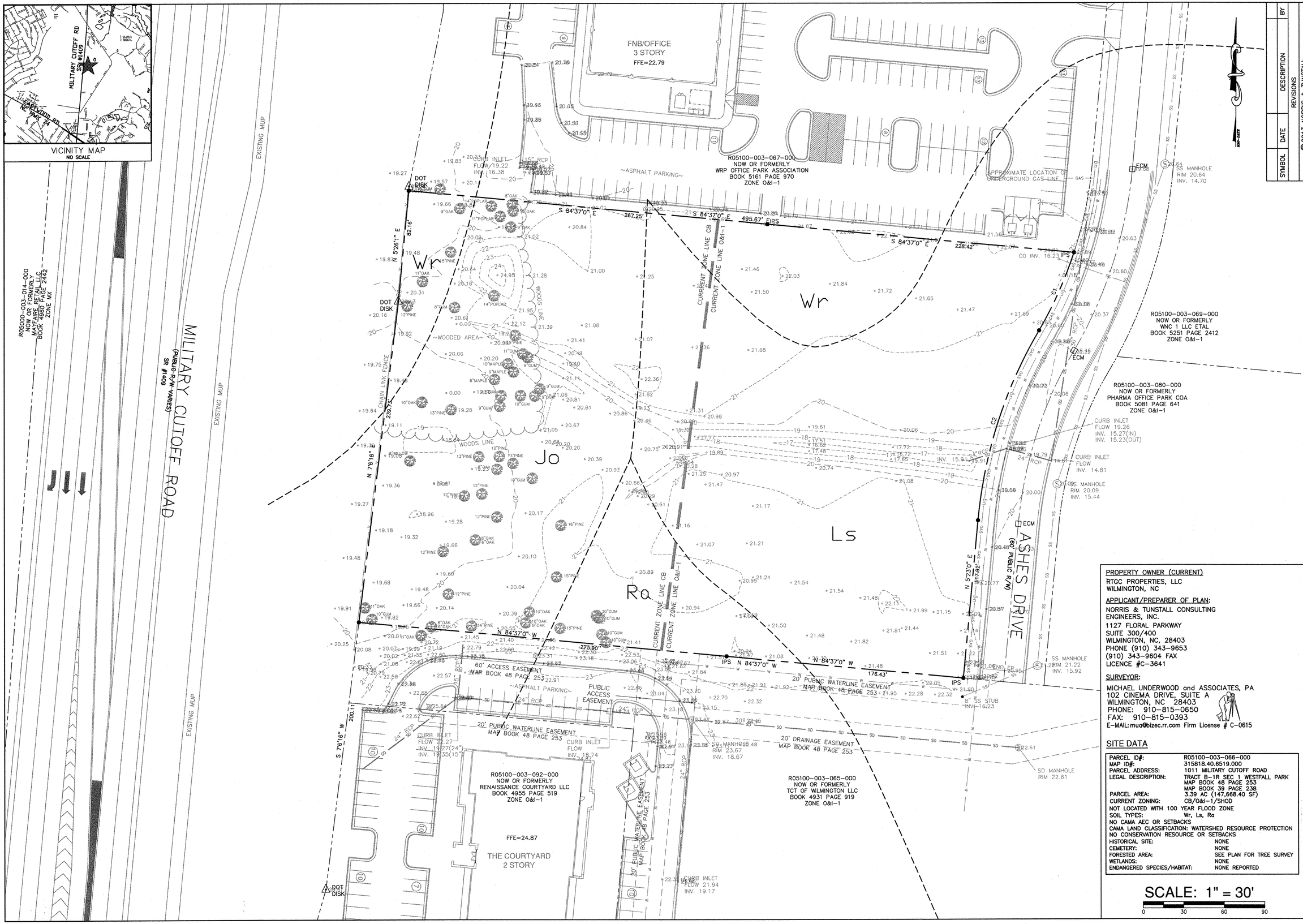

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

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INVENTORY SITE PLAN
SPRINGHILL SUITES
1011 MILITARY CUTOFF ROAD
WESTFALL PARK
WILMINGTON, N. C. 28405

PROPOSED OWNER/DEVELOPER
PHG MAYFAIRE, LLC
SHAUNAK PATEL, MANAGER
1255 CRESCENT GREEN, SUITE 110
CARY, NC 27518
(919) 854-2797 - EXT. 103

NORRIS & TUNSTALL CONSULTING ENGINEERS, INC.
1127 FLORAL PARKWAY
SUITES 300 & 400
WILMINGTON, NC 28403
PHONE (910) 343-9653
FAX (910) 343-9604
office@nkteng.com
licence #C-3641

PROPERTY OWNER (CURRENT)
RTGC PROPERTIES, LLC
WILMINGTON, NC

APPLICANT/PREPARER OF PLAN:
NORRIS & TUNSTALL CONSULTING ENGINEERS, INC.
1127 FLORAL PARKWAY
SUITE 300/400
WILMINGTON, NC, 28403
PHONE (910) 343-9653
(910) 343-9604 FAX
LICENCE #C-3641

SURVEYOR:
MICHAEL UNDERWOOD and ASSOCIATES, PA
102 CINEMA DRIVE, SUITE A
WILMINGTON, NC 28403
PHONE: 910-815-0650
FAX: 910-815-0393
E-MAIL: muca@bizec.rr.com Firm License # C-0615

SITE DATA

PARCEL ID#:	R05100-003-066-000
MAP ID#:	315818.40.6519.000
PARCEL ADDRESS:	1011 MILITARY CUTOFF ROAD
LEGAL DESCRIPTION:	TRACT B-1R SEC 1 WESTFALL PARK MAP BOOK 48 PAGE 253 MAP BOOK 39 PAGE 238
PARCEL AREA:	3.39 AC (147,668.40 SF)
CURRENT ZONING:	CB/O&I-1/SHOD
NOT LOCATED WITH 100 YEAR FLOOD ZONE	
SOIL TYPES:	Wr, Ls, Ra
NO CAMA AEC OR SETBACKS	
CAMA LAND CLASSIFICATION: WATERSHED RESOURCE PROTECTION	
NO CONSERVATION RESOURCE OR SETBACKS	
HISTORICAL SITE:	NONE
CEMETERY:	NONE
FORESTED AREA:	SEE PLAN FOR TREE SURVEY
WETLANDS:	NONE
ENDANGERED SPECIES/HABITAT:	NONE REPORTED

SCALE: 1" = 30'
0 30 60 90

13032

DES.	JST
CKD.	JPN
DRWN.	NKS
DATE	6/5/13

NORTH CAROLINA PROFESSIONAL SEAL 19431 ENGINEER JOHN P. NORRIS, JR.

PROGRESS DRAWINGS DO NOT USE FOR CONSTRUCTION

I1

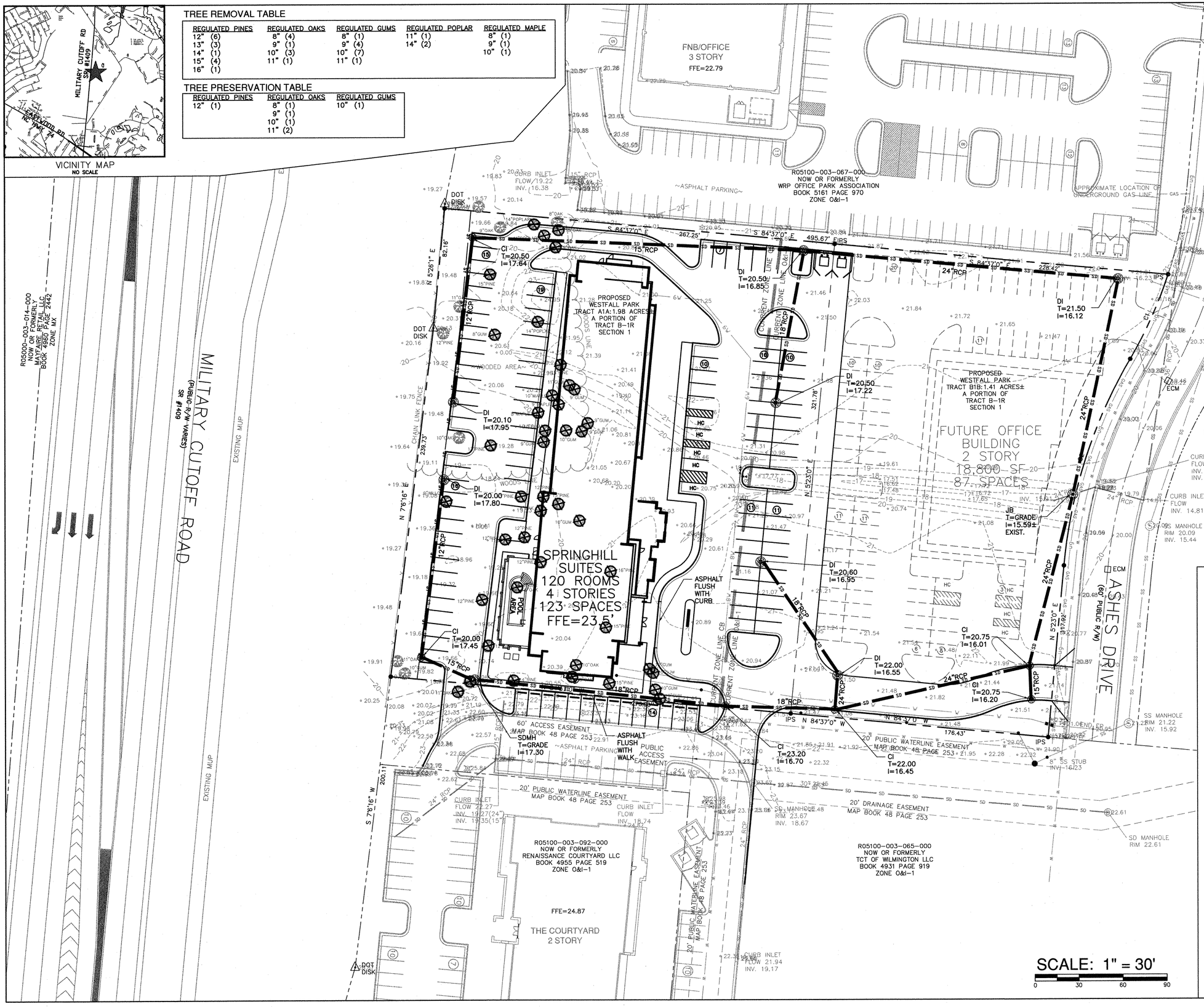
TREE REMOVAL TABLE

REGULATED PINES	REGULATED OAKS	REGULATED GUMS	REGULATED POPLAR	REGULATED MAPLE
12" (6)	8" (4)	8" (1)	11" (1)	8" (1)
13" (3)	9" (1)	9" (4)	14" (2)	9" (1)
14" (1)	10" (3)	10" (7)		10" (1)
15" (4)	11" (1)	11" (1)		
16" (1)				

TREE PRESERVATION TABLE

REGULATED PINES	REGULATED OAKS	REGULATED GUMS
12" (1)	8" (1)	10" (1)
	9" (1)	
	10" (1)	
	11" (2)	

VICINITY MAP
NO SCALE



IMPERVIOUS AREA:	
ON SITE IMPERVIOUS AREA:	
BUILDING:	20,000 SF
SIDEWALK:	4,432 SF
ASPHALT/CONC./C&G:	42,953 SF
PERVIOUS PVMT.:	528 SF
TOTAL:	67,913 SF TOTAL
PERCENT IMP.:	78.74%
OFF SITE TRACT B1B:	
ASPHALT/C&G:	8,036 SF
OFF SITE COURTYARD:	
ASPHALT/CONC./C&G:	2,527 SF
PERVIOUS PVMT.	2,100 SF
TOTAL:	4,627 SF

SITE DATA TABLE

EXISTING PARCEL ID#:	R05100-003-066-000
EXISTING MAP ID#:	315818.40.6519.000
PARCEL ADDRESS:	1011 MILITARY CUTOFF ROAD
EXISTING LEGAL DESCRIPTION:	TRACT B-1R SEC 1 WESTFALL PARK MAP BOOK 48 PAGE 253 MAP BOOK 39 PAGE 238
CURRENT PROPERTY OWNER:	RTGC PROPERTIES, LLC WILMINGTON, NC
EXISTING PARCEL AREA:	3.39 AC (147,668.40 SF)
PROPOSED PARCEL AREA: (TRACT A1A)	1.98 AC (86,248.80 SF)
PROPOSED PARCEL USE:	HOTEL
CURRENT ZONING:	CB/O&I-1/SHOD
PROPOSED ZONING:	O&I-1/SHOD
CAMA LAND CLASSIFICATION:	WATERSHED RESOURCE PROTECTION
BUILDING SETBACKS O&I-1:	FRONT SETBACK: 20' INTERIOR SIDE SETBACK: 10' CORNER SIDE SETBACK: 20' REAR SETBACKS: 20'
BUILDING SETBACKS SHOD:	FROM ROW: 100' (VARIANCE) FROM ANY PROPERTY LINE: 25' (VARIANCE)
PARKING SETBACKS SHOD:	FROM ROW: 50' (VARIANCE)
BUILDING SETBACKS: (PROPOSED)	FRONT SETBACK: 67.42' SIDE SETBACK NORTH: 24.15' SIDE SETBACK SOUTH: 10.00' REAR SETBACKS: 272.71'
MAX. LOT COVERAGE O&I-1:	40%
PROPOSED LOT COVERAGE:	23.18%
MAX. BUILDING HEIGHT O&I-1:	45'/UP TO 75' WITH SPECIAL USE PERMIT, LOT COVERAGE AND SETBACK CONDITIONS
BUILDING HEIGHT PROPOSED:	40'
NUMBER OF STORIES PROPOSED:	4
BUILDING AREA PROPOSED:	66,738 SF TOTAL (16,684± SF/FLOOR)
BUILDING AREA PROPOSED:	20,000 SF FOOTPRINT
ROOMS PROPOSED:	120
BUILDING CONSTRUCTION TYPE:	V-A
PARKING REQUIREMENT	
PARKING REQ'D: HOTEL	1 PER GUEST ROOM PLUS 50% OF THE REQUIRED SPACES FOR ANY ACCESSORY USES MINIMUM.
ACCESSORY USE: ASSEMBLY AREA:	1/400 GFA OR 1/4 SEATS MIN. 350 SF OR 12 SEATS=3 SPACES/50=1.5 SPACES
TOTAL PARKING REQUIRED:	122 MIN. REQUIRED
PARKING PROPOSED	123 TOTAL (109 ON SITE, 14 OFF SITE)
ACCESSIBLE PARKING REQUIRED	5
ACCESSIBLE PARKING PROPOSED	5
BICYCLE PARKING REQUIRED	5
BICYCLE PARKING PROPOSED	5

LANDSCAPING REQUIREMENTS (REFER TO LANDSCAPE PLAN)

15 TREES PER DISTURBED ACRE REQUIRED
DISTURBED AREA=XXX AC X 15=XXX TREES

INTERIOR LANDSCAPING O&I-1: XX% CANOPY COVER OF INTERIOR AREA OF PARKING FACILITY BASED ON AMOUNT OF PARKING AREA IMPERVIOUS SURFACE.

STREETYARD LANDSCAPING: 18 MULTIPLIER

FOUNDATION PLANTINGS: 12% FACE OF BUILDING X LENGTH

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

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GRADING, DRAINAGE AND EROSION CONTROL PLAN
SPRINGHILL SUITES
1011 MILITARY CUTOFF ROAD
WESTFALL PARK
WILMINGTON, N. C. 28405

PROPOSED OWNER/DEVELOPER
PHG MAYFAIRE, LLC
SHAUNAK PATEL, MANAGER
1255 CRESCENT GREEN, SUITE 110
CARY, NC 27518
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office@nktengr.com
licence #C-3641

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CKD.	JPN
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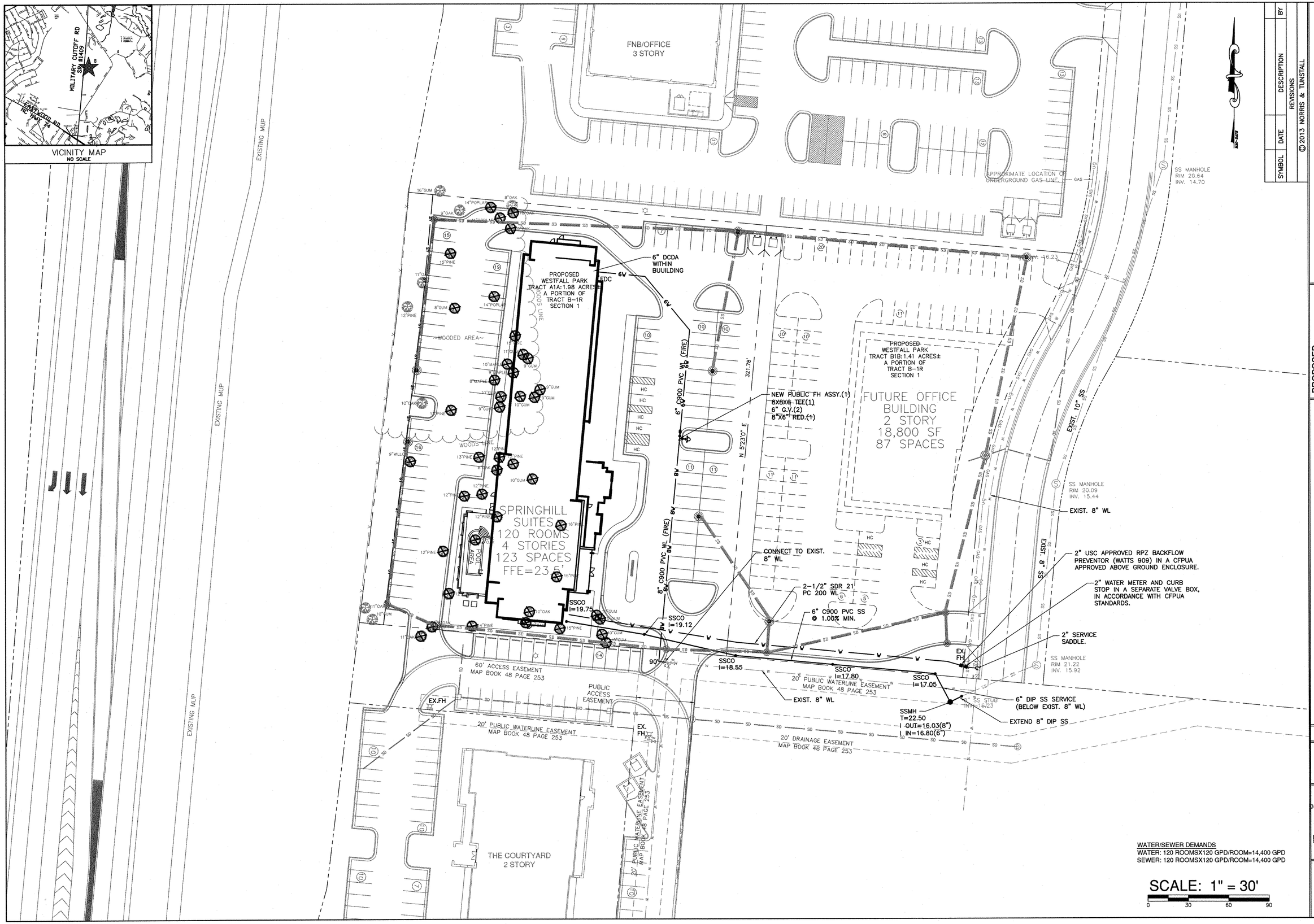
DATE	6/5/13

PRELIMINARY PLANS
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19657
DO NOT USE FOR CONSTRUCTION
JOHN S. TUNSTALL

C1



SYMBOL	DATE	DESCRIPTION	BY

REVISIONS

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UTILITY PLAN
SPRINGHILL SUITES
1011 MILITARY CUTOFF ROAD
WESTFALL PARK
WILMINGTON, N. C. 28405

PROPOSED OWNER/DEVELOPER
PHG MAYFAIRE, LLC
SHAUNAK PATEL, MANAGER
1255 CRESCENT GREEN, SUITE 110
CARY, NC 27518
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licence #C-3641

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DRWN.	NKS
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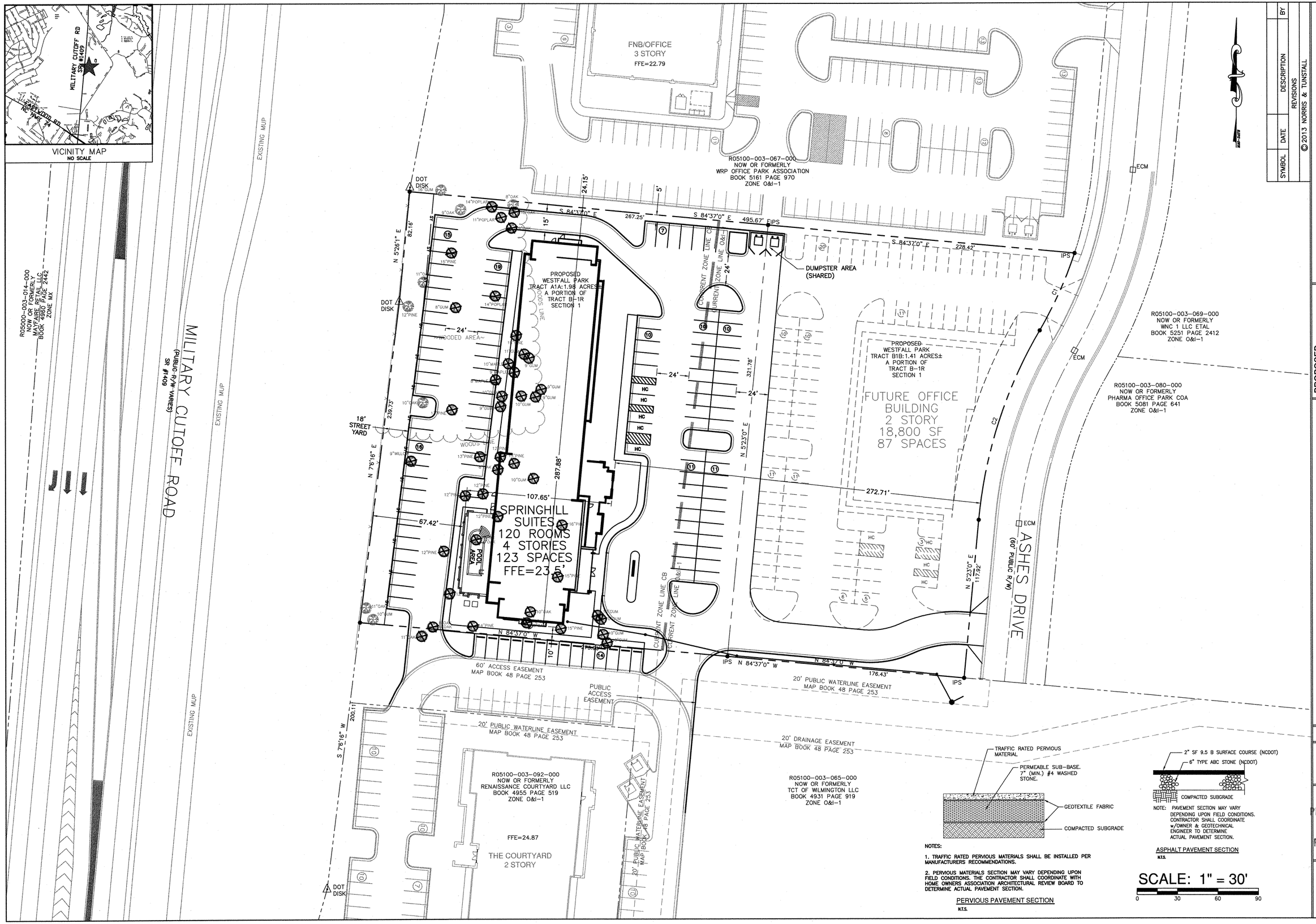
PROGRESS DRAWINGS
NOT FOR CONSTRUCTION
DO NOT USE

NORTH CAROLINA PROFESSIONAL SEAL 19431 ENGINEER JOHN P. NORRIS, III

C2



NOTES:

1. TRAFFIC RATED PERVIOUS MATERIALS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

2. PERVIOUS MATERIALS SECTION MAY VARY DEPENDING UPON FIELD CONDITIONS. THE CONTRACTOR SHALL COORDINATE WITH HOME OWNERS ASSOCIATION ARCHITECTURAL REVIEW BOARD TO DETERMINE ACTUAL PAVEMENT SECTION.

PERVIOUS PAVEMENT SECTION
N.T.S.

SYMBOL	DATE	DESCRIPTION	BY

REVISIONS

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LAYOUT PLAN
SPRINGHILL SUITES
1011 MILITARY CUTOFF ROAD
WESTFALL PARK
WILMINGTON, N. C. 28405

PROPOSED
OWNER/DEVELOPER
PHG MAYFAIRE, LLC
SHAUNAK PATEL, MANAGER
1255 CRESCENT GREEN, SUITE 110
CARY, NC 27518
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licence #C-3641

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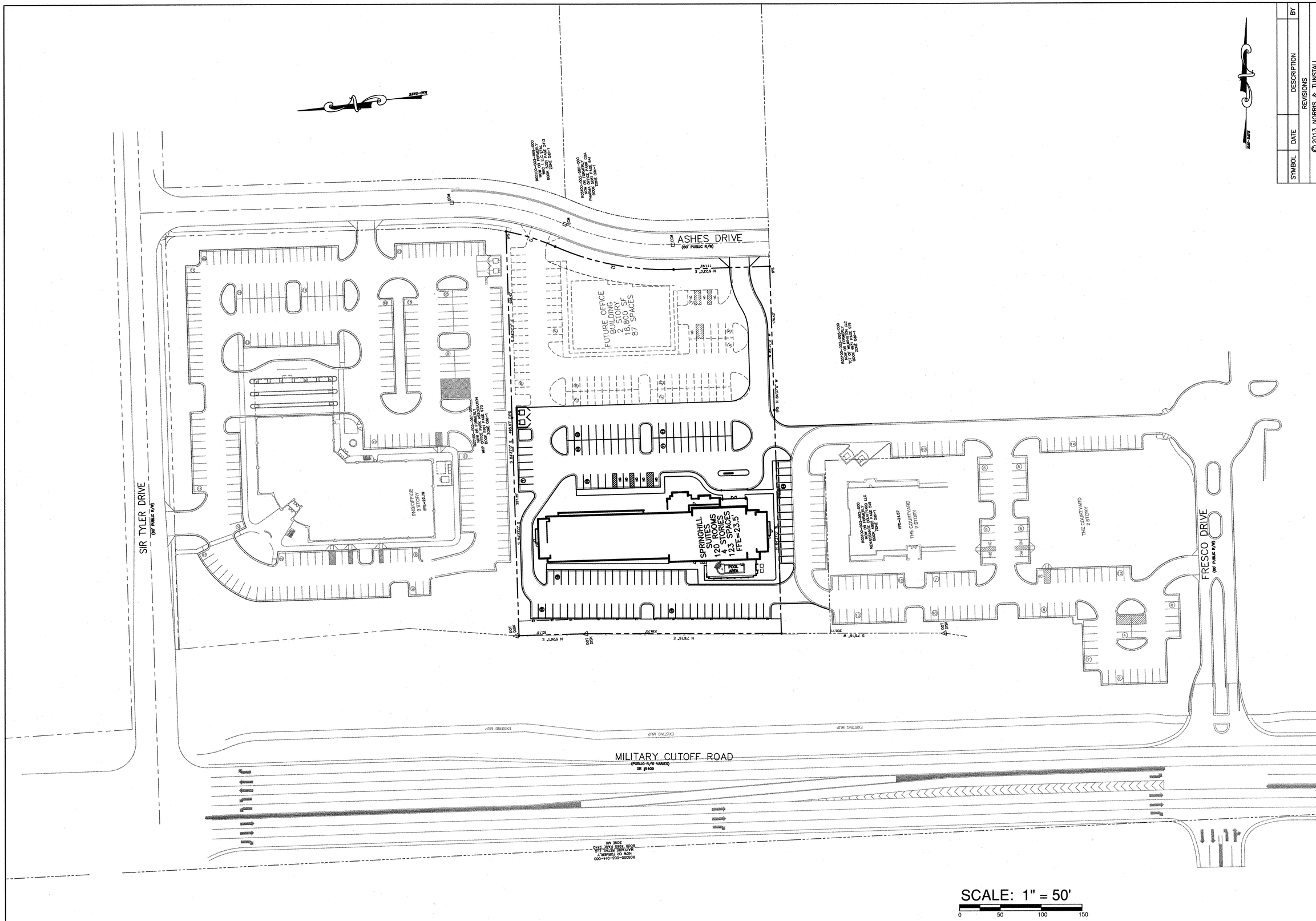
DATE	6/5/13

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 1 JOHNS TUNSTALL
PROGRESS DRAWINGS DO NOT USE FOR CONSTRUCTION

C3



SYMBOL	DATE	DESCRIPTION	BY

REVISIONS

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SITE PLAN - STREET CONNECTIONS

SPRINGHILL SUITES
1011 MILITARY CUTOFF ROAD
WESTFALL PARK
WILMINGTON, N. C. 28405

OWNER/DEVELOPER
PHG MAYFAIRE, LLC
SHAUNAK PATEL, MANAGER
1255 CRESCENT GREEN, SUITE 110
CARY, NC 27518
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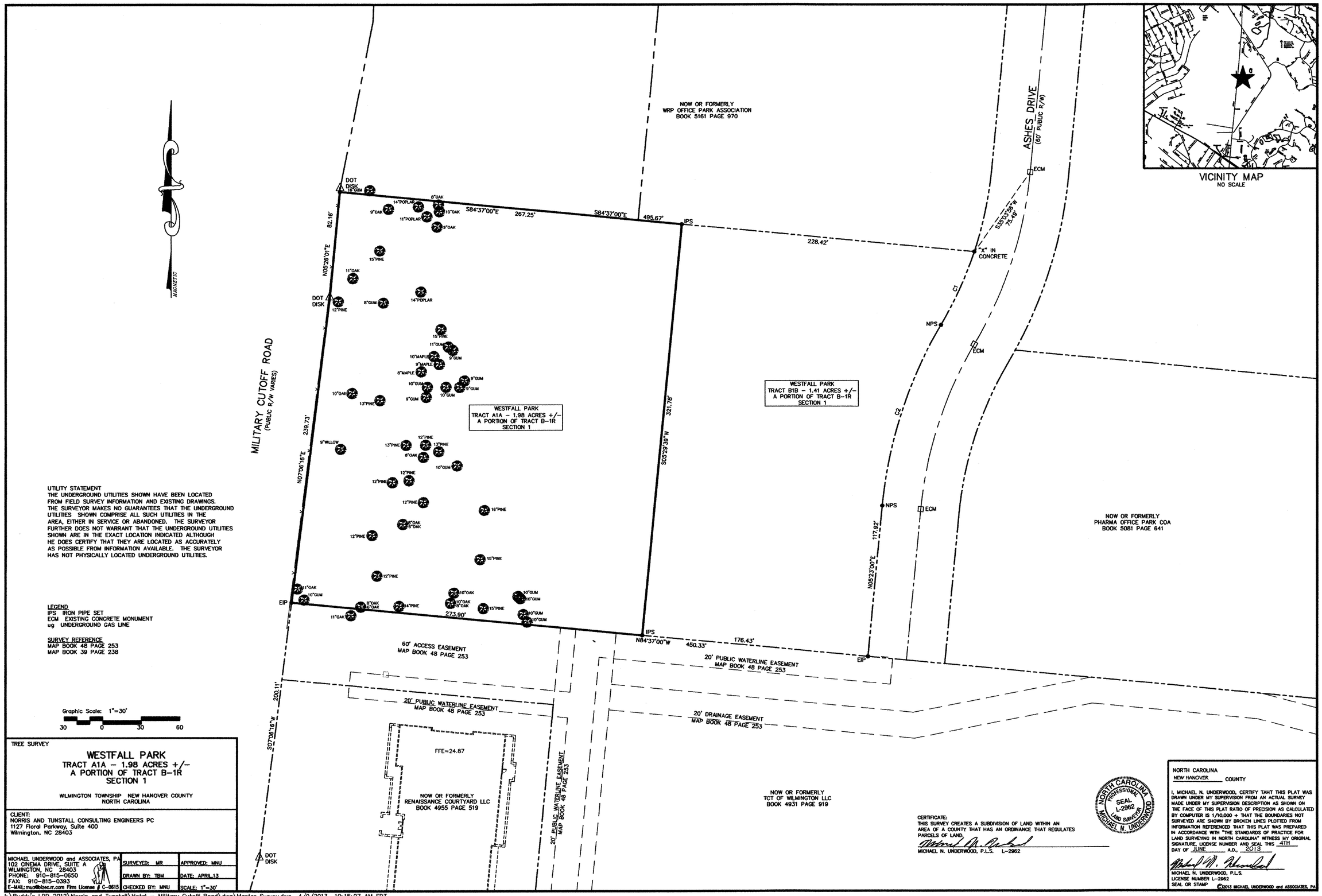
DATE	6/5/13

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19851 JOHN S. TUNSTALL

C3.1



UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

LEGEND
IPS IRON PIPE SET
ECM EXISTING CONCRETE MONUMENT
ug UNDERGROUND GAS LINE

SURVEY REFERENCE
MAP BOOK 48 PAGE 253
MAP BOOK 39 PAGE 238

TREE SURVEY

WESTFALL PARK
TRACT A1A - 1.98 ACRES +/-
A PORTION OF TRACT B-1R
SECTION 1

WILMINGTON TOWNSHIP NEW HANOVER COUNTY
NORTH CAROLINA

CLIENT:
NORRIS AND TUNSTALL CONSULTING ENGINEERS PC
1127 Floral Parkway, Suite 400
Wilmington, NC 28403

MICHAEL UNDERWOOD and ASSOCIATES, PA
102 CINEMA DRIVE, SUITE A
WILMINGTON, NC 28403
PHONE: 910-815-0650
FAX: 910-815-0393
E-MAIL: mua@bltec.rr.com Firm License # C-0615

SURVEYED: MR	APPROVED: MNU
DRAWN BY: TBM	DATE: APRIL 13
CHECKED BY: MNU	SCALE: 1"=30'

CERTIFICATE:
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL N. UNDERWOOD, P.L.S. L-2962

NORTH CAROLINA PROFESSIONAL SEAL L-2962 LAND SURVEYOR MICHAEL N. UNDERWOOD

NORTH CAROLINA
NEW HANOVER COUNTY

I, MICHAEL N. UNDERWOOD, CERTIFY TAHT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DESCRIPTION AS SHOWN ON THE FACE OF THIS PLAT RATIO OF PRECISION AS CALCULATED BY COMPUTER IS 1/10,000 + THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN BY BROKEN LINES PLOTTED FROM INFORMATION REFERENCED THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH "THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 4TH DAY OF JUNE A.D., 2013

MICHAEL N. UNDERWOOD, P.L.S.
LICENSE NUMBER L-2962
SEAL OR STAMP

©2013 MICHAEL UNDERWOOD and ASSOCIATES, PA

I:\Buddy's LDD 2012\Norris and Tunstall\Hotel - Military Cutoff Road\dwg\Master Survey.dwg 4/9/2013 10:15:07 AM EDT

13032