

REVISED

CITY OF WILMINGTON

INTERDEPARTMENTAL MEMORANDUM

DATE: February 1, 2009

TO: Technical Review Committee Members

FROM: Jamison Fair, Senior Planner
(Development Services)

RE: **Discussion by T.R.C. on: February 4, 2010**

The enclosed item is forwarded for your information and review with the request that comments be made at a TRC meeting scheduled for **February 4, 2010** in the Planning conference room located on the **RIGHT** side of the 4th (Planning Conference Room) floor at 305 Chestnut Street.

8:30 a.m. 4705 Greenway Avenue. The project is located at 4705 Greenway Avenue. This is a **FIRST REVIEW**. Please see attached Conditional District Rezoning application for a proposed multi-family residential complex consisting of three (3) 3-story buildings with 33 unit buildings, 2 & 3 bedrooms equaling 162 bedrooms; totaling 44,325 s.f. and a clubhouse 1,200 s.f. on 11.21 acres. The property is currently zoned R-10. Applicant is proposing MF-L (CD) rezoning. The planner is **Jeff Walton (910.341.3257)**. The applicant is **Cindee Wolf** with **Withers and Ravenel, Inc.**, (cwolf@withersravenel.com, 910.509.6505).

9:30 a.m. Surgcare Parking Expansion. The project is located at 1801 South 17th Street. This is a **CONCEPT PLAN REVIEW**. Please see attached Concept Development Plan Review application for additional information. The planner is Jeff Walton **(910.341.3260)**.

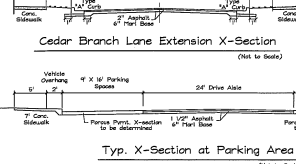
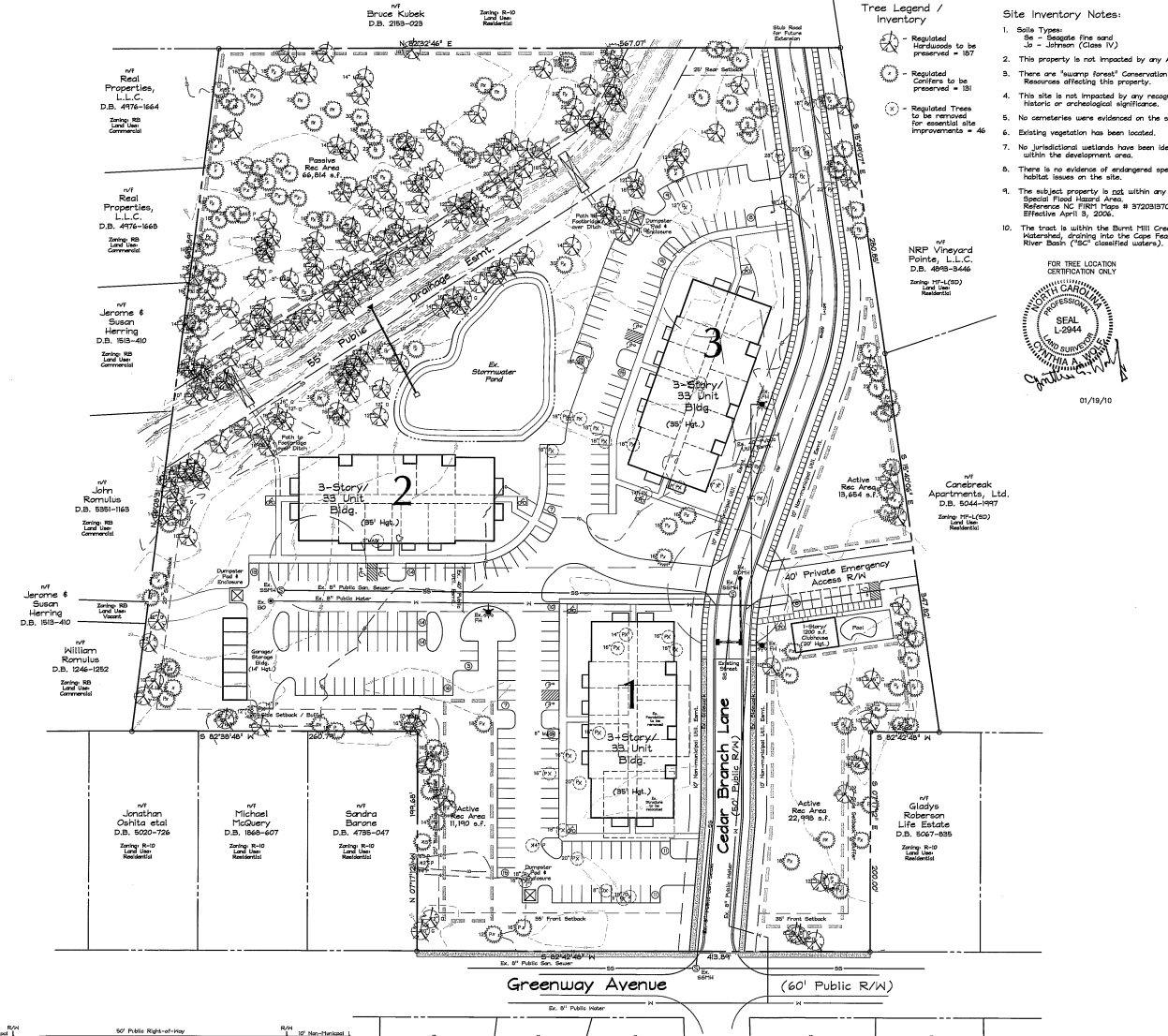
10:30 a.m. Capri Division. The project is located off Kerr Avenue via Patrick Avenue. This is a **CONCEPT PLAN REVIEW**. Please see attached Concept Development Plan Review application for additional information. The planner is Jim Diepenbrock **(910.341.3257)**.

- Utility Notes:**
- Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Utility Authority public mains.
 - All utility services, such as electric power, CATV, gas & telephone shall be installed underground.
 - All water & sewer utilities to be installed per CFPWA Technical Specifications & Standards.
 - Project shall comply with CFPWA Cross Connection Control Regulations. Proper meter(s) cannot be released until all requirements are met and NCDENR has received their final approval. Call 848-3910 for information.
 - Any backflow prevention device required by the CFPWA will need to be on the list of approved devices. USRCFCCR or ASSE.
 - Water & sewer services can not be activated on new mains until the Engineer's Certification and approvals are received and "Final Approval" issued by the Public Water Supply Section of NCDENR, and "Final Engineering Certification" issued by the Division of Water Quality Section of NCDENR.
 - If contractor desires CFPWA water for construction, he shall apply in advance for the service and must provide a minimum pressure zone (with backflow prevention device on the developer's side of the water meter box).
 - When PVC water mains and services are proposed, the pipes are to be marked with blue, 10' marked, single-strand copper wire installed & strapped to the pipes with slot tape. This is to be accessible in all valves and meter boxes to aid in future location of facilities.
 - The contractor is responsible for the location and protection of existing utilities during construction. Call U-LOGO at 1-800-832-4948.
 - Contractor is responsible for the repair and replacement of any utility, curb & gutter, pavement that may be damaged during construction. Damaged items shall be repaired to at least the quality or workmanship found in the original item.
 - The BellSouth contact is Steve Daymett, Building Industry Consultant, at 910-392-8712. Contact him prior to starting the project in order to facilitate good communication and maximum flexibility.
 - The process for telephone cable placement:
 - Final grade will need to be first - approximately 3' deep.
 - Power will place their cable first - approximately 2' deep.
 - BellSouth & cable TV will then place their cable at approximately 2' deep.
 - Solid waste disposal will be handled with dumpster pickup by private contractor.

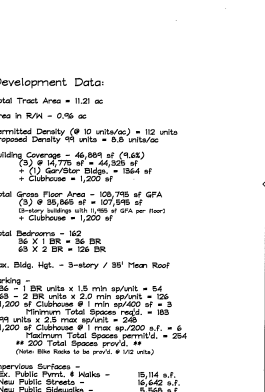
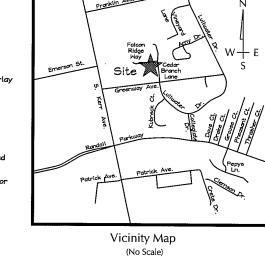
- Traffic Notes:**
- All pavement markings in public rights-of-way & for driveway are to be thermostatic & meet or exceed NCDOT standards.
 - Traffic control devices (including signs and pavement markings) in areas open to public traffic shall be in accordance with an Uniform Traffic Control Devices (MUTCD) Manual or Uniform Traffic Control Devices standards.
 - Contact Tom Platt, with Traffic Engineering, at 841-7888 to ensure that all traffic control devices are shown on the plan. Add a note to call Traffic Engineering first (48) hours prior to any installation in the R/W.
 - Any broken or missing sidewalk panels and/or curbing shall be replaced.
 - Contact Karen Dixon at 841-7888 to discuss street lighting options. The design team will be needed to determine street light locations.
 - Traffic warning mats to be installed at all vehicular ramps.
 - Once streets are ready to be open to public traffic, contact the Traffic Engineering Division to request installation of traffic and street name signs. Proper street names must be approved prior to installation of street name signs.
 - A landscaping plan, including the location of required street trees shall be submitted to the Traffic Engineering Division and Parks & Recreation Department for review and approval at the recording of the Final Plat. Plan shall adhere to SD 18-17.

- Fire & Life Safety Notes:**
- New hydrants must be available for use prior to construction of the buildings within any development.
 - Hydrants must be located within 6' of the curb.
 - Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles.
 - Contractor shall maintain an all weather access for emergency vehicles at all times during construction.
 - A minimum of 3" shall separate underground fire lines or private water mains from other underground utilities.
 - Underground fire lines & private water mains must be permitted & inspected by the Wilmington Fire Department from the public right-of-way by the building. Contact the WFD - Division of Fire & Life Safety at 910-348-6066 for additional information.
 - Construction Type - SB
 - Buildings will be sprinkled.
 - The FDC must be within 150' of a fire hydrant & within 40' of fire apparatus placement.
 - Landscaping or parking can not block or impede the FDC or fire hydrant. A 30-foot (3') clear space shall be maintained around the circumference of hydrants and FDC.
 - Installation of security gates across a fire apparatus road of parking lot will require pre-approval by Wilmington Fire Department.

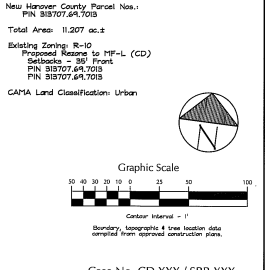
- Tree Preservation, Grading & Stormwater Management Notes:**
- Stormwater management will meet City & State requirements.
 - Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
 - Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
 - Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.



- Development Notes:**
- All development shall be in accordance with the City of Wilmington Land Development Code.
 - All development shall also meet any County, State or Federal regulations for construction permitting.
 - Blowing interior lot lines will be abandoned by a Reconfiguration Plat.
 - Street lighting shall be provided in accordance with Sec. 18-360 of the Subdivision Regulations.
 - Building setbacks:
 - 35' Front
 - 30' Corner
 - 20' Rear
 - 20' Interior Side
 (Note setback requirements shall apply to the "finished" structures within the project.)
 - Minimum building separation 16'



- General Notes:**
- New Hanover County Parcel No.: PIN 313707.64.7018
 - Total Area: 11,207 ac ±
 - Building Zoning: R-10
 Proposed Zoning to R/W-1 (CD)
 # 5.38 ac (28.8%) Open Space provided, # 4
 PIN 313707.64.7018
 PIN 313707.64.7018
 PIN 313707.64.7018
 - CAMA Land Classification Urban



WITHERS & RAVENEL
 ENGINEERS & PLANNERS SURVEYORS
 1410 Commonwealth Drive, Suite 101, Wilmington, North Carolina 28403
 Fax: 910-256-2994
 Tel: 910-256-9277
 www.wITHERSRAVENEL.com
 License No. C0882

MELINDA NAPIER
 For Construction

Cedar Branch Lane Apartments
 Wilmington Township / New Hanover County / North Carolina
 1796 Cypress Isle
 Williamsburg, VA 23185
 Tel: 252-619-3691

Job No. 08090286
 Drawn by: C. Hest
 Checked by:
 Scale: 1" = 50'
 Date: 01/19/10
 Revisions:
 Sheet:



Development Services
305 Chestnut Street
Wilmington, NC 28402
Office: 910-254-0900
Fax: 910-341-3264

CONCEPT PLAN REVIEW APPLICATION

Project Name: SURGCARE PARKING EXP. Acreage: 2.0
Location: 1801 So. 17TH ST. 1205419-003-004-000
(site address or description) (Parcel ID)
Current Zoning: O E I Proposed Zoning: O E I
Owner(s) Name: WILMINGTON SURGCARE INC
1801 So. 17TH ST, 28401
Applicant Name: JAMES SHAFER
Mailing Address: 1801 So. 17TH ST, 28401
Applicant Phone Number: 763-4555
Email Address: jshafer@symbion.com
Existing Use of Property: WOODED
Proposed Use of Property: PARKING EXPANSION FOR
EXISTING MEDICAL FACILITY
Applicant's Signature: [Signature] Date: 1/22/10

All concept review applications will be discussed at the next available Technical Review Committee meeting. Fully completed major site plan applications are given priority on the agenda. Every effort will be made to accommodate concept plan reviews at the next meeting, but if there are more than two full site plan reviews scheduled, the concept review will be moved to the next available meeting. To be eligible for consideration for the first available TRC meeting, this application is required to be submitted to the Planning Division with a current tax parcel map of the property location no later than 1:00PM on the Friday prior the TRC meeting.

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JAN 28 2010

PLANNING DIVISION

CPR-10-005

| CONTACT US | HELP

New Hanover County

NHC Tax Home > Register of Deeds Home

Home Property Records

Owner Address Parcel ID Advanced

PARID: R05419-003-004-000
WILMINGTON SURGCARE INC

1801 17TH ST S

CURRENT RECORD

1 of 1

- Profile
- Sales
- Residential
- Commercial
- Misc. Improvements
- Permits
- Land
- Values
- Agricultural
- Sketch
- Full Legal
- Exemptions
- Sub-parcel(s) Info
- Original Parcel Info
- ▶ Parcel Map



Last GIS Data Update: 4-Jan-2010

Data Copyright New Hanover County [Disclaimer] [Privacy Policy] Last Updated: 18 Jan 2010

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JAN 29 2010
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Development Services
305 Chestnut Street
Wilmington, NC 28402
Office: 910-254-0900
Fax: 910-341-3264

CONCEPT PLAN REVIEW APPLICATION

Project Name: Capri Division Acreage: 2.3(?)

Location: Off Kerr Ave via Patrick ? (on back of pg 2)
(site address or description) (Parcel ID)

Current Zoning: R-10 Proposed Zoning: R-10

Owner(s) Name: Todd Leber

Applicant Name: Todd Leber

Mailing Address: 5232 Greenville Loop Rd 28409

Applicant Phone Number: 443-3718 or 791-8623

Email Address: TSL@ec.rr.com

Existing Use of Property: Unimproved Lots

Proposed Use of Property: improved Lots

Applicant's Signature: Todd Leber Date: 1/28/10

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MAP

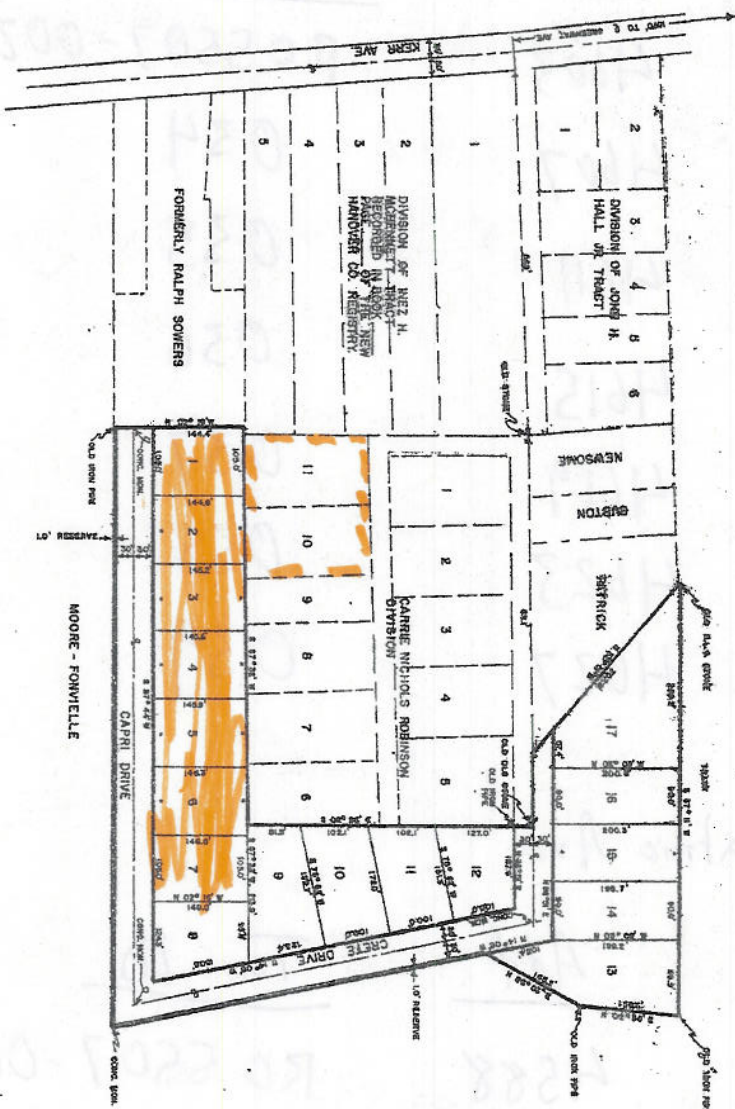
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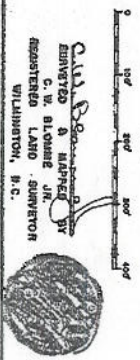


HARNETT TOWNSHIP
SCALE 1" = 100'

NORTH CAROLINA
DEVELOPED BY
PIONEER DEVELOPMENT CO.

NEW HANOVER COUNTY
FEB. 12, 1964

Capri Estates



FILED FOR REGISTRATION ON 2nd DAY 1964
 1964 AT 11:30 AM AND DULY RECORDED IN MAP
 BOOK 11 PAGE 69

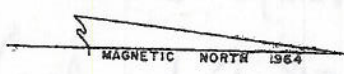
REGISTER OF DEEDS

SPROU TO & SUBSCRIBED BEFORE ME THIS 3rd
 DAY OF FEBRUARY 1964 LET THIS INSTRUMENT &
 CERTIFICATE BE RECORDED.

Charles Davis
 Clerk of Superior Court

NEW HANOVER CO. NORTH CAROLINA
 I, C. W. BLOUIN, JR., CERTIFY THAT THIS MAP
 AND INSTRUMENT WERE PREPARED BY ME OR
 UNDER MY SUPERVISION AND THAT THE
 SURVEY MADE BY ME, THAT THE ERROR OF
 CLOSURE AS CALCULATED BY LATITUDE & L.
 LONGITUDE WERE SURVEYED BY ME THAT THIS
 MAP WAS PREPARED IN ACCORDANCE WITH G.S.
 § 20 AS AMENDED & SEAL THIS 3rd DAY OF
 FEBRUARY 1964

C. W. BLOUIN, JR.
 REGISTERED LAND SURVEYOR



4169

Capri Estates

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Proposed Change

Add

Current PLAN

