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

NKT #12073

DEVELOPMENT NAME: Tiburon Parc Apartments – Phase I
STREET ADDRESS: 2945 Moynet Way, Wilmington, NC 28403
NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN): R06109-004-024-000
Map ID: 313609.16.2484.000
ZONING DISTRICT(S): MF-M **TOTAL SITE ACRES:** 10.78

CLIENT (Owner or Developer):
Name(s) Midtown One, LLC / Nelson MacRae, Member
Address: P.O. Box 3145
Wilmington, NC ZIP 28406
Telephone: 910-392-3300 FAX: 910-392-5123
E-Mail Address: nelson@oleandercompany.com cc: jim@oleandercompany.com

CONSULTANT/AGENT (Person to contact regarding questions or revisions to the plan):
Name(s) Norris & Tunstall Consulting Engineers, P.C. / John S. Tunstall, P.E.
Address: 1127 Floral Parkway, Suite 400
Wilmington, NC ZIP 28403
Telephone: 910-343-9653 FAX: 910-343-9604
E-Mail Address: jtunstall@ntengineers.com cc: anorris@ntengineers.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: Multi-Family
PROPOSED TOTAL BUILDING AREA AND EXISTING AREA IF EXPANSION (sq. ft. gross): Phase I: 163,988 SF
MAX. BUILDING HEIGHT: 49.5'
IF GROUP HOUSING (Apts. / Condo) , LIST HEIGHTS OF EACH BUILDING TYPE:: See Plan Sheet C1
NUMBER OF BUILDINGS: 11
OFF STREET PARKING: REQ'D SPACES: 261 Min./363 Max. PROVIDED SPACES: 273 (Includes 6 HC Spaces)
PARKING GROUP/STANDARD APPLIED: (i.e. "1 space per 300 s.f. building area"): Max: 2.5/Unit; Min. 1 BR= 1.5 SP
2 BR = 2 SP; 3 BR = 2.25 SP

APT. / CONDO/TOWNHOME: # 1BR Units: 65 2BR: 68 3BR: 12 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 (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: 75 (15 In & 60 Out). The **PM PEAK HOUR** is: 97 (63 In & 34 Out).
The **ITE Land Use Number** used is: 220. 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? _____.

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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* John S. Tunstall, P.E. *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: NMacRae 12-18-12

Nelson MacRae, Member

DATE RECD:

PLANNER:

CASE FILE #:

FEE PAID $:

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Section B. SUBMITTAL CHECKLIST AND PROCEDURE

(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.

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

☑ **FILING FEE FOR SITE PLANS.**
- Checks may be 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).

☒ **COPIES OF PREVIOUS BOARD OF ADJUSTMENT ACTION, SPECIAL USE PERMIT OR CERTIFICATE OF APPROPRIATENESS (if applicable).**

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;

(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;
- ☑ 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;
- ☑ 4. Corporate limits;
- ☑ 5. Existing easements, widths, purposes noted, public or private and book and page numbers;
- ☑ 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 2.0 feet or less;
- ☑ 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.

(f) Traffic Engineering

- ☐ 1. Existing street names, together with state road numbers if applicable;
- ☐ 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;
- ☐ 6. Vertical alignment of streets only when deemed necessary by the Traffic Engineer to properly determine the safety of proposed streets or driveways;
- ☐ 7. Sight triangles as set forth in Section 19-70, including any structures within them;
- ☐ 8. Any rights-of-way proposed to be closed;
- ☐ 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;
- ☐ 11. Cross section and diagram of each floor of a parking structure;
- ☐ 12. Wheel stops and other traffic barriers;
- ☐ 13. Location and dimensions of loading and unloading areas;
- ☐ 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;
- ☐ 22. Show all existing and proposed traffic control devices (including signals, signs, parking meters, and pavement markings);

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- ☐ 23. Parking lot must meet requirements of standard details SD 15-10 and 15-11 for parking lots under 25 stalls;
- ☐ 24. Show all pedestrian crossings, existing and proposed;
- ☐ 25. Show any other information needed to accurately depict the proposed improvements;
- ☐ 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)

- ☐ 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;
- ☐ 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);
- ☐ 3. State and federal wetlands designated on the site;
- ☐ 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;
- ☐ 10. Approximate delineation of the 100-year flood plain;
- ☐ 11. Approximate delineation of any Federally regulated wetlands on the site;

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- ☐ 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.

- ☐ 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;
- ☐ Profiles of sanitary sewer lines only if required by the Public Utilities Director to properly determine the feasibility of a proposed system;
- ☐ Well and septic tank locations, community septic system facilities where applicable;
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ 10. Any irrigation system supplied by City water shall comply with the City's Cross Connection Control regulations. Call 343-3910 for information.
- ☐ 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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