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: AA STORAGE EXPANSION
STREET ADDRESS: 120 VISION DRIVE
NEW HANOVER COUNTY TAX PARCEL IDENTIFICATION # (PARID): R05013-002-001-000

ZONING DISTRICT(S): RB **TOTAL SITE ACRES:** 7.28
PROPOSED ZONING DISTRICT: N/A

CLIENT (Owner or Developer):
Name(s) EMROSE CORPORATION
Address: 731 SOUTH GARNETT STREET
HENDERSON, NC 27536 ZIP
Telephone: N/A FAX:
E-Mail Address: N/A

CONSULTANT/AGENT (Person to contact regarding questions or revisions to the plan):
Name(s) JBS CONSULTING, PA / BRAD SEDGWICK, PE
Address: 7332 COTESWORTH DRIVE
WILMINGTON, NC ZIP 28405
Telephone: 910-619-9990 FAX: N/A
E-Mail Address: bradsedgwick@hotmail.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: SELF STORAGE FACILITY
TOTAL BUILDING AREA (gross sq. ft.) EXISTING: 92,913 PROPOSED: 109,329 (16,416 ADDITION)
EXISTING AND PROPOSED BUILDING HEIGHT: +/- 14'
IF MULTI-FAMILY HOUSING (Apts. / Condo), LIST HEIGHTS OF EACH BUILDING TYPE: N/A
NUMBER OF BUILDING(S) EXISTING: N/A PROPOSED: N/A
OFF STREET PARKING: REQ'D SPACES: N/A PROVIDED SPACES:
PARKING GROUP/STANDARD APPLIED: (i.e. "1 space per 300 s.f. building area"):

APT./CONDO/TOWNHOME: # 1BR Units: N/A **2BR**: N/A 3BR: N/A 4BR N/A

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: _____ The **PM PEAK HOUR** is: _____
The **ITE Land Use Number** used is: No application will be reviewed without the submittal of the TIA, when required. N/A

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* BRAD SEDGWICK, PE *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): WILLIAM COFFEY
Owner'sSignature/Date: William Coffey 4/30/13

2:30 WEDNESDAY

NOTE 11 / Sheet 3 change / SILT SACK

Section B. SUBMITTAL CHECKLIST AND PROCEDURE

(1) PLANS MUST BE SUBMITTED TO THE PLANNING DIVISION, 3RD FLOOR, 305 CHESTNUT STREET, WILMINGTON, NC.

(2) AN APPLICATION WILL NOT BE ACCEPTED WITHOUT MEETING WITH A PLANNER.

Planner must review your submittal package to ensure that the package is complete and all necessary information is shown on the plans.

(3) IF A MINOR SITE PLAN, WITHIN 15 DAYS A PROJECT PLANNER WILL FORWARD COMMENTS TO YOU. IF A MAJOR SITE PLAN, YOU WILL BE SCHEDULED FOR REVIEW BY THE TECHNICAL REVIEW COMMITTEE (TRC) AT ITS NEXT AVAILABLE MEETING, TYPICALLY WITHIN 15 DAYS OF THE PRESCRIBED SUBMITTAL DEADLINE FOR MAJOR SITE PLAN REVIEW.

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). *Please check the list below carefully before you submit:*

- [x] **FILING FEE FOR SITE PLANS.** $830
  - Checks payable to the City of Wilmington.
  - Payments may be made by cash or check
- [x] **THIS APPLICATION FORM** completed (Section A) and signed by the **property owner** (agent cannot sign for owner).
- [ ] **COPIES OF PREVIOUS BOARD OF ADJUSTMENT ACTION, SPECIAL USE PERMIT OR CERTIFICATE OF APPROPRIATENESS (if applicable).** N/A

Section C. DATA TO BE SHOWN ON PLANS

(a) Sheet size The preliminary site plan shall be drawn to scale on 18 x 24 inch or 24 X 36 inch sheets.

(b) Key Information

- [x] 1. A vicinity sketch or key map at a scale of not more than one thousand (1000) feet to the inch, showing the position of the development /subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the site plan;
- [x] 2. True north arrow, with north being at the top of the map;
- [x] 3. Scale of the map using engineer's scale (1"=10', 1"=50', etc.) both graphic and numeric and date of preparation, including all revision dates;

(c) Title Block

- [x] 1. The name and address of the development, name of the owner, and the name, address and contact information of the designer who prepared the plan;;

(d) Site Data Tabulation

- [x] 1. Project name ; project address, parcel ID number;
- [x] 2. Zoning district(s), overlay district(s) designation;
- [x] 3. Building setbacks, required and proposed;
- [x] 4. Total amount of acreage within the project boundaries;
- [x] 5. Building size, both existing and proposed, with square footage(s);
- [x] 6. Calculations for building lot coverage, existing and proposed;
- [x] 7. Number of units;
- [x] 8. Number of buildings;
- [x] 9. Building height(s), number of stories and square feet per floor;
- [ ] 10. Total amount and percent of impervious surface areas, before and after development;
- [ ] 11. Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination;
- [ ] 12. CAMA land use classification;

NORTH CAROLINA PROFESSIONAL SEAL 026378 ENGINEER BRADFORD SEDGWICK

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13,532

PERMANENT

NORMAL – FREE FLOW

(d) General Information

- ☑ 1. Location of existing and proposed boundaries and lot lines;
- ☑ 2. Names of property owners of adjacent properties or subdivisions of record;
- ☑ 3. Zoning and land use of adjacent properties or subdivisions of record;
- ☑ 4. Current, accurate topographical information based on mean sea level datum, with contour interval of 2.0 feet or less;
- ☑ 5. Location and dimensions of any easements, public or private rights-of-way, existing and proposed, with book and page number references;
- ☑ 6. Location and size of proposed parks, school sites, recreational areas or open spaces, and designation of future ownership and/or dedication;
- ☑ 7. Identify if the site is in a special highway overlay district or any other zoning overlay district;
- ☑ 8. Location, dimensions and type of construction of all fencing and screening;
- ☑ 9. Site inventory map(s) as required by the Land Development Code;
- ☑ 10. Tree inventory performed by a qualified professional and the location of regulated vegetation certified by a professional land surveyor;
- ☑ 11. Locations of any conservation resources associated with the parcel/site including any rare and endangered species in accordance with the North Carolina Wildlife Resources Commission;

(e) Building, Structure and Use Information

- ☑ 1. Location of all buildings (existing and proposed buildings) and all proposed expansions;
- ☑ 2. Location of solid waste disposal, utility service areas, and display areas;
- ☑ 3. Location of all ground level mechanical equipment such as HVAC, electrical panels and similar mechanical equipment;
- ☑ 4. Location of all outdoor uses proposed, including but not limited to accessory uses or structures;

(f) Traffic Engineering

- ☑ 1. Existing street names, together with state road numbers if applicable;
- ☑ 2. Proposed streets, existing and platted streets on adjoining properties and in the proposed development with right-of-way widths and cross sections;
- ☑ 3. General horizontal alignment of existing and proposed streets and thoroughfares, showing centerline minimum radii, pavement width, surface materials, curb and gutter, ditches and shoulder widths;
- ☐ 4. Existing and proposed sidewalks, on both public streets and within site;
- ☑ 5. Cross-sections of typical proposed streets and parking area;
- ☑ 6. Dimensions of medians, median openings, curb radii;
- ☑ 7. Vertical alignment of streets only when deemed necessary by the Traffic Engineer to properly determine the safety of proposed streets or driveways;
- ☑ 8. Delineation of triangular sight distance on the plan as set forth in Section 18-556 and Article 15, Definitions, of the Land Development Code;
- ☑ 9. Any rights-of-way proposed to be closed;
- ☑ 10. Proposed private streets, dimensions and curb treatments;
- ☑ 11. Existing and proposed parking areas, bay dimensions, aisle dimensions and summary of required and provided parking;
- ☑ 12. Cross section and diagram of each floor of a parking structure;
- ☑ 13. Wheel stops and other traffic barriers;
- ☑ 14. Location and dimensions of loading and unloading areas;
- ☑ 15. Location of any off-site parking;
- ☑ 16. Show driveways for adjacent lots and lots across the street;
- ☑ 17. The proposed driveway must be dimensioned to both property corners;
- ☑ 18. Note whether existing driveways will be closed;
- ☑ 19. Show or note street intersections within 500' of the site;
- ☑ 20. Show appropriate City standard driveway detail on plan;
- ☑ 21. Show parking lot and driveway geometric dimensions and radii;
- ☑ 22. Show all required turn lanes, with details;
- ☑ 23. Show all existing and proposed traffic control devices (including signals, signs, parking meters, and pavement markings);
- ☑ 24. Parking lot must meet requirements of standard details SD 15-10 and 15-11 for parking lots under 25 stalls;
- ☑ 25. Location and dimensions of on-site pedestrian access ways to and from the site onto public streets;
- ☑ 26. Show all pedestrian crossings, existing and proposed;
- ☑ 27. Show any other information needed to accurately depict the proposed improvements;

N/A

☐ 28. An approved NCDOT driveway permits, where applicable. Plans for a NCDOT driveway permit must be drawn to a scale of 1"=20', 1"=30', 1"=40" or 1"=50' only;

(g) Landscaping Plan

☑ 1. Date of plan preparation;
☑ 2. Project name and description of land use;
☑ 3. Project owner and mailing address;
☑ 4. Scale of 1" = 100' or less;
☑ 5. North arrow;
☑ 6. Locations and species of all existing hardwood trees at least eight (8) inches DBH, all conifer trees at least twelve (12) inches DBH, and all dogwoods, magnolias, other ornamental flowering trees, and American Hollies at least four (4) inches DBH. The canopy drip lines of those trees shall be delineated. If groves of protected trees exist that will not be removed or disturbed, it is permitted to label the grove as such on the map, stating the approximate number of protected trees and species mix, without specifying data on each individual tree;
☑ 7. Locations, dimensions, and square footages of required buffer strips, street yard plantings, parking lot landscaping, and building foundation plantings;
☑ 8. Details of required landscaping showing species, dimensions, and spacing of planted materials and the use and protection of existing vegetation;
☑ 9. All existing and proposed utilities and if applicable, their associated easements;
☑ 10. Location and square footage of structures and parking lots;
☑ 11. Adjacent zoning districts and uses;
☑ 12. Locations of all trees greater than eight (8) inches DBH within required buffers and of all areas of natural vegetation to be used as part of the buffer;
☑ 13. Setbacks of all structures and specifications and shielding of certain uses, as required;
☑ 14. Locations of any conservation resources associated with the parcel/site including any rare and endangered species in accordance with the North Carolina Wildlife Resources Commission;
☑ 15. Clearly indicate those protected trees to be retained and those proposed for removal and all trees to be planted on the site to meet mitigation requirements;
☑ 16. Calculations for the number of trees proposed per acre disturbed; a minimum of fifteen (15) trees per acre disturbed on site required;
☑ 17. Overlay of the proposed site layout, including the location of all existing and proposed buildings, utilities and site improvements;
☑ 18. Delineation of the triangular sight distance on the plan as set forth in Section 18-556 and Article 15, Definitions, of the Land Development Code;
☑ 19. Tree preservation/removal permit attached or included with the site plan;

(h) Environmental Requirements (where applicable) N/A

☐ 1. Floodplain information, including base flood elevation, elevation of lowest floor proposed for development, delineation of the 100-year flood boundary, floodway and floodway fringe areas, indicating source of information;
☐ 2. Conservation resource information including type/amount of conservation resource, work table for determining required conservation space and developable land, setbacks from conservation space (both required and proposed);
☐ 3. Approximate delineation of any Federally regulated wetlands on the site;
☐ 4. Delineation of any State and/or Federally regulated wetlands on the site;
☐ 5. Mean high water line;
☐ 6. Erosion control plans;

(i) Stormwater Information

A Schematic stormwater drainage plan is required. The detail on the schematic must provide a clear concept of the existing and proposed channels, pipes, watercourses, and retention/detention on and adjacent to the site. Directions of flow are to be included. Sizes are to be approximate. Complete engineering specifications and calculations will be required when an application is made for a stormwater discharge permit or drainage plan approval, as applicable. The following components should appear on the site plan:

☑ 1. Existing and proposed site improvements to convey stormwater;
☑ 2. Proposed off-site improvements to convey stormwater;
☑ 3. Connection to existing public or private systems downstream and upstream;
☑ 4. Places where runoff enters the site from adjacent area and how it will be conveyed;
☑ 5. Proposed and existing retention/detention systems on or serving the site;
☑ 6. Existing and proposed drainage easements indicated as public or private including approximate widths;
☑ 7. Existing and proposed contours with intervals of 2' or less;
☑ 8. Existing and proposed impervious surface area;

- ☑ 9. Approximate disturbance area shown and reported;
- ☑ 10. Approximate delineation of the 100-year flood plain boundary;
- ☑ 11. Approximate delineation of any Federally regulated wetlands on the site;
- ☑ 12. Indicate any known drainage problems in and downstream of the site (clogged systems, undersize systems, recurring flooding in the immediate and adjacent area);
- ☑ 13. Indicate the classification (SC, SA, etc.) and name of the State regulated water body serving the watershed where the site is located if the site disturbance area equals or exceeds one acre;
- ☑ 14. Indicate if innovative or unusual methods will be employed to meet applicable State or Federal requirements;

(j) Public Utility Information

- ☑ 1. Location of on-site and proposed tie-in to existing public utilities (water, sewer, culverts, drains, etc.) showing size and direction flow, and soil erosion and sedimentation control measures;
- ☑ 2. Existing and proposed sanitary sewers, manholes, clean-outs, water lines, natural gas lines, stubs, fire hydrants, fire lines, valves, backflow prevention devices showing make and model, meters, with pipe sizes and locations indicated as applicable;
- ☑ 3. Profiles of sanitary sewer lines only if required by the Cape Fear Public Utility Authority to properly determine the feasibility of a proposed system;
- ☑ 4. Well and septic tank locations, community septic system facilities where applicable;
- ☑ 5. Force mains, pump stations if applicable;
- ☑ 6. Show that all utilities, both public and private, that serve a project shall be underground;

(k) Notes to be included on final site plans

- ☑ 1. Prior to any clearing, grading or construction activity, tree protection fencing shall be installed around protected trees or groves of trees. No construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
- ☑ 2. Any trees and/or areas designated to be protected must be properly barricaded with fencing and protected throughout construction to insure that no clearing, grading or staging of materials will occur in those areas.
- ☑ 3. No equipment is allowed on site until all tree protection fencing and silt fencing is installed and approved. Protective fencing is to be maintained throughout the duration of the project, and contractors shall receive adequate instruction on tree protection methods.
- ☑ 4. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
- ☑ 5. Once streets are open to traffic, contact Traffic Engineering regarding the installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
- ☑ 6. 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.
- ☑ 7. Contact Traffic Engineering at 910-341-7888 to ensure that all traffic signal facilities and equipment are shown on the plan.
- ☑ 8. Call Traffic Engineering at 910-341-7888 forty-eight (48) hours prior to any excavation in the right-of-way.
- ☑ 9. Traffic Engineering must approve of pavement marking prior to actual striping.
- ☑ 10. All parking stall markings and lane arrows within the parking areas shall be white.
- ☑ 11. All traffic control signs and markings off the right-of-way are to be maintained by the property owner.
- ☑ 12. Stop signs and street signs to remain in place during construction.
- ☑ 13. Tactile warning mats will be installed on all wheelchair ramps.
- ☑ 14. A utility cut permit is required for each open cut of a city street.
- ☑ 15. Any broken or missing sidewalk panels will be replaced.
- ☑ 16. Contact Karen Dixon at 910-341-7888 to discuss street lighting options.
- ☑ 17. Water and sewer service shall meet Cape Fear Public Utility Authority (CFPUA) details and specifications.
- ☑ 18, Project shall comply with CFPUA Cross Connection Control requirements. Water meter(s) cannot be released until all requirements are met and the State has given their final approval. Call 910-343-3910 for information.
- ☑ 19. If the contractor desires CFPUA 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.
- ☑ 20. Any irrigation system supplied by CFPUA water shall comply with the CFPUA Cross Connection Control regulations. Call 919-343-3910 for information.
- ☑ 21. Any irrigation system shall be equipped with a rain and freezer sensor.
- ☑ 22. Any backflow prevention devices required by the CFPUA will need to be on the list of approved devices by USCFCCCHR or ASSE.
- ☑ 23. Contractor to field verify existing water and sewer service locations, sizes and materials prior to construction. Engineer to be notified of any conflicts.
- ☐ 24. Contractor shall maintain all-weather access for emergency vehicles at all times during construction.

- ☐ 25. Underground fire line(s) must be permitted and inspected by the Wilmington Fire Department from the public right-of-way to the building. Contact the Wilmington Fire Department Division of Fire and Life Safety at 910-341-0696.
- ☐ 26. No obstructions are permitted in the space between thirty (30) inches and ten (10) feet above the ground within the triangular sight distance.
- ☐ 27. Contact the North Carolina One Call Center at 1-800-632-4949 prior to doing any digging, clearing, or grading