

# 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:** NHRMC Outpatient Cardiology Center  
**STREET ADDRESS:** 1415 Physicians Dr.  
**NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN):** R06015-001-022-000 & R06015-001-023-000  
**ZONING DISTRICT(S):** O&I **TOTAL SITE ACRES:** 8.07

**CLIENT (Owner or Developer):**

Name(s) New Hanover Regional Medical Center  
Address: 2131 S. 17<sup>th</sup> Street PO Box 9000 Wilmington, NC ZIP 28402  
Telephone: 343-7000 FAX: \_\_\_\_\_  
E-Mail Address: christina.maroulis-ollie@nhrc.org

**CONSULTANT / AGENT (Person to contact regarding questions or revisions to the plan):**

Name(s) Danny Adams  
Address: 2528 Independence Blvd., Suite 200, Wilmington, NC ZIP 28412  
Telephone: 790-9901 FAX: 790-3111  
E-Mail Address: dannyadams@ls3p.com

**NOTE: IF IN A SPECIAL USE ZONING DISTRICT OR SUP. PLACE THE COMPLETE LIST OF ZONING CONDITIONS ON THE PLAN.**

**ALL PLANS:**

**PROPOSED BUILDING USE:** Medical outpatient and hospitality house  
**PROPOSED TOTAL BUILDING AREA AND EXISTING AREA IF EXPANSION (sq. ft. gross):** 79,300  
**MAX. BUILDING HEIGHT:** 45'  
**IF GROUP HOUSING (Apts. / Condo), LIST HEIGHTS OF EACH BUILDING TYPE:** NA  
**NUMBER OF BUILDINGS:** 2  
**OFF STREET PARKING: REQ'D SPACES:** 273 min/390 max **PROVIDED SPACES:** 341  
**PARKING GROUP / STANDARD APPLIED (i.e. "1 space per 300 sf. building area"):** \_\_\_\_\_  
**APT. / CONDO / TOWNHOME:** 1 BR Units: \_\_\_\_\_ 2 BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4 BR: \_\_\_\_\_

This site is subject to conditions of approval from a Board of Adjustment, rezoning, subdivision, or prior preliminary site plan action: YES  NO . File number (SP-xx-00, Z-xx-00, A-xx-00, etc.) \_\_\_\_\_

**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: Pending TIA. The PM PEAK HOUR is: Pending TIA.  
The ITE Land Use Number used is: 630. No application will be reviewed without the submittal of the TIA, when required.

**Is the site within the Special Highway Overlay District?** Yes  No .

**Is the site subject to any Corridor Overlay Districts?** Yes  No . If yes, which ones? \_\_\_\_\_

**OWNER'S SIGNATURE\*:** *In filing this application for a Special Use Permit I/we, as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate Danny Adams 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.*

Signature/Date: *Christina Maroulis Ollie* 2.22.13

DATE RECD	<b>RECEIVED</b>
PLANNER	
CASE FILE #	<b>FEB 27 2013</b>
FEE PAID	
<b>PLANNING DIVISION</b>	

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## **Section B. SUBMITTAL CHECKLIST AND PROCEDURE**

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- (1) PLANS MAY BE SUBMITTED TO THE PLANNING DIVISION, 3RD FLOOR, 305 CHESTNUT STREET IN DOWNTOWN WILMINGTON.
- (2) AN APPLICATION WILL NOT BE ACCEPTED WITHOUT MEETING WITH A PLANNER OR PROJECT MANAGER. BEFORE SUBMITTING THE APPLICATION, ASK TO SEE A PLANNER OR PROJECT MANAGER.

Staff members will review your submittal package to ensure that the package is complete and all necessary information is shown on the plans. We don't want to waste your time logging a case into the system and sending out comments only to ask you for more information before we can really offer any substantive help. Please do not simply leave your application materials with the receptionist.

- (3) IF A MINOR SITE PLAN, WITHIN 20 DAYS A PROJECT MANAGER 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 20 DAYS OF THE PRESCRIBED SUBMITTAL DEADLINE FOR MAJOR SITE PLAN REVIEW.

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

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

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## **Section C. DATA TO BE SHOWN ON PLANS**

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### (a) Sheet size

The preliminary site plan shall be drawn on one of three (3) standard sheet sizes. These are:

- eighteen (18) by twenty-four (24) inches;
- twenty-four (24) by thirty-six (36) inches;
- thirty (30) by thirty-six (36) inches;

*(30 x 42 Approved BY DAWN - THANK YOU!)*

### (b) Key Information

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 subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the site plan;
2. True north arrow, with north being at the top of the map;
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/Site Data Tabulation

1. The name of the development, name of the owner and agent, name, address and telephone number of the designer who prepared the plan;
2. Project address, PIN number, project name, phase and recorded lot number;
3. Zoning districts, overlay district designation, and copy of special use ordinance, if applicable;
4. Building setbacks, required and proposed;
5. Total amount of acreage within the project boundaries;
6. Building size, both existing and proposed, with square footage, calculations for building lot coverage, number of units, number of buildings, building height and the number of stories and square feet per floor;
7. Total amount and percent of impervious surface areas, before and after development;

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- 8. Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination;
- 9. CAMA land use classification;

**(d) General Information**

- 1. Names of property owners of adjacent properties or subdivisions of record;
- 2. Zoning and land use of adjacent properties or subdivisions of record;
- 3. Proposed streets, existing and platted streets on adjoining properties and in the proposed development with right-of-way widths and cross sections;
- NA  4. Corporate limits;
- NA  5. Existing easements, widths, purposes noted, public or private and book and page numbers;
- NA  6. Location and size of proposed parks, school sites, recreational areas or open spaces, and designation of future ownership and/or dedication;
- 7. Current accurate topographical information based on mean sea level datum, with contour interval of less than 2.0 feet or less;
- NA  8. Identify if in a special highway overlay district or any other zoning overlay district;

**(e) Building, Structure and Use Information**

- 1. Building elevations that show maximum height from natural and finished grade, buildings to be removed;
- 2. All outdoor uses proposed, including but not limited to accessory uses or structures, storage, water and wastewater facilities, cemeteries, and signage;
- 3. Location of all existing and proposed buildings, including setbacks from property lines;
- 4. Location of refuse, service, loading, utility service areas, and display areas;
- 5. Show that all utilities, both public and private, that serve a project shall be underground;
- 6. Show/locate all heating and air equipment, telephone boxes, etc. (SCREENED PER ELEVATIONS)

**(f) Traffic Engineering**

- 1. Existing street names, together with state road numbers if applicable;
- NA  2. 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;
- 3. Existing and proposed sidewalks, on both public streets and within site;
- 4. Cross-sections of typical proposed streets and parking area;
- 5. Dimensions of medians, median openings, curb radii;
- NA  6. Vertical alignment of streets only when deemed necessary by the Traffic Engineer to determine properly the safety of proposed streets or driveways;
- 7. Sight triangles as set forth in Section 18-556 and Article 15, Definitions, including any structures within them;
- NA  8. Any rights-of-way proposed to be closed;
- NA  9. Proposed private streets, dimensions and curb treatments;
- 10. Existing and proposed parking areas, bay dimensions, aisle dimensions and summary of required and provided parking;
- NA  11. Cross section and diagram of each floor of a parking structure;
- 12. Wheel stops and other traffic barriers;
- NA  13. Location and dimensions of loading and unloading areas;
- NA  14. Location of any off-site parking;
- 15. Show driveways for adjacent lots and lots across the street;
- 16. The proposed driveway must be dimensioned to both property corners;
- 17. Note whether existing driveways will be closed;
- 18. Show or note street intersections within 500' of the site;
- 19. Show appropriate City standard driveway detail on plan;
- 20. Show parking lot and driveway geometric dimensions and radii;
- 21. Show all required turn lanes, with details; (PENDING TIA)
- 22. Show all existing and proposed traffic control devices (including signals, signs, parking meters, and pavement markings); (FOR PRIVATE PARKING AREA STPS)
- NA  23. Parking lot must meet requirements of standard details SD 15-10 and 15-11 for parking lots under 25 stalls;
- NA  24. Show all pedestrian crossings, existing and proposed;
- 25. Show any other information needed to accurately depict the proposed improvements;

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- NA  26. An approved NCDOT driveway permit, 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. Approximate 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 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. Approximate 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 and within a 20-foot strip along the site perimeter;
13. Setbacks of all structures and specifications and shielding of certain uses as required;
14. Calculations for the number of trees proposed per acre disturbed (a minimum of fifteen (15) trees per acre disturbed are required);
15. Tree preservation/removal permit attached or included with the site plan;

**(h) Environmental Requirements (where applicable)**

- NA  1. Floodplain information, including base flood elevation, elevation of lowest floor proposed for development, 100-year flood boundary, floodway and floodway fringe areas, indicating source of information;
- NA  2. Conservation Overlay District information including type/amount of conservation resource, worktable for determining required conservation space and developable land, setbacks from conservation space (both required and proposed);
- NA  3. State and federal wetlands designated on the site;
- NA  4. Mean high water line;
5. 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;
- NA  10. Approximate delineation of the 100-year flood plain;
- NA  11. Approximate delineation of any Federally regulated wetlands on the site;

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- NA  12. Indicate any known drainage problems in and downstream of the site (clogged systems, undersize systems, recurring flooding in the immediate and adjacent area);
- NA  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; (REGIONAL SW POND)
- NA  14. Indicate if innovative or unusual methods will be employed to meet applicable State or Federal requirements;

**(j) Public Utility Information**

- 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;
- NA  Profiles of sanitary sewer lines only if required by the Public Utilities Director to properly determine the feasibility of a proposed system;
- NA  Well and septic tank locations, community septic system facilities where applicable;
- NA  Force mains, pump stations if applicable;
- Location of fire hydrants, existing and proposed;

**(k) Special Information**

1. Contact the North Carolina One Call Center prior to doing any digging. 1-800-632-4949
2. The BellSouth contact is Steve Dayvault. He is the Building Industry Consultant (910) 392-8712. Please contact him prior to stating the project in order to facilitate good communication and maximum flexibility.
3. The process for telephone cable placement:
- Final grade will need to be established.
  - Power will place their cable first – they go in at about 3 ft deep.
  - BellSouth / cable TV will then place their cable at approx. 2 ft deep.

**(l) Notes to be included on final site plans**

1. Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, tools, materials, or vehicles are permitted within the tree protection fencing;
2. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
3. Once streets are open to traffic, contact Traffic Engineering (Richie Brown) to request installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
4. 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.
5. Contact Tom Platt with Traffic Engineering at 341-7888 to ensure that all traffic signal facilities and equipment are shown on the plan. Add a note to call Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.
6. Any broken or missing sidewalk panels will be replaced.
7. Contact Karen Dixon at 341-7888 to discuss street lighting options.
- NA  8. Project shall comply with City of Wilmington Cross Connection Control requirements. Water meter(s) cannot be released until all requirements are met and the State has given their Final Approval. Call 343-3910 for information.
- NA  9. If the contractor desires City 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.
- NA  10. Any irrigation system supplied by City water shall comply with the City's Cross Connection Control regulations. Call 3433910 for information.
- NA  11. Any backflow prevention devices required by the City will need to be on the list of approved devices by USCFCCCHR or ASSE.

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# SITE INVENTORY

## FOR SITE INVENTORY MAP APPROVAL

City of Wilmington, NC  
Planning Division

P. O. Box 1810, 305 Chestnut St, Wilmington, NC 28402  
Telephone: (910) 254-0900 FAX: (910)341-3284

The purpose of the Site Inventory Map is: to identify existing features prior to any land-disturbing activity which requires a permit; to facilitate review of the issuance of associated development permits; to establish a collaborative framework to prevent unnecessary natural vegetation and habitat loss on development areas; to enhance the built aesthetics and welfare of the community; to maintain property values; and to maintain good water quality. In order to efficiently review the Site Inventory Maps, the following information is required:

### **Section A. SITE DATA SHEET**

**DEVELOPMENT NAME:** NHRMC Outpatient Cardiology Center

**SITE ADDRESS:** 1415 Physicians Dr.

**NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN):** R0615-001-022-000 & R06015-001-023-000

**ZONING DISTRICT(S):** O&I

**TOTAL SITE ACRES:** 8.07

**CLIENT (Owner or Developer):**

Name(s) New Hanover Regional Medical Center

Address: 2131 S. 17<sup>th</sup> Street PO Box 9000 Wilmington, NC

ZIP 28402

Telephone: 343-7000

FAX: \_\_\_\_\_

E-Mail Address: christina.maroulis-ollie@nhrmc.org

**CONSULTANT/AGENT (Person to contact regarding questions or revisions to the plan):**

Name(s): Danny Adams

Address: 2528 Independence Blvd., Suite 200, Wilmington, NC

ZIP 28412

Telephone: 790-9901

FAX: 790-3111

E-Mail Address: dannyadams@ls3p.com

**PROPOSED BUILDING USE:** Medical outpatient and hospitalty house

**PROPOSED TOTAL BUILDING AREA AND EXISTING AREA IF EXPANSION (sq. ft. gross):** 79,300

**NUMBER OF BUILDINGS:** 2

**OFF STREET PARKING: REQ'D SPACES:** 273 min/390 max PROVIDED SPACES: 341

### **Section B. SUBMITTAL CHECKLIST AND PROCEDURE**

**PLANS MAY BE SUBMITTED TO THE PLANNING DIVISION, 3RD FLOOR, 305 CHESTNUT STREET IN THE MUNICIPAL ANNEX BUILDING.**

Site Inventory Maps must be submitted and approved by the City prior to land-disturbing activity which requires a permit on residential and non-residential properties where site disturbance will exceed one-acre per year. The Site Inventory Map must be approved for the area of disturbance and the surrounding one-hundred (100) feet on the same parcel.

Within 15 working days, staff shall review the final Site Inventory Map for compliance with the requirements of the City's Land Development Code. Approval shall be indicated in writing on the original map which will constitute a notice to proceed. If the Site Inventory Map is disapproved, the reasons for disapproval shall be stated in writing with reference to specific sections of Site Inventory requirements.

Approval of the Site Inventory Map shall expire in five (5) years if applicable permits for the development of the site have not been issued.

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## Section C. DATA TO BE SHOWN ON SITE INVENTORY MAPS

### (a) Sheet size.

The site inventory map shall be drawn to scale of 1" = 400' (one inch equals four hundred feet). The map size shall be a minimum of eleven 11" X 17", but preferably 24" X 36".

**(b) General Site Information.** The following information is required to be shown on the plan, where applicable. Sources for information and assumptions shall be indicated on the map:

- 1. Names of preparer of the plan;
- 2. Applicant name;
- 3. Site address of the development;
- 4. Property owner;
- 5. Name of developer;
- 6. Property boundary. Indicate minimum Tax Parcel information or boundary survey, or deed composite;
- 7. Indicate the zoning of the property;
- 8. Adjacent property information, including owner and zoning;
- 9. Vicinity map in relation to the site;
- 10. Topography of the site in two (2) foot minimum intervals from City or other data sources with date of data;
- 11. Approximate location of 100-year flood plain boundary. Note areas with a history of flooding;
- 12. Locate existing ditches, creeks, and streams and their classification (i.e. intermittent, perennial, C (SW), ORW, etc);
- 13. Indicate the types of soils as referenced in the most recent book of Soil Survey of New Hanover County, North Carolina by the US Department of Agriculture and Natural Resource Conservation Service;
- 14. Locate any CAMA areas of concern (AEC) and associated setbacks;
- 15. Identify the CAMA land classification from the Wilmington-New Hanover County CAMA Plan;
- 16. Indicate the presence or non-presence of Conservation Resources and associated setbacks;
- 17. Indicate whether or not the site is recognized as a local, state or federally historic or archaeological site;
- 18. Indicate the location of cemeteries, burial sites, or burial grounds;
- 19. Delineate aerial extent of forested areas, indicated areas in square feet or acres, and note habitat and dominant species within stands;
- 20. Delineate the approximate location of U.S. Army Corps of Engineers Section 404 wetlands and Section 10 waters;
- 21. Indicate the presence of protected species or habitat information available from the U.S. Fish and Wildlife Service and N.C. natural heritage inventory;
- 22. Indicate the presence or non-presence of existing or proposed thoroughfares, bike routes, pedestrian sidewalks or trails and transit facilities.

**NOTE:** Maps are available to aid in identifying the potential presence of wetlands and conservation resources for purposes of the site inventory map. However, these maps may not accurately reflect actual site conditions. Prior to submittal of a development plan for the site, any indication of the presence of wetlands or conservation resources should be verified and the full extent delineated by a licensed professional.

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**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 Danny Adams 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.*

Signature/Date: \_\_\_\_\_

*Christina Marie S. Allen*

DATE REC	<b>RECEIVED</b>
PLANNER:	<b>FEB 27 2013</b>
CASE FILE #:	<b>PLANNING DIVISION</b>
FEE PAID \$:	



**LETTER OF TRANSMITTAL**

**DELIVERED PRIOR TO 1 PM**

TO:	City of Wilmington Development Services
	305 Chestnut Street Wilmington, NC 28401
ATTENTION:	Dawn Snotherly

DATE:	February 27, 2013	
PROJECT NO:	4853-0015	TASK NO: 40
RE:	NHRMC Cardiology Center TRC Submittal	
TRANSMITTAL NO:	PAGE 1 OF 1	

WE ARE SENDING:  Originals     Prints     Shop Drawings     Samples  
 Specifications     Calculations     Other -

Quantity	Drawing No.	Rev.	Description	Status
5 sets			McKim & Creed TRC Design Submittal (sealed & folded)	
5			Stewart Topo/Existing Conditions Survey (sealed & folded)	
5			LS3P Cardio Bldg Elevation (folded)	
1			CD (PDF of the above drawings)	
1			Site Plan Approval Application & Site Inventory Application	
1			Tree Preservation/Removal Permit	
1			\$ 2,586.00 application fee (check #743860 )	

Issue Status Code:    A. Preliminary    B. Fabrication Only    C. For Information    D. Bid  
E. Construction    F. For Review & Comments    G. For Approval    H. See Remarks

Action Status Code:    1. No Exceptions Taken    2. Make Corrections Noted    3. Other  
4. Amend & Resubmit    5. Rejected - See Remarks

REMARKS:    Dawn, thanks again for working with us on the sheet size and as always let us know

If you need anything else.

243 NORTH FRONT STREET, WILMINGTON, NC 28401 (910) 343-1048 FAX (910) 251-8282

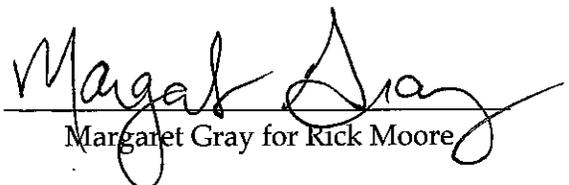
cc:    File w-enc. scan all to  
48530015/80/88/CoW TRC Submittal  
(022713)

**McKIM & CREED, INC**

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Signed   
Margaret Gray for Rick Moore