

# SITE PLAN

FOR MAJOR OR  
MINOR SITE PLAN  
APPROVAL

RECEIVED

City of Wilmington, NC  
Planning Division

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

MAR 25 2013

## Section A. SITE DATA SHEET PLANNING DIVISION

DEVELOPMENT NAME: NOFO 9  
STREET ADDRESS: 726 N. 3rd St. Wilmington, NC 28401  
NEW HANOVER COUNTY TAX PARCEL IDENTIFICATION # (PARID): R04813-015-030-000

ZONING DISTRICT(S): CBD TOTAL SITE ACRES: .07  
PROPOSED ZONING DISTRICT: N/A

CLIENT (Owner or Developer):  
Name(s) PBW Development LLC  
Address: 314 Walnut St. Suite 200 / PO Box 2473  
Wilmington, NC ZIP 28402  
Telephone: 762-8740 FAX: 762-8550  
E-Mail Address: spetrino@plantationbuildingcorp.com

CONSULTANT/AGENT (Person to contact regarding questions or revisions to the plan):  
Name(s) David A. Spetrino Jr.  
Address: 314 Walnut St. Suite 200 / PO Box 2473  
Wilmington, NC ZIP 28402  
Telephone: 443-0746 FAX: 762-8550  
E-Mail Address: spetrino@plantationbuildingcorp.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: Residential / mixed use / Townhome  
PROPOSED TOTAL BUILDING AREA AND EXISTING AREA IF EXPANSION (sq. ft. gross): 4536  
MAX. BUILDING HEIGHT: 38'  
IF GROUP HOUSING (Apts. / Condo), LIST HEIGHTS OF EACH BUILDING TYPE: ---  
NUMBER OF BUILDINGS: 1  
OFF STREET PARKING: REQ'D SPACES: 0 PROVIDED SPACES: 2  
PARKING GROUP/STANDARD APPLIED: (i.e. "1 space per 300 s.f. building area"): ---  
APT. / CONDO/TOWNHOME: # 1BR Units: 0 2BR: 2 3BR: 0 4BR: 0

This site is subject to conditions of approval from a Board of Adjustment, rezoning, subdivision, or prior preliminary site plan action:  
YES --- NO X File number: ---

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: N/A 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.

Is the site within the Special Highway Overlay District? YES --- NO X Is the site subject to any Corridor Overlay Districts? YES --- NO X If yes, which one? ---

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 David A. Spetrino Jr. 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: [Signature] MAR 21 2013

DATE RECD: 3/25/13  
PLANNER: [Signature]  
CASE FILE #:  
FEE PAID \$: 100.00

No Fo#9



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;

- 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;

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
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: \_\_\_ GPD (current use)
Water: \_\_\_ GPD (proposed use)
Sewer: \_\_\_ GPD (current use)
Sewer: \_\_\_ 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 18-455.

all prop including across street

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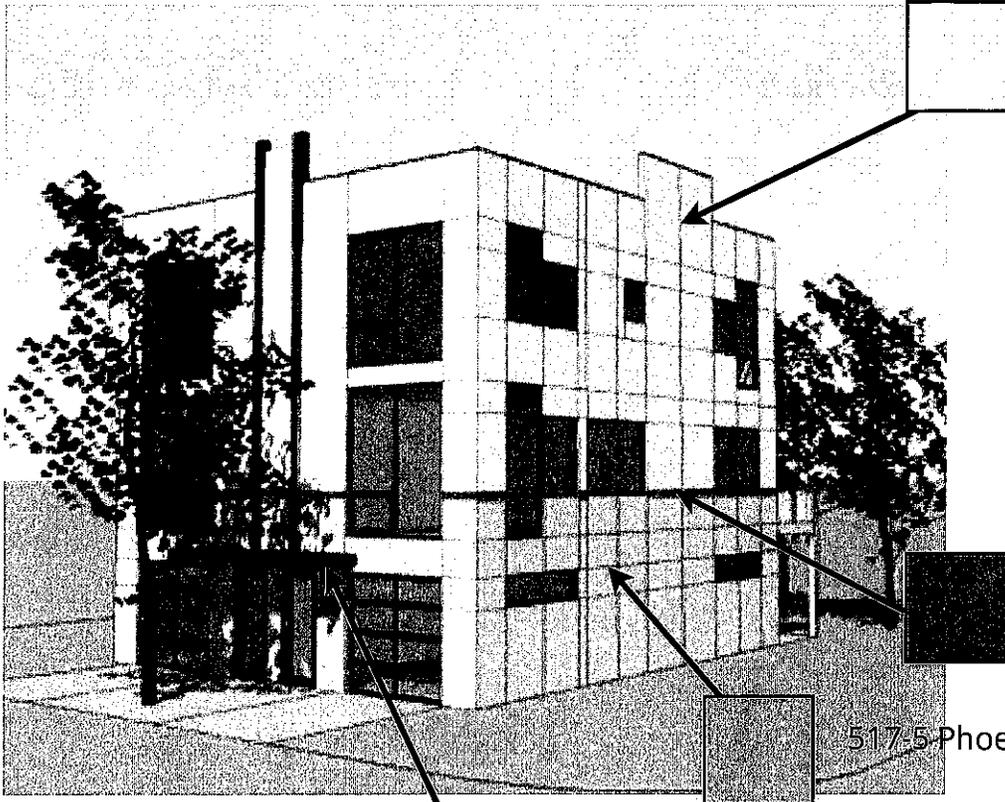
THE LANDSCAPE PLAN MUST BE SUBMITTED PRIOR TO FINAL APPROVAL OF CONSTRUCTION PLANS

Revised 8-23-2012

# NoFo 9

Paint Scheme Idea 3

Classic Muted Classy



513-4 Whiskers

517-6 Armory

517-5 Phoenix Fossil

517-7 Licorice

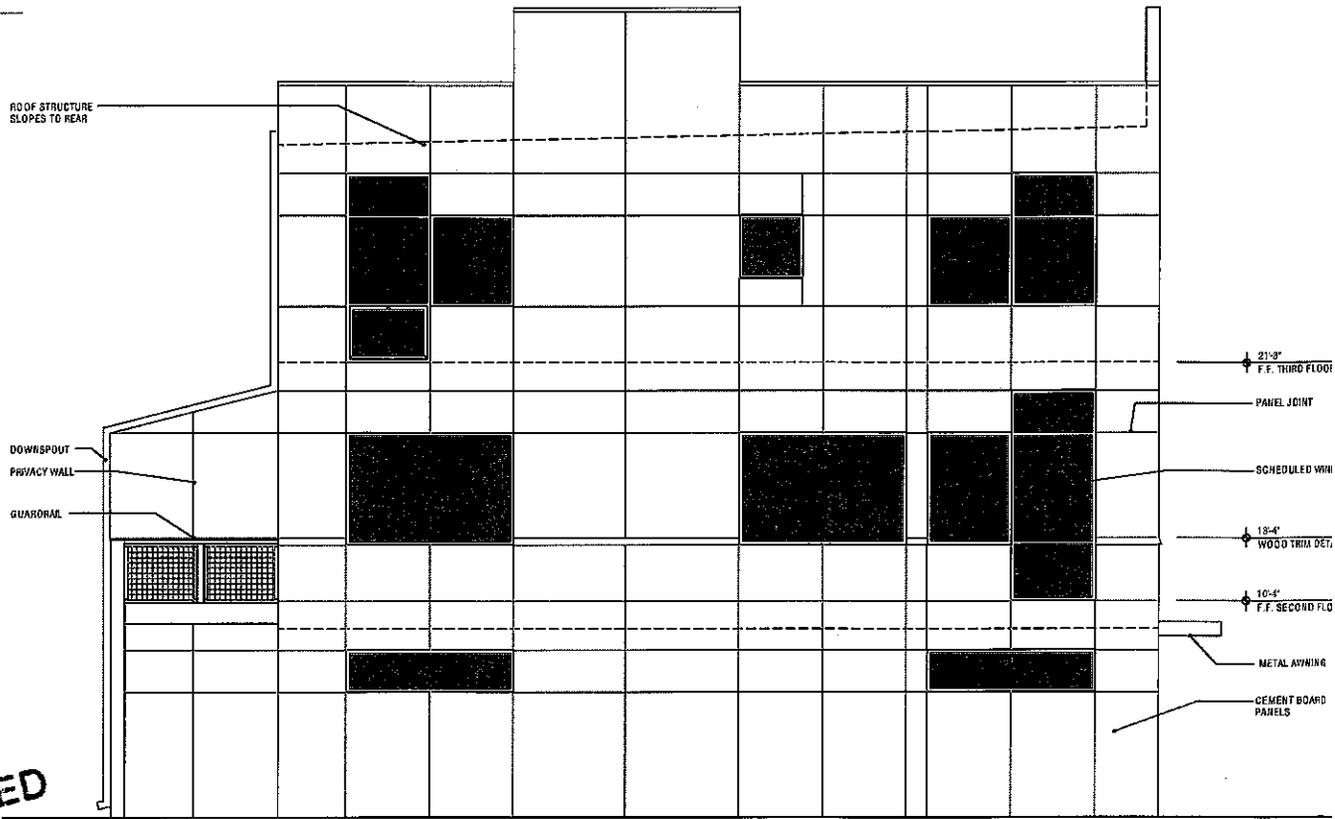
(This is a deep dark gray on deck, reads lighter on this scale)

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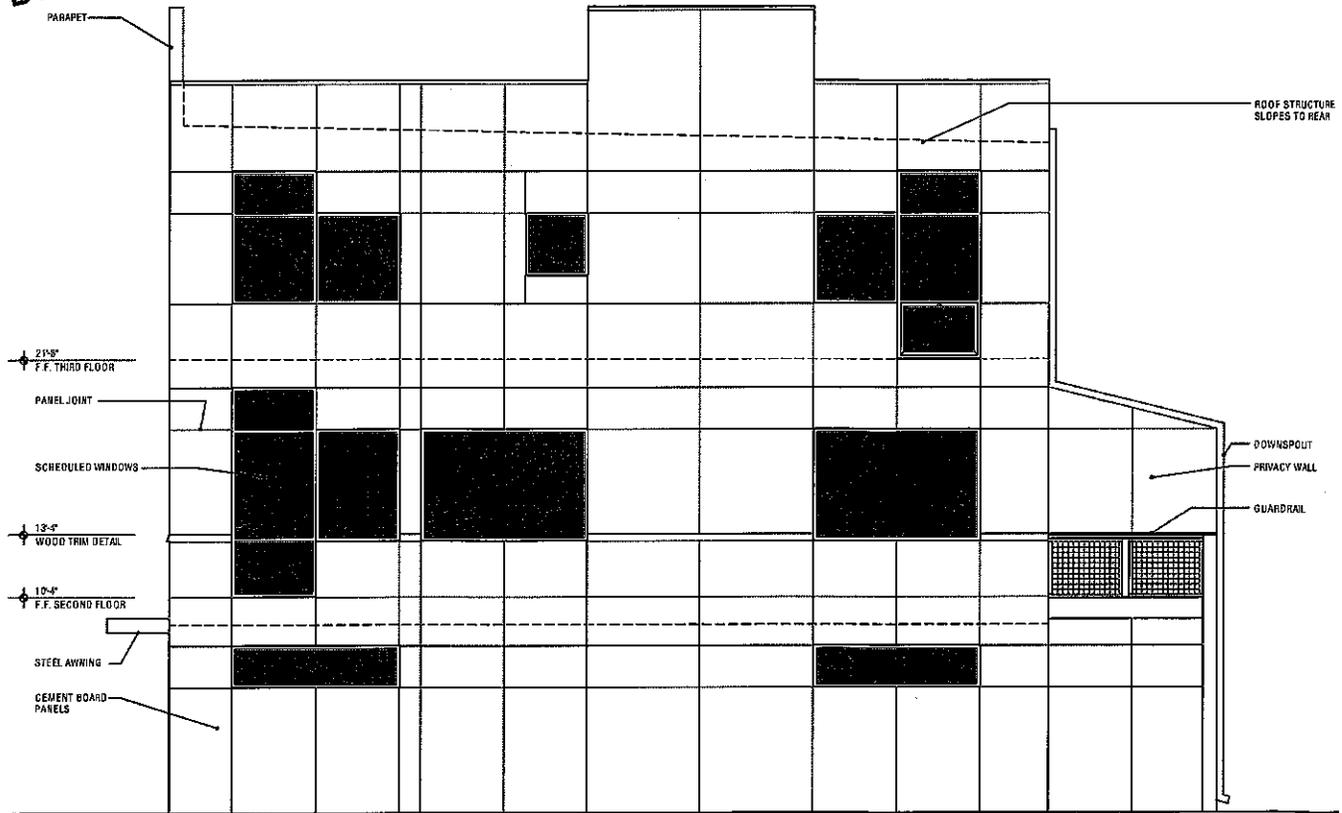


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**A EAST ELEVATION**  
SCALE = 1/4" = 1'-0"



**B WEST ELEVATION**  
SCALE = 1/4" = 1'-0"