



NORTH

SITE DATA:

PROPERTY OWNER	THE OFFICES AT AIRLIE, LLC
PROJECT ADDRESS	1613 MILITARY CUTOFF RD.
PIN NUMBER	R05600-002-002-000 R05600-002-004-000
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.	O&I (CD) CD-6-214
DISTURBED AREA	2.1 Ac. x 15 = 2.1 Ac. 31 Trees 2' Cal. Req'd.
SETBACKS REQUIRED	FRONT: 20' REAR: 25' INTERIOR SIDE: 5' CORNER SIDE: 20'
PROPOSED BUILDING SETBACKS	FRONT: 14" REAR: 83" INTERIOR SIDE: - CORNER SIDE: 21'
*ALTERNATIVE FRONT SETBACK FOR TREE PRESERVATION	
TRACT AREA	78.883 SF (1.80 AC)
BUILDING USE	OFFICE-PROFESSIONAL

EXISTING BUILDING AREA	1,562 SF
PROPOSED BUILDING AREA (GROSS)	20,000 SF
BUILDING LOT COVERAGE (10,000/78.883)	12.7% %
NUMBER OF BUILDINGS	1
NUMBER OF UNITS	1
BUILDING HEIGHT	28'
NUMBER OF STORIES	2
SF PER FLOOR (GROSS)	10,000 SF
EXISTING IMPERVIOUS AREAS:	
EXISTING BUILDING	1,562 SF
EXISTING CONCRETE	0 SF
EXISTING GRAVEL	0 SF
EXISTING IMPERVIOUS AREA	1,562 SF (2% %)
PROPOSED IMPERVIOUS AREAS:	
PROPOSED BUILDING FOOTPRINT	10,000 SF
PROPOSED CONCRETE CURBING	2,780 SF
PROPOSED CONCRETE	2,455 SF
PERVIOUS PARKING	28,805 SF
CREDIT FOR PERVIOUS PARKING	-21,604 SF
EXISTING IMPERVIOUS (TO REMAIN)	0 SF
TOTAL IMPERVIOUS AREA	22,416 SF (28.5% %)

PARKING REQUIRED: (OFFICE-PROFESSIONAL) 20,000 SF	
MAXIMUM: 1/200	100
MINIMUM: 1/400	67
TOTAL PARKING PROVIDED:	95
CAMA LAND USE:	WATERSHED RESOURCE PROTECTION
PUBLIC WATER AND SEWER BY CFPUA	
EXISTING WATER FLOW:	0 GPD
EXISTING SEWER FLOW:	0 GPD
PROPOSED WATER FLOW:	
(120 GPD/1,000 SF x 20,000 x 110% %)	2,640 GPD
PROPOSED SEWER FLOW:	
(120 GPD/1,000 SF x 20,000 SF)	2,400 GPD
HANDICAP SPOTS REQUIRED	PROPOSED
(1-25 SPOTS= 1 HANDICAP SPOT)	
99 SPOTS/25=3.96	4 HANDICAP SPOTS
BICYCLE PARKING REQUIRED (99 SPACES)	5 BICYCLE PARKS
BICYCLE PARKING PROPOSED	5 BICYCLE PARKS
BUILDING CONSTRUCTION TYPE	TYPE V WOOD

LEGEND

COMMON NAME	SIZE	QTY
SHRUB, EVERGREEN BROADLEAF		
ABELIA, "ROSE CREEK"	3 GAL.	37
BOXWOOD WINTERGREEN	3 GAL.	34
BURGUNDY LOROPETALUM	3 GAL.	16
CAMELLIA SASANQUA KANJIRO	7 GAL.	6
CLEYERA JAPONICA	3 GAL.	16
FATSIA JAPONICA	3 GAL.	4
MSCANTHUS SINENSIS	3 GAL.	52
HOLLY, MARY NELL, TREE FORM	7 HT.	3
HOLLY, YAUPON, DWARF	3 GAL.	69
LIGUSTRUM, VARIEGATED	3 GAL.	10
LIGUSTRUM	4.5' HT.	8
PITTIOSPORUM, JAPANESE, COMPACT	3 GAL.	26
DRIFT ROSE	3 GAL.	27
YEW, UPRIGHT JAPANESE	7 GAL.	10
AZALEA EX	3 GAL.	21
TREE, SMALL SHADE		
ELM, ALLEE	25" CAL.	2
FRINGE TREE	2" CAL.	4
AMUR MAPLE	25" CAL.	5
LOQUAT	2" CAL.	7
TREE, EVERGREEN		
ARBORVITAE, EMERALD	12' HT.	18
ARBORVITAE, GREEN GIANT	12' HT.	45
GROUND COVER		
ASIATIC JASMINE	4" POT	121

Military Cutoff Rd. Primary Streetyard:			
500ft - 24ft Drwy. = 476 x 18'w =	8568sf Req'd. landscape	4284sf	Provided:
3 understory trees per 600sf =	43 trees	22	4
6 shrubs per 600sf =	86 shrubs	43	69
Wrightsville Ave. Secondary Streetyard:			
184ft - 36ft Drwy. = 148 x 9 =	1332sf Req'd. landscape	666sf	333
1 Tree per 600sf =	2 trees	1	3
6 Shrubs per 600sf =	13 Shrubs	7	16

PROPOSED ASPHALT + CURB	12,416 SF
20% Interior Shading Req'd.	2,484 SF
Interior Shading Provided	5,652 SF
Foundation Plantings:	
22ft on North side of Bldg. x 28ft x 12 = 75sf Req'd.	95sf Prov'd.
150ft on North side of Bldg. x 28ft x 12 = 504sf Req'd.	850sf Prov'd.

Duke Energy Guidelines:
 - Nothing in the 1st 2ft back from the 10' arm that extends on the outside of the pole towards the road back 20ft (10' from pole basically) except low growing grass, trees maturing under 7ft, sod, drip irrigation.
 - To ROW line nothing to mature over 12ft.
 - Use the NCSU site for heights.

All planted and retained living material required to meet the provisions of the City of Wilmington Land Development Code, shall be perpetually protected and maintained to professionally accepted standards by joint and several responsibility of the owner, tenant and respective agents of the property on which the material is located.

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

LANDSCAPING SHALL BE COMPLETE BEFORE ISSUANCE OF A C.O.

The areas within the triangular sight distance shall be maintained free of all obstructions between 30" and 10'.

A rain/freeze sensor shall be used if there is an irrigation system.

Using the CREATIVE STANDARD OF THE CODE 50% OF THE STREETYARDS SHALL BE PLANTED AS CALLED OUT.

Owner Info:
 Steve Anderson
 The Offices at Airlie, LLC
 105 Cardinal Dr.
 Wilmington, NC 28403
 910-616-0483

STORMWATER MANAGEMENT PLAN APPROVED BY CITY OF WILMINGTON ENGINEERING DEPARTMENT DATE PERMIT #

SIGNED _____

Approved Construction Plan
 Name: _____ Date: _____ Planning: _____ Traffic: _____

Revision #: 1
 Date: 8/20/2015

Scale:
 1" = 30'

Landscape Plan:
 Airlie Offices

JIM@FREEMANLANDSCAPE.COM 910-796-1166
 Landscape Design by: James Freeman - NCLC# 71
 Freeman Landscape, Inc.