUILDING: 5 UNITS TO REMAIN
NEW PADS: 1 PAD W/ 2 UNITS
TOTAL - 7 DOWN FROM 8

NUMBER OF BUILDINGS
2 FROM 1 EXISTING

BUILDING HEIGHT:
34' AT NEW BUILDING, 24' AT EXISTING BUILDING, 26' AT NEW CANOPY

STORIES
1

NET CHANGE TO IMPERVIOUS:
EXISTING 175,132 IMP / 197,004 = 89%
AFTER 170,332 IMP / 197,004 = 86%

4,800 SF REDUCED BY ADDING LANDSCAPING ENDS TO PARKING STALLS

PARKING
SPACES: EXISTING 212 PER SURVEY
SPACES: AFTER NEW PAD 212 - 44 + 35 = 203

USE	SF	MINIMUM	MAXIMUM
(N) RESTAURANT	1,912 S.F.	1:100 S.F. - DINING 1:80 = 13.8	1:65 = 16.9
(N) RETAIL	3,330 S.F.	1:400 = 8.3	1:200 = 16.7
RETAIL MEDICAL	36,288 S.F.	1:250 = 145.2	1:170 = 213.5
		167.3 WORKS	247.1 WORKS

ZONING
CB - COMMUNITY BUSINESS EXISTING
ALL PROPOSED USES ALLOWED

CAMA CLASSIFICATION
URBAN

FEMA FLOODZONE
NONE - N/A - NOT IN 100 YEAR ZONE



SCALE NTS **2**

SITE MAP - GLEN MEADE SHOPPING CENTER

SCALE **1**
1" = 40'

NOT FOR CONSTRUCTION

VICINITY MAP