



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
EXISTING BUILDING FOOTPRINT AFTER DEMO:	36,240± SF
PROPOSED BUILDING FOOTPRINT:	5,800± SF
TOTAL FOR SITE:	41,840± SF

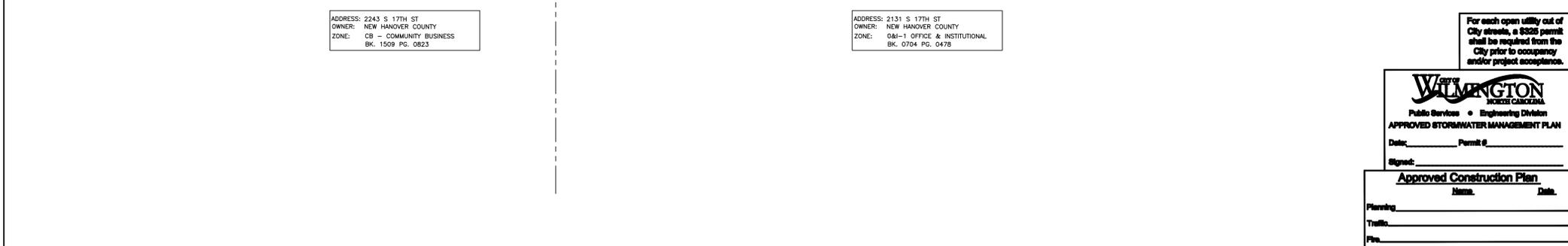
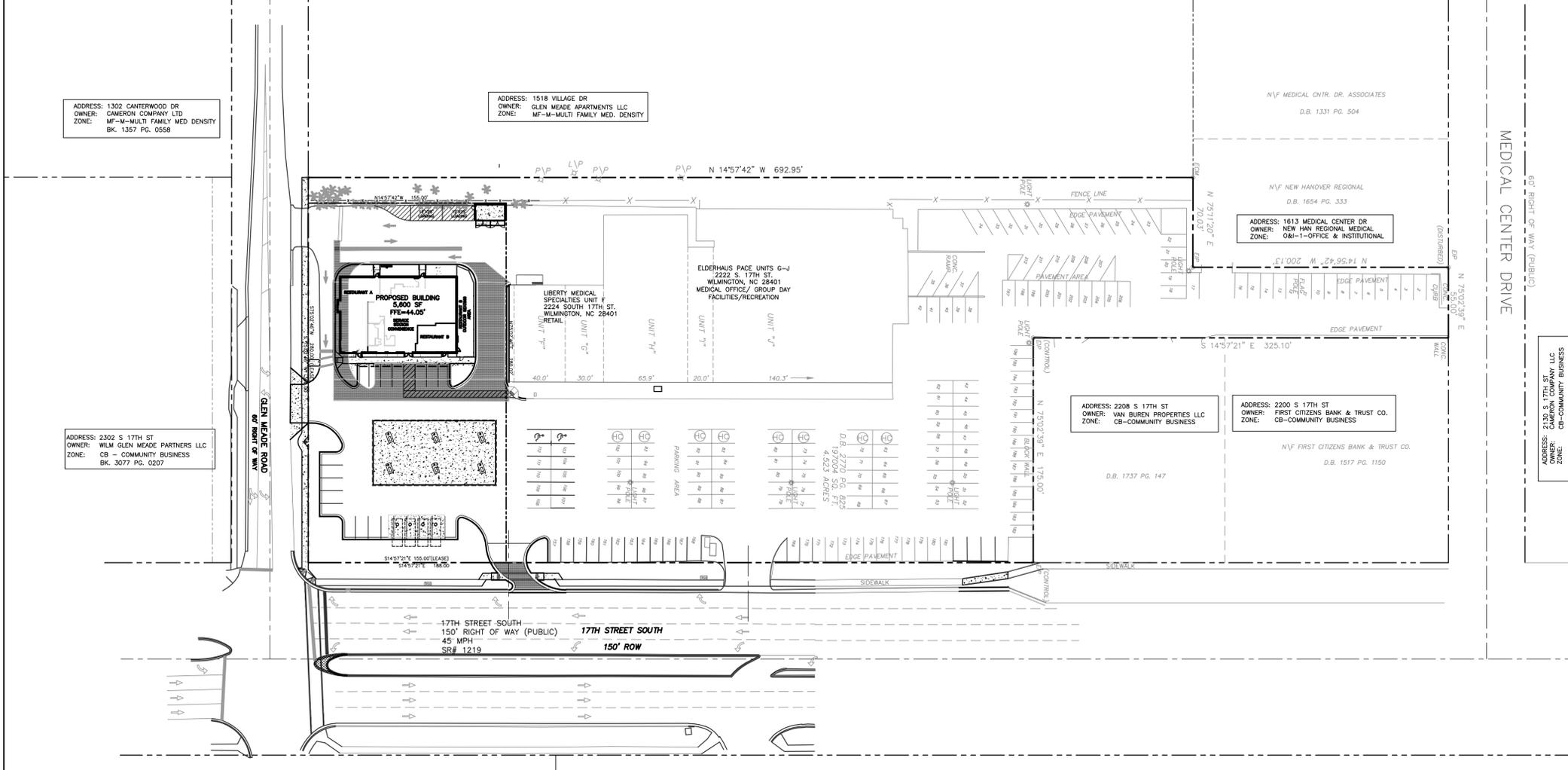
PARKING REQUIREMENTS: (NEW LEASE AREA)
RESTAURANT: 33 SEATS/1,400 (-) 650 SF=750 SF GFA
 MAX: 1 PER 2.5 SEATS OR 1 PER 65 SQ FT GFA EXCLUSIVE OF KITCHEN AND RESTROOM FACILITIES
 MIN: 1 PER 4 SEATS OR 1 PER 80 SQ FT GFA EXCLUSIVE OF KITCHEN AND RESTROOM FACILITIES
PARKING REQUIRED: MAX. 13/MIN. 8 (SEATS)
 MAX. 12/MIN. 9 (SQUARE FOOTAGE)
RESTAURANT B INDOOR: 18 SEATS/680 SF
PARKING REQUIRED: MAX. 7/MIN. 5 (SEATS)
 MAX. 10/MIN. 9 (SQUARE FOOTAGE)
RESTAURANT B OUTDOOR: 29 SEATS/935 SF
PARKING REQUIRED: MAX. 12/MIN. 7 (SEATS)
 MAX. 14/MIN. 12 (SQUARE FOOTAGE)
PARKING REQUIRED TOTAL RESTAURANT B: MAX. 19/MIN. 12 (SEATS)
 MAX. 24/MIN. 21 (SQUARE FOOTAGE)

SERVICE STATION: 3,140 SF
 MAX: 1 PER 200 SF/MIN: 1 PER 400 SF
PARKING REQUIRED: MAX. 16/MIN. 8
TOTAL PARKING REQUIRED: MAX. 53/MIN. 28
PARKING PROPOSED: 20 REGULAR, 1 HC ACCESSIBLE, 21 TOTAL
 (ADDITIONAL 8 SPACES TO MEET REQUIRED MIN. THROUGH CROSS PARKING AGREEMENT WITH ADJACENT LOT)
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: 226-48+21+4+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 (6)= 2,000 GPD
 SEWER: 250 GAL/PLUMBING FIXTURE (6)= 2,000 GPD
TOTAL: WATER= 3,600 GPD
 SEWER= 3,600 GPD



For each open utility out of City limits, a \$250 permit shall be required from the City prior to occupancy and/or project acceptance.

WILMINGTON
 Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit #: _____
 Signed: _____
Approved Construction Plan
 Name: _____ Date: _____
 Planning: _____
 Traffic: _____
 Fire: _____

MODERN PWSB WATER PERMIT #: _____
WATER CAPACITY: _____ GPD
DWQ SEWER PERMIT #: _____
SEWER CAPACITY: _____ GPD
SEWER #/SD # AND PLANT: _____
SEWER TO FLOW THROUGH NE: YES or NO (CIRCLE ONE)

Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 200 N. Main Street, Holly Springs, NC 27540
 Phone: 919.577.1060 Fax: 919.577.1061
 NCBELS FIRM No. C-2378



BY	DESCRIPTION
DATE	REVISIONS
SYMBOL	DATE

OVERALL SITE PLAN
PHOENIX MART DEVELOPMENT
 2288 S. 17th STREET
 WILMINGTON, N. C.

OWNER/DEVELOPER
 CANTERBURY CENTER, LLC
 WILLIAM H. CAMERON, MANAGER
 P.O. BOX 3849
 WILMINGTON, NC 28406
 910-782-2678

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

15065
 DES. JST
 CKD. JPN
 DRWN. NKS
 DATE 9/16/15



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



Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit #: _____
Signed: _____

Approved Construction Plan
Name: _____ Date: _____

Planning: _____
Traffic: _____
Site: _____

NCDOT PWMS WATER PERMIT #: _____
WATER CAPACITY: _____ GPD
DWSG SEWER PERMIT #: _____
SEWER CAPACITY: _____ GPD
SEWER SIZED # AND PLANT: _____
SEWER TO FLOW THROUGH: 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.

REVISIONS	DATE	DESCRIPTION	BY

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

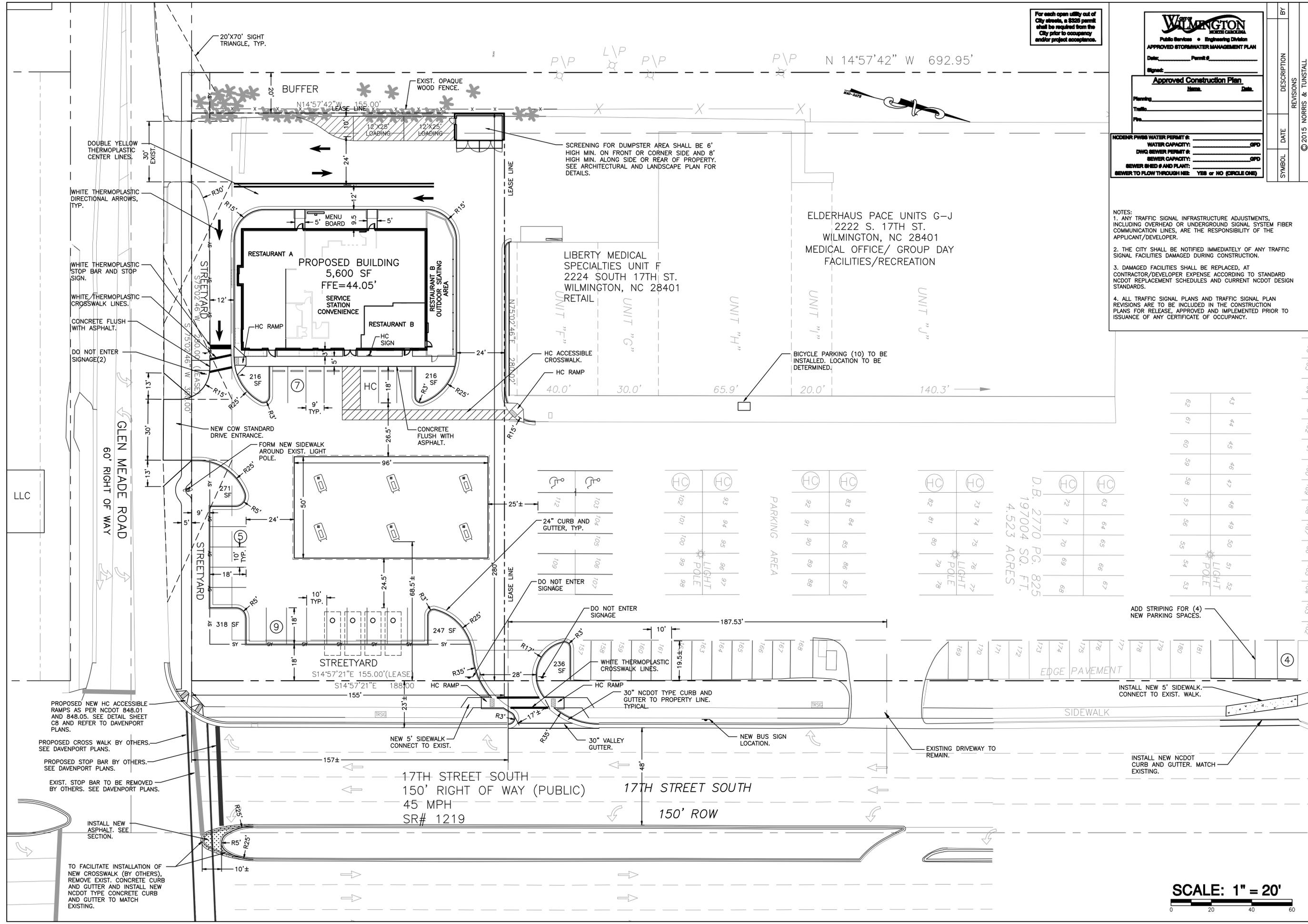
OWNER/DEVELOPER
CANTERBURY CENTER, LLC
WILLIAM H. CAMERON, MANAGER
P.O. BOX 3649
WILMINGTON, NC 28406
910-782-2878

NORRIS & TUNSTALL
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license #C-3641

15065
DES. JST
CHK. JPN
DRWN. NKS
DATE 9/16/15



C3



SCALE: 1" = 20'
0 20 40 60

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