

ADJACENT PROPERTY OWNER
MAYFAIRE I LLC
14 WILSON HOUSES (MAYFAIRE ZONE) USE: RESIDENTIAL HOTEL

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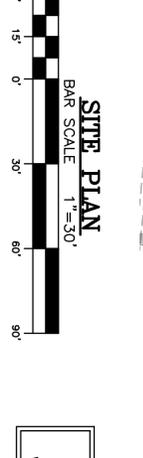


Approved Construction Plan
Name _____
Date _____

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

For each open utility cut
of
City streets, a \$325
permit
shall be required from the
City prior to occupancy
and/or project
acceptance.

ADJACENT PROPERTY OWNER
WILMINGTON INVESTORS
ZONE: MX
USE: BUSINESS



OWNER INFO:
STEVE ANDERSON
P.O. BOX 1229
WILMINGTON, NC 284402

NOTES:
1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE AND THE CITY OF WILMINGTON SUBDIVISION MAP ACT.
2) ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY CHANGES TO EXISTING UTILITIES SHALL BE APPROVED BY THE CITY OF WILMINGTON.
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LEGEND

- EXIST. SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPERTY LINE (BOUNDARY)
- RIGHT OF WAY
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE
- PROPOSED RUN-OFF ARROWS
- EXIST. CONCRETE AREA
- PROPOSED CONCRETE AREA
- OPEN SPACE

ADJACENT PROPERTY OWNER
MAYFAIRE I LLC
6801 PARKER FARM DR.
WILMINGTON, N.C. 28405
S.F. = 52,000
F.F.E. = 33,330

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DATE 11-08-12
DESIGN PGT
DRAWN EWW

C1
SHEET 1 OF 3
12032

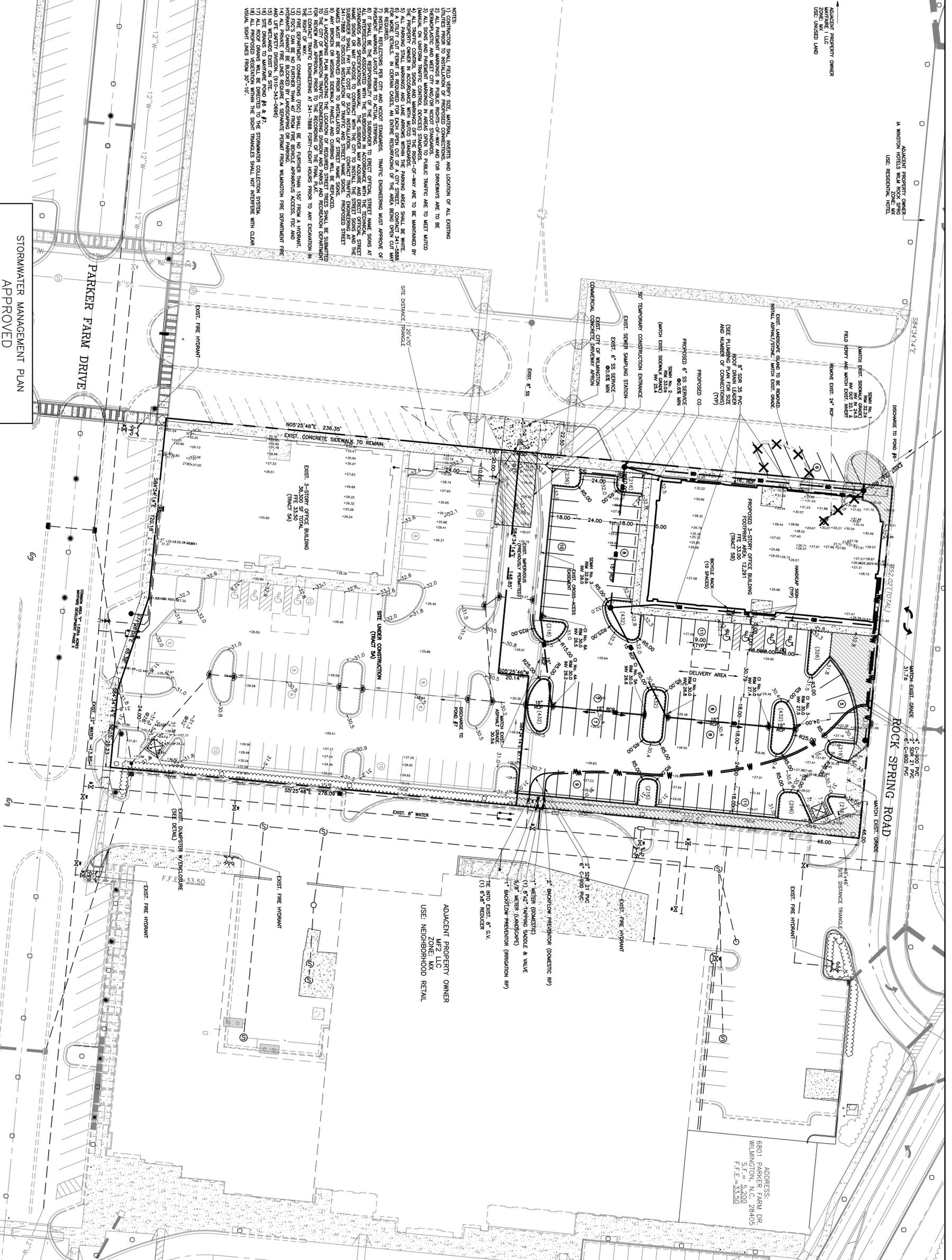
TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631

SITE PLAN
MAYFAIRE OFFICE III
WILMINGTON, NORTH CAROLINA

REV#	Description	By

ADJACENT PROPERTY OWNER
MAYFAIRE I LLC
14 WILSON HOUSES TRAIL ZONE, MK
USE: RESIDENTIAL HOTEL

- NOTES:
- 1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON AND STATE OF DELAWARE.
 - 2) ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY CHANGES TO EXISTING UTILITIES SHALL BE APPROVED BY THE CITY OF WILMINGTON.
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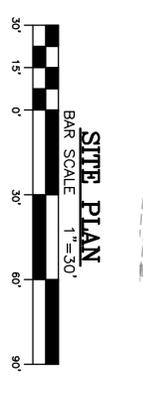


Approved Construction Plan
Name _____
Date _____

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

For each open utility cut
City streets, a \$325
permit
shall be required from the
City of Wilmington
and/or project
acceptance.

ADJACENT PROPERTY OWNER
WILMINGTON INVESTORS
ZONE: MX
USE: BUSINESS



OWNER INFO:
STEVE ANDERSON
P.O. BOX 1229
WILMINGTON, NC 28402

SITE DATA:

PROJECT OWNER: MAYFAIRE I LLC
PROJECT ADDRESS: 6752 ROCK SPRING ROAD
PROJECT NUMBER: WILMINGTON, N.C. 28405
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.
ZONING DISTRICT: MX
DISTURBED AREA: 1.50 AC

SETBACKS REQUIRED TO BE DETERMINED BY MAYFAIRE
PROPOSED BUILDING SETBACKS: FRONT: 9', REAR: 14', SIDE: 4/93'

TRACT AREA: 57,112 SF (1.31 AC)
BUILDING USE: OFFICE

EXISTING BUILDING AREA (GROSS): 0 SF
PROPOSED BUILDING AREA (GROSS): 36,429 SF
NUMBER OF BUILDINGS: 1
NUMBER OF UNITS: 21,326
BUILDING HEIGHT: 50'
SE/FLOOR (GROSS): 3
SF PER FLOOR (GROSS): 12,143 SF
2ND FLOOR: 12,118 SF
3RD FLOOR: 12,118 SF

EXISTING IMPERVIOUS AREAS:
EXISTING ASPHALT + CURB: 3,040 SF
EXISTING CONCRETE (SIDEWALK/DRIVEWAY): 1,740 SF
EXISTING IMPERVIOUS AREA: 4,780 SF (8.4%)

PROPOSED IMPERVIOUS AREAS: (ON-SITE)
PROPOSED BUILDING FOOTPRINT: 22,726 SF
PROPOSED SIDEWALK/DRAINAGE: 1,710 SF
PROPOSED IMPERVIOUS AREA: 42,756 SF (74.9%)

PROPOSED-EXISTING IMPERVIOUS AREA: 47,536 SF (83.2%)

PARKING REQUIRED TO BE DETERMINED BY MAYFAIRE
MINIMUM: 1,200 (36,429/30) NO MINIMUM REQUIRED
MAXIMUM: 1,200 (36,429/30)
PARKING PROVIDED: 84 SPACES

CAMA LAND USE: WATERSHED RESOURCE PROTECTION

PUBLIC WATER AND SEWER BY GFWPA
EXISTING WATER FLOW: 0 GPD
PROPOSED WATER FLOW: 0 GPD
PROPOSED SEWER FLOW: 4,809 GPD
PROPOSED SEWER FLOW: 4,372 GPD
HANDICAP SPOTS REQUIRED: PROPOSED 82 SPOTS/25=3.28
HANDICAP SPOTS: PROPOSED 4 HANDICAP SPOTS
OPEN SPACE: 4,194 SF
BI-cycle PARKING REQUIRED (87 SPACES): 10 BI-CYCLE PARKS
BI-CYCLE PARKING PROVIDED

NUMBER SITE DATA TABLE:
PROPOSED IMPERVIOUS TO POND #7: 14,758 SF
PROPOSED ASPHALT + CURB + SIDEWALK: 3,339 SF
TOTAL PROPOSED IMPERVIOUS: 15,094 SF
PROPOSED IMPERVIOUS TO POND #6: 15,710 SF
PROPOSED ASPHALT + CURB + SIDEWALK: 12,241 SF
TOTAL PROPOSED IMPERVIOUS: 36,987 SF

LEGEND

EXIST. SPOT ELEVATION: ---+11.2

PROPOSED SPOT ELEVATION: ---+11.2

PROPERTY LINE (BOUNDARY): - - - - -

RIGHT OF WAY: - - - - -

LIMITS OF DISTURBANCE: - - - - -

TEMPORARY SILT FENCE: ---X---

PROPOSED RUN-OFF ARROWS: - - - - -

EXIST. CONCRETE AREA: [Pattern]

PROPOSED CONCRETE AREA: [Pattern]

OPEN SPACE: [Pattern]

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631

GRADING, DRAINAGE, EROSION CONTROL,
STORMWATER MANAGEMENT, AND UTILITY PLAN

MAYFAIRE OFFICE III
WILMINGTON, NORTH CAROLINA

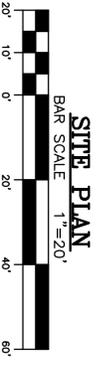
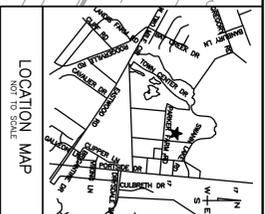
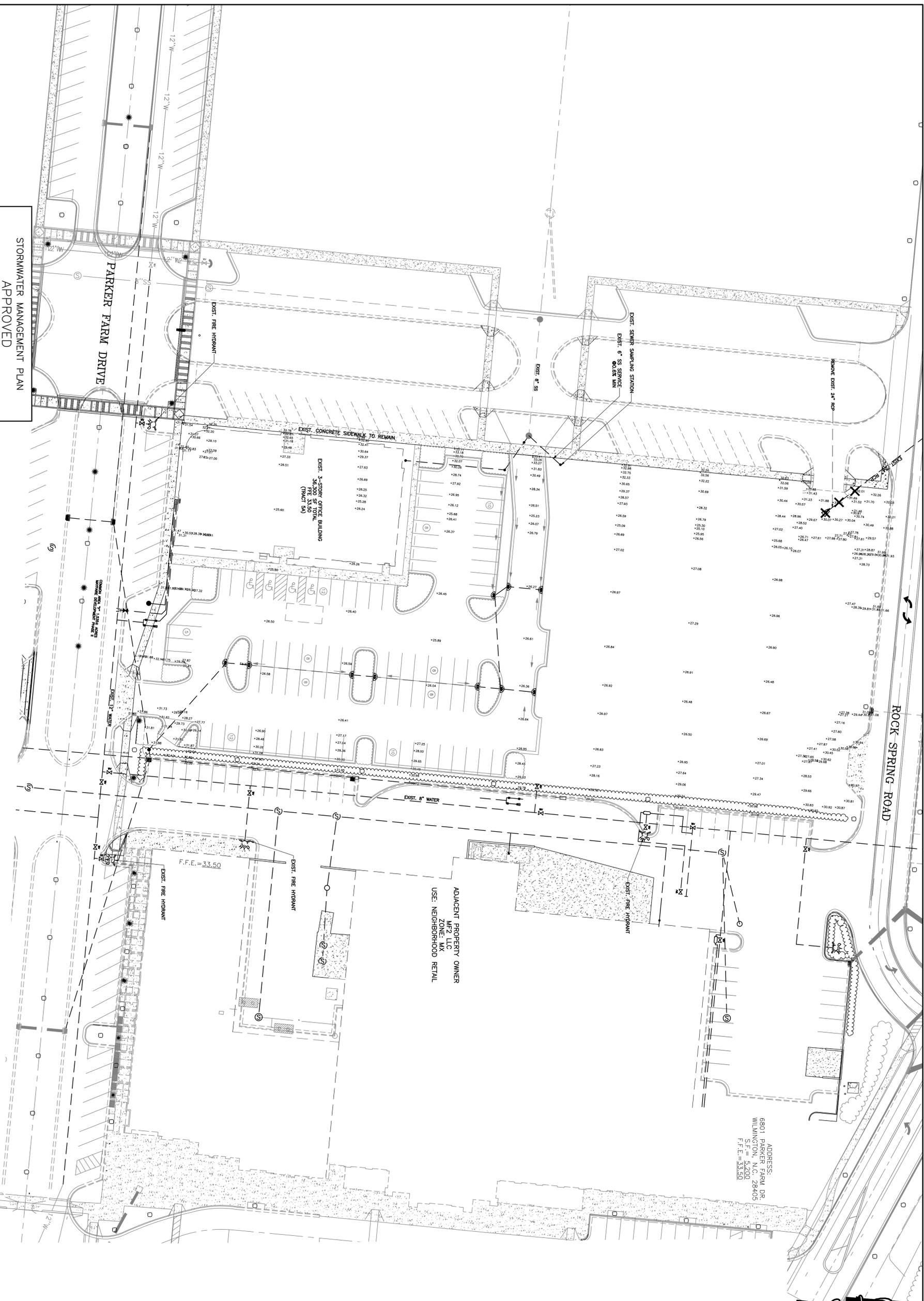
REV	NO.	DESCRIPTION	DATE

C2
SHEET 2 OF 3
DATE: 11-08-12
DESIGN: PGT
DRAWN: EWW

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

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

For each open utility cut
 of
 City streets, a \$325
 permit
 shall be required from the
 City prior to occupancy
 and/or project
 acceptance.



REVISED	By	Description	Date

SHEET 1 OF 1
S1
 12032

TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
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 NC LICENSE No. C-1427

SITE INVENTORY
MAYFAIRE OFFICE II
 WILMINGTON, NORTH CAROLINA

ADDRESS:
 6801 PARKER FARM DR
 WILMINGTON, N.C. 28405
 S.F. = 5,200
 F.F.E. = 33.50

ADJACENT PROPERTY OWNER
 M/FZ LLC
 ZONE: MX
 USE: NEIGHBORHOOD RETAIL



SITE DATA:

PROPERTY OWNER	MAYFAIRE I LLC	PROPOSED+EXISTING IMPERVIOUS AREA	47,536 SF (83.2%)
PROJECT ADDRESS	6752 ROCK SPRING ROAD	PARKING REQUIRED:	TO BE DETERMINED BY MAYFAIRE
PROJECT NUMBER	RS0000-003-103-000	MINIMUM: 1/300 (36,429/300)	NO MINIMUM REQUIRED
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.	MX	MAXIMUM: 1/200 (36,429/200)	182 SPACES
ZONING DISTRICT	MX	PARKING PROVIDED:	87 SPACES
DISTURBED AREA	1.50 AC x 15= 22 trees 2" cal Req'd. & prov'd.	CAMA LAND USE:	WATERSHED RESOURCE PROTECTION
SETBACKS REQUIRED	TO BE DETERMINED BY MAYFAIRE	PUBLIC WATER AND SEWER BY CFPWA	
PROPOSED BUILDING SETBACKS	FRONT: 9' REAR: 141' SIDE: 4/9/3'	EXISTING WATER FLOW:	0 GPD
TRACT AREA	57,112 SF (1.31 AC)	EXISTING SEWER FLOW:	0 GPD
BUILDING USE	OFFICE	PROPOSED WATER FLOW:	4,809 GPD
EXISTING BUILDING AREA	0 SF	(120 GPD/1,000 SF x 36,429 x 110%/%)	
PROPOSED BUILDING AREA (GROSS)	36,429 SF	PROPOSED SEWER FLOW:	4,372 GPD
BUILDING LOT COVERAGE (12,291/57,112)	21.51%	(120 GPD/1000 SF x 36,429 SF)	
NUMBER OF BUILDINGS	1	HANDICAP SPOTS REQUIRED (1-25 SPOTS= 1 HANDICAP SPOT)	PROPOSED
NUMBER OF UNITS	1	82 SPOTS/25=3.28	4 HANDICAP SPOTS
BUILDING HEIGHT	5/7	OPEN SPACE	4,194 SF
NUMBER OF STORIES	3	BICYCLE PARKING REQUIRED (87 SPACES)	10 BICYCLE PARKS
SF PER FLOOR (GROSS)		BICYCLE PARKING PROVIDED	10 BICYCLE PARKS
1ST FLOOR	12,193 SF		
2ND FLOOR	12,118 SF		
3RD FLOOR	12,118 SF		
EXISTING IMPERVIOUS AREAS:	3,040 SF	NCDENR SITE DATA TABLE:	
EXISTING ASPHALT + CURB	1,740 SF	PROPOSED IMPERVIOUS TO POND #7:	14,755 SF
EXISTING CONCRETE (SIDEWALK/DRIVEWAY)	4,780 SF (8.44%/%)	PROPOSED ASPHALT + CURB + SIDEWALK	339 SF
EXISTING IMPERVIOUS AREA		FUTURE IMPERVIOUS	15,094 SF
		TOTAL PROPOSED IMPERVIOUS	
PROPOSED IMPERVIOUS AREAS: (ON-SITE)	12,291 SF	PROPOSED IMPERVIOUS TO POND #8:	15,710 SF
PROPOSED BUILDING FOOTPRINT	28,755 SF	PROPOSED ASPHALT + CURB + SIDEWALK	12,291 SF
PROPOSED ASPHALT + CURB	1,710 SF	PROPOSED BUILDING	8,986 SF
PROPOSED CONCRETE (SIDEWALK/DUMPSTER)	42,756 SF (74.9%/%)	FUTURE IMPERVIOUS	3,986 SF
PROPOSED IMPERVIOUS AREA		TOTAL PROPOSED IMPERVIOUS	36,967 SF
		PROPOSED ASPHALT + CURB	28,755 SF
		20% Interior Shading Req'd.	5,751 SF
		Interior Shading Provided	7,010 SF
		222ft on North & East sides of Bldg. x 50ft = 11,600sf	
		11,600sf x .12 = 1392sf Req'd Foundation Landscape	
		1398sf Provided	

LEGEND

COMMON NAME	SIZE	QTY	
ALLEE ELM	3" CAL.	5	LARGE TREE, 12" HT.
WINDMILL PALM	7 GAL.	18	SHRUB, 3' HT.
BOXWOOD, WINTERGREEN	3 GAL.	62	SHRUB, 18" HT.
CAMELLIA, SASANQUA	7 GAL.	6	SHRUB, 18" HT.
BREEZE GRASS	2 GAL.	57	SHRUB, 12" HT.
JAPANESE YEW	7 GAL.	46	SHRUB, 30" HT.
HOLLY, YAUPON, DWARF	3 GAL.	35	SHRUB, 12" HT.
HOLLY, NEEDLEPOINT	7 GAL.	13	SHRUB, 36" HT.
YAUPON, TREE FORM	8" HT., 2" CAL.	6	SMALL TREE
LIRIOPE, EVERGREEN GIANT, 2' OC	4" POT	115	GROUND COVER
OAK, LIVE	3" CAL.	3	LARGE TREE
PALM, SABAL, BOOTED	8-12'	8	LARGE TREE
PALM, DW. SABAL	7 GAL.	8	SHRUB, 18" HT.
PITTIOSPORUM COMPACTA	3 GAL.	37	SHRUB, 18" HT.
DRIFT ROSE	3 GAL.	37	SHRUB, 18" HT.

Owner Info:
Steve Anderson
1416 Quadrant Circle
Wilmington, NC 28405
910-616-0483

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 STREET YARDS SHALL BE PLANTED AS CALLED OUT.

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.

JIM@FREEMANLANDSCAPE.COM - 910-796-1166

Revision #:
Date: 11/12/2012

Scale:
0' 1" = 30' 0"

Landscape Plan:
Mayfaire Offices III

Landscape Design by: James Freeman - NCLC# 408
Freeman Landscape, Inc.