



SITE DATA:

PROPERTY OWNER	MAYFAIRE SPE B LLC	PROPOSED IMPERVIOUS AREAS: (6B)	10,070 SF
PROJECT ADDRESS	6751 ROCK SPRING ROAD (6C)	PROPOSED BUILDING FOOTPRINT	32,885 SF
PIN NUMBER	R05000-003-104-000 R05000-003-289-000	PROPOSED PAVEMENT	2,680 SF
		EXISTING SIDEWALK	0 SF
		EXISTING IMPERVIOUS TO REMAIN FUTURE	1,435 SF
		TOTAL 6B IMPERVIOUS	47,070 SF
TRACT AREA (6B)	52,969 SF (1.22 AC)	PROPOSED IMPERVIOUS AREAS: (6C)	13,500 SF
TRACT AREA (6C)	78,219 SF (1.80 AC)	PROPOSED BUILDING FOOTPRINT	45,610 SF
TRACT AREA (6B+6C)	131,188 SF (3.02 AC)	PROPOSED PAVEMENT	1,655 SF
		EXISTING SIDEWALK	1,625 SF
		EXISTING IMPERVIOUS TO REMAIN FUTURE	7,108 SF
		TOTAL 6C IMPERVIOUS	69,508 SF
		TOTAL 6B+6C IMPERVIOUS AREA	116,578 SF (88.81%)
		TOTAL PROPOSED OFFSITE IMPERVIOUS	485 SF
SETBACKS REQUIRED	TO BE DETERMINED BY MAYFAIRE	PARKING REQUIRED:	TO BE DETERMINED BY MAYFAIRE
PROPOSED BUILDING SETBACKS	6B / 6C	MINIMUM: 1/300 (71,955/300)	NO MINIMUM REQUIRED
FRONT	3.5' / 9'	MAXIMUM: 1/200 (71,955/200)	380 SPACES
REAR	135' / 381'	PARKING PROVIDED:	248 SPACES
SIDE	28.5' / 5.3'	HANDICAP SPACES REQUIRED	PROPOSED 7 HANDICAP SPACES
		201-300 SPACES = 7	
BUILDING USE	OFFICE	BICYCLE PARKING REQUIRED (248 SPACES)	20 BICYCLE PARKS
BUILDING TYPE	IB	BICYCLE PARKING PROPOSED	20 BICYCLE PARKS
EXISTING BUILDING AREA	0 SF	COMPACT PARKING SPACES BASED ON LOTS 6A, 6B, 6C & 6D	
PROPOSED BUILDING AREA (GROSS)	71,955 SF	TOTAL PARKING SPACES PROVIDED EACH LOT	
BUILDING LOT COVERAGE	19.81%	LOT 6A	116
LOT 6B (10,485/52,950)	17.22%	LOT 6B	102
LOT 6C (13,500/78,340)		LOT 6C	146
		LOT 6D	14
		TOTAL PARKING SPACES PROVIDED ALL LOTS	378
		COMPACT SPACES ALLOWED (378 x 25%/%)	95
		COMPACT SPACES PROVIDED	92 (24%/%)
NUMBER OF BUILDINGS	2	PUBLIC WATER AND SEWER BY CFFUA	
NUMBER OF UNITS	N/A	EXISTING WATER FLOW	0 GPD
BUILDING HEIGHT	50'	EXISTING SEWER FLOW	0 GPD
NUMBER OF STORIES	3	PROPOSED WATER FLOW:	
SF PER FLOOR (GROSS)	6B / 6C	(120 GPD/1,000 SF x 71,955 x 110%/%)	9,499 GPD
1ST FLOOR	10,485 SF / 13,500 SF	PROPOSED SEWER FLOW:	
2ND FLOOR	10,485 SF / 13,500 SF	(120 GPD/1000 SF x 71,955 SF)	8,635 GPD
3RD FLOOR	10,485 SF / 13,500 SF	OPEN SPACE	9,380 SF

PROPOSED IMPERVIOUS AREA (Parking/Driveways) 80,120 x 20% = 16,024 req'd shading

707th SHADING 20 = 2120th SF SHADING PROVIDED
353rd SHADING 17 = 6020th SF SHADING PROVIDED
TOTAL SHADING PROVIDED = 2721th SF

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.
 ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH 3" OF BROWN MULCH.

LEGEND

COMMON NAME	SIZE	QTY
GROUND COVER		
LIRIOPE, EMERALD GODDESS	1 GAL.	177
SHRUBS		
BOXWOOD WINTERGREEN	3 GAL.	174
CAMELLIA SAS. KANJURO	7 GAL.	7
CLEYERA	7 GAL.	47
NEEDLEPOINT HOLLY	7 GAL.	30
HOLLY, YAUPON, DWARF	3 GAL.	235
LANTANA, ORANGE	1 GAL.	37
DRIFT ROSE/SUNROSA	3 GAL.	106
PITTOSPORIUM, JAPANESE	3 GAL.	24
YEW, UPRIGHT JAPANESE	7 GAL.	69
BLUSH LOROPETALUM	3 GAL.	54
PALM, SABAL MNOR	7 GAL.	24
MISCANTHUS SINENSIS	3 GAL.	89
BREEZE GRASS	3 GAL.	30
LARGE SHADE TREES		
ALLEE ELM	275" CAL.	10
MAPLE, TRIDENT	275" CAL.	17
OAK, LIVE	275" CAL.	20
OTHER		
PALM, SABAL, BOOTED	10' Ht.	12

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit # _____
 Signed: _____

320 SF OF ANNUALS

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Revision #: 3
 Date: 4/12/2017

Scale:
 1" = 30'

Landscape Plan:
 Mayfaire Office V & VI

Landscape Design by: James Freeman - NCLC #71
 Freeman Landscape, Inc.