North

SITE DATA:

PROPERTY OWNER	THE OFFICES AT MAYFAIRE IV, LLC
PROJECT ADDRESS	6740 ROCK SPRING ROAD
PIN NUMBER	R05000-003-104-000
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.	
ZONING DISTRICT	MX
DISTURBED AREA	2.35 AC x 15 = 35 Trees 2" Caliper Req'd. & Prov'd.
SETBACKS REQUIRED	TO BE DETERMINED BY MAYFAIRE
PROPOSED BUILDING SETBACKS	FRONT: 32' REAR: 319' SIDE: 17'/285'
TRACT AREA (6A)	76,791 SF (1.76 AC)
TRACT AREA (6D)	12,015 SF (0.27 AC)
TRACT AREA (6A+6D)	88,806 SF (2.04 AC)
BUILDING USE	OFFICE
BUILDING TYPE	IIB
EXISTING BUILDING AREA	0 SF
PROPOSED BUILDING AREA (GROSS)	40,500 SF
BUILDING LOT COVERAGE (13,500/76,791)	17.6%%
NUMBER OF BUILDINGS	1
NUMBER OF UNITS	1
BUILDING HEIGHT	50'
NUMBER OF STORIES	3
SF PER FLOOR (GROSS)	
1ST FLOOR	13,500 SF
2ND FLOOR	13,500 SF
3RD FLOOR	13,500 SF
EXISTING IMPERVIOUS AREAS (6A)	
EXISTING PAVEMENT	0 SF
EXISTING SIDEWALK	1,330 SF
EXISTING IMPERVIOUS AREA	1,330 SF (1.7%%%)
EXISTING IMPERVIOUS AREAS (6D)	
EXISTING PAVEMENT	0 SF
EXISTING SIDEWALK	565 SF
EXISTING IMPERVIOUS AREA	565 SF (4.4%%%)
PROPOSED IMPERVIOUS AREAS: (6A)	
PROPOSED BUILDING FOOTPRINT	13,500 SF
PROPOSED PAVEMENT	43,618 SF
PROPOSED SIDEWALK	2,704 SF
EXISTING IMPERVIOUS TO REMAIN	1,330 SF
FUTURE	7,087 SF
TOTAL 6A IMPERVIOUS	68,239 SF
PROPOSED IMPERVIOUS AREAS: (6D)	
PROPOSED BUILDING FOOTPRINT	0 SF
PROPOSED PAVEMENT	8,580 SF
PROPOSED SIDEWALK	752 SF
EXISTING IMPERVIOUS TO REMAIN	319 SF
FUTURE	1,027 SF
TOTAL 6D IMPERVIOUS	10,678 SF
TOTAL 6A+6D IMPERVIOUS AREA	78,917 SF (88.9%)
TOTAL PROPOSED OFFSITE IMPERVIOUS	1,085 SF

PARKING REQUIRED:	TO BE DETERMINED BY MAYFAIRE
MINIMUM: 1/300 (40,500/300)	NO MINIMUM REQUIRED
MAXIMUM: 1/200 (40,500/200)	203 SPACES
PARKING PROVIDED:	126 SPACES
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 40,500 x 110%%%)	5,346 GPD
PROPOSED SEWER FLOW:	
(120 GPD/1000 SF x 40,500 SF)	4,860 GPD
HANDICAP SPOTS REQUIRED	PROPOSED
(1-25 SPOTS= 1 HANDICAP SPOT)	
124 SPOTS/25=4.96	5 HANDICAP SPOTS
OPEN SPACE	5,752 SF
BICYCLE PARKING REQUIRED (124 SPACES)	10 BICYCLE PARKS
BICYCLE PARKING PROPOSED	10 BICYCLE PARKS

NCDENR SITE DATA TABLE:

PROPOSED IMPERVIOUS TO POND #7:	
PROPOSED ASPHALT + CURB + SIDEWALK	14,873 SF
FUTURE IMPERVIOUS	221 SF
TOTAL PROPOSED IMPERVIOUS	15,094 SF
PROPOSED IMPERVIOUS TO POND #6:	
PROPOSED ASPHALT + CURB + SIDEWALK	15,992 SF
PROPOSED BUILDING	12,291 SF
FUTURE IMPERVIOUS	8,704 SF
TOTAL PROPOSED IMPERVIOUS	36,987 SF

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

707sf SHADING x 18 = 12,726sf SHADING PROV'D
353sf SHADING x 3 = 1059sf SHADING PROV'D.
TOTAL SHADING PROV'D = 13,785sf

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.

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.

LEGEND

COMMON NAME	SIZE	QTY	
FLOWER, PERENNIAL			
LIRIOPE, EMEALD GODDESS	1 GAL.	57	
SHRUB, EVERGREEN BROADLEAF			
BOXWOOD WINTERGREEN	3 GAL.	83	
CAMELLIA SAS. KANJIRO	7 GAL.	7	
CLEYERA	7 GAL.	45	36"HT.
NEEDLEPOINT HOLLY	7 GAL.	16	36"HT.
HOLLY, YAUPON, DWARF	3 GAL.	122	
LANTANA, ORANGE	1 GAL.	15	
DRIFT ROSE	3 GAL.	90	
PITTOSPORUM, JAPANESE	3 GAL.	27	
YEW, UPRIGHT JAPANESE	7 GAL.	31	
ABELIA ROSE CREEK	3 GAL.	26	
BREEZE GRASS/MSC. SINENSIS	3 GAL.	133	
TREE, DECIDUOUS			
ALLEE ELM	2.75" CAL.	8	
MAPLE, TRIDENT	2.75" CAL.	8	
TREE, EVERGREEN			
PALM, SABAL, BOOTED	10' HT.	12	
PALM, SABAL MINOR	7 GAL.	24	
OAK, LIVE	2.75" CAL.	12	

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

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

Revision #: 1 Date: 7/28/2016	Scale: 1" = 30'	Landscape Plan: Mayfaire Office IV	Landscape Design by: James Freeman - NCLC #71 Freeman Landscape, Inc.