



SITE DATA:

PROPERTY OWNER
PROJECT ADDRESS
PIN NUMBER

THE OFFICES AT MAYFAIRE IV, LLC
6740 ROCK SPRING ROAD
ROCKSPRING, GA 30087

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.
DISTURBED AREA

MX
2.35 AC x 15 = 35 Trees 2" Caliper Req'd. & Prov'd.

SETBACKS REQUIRED

PROPOSED BUILDING SETBACKS

TO BE DETERMINED BY MAYFAIRE
FRONT: 32'
REAR: 319'
SIDE: 177/285'

TRACT AREA (6A)
TRACT AREA (6D)
TRACT AREA (6A+6D)

76,791 SF (1.76 AC)
12,015 SF (0.27 AC)
88,806 SF (2.04 AC)

BUILDING USE
BUILDING TYPE
EXISTING BUILDING AREA
PROPOSED BUILDING AREA (GROSS)
BUILDING LOT COVERAGE (13,500/76,791)
NUMBER OF BUILDINGS
NUMBER OF UNITS
BUILDING HEIGHT
NUMBER OF STORIES

OFFICE
IIB
0 SF
40,500 SF
17.6%
1
50'
3

SF PER FLOOR (GROSS)
1ST FLOOR
2ND FLOOR
3RD FLOOR

13,500 SF
13,500 SF
13,500 SF

EXISTING IMPERVIOUS AREAS: (6A)
EXISTING PAVEMENT
EXISTING SIDEWALK
EXISTING IMPERVIOUS AREA

0 SF
1,330 SF
1,330 SF (1.7%
1,330 SF

EXISTING IMPERVIOUS AREAS: (6D)
EXISTING PAVEMENT
EXISTING SIDEWALK
EXISTING IMPERVIOUS AREA

0 SF
565 SF
565 SF (4.4%
565 SF

PROPOSED IMPERVIOUS AREAS: (6A)
PROPOSED BUILDING FOOTPRINT
PROPOSED PAVEMENT
PROPOSED SIDEWALK
EXISTING IMPERVIOUS TO REMAIN
FUTURE

13,500 SF
43,618 SF
2,704 SF
1,330 SF
7,087 SF
68,239 SF

PROPOSED IMPERVIOUS AREAS: (6D)
PROPOSED BUILDING FOOTPRINT
PROPOSED PAVEMENT
PROPOSED SIDEWALK
EXISTING IMPERVIOUS TO REMAIN
FUTURE

0 SF
8,580 SF
752 SF
319 SF
1,027 SF
10,678 SF

TOTAL 6A IMPERVIOUS
TOTAL 6D IMPERVIOUS
TOTAL 6A+6D IMPERVIOUS AREA
TOTAL PROPOSED OFFSITE IMPERVIOUS

78,917 SF (88.9%)
1,085 SF

PARKING REQUIRED:
MINIMUM: 1/300 (40,500/300)
MAXIMUM: 1/200 (40,500/200)
PARKING PROVIDED:

TO BE DETERMINED BY MAYFAIRE
NO MINIMUM REQUIRED
203 SPACES
126 SPACES

CAMA LAND USE:

PUBLIC WATER AND SEWER BY CFPUA
EXISTING WATER FLOW:
EXISTING SEWER FLOW:
PROPOSED WATER FLOW:
(120 GPD/1,000 SF x 40,500 x 110%
PROPOSED SEWER FLOW:
(120 GPD/1,000 SF x 40,500 SF)

0 GPD
0 GPD
5,346 GPD
4,860 GPD

HANDICAP SPOTS REQUIRED
(1-25 SPOTS= 1 HANDICAP SPOT)
124 SPOTS/25=4.96

PROPOSED
5 HANDICAP SPOTS

OPEN SPACE

BICYCLE PARKING REQUIRED (124 SPACES)
BICYCLE PARKING PROPOSED

5,752 SF
10 BICYCLE PARKS
10 BICYCLE PARKS

NC DENR SITE DATA TABLE:

PROPOSED IMPERVIOUS TO POND #7:
PROPOSED ASPHALT + CURB + SIDEWALK
FUTURE IMPERVIOUS
TOTAL PROPOSED IMPERVIOUS

14,873 SF
221 SF
15,094 SF

PROPOSED IMPERVIOUS TO POND #6:
PROPOSED ASPHALT + CURB + SIDEWALK
PROPOSED BUILDING
FUTURE IMPERVIOUS
TOTAL PROPOSED IMPERVIOUS

15,992 SF
12,291 SF
8,704 SF
36,987 SF

PARKING COUNT:
326 - OFF-STREET
24 - RESERVE PARKING
37 - ON STREET

PROPOSED IMPERVIOUS AREA (Parking/Driveways) 52,198 SF x 20% = 10,440 req'd shading

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 CO.

LEGEND

COMMON NAME	SIZE	QTY
FLOWER, PERENNIAL		
LIRIOPE, EMERALD GODDESS	1 GAL.	62
SHRUB, EVERGREEN BROADLEAF		
BOXWOOD WINTERGREEN	3 GAL.	83
CAMELLIA SAS. KANJIRO	7 GAL.	7
CLEYERA	7 GAL.	45
NEEDLEPOINT HOLLY	7 GAL.	16
HOLLY, YAUPON, DWARF	3 GAL.	122
LANTANA, ORANGE	1 GAL.	19
DRIFT ROSE	3 GAL.	90
PITTOSPORUM, JAPANESE	3 GAL.	27
YEW, UPRIGHT JAPANESE	7 GAL.	31
ABELIA ROSE CREEK	3 GAL.	26
BREEZE GRASS MISC. SINENSIS	3 GAL.	139
TREE, DECIDUOUS		
ALLEE ELM	275" CAL.	8
MAPLE, TRIDENT	275" CAL.	4
TREE, EVERGREEN		
PALM, SABAL, BOOED	10' Ht.	15
PALM, SABAL MINOR	7 GAL.	24
OAK, LIVE	275" CAL.	12

36" Ht.
36" Ht.

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

Approved Construction Plan

Name _____ Date _____
Planning _____
Traffic _____
Fire _____

jim@freemanlandscape.com (910) 796-1166

Revision #:

Date: 7/12/2016

Scale:

1" = 30'

Landscape Plan:

Mayfaire Office IV

Landscape Design by: James Freeman - NCLC #71

Freeman Landscape, Inc.