

**SITE DATA**

ADDRESS:	MONUMENT DRIVE
PARCEL ID:	R06000-003-023-000
PARCEL OWNER:	MAYFAIRE I, LLC; JEFFREY L. ZIMMER
ZONING:	MX-MX (MIXED USE)
PROPOSED PARCEL USE:	OFFICE
PARCEL AREA:	5.17 AC (224,783 SF)
CAMA LAND USE:	URBAN

BUILDING REQUIREMENTS	REQUIRED	PROPOSED
MIN. FRONT SETBACK	20'	30.25'
MIN. REAR SETBACK	N/A	247.9'
MIN. INTERIOR SIDE SETBACK	N/A	29' & 421'

**LANDSCAPE REQUIREMENTS**

	REQUIRED	PROVIDED
<b>PARKING LOT CANOPY COVERAGE</b> (37,770 SF x 20%)	7,554 SF, 11 TREES	14 LARGE TREES, (707 x 14 = 9,898 SF)
<b>STREET YARD PLANTING</b> STREETYARD: MULTIPLIER 18		
<b>PARK AVENUE</b>	992 LF - 48 LF (DRIVEWAYS) = 904 x 18 18,272 SF REQUIRED	21,891 SF
TREES REQUIRED	27 (1,600 SF)	27 PROPOSED CANOPY TREES
SHRUBS REQUIRED	163 (6,600 SF)	294 PROPOSED SHRUBS
<b>FOUNDATION PLANTING</b> 12% FACADE AREA		
BUILDING #1		
WEST	706 SF (168 LF x 95' HT x .12)	1,739 SF
SOUTH	311 SF (74 LF x 95' HT x .12)	4,250 SF

**MITIGATION REQUIREMENTS**

REMOVED SIGNIFICANT TREES	QUANTITY	SIZE	COMMON NAME	% MITIGATION
	24	24"	OAK	100
	1	24" x (2) x (1) = 48" / 3 = 16 TREES		
<b>REMOVED REGULATED TREES</b>				
	1	18"	MAPLE	100
	1	12"	OAK	100
	1	30" x (1) = 30" / 3 = 10 TREES		

TOTAL TREES REQUIRED FOR MITIGATION = 27 TREES  
TOTAL TREES PLANTED TO MEET MITIGATION = 27 TREES

**TREES PER DISTURBED ACRE REQUIREMENTS**

TREE REQUIREMENTS PER DISTURBED ACRE 15 TREES PER DISTURBED ACRE MUST BE RETAINED OR PLANTED ON SITE.	
REQUIRED:	3.69 ACRES DISTURBED x 15 TREES = 56 TREES REQUIRED
PROVIDED:	65 TREES PLANTED - REFER TO PLANTING LEGEND
TOTAL:	65 TREES PROVIDED

**GENERAL NOTES**

**STREETYARD NOTES:**

- ALL SHRUBS TO BE A MINIMUM OF 12" HEIGHT AT TIME OF PLANTING

**SIGHT TRIANGLE NOTES:**

- ALL PROPOSED VEGETATION WITHIN SIGHT DISTANCES TRIANGLES SHALL NOT INTERFERE WITH CLEAR SIGHT LINES FROM 30' - 10'.

**TREE PROTECTION NOTES:**

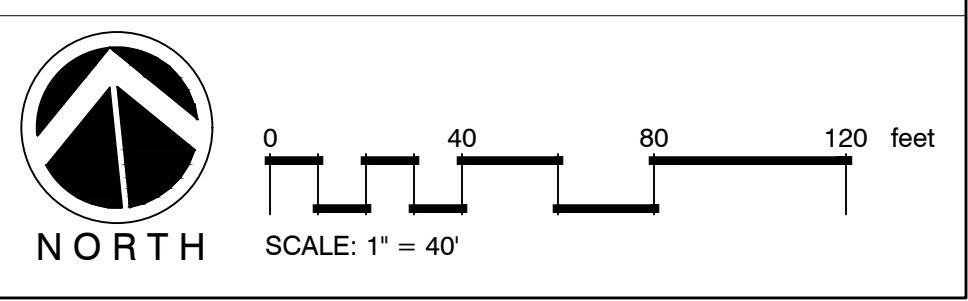
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING

**SHEET INDEX**

L3.0	OVERALL
L3.1	PLANTING PLAN
L3.2	DETAILS

**SYMBOL LEGEND**

	PROPERTY LINE
	RIGHT OF WAY
	LIMITS OF DISTURBANCE
	SETBACK
	EXISTING TREES TO REMAIN
	STREETYARD
	SITE TRIANGLE



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**Revisions**

2022-01-12: Revised Per COW Comments  
2022-03-31: Revised Per COW Comments  
2022-06-29: Revised Per Updated Civil Engineers plans  
2023-10-25: Revised size of spaced trees. Update shrub planting. Revised height of dumpster enclosure

**CLIENT**

**MAYFAIRE I, LLC/ JEFFREY L. ZIMMER**  
530 GREENVILLE BLVD. SE, SUITE 200  
GREENVILLE, NC  
PHONE: (910) 763-4669

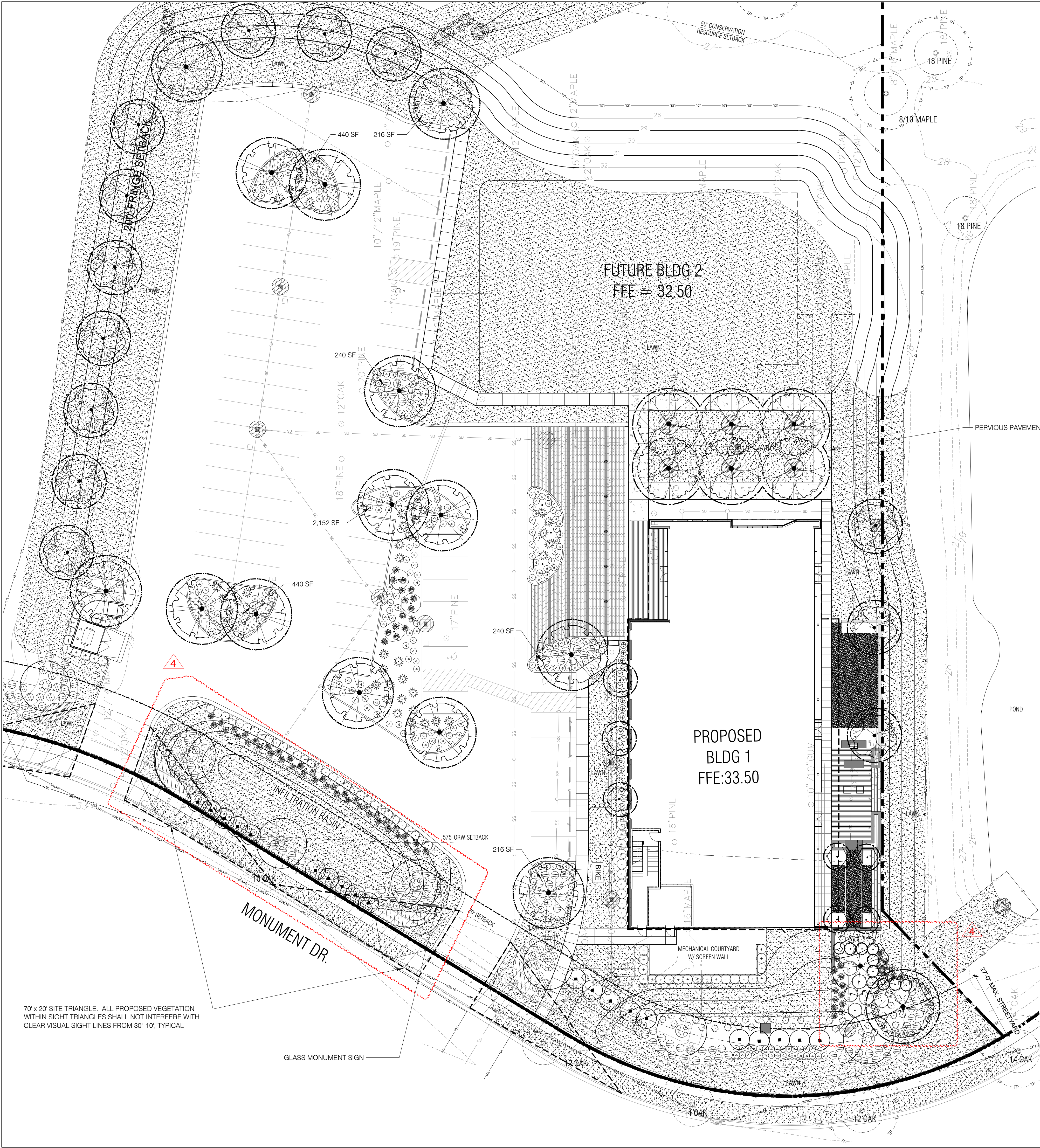
**PROJECT**

**ZIMMER DEVELOPMENT**  
COMPANY OFFICE - MAYFAIRE  
WILMINGTON, NC  
LANDSCAPE PLAN

**PERMIT PLAN SET**

Date: 2021-11-17  
Phase:  
Job Number: 920-01  
Designed by: MLD  
Drawn by: RJB  
Checked by: JWM  
Sheet Title: OVERALL  
Sheet Number:  
**L3.0**  
of 2 sheets





70' x 20' SITE TRIANGLE. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10', TYPICAL.

### PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	MIN. REQ. SIZE	QTY
	Ilex cassine / Treeform Dahoon Holly SINGLE STEM	B & B			2-2.5' CAL.	20
	Quercus virginiana / Southern Live Oak	B & B			2-2.5' CAL.	15
	Taxodium distichum / Bald Cypress	B & B			2-2.5' CAL.	7
	Thuja o. 'Emerald Green' / Emerald Green Arborvitae	--		8' HT		10
MITIGATION TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	MIN. REQ. SIZE	QTY
	Ilex x a. 'Eagleston' / Eagleston Holly	B&B		8-10' HT	3" CAL	3
	Ilex x a. 'East Palatka' / Single Stem East Palatka Holly	25 GAL		8' HT	2" CAL	4
	Quercus virginiana / Southern Live Oak	B & B			2-2.5' CAL.	1
	Quercus virginiana / Southern Live Oak FEILD SELECTED	SPADED			6" CAL.	6
	Ulmus p. 'Emer II' / Allee Elm	B&B			3" CAL	13
SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	MIN. REQ. SIZE	QTY
	Buxus m. 'Wintergreen' / 7 gal. Boxwood	7 gal	18-24" HT			32
	Ilex vomitoria / Tree Form Yaupon Holly	B&B	8' HT			12
	Ilex vomitoria 'Nana' / Dwarf Yaupon	7 gal	15-18" HT		12" HT	400
	Mahonia e. 'Soft Caress' / Mahonia Soft Caress	7 gal	24-30" HT		12" HT	9
	Miscanthus s. 'Adagio' / Adagio Eulalia Grass	3 gal	18-24" HT		12" HT	163
	Muhlenbergia capillaris / Pink Muhly	3 gal	18-24" HT			79
	Panicum virgatum / Switch Grass	3 gal	24-30" HT			66
	Pittosporum tobira 'Wheeler's Dwarf' / Dwarf Pittosporum	7 gal	18-24" HT		12" HT	15
	Podocarpus macrophyllus maki / Shrubby Yew	7 gal	3-4' HT		12" HT	43
	Sabal minor / Dwarf Palmetto	7 gal	30-36" HT		12" HT	41
	Viburnum odoratissimum / Sweet Viburnum	15 gal	5-6' HT			7
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SIZE			
	Liriope gigantea / Giant Liriope	1 GAL	12-18" HT		18" o.c.	175
	Liriope muscari / Lily Turf	1 GAL	6-12" HT		18" o.c.	128
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 GAL	12-15" HT		12" o.c.	313
SOD/SEED	BOTANICAL / COMMON NAME	CONT	SIZE			
	Zoysia japonica 'Crown' / Crown Zoysia Grass	sod				

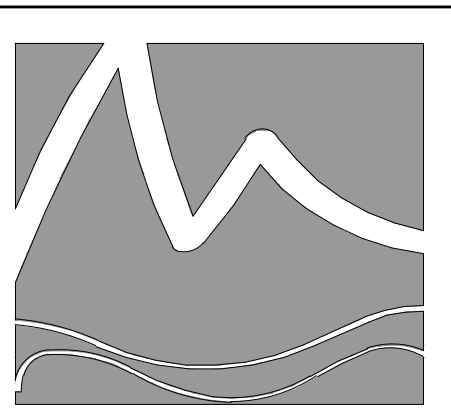
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### SYMBOL LEGEND

	PROPERTY LINE		RIGHT OF WAY
	LIMITS OF DISTURBANCE		SETBACK
	STREETYARD		SITE TRIANGLE
	EXISTING TREES TO REMAIN		
	TREES UTILIZED TO MEET PARKING LOT ISLAND REQUIREMENTS		
	TREES UTILIZED TO MEET MITIGATION REQUIREMENTS		

NORTH

SCALE: 1" = 20'



**MIHALY**  
LAND DESIGN  
PLANNING + LANDSCAPE ARCHITECTURE  
330 MILITARY CUTOFF RD., Suite A3  
Wilmington, NC 28405 910.392.4355



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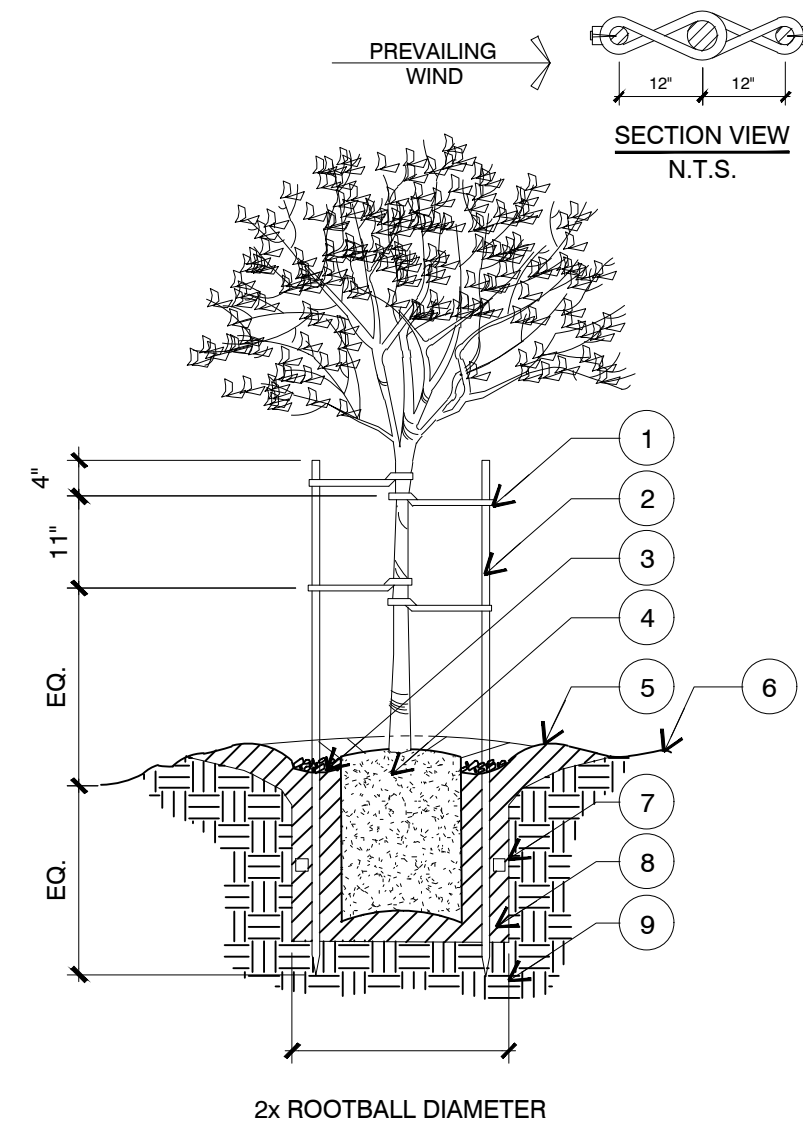
**PERMIT PLAN SET**

Date: 2021-11-17  
Phase:  
Job Number: 920-01  
Designed by: MLD  
Drawn by: RJB  
Checked by: JWM

Sheet Title:  
PLANTING PLAN

Sheet Number:  
**L3.1**  
of 2 sheets

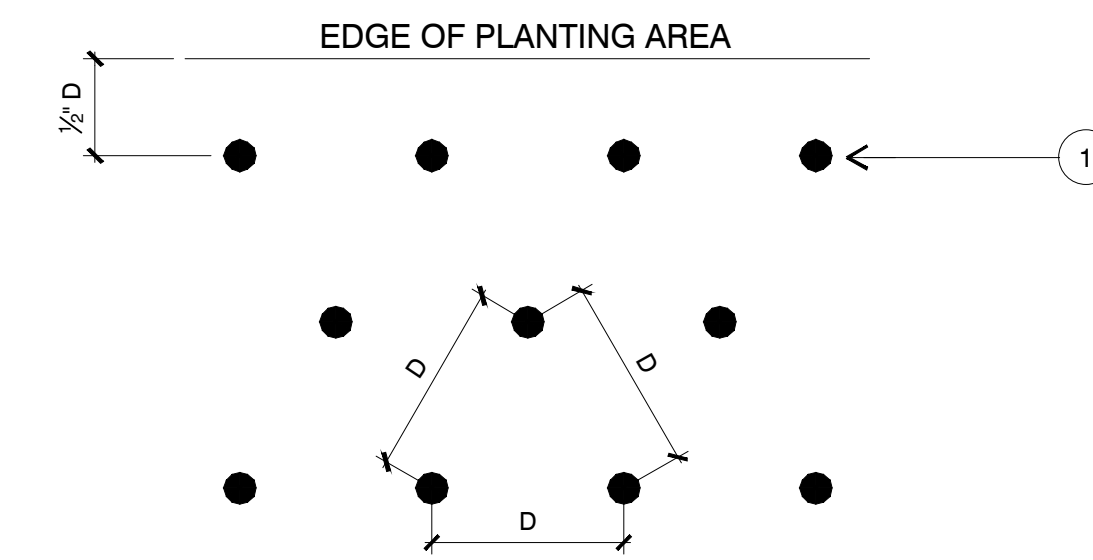




**LEGEND**

1. 24" CORDED BLACK RUBBER TREE TIE. LOOP AT TRUNK AND NAIL TO STAKE
2. 2 1/2" DIA. x 12' LONG TREATED LODGEPOLE PINE STAKE
3. 3" LAYER OF MULCH
4. ROOT BALL
5. 3" WATER BASIN
6. FINISH GRADE
7. FERTILIZER TABLET
8. TOPSOIL & NATIVE BACKFILL MIXTURE
9. NATIVE SUBGRADE

NOTES:  
 - SCARIFY ROOT BALLS OF PLANTS WITH CIRCLING ROOTS.  
 - HEAVILY ROOT BOUND SHRUBS WILL NOT BE ACCEPTED



**LEGEND**

1. GROUNDCOVER OR SHRUB PLANTING LOCATION

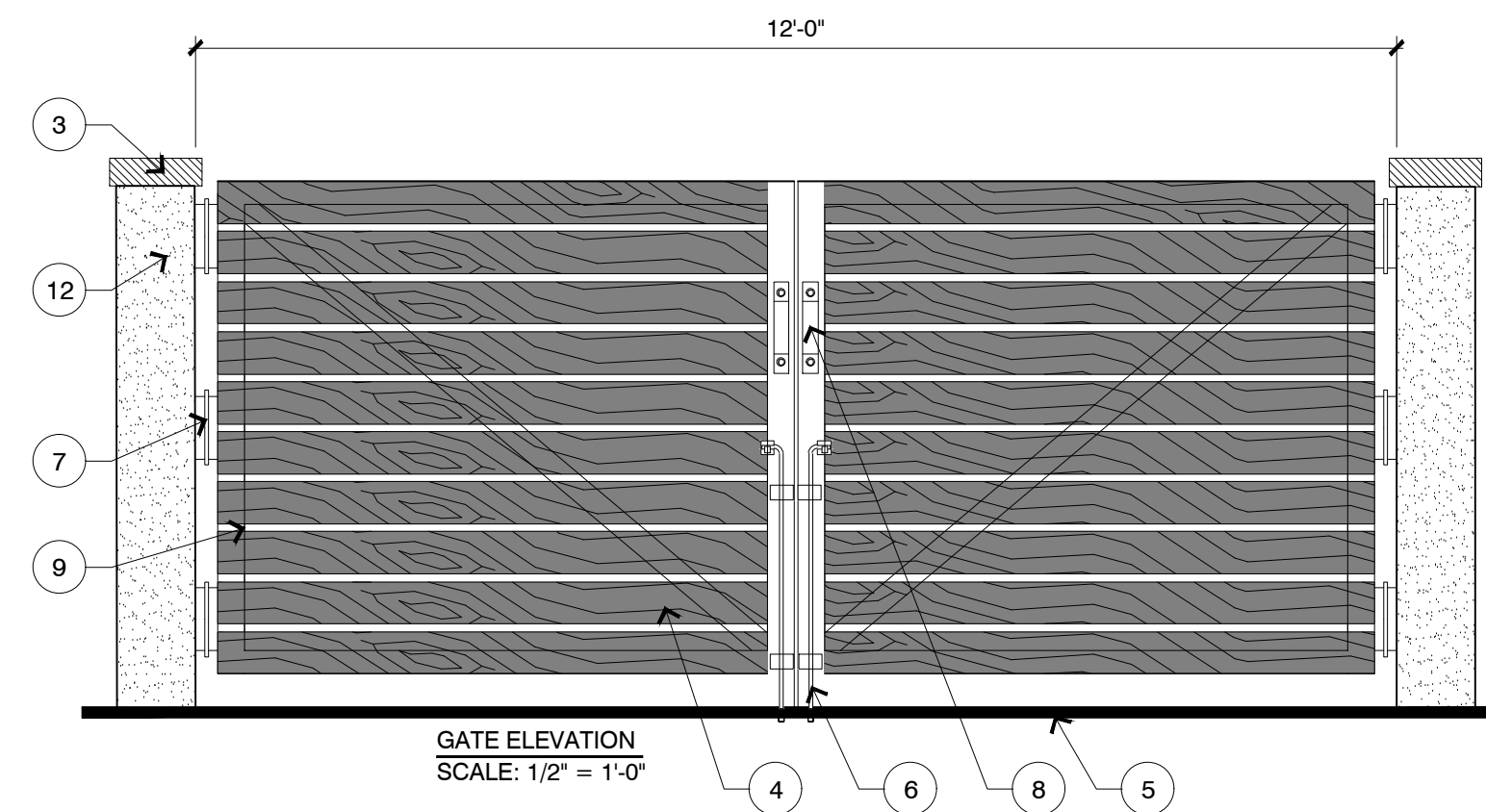
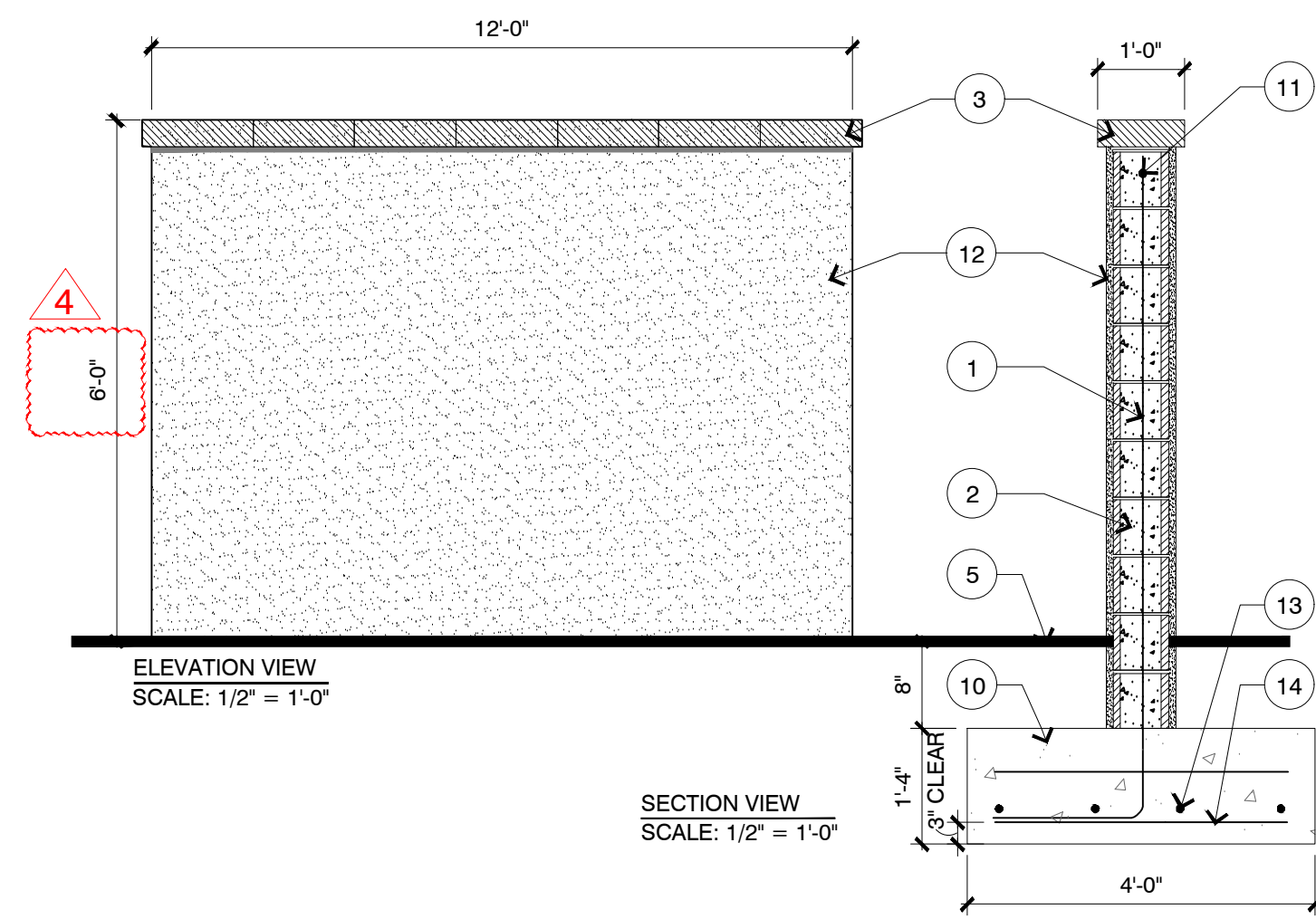
NOTE:  
 - D - AS NOTED ON PLANTING SCHEDULE

**4 TREE PLANTING**

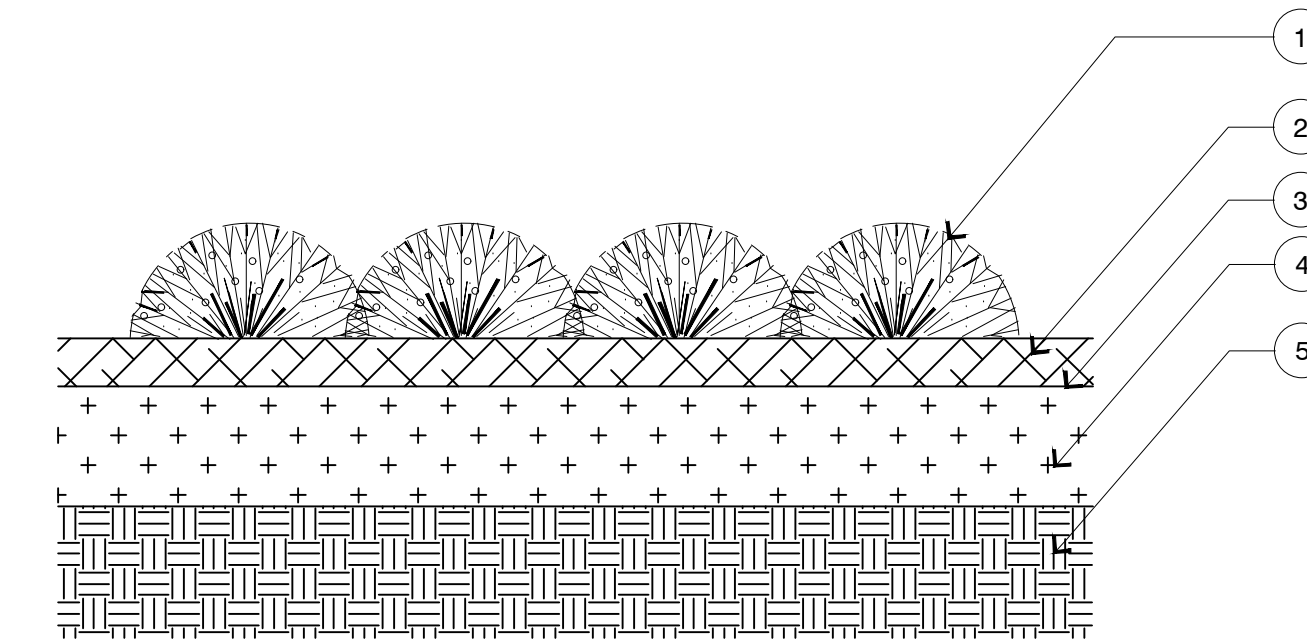
**1 SPACING**

**LEGEND**

1. JOINT REINFORCEMENT @ 16" O.C.
2. 8" CMU FULLY GROUTED WITH #5 REBAR @ 24" O.C. DOWEL TO FOOTING WITH STANDARD HOOK
3. PRECAST CONCRETE CAP COLOR: NATURAL GREY
4. 1x6 PRESSURE TREATED WOOD SLATS LUMBER: TO BE TREATED "C" OR BETTER STAIN: TBD
5. FINISH GRADE
6. POWDER COATED STEEL DROP BAR COLOR: BLACK
7. POWDER COATED STEEL HINGES COLOR: BLACK
8. POWDER COATED STEEL HANDLE COLOR: BLACK
9. 2x3 POWDER COATED ALUMINUM FRAME COLOR: BLACK
10. CONCRETE FOOTER
11. #5 HORIZONTAL CONTINUOUS REBAR
12. VENEER TO MATCH ARCHITECTURE
13. (4) #5 HORIZONTAL CONTINUOUS REBAR
14. #5 REBAR @ 10" O.C.



NOTES:  
 • STRUCTURAL ENGINEER TO PROVIDE SUPPORTIVE DETAILS SHOWING CONNECTIONS, FOOTING, AND REINFORCEMENT



**LEGEND**

1. GROUND COVER PLANT- REFER TO PLANTING PLAN FOR SPACING INFORMATION
2. MULCH - REFER TO PLANTING SPECIFICATIONS FOR TYPE AND DEPTH
3. FINISH GRADE
4. TOPSOIL AND NATIVE BACKFILL - REFER TO PLANTING SPECIFICATIONS FOR TYPE AND DEPTH
5. COMPACTED SUBGRADE

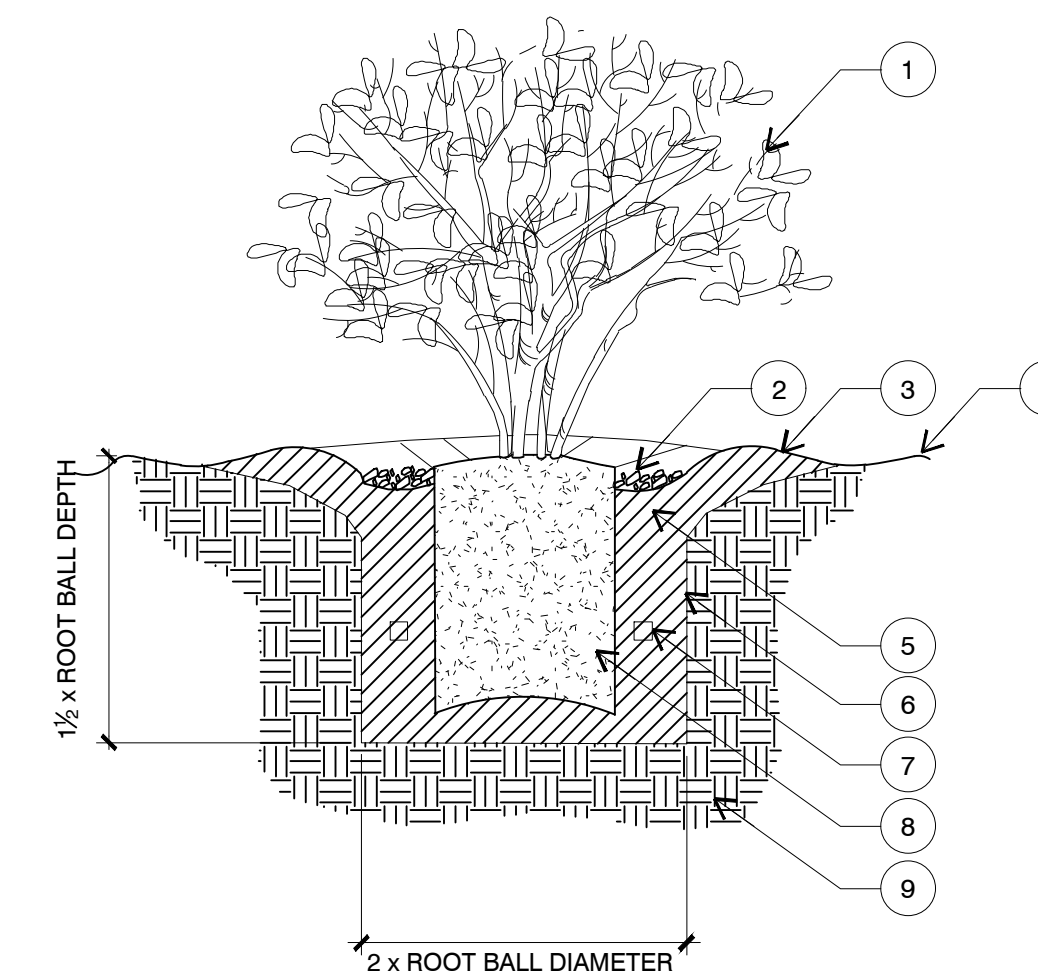
**5 DUMPSTER ENCLOSURE**

**2 GROUNDCOVER**

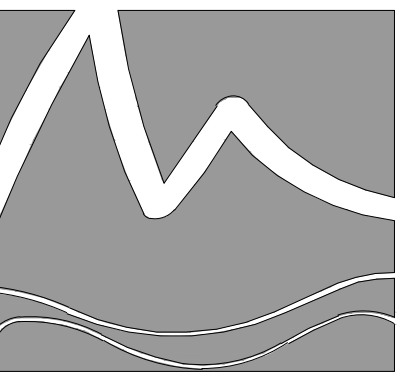
**LEGEND**

1. SHRUB
2. 3" LAYER OF MULCH
3. 3" WATER BASIN
4. FINISH GRADE
5. TOPSOIL & NATIVE BACKFILL MIXTURE
6. SCARIFY EDGE OF PIT
7. FERTILIZER TABLETS - REFER TO SCHEDULE FOR QUANTITY
8. ROOT BALL
9. NATIVE SUBGRADE

NOTES:  
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**3 SHRUB PLANTING**



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PERMIT PLAN SET

Date: 2021-11-17  
 Phase:  
 Job Number: 920-01  
 Designed by: MLD  
 Drawn by: RJB  
 Checked by: JWM  
 Sheet Title: DETAILS

Sheet Number:  
**L3.2**  
 of 2 sheets