



SITE DATA:

PROPERTY OWNER	MAYFAIRE SPE B LLC	PROPOSED IMPERVIOUS AREAS: (6B)	10,485 SF
PROJECT ADDRESS	6727 ROCK SPRING ROAD (6B)	PROPOSED BUILDING FOOTPRINT	32,885 SF
PIN NUMBER	6751 ROCK SPRING ROAD (6C)	PROPOSED PAVEMENT	2,635 SF
	R05000-003-104-000	EXISTING SIDEWALK	0 SF
	R05000-003-289-000	EXISTING IMPERVIOUS TO REMAIN FUTURE	1,065 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
DISTURBED AREA	3.1 AC X 15 = 47 Trees 2" Caliper Req'd & Prov'd	EXISTING SIDEWALK	1,625 SF
CAMA LAND USE:	WATERSHED RESOURCE PROTECTION	EXISTING IMPERVIOUS TO REMAIN FUTURE	7,108 SF
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE		TOTAL 6C IMPERVIOUS	69,508 SF
ZONING DISTRICT	MX	TOTAL 6B+6C IMPERVIOUS AREA	116,578 SF (88.81%)
SETBACKS REQUIRED	TO BE DETERMINED BY MAYFAIRE	TOTAL PROPOSED OFFSITE IMPERVIOUS	485 SF
PROPOSED BUILDING SETBACKS	6B / 6C	PARKING REQUIRED:	TO BE DETERMINED BY MAYFAIRE
FRONT	3.5' / 9'	MINIMUM: 1/300 (71,955/300)	NO MINIMUM REQUIRED
REAR	135' / 381'	MAXIMUM: 1/200 (71,955/200)	381 SPACES
SIDE	28.5' / 5.3'	PARKING PROVIDED:	248 SPACES
BUILDING USE	OFFICE	HANDICAP SPACES REQUIRED	PROPOSED 7 HANDICAP SPACES
BUILDING TYPE	IB	201-300 SPACES = 7	
EXISTING BUILDING AREA	0 SF	BICYCLE PARKING REQUIRED (248 SPACES)	20 BICYCLE PARKS
PROPOSED BUILDING AREA (GROSS)	71,955 SF	BICYCLE PARKING PROVIDED	20 BICYCLE PARKS
BUILDING LOT COVERAGE	19.81%	COMPACT PARKING SPACES BASED ON LOTS 6A, 6B, 6C & 6D	
LOT 6B (10,485/52,969)	17.22%	TOTAL PARKING SPACES PROVIDED EACH LOT	
LOT 6C (13,500/78,340)		LOT 6A	116
NUMBER OF BUILDINGS	2	LOT 6B	102
NUMBER OF UNITS	N/A	LOT 6C	146
BUILDING HEIGHT	50'	LOT 6D	14
NUMBER OF STORIES	3	TOTAL PARKING SPACES PROVIDED ALL LOTS	378
SF PER FLOOR (GROSS)	6B / 6C	COMPACT SPACES ALLOWED (378 x 25%/%)	95
1ST FLOOR	10,485 SF / 13,500 SF	COMPACT SPACES PROVIDED	92 (24%/%)
2ND FLOOR	10,485 SF / 13,500 SF		
3RD FLOOR	10,485 SF / 13,500 SF		
EXISTING IMPERVIOUS AREAS: (6B)	0 SF	PUBLIC WATER AND SEWER BY CFFUA	
EXISTING SIDEWALK	0 SF	EXISTING WATER FLOW:	0 GPD
EXISTING IMPERVIOUS AREA	0 SF (0.0%/%)	EXISTING SEWER FLOW:	0 GPD
		PROPOSED WATER FLOW:	
EXISTING IMPERVIOUS AREAS: (6C)	0 SF	(120 GPD/1,000 SF x 71,955 x 110%/%)	9,499 GPD
EXISTING SIDEWALK	1,625 SF	PROPOSED SEWER FLOW:	
EXISTING IMPERVIOUS AREA	1,625 SF (2.1%/%)	(120 GPD/1000 SF x 71,955 SF)	8,635 GPD
		OPEN SPACE	9,380 SF

PROPOSED IMPERVIOUS AREA (Parking/Driveways) 80,120 x 20% = 16,024 req'd shading
 707'w shading x 20 = 21210'w Shading Prov'd
 2635'w shading x 17 = 62795'w Shading Prov'd
 Total Shading Prov'd = 27,211'w

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
FLOWER, PERENNIAL		
LIRIOPE, EMERALD GODDESS	1 GAL.	115
SHRUB, EVERGREEN BROADLEAF		
BOXWOOD WINTERGREEN	3 GAL.	214
CAMELLIA SAS. KANJIRO	7 GAL.	7
CLEYERA	7 GAL.	47
NEEDLEPOINT HOLLY	7 GAL.	30
HOLLY, YAUPON, DWARF	3 GAL.	184
LANTANA, ORANGE	1 GAL.	37
DRIFT ROSE/SUNROSA	3 GAL.	108
PITTOSPORUM, JAPANESE	3 GAL.	24
YEW, UPRIGHT JAPANESE	7 GAL.	75
BLUSH LOROPETALUM	3 GAL.	54
ORNAMENTAL GRASS		
MISCANTHUS SINENSIS	3 GAL.	89
BREEZE GRASS	3 GAL.	31
TREE, DECIDUOUS		
ALLEE ELM	275" CAL.	10
MAPLE, TRIDENT	275" CAL.	17
TREE, EVERGREEN		
PALM, SABAL, BOOTED	10' Ht.	12
PALM, SABAL MNOR	7 GAL.	24
OAK, LIVE	275" CAL.	20
220 SF OF ANNUALS		

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

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

Revision #:
 Date: 2/2/2017

Scale:
 1" = 30'

Landscape Plan:
Mayfaire Office V & VI

Landscape Design by: James Freeman - NCLC #71
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