

SITE PLAN

FOR MAJOR OR MINOR SITE PLAN APPROVAL

City of Wilmington, NC
Planning Division

P. O. Box 1810, 305 Chestnut St. Wilmington, NC 28402
Telephone: (910) 254-0900 FAX: (910)341-3264

Section A. SITE DATA SHEET

DEVELOPMENT NAME: S&H CENTRE DEVELOPMENT
STREET ADDRESS: NEAR INTERSECTION OF LENNON & GINGERWOOD DRIVE
NEW HANOVER COUNTY TAX PARCEL IDENTIFICATION # (PARID):
R04912-002-030-000, R04912-002-031-000
ZONING DISTRICT(S): RB TOTAL SITE ACRES: ± 6.81 OF ± 7.75
PROPOSED ZONING DISTRICT: RB

CLIENT (Owner or Developer):
Name(s) S&H CENTRE DEVELOPMENT CORP
Address: 1611 CASTLE HAYNE ROAD, BUILDING B
WILMINGTON NC ZIP 28401
Telephone: _____ FAX: _____
E-Mail Address: _____

CONSULTANT/AGENT (Person to contact regarding questions or revisions to the plan):
Name(s) PARAMOUNT ENGINEERING, INC ; Rep. ALISON ENGBRETSON & TIM CLINKSCALES
Address: 122 CINEMA DR
WILMINGTON, NC ZIP 28403
Telephone: 910.791.6707 FAX: _____
E-Mail Address: aengbretson@paramount-eng.com telinkscases@paramount-eng.com

NOTE: IF SITE IS IN A CONDITIONAL ZONING DISTRICT OR IF THE SITE HAS SPECIAL USE PERMIT, PLACE THE COMPLETE LIST OF ZONING CONDITIONS ON THE PLAN.

ALL PLANS:

PROPOSED BUILDING USE: RETAIL
TOTAL BUILDING AREA (gross sq. ft.) EXISTING: 0 PROPOSED: 82,000 SF ±
EXISTING AND PROPOSED BUILDING HEIGHT: 35
IF MULTI-FAMILY HOUSING (Apts. / Condo), LIST HEIGHTS OF EACH BUILDING TYPE: _____
NUMBER OF BUILDING(S) EXISTING: 0 205 MIN. PROPOSED: 2
OFF STREET PARKING: REQ'D SPACES: 410 MAX PROVIDED SPACES: 350 377
PARKING GROUP/STANDARD APPLIED: (i.e. "1 space per 300 s.f. building area"); RETAIL: MIN. 1 PER 400 SF | MAX 1 PER 200 SF
APT./CONDO/TOWNHOME: # 1BR Units: _____ 2BR: _____ 3BR: _____ 4BR: _____

A Traffic Impact Analysis (TIA) is required with the submittal of an application where more than 100 vehicle trips during any peak hour anticipated? The AM PEAK HOUR is: 138 The PM PEAK HOUR is: 547

The ITE Land Use Number used is: (820) No application will be reviewed without the submittal of the TIA, when required.

OWNER'S SIGNATURE: *In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City. I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application. I attest that the information contained in this application and all supplemental materials and documents associated with this project are true and accurate.*

DATE RECD
PLANNER
CASE FILE #
FEE PAID \$

Owner's Name (print): Robert E Huckabee III

Owner's Signature/Date: Robert E Huckabee III

THE FOLLOWING ITEMS ARE THE MINIMUM REQUIREMENTS FOR PLAN ACCEPTANCE. ANY MISSING ITEMS WILL RESULT IN AN INCOMPLETE APPLICATION WHICH WILL BE DENIED ACCEPTANCE FOR MAJOR OR MINOR SITE PLAN REVIEW.

Plan Review Type:

- MAJOR SITE PLAN (TRC MEETING & REVIEW)
(Greater than 2 acres or over 10,000 gross square feet)
- MINOR SITE PLAN REVIEW (TRC REVIEW)
(Less than 2 acres or less than 10,000 gross square feet)

Key Information:

- A vicinity sketch or key map;
- True north arrow, with north being at the top of the map;
- Scale of the map using engineer's scale both graphic and numeric;

Title Block/Site Data Tabulation:

- Name of the development;
- Name of the property owner;
- Name, address and telephone number of the designer who prepared the plan;
- Project address;
- PIN number or Tax Parcel Number;
- Zoning district;
- Building setbacks, required;
- Building setbacks, proposed;
- Total amount of acreage within the project boundaries;
- Building size (square footage), both existing and proposed;
- Calculations for building lot coverage;
- Number of units; (and number of bedrooms per unit if multi-unit residential)
- Number of buildings;
- Building height;
- Number of stories and square feet per floor;
- Total amount and percent of impervious surface areas, before and after development;
- Off street parking calculations based on use;
- Minimum parking required;
- Maximum parking required;
- CAMA land use classification;

General Information:

- Names of property owners of adjacent properties;
- Zoning and land use of adjacent properties;
- Proposed streets with cross sections, existing and platted streets on adjoining properties and in the proposed development with right-of-way widths; **N/A**

- Location and size of proposed recreational areas or open spaces;
- Existing easements:
 - Widths;
 - Purposes noted;
 - Public or private;
 - Book and page numbers;
- Current accurate topographical information based on mean sea level datum;
- Identify if in a special highway overlay district or any other zoning overlay district; **N/A**

Building, Structure and Use Information

- Location of solid waste disposal;

Other required Information:

- General location, ownership and size of existing:
 - Water;
 - Sanitary Sewer;
 - Storm drainage lines or systems;
 - Fire Hydrants;
- FEMA 100-year floodplain line **N/A**
- Existing parcel lines for the entire tract
- General locations only, with sizes of proposed:
 - Water lines;
 - Fire hydrants;
 - Sewer lines;
 - Storm drainage lines;
- Please provide the Water and Sewer Capacity needs (current and proposed zoning) with calculations in gallons per day based on state guide lines.
 - Water: 0 GPD (current use)
 - Water: 8,200 GPD (proposed use)
 - Sewer: 0 GPD (current use)
 - Sewer: 8,200 GPD (proposed use)
- Site Inventory map as required;
- Tree Inventory, if required by the LDC, shall indicate trees to be preserved and those proposed for removal. This information shall be combined with an overlay of the proposed site layout. The tree inventory must be certified by a registered land surveyor. See References 18-133 & 18-455.

9519

NewBridge Bank

PARAMOUNTE ENGINEERING INC.

122 CINEMA DRIVE
WILMINGTON, NC 28403

66-987/531

7/20/2016

PAY TO THE
ORDER OF

City of Wilmington

\$ 940.00

DOLLARS

Nine Hundred Forty and 00/100 *****

City of Wilmington
P. O. Box 1810
Wilmington, NC 28402



MEMO

#15315.PE - S&H Center TRC Submittal

⑈009519⑈ ⑆053109877⑆ 0052428516⑈

PARAMOUNTE ENGINEERING INC

9519

City of Wilmington

7/20/2016

#15315.PE - S&H Center TRC Submittal

940.00

Checking - NewBridge #15315.PE - S&H Center TRC Submittal

940.00

Dan Fisk

From: Tim Clinkscales
Sent: Tuesday, July 19, 2016 7:39 PM
To: Andy Archer
Cc: Dan Fisk
Subject: RE: S&H update

I am just checking on the signed letter for our submittal tomorrow by noon. The help would be much appreciated

Thanks

Tim

[Tim Clinkscales PE, PLS](#)



PARAMOUNTE ENGINEERING, INC
122 Cinema Drive
Wilmington, NC 28403
OFFICE: (910) 791-6707
CELL: (910) 520-1991
FAX: (910) 791-6760
www.paramounte-eng.com

From: Andy Archer [mailto:aarcher@rameykemp.com]
Sent: Wednesday, July 13, 2016 12:19 PM
To: Tim Clinkscales
Subject: RE: S&H update

Tim,

We performed peak hour counts, as that is typically the design criteria for the TIA reports. Looking through the NCDOT data, there is not true AADT information for Gingerwood.

Typically, the peak hour (usually the PM peak) is about 10% of the daily traffic. This is an assumption we make in the TIA's if AADT data is not available.

With the counts we got, we have 3 locations we can size up. These are in the table below. The estimated AADT of Gingerwood Drive is in the right column, the cross street is in the left column.

Cross Street	AADT
Market Street	4,630
Yucca Drive	1,770
Lennon Drive	1,560

The Saturday volumes appear to be higher for Gingerwood, looking like about 7,600 vehicles if you were to assume the same 10% during the peak hour. We really look at the weekday totals for AADT, however.

Thanks,

Andy

From: Tim Clinkscales [<mailto:tclinkscales@paramounte-eng.com>]
Sent: Monday, July 11, 2016 8:44 PM
To: Andy Archer
Subject: RE: S&H update

Andy

Is there anyway to provide a average daily trip for all intersections at Gingerwood. Your help is appreciated. This is something we need by the end of the day Wednesday or so

[Tim Clinkscales PE, PLS](#)



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From: Andy Archer [<mailto:aarcher@rameykemp.com>]
Sent: Thursday, July 07, 2016 4:37 PM
To: Tim Clinkscales
Subject: RE: S&H update

A zip file with all of the count data is attached. While there is an excel file and pdf for each time period at each location, the pdf is much more legible.

Andy

From: Tim Clinkscales [<mailto:tclinkscales@paramounte-eng.com>]
Sent: Thursday, July 07, 2016 4:35 PM
To: Andy Archer
Subject: Re: S&H update

Thanks can you provide those to us.

Sent from my iPhone

On Jul 7, 2016, at 4:14 PM, "Andy Archer" <aarcher@rameykemp.com> wrote:

Tim,

Josh just let me know that you were wanting to know the status of the counts. We have received all of the count data.

I also let Rynal know that you were looking for a phone call.

Thanks!

Andy

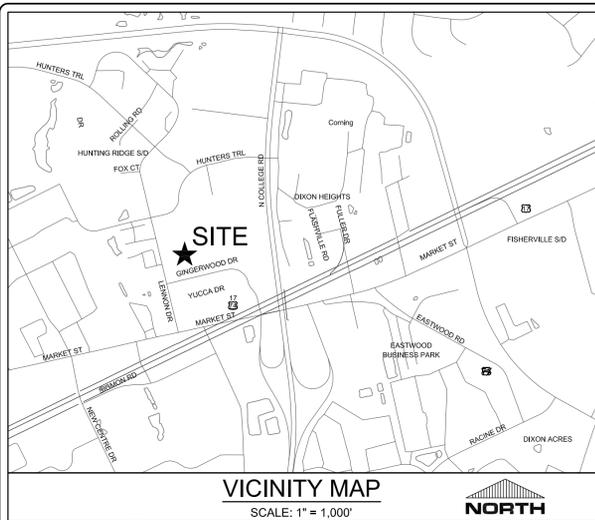
Thomas A. Archer, P.E.
Transportation Engineer

<image001.jpg>

5808 Faringdon Place, Suite 100
Raleigh, NC 27609
Ph: 919-872-5115 Fax: 919-878-5416

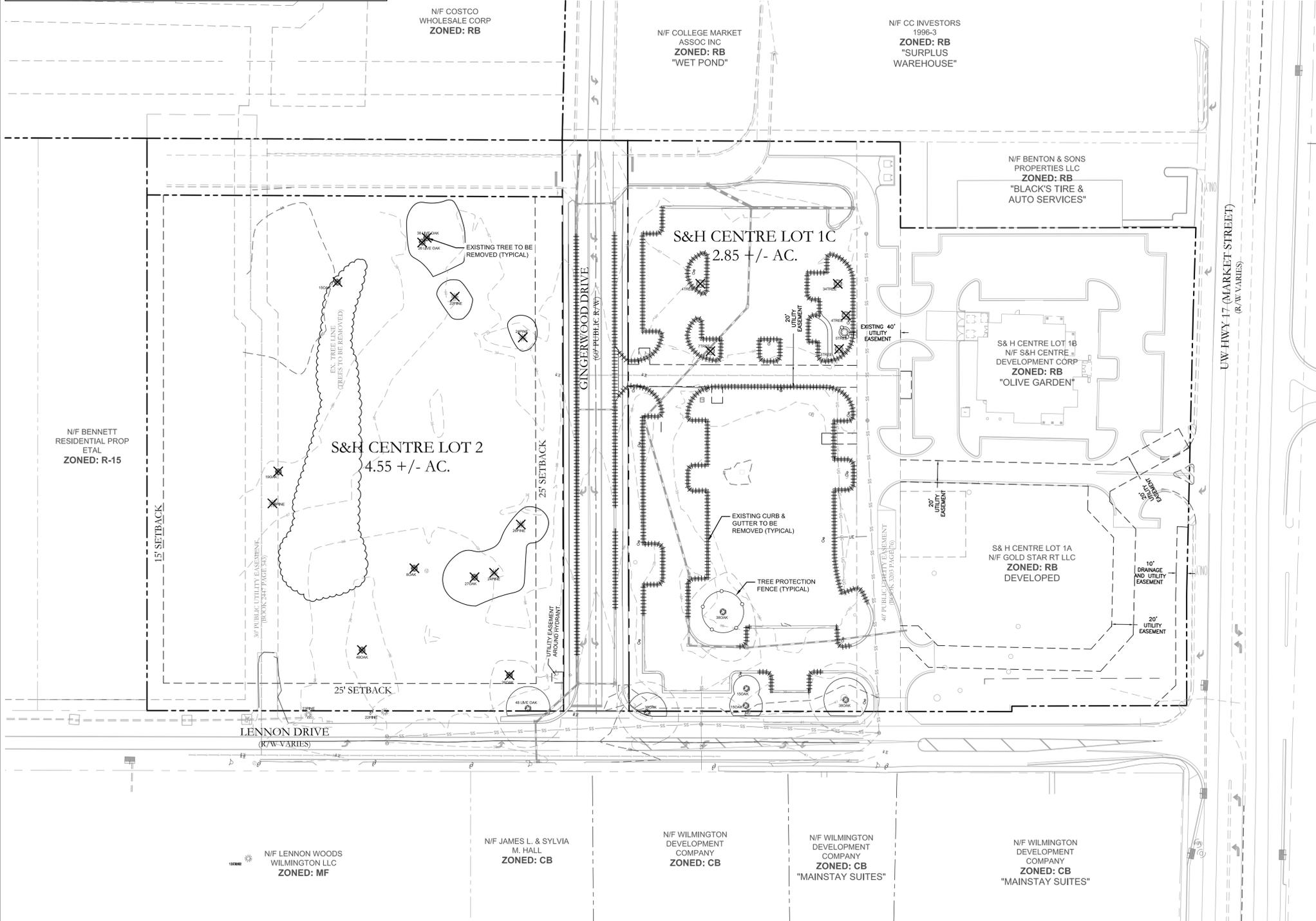
Proudly serving the Southeast since 1992.

<image002.gif> <image003.gif> <image004.gif>



ESSENTIAL SITE IMPROVEMENTS TREE REMOVAL:

Regulated Trees to be Removed				
Size (in.)	Type	Number	Location	Total Caliper Inches
15	Pine	1	Building A	15
19	Oak	1	Building A Loading Dock	19
48	Oak	1	Building A	48
8	Oak	1	Building A	8
27	Oak	1	Building A	27
24	Pine	1	Building A	24
26	Pine	1	Building A	26
26	Oak	1	Building A	26
15	Oak	1	Building B	15
22	Pine	1	Building B	22
24	Pine	1	Sidewalk	24
26	Oak	1	Parking	26
38	Oak	1	Parking	38
34	Oak	1	Parking	34
4	Tree	2	Parking	8
7	Tree	1	Parking	7
3	Tree	1	Parking	3
		18		370



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)

Approved Construction Plan

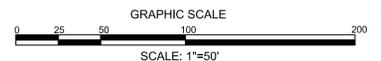
Name _____ Date _____

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

Planning _____
 Traffic _____
 Fire _____

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____
 Signed: _____



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<p>REVISIONS:</p>	<p>CLIENT INFORMATION:</p> <p>S&H CENTRE DEVELOPMENT CORP. 1611 CASTLE HAYNE ROAD, BUILDING B WILMINGTON, NC 28401</p>
<p>PROJECT STATUS:</p> <p>CONCEPTUAL LAYOUT: _____ FINAL LAYOUT: _____ RELEASED FOR CONSTRUCTION: _____</p>	<p>PARAMOUNT ENGINEERING 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846</p>
<p>DRAWING INFORMATION:</p> <p>DATE: 07/20/16 SCALE: 1"=50' DESIGNED: _____ CHECKED: _____</p>	<p>SITE INVENTORY & DEMO PLAN LOT 1C & 2 S & H CENTER CITY OF WILMINGTON NORTH CAROLINA</p>
<p>SEAL</p>	<p>C-2.0</p> <p>PEJ JOB#: 15315.PE</p>

