

PLANNING COMMISSION

Agenda Item # 3.

CASE SUMMARY

Special Use Permit

MEETING:	Planning Commission, December 7, 2011
CASE NO:	SU-3-1211
SITE ADDRESS:	2120 South 17 th Street
PROPOSAL:	Special use permit to construct a 221-space commercial parking lot
PRESENTED BY:	Jeff Walton, Associate Planner
STAFF RECOMMENDATION:	CONDITIONAL APPROVAL

GENERAL INFORMATION

Owner/Applicant: Cameron Company LLC
P. O. Box 3649
Wilmington, NC 28406

Current Zoning: O&I-1, Office & Institutional-1

Lot Size: 4.6 acres

Existing Land Use: Vacant

Surrounding Land Use & Zoning

NORTH	Medical office	O&I-1
SOUTH	Retail, medical office	O&I-1
EAST	South 17 th Street right-of-way, hospital, retail	O&I-1
WEST	Medical Office	O&I-1

ZONING HISTORY/ SUMMARY

The subject property was annexed into the city in 1964 and there is no known zoning history for this property. The subject site is a vacant parcel in an area of retail and medical offices and the New Hanover Regional Medical Center and is bounded by South 17th Street and Pharmacy Drive.

The subject property is 4.6 acres and is zoned O&I-1. The applicant states the proposed 221-space commercial parking lot would be leased to New Hanover Regional Medical Center. The applicant indicates that shuttle service would be provided to the proposed parking lot from the hospital; there is an existing sidewalk along South 17th Street and pedestrian crosswalks currently exist on this portion of South 17th Street.

SPECIAL USE REQUIREMENTS

A commercial parking lot is allowed in the O&I-1, Office & Institutional-1 district only with issuance of a special use permit. In granting a special use permit, all four of the following factors must be found to exist:

- a. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved by the issuance of the special use permit;
- b. That the use meets all required conditions and specifications;
- c. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
- d. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the City's Future Land Use Plan, the CAMA plan, and adopted special area plans (i.e. corridor plans, neighborhood plans, Wilmington Vision 2020: A Waterfront Downtown Plan).

Sec. 18-258 of the Land Development Code (LDC) stipulates various prerequisites for issuance of certificate of occupancy as would pertain to this application. The relevant prerequisites are as follows:

- (a) If outdoor, a three (3) foot high buffer with a minimum depth of ten (10) feet shall be provided in the front yard to screen parking areas from the road.
- (b) A lighting plan shall be provided showing all outdoor lighting fixtures, type and wattage. Glare shall be minimized through the use of directional fixtures.
- (c) Access shall be prohibited through residential areas.
- (d) The street yard regulations defined in the CB zoning district apply.
- (e) Six (6) percent of the gross parcel area shall be landscaped to the following standards:
 1. Landscaped areas shall be evenly located around the perimeter of the parcel.
 2. One (1) tree and six (6) shrubs shall be planted for every fifteen (15) parking spaces.
 3. Fifty (50) percent of trees shall be of a shade/canopy variety as defined in this chapter.

TECHNICAL REVIEW

The Technical Review Committee (TRC) has reviewed the conceptual site plan.

Public Utilities:

The site has access to existing public water and sewer facilities. No additional services are proposed.

Parking and Loading:

The applicant proposes 221 parking spaces. The use would be a commercial parking lot, which requires no parking space minimum.

Transportation:

Access is from Pharmacy Drive, which currently exists as a privately maintained street. Pharmacy Drive connects to South 17th Street and Medical Center Drive. Access is also

through Healthcare Drive to Doctors Circle. All adjacent rights-of-way are zoned O&I-1 and do not connect to residentially zoned areas.

The Institute of Transportation Engineers Trip Generation manual does not provide trip generation estimates for the proposed use. A level of service (LOS) standard measures the quality, effectiveness or performance of a public service or facility. LOS Category A means that the road is an excellent traffic flowing stream while a Category F is unacceptable traffic flowing stream. The table below provides volume and capacity counts, volume-to-capacity ratios, and levels of service for South 17th Street and Pharmacy Drive. If the proposed parking lot is at full capacity (221 vehicles), assuming all vehicles enter/exit at the same time, there appears to be adequate capacity on both South 17th Street and Pharmacy Drive to accommodate the increase in trips.

Current Volumes, Capacities and Levels of Service

Road	Location	Date	Volume	Capacity	V/C	LOS
South 17 th Street	Between Doctors Circle and Medical Center Drive	11/17/11	35,773	40,400	0.89	E
Pharmacy Drive	Between Healthcare Drive and the Walgreens Driveway	11/17/11	137	10,378	0.01	A

Stormwater Management:

The project is a major development and would disturb more than 1 acre of land; therefore, a City of Wilmington Stormwater Management Permit, as well as a New Hanover County Erosion Control Permit, would be required. The applicant proposes to utilize the existing stormwater regional retention pond on site to handle the increase from the proposed parking lot.

Landscaping, Buffering and Tree Preservation:

The applicant proposes to remove approximately 70 trees some of which are pine trees, between 12-inches to 15-inches diameter breast height (dbh). The applicant proposes to preserve approximately 34 trees with a majority of oak trees between 8-inches to 15-inches dbh will be preserved along Pharmacy Drive. The applicant proposes an 18-foot streetyard as well as a buffer of shrubs along South 17th Street for screening compliant with the SUP prerequisites. Streetyards along Pharmacy Drive are not required since it's a privately maintain street.

FINDINGS OF FACT

- 1) The proposed commercial parking lot would result in no zoning change and is a permitted use in the O&I-1 zone by SUP.
- 2) The attached site plan complies with the requirements of Sec.18-258 for commercial parking lots.
- 3) A three-foot high, 10-foot wide buffer is required in the front yard. The application proposes a 3-foot high buffer along South 17th Street. Pharmacy and Healthcare drives are private and do not require streetyards or buffers.

- 4) A lighting plan is required and glare shall be minimized through the use of directional fixtures. The applicant has included a lighting plan and glare would be limited to the subject site.
- 5) Access through residential areas is prohibited. None of the roads adjacent to the subject site are zoned residential.
- 6) The streetyard regulations of the CB zoning district are applicable to the site. The applicant proposes an 18-foot streetyard along South 17th Street, compliant with the CB district requirements.
- 7) Six percent of the gross parcel area is required to be landscaped to the following standards:
 2. One (1) tree and six (6) shrubs shall be planted for every fifteen (15) parking spaces.
 3. Fifty (50) percent of trees shall be of a shade/canopy variety as defined in this chapter.The applicant proposes landscaped areas that would be evenly spaced with trees and shrubs and 60 percent of the site would be planted with canopy trees.

RECOMMENDATION

Based on the findings of fact and the information contained in the case summary, staff recommends **conditional approval** of the request subject to the following:

1. The applicant shall fully comply with all of the specific requirements stated in the Land Development Code for the proposed use as a well as any additional conditions stated below.
2. If any section, subsection, paragraph, sentence, clause, phrase or portion of this permit is for any reason held invalid or unconstitutional by any court of competent jurisdiction, this special use permit shall be null and void and of no effect.
3. The use and development of the subject property shall be in accordance with the plan as submitted and approved.
4. The use and development of the subject property shall comply with all other supplemental regulations and requirements imposed by the Land Development Code or any other applicable federal, state or local law, ordinance or regulation. In the event of a conflict, the more stringent requirement or higher standard shall apply.
5. The permit shall be limited to a 221-space commercial parking lot that would serve as overflow for New Hanover Regional Medical Center. Any future expansions or additions to the site are subject to modifications to the SUP.
6. Approval of this special use permit does not constitute technical approval of the site plan. All Technical Review Committee comments shall be followed prior to issuance of a construction release or final zoning approval.
7. All conditions of Sec. 18-258 shall be met prior to issuance of construction release.

NEIGHBORHOOD CONTACT

City Notifications:

Signs Posted
Adjacent Letters
Advertisement Dates

Planning Commission

11/22/11
11/22/11
12/2/11

General Inquiries: Nicole Dreibelbis

ACTIONS TO THIS DATE

Planning Commission: Scheduled for public hearing on December 7, 2011

ATTACHMENTS

1. Special use permit application (Dated received 11/3/11)
2. Location and zoning map (Dated 11/18/11)
3. Aerial map (Dated 11/18/11)
4. Site plan (Dated received 11/30/11)

SPECIAL USE PERMIT

APPLICATION FOR SPECIAL USE PERMIT

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. APPLICANT INFORMATION

Application is hereby made for a Special Use Permit to use the property at the address below for the indicated special use.

NAME OF APPLICANT/PETITIONER: CAMERON COMPANY LLC
MAILING ADDRESS OF APPLICANT: PO Box 3649 WILMINGTON NC 28406
PHONE NUMBER/E-MAIL OF APPLICANT: 910-762-2676 hill@cameranco.com

PROPERTY OWNER INFORMATION (If different from the applicant):

Name(s) _____
Address: _____
Telephone: _____ FAX: 910-762-2680
E-Mail Address: _____ ZIP _____

PROPERTY INFORMATION: The following information is required to provide the necessary information to process the Special Use Permit request:

ADDRESS OF REQUESTED SITE: 2120 SOUTH 17TH STREET
NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN): R06011-002-019-000
PROPOSED SPECIAL USE: COMMERCIAL PARKING LOT
CURRENT ZONING DISTRICT(S): O 4 I
TOTAL SITE ACRES/SQUARE FEET: 4.6 ACRES

Special Use Permits add flexibility to the Zoning Ordinance. Subject to high standards of planning and design, certain property uses may be allowed in several districts where these uses would not otherwise be acceptable. By means of controls exercised through the special use permit procedures, property uses which would otherwise be undesirable in certain districts can be developed to minimize any adverse effects they might have on surrounding properties.

Authority to grant Special Use Permits is found in Section 18-79 of the Land Development Code pursuant to North Carolina General Statute 160A-381. The Zoning Ordinance requires that the City Council, when granting a Special Use Permit to find that all four of the following factors found in Section 18-85 (6) exist. In the spaces provided below, indicate the facts that you intend to show and the arguments that you intend to convince the City Council that it can properly reach the four required conclusions:

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Section B. SUBMITTAL INFORMATION AND PROCEDURE

- (1) The request for a Special Use Permit must be reviewed by the Technical Review Committee of the City of Wilmington before the application can be considered by the Planning Commission. Please consider that review time when submitting the application.
 - (2) Supplementary Information is **REQUIRED** as part of the application. See Section C below for required information.
 - (3) The petition **MUST** be reviewed by the Planning Division for completeness **PRIOR** to the acceptance of any application or petition. Please **do not simply leave your application** materials without speaking to a Planner or Project Manager. If you do, your application may not be processed and your request might not be considered at the next Planning Commission meeting.
 - (4) A fee in accordance with the approved fee schedule, payable to the City of Wilmington must accompany the application.
 - (5) The Planning Commission will consider the application, if properly completed, at their next regular meeting. The petitioner or his/her agent should appear at the meeting. Meetings are held at 6:00 P. M. in the Council Chambers, City Hall, 3rd and Princess Streets, Wilmington, North Carolina on the first Wednesday of each month. Petitioners will be informed of any change in date, time or location of meetings. **Petitions and the required supplementary information must be received** in the Planning Division, 305 Chestnut Street, Wilmington, NC 28401, **thirty (30) working days before the Planning Commission meeting** to allow time for processing and advertisement as required the North Carolina General Statutes.
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Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION

- N/A* Agent form if the applicant is not the property owner; ✓
- Detailed project narrative describing the proposed site and request; ✓
- Ten (10) 24" X 36" copies of the site plan and one (1) 11" X 17" of the site plan (See Section D below for the minimum amount of information required on the site plan); ✓
- List of the names of owners, their addresses and the tax parcel numbers of the properties immediately adjacent to the subject property, including those separated by a street right-of-way; ✓
- Two (2) sets of business size stamped envelopes with the adjacent property owners listed above addresses on them. Make sure return address is on envelopes. Stamp envelopes with Department Account # for proper return. # 2670-419 ✓
- Current "to scale" copy of the NHO Tax Map delineating the site proposed for rezoning; ✓

PRINT FROM INTERNET

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Section D. REQUIRED INFORMATION TO BE INCLUDE ON THE SITE PLAN

- The present zoning classification(s) of the tract; ✓
- Adjoining property lines; ✓
- The location, height, size and location of structure(s); ✓
- Proposed use of land and structures. ✓
- Building elevation drawings; ✓
- Proposed planting areas including walls and fences and the treatment of any existing natural features; ✓
- The names and deed references of current adjoining property owners; ✓
- All existing easements, reservations, rights-of-way and all yards required for the zoning district requested; ✓
- General location of on-site utilities and proposed tie-in to existing public utilities (including water, sewer, culverts, drainage, etc); ✓ NO CHANGE
- General location and type of stormwater facilities; ✓
- Delineation of areas along streams on which the 100-year flood has been determined by the flood plain management regulations of the City of Wilmington; ✓
 - For residential uses this shall include number of units and outline of area within which structures will be located.
 - For nonresidential uses, this shall include approximate square footage of structures and outline of area within which the structure(s) will be located;
 - Parking and circulation plan, showing location, arrangement and number of parking spaces and ingress and egress to adjacent areas;
- Proposed dimension and number of signs and their locations; ✓
- Proposed phasing and approximate completion time of the project; ✓
- Survey of regulated and significant trees and the number of those trees existing, proposed for removal and reasons why those trees will be removed; ✓

File: S:\Dev Svcs\ Web Applications and Forms \ Plan Review \ special_use_pmt_9-2006

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 N/A 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: R. J. [Signature]

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 DATE RECEIVED:
 PLANNER:
 CASE FILED:
 FEE PAID:

SU-3-1211

- a. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved by the issuance of the special use permit;

SEE ATTACHED

- b. That the use meets all required conditions and specifications (See Article 6, Division III for Special Use prerequisites that must be met before a Special Use Permit can be granted);

SEE ATTACHED

- c. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and

SEE ATTACHED

- d. That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with City's Future Land Use Plan and adopted special area plans (i.e. corridor plans, neighborhood plans, Wilmington Vision 2020: A Waterfront Downtown Plan, and the CAMA plan).

SEE ATTACHED

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ATTACHMENT
PAGE 2 OF SPECIAL USE PERMIT APPLICATION

Applicants facts intending to show and demonstrate to City Council that it can properly reach the four required conclusions:

a) That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved by the issuance of the special use permit;

The applicant believes the proposed use would NOT materially endanger the health or safety of the general public because the proposed use is a parking lot that will be leased to New Hanover Regional Medical Center. The site is currently zoned O&I (Office and Institutional) which allows for the development of medical and professional office buildings. Given the site's proximity to the hospital, an office development is considered by most accounts to be its highest and best use. Given the existing zoning, the Planning Department feels that an office development (meeting all of the technical requirements) would not endanger the public health. The applicant believes the proposed parking lot is in effect an ancillary use to the hospital (an Institutional Use), and thus does materially endanger the health or safety of the general public.

b) That the use meets all required conditions and specifications (See Article 6, Division III for Special Use prerequisites that must be met before a Special Use Permit can be granted);

The proposed use will meet all required conditions and specifications required for development. As stated in the project narrative, the site has all required horizontal improvements necessary for vertical development. The proposed use as a Commercial Parking Lot does not need any technical variances from the development code.

c) The the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity;

The applicant believes the proposed use is ancillary and complimentary to development allowed within the O&I zoning district. The applicant believes the use is a public necessity as the applicant is developing the subject property for use by New Hanover Regional Medical Center. NHRMC provides health care services to the general public. This use will allow the hospital to better serve its customers.

d) That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the City's Future Land Use Plan and adopted area plans.

The city has designated the subject property to be developed with Office and Institutional uses by virtue of the O&I zoning designation. Any O&I development must provide for onsite

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parking. In the event the proposed use as a commercial parking lot expires, it will be because the site will transition into development with an O&I use. As such, the proposed use is in harmony with the area because it will be utilized solely as a parking lot by New Hanover Regional Medical Center.

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CAMERON COMPANY, LLC
PO BOX 3649
WILMINGTON, NC 28406

November 02, 2011

Christine Hughes
Planner, Development Services
City of Wilmington
230 Government Center Drive
Suite 110
Wilmington, NC 28403

Re: Project Narrative
Special Use Permit Application for 2120 South 17th Street

Dear Christine:

Please accept this letter as the project narrative required by the special use permit application for the property located at 2120 South 17th Street in Wilmington, NC.

The applicant is requesting a Special Use Permit in order to construct a parking lot. The parking lot will be leased in its entirety – as a ground lease - to New Hanover Regional Medical Center (NHRMC). The main campus for NHRMC is currently located directly across from the subject property. NHRMC will use the subject property as a private parking lot for their employees and guests. The lease will have a primary term of ten (10) years with one option to extend the lease for another ten year period.

The property is currently zoned O&I. The applicant believes this proposed special use is actually an ancillary use to the hospital and is in the character of the neighboring development which is predominantly medical office in nature. In the event the lease with the hospital expires and does not extend, the applicant would seek to develop the site with a medical office building, contingent on market conditions. To that end, the existing parking lot would provide the required parking infrastructure for a new office building. As such, the application is for a "Special Use" within the existing zoning and not a rezoning of the property.

The property is 4.6 acres in size and is already improved with driveway permits, private drive aisles, a regional storm water pond, water and sewer lines, sidewalks and landscaping. There are no wetlands on the site. A traffic impact analysis was done on the subject property when the neighboring site (also owned by the applicant) was rezoned for the development of a Walgreens pharmacy. In short, the property has all necessary horizontal infrastructure improvements in place for vertical development.

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We believe the general public and medical community will benefit from this development as it will allow for the expansion and continued growth of New Hanover Regional Medical Center. NHRMC is one of the largest employers in Wilmington, and at this current time, is one of the few local entities in a growth mode. Also, the development of the vacant property will contribute to an increased county property tax base.

Christine, thank you for considering this special use application. Please call me with any comments or questions you may have.

Sincerely,

Cameron Company, LLC



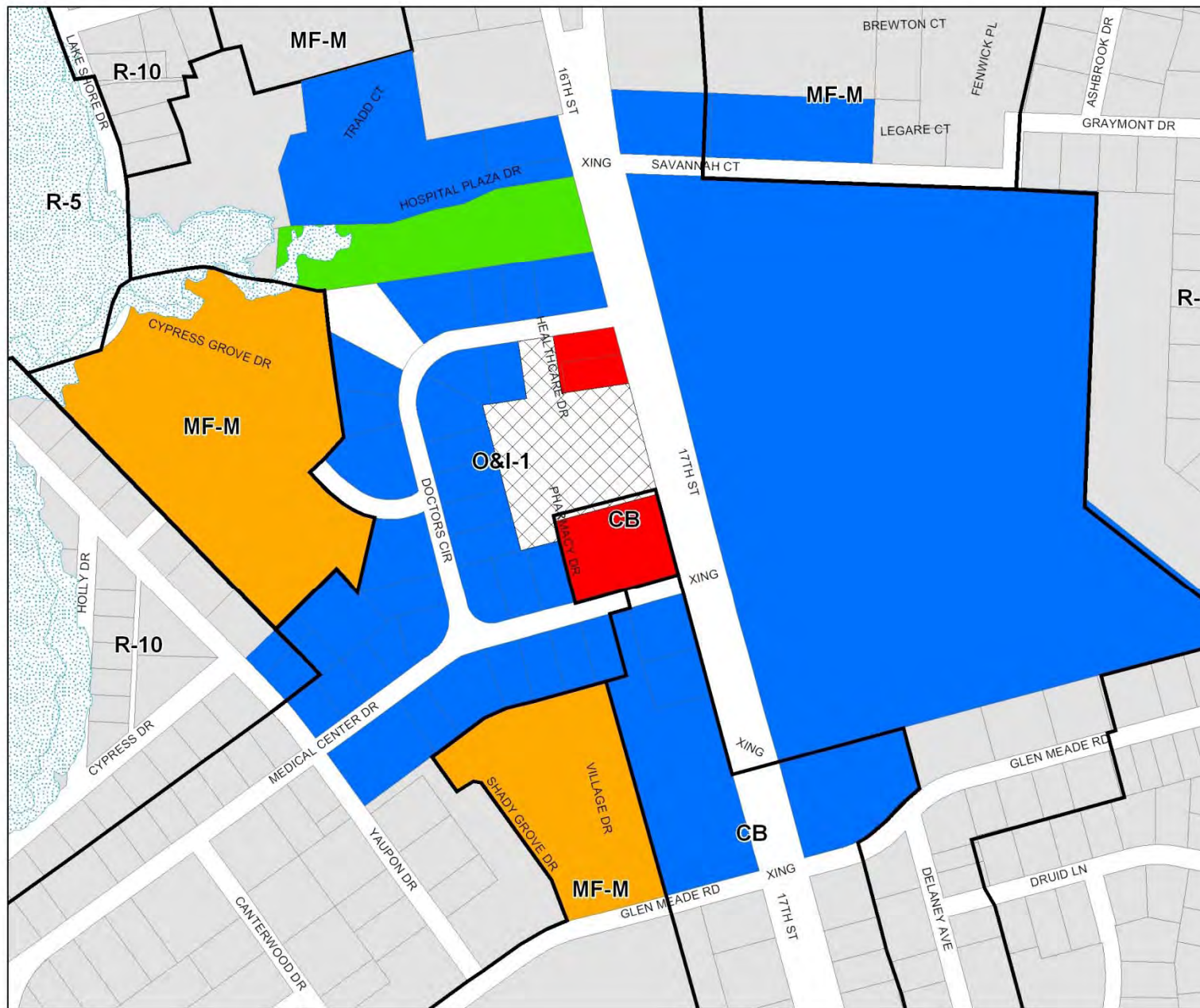
R. Hill Rogers

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



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2120 South 17th Street

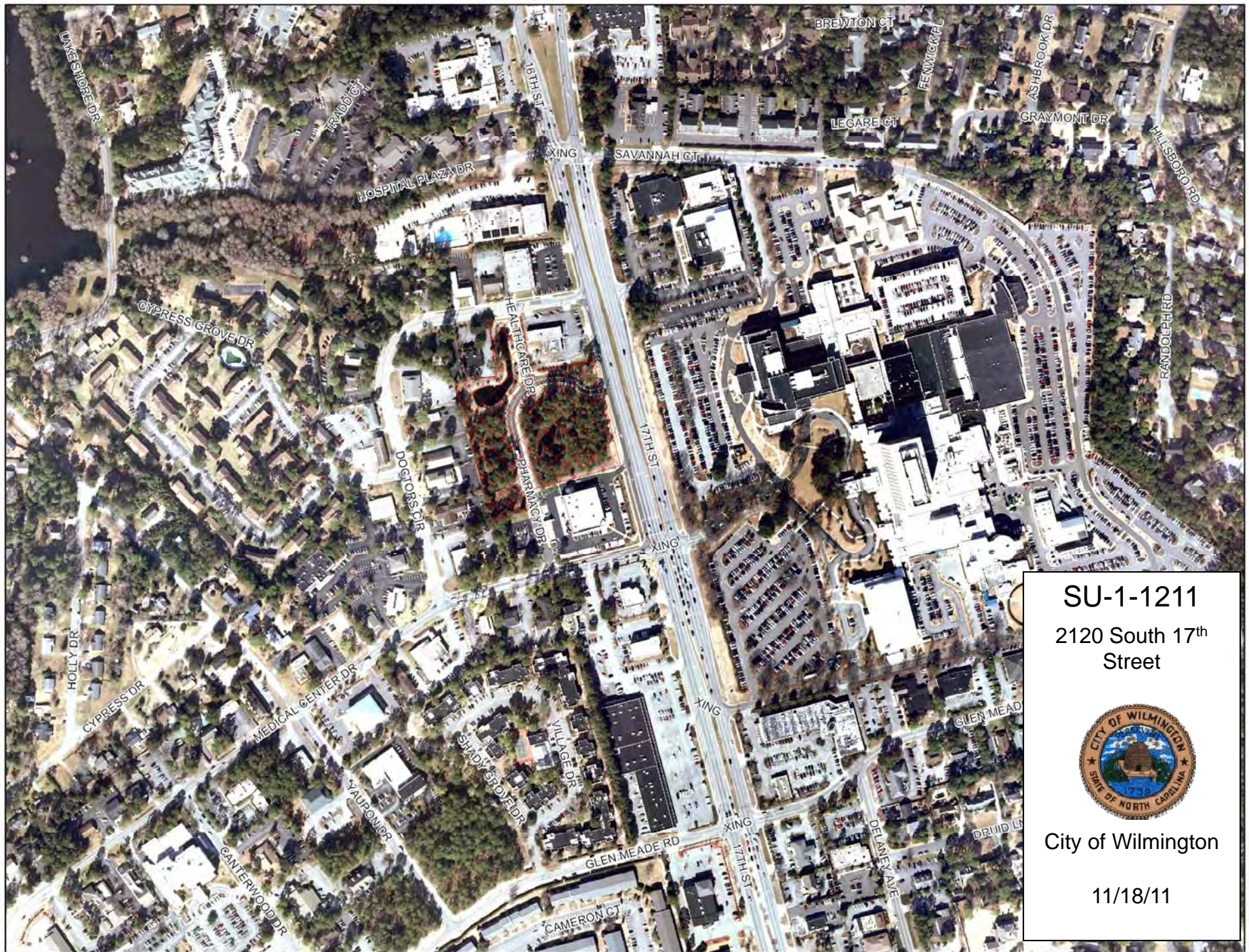
-  Site
-  Multi Family
-  Vacant
-  Office & Institutional
-  Commercial
-  Recreation/Parks

R-1



City of Wilmington

11/18/11



SU-1-1211

2120 South 17th
Street



City of Wilmington

11/18/11

Special Use Plan of Remote Parking Facility at Hospital Plaza prepared for

CAMERON COMPANY, LLC

MEDICAL ARTS CENTER TRACTS 2 and 3 (Hospital Plaza Project)

WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA
CITY OF WILMINGTON

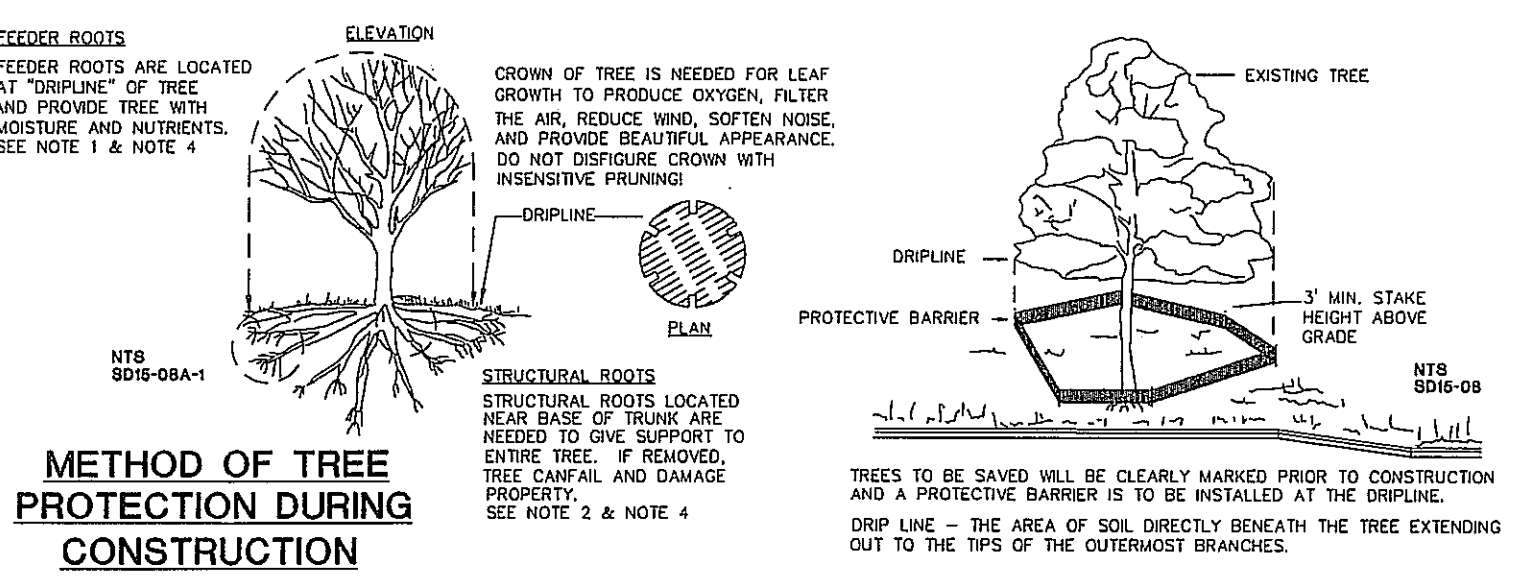
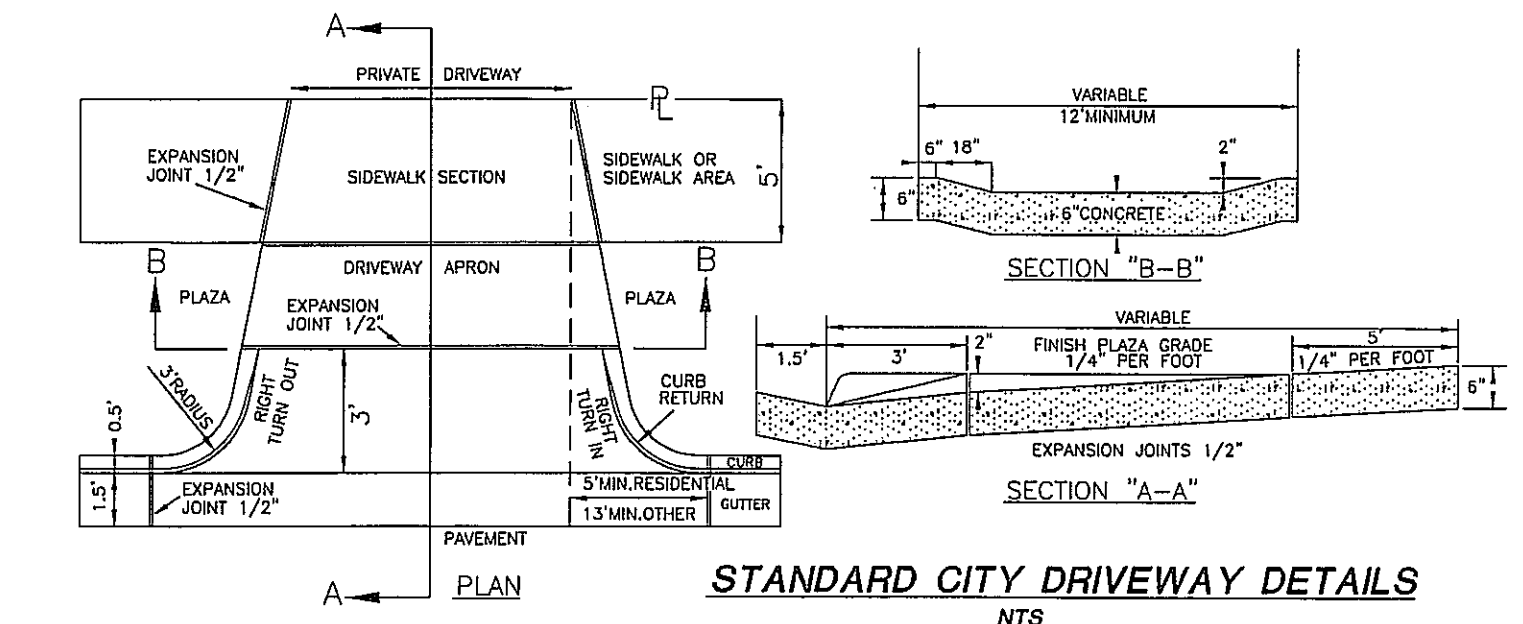
OWNER: CAMERON COMPANY, L.L.C.
P.O. BOX 3649
WILMINGTON, N.C. 28406
DATE: October 2011

DEVELOPER: Cameron Company LLC
1201 Glen Meade Road
Wilmington, NC 28406
910-762-2676

PRELIMINARY PLAN
NOT FOR RECORDATION OR CONVEYANCE

DOCTORS CIRCLE (60 FT. PUBLIC R/W)

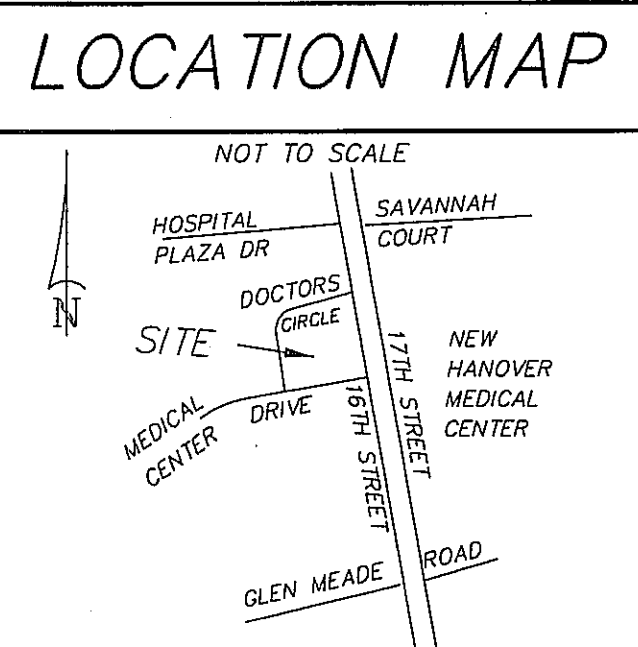
N.C. GRID MON. "FORK"
N = 168,976.9127
E = 2,325,028.3432
N.A.D. 1983



- CITY STANDARD NOTES:**
- 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.
 - ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
 - ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING (RICHE BROWN) TO REQUEST INSTALLATION OF TRAFFIC SIGNALS AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
 - 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.
 - CONTACT TOM PLATT WITH TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
 - ANY BROKEN OR MISSING SIDEWALK PANELS OR CURBING WILL BE REPLACED.
 - CONTACT KAREN DIXON AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
 - PROJECT SHALL COMPLY WITH CITY OF WILMINGTON CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 343-3910 FOR INFORMATION.
 - 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.
 - ANY IRRIGATION SYSTEM SUPPLIED BY CITY WATER SHALL COMPLY WITH THE CITY'S CROSS CONNECTION CONTROL REGULATIONS. CALL 343-3910 FOR INFORMATION.
 - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CITY WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCFCCRH OR ASSE.
 - ANY PVC MAINS ARE TO BE MARKED WITH NO.10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STAPPED TO THE PIPE WITH DUCT TAPE, AND STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS, ACCESSIBLE IN ALL VALVE AND METER BOXES. ALL WATER MAINS ARE TO HAVE A MINIMUM OF 3' COVER.
- ADDITIONAL FIRE DEPARTMENT NOTES:**
- HYDRANTS MUST BE WITHIN 150' OF THE FDC
 - THE FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT
 - LANDSCAPING MAY NOT BLOCK ANY FDC OR HYDRANT WITH A 3' CLEAR SPACE MAINTAINED
 - CONTRACTOR TO MAINTAIN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES DURING CONSTRUCTION
 - HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB
 - NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO BUILDING CONSTRUCTION

SEVENTEENTH STREET

LINE	BEARING	DISTANCE
L10	N 10°13'00" W	10.00'
L11	S 79°47'00" W	8.15'
L12	S 10°13'00" E	10.00'
L13	N 79°47'00" E	8.15'
L14	N 79°47'00" E	11.19'
L15	N 10°13'00" W	10.00'
L16	S 79°47'00" W	11.19'
L17	S 10°13'00" E	10.00'

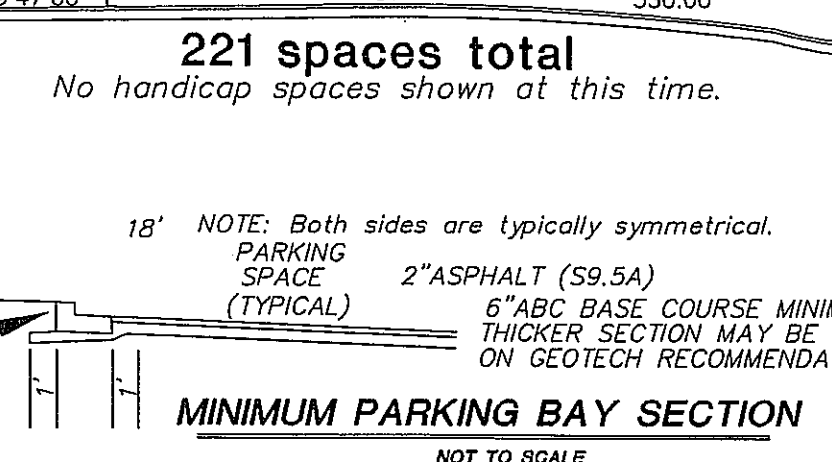
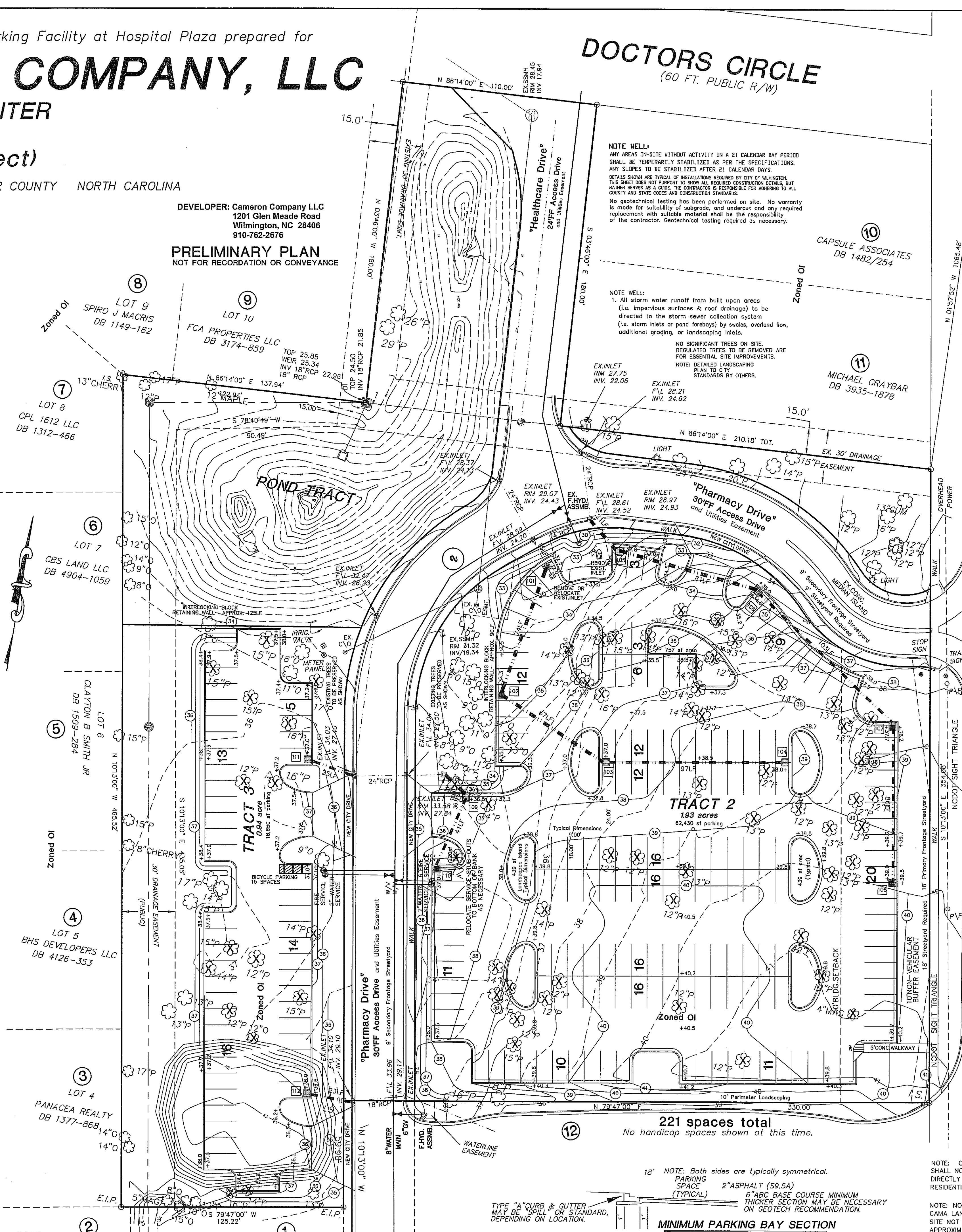


- ADJOINING OWNERS:**
- | | |
|---|--|
| 1. RO6011-002-011-000
WEB INVESTMENT PROPERTIES LLC
1612 DOCTORS CIRCLE
WILMINGTON, NC 28401
LAND USE: OFFICE | 7. RO6011-002-005-000
CPL 1612 LLC
1612 DOCTORS CIRCLE
WILMINGTON, NC 28401
LAND USE: OFFICE |
| 2. RO6011-002-010-001
ONALLEY ROBERT J
1505 MEDICAL CENTER DR
WILMINGTON, NC 28401
LAND USE: OFFICE | 8. RO6011-002-004-000
MACRIS SPIRO
1618 DOCTORS CIRCLE
WILMINGTON, NC 28401
LAND USE: OFFICE |
| 3. RO6011-002-009-000
PANACEA REALTY
1514 DOCTORS CIRCLE
WILMINGTON, NC 28401
LAND USE: OFFICE | 9. RO6011-002-003-000
PANACEA REALTY
1628 DOCTORS CIRCLE
WILMINGTON, NC 28401
LAND USE: OFFICE |
| 4. RO6011-002-008-000
BHS DEVELOPERS LLC
1516 DOCTORS CIRCLE
WILMINGTON, NC 28401
LAND USE: OFFICE | 10. RO6011-002-002-002
CAPSULE ASSOCIATES
2105 17TH STREET SOUTH
WILMINGTON, NC 28401
LAND USE: OFFICE |
| 5. RO6011-002-007-000
SMITH CLAYTON B ESTATE
1602 DOCTORS CIRCLE
WILMINGTON, NC 28401
LAND USE: OFFICE | 11. RO6011-002-002-001
GRAYBAR LLC
210 17TH STREET SOUTH
WILMINGTON, NC 28401
LAND USE: OFFICE |
| 6. RO6011-002-006-000
CBS LAND LLC
1606 DOCTORS CIRCLE
WILMINGTON, NC 28401
LAND USE: OFFICE | 12. RO6011-002-018-000
CAMERON COMPANY LLC
2150 17TH STREET SOUTH
WILMINGTON, NC 28401
LAND USE: COMMERCIAL RETAIL |

- NOTES:**
- THIS PLAN IS PRELIMINARY, NOT INTENDED FOR RECORDATION, SALES, OR CONVEYANCE.
 - SURVEYED IN 2006 AND 2011.
 - ALL DISTANCES AS SHOWN ARE HORIZONTAL.
 - SEWER PROVIDED BY CFWPA.
 - WATER PROVIDED BY CFWPA.
 - ANTICIPATED ADDITIONAL USE = 0 GPD.
 - SITE WILL MEET ALL ZONING REQUIREMENTS.
 - AREA COMPUTED BY COORDINATE METHOD.
 - REGULATED TREES ON SITE TO BE PRESERVED AS SHOWN.
 - STRIPING AND LANES TO CITY STANDARDS (THERMOPLASTIC).
 - NO VEHICULAR ACCESS TO SITE EXCEPT AS SHOWN.
 - ALL UTILITIES UNDERGROUND.
 - COMBINED GRID FACTOR = 1.00000.
 - FOR REFERENCE SEE DB 1357-558
DB 3894-142
DB 1485-500
DB 4890-2895
DB 4724-585
 - NO SIGNIFICANT TREES ON SITE.
 - REGULATED TREES TO BE REMOVED ARE FOR ESSENTIAL SITE IMPROVEMENTS.
- PARCEL ID: RO6011-002-019-000
ADDRESS: 2120 17TH STREET SOUTH
- TRACT 2 = 0.93 ACRE, TRACT 3 = 1.93 ACRES
IMPERVIOUS LOT COVERAGE = 1.861 / 2.869 = 65%
- 14% INTERIOR LANDSCAPING REQUIRED & PROVIDED
ALL REQUIRED CITY LANDSCAPING AREAS ARE PROVIDED

- LEGEND**
- E.I.P. = EXISTING IRON PIPE
 - I.L.M. = IRON LINE MARKER
 - E.I. = EXISTING IRON
 - C.C.M. = CONCRETE CONTROL MONUMENT
 - I.S. = IRON SET
 - R.W. = RIGHT OF WAY
 - C.P. = COMPUTED POINT
 - D.E. = DRAINAGE EASEMENT
 - S.E. = SIGHT EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - F.O. = FINISHED GRADE SPOT ELEVATION
- SCALE IN FEET: 1" = 30'

MEDICAL ARTS CENTER



- MORE GENERAL NOTES:**
- This map is not for conveyance, recordation, or sales.
 - This property is not located within a special flood hazard area according to Flood Insurance Rate Map Community Panel #370171-0010B, effective date April 2, 1986.
 - This property is zoned City of Wilmington O&I - Building setbacks are as follows:
Required -
50' from 17th Street Right-of-Way
10' from Interior Side
20' from Rear
 - Handicap Ramps provided at all intersections.
 - 15 suitable trees per acre are to be preserved or planted in accordance with City of Wilmington standards.
 - Parking areas and streets to be lighted in accordance with City of Wilmington standards.
 - 221 total parking spaces provided this Phase.
 - NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NC ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION, 1-800-632-4949
 - Affected Non-Municipal Utilities shall be contacted and provided with plans and other pertinent information, when feasible, to coordinate appropriate scheduling and placement. At the minimum this should include BellSouth and CP&L.
 - Contractor responsible for geotechnical testing as necessary.
 - On-site trash receptacles to be provided by owner / user as necessary.
 - A 3' high buffer with minimum depth of 10' to be provided in the front yard to screen parking areas from the road. Also, 6% of the gross parcel area to be landscaped so that 50% of trees or shade / canopy as defined by the City.

Tree Inventory Legend :

Tract 2 - 13'p

Trees to be Preserved -	13'p
Pines -	2
Oaks -	11
Other -	0

Tract 3 - 13'p

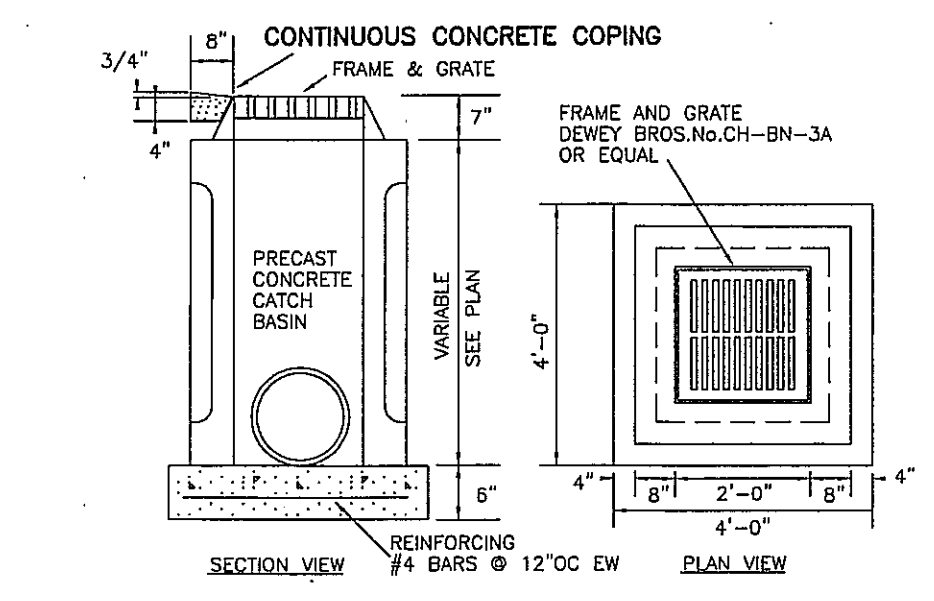
Trees to be Preserved -	13'p
Pines -	10
Oaks -	9
Other -	2

Trees to be Removed -

Pines -	51
Oaks -	2
Other -	1

Trees to be Removed -

Pines -	15
Oaks -	1
Other -	0



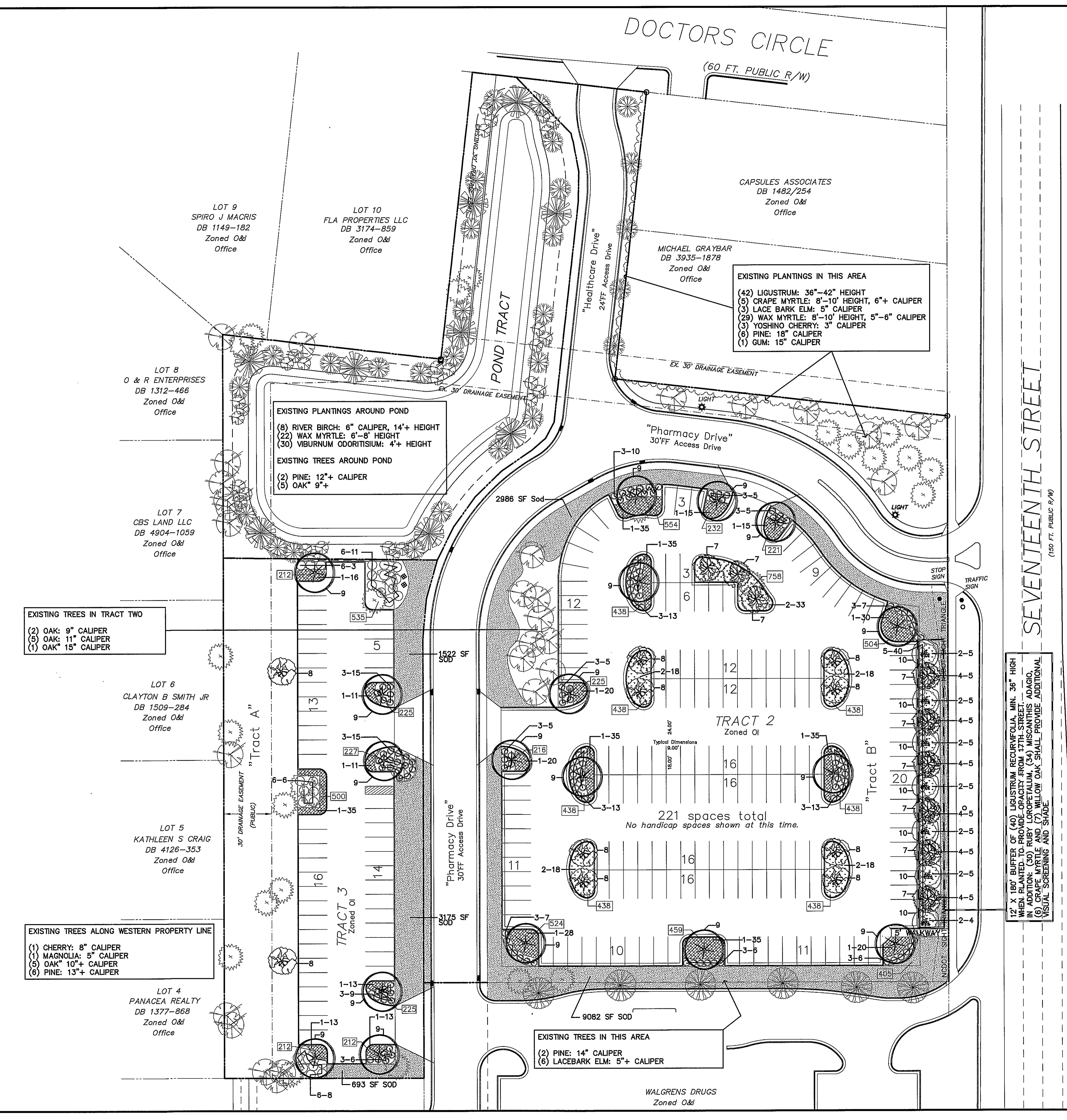
HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS, LAND PLANNERS

1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (919) 343-8002
LICENSE: C-0597

11-29-11
dhalls@hdsim.com

NOTE: OUTDOOR LIGHTING SHALL NOT SHINE OR REFLECT DIRECTLY ONTO ANY RESIDENTIAL PROPERTY.

NOTE: NO WETLANDS ON THIS SITE. CANAL LAND USE CLASSIFICATION: "DEVELOPED" SITE NOT IN A SHOD OR COD. APPROXIMATE TIME TO COMPLETION: UNDER 1 YEAR.



SITE DATA

OWNER: CAMERON COMPANY, LLC
P.O. BOX 3649
WILMINGTON, NC 28406

PROJECT NAME: MEDICAL ARTS CENTER
(HOSPITAL PLAZA PROJECT)
PARKING

SITE AREA:

TRACT 2:	TOTAL AREA: 84,037.8 SQ. FT., 1.93 ACRES
	PAVED AREA: 62,648.5 SQ. FT. 1.43 ACRES
	LANDSCAPING REQUIRED, 8%: 5,011.8 SQ. FT., 0.11 ACRES
	LANDSCAPING PROVIDED, 25%: 21,609. SQ. FT., 0.49 ACRES
	PARKING PROVIDED: 173 SPACES
TRACT 3:	TOTAL AREA: 40,922.1 SQ. FT., 0.94 ACRES
	PAVED AREA: 18,648.6 SQ. FT., 0.43 ACRES
	LANDSCAPING REQUIRED, 8%: 1,491.8 SQ. FT., 0.03 ACRES
	LANDSCAPING PROVIDED, 54%: 22,274 SQ. FT., 0.51 ACRES
	PARKING PROVIDED: 48 SPACES
	TOTAL PARKING PROVIDED: 221 SPACES

LANDSCAPING CALCULATIONS

STREET YARD: 18X245=4410 SQ. FT.
4410/600=7.35

CANOPY TREES REQUIRED: 7.35

SHRUBS PROVIDED: 48

CANOPY TREES PROVIDED: 9 - (7) WILLOW OAKS, (6) CRAPE MYRTLE

SHRUBS PROVIDED: 48

SHRUBS PROVIDED: 75 - (40) LIGUSTRUM, (35) LOROPETALUM, (30) MISCANTHIS

SHADING:

SHADING REQUIRED:

PARKING AREA: 62,428 SQ. FT. x 20% SHADE = 12,488 SQ. FT.

SHADING PROVIDED:

CRAPE MYRTLE = 314 SQ. FT. EA. X (3)=942 SQ. FT.
RIVER BIRCH = 707 SQ. FT. EA. X (8)=5656 SQ. FT.
LIVE OAK = 707 SQ. FT. EA. X (12)= 8484 SQ. FT.

TOTAL SHADING PROVIDED: 15,082 SQ. FT.

38 TOTAL CANOPY TREES PROVIDED: 23 SHADE/CANOPY TREES PROVIDED IN INTERIOR PARKING AREA, 23/38 = 60% SHADE/CANOPY TREES PROVIDED.

TOTAL PARCEL: 124,959 SQ. FT. **TOTAL SHADING:** 15,082 SQ. FT.

15,082/124959 = 12% OF GROSS PARCEL AREA LANDSCAPED TO PROVIDE SHADE/CANOPY AS DEFINED BY THE CITY.

PLANT LIST

KEY#	BASE QTY.	COMMON NAME	ROOT	CAL.	HEIGHT	REMARKS
1	435	BIG BLUE LIROPIE	1 GALLON	.	16"-18"	16" O.C.
2	134	MISCANTHIS ADAGIO	3 GALLON	.	12"-18"	.
3	139	DWARF INDIAN HAWTHORNE	3 GALLON	.	15"-18"	.
4	35	RUBY LOROPETALUM	3 GALLON	.	15"-18"	.
5	40	LIGUSTRUM RECURVIFOLIA	7 GALLON	.	36" MIN.	.
6	28	AZALEA INDICA	3 GALLON	.	18"-24"	.
7	9	CRAPE MYRTLE	.	3"	8'-10'	M.S.
8	10	RIVER BIRCH	.	3"	10'-12'	M.S.
9	18	LIVE OAK	.	3"	10'-12'	.
10	7	WILLOW OAK	.	3"	10'-12'	.

NOTE:
The key number refers to the Plant List. Where there is only one number, it is the key number and the quantity is one. Where there are two numbers connected by a dash, the first is the key number and the second is the quantity required for the planting bed indicated.

M.S. = Multi-Stem

Sod shall be Common Bermuda. Approx. 17,410 SQ. FT.
All plant bed areas shall be covered in a minimum of 3" of clean pine needle mulch.
EXCEPT: Liropie beds shall be covered with shredded Hardwood Mulch.

NOTE:
PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND ALL PROTECTED TREES OR GROVES OF TREES.
NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, EQUIPMENT OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

LEGEND

- Property Line
- Existing Tree(s)
- Proposed Tree
- Proposed Shrubs
- Proposed Ground Cover
- Proposed Sod Area

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NOV 30 2011
PLANNING DIVISION

SCALE: 1"=30'-0"

DATE: 10/10/2011
FILE NAME: CameronProp.Dwg5
SHEET: 1

LANDSCAPE DESIGN & INSTALLATION BY:
WRIGHTSVILLE BEACH
LANDSCAPING & LAWN CARE, INC
PO Box 805 Wrightsville Beach, NC 28480
(910) 256-6845

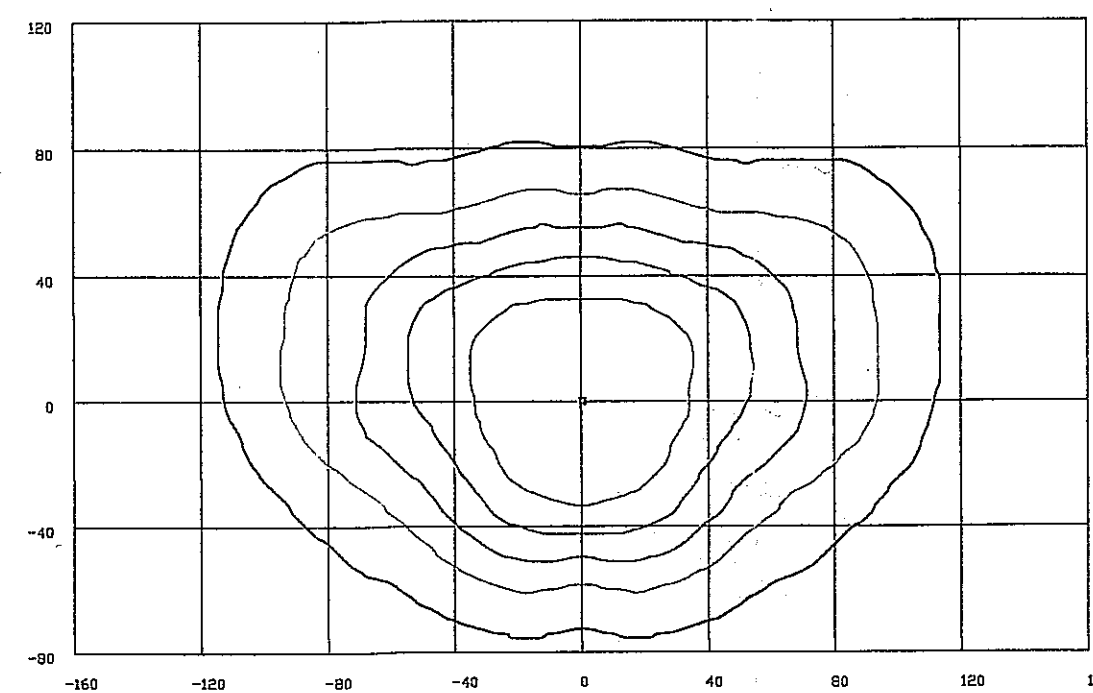
Proposed Landscape Plan for:
The Cameron Company, Inc.
Medical Arts Center, Tracts 2 and 3 (Hospital Plaza Project)
Wilmington Township, New Hanover County, North Carolina

REVISIONS	BY
10/19/2011	E.S.
10/14/2011	E.S.
10/11/2011	E.S.
11/28/2011	E.S.

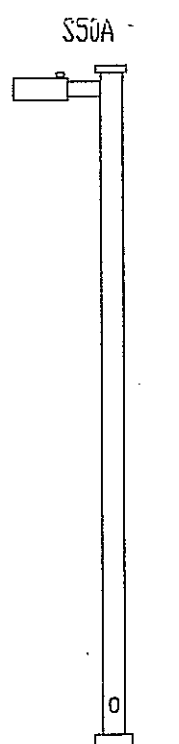
ISOFOOTCANDLE CURVES

FIXTURE: SHOEBOX
 MOUNTING HEIGHT: 30 FT
 LAMP: 400W, 50,000 LUMENS, SODIUM POLE ASSY # PLS30ABDS0BLCK (BLACK)
 PATTERN TYPE III, FULL CUTOFF ASSY # L50KSV40SBBLCK (BLACK)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRTY DEPRECIATION FOR INITIAL FOOTCANDLES. DIVIDE THE READINGS BELOW BY .75.

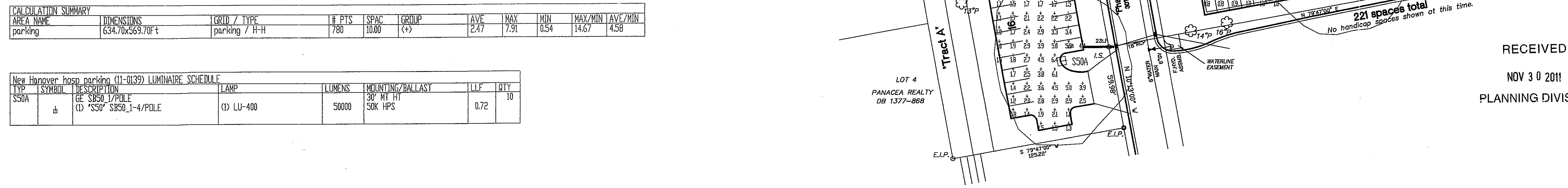


LEGEND (OUTER to INNER) 0.100, 0.250, 0.500, 1.00, 2.00



AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
parking	634.70x569.70ft	parking / H-H	780	10.00	(+)	2.47	7.91	0.54	14.67	4.58

TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
S50A	⬢	GE SB50 1/POLE	(1) LU-400	50000	30' HT HI 50K HPS	0.72	10



NOTE: WELLS ARE TO BE INSTALLED WITHIN ACTIVITY ON A 14 CALIBER 30 PERIOD AND SHALL BE TEMPORARILY STABILIZED AS PER THE SPECIFICATIONS. THE SPACES TO BE STABILIZED SHALL BE CALIBERED WITHIN 10 DAYS OF THE DATE OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILIZATION OF THE WELLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILIZATION OF THE WELLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILIZATION OF THE WELLS.

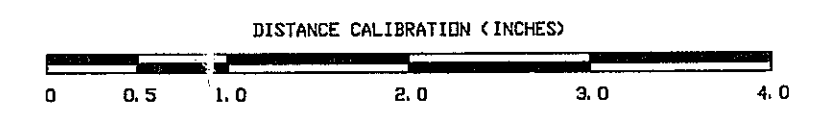
NOTE: WELLS: 1. All storm water runoff from built upon areas to be directed to the storm sewer collection system. 2. Storm water runoff from paved areas to be directed to the storm sewer collection system. 3. Storm water runoff from unpaved areas to be directed to the storm sewer collection system.

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 NOV 30 2011
 PLANNING DIVISION

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 NOV 17 2011
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LIGHTING DESIGN TOLERANCE
 The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Progress Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

Customer approval _____ Date _____



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NEW HANDOVER HOSPITAL PARKING	
WILMINGTON NC	
SITE LIGHTING PLAN	
Designed by	PGN LIGHTING SOLUTIONS - CAROLINAS
Reviewed by	R. Simpkins Scale 1" = 40'
Date	10/21/2011 Size "Arch D"
Description	50K lumen Shoebox fixtures
Drawing No.	11-0139A Sht. 1 OF 1