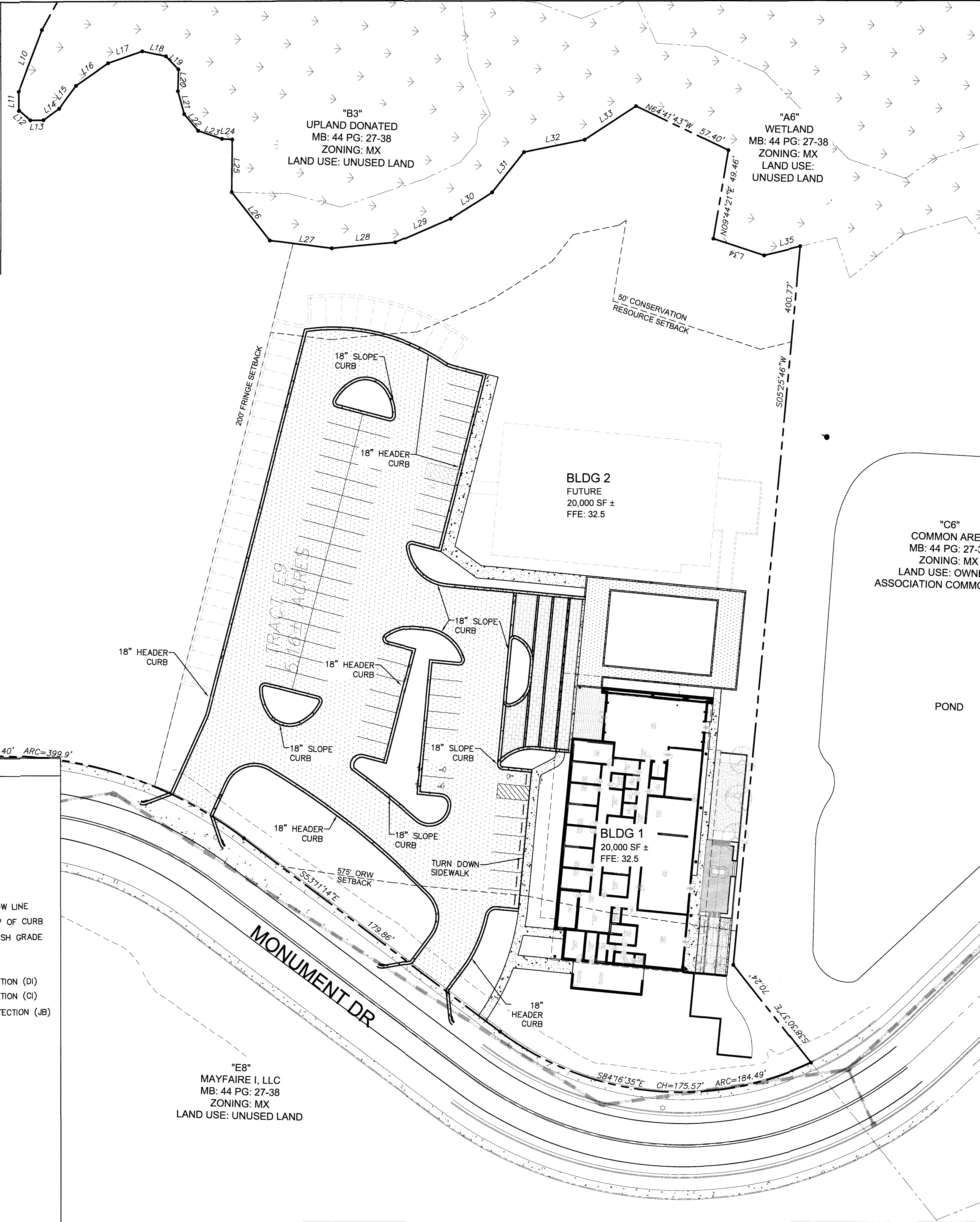


K: 1681 PG: 0669
 ZONING: R-15
 USE: SINGLE FAMILY
 RESIDENTIAL

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LEGEND

	PROPERTY LINE
	DISTURBED AREA LIMITS
	PROPOSED CONTOUR
	TEMPORARY SILT FENCE
	PROPOSED STORMDRAIN PIPE
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED SPOT ELEVATION FLOW LINE
	PROPOSED SPOT ELEVATION TOP OF CURB
	PROPOSED SPOT ELEVATION FINISH GRADE
	FLARED END SECTION WITH RIP-RAP ENERGY DISSIPATOR
	DROP INLET WITH INLET PROTECTION (DI)
	CURB INLET WITH INLET PROTECTION (CI)
	JUNCTION BOX WITH INLET PROTECTION (JB)
	PROPOSED FIRE HYDRANT
	EXISTING CONTOUR
	EXISTING TREE TO BE SAVED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCING
	CONCRETE
	PERVIOUS MATERIAL
	PERVIOUS PAVERS



SITE DATA TABLE	
PARCEL ID#:	R05000-003-023-000
PARCEL PIN#:	315812.12.9173.000
SITE ADDRESS:	MONUMENT DRIVE
PARCEL OWNER:	MAYFAIRE I, LLC
PARCEL AREA:	5.17 ACRES (224,783 SF)
PROPOSED PARCEL USE:	OFFICE
CURRENT ZONING:	MX (MIXED USE)
CAMA LAND CLASSIFICATION:	URBAN
FUTURE LAND USE:	OFFICE
SOIL TYPE:	L6, T6
BUILDING SETBACKS, MX:	
FRONT SETBACK:	N/A
INTERIOR SIDE SETBACK:	N/A
REAR SETBACKS:	N/A
BUILDING SETBACKS PROPOSED:	
FRONT SETBACK:	30.25'
SIDE SETBACK (EAST):	28'
SIDE SETBACK (WEST):	421'
REAR SETBACK:	247.9'
BUILDING INFORMATION:	
CONSTRUCTION TYPE:	II-B
TOTAL # OF BUILDINGS=	2
TOTAL SF OF BUILDINGS=	20,000 SF + 20,000 SF = 40,000 SF ±
HEIGHT BUILDING 1=	35'
HEIGHT BUILDING 2=	35'
NUMBER OF STORIES=	35'
AREA STORY 1=	10,000 SF
AREA STORY 2=	10,000 SF
BUILDING LOT COVERAGE=	(22,601SF / 224,783SF) x 100 = 10.05%
IMPERVIOUS AREAS INSIDE 575' ORW:	
BUILDING 1=	11,601 SF (ROOF AREA)
BUILDING 2=	14,133 SF (ASSUMED ROOF AREA)
CONCRETE (CURB & SIDEWALK)=	5,087 SF
FUTURE ALLOWABLE=	1,122 SF
TOTAL IMPERVIOUS AREA=	30,821 SF*
*ALLOWABLE MAYFAIRE IMP. AREA WITHIN 575' ORW =	31,943 SF.
PROVIDED BY LAND DESIGN.	
IMPERVIOUS AREAS OUTSIDE 575' ORW:	
BUILDING 1=	2,532 SF (ROOF AREA)
CONCRETE (CURB & SIDEWALK)	1,054 SF
TOTAL IMPERVIOUS AREA=	3,586 SF
TOTAL IMPERVIOUS AREAS:	
BUILDINGS=	(14,133 SF + 14,133 SF) = 28,266 SF
CONCRETE=	(5,087 SF + 1,054 SF) = 6,141 SF
TOTAL=	34,407 SF
PERCENT IMPERVIOUS=	15.3%
REQUIRED PARKING:	
OFFICE: MAX: 1 PER 200 GSF = 200	
MIN: 1 PER 300 GSF (NO MIN. REQUIREMENT IN MX ZONING)	
TOTAL PARKING REQUIRED:	N/A
TOTAL PARKING PROVIDED:	67 (PHASE 1), 32 (PHASE 2)
REGULAR SPACES:	95
HC SPACES:	4
TOTAL SPACES:	99
BIKE PARKING REQUIRED:	5
BIKE PARKING PROVIDED:	5
AREA OF DISTURBED LIMITS =	3.61 ACRES (157,174 SF)
ESTIMATED TRIP GENERATION: TRIPS ACCOMMODATED BY MAYFAIRE TIA.	
WEEKDAY AADT:	300 TRIPS
WEEKDAY AM:	58 TOTAL (51 ENTERING, 7 EXITING)
WEEKDAY PM:	98 TOTAL (18 ENTERING, 80 EXITING)
SEWER/WATER DEMAND WITH FUTURE:	
40,000 SF / 1 PERSON / 200 SF = 25 GPD/PERSON = 5,000 GPD	
WASTE: PUSH CARTS	

NOTES:
 1) SITE IS NOT LOCATED WITHIN A FLOODZONE ACCORDING TO NC FIRMS MAP NUMBER 3720315800K.

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

OVERALL SITE PLAN
 ZIMMER DEVELOPMENT
 COMPANY OFFICE - MAYFAIRE
 6725 MONUMENT DRIVE
 WILMINGTON, N. C.

OWNER
 MAYFAIRE I, LLC / JEFFREY L. ZIMMER
 530 GREENVILLE BLVD. SE,
 SUITE 200
 GREENVILLE, NC 27658
 PHONE: (910) 763-4669
 EMAIL: JEFFREYZIMMER@ZDC.COM

NORRIS & TUNSTALL
 CONSULTING ENGINEERS P.C.

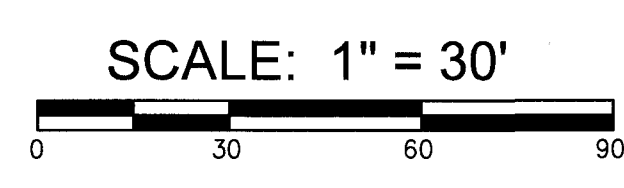
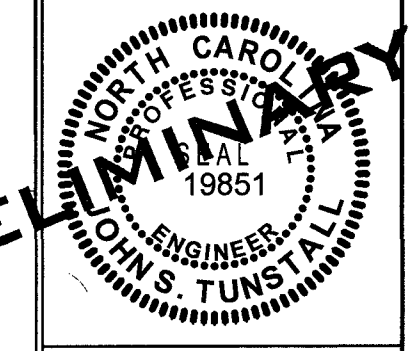
2602 IRON GATE DR., SUITE 102
 GREENVILLE, NC 27604
 PHONE: (910) 343-9635

Licence #C-3641

21144

DES. JST
 CKD. JPN
 DRWN. RPH

DATE 11/17/21



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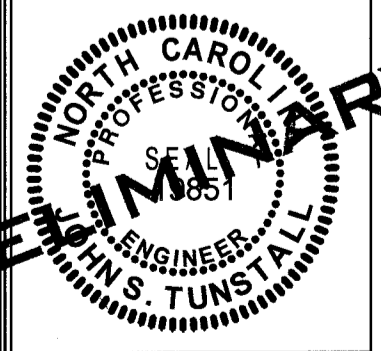


SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

EXISTING CONDITIONS
ZIMMER DEVELOPMENT
COMPANY OFFICE - MAYFAIRE
6725 MONUMENT DRIVE
WILMINGTON, N. C.

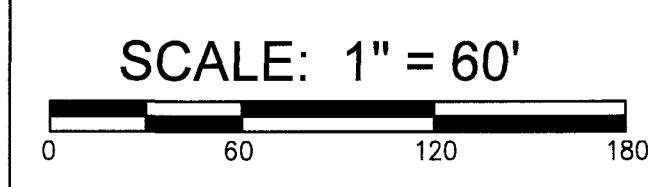
OWNER
MAYFAIRE I, LLC / JEFFREY L. ZIMMER
530 GREENVILLE BLVD. SE,
SUITE 200
GREENVILLE, NC 27858
PHONE: (910) 763-4669
EMAIL: JEFFREYZIMMER@ZDC.COM

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.
 2602 IRON GATE DR., SUITE 102 1429 ASH-LITTLE RIVER RD. NW
 WILMINGTON, NC 28412 ASH, NC 28920
 PHONE (910) 343-9653 PHONE (910) 281-5900

Licence #C-3641
21144
 DES. JST
 CKD. JPN
 DRWN. RPH
 DATE 11/17/21


LINE LABEL		
LINE	BEARING	DISTANCE
L1	N51°19'32"W	12.59'
L2	N01°16'22"E	10.87'
L3	N42°24'05"W	26.39'
L4	N84°34'12"W	5.82'
L5	S89°11'09"W	17.02'
L6	N02°59'38"W	7.22'
L7	N08°58'24"E	29.94'
L8	N33°21'13"E	27.01'
L9	N29°18'11"E	37.89'
L10	N20°58'14"E	36.51'
L11	N00°16'43"W	10.63'
L12	N48°24'04"W	8.51'
L13	S89°18'44"W	7.44'
L14	S54°21'52"W	10.87'
L15	S36°42'48"W	15.78'
L16	S55°15'48"W	22.14'
L17	S70°51'16"W	20.35'
L18	N77°51'28"W	13.58'
L19	N43°47'44"W	10.12'
L20	N01°42'00"E	12.19'
L21	N15°31'06"W	13.31'
L22	N40°26'26"W	12.15'
L23	N71°34'14"W	14.11'
L24	N87°11'11"W	5.80'
L25	N00°37'28"E	29.15'
L26	N38°44'35"W	34.28'
L27	N82°41'51"W	35.14'
L28	S84°47'06"W	35.82'
L29	S66°58'40"W	33.87'
L30	S58°12'55"W	27.39'
L31	S38°50'00"W	28.46'
L32	S78°35'14"W	34.79'
L33	S57°01'35"W	34.35'
L34	N72°09'04"W	29.5'
L35	S76°53'13"W	20.82'

CURVE TABLE				
CURVE	BEARING	CHORD	ARC	RADIUS
C1	N54°36'15"E	21.18'	22.01'	23.00'
C2	S76°27'19"W	13.76'	13.78'	71.00'
C3	S80°12'54"E	16.26'	16.97'	16.83'



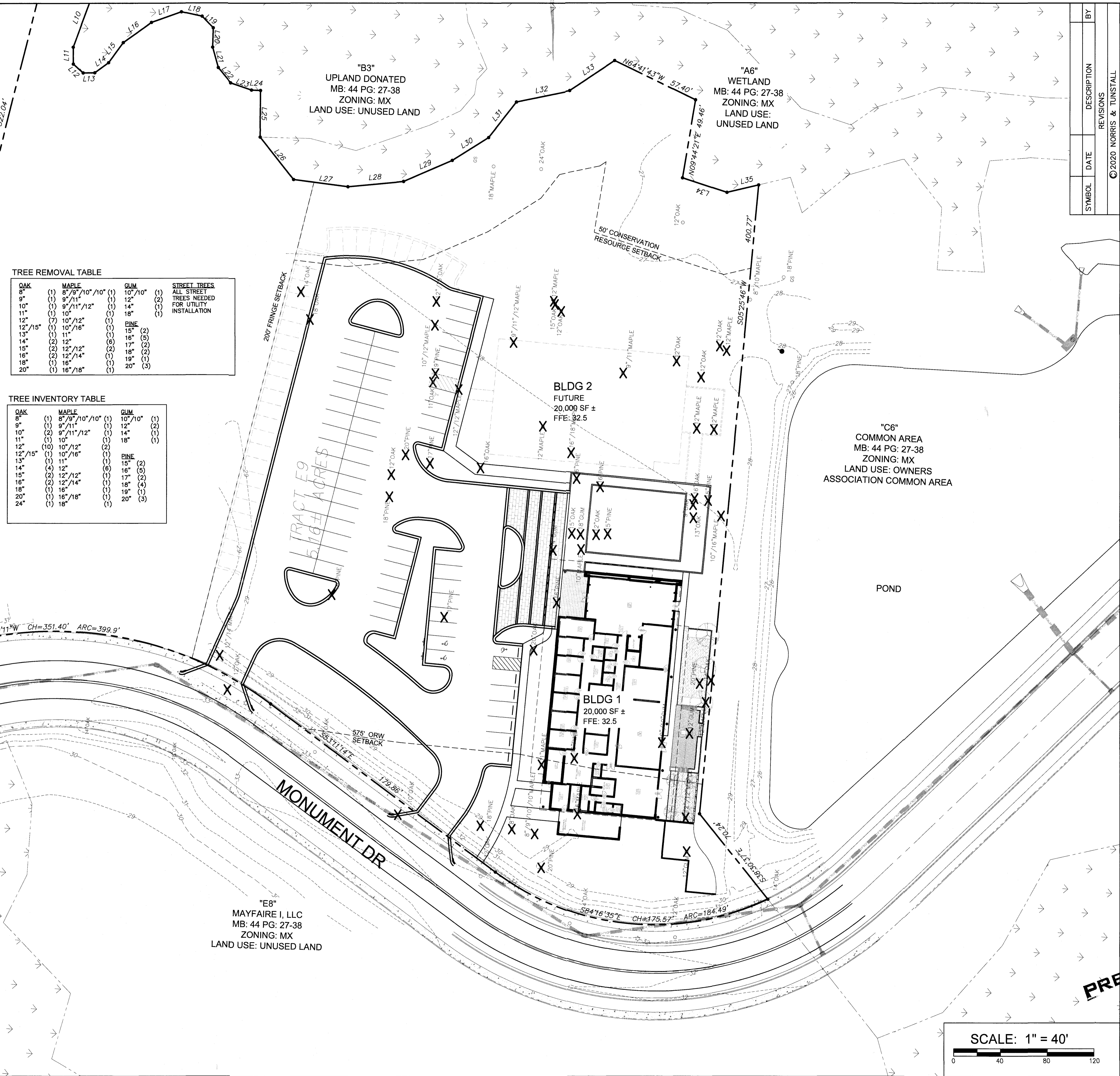
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LEGEND

	PROPERTY LINE
	DISTURBED AREA LIMITS
	PROPOSED CONTOUR
	TEMPORARY SILT FENCE
	PROPOSED STORMDRAIN PIPE
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED SPOT ELEVATION FLOW LINE
	PROPOSED SPOT ELEVATION TOP OF CURB
	PROPOSED SPOT ELEVATION FINISH GRADE
	FLARED END SECTION WITH RIP-RAP ENERGY DISSIPATOR
	DROP INLET WITH INLET PROTECTION (DI)
	CURB INLET WITH INLET PROTECTION (CI)
	JUNCTION BOX WITH INLET PROTECTION (JB)
	PROPOSED FIRE HYDRANT
	EXISTING CONTOUR
	EXISTING TREE TO BE SAVED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCING
	CONCRETE
	PERVIOUS MATERIAL
	PERVIOUS PAVERS

NOTES:
 1) REPLACE STREET TREES ALONG FRONTAGE SHALL BE A MINIMUM THREE (3) INCH CALIPER AND SHALL BE LOCATED AT A MINIMUM FIFTY (50) FEET ON CENTER.



TREE REMOVAL TABLE

OAK	MAPLE	GUM	STREET TREES
8"	(1) 8"/9"/10"/10"	(1) 10"/10"	(1) ALL STREET TREES NEEDED FOR UTILITY INSTALLATION
9"	(1) 9"/11"	(1) 12"/12"	(2)
10"	(1) 9"/11"/12"	(1) 14"/14"	(2)
11"	(1) 10"/10"	(1) 18"/18"	(1)
12"	(2) 10"/12"	(1) PINE	(1)
12"/15"	(1) 10"/16"	(1) 15"/15"	(2)
13"	(1) 11"/11"	(1) 16"/16"	(2)
14"	(2) 12"/12"	(1) 17"/17"	(5)
15"	(2) 12"/12"	(1) 18"/18"	(3)
16"	(2) 12"/14"	(1) 19"/19"	(3)
18"	(1) 16"/16"	(1) 20"/20"	(3)
20"	(1) 16"/18"	(1) 20"/20"	(3)

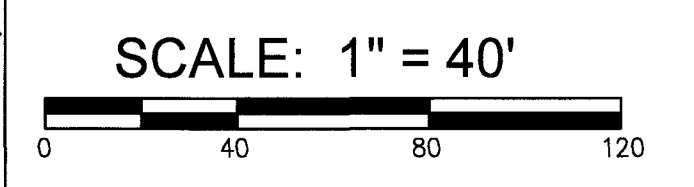
TREE INVENTORY TABLE

OAK	MAPLE	GUM	PINE
8"	(1) 8"/9"/10"/10"	(1) 10"/10"	(1)
9"	(1) 9"/11"	(1) 12"/12"	(2)
10"	(2) 9"/11"/12"	(1) 14"/14"	(2)
11"	(1) 10"/10"	(1) 18"/18"	(3)
12"	(10) 10"/12"	(1) PINE	(1)
12"/15"	(1) 10"/16"	(1) 15"/15"	(2)
13"	(1) 11"/11"	(1) 16"/16"	(2)
14"	(4) 12"/12"	(1) 17"/17"	(5)
15"	(2) 12"/12"	(1) 18"/18"	(3)
16"	(2) 12"/14"	(1) 19"/19"	(3)
18"	(1) 16"/16"	(1) 20"/20"	(4)
20"	(1) 16"/18"	(1) 20"/20"	(3)
24"	(1) 18"/18"	(1) 20"/20"	(3)

LOT 184
 SECTION 6
 WINDEMERE
 MB: 13 PG: 31
 ZONING: R-15
 LAND USE: SINGLE FAMILY RESIDENTIAL

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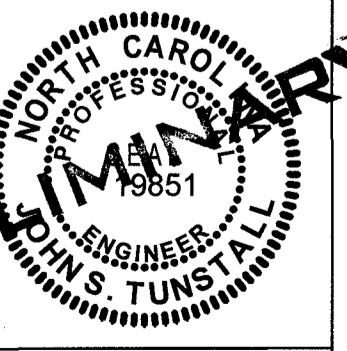
SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

TREE REMOVAL
 ZIMMER DEVELOPMENT
 COMPANY OFFICE - MAYFAIRE
 6725 MONUMENT DRIVE
 WILMINGTON, N. C.

OWNER/DEVELOPER
 MAYFAIRE I, LLC / JEFFREY L. ZIMMER
 530 GREENVILLE BLVD. SE,
 SUITE 200
 GREENVILLE, NC 27858
 PHONE: (910) 763-4669
 EMAIL: JEFFREYZIMMER@ZDC.COM

NORRIS & TUNSTALL
 CONSULTING ENGINEERS P.C.
 2602 IRON GATE DR., SUITE 102 1429 ASH-LITTLE RIVER RD. NW
 WILMINGTON, NC 28412
 PHONE: (910) 943-9625

Licence #C-3641
21144
 DES. JST
 CKD. JPN
 DRWN. RPH
 DATE 11/17/21



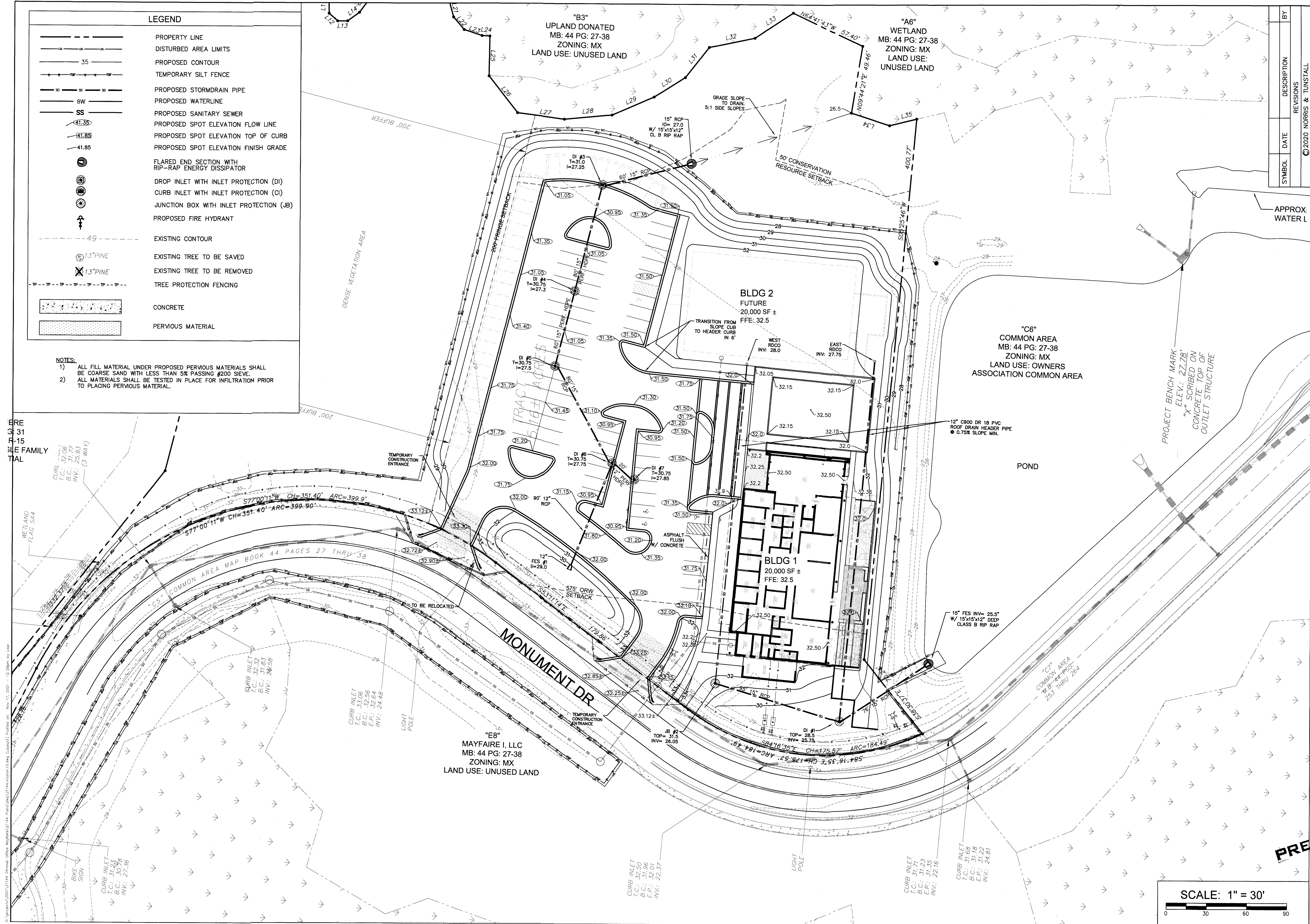
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LEGEND

	PROPERTY LINE
	DISTURBED AREA LIMITS
	PROPOSED CONTOUR
	TEMPORARY SILT FENCE
	PROPOSED STORMDRAIN PIPE
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED SPOT ELEVATION FLOW LINE
	PROPOSED SPOT ELEVATION TOP OF CURB
	PROPOSED SPOT ELEVATION FINISH GRADE
	FLARED END SECTION WITH RIP-RAP ENERGY DISSIPATOR
	DROP INLET WITH INLET PROTECTION (DI)
	CURB INLET WITH INLET PROTECTION (CI)
	JUNCTION BOX WITH INLET PROTECTION (JB)
	PROPOSED FIRE HYDRANT
	EXISTING CONTOUR
	EXISTING TREE TO BE SAVED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCING
	CONCRETE
	PERVIOUS MATERIAL

- NOTES:**
- 1) ALL FILL MATERIAL UNDER PROPOSED PERVIOUS MATERIALS SHALL BE COARSE SAND WITH LESS THAN 5% PASSING #200 SIEVE.
 - 2) ALL MATERIALS SHALL BE TESTED IN PLACE FOR INFILTRATION PRIOR TO PLACING PERVIOUS MATERIAL.

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SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

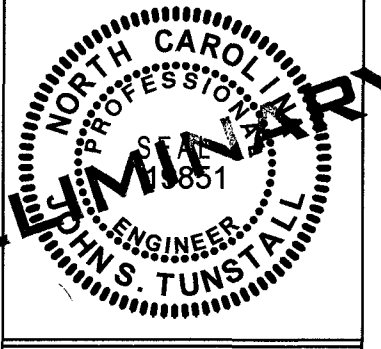
GRADING & EROSION CONTROL PLAN
 ZIMMER DEVELOPMENT
 COMPANY OFFICE - MAYFAIRE
 6725 MONUMENT DRIVE
 WILMINGTON, N. C.

OWNER/DEVELOPER
 MAYFAIRE I, LLC / JEFFREY L. ZIMMER
 530 GREENVILLE BLVD. SE,
 SUITE 200
 GREENVILLE, NC 27668
 PHONE: (910) 763-4669
 EMAIL: JEFFREYZIMMER@ZDC.COM

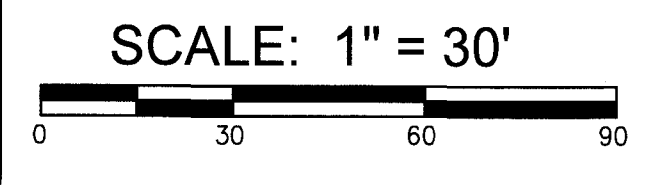
NORRIS & TUNSTALL
 CONSULTING ENGINEERS P.C.
 2602 IRON GATE DR., SUITE 102
 WILMINGTON, NC 28412
 PHONE: (910) 343-9633

License #C-3641

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CD.	JPN
DRWN.	RPH
DATE	11/17/21



C2

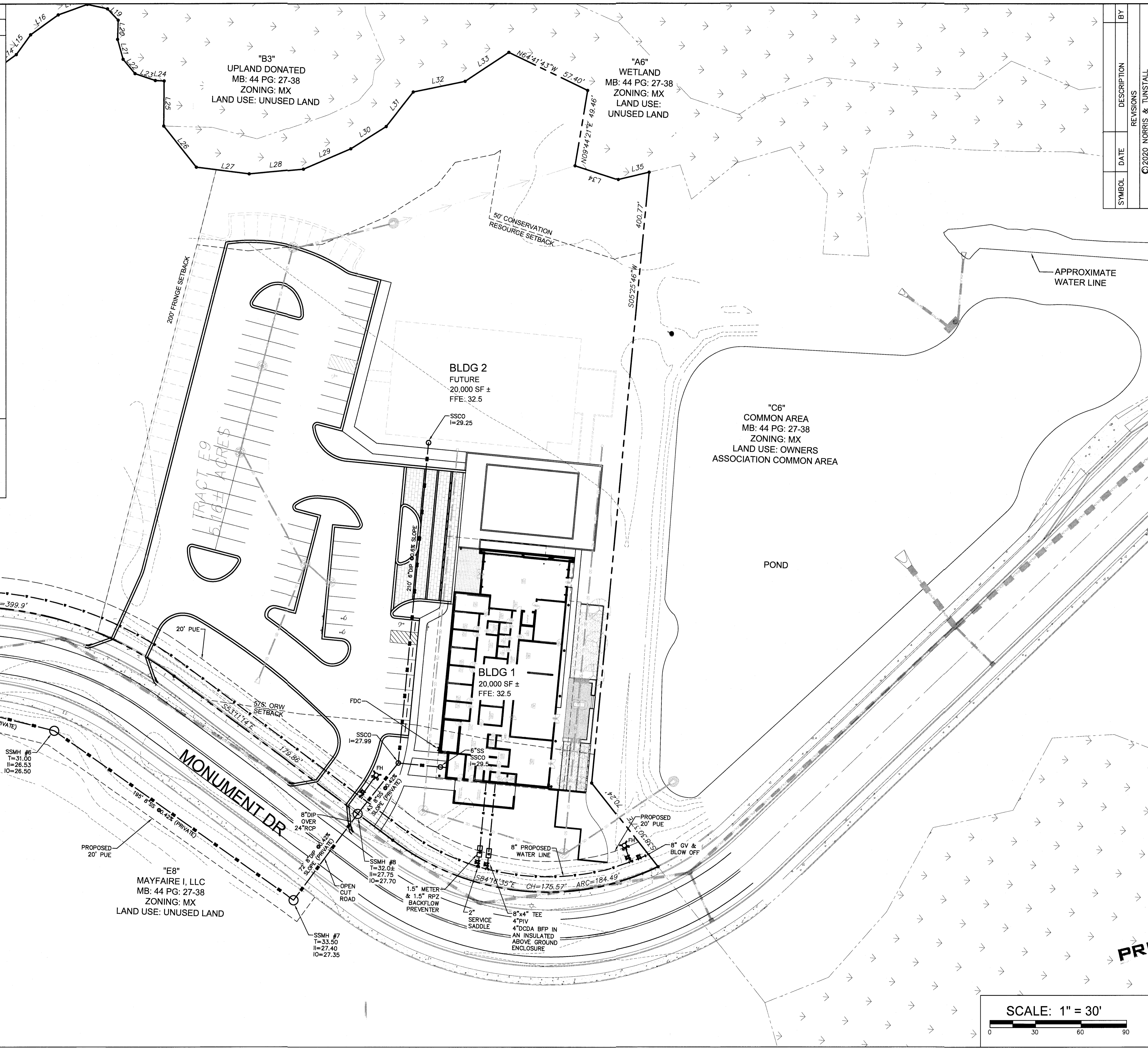


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LEGEND

	PROPERTY LINE
	DISTURBED AREA LIMITS
	PROPOSED CONTOUR
	TEMPORARY SILT FENCE
	PROPOSED STORMDRAIN PIPE
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED SPOT ELEVATION FLOW LINE
	PROPOSED SPOT ELEVATION TOP OF CURB
	PROPOSED SPOT ELEVATION FINISH GRADE
	FLARED END SECTION WITH RIP-RAP ENERGY DISSIPATOR
	DROP INLET WITH INLET PROTECTION (DI)
	CURB INLET WITH INLET PROTECTION (CI)
	JUNCTION BOX WITH INLET PROTECTION (JB)
	PROPOSED FIRE HYDRANT
	EXISTING CONTOUR
	EXISTING TREE TO BE SAVED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCING
	CONCRETE
	PERVIOUS MATERIAL
	PERVIOUS PAVERS

NOTES:
 1) ALL ELECTRIC, CABLE TELEVISION, AND TELEPHONE FACILITIES, FIRE ALARM CONDUITS, STREET LIGHT WIRING AND SIMILAR FACILITIES SHALL BE PLACED UNDERGROUND BY THE DEVELOPER OR THE APPROPRIATE UTILITY COMPANY.



SYMBOL	DATE	DESCRIPTION	BY

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UTILITY PLAN ONSITE
 ZIMMER DEVELOPMENT
 COMPANY OFFICE - MAYFAIRE
 6725 MONUMENT DRIVE
 WILMINGTON, N. C.

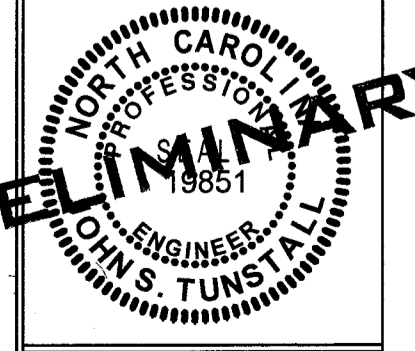
OWNER/DEVELOPER
 MAYFAIRE I, LLC / JEFFREY L. ZIMMER
 530 GREENVILLE BLVD. SE,
 SUITE 200
 GREENVILLE, NC 27658
 PHONE: (910) 763-4669
 EMAIL: JEFFREYZIMMER@ZDC.COM

NORRIS & TUNSTALL
 CONSULTING ENGINEERS P.C.
 2602 IRON GATE DR., SUITE 102 1429 ASH-LITTLE RIVER RD. NW
 WILMINGTON, NC 28412 ASH, NC 28420
 PHONE (910) 343-9653 PHONE (910) 287-5900

License #C-3641

21144

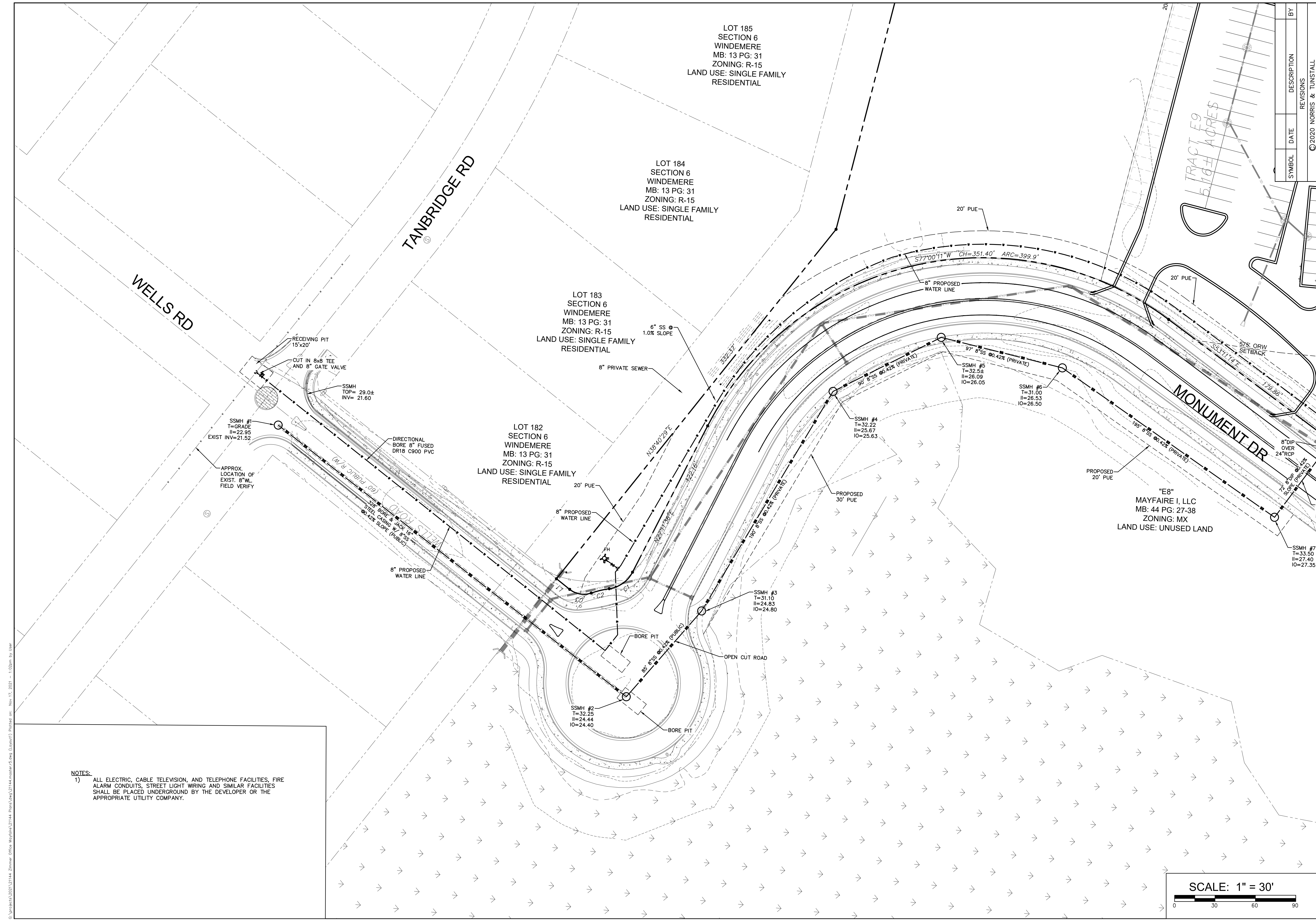
DES. JST
 CND. JPN
 DRWN. RPH
 DATE 11/17/21



PRELIMINARY

SCALE: 1" = 30'

C3



SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	
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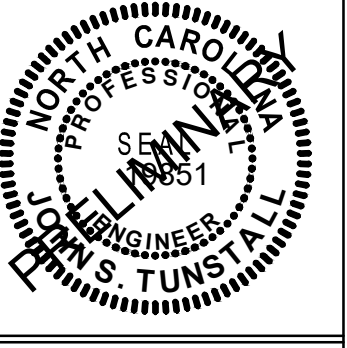
UTILITY PLAN OFFSITE
 ZIMMER DEVELOPMENT
 COMPANY OFFICE - MAYFAIRE
 6725 MONUMENT DRIVE
 WILMINGTON, N. C.

OWNER/DEVELOPER
 MAYFAIRE I, LLC / JEFFREY L. ZIMMER
 530 GREENVILLE BLVD. SE.
 SUITE 200
 GREENVILLE, NC 27858
 PHONE: (910) 763-4669
 EMAIL: JEFFREY.ZIMMER@ZDC.COM

NORRIS & TUNSTALL
 CONSULTING ENGINEERS P.C.
 2602 IRON GATE DR., SUITE 102 1429 ASH-LITTLE RIVER RD. NW
 WILMINGTON, NC 28412 ASH, NC 28420
 PHONE: (910) 345-9653 PHONE: (910) 297-5900

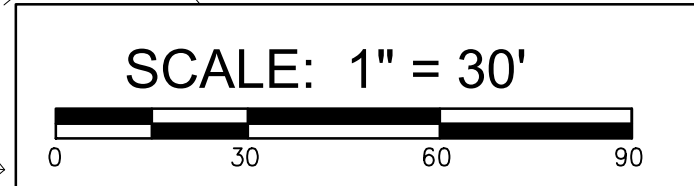
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DES.	JST
CHK.	JPN
DRWN.	RPH
DATE	11/17/21



C3.1

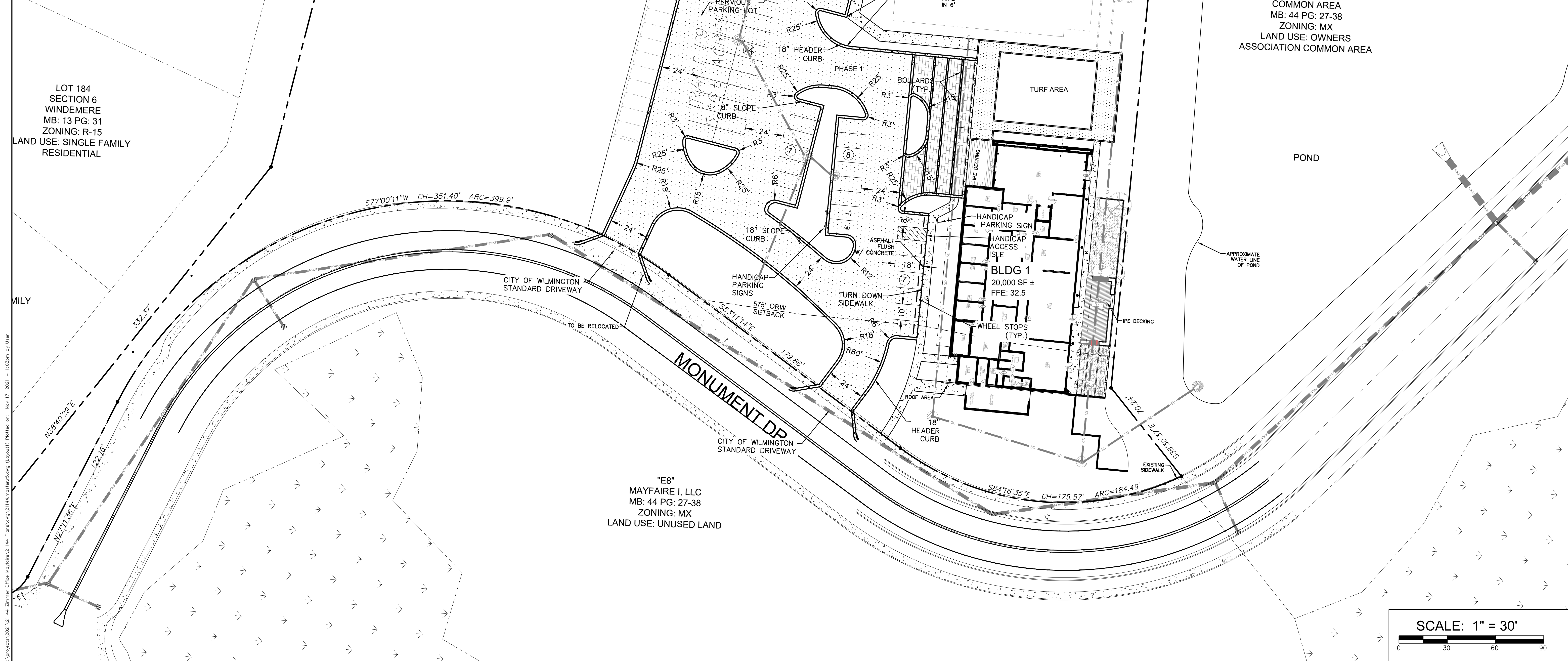
NOTES:
 1) ALL ELECTRIC, CABLE TELEVISION, AND TELEPHONE FACILITIES, FIRE ALARM CONDUITS, STREET LIGHT WIRING AND SIMILAR FACILITIES SHALL BE PLACED UNDERGROUND BY THE DEVELOPER OR THE APPROPRIATE UTILITY COMPANY.



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LEGEND

- PROPERTY LINE
- DISTURBED AREA LIMITS
- 35 PROPOSED CONTOUR
- TEMPORARY SILT FENCE
- PROPOSED STORMDRAIN PIPE
- 8W PROPOSED WATERLINE
- SS PROPOSED SANITARY SEWER
- 41.35 PROPOSED SPOT ELEVATION FLOW LINE
- 41.85 PROPOSED SPOT ELEVATION TOP OF CURB
- 41.85 PROPOSED SPOT ELEVATION FINISH GRADE
- FLARED END SECTION WITH RIP-RAP ENERGY DISSIPATOR
- DROP INLET WITH INLET PROTECTION (DI)
- CURB INLET WITH INLET PROTECTION (CI)
- JUNCTION BOX WITH INLET PROTECTION (JB)
- PROPOSED FIRE HYDRANT
- EXISTING CONTOUR
- 13" PINE EXISTING TREE TO BE SAVED
- 13" PINE EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING
- CONCRETE
- PERVIOUS MATERIAL
- PERVIOUS PAVERS



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SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

LAYOUT PLAN
 ZIMMER DEVELOPMENT
 COMPANY OFFICE - MAYFAIRE
 6725 MONUMENT DRIVE
 WILMINGTON, N. C.

OWNER/DEVELOPER
 MAYFAIRE I, LLC / JEFFREY L. ZIMMER
 530 GREENVILLE BLVD. SE.
 SUITE 200
 GREENVILLE, NC 27858
 PHONE: (910) 763-4669
 EMAIL: JEFFREYZIMMER@ZDC.COM

NORRIS & TUNSTALL
 CONSULTING ENGINEERS P.C.

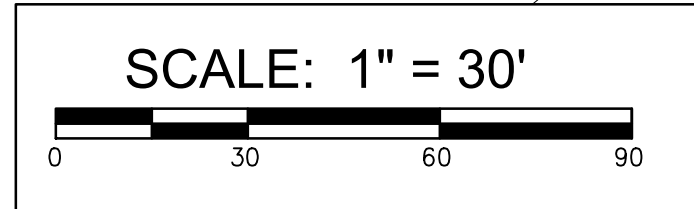
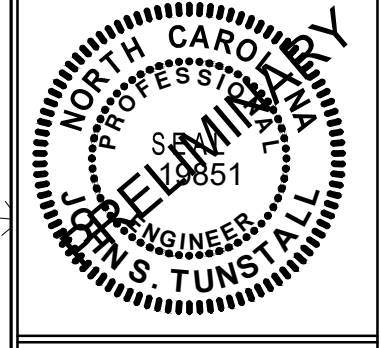
2602 IRON GATE DR., SUITE 102 1429 ASH-LITTLE RIVER RD. NW
 WILMINGTON, NC 28412 ASH, NC 28420
 PHONE: (910) 343-9653 PHONE: (910) 287-5900

License #C-3641

21144

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 CKD. JPN
 DRWN. RPH

DATE 11/17/21



C4



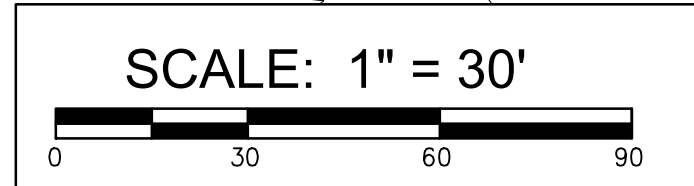
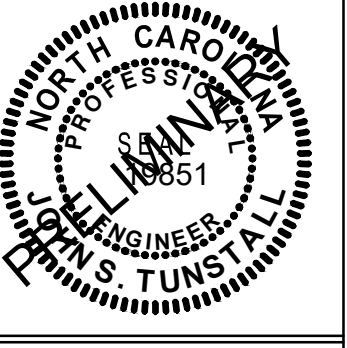
SYMBOL	DATE	DESCRIPTION	BY
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DRAINAGE AREA PLAN
 ZIMMER DEVELOPMENT
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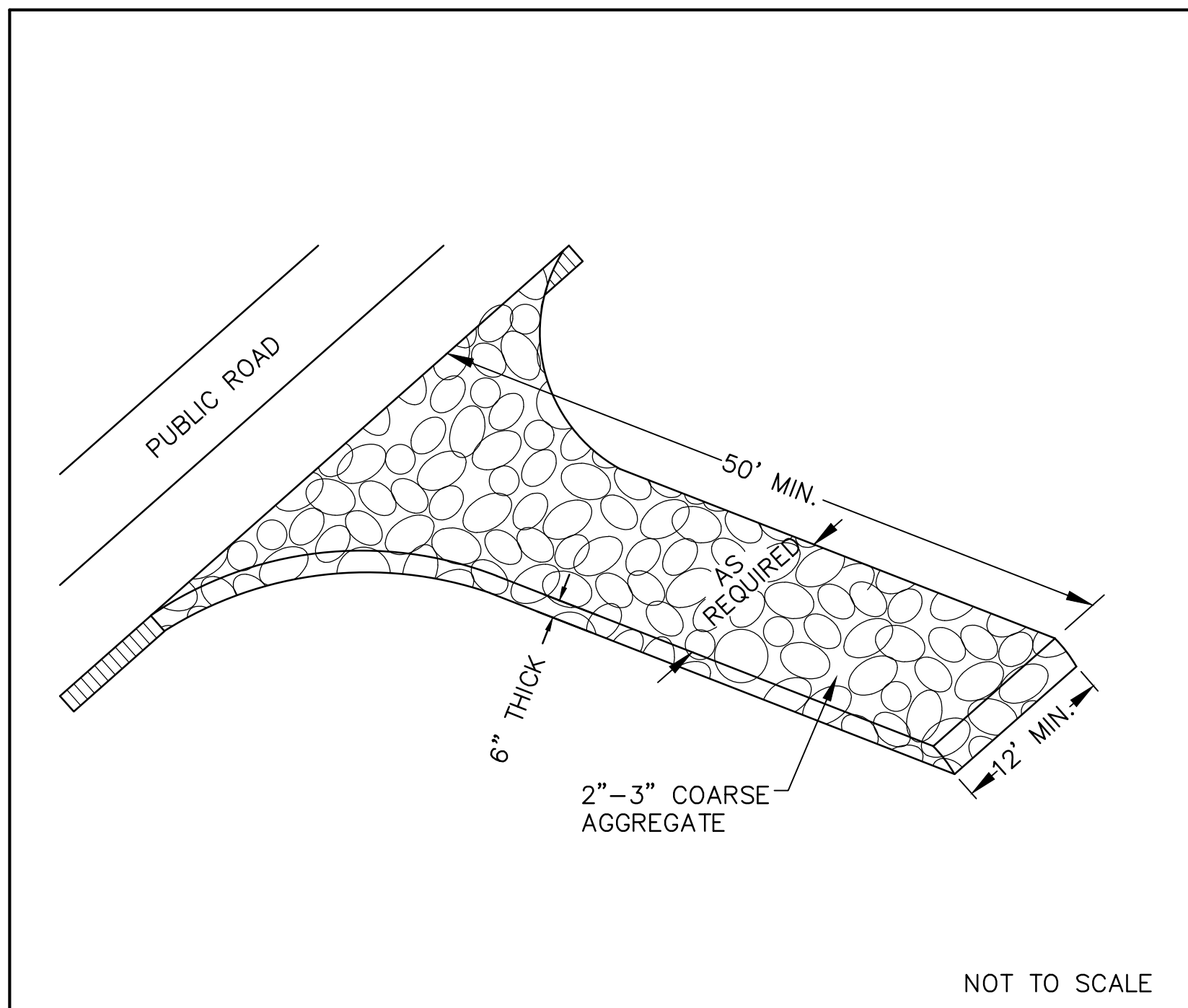
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21144
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 DRWN. RPH
 DATE 11/17/21



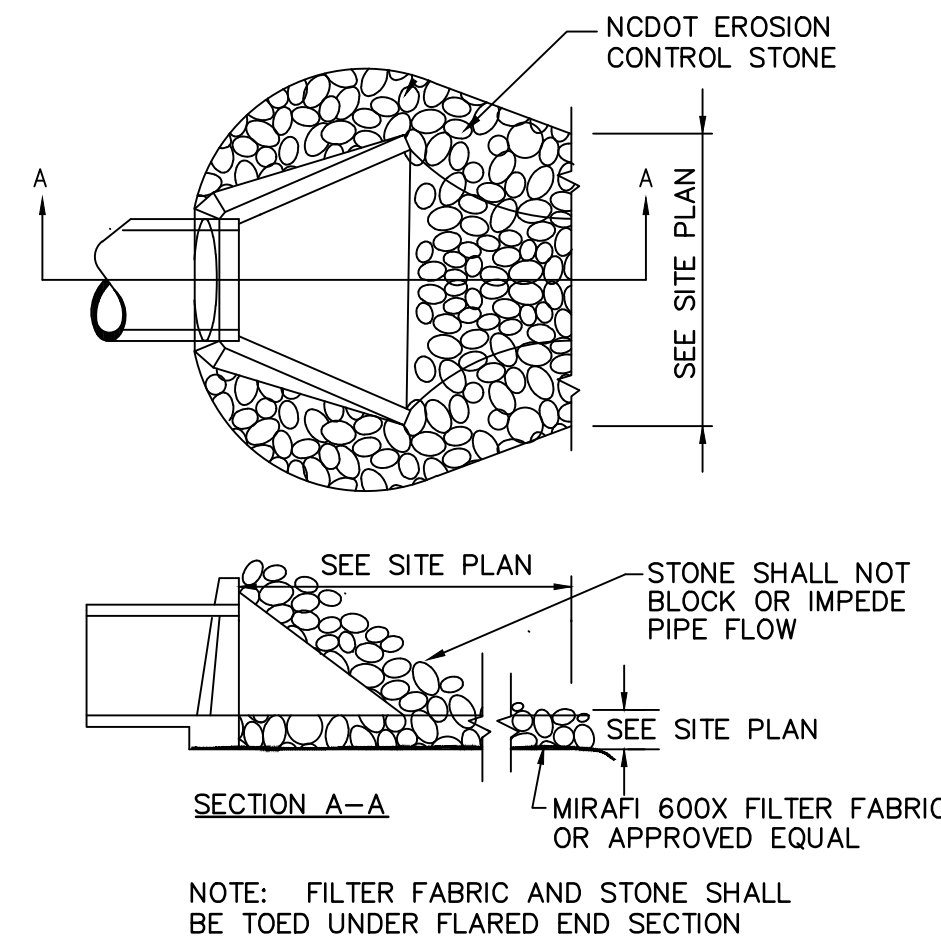
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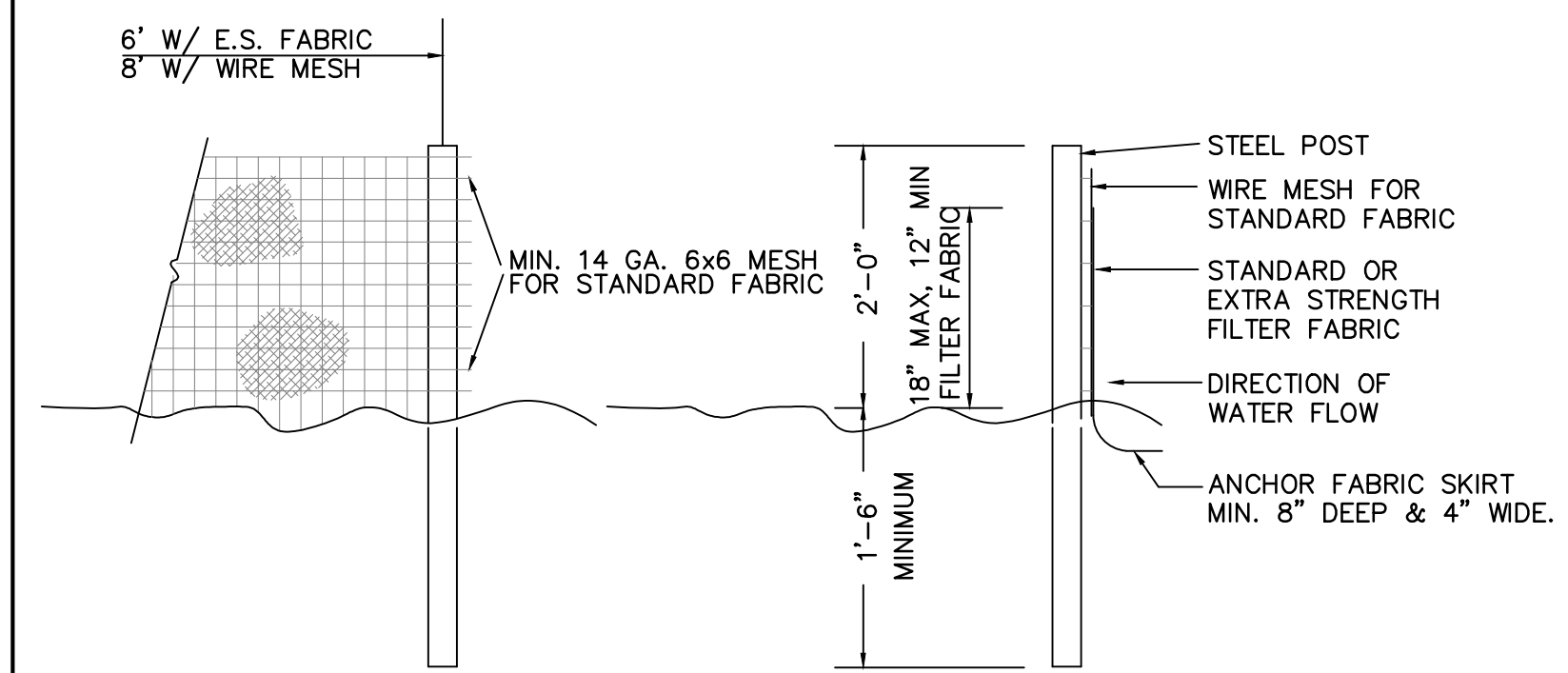
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1 TEMPORARY GRAVELLED CONSTRUCTION ENTRANCE



NOT TO SCALE

4 ENERGY DISSIPATOR

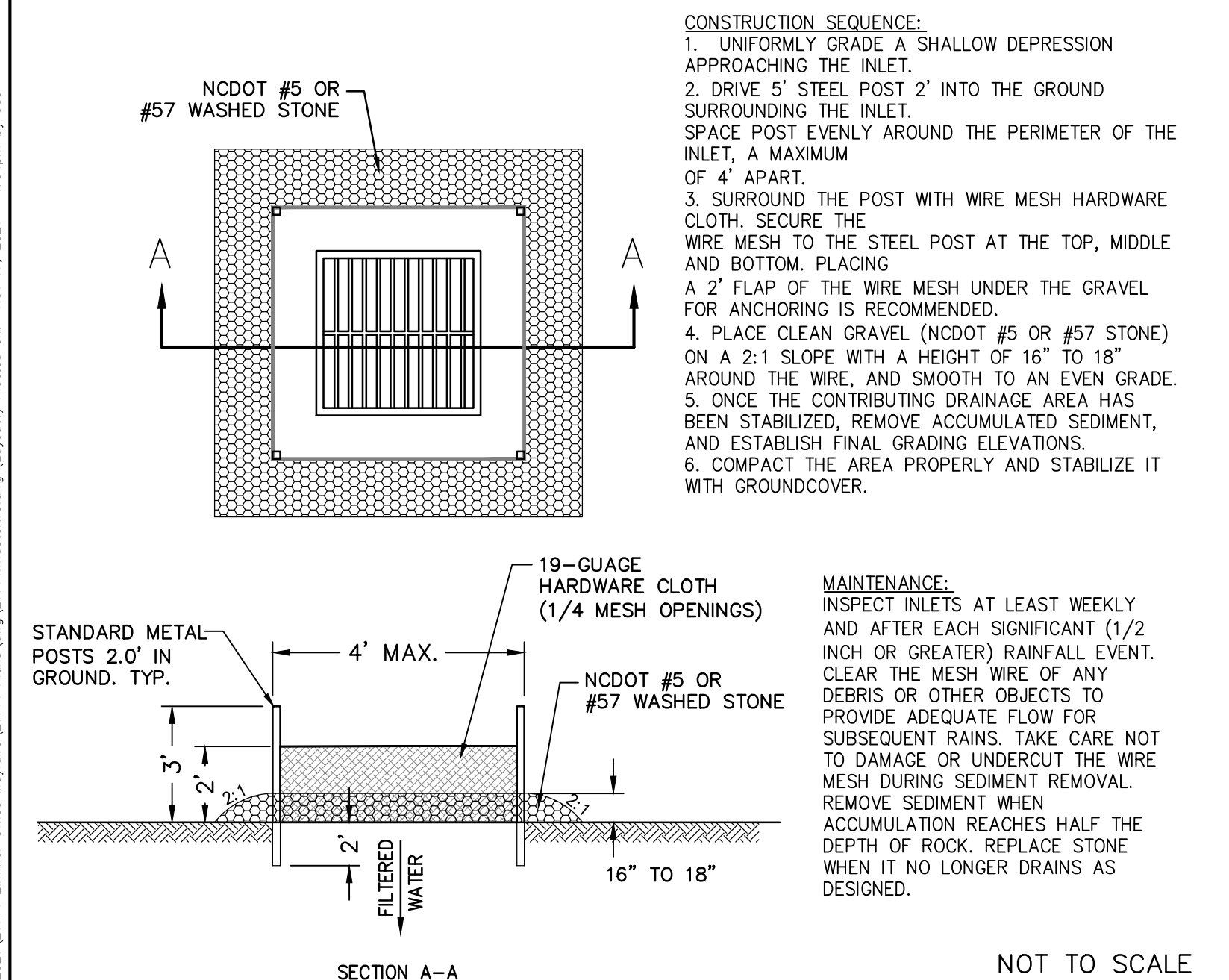


NOTES:

1. SYN. FENCE FABRIC SHALL BE MIN. OF 30" IN WIDTH WITH 30 LB/IN TENSILE STRENGTH FOR STANDARD FABRIC AND 50 LB/IN FOR EXTRA STRENGTH.
2. FABRIC SHALL BE CONTINUOUS LENGTH. IF JOINTS ARE NECESSARY, LAP FABRIC POST TO POST.
3. STEEL POST SHALL BE MIN 4' IN HEIGHT AND BE OF THE SELF-FASTENER STEEL ANGLE TYPE.

NOT TO SCALE

2 TEMPORARY SILT FENCE



NOT TO SCALE

3 HARDWARE CLOTH AND GRAVEL INLET PROTECTION

SITE WORK NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH FIELD CONSTRUCTION CONDITIONS.
2. CONTRACTOR SHALL COORDINATE WORK WITHIN NCDOT AND LOCAL RIGHT OF WAYS WITH PROPER AUTHORITIES AND SHALL MEET ANY REQUIREMENTS AS TO TRAFFIC CONTROL AND CONNECTION TO EXISTING STREETS.
3. CLEARING AND GRUBBING: REMOVE ALL TREES AS REQUIRED UNLESS OTHERWISE NOTED TO REMAIN, STUMPS, ROOTS, SHRUBBERY, ASPHALT, CONCRETE, STRUCTURES, BURIED UTILITIES, STORAGE TANKS, ETC. WITHIN LIMITS OF CONSTRUCTION.
4. STRIPPING: BEFORE EXCAVATING OR FILLING, REMOVE ALL TOPSOIL, WOOD, LEAVES, AND ANY OTHER UNSUITABLE MATERIAL.
5. MUCKING: REMOVE ANY SOFT, ORGANIC SILT MATERIALS AND EXISTING BURIED CONSTRUCTION DEBRIS AS REQUIRED AND FILL TO SUBGRADE ELEVATIONS WITH A CLEAN SELECT-FILL COMPACTED AS SPECIFIED.
6. DISPOSAL: CLEARED, GRUBBED, STRIPPED OR EXCAVATED SPOIL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES.
7. BORROW MATERIAL: THE CONTRACTOR SHALL FURNISH BORROW MATERIAL REQUIRED FROM OFF SITE AND OBTAIN ALL REQUIRED PERMITS ASSOCIATED WITH BORROW OPERATIONS.
8. FILL AND COMPACTION: AFTER STRIPPING THOSE AREAS DESIGNATED TO RECEIVE FILL SHOULD BE PROOFROLLED. THE TOP 8" OF SUBGRADE SHALL BE COMPACTED TO AT LEAST 98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. ANY AREA WHICH PUMPS OR RUTS EXCESSIVELY SHOULD BE UNDERCUT AND REPLACED WITH A CLEAN, SILTY OR CLAYEY SAND HAVING A UNIFIED SOIL CLASSIFICATION OF SP, SM, OR SC. FILL MATERIAL 5" OUTSIDE OF BUILDING AREAS SHALL THEN BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) WITH THE UPPER 12 INCHES OF SUBGRADE BEING COMPACTED TO 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. FILL MATERIALS WITHIN BUILDING AREAS TO A LINE OUTSIDE THE BUILDING AREAS SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) WITH THE UPPER 12 INCHES OF SUBGRADE BEING COMPACTED IN 6 INCH LAYERS TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. IN AREAS WHERE NO STRUCTURAL FILL IS TO BE PLACED THE UPPER 12 INCHES OF THE IN-PLACE SUBGRADE SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. IF THE MATERIAL IS TOO DRY TO COMPACT TO THE REQUIRED DENSITY EACH LAYER SHALL BE WETTED IN ACCORDANCE WITH COMPACTION REQUIREMENTS. IF THE MATERIAL IS TOO WET TO SECURE PROPER COMPACTION, IT SHALL BE HARROWED REPEATEDLY OR OTHERWISE AERATED WITH SUITABLE EQUIPMENT UNTIL OPTIMUM MOISTURE CONTENT IS OBTAINED. FILL SHALL BE PLACED IN SUCH A MANNER THAT THE SURFACE WILL DRAIN READILY AT ALL TIMES. SEE STRUCTURAL NOTES AND SOILS REPORT FOR ADDITIONAL REQUIREMENTS.
9. LAYOUT: THE CONTRACTOR SHALL PROVIDE ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION.
11. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION FROM SURVEY BY MICHAEL UNDERWOOD & ASSOCIATES, AND PROVIDED BY OWNER.
12. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF RELOCATION OR DISCONNECTION OF ALL EXISTING UTILITIES WITH APPLICABLE AGENCIES AND AUTHORITIES.
14. ALL PAVEMENT AND BASE MATERIALS AND WORKMANSHIP SHALL CONFORM TO NCDOT STANDARDS.
15. WATER AND SEWER SERVICES SHALL BE INSTALLED TO MEET LOCAL AND STATE PLUMBING CODES. METER AND TAPS SHALL MEET ALL LOCAL REQUIREMENTS.
16. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE.
17. SEE SOILS REPORT FOR ADDITIONAL REQUIREMENTS.
18. CONTRACTOR SHALL NOTE THAT EARTHWORK QUANTITIES ARE HIS RESPONSIBILITY. PLANS DO NOT REPRESENT A BALANCED EARTHWORK CONDITION.
19. REINF. CONC. PIPE SHALL BE CLASS III W/RUBBER GASKETED JOINT OR "RAM NECK". INSTALL PER MANUFACTURER'S REQUIREMENTS.
20. USE WHITE LANE MARKING PAINT FOR ALL PAVEMENT MARKINGS. PAINT SHALL BE A CHLORINATED RUBBER ALKYD, FS TT-P-115, TYPE III, FACTORY MIXED, QUICK DRYING, NON-BLEEDING.
21. REFER TO THE PLUMBING DRAWINGS FOR LOCATION AND INVERTS OF NEW WASTE, WATER AND ROOF DRAIN LINES.

FIRE AND LIFE SAFETY NOTES:

1. FIRE HYDRANTS MUST BE WITHIN 150' OF THE FIRE DEPARTMENT CONNECTION.
2. THE FIRE DEPARTMENT CONNECTION MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
3. LANDSCAPING AND PARKING CANNOT BLOCK OR IMPEDE THE FIRE DEPARTMENT CONNECTIONS OR FIRE HYDRANTS. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANT CONNECTION AND THE FIRE HYDRANT.
4. FIRE HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB.
5. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDINGS.
6. NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED TO THE JOB SITE.
7. THE CONTRACTOR WILL MAINTAIN ALL-WEATHER EMERGENCY ACCESS TO CONSTRUCTION SITE AT ALL TIMES.
8. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.
9. UNDERGROUND FIRE LINE AND PRIVATE WATER MAINS MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.
10. A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
11. HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF THE STRUCTURE.
12. ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
13. THE CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SEC. 510 OF THE 2018 FIRE CODE.
14. BUILDING CONSTRUCTION TYPE:
15. PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0696
16. ALL ISOLATION VALVES WITHIN THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND THE RISER ROOM MUST BE ELECTRICALLY SUPERVISED.

EROSION CONTROL NOTES AND MAINTENANCE PLAN:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF-INCH RAINFALL.
2. ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED WASHED OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
3. SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION, BLOCK AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION AND ROCK PIPE INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS AS DESIGNED. DEBRIS WILL BE REMOVED FROM THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. SILT SACKS WILL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND WATTLES, BEAVER DAMS, DANDY SACKS AND SOCKS ONCE A WEEK AND AFTER EVERY RAIN EVENT.
4. DIVERSION DITCHES WILL BE CLEANED OUT IMMEDIATELY TO REMOVE SEDIMENT OR OBSTRUCTIONS FROM THE FLOW AREA. THE DIVERSION RIDGES WILL ALSO BE REPAIRED. SWALES MUST BE TEMPORARILY STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY PHASE OF ACTIVITY ASSOCIATED WITH A SWALE.
5. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF FILLED. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. STAKES MUST BE STEEL. STAKE SPACING WILL BE 6 FEET MAX. WITH THE USE OF EXTRA STRENGTH FABRIC, WITHOUT WIRE BACKING. STAKE SPACING WILL BE 8 FEET MAX. WHEN STANDARD STRENGTH FABRIC AND WIRE BACKING ARE USED. IF ROCK FILTERS ARE DESIGNED AT LOW POINTS IN THE SEDIMENT FENCE, THE ROCK WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF-FULL OF SEDIMENT, NO LONGER DRAINS AS DESIGNED OR IS DAMAGED.
6. LAND QUALITY REQUIRES: ALL SEEDED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED, ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN, TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL SLOPES WILL BE STABILIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS.

CALL 811 (3) WORKING DAYS BEFORE YOU DIG.

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

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 WILMINGTON, N. C.

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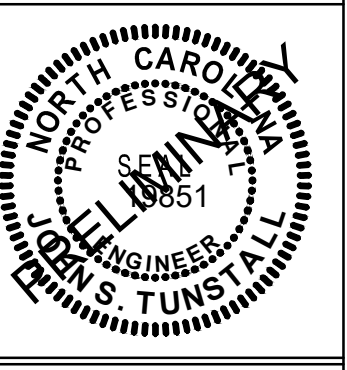
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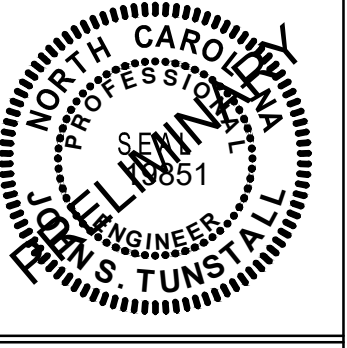
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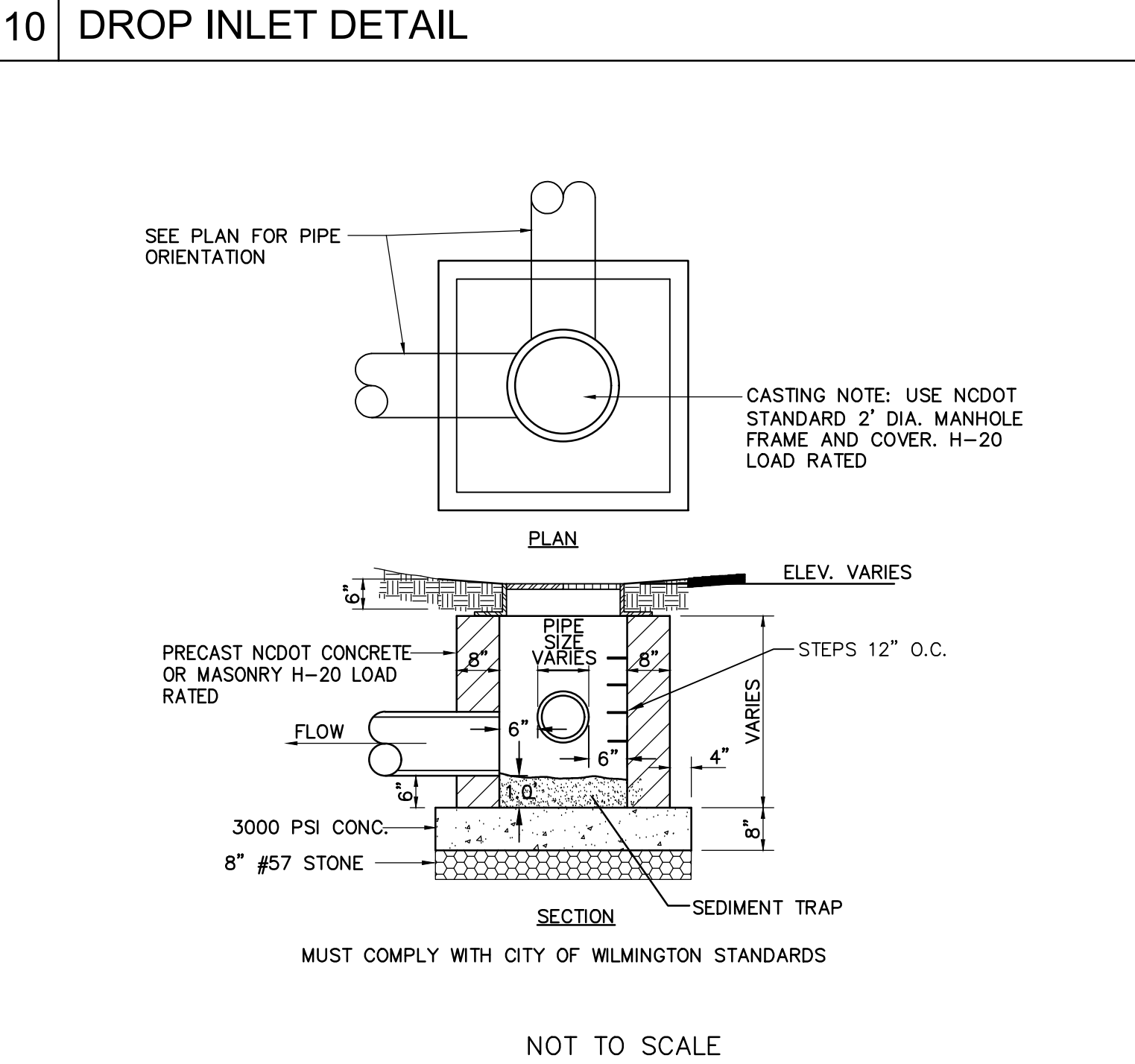
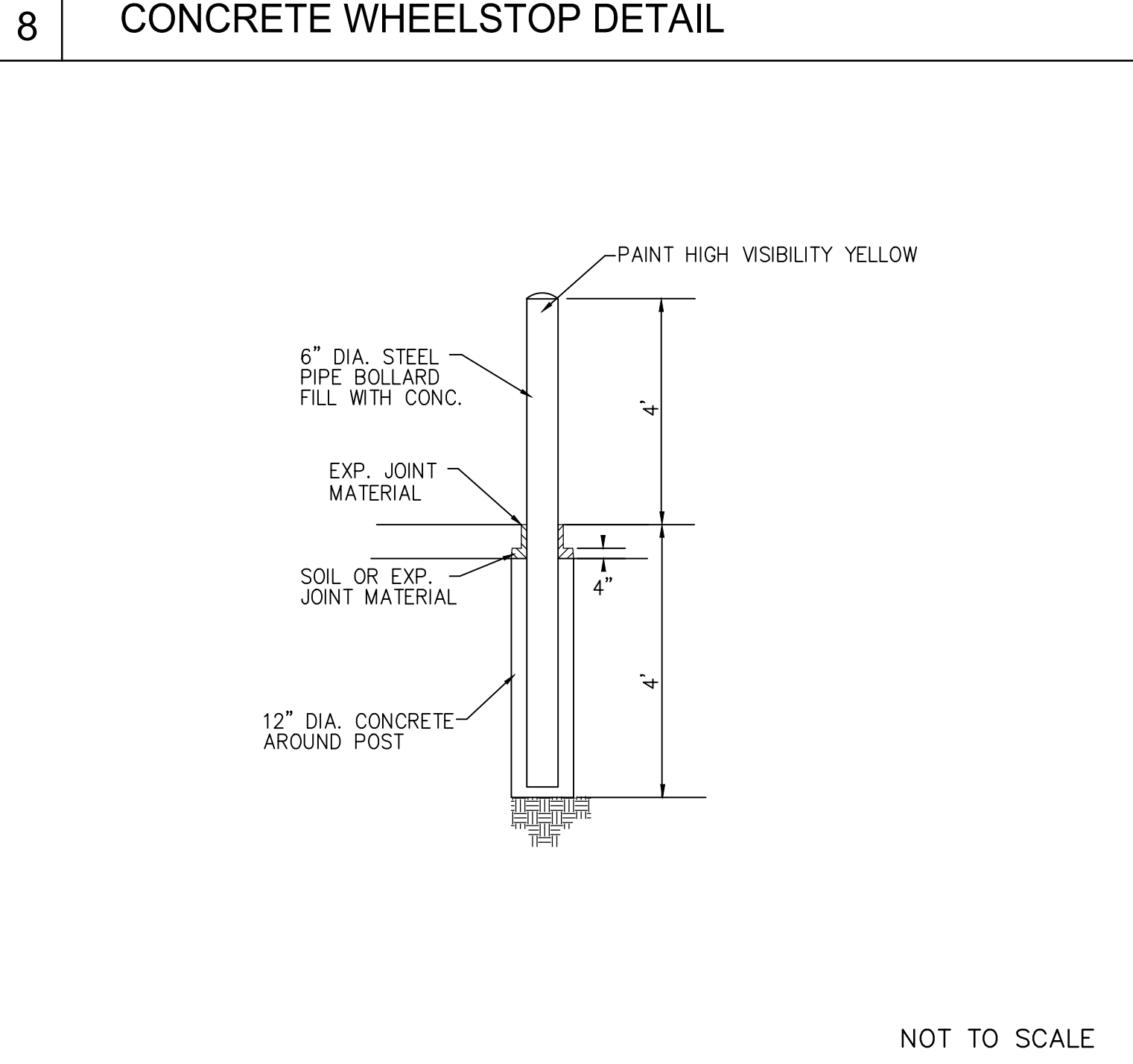
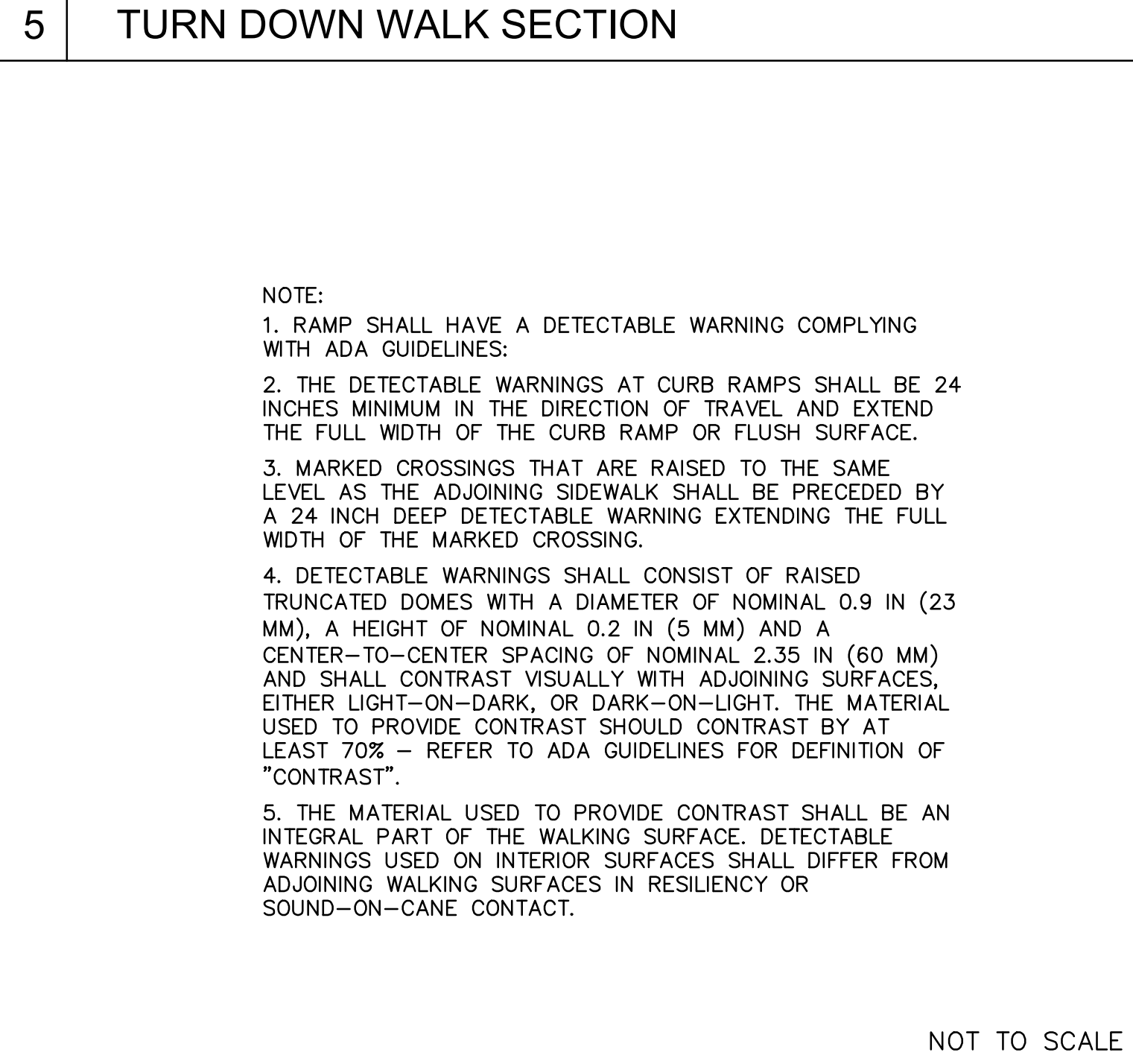
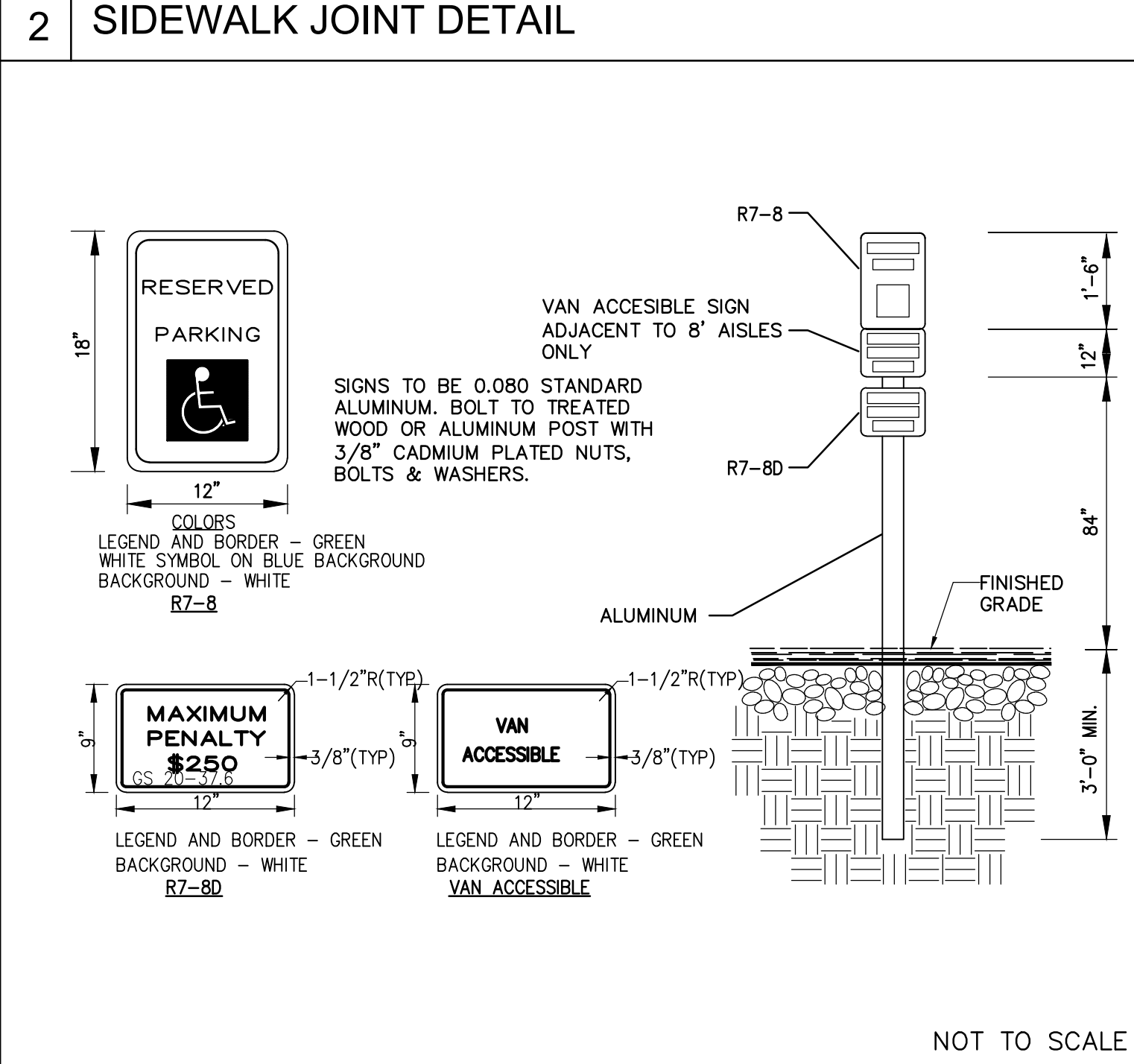
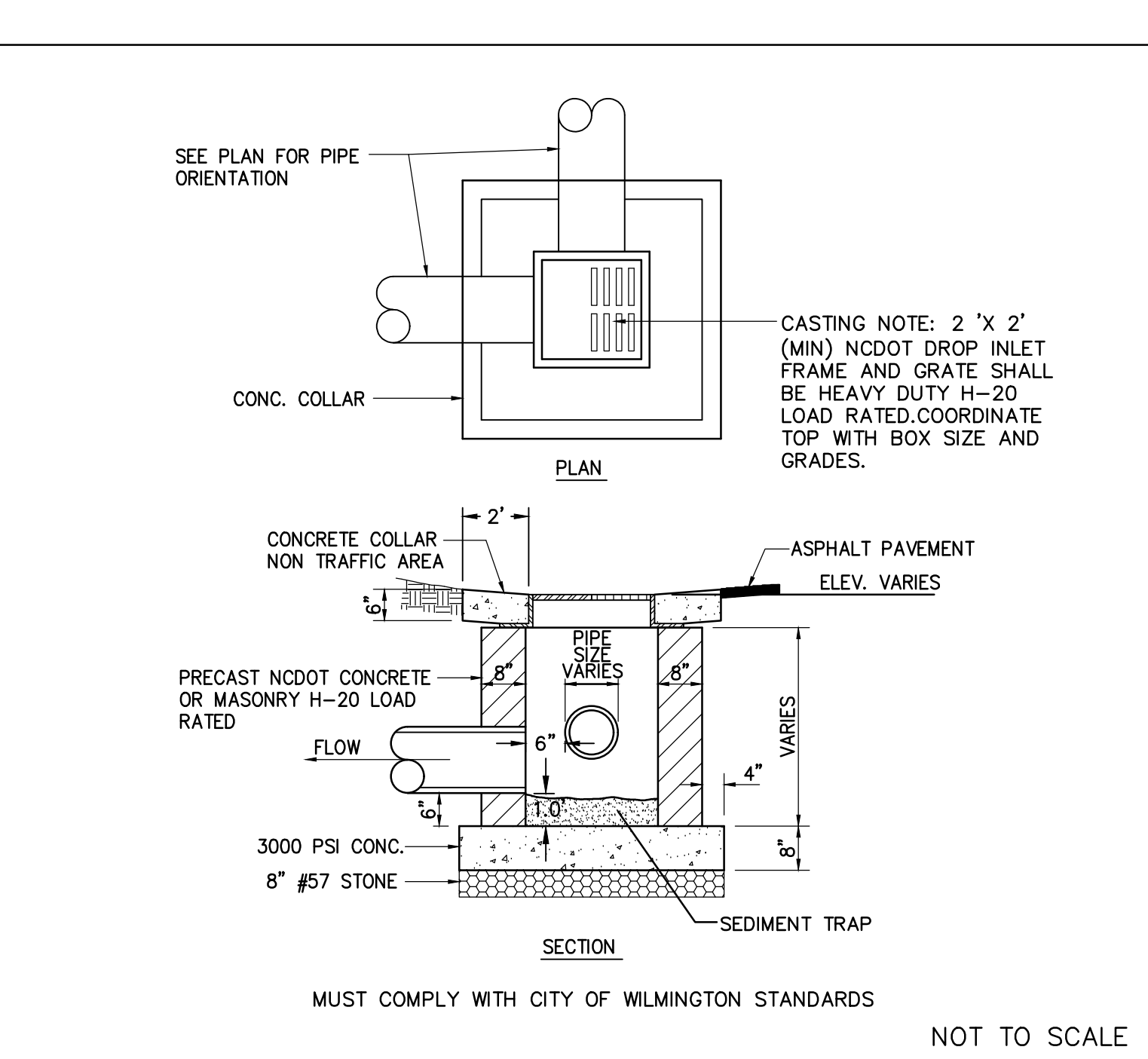
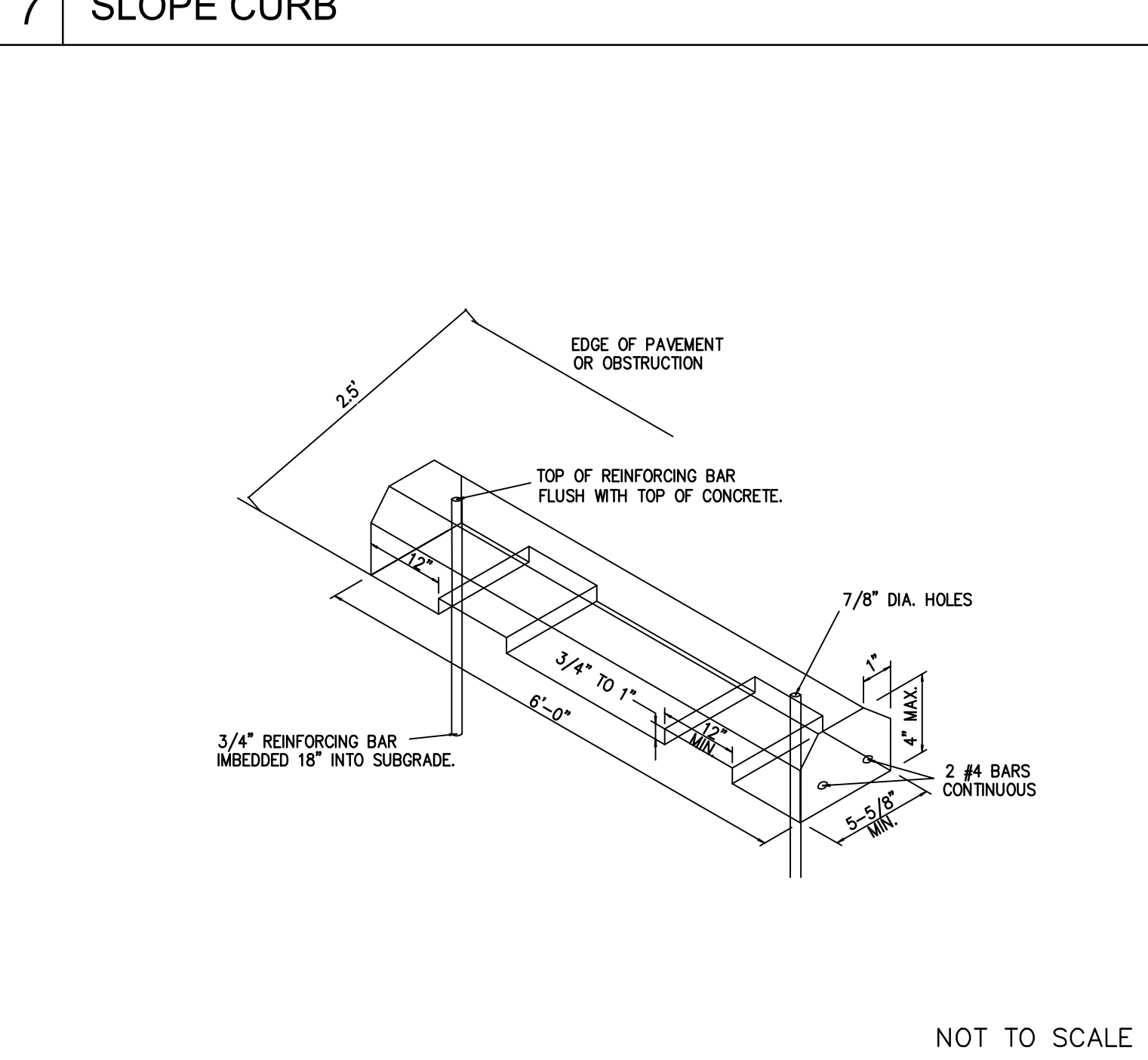
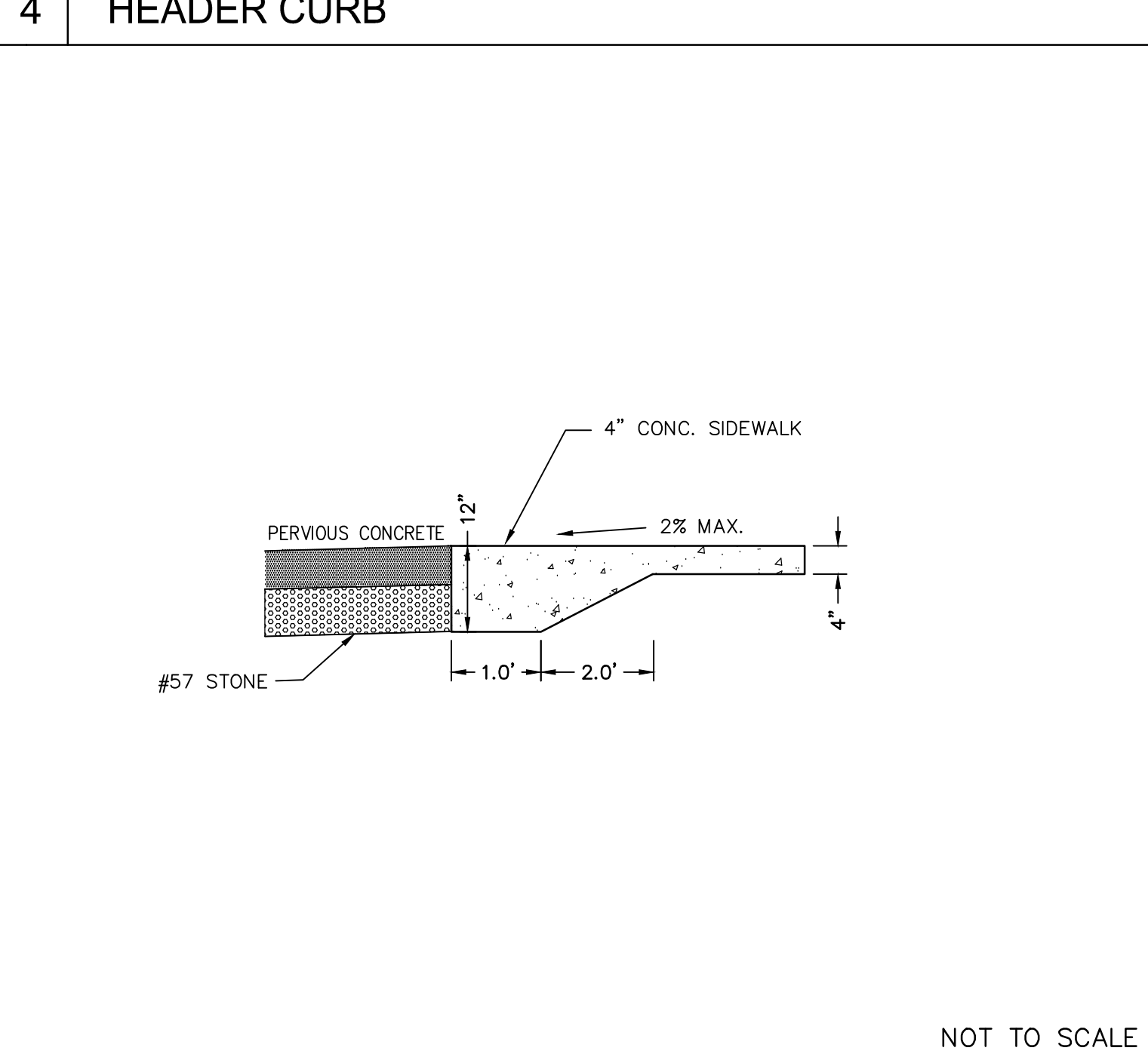
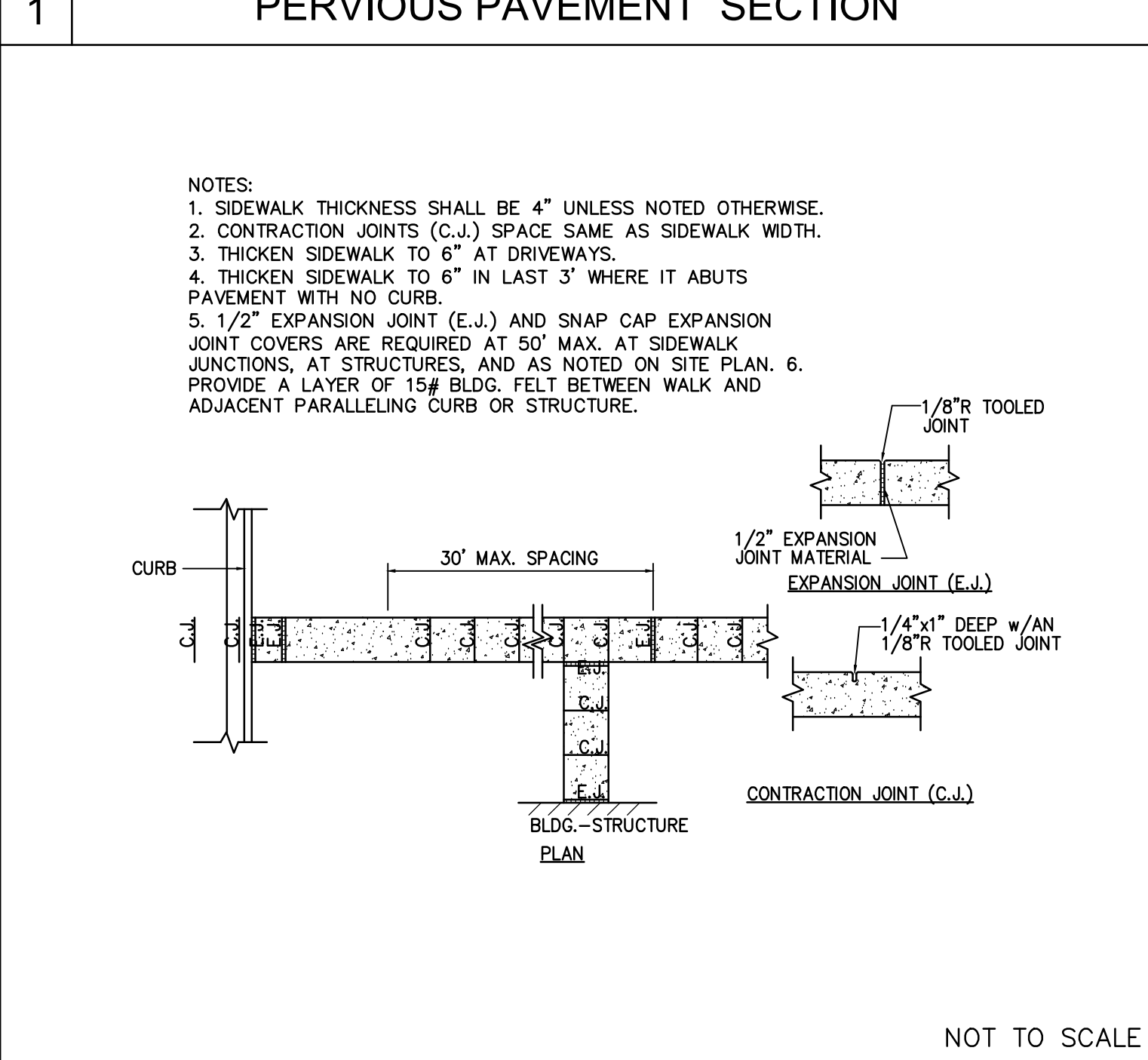
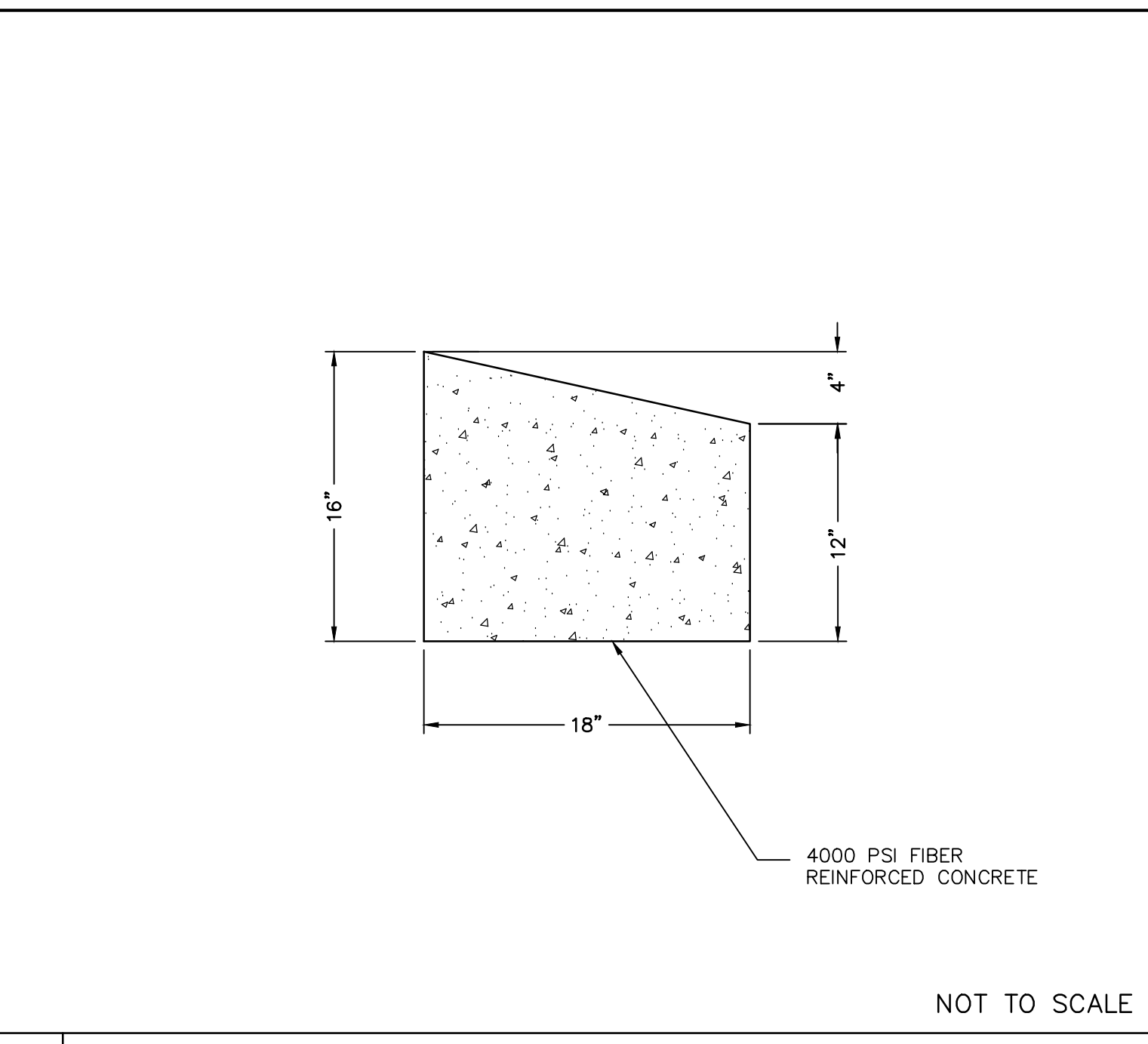
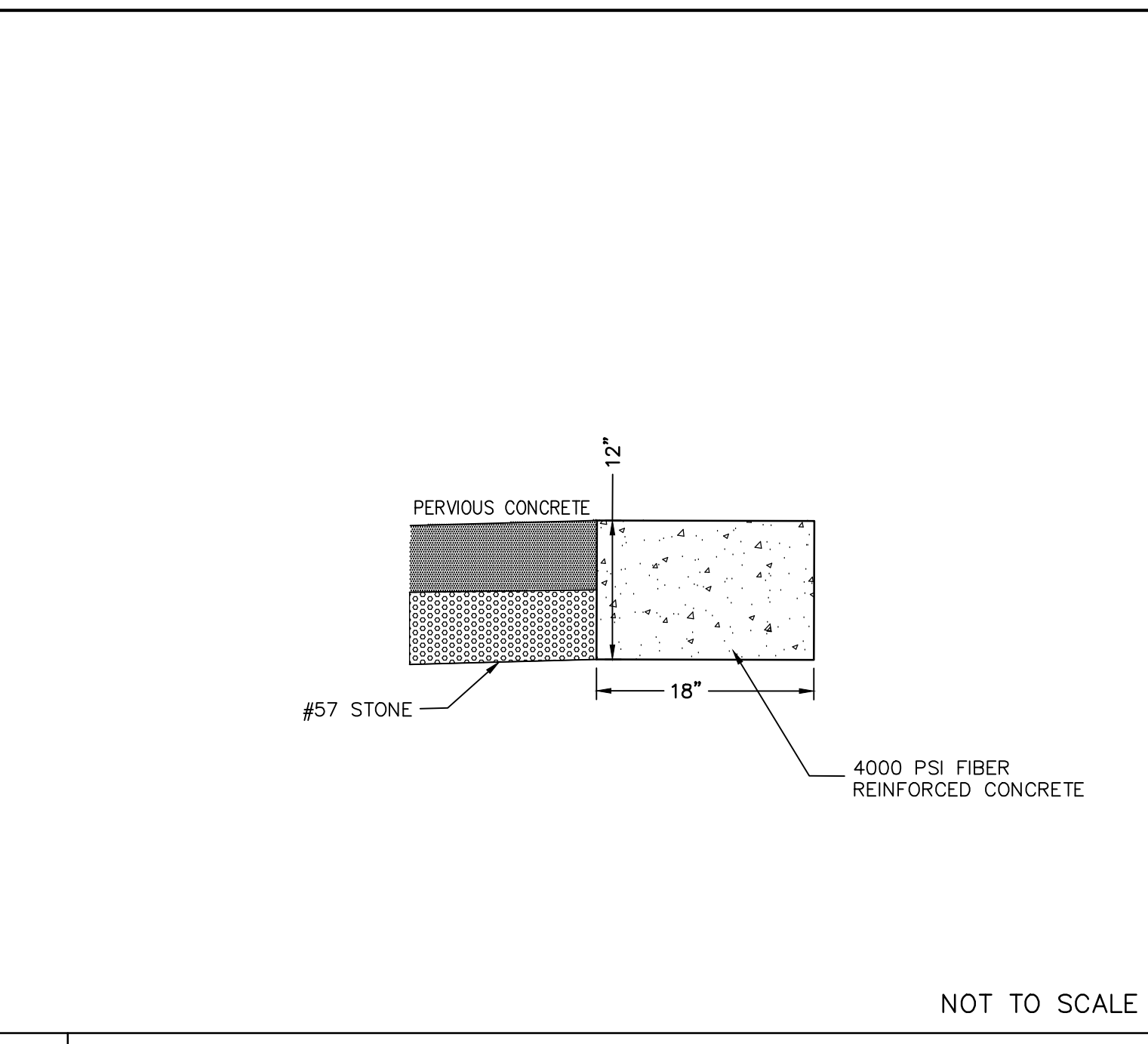
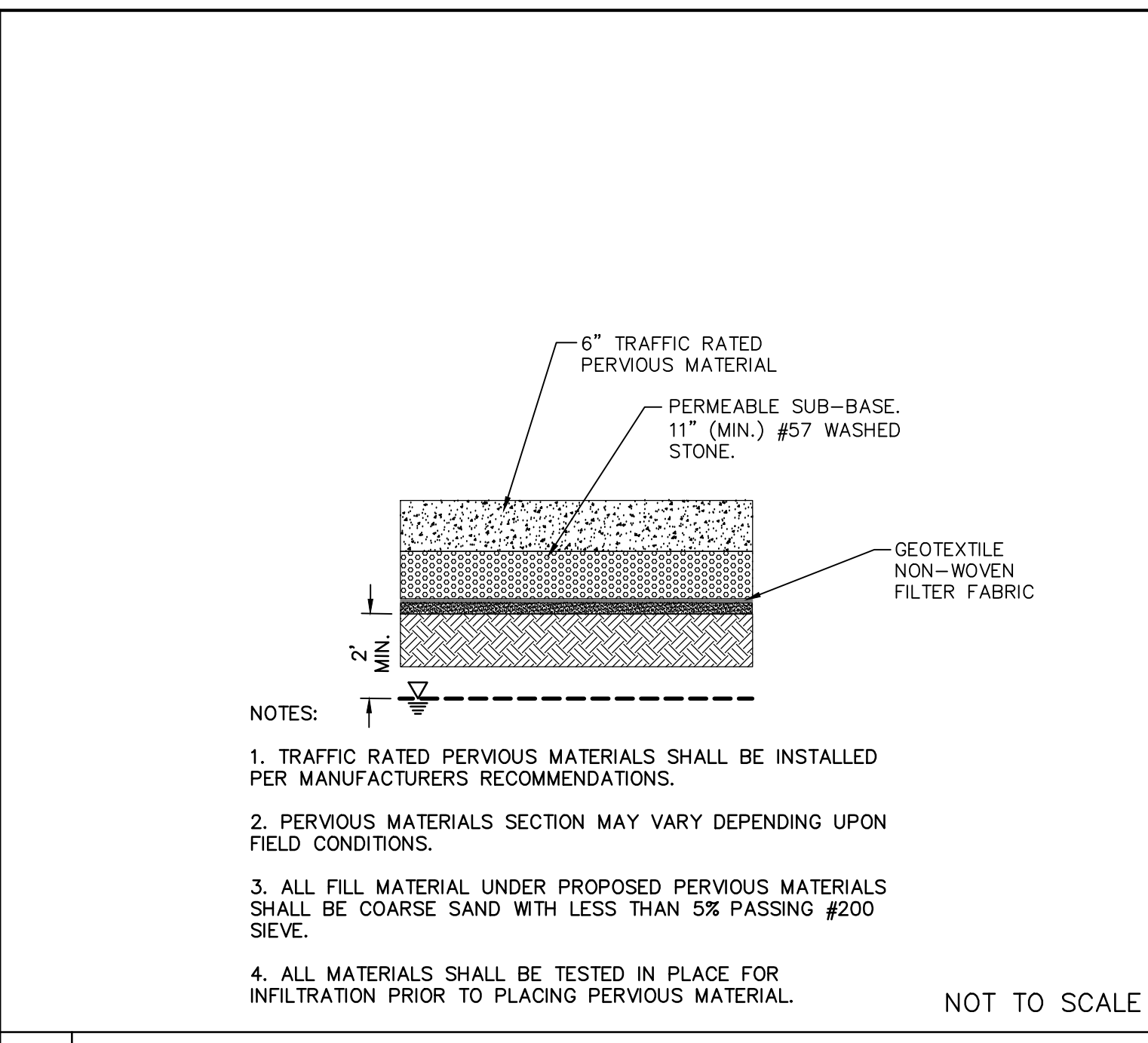
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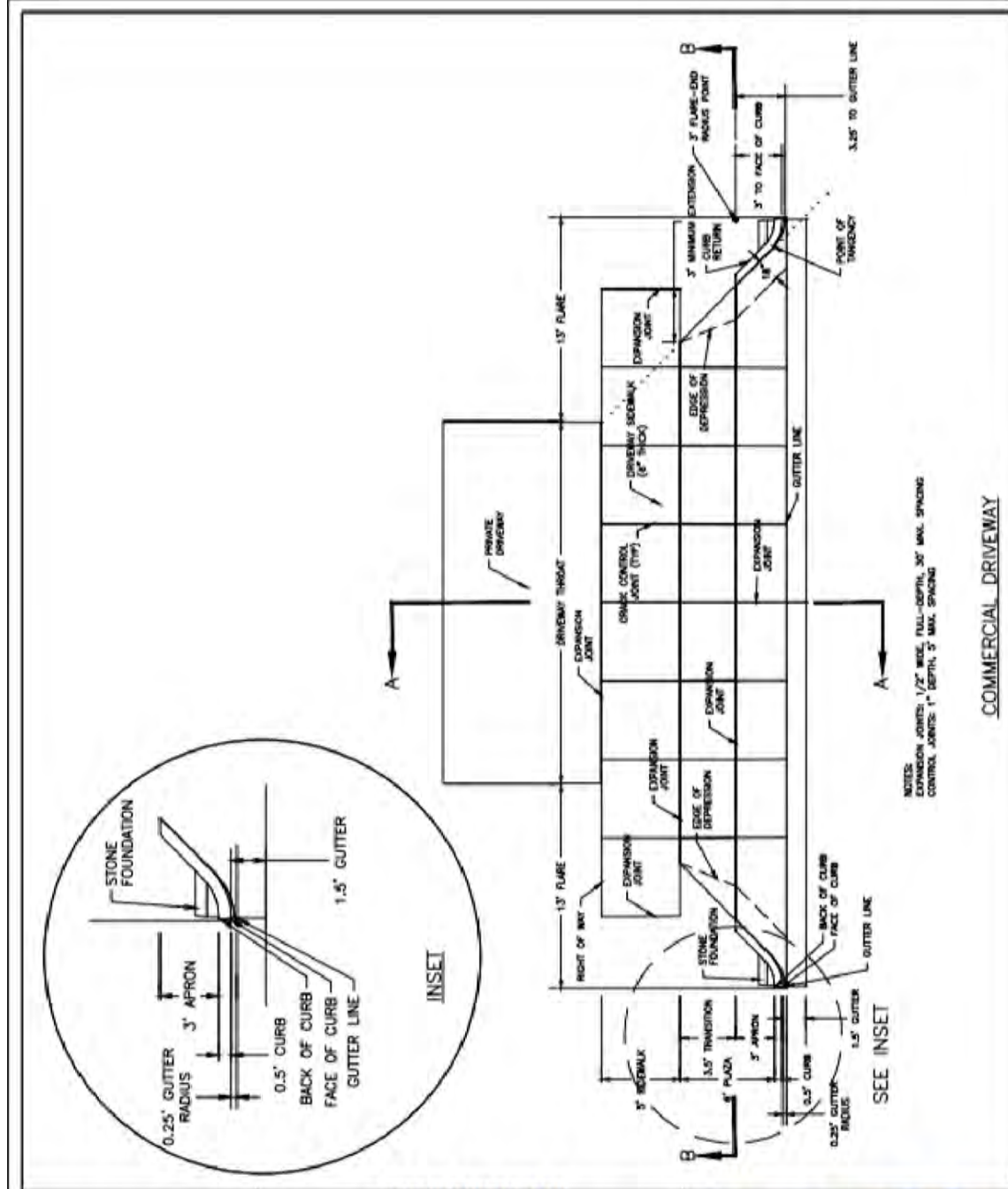
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6 NOTES ON DETECTABLE WARNING FOR WHEEL CHAIR RAMPS

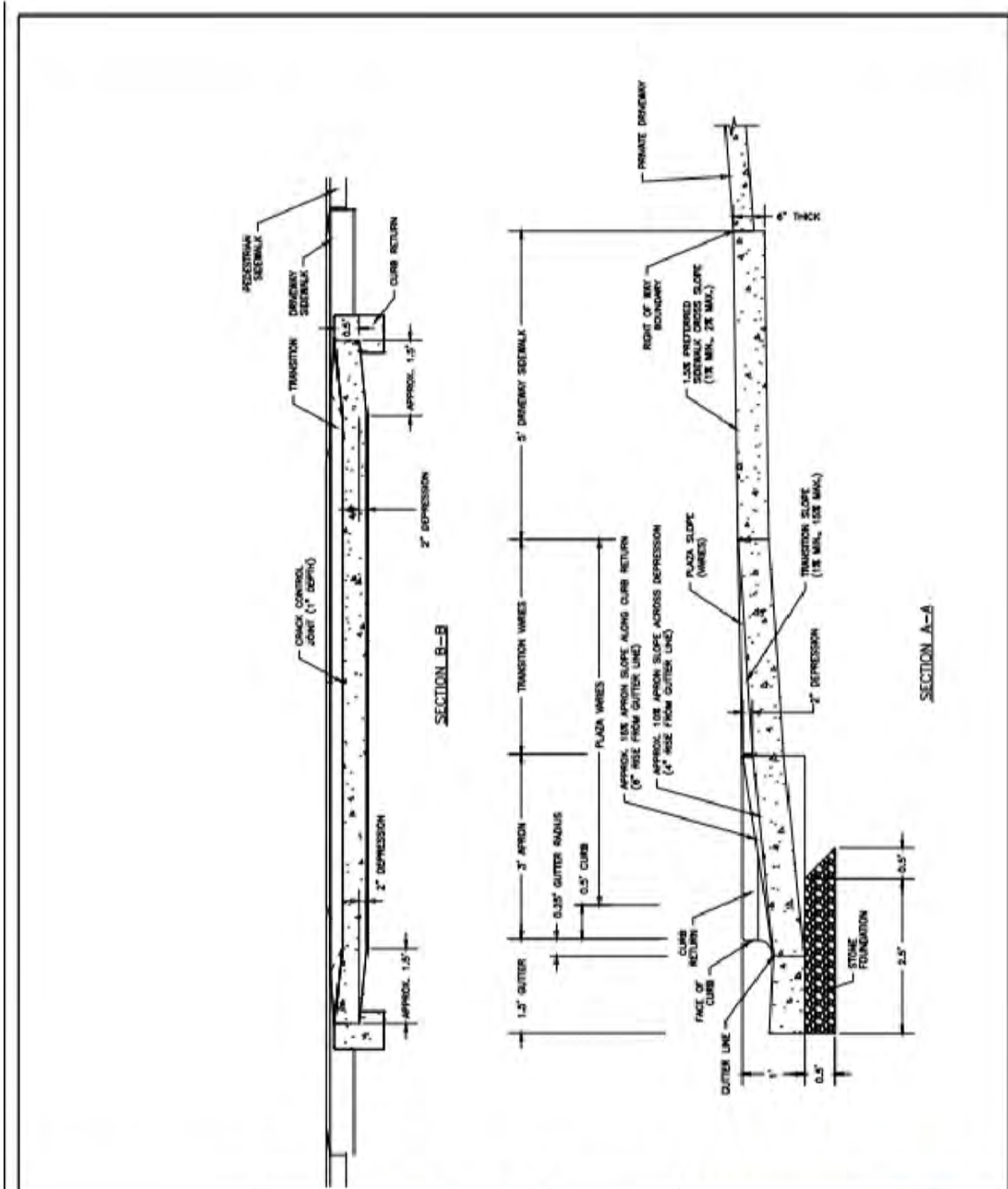
9 PIPE BOLLARD DETAIL

11 JUNCTION BOX

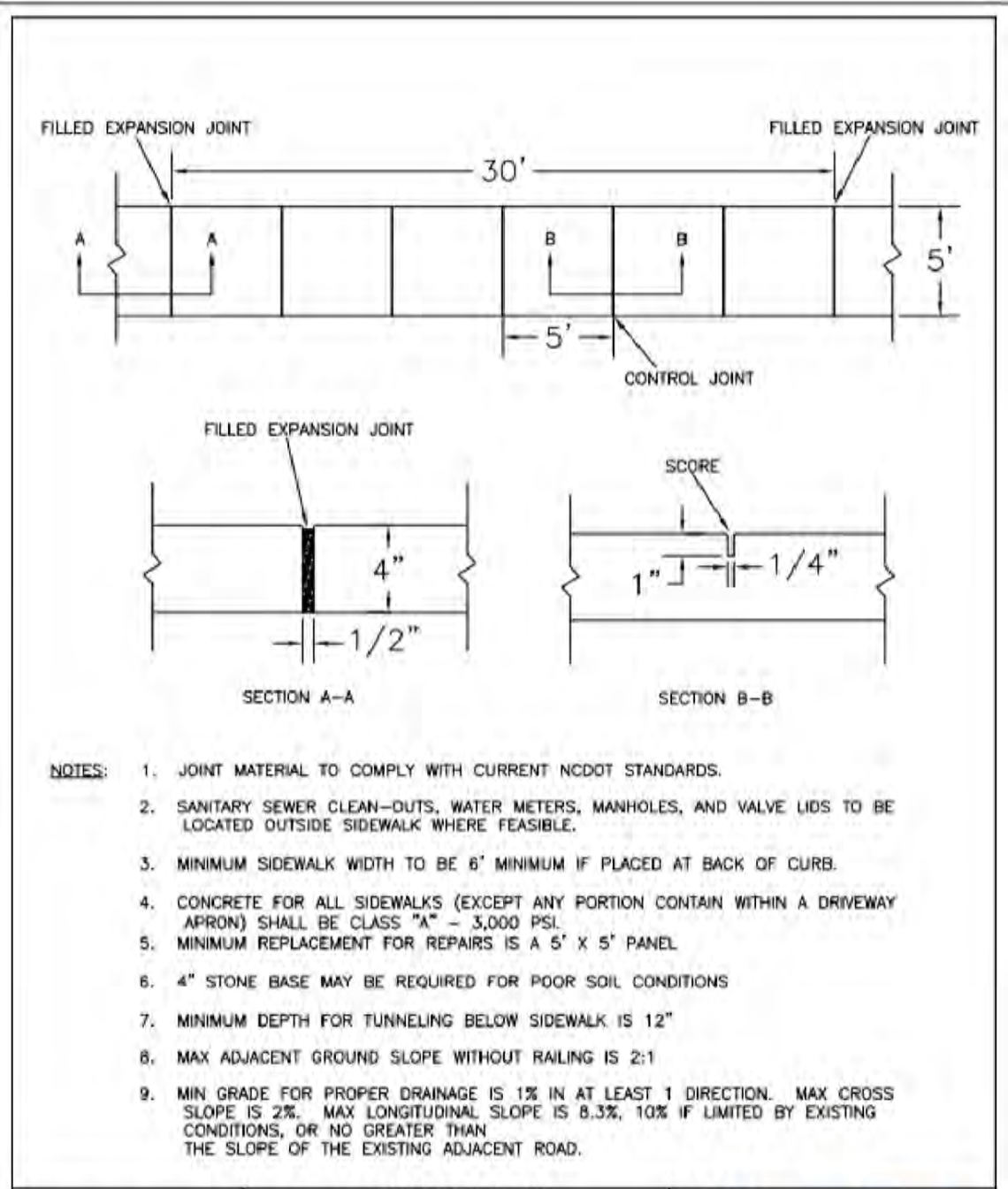
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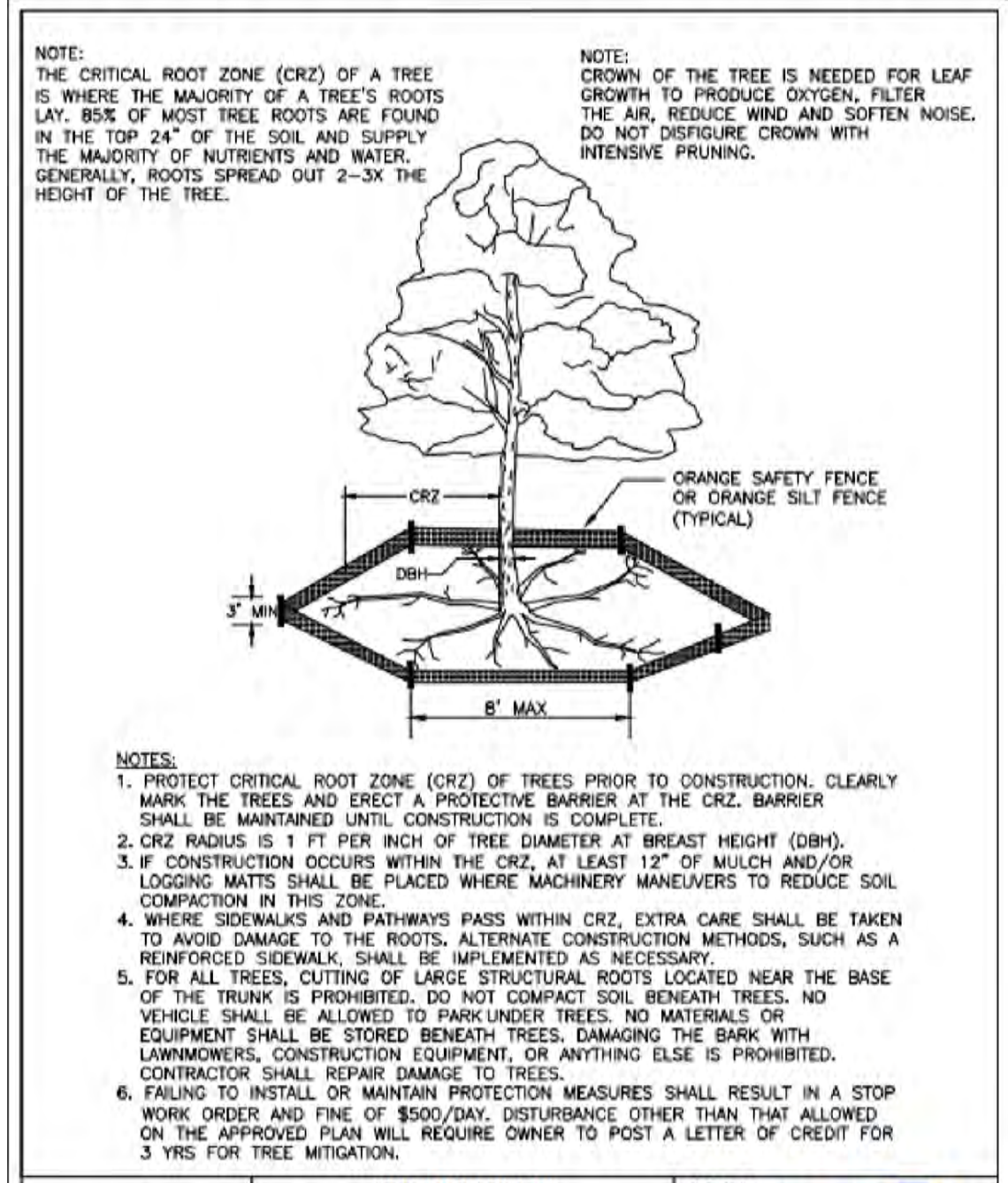
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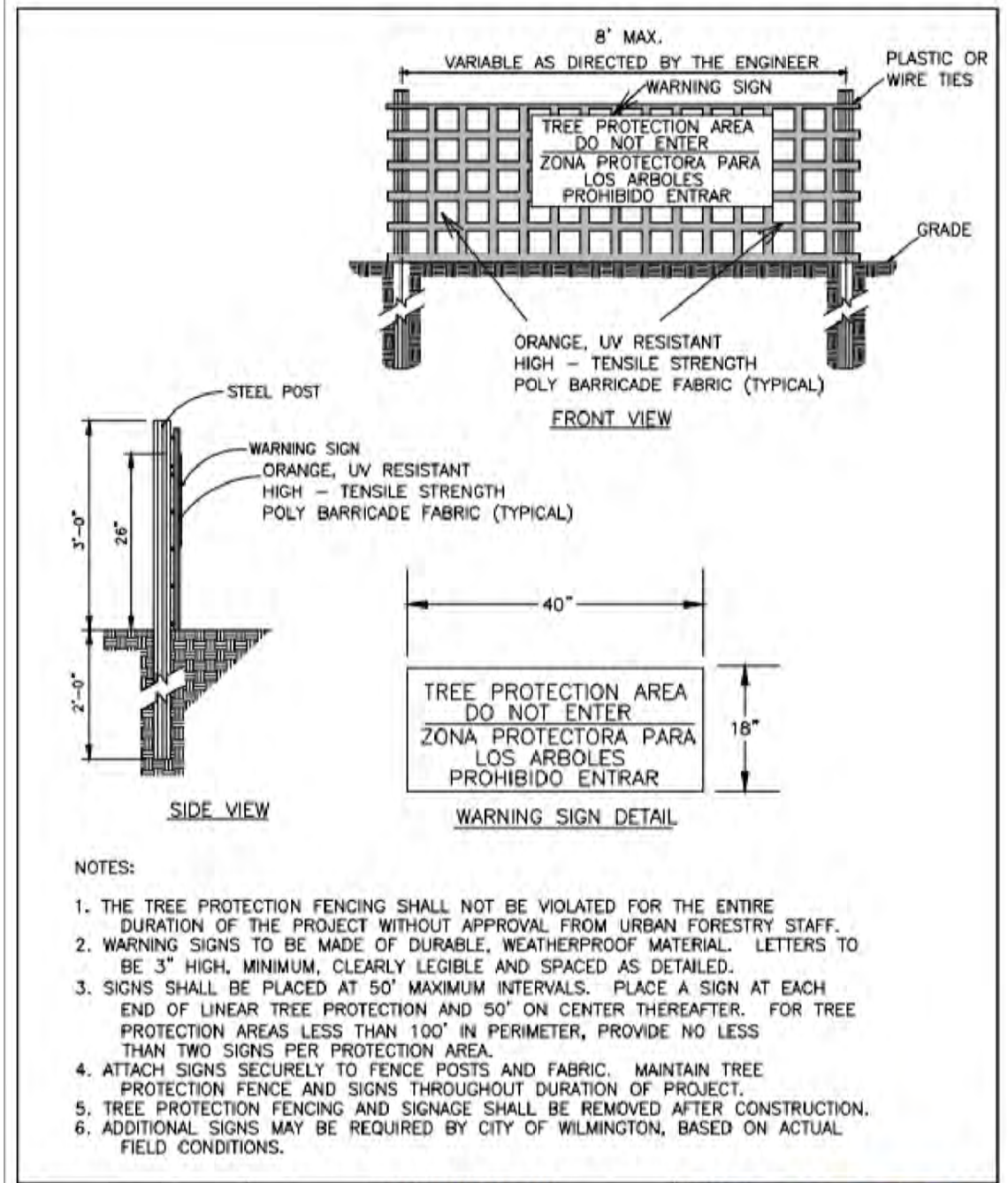
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COMMERCIAL DRIVEWAY SECTIONS (VERTICAL CURB) 2 of 2		



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STANDARD DETAIL		SD 3-10
SIDEWALK		



DATE: JAN 2015		<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>
DRAWN BY: JSR		
CHECKED BY: RDG, P.E.		
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STANDARD DETAIL		SD 15-09
TREE PROTECTION DURING CONSTRUCTION SHEET 1 of 2		



DATE: JAN 2015		<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>
DRAWN BY: JSR		
CHECKED BY: RDG, P.E.		
SCALE: NOT TO SCALE		
STANDARD DETAIL		SD 15-09
TREE PROTECTION DURING CONSTRUCTION SHEET 2 of 2		

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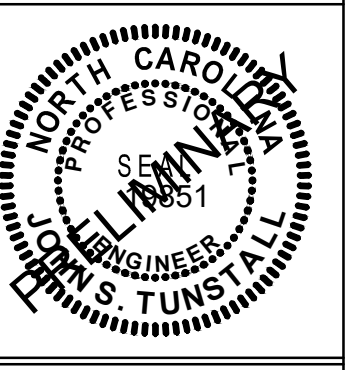
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C6.2

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

Required Ground Stabilization Timereframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed 7 days for slopes greater than 50' in length and with slopes steeper than 4:1 7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(d) Slopes 3:1 to 4:1	14	7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope
(e) Areas with slopes flatter than 4:1	14	7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

Ground Stabilization Specification	
Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> Temporary grass seed covered with straw or other mulches and tackifiers Hydroseeding Roll-on erosion control products with or without temporary grass seed Appropriately applied straw or other mulch Plastic sheeting 	<ul style="list-style-type: none"> Permanent grass seed covered with straw or other mulches and tackifiers Geotextile fabrics such as permanent soil reinforcement matting Hydroseeding Shrubs or other permanent plantings covered with mulch Uniform and evenly distributed ground cover sufficient to restrain erosion Structural methods such as concrete, asphalt or retaining walls Roll-on erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NCDWR List of Approved PAMS/Flocculants*.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the *NCDWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Do not bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high traffic areas.
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the top of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timereframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.

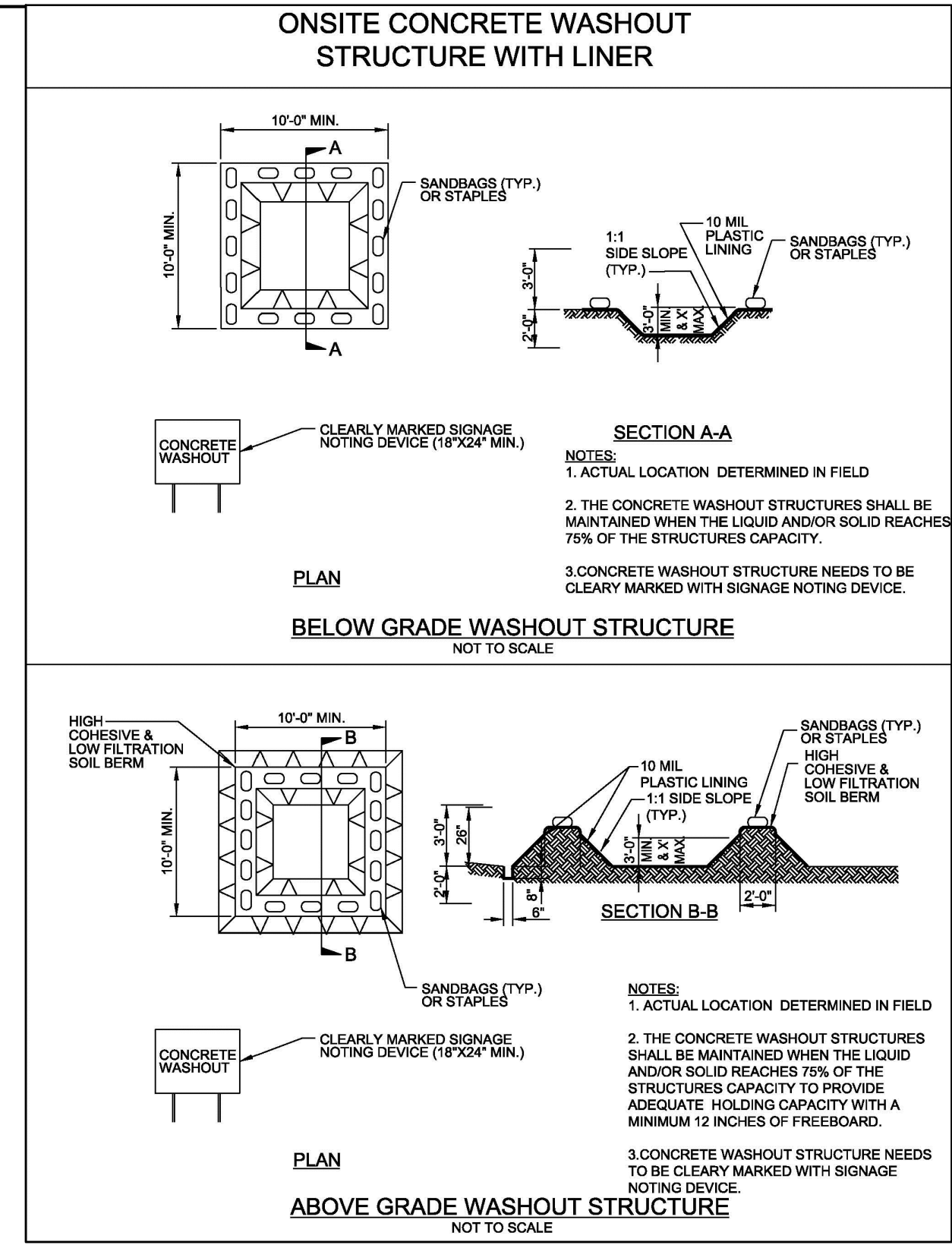


NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

EROSION CONTROL NOTES AND MAINTENANCE PLAN:

- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RAINFALL-PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF-INCH RAINFALL.
- ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. DEBRIS WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED WASHED OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
- SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION, BLOCK AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION AND ROCK PIPE INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS AS DESIGNED. DEBRIS WILL BE REMOVED FROM THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. SILT SACKS WILL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND WATTLES, BEAVER DAMS, DANDY SACKS AND SOCKS ONCE A WEEK AND AFTER EVERY RAIN EVENT.
- DIVERSION DITCHES WILL BE CLEANED UP IMMEDIATELY TO REMOVE SEDIMENT OR OBSTRUCTIONS FROM THE FLOW AREA. THE DIVERSION RIDGES WILL ALSO BE REPAIRED. SWALES MUST BE TEMPORARILY STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY PHASE OF ACTIVITY ASSOCIATED WITH A SWALE.
- SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF FILLED. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. STAKES MUST BE STEEL, STAKE SPACING WILL BE 6 FEET MAX. WITH THE USE OF EXTRA STRENGTH FABRIC WITHIN STANDARD STRENGTH FABRIC AND WIRE BACKING ARE USED. IF ROCK FILTERS ARE DESIGNED AT LOW POINTS IN THE SEDIMENT FENCE, THE ROCK WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF-FULL OF SEDIMENT, NO LONGER DRAINS AS DESIGNED OR IS DAMAGED.
- SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. THE ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR WHEN THE ROCK IS DISLODGED. Baffles will be repaired or replaced if they collapse, tear, decompose or become ineffective. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED AND KEPT CLEAN WEEKLY.
- SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN WHEN THE DESIGN STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR IF THE ROCK IS DISLODGED. Baffles will be repaired or replaced if they collapse, tear, decompose or become ineffective. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED FROM Baffles WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED WEEKLY AND WILL BE KEPT CLEAN.
- LAND QUALITY REQUIREMENTS:**
 ALL SEED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED, ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL SLOPES WILL BE STABILIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS.
WATER QUALITY REQUIREMENTS:
 ALL SEED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, ALL SLOPES STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1) AND ALL HIGH QUALITY WATER (HQW) ZONES SHALL PROVIDE TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN SEVEN (7) CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
 9. FLOCCULANTS WILL BE USED TO ADDRESS TURBIDITY ISSUES. THE PUMPS, TANKS, HOSES AND INJECT SYSTEMS WILL BE CHECKED FOR PROBLEMS OR TURBID DISCHARGES DAILY.
 10. BASIN OUTLET STRUCTURES AND SKIMMERS SHALL WITHDRAW WATER FROM THE SURFACE.
 11. CONCRETE WASHOUTS SHOULD BE INSPECTED DAILY AND AFTER HEAVY RAINS. DAMAGES SHOULD BE REPAIRED PROMPTLY. IF FILLED TO OVER 75% CAPACITY WITH RAIN WATER IT SHOULD BE VACUUMED OR ALLOWED TO EVAPORATE TO AVOID OVERFLOWS. BEFORE HEAVY RAINS THE CONTAINERS LIQUID LEVEL SHOULD BE LOWERED OR THE CONTAINER COVERED TO AVOID AN OVER FLOW DURING RAIN. WHEN SOLIDS HAVE HARDENED THEY SHOULD BE REMOVED AND RECYCLED.



CALL 811 (3) WORKING DAYS BEFORE YOU DIG.

SYMBOL	DATE	DESCRIPTION	BY

OWNER/DEVELOPER
MAYFAIRE I, LLC / JEFFREY L. ZIMMER
530 GREENVILLE BLVD. SE.
SUITE 200
GREENVILLE, NC 27858
PHONE: (910) 763-4669
EMAIL: JEFFREY.ZIMMER@ZDC.COM

REVISIONS
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NOTES & DETAILS
ZIMMER DEVELOPMENT
COMPANY OFFICE - MAYFAIRE
6725 MONUMENT DRIVE
WILMINGTON, N. C.

PERMANENT SEEDING RECOMMENDATIONS FOR FALL AND EARLY SPRING

SEEDING MIXTURE SPECIES	RATE (lb/acre)	(lb/1000 sf)
TALL FESCUE	80	1.84
PENSACOLA BAHIAGRASS	50	1.15
SERICEA LESPEDEZA	30	0.69
KOBE LESPEDEZA	10	0.23

SEEDING NOTES:

- FERTILIZE 1 THRU MAR. 1, USE UNCARIFIED SERICEA SEED.
- ON POORLY DRAINED SITES OMIT SERICEA AND INCREASE KOBE TO 30 lbs/acre.
- WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA AND INCREASE KOBE TO 40 lbs/acre.

NURSE PLANTS: BETWEEN APR. 15 AND AUG. 15, ADD 10 lbs/acre GERMAN MILLET OR 15 lbs/acre SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUG. 15 ADD 25 lbs/acre RYE (GRAIN).

SEEDING DATES	BEST	POSSIBLE
EARLY SPRING:	FEB 15-MAR. 20	FEB 15-APR. 30
FALL SPRING:	SEPT. 1-SEPT. 30	SEPT. 1-OCT. 31

SOIL AMENDMENTS:
 APPLY LIME AND FERTILIZE ACCORDING TO SOIL TESTS, OR APPLY 3,000-5,000 lbs/acre (68.9-114.8 lbs/1,000 sf) GROUND AGRICULTURAL LIMESTONE (USE THE LOWER RATE ON SANDY SOILS) AND 1,000 lbs/acre (22.9 lbs/1,000 sf) 10-10-10 FERTILIZER.
MULCH:
 APPLY 4,000 lb/acre (91.8 lbs/1,000 sf) GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR RIVETING OR BY CRIMPING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.
MAINTENANCE:
 IF GROWTH IS LESS THAN FULLY ADEQUATE, RESEED, REFERTILIZE IF NECESSARY IN THE SECOND YEAR, ACCORDING TO SOIL TESTS OR TOPDRESS WITH 500 lbs/acre (11.5 lbs/1,000 sf) 10-10-10 FERTILIZER. MOW AS NEEDED WHEN SERICEA IS OMITTED FROM THE MIXTURE. RESEED, FERTILIZE, AND MULCH DAMAGED AREAS IMMEDIATELY.

PERMANENT SEEDING RECOMMENDATIONS FOR LATE SPRING AND EARLY SUMMER

SEEDING MIXTURE SPECIES	RATE (lb/acre)	(lb/1000 sf)
PENSACOLA BAHIAGRASS	50	1.15
SERICEA LESPEDEZA	30	0.69
COMMON BERMUDA	10	0.23
GERMAN MILLET	10	0.23

SEEDING NOTES:

- WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA.
- USE COMMON BERMUDAGRASS ONLY ON ISOLATED SITES WHERE IT CANNOT BECOME A PEST. BERMUDAGRASS MAY BE REPLACED WITH 5 lbs/acre CENITPEDEGRASS.

SEEDING DATES	APRIL 1-JULY 15	SOIL AMENDMENTS:
		APPLY LIME AND FERTILIZE ACCORDING TO SOIL TESTS, OR APPLY 3,000 lbs/acre (68.9 lbs/1,000 sf) GROUND AGRICULTURAL LIMESTONE AND 500 lbs/acre (11.5 lbs/1,000 sf) 10-10-10 FERTILIZER. MULCH: APPLY 4,000 lb/acre (91.8 lbs/1,000 sf) GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR RIVETING OR BY CRIMPING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL. MAINTENANCE: REFERTILIZE THE FOLLOWING APRIL WITH 50 lbs/acre (1.15 lbs/1,000 sf) NITROGEN. REPEAT AS GROWTH REQUIRES. MAY BE MOWED ONLY ONCE A YEAR. WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA AND MOW AS OFTEN AS NEEDED.

TEMPORARY SEEDING RECOMMENDATIONS FOR SUMMER

SEEDING MIXTURE SPECIES	RATE (lb/acre)	(lb/1000 sf)
GERMAN MILLET	40	0.92

IN THE PIEDMONT AND MOUNTAINS, A SMALL-STEMMED SUDANGRASS MAY BE SUBSTITUTED AT A RATE OF 50 lb/acre.

SEEDING DATES:
 MOUNTAINS - MAY 15 - AUG. 15
 PIEDMONT - MAY 1 - AUG. 15
 COASTAL PLAIN - APR. 15 - AUG. 15
SOIL AMENDMENTS:
 FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 lb/acre GROUND AGRICULTURAL LIMESTONE AND 750 lb/acre 10-10-10 FERTILIZER.
MULCH:
 APPLY 4,000 lb/acre STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.
MAINTENANCE:
 REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

TEMPORARY SEEDING RECOMMENDATIONS FOR FALL

SEEDING MIXTURE SPECIES	RATE (lb/acre)	(lb/1000 sf)
RYE (GRAIN)	120	2.75

SEEDING DATES:
 MOUNTAINS - AUG. 15 - DEC. 15
 COASTAL PLAIN AND PIEDMONT - AUG. 15 - DEC. 15
SOIL AMENDMENTS:
 FOLLOW SOIL TEST OR APPLY 2,000 lb/acre GROUND AGRICULTURAL LIMESTONE AND 1,000 lb/acre 10-10-10 FERTILIZER.
MULCH:
 APPLY 4,000 lb/acre STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.
MAINTENANCE:
 REPAIR AND REFERTILIZE DAMAGE AREAS IMMEDIATELY. TOP DRESS WITH 50 lb/acre OF NITROGEN IN MARCH, IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 lb/acre KOBE (PIEDMONT AND COASTAL PLAIN) OR KOREAN (MOUNTAINS) LESPEDEZA IN LATE FEBRUARY OR EARLY MARCH.

TEMPORARY SEEDING RECOMMENDATIONS FOR LATE WINTER AND EARLY SPRING

SEEDING MIXTURE SPECIES	RATE (lb/acre)	(lb/1000 sf)
RYE (GRAIN)	120	2.75
ANNUAL LESPEDEZA	50	1.15

SEEDING DATES:
 APRIL 1-JULY 15
SOIL AMENDMENTS:
 APPLY LIME AND FERTILIZE ACCORDING TO SOIL TESTS, OR APPLY 3,000 lbs/acre (68.9 lbs/1,000 sf) GROUND AGRICULTURAL LIMESTONE AND 500 lbs/acre (11.5 lbs/1,000 sf) 10-10-10 FERTILIZER.
MULCH:
 APPLY 4,000 lb/acre (91.8 lbs/1,000 sf) GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR RIVETING OR BY CRIMPING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.
MAINTENANCE:
 REFERTILIZE THE FOLLOWING APRIL WITH 50 lbs/acre (1.15 lbs/1,000 sf) NITROGEN. REPEAT AS GROWTH REQUIRES. MAY BE MOWED ONLY ONCE A YEAR. WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA AND MOW AS OFTEN AS NEEDED.

SEEDING DATES	MOUNTAINS -	ABOVE 2,500 FEET:	FEB. 15 - MAY 15
		BELOW 2,500 FEET: <td>JAN. 1 - MAY 1</td>	JAN. 1 - MAY 1
			DEC. 1 - APRIL 15

OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.

SEEDING DATES:
 MOUNTAINS - ABOVE 2,500 FEET: FEB. 15 - MAY 15
 BELOW 2,500 FEET: JAN. 1 - MAY 1
 PIEDMONT - DEC. 1 - APRIL 15
SOIL AMENDMENTS:
 FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 lb/acre GROUND AGRICULTURAL LIMESTONE AND 750 lb/acre 10-10-10 FERTILIZER.
MULCH:
 APPLY 4,000 lb/acre STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.
MAINTENANCE:
 REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those unattended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-measuring device approved by the Division.
(2) E&S Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Indication of whether the measures were operating properly. 5. Identification of maintenance needs for the measure. 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration. 5. Indication of visible sediment leaving the site. 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Actions taken to clean up or stabilize the sediment that has left the site limits. 2. Description, evidence, and date of corrective actions taken, and release. 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence, and date of corrective actions taken, and release. 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, item (2)(6) of this permit of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&S measures; clearing and grubbing; temporary construction of storm drainage facilities; completion of all land-disturbing activity; construction or redevelopment; permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.



NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&S Plan Documentation

The approved E&S Plan as well as any approved deviation shall be kept on the site. The approved E&S Plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&S Plan shall be documented in the manner described:

Item to Document	Documentation Requirements
(a) Each E&S Measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&S Plan.	Initial and date each E&S Measure on a copy of the approved E&S Plan or complete, date and sign an inspection report that lists each E&S Measure shown on the approved E&S Plan. This documentation is required upon the initial installation of the E&S Measures or if the E&S Measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&S Plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&S Plan.	Initial and date a copy of the approved E&S Plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&S Measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&S Measures.	Initial and date a copy of the approved E&S Plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation

In addition to the E&S Plan documents above, the following items shall be kept on the site and available for agency inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This general permit as well as the certificate of coverage, after it is received.
(b) Records of inspections made during the previous 30 days. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.
(c) All data used to complete the Notice of Intent and older inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that must be reported

Permittees shall report the following occurrences:

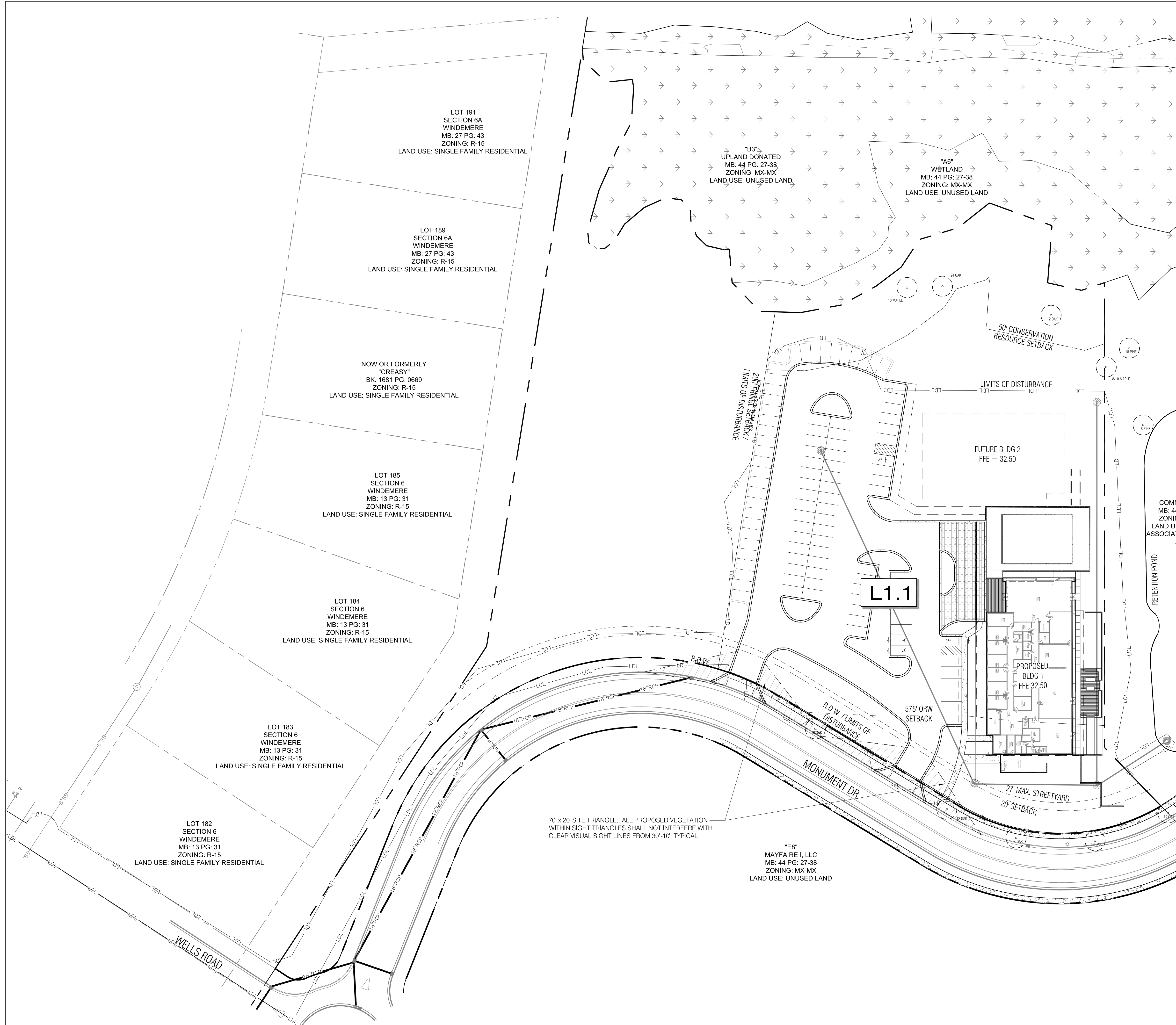
- Visible sediment deposition in a stream or wetland.
- Oil spills if:
 - They are 25 gallons or more,
 - They are less than 25 gallons but cannot be cleaned up within 24 hours,
 - They cause sheen on surface waters (regardless of volume), or
 - They are within 100 feet of surface waters (regardless of volume).
- Release of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.
- Anticipated bypasses and unanticipated bypasses.
- Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timereframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timereframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Division's Emergency Response personnel at (800) 662-7956, (800) 858-0368 or (919) 733-3300.

Occurrence	Reporting Timereframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in stream or wetland	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that includes a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. If the stream is named on the NC 303(b) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired waters conditions.
(b) Oil spills and release of hazardous substances per item 1(b)-(c) above	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment [40 CFR 122.41(j)(7)]	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the non-compliance, and its causes; the period of non-compliance, including exact dates and times, and if the non-compliance has not been corrected, the anticipated time non-compliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the non-compliance. [40 CFR 122.41(i)(6)]. Division staff may waive the requirement for a written report on a case-by-case basis.

NORRIS & TUNSTALL
CONS



VICINITY MAP



NOT TO SCALE

SITE DATA

ADDRESS:	MONUMENT DRIVE
PARCEL ID:	R05000-003-023-000
PARCEL OWNER:	MAYFAIR 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	28' & 421'

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
PARKING LOT CANOPY COVERAGE (37,770 SF x 20%)	7,554 SF - 11 TREES	14 LARGE TREES (707 x 14 = 9,898 SF)
STREET YARD PLANTING STREETYARD: MULTIPLIER 18		
PARK AVENUE	962 LF - 48 LF (DRIVEWAYS) = 904 x 18 16,272 SF REQUIRED	21,991 SF
TREES REQUIRED	27 (1,600 SF)	27 PROPOSED CANOPY TREES
SHRUBS REQUIRED	163 (6,900 SF)	165 PROPOSED SHRUBS
FOUNDATION PLANTING 12% FACADE AREA		
BUILDING #1		
WEST	706 SF (168 LF x 35' HT x .12)	1,733 SF
SOUTH	311 SF (74 LF x 35' HT x .12)	4,250 SF
TREE REQUIREMENTS PER DISTURBED ACRE 15 TREES PER DISTURBED ACRE MUST BE RETAINED OR PLANTED ON SITE.		
REQUIRED:	2.87 ACRES DISTURBED x 15 TREES = 43 TREES REQUIRED	
PROVIDED:	4 EXISTING TREES RETAINED	
TOTAL:	46 TREES PLANTED - REFER TO PLANTING LEGEND	46 TREES PROVIDED

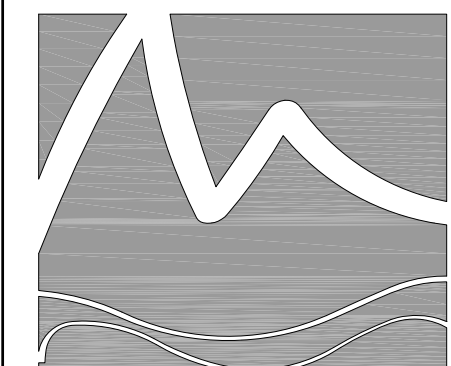
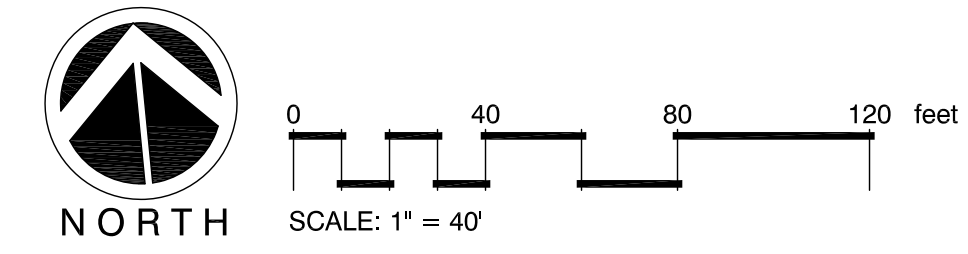
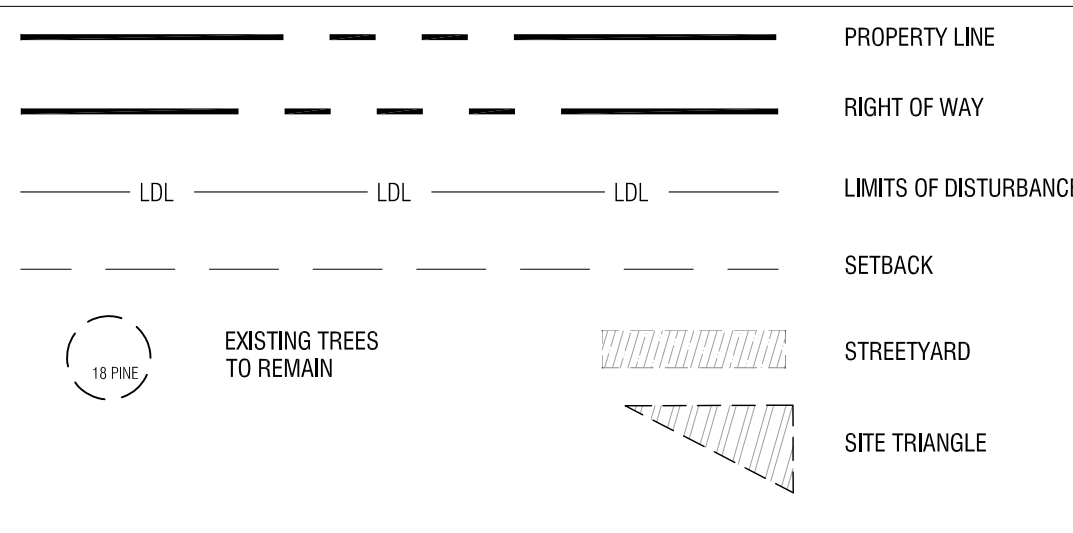
GENERAL NOTES

- 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

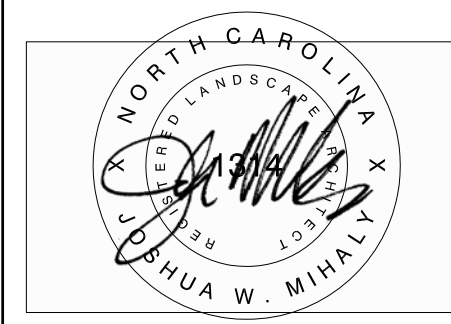
SHEET INDEX

L1.0	OVERALL
L1.1	PLANTING PLAN

SYMBOL LEGEND



MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
330 MILITARY CUTOFF RD., SUITE A3
WILMINGTON, NC 28405 910.392.4355



Revisions

NO.	DESCRIPTION

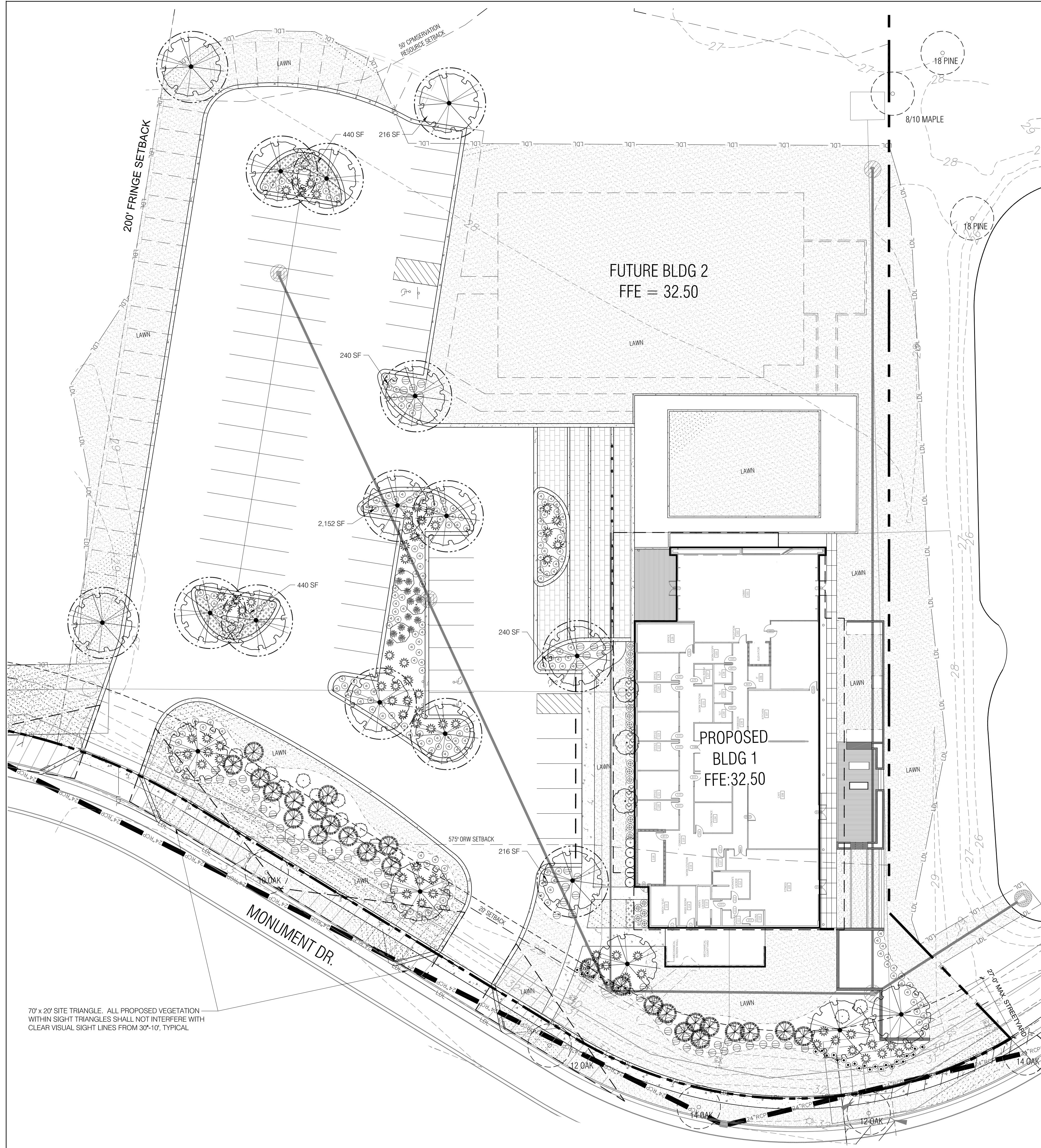
CLIENT
MAYFAIRE I, LLC/ JEFFREY L. ZIMMER
530 GREENVILLE BLVD. SE, SUITE 200
GREENVILLE, NC
PHONE: (910) 763-4669

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

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

Sheet Number:
L1.0
of 2 sheets

*NOTE: 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



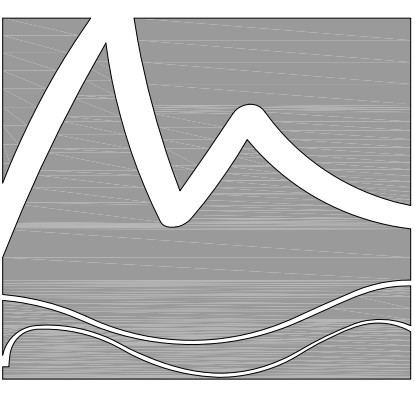
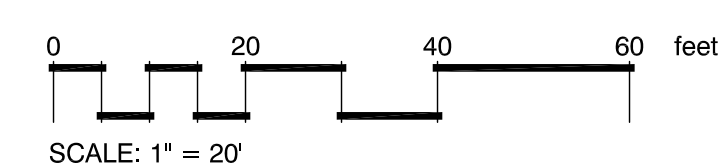
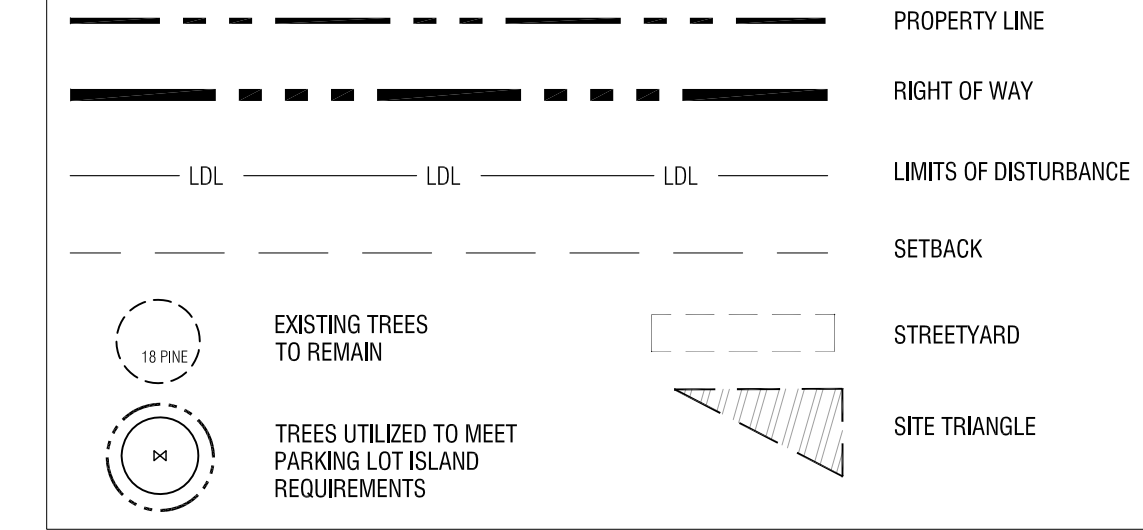
70' x 20' SITE TRIANGLE. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10', TYPICAL.

PLANT SCHEDULE L1.1

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	MIN. REQ. SIZE	QTY
	Ilex x a. 'Eagleston' / Eagleston Holly	B&B	1.5" - 2" CAL	8-10' HT		3
	Pinus palustris / Longleaf Pine	B & B			2" CAL	26
	Quercus virginiana / Southern Live Oak	B & B			2-2.5" CAL.	19
SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	-	MIN. REQ. SIZE	QTY
	Ilex vomitoria / Tree Form Yaupon Holly	B&B	7-8" HT			9
	Ilex vomitoria 'Nana' / Dwarf Yaupon	7 gal	15-18" HT		12" HT	237
	Mahonia e. 'Soft Caress' / Mahonia Soft Caress	7 gal	24-30" HT		12" HT	18
	Miscanthus s. 'Adagio' / Adagio Edalia Grass	3 gal	18-24" HT		12" HT	81
	Muhlenbergia capillaris / Pink Muhly	3 gal	18-24" HT		12" HT	15
	Myrica cerifera / Wax Myrtle	15 gal	36"-48" HT		12" HT	14
	Pittosporum tobira 'Wheeler's Dwarf' / Dwarf Pittosporum	7 gal	18-24" HT		12" HT	15
	Podocarpus macrophyllus maki / Shubby Yew	7 gal	3-4" HT		12" HT	5
	Rosa x 'Meigalpio' / Red Drift Rose	3 gal	12-15" HT		12" HT	31
	Sabal minor / Dwarf Palmetto	7 gal	30-36" HT		12" HT	71
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SIZE			QTY
	Liriope muscari / Lily Turf	1 GAL	6-12" HT		18" o.c.	143
SOD/SEED	BOTANICAL / COMMON NAME	CONT	SIZE			QTY
	Zoysia japonica 'Crowne' / Crowne Zoysia Grass	sod				

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SYMBOL LEGEND



MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
330 MILITARY CUTOFF RD., SUITE A3
WILMINGTON, NC 28405 910.392.4355



Revisions

NO.	DATE	DESCRIPTION

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

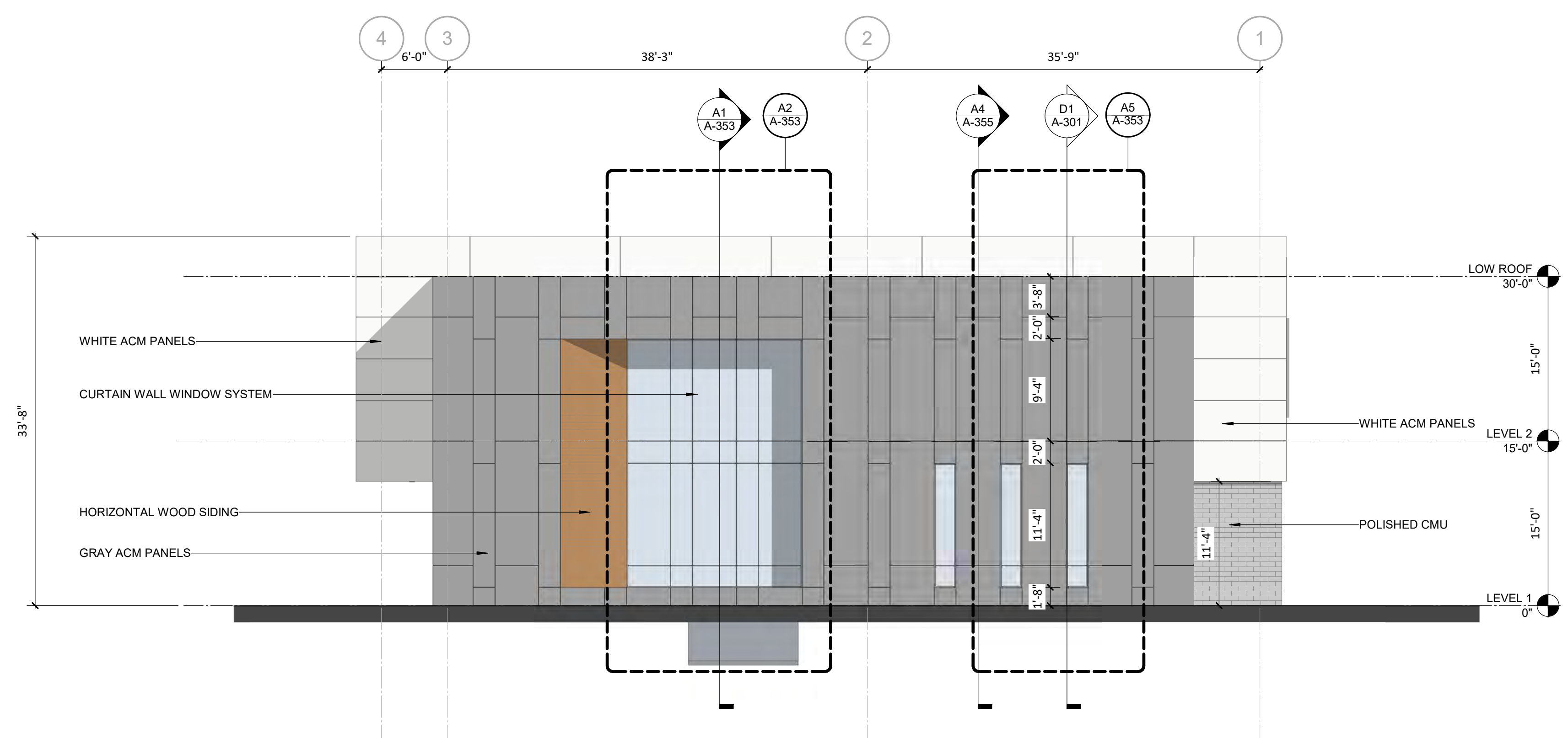
Date: 2021-11-17
Phase:
Job Number: 920-01
Designed by: MLD
Drawn by: RJM
Checked by: JWM

Sheet Title:
PLANTING PLAN

Sheet Number:
L1.1
of 2 sheets

THE LINE SHOWN ABOVE IS
AN APPROXIMATE LOCATION
OF THE STREET FRONTLINE

E

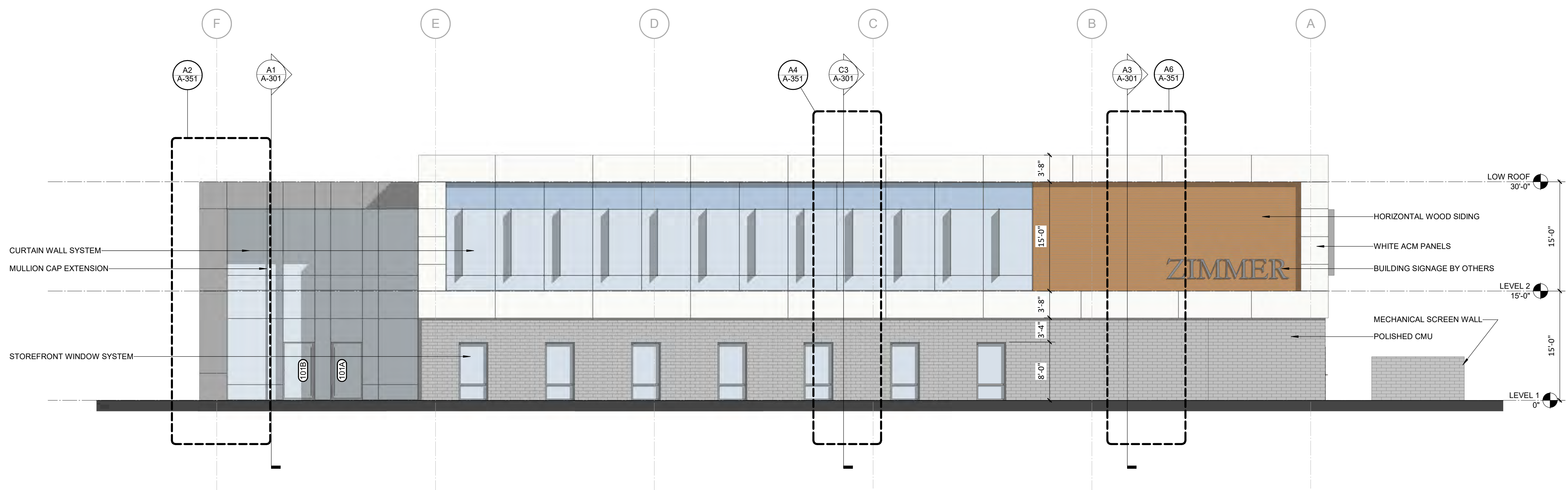


D

C1
A-201 ELEVATION - EXTERIOR - NORTH

1/8" = 1'-0"

B



A

A1
A-201 ELEVATION - EXTERIOR - WEST

1/8" = 1'-0"

ZIMMER
DEVELOPMENT COMPANY

ZIMMER
DEVELOPMENT

LS3P

101 NORTH THIRD STREET, SUITE 500
WILMINGTON, NORTH CAROLINA 28401
TEL. 910.790.9901 FAX. 910.790.3111
WWW.LS3P.COM



NOT FOR
CONSTRUCTION

ZIMMER DEVELOPMENT
OFFICE BUILDING
MONUMENT DRIVE
WILMINGTON, NC 28406
LS3P PROJECT:101-204410

DATE	DESCRIPTION

SHEET NAME:
BUILDING
ELEVATIONS - N &
W

CURRENT: 2021-11-15

SHEET:
A-201

THE LINE SHOWN ABOVE IS A 1/8" TYPICAL FINISH TO THE BUILDING. THIS MAY VARY AT THE DISCRETION OF THE ARCHITECT.

E

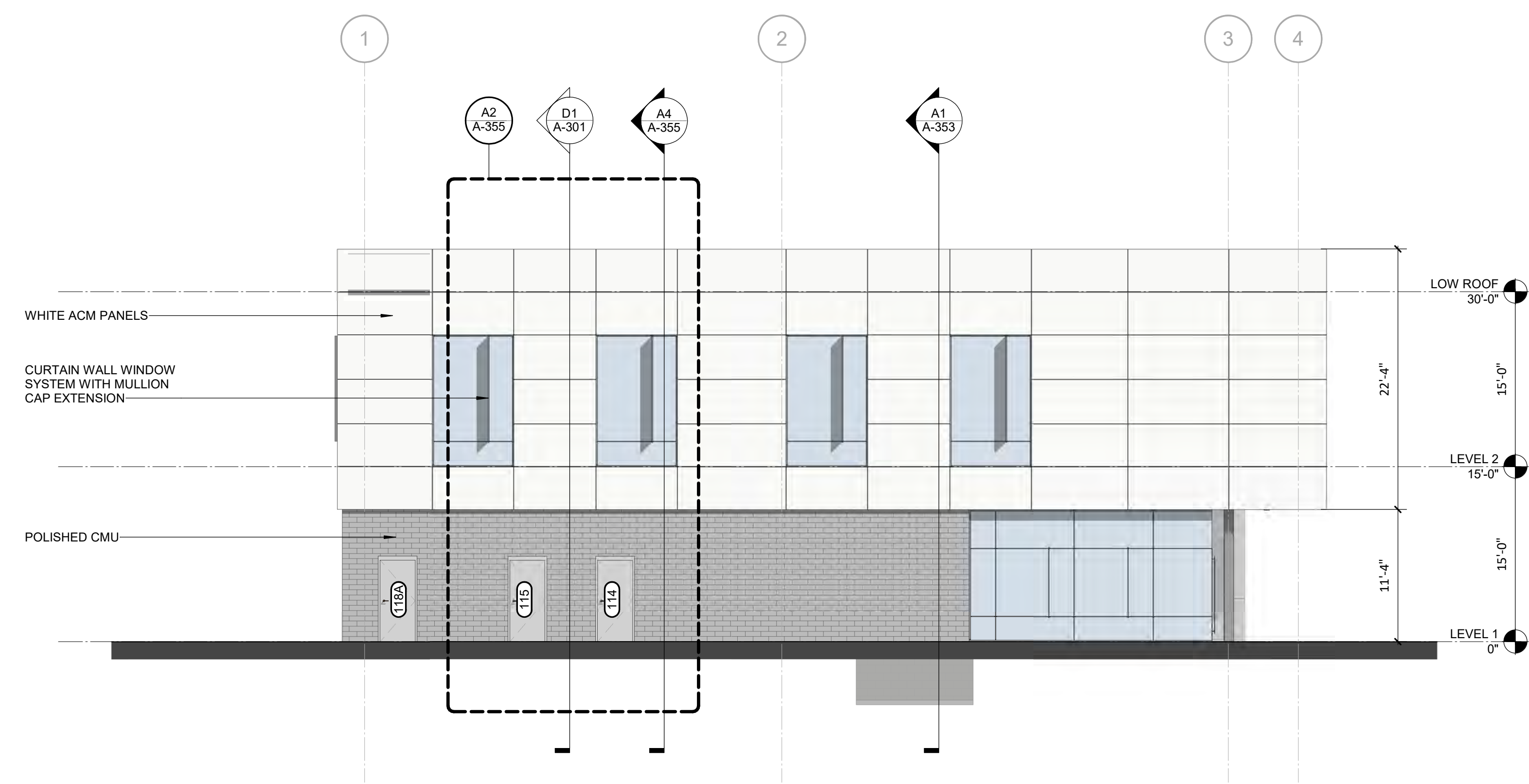
D

C1

A-202

ELEVATION - EXTERIOR - SOUTH

1/8" = 1'-0"



B

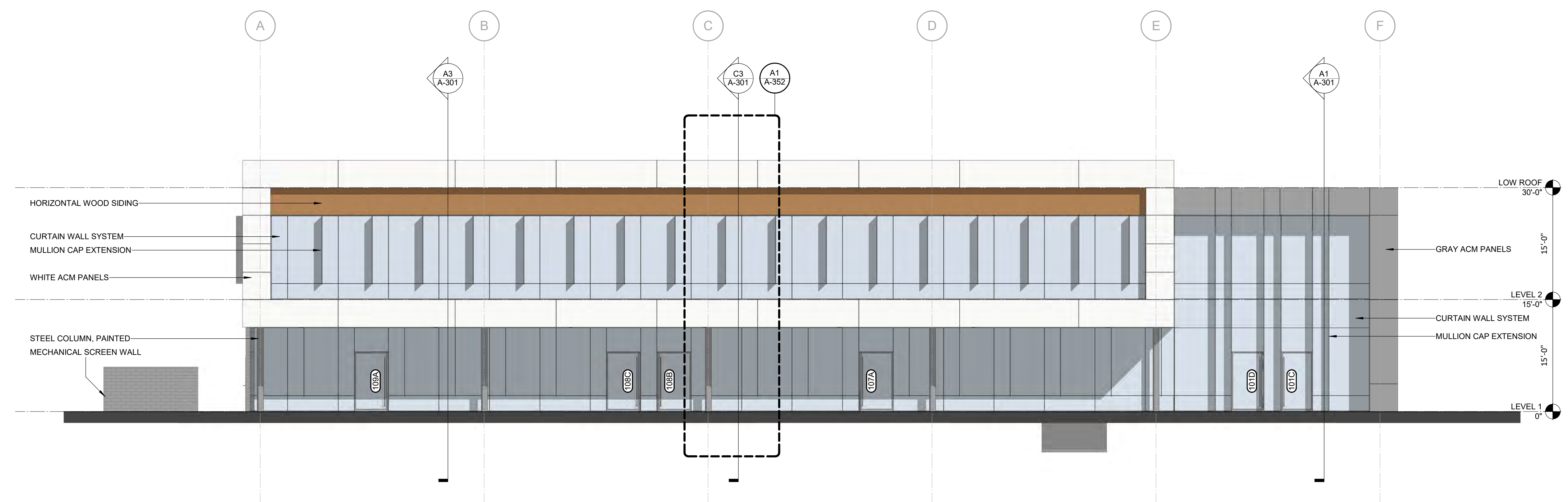
A

A1

A-202

ELEVATION - EXTERIOR - EAST

1/8" = 1'-0"



ZIMMER DEVELOPMENT COMPANY
ZIMMER DEVELOPMENT

LS3P

101 NORTH THIRD STREET, SUITE 500
WILMINGTON, NORTH CAROLINA 28401
TEL. 910.790.9901 FAX. 910.790.3111
WWW.LS3P.COM



NOT FOR CONSTRUCTION

ZIMMER DEVELOPMENT
OFFICE BUILDING
MONUMENT DRIVE
WILMINGTON, NC 28406
LS3P PROJECT: 101-204410

DATE	DESCRIPTION

SHEET NAME:
BUILDING
ELEVATIONS - S & E

CURRENT: 2021-11-15

SHEET:
A-202

CONSTRUCTION DOCUMENTS

11/17/2021 10:19:03 AM

LINE	DIRECTION	DISTANCE
L1	N55°31'02"W	23.88'
L2	S28°14'23"W	45.08'
L3	S44°19'04"W	27.85'
L4	N00°04'11"E	46.54'
L5	N62°45'03"E	14.37'
L6	N34°52'26"E	19.89'
L7	N02°29'03"E	22.10'
L8	N12°40'19"W	33.56'
L9	N37°10'52"E	49.42'
L10	N43°10'30"E	58.08'
L11	N38°22'26"E	51.10'
L12	N30°22'28"E	39.66'
L13	N64°46'19"E	46.16'
L14	N28°01'56"E	19.26'
L15	N39°33'33"E	31.20'
L16	N39°10'00"E	27.11'
L17	N82°46'30"E	16.07'
L18	N82°46'30"E	19.73'
L19	S43°38'49"W	39.88'
L20	S16°32'05"W	8.05'
L21	N42°53'04"W	13.58'
L22	N42°53'04"W	3.55'
L23	N84°14'12"E	36.66'
L24	N09°08'46"E	39.90'
L25	N81°24'37"E	14.38'
L26	S09°08'01"E	17.85'
L27	S01°04'17"E	19.04'
L28	S84°46'34"E	27.32'
L29	N08°21'57"E	13.53'
L30	S44°50'51"W	39.70'
L31	N33°32'12"E	38.16'
L32	N52°41'08"E	32.12'
L33	S41°49'22"E	32.13'

CURVE	DIRECTION	CHORD	ARC	RADIUS
C1	S33°46'56"W	60.00'	60.00'	97.21'
C2	S48°50'26"E	18.67'	20.81'	18.00'
C3	S65°47'04"W	18.34'	20.42'	18.00'
C4	S50°12'24"W	20.51'	20.51'	18.00'
C5	N14°42'16"W	18.41'	20.52'	18.00'
C6	S8°17'44"E	54.25'	54.25'	280.00'
C7	N49°15'27"E	20.51'	20.51'	280.00'
C8	N50°42'55"W	10.88'	10.87'	24.50'
C9	N44°30'12"E	2.71'	2.71'	630.00'
C10	N42°35'23"E	11.64'	12.00'	15.00'
C11	N32°14'14"W	28.28'	31.42'	20.00'
C12	S50°25'47"W	21.21'	23.16'	15.00'
C13	S63°43'39"E	24.17'	24.47'	25.00'
C14	N63°46'08"E	24.21'	22.63'	25.00'
C15	N3°29'10"E	8.92'	8.91'	75.00'
C16	S60°52'00"E	6.26'	6.26'	130.00'
C17	S50°12'08"W	8.87'	8.92'	24.50'
C18	S84°10'19"E	22.50'	22.51'	234.50'
C19	S73°36'34"E	20.51'	20.92'	183.33'
C20	N57°28'50"E	14.88'	14.88'	230.00'
C21	N65°28'41"E	13.93'	14.17'	86.00'
C22	N60°10'12"E	17.37'	18.46'	15.00'
C23	N09°08'21"E	13.01'	13.17'	24.90'
C24	N50°23'46"E	20.51'	22.78'	14.50'
C25	N67°24'33"E	69.50'	69.99'	1170.00'

DESIGNER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE LATEST WILMINGTON STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT AND CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF WILMINGTON.

SIGNATURE: *Raymond Waugh*
 PRINTED NAME AND TITLE: RAYMOND WAUGH, PE
 DATE: _____ REGISTRATION NUMBER: 19018

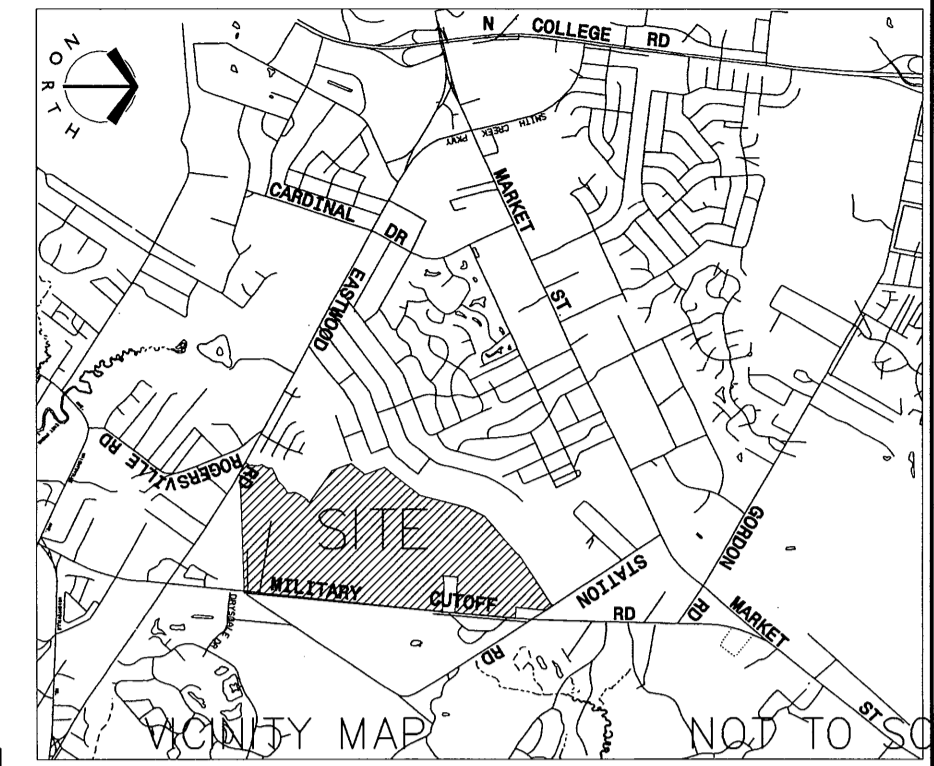
OWNER'S/DEVELOPER'S CERTIFICATION

WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND THAT THE APPLICABLE STORMWATER MANAGEMENT CONDITIONS AND REQUIREMENTS OF THE CITY OF WILMINGTON, THE STATE OF NORTH CAROLINA AND THE FEDERAL GOVERNMENT AND ITS AGENCIES ARE HEREBY MADE PART OF THIS PLAN.

SIGNATURE: *Jeff Zimmer*
 PRINTED NAME AND TITLE: JEFF ZIMMER
 DATE: _____

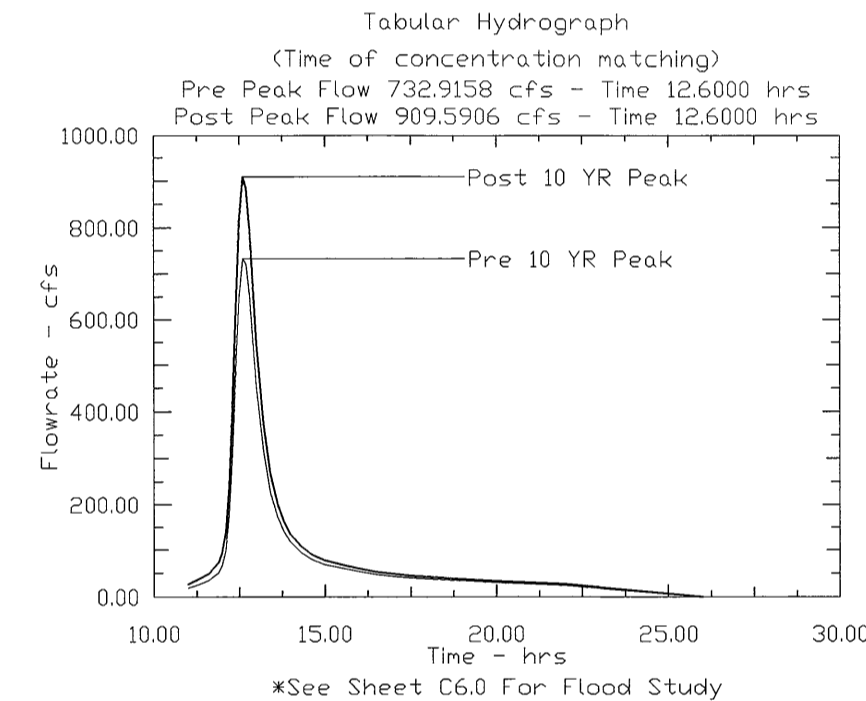
GENERAL INFORMATION:

- 394.53 ACRES TOTAL PARCEL
- DEVELOPER: BRODY ZIMMER L.L.C.
111 PRINCESS STREET
P.O. BOX 2628
WILMINGTON, N.C. 28402
- SEWAGE DISPOSAL SHALL BE BY PUBLIC SEWER AND PRIVATE SANITARY SEWER.
- TYPE OF ROADWAYS: CURB AND GUTTER
- ROAD SLOPE @ 0.5% - 2.08%
- A PORTION OF THIS WITHIN "FEMA" FLOOD LINE.
- THIS MAP IS FOR MASTER PLAN WATERSHED USE ONLY. ALL INDIVIDUAL SITE DEVELOPMENT SHALL SUBMIT PERMIT APPLICATIONS WITH DETAILED DESIGN OF EROSION CONTROL AND WATERSHED DEVICES IN ACCORDANCE WITH THIS PLAN.
- SOIL TYPES INCLUDE: (Ba) BAYBORO, (Kr) KUREB, (Le) LEON, (Mu) MURVILLE, (On) ONSLOW, (Pm) PAMLICO, (Se) SEAGATE, (To) TORHUNTA, (Wr) WRIGHTSBORO, AND (Wo) WOODINGTON, WILMINGTON, NEW HANOVER COUNTY.
- THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION AND THEIR ASSIGNS WILL HAVE RIGHT OF ACCESS TO ALL PERMANENT WET DETENTION AND/OR RETENTION PONDS FOR INSPECTIONS AND MAINTENANCE ENFORCEMENT.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE COMPLETED PERMANENT DETENTION AND/OR RETENTION PONDS AS DIRECTED BY THE GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION.
- THE PERMANENT DETENTION AND/OR RETENTION PONDS SHALL HAVE FULL DESIGN VOLUME AVAILABLE PRIOR TO ANY ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR SITE AND/OR PRIOR TO ANY PLAT RECORDATION FOR THE SITE. THIS MAY REQUIRE THE CLEANOUT AND DISPOSAL OF SEDIMENT FORM THE POND.
- THE CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION MEETING WITH THE CITY OF WILMINGTON WATERSHED ENGINEER, WHEN A PERMANENT DETENTION AND/OR RETENTION POND SITE HAS BEEN CLEARED AND THE POND HAS BEEN FIELD STAKED.
- PHASE 1 DISTURBED AREA = APPROXIMATELY 66 ACRES.

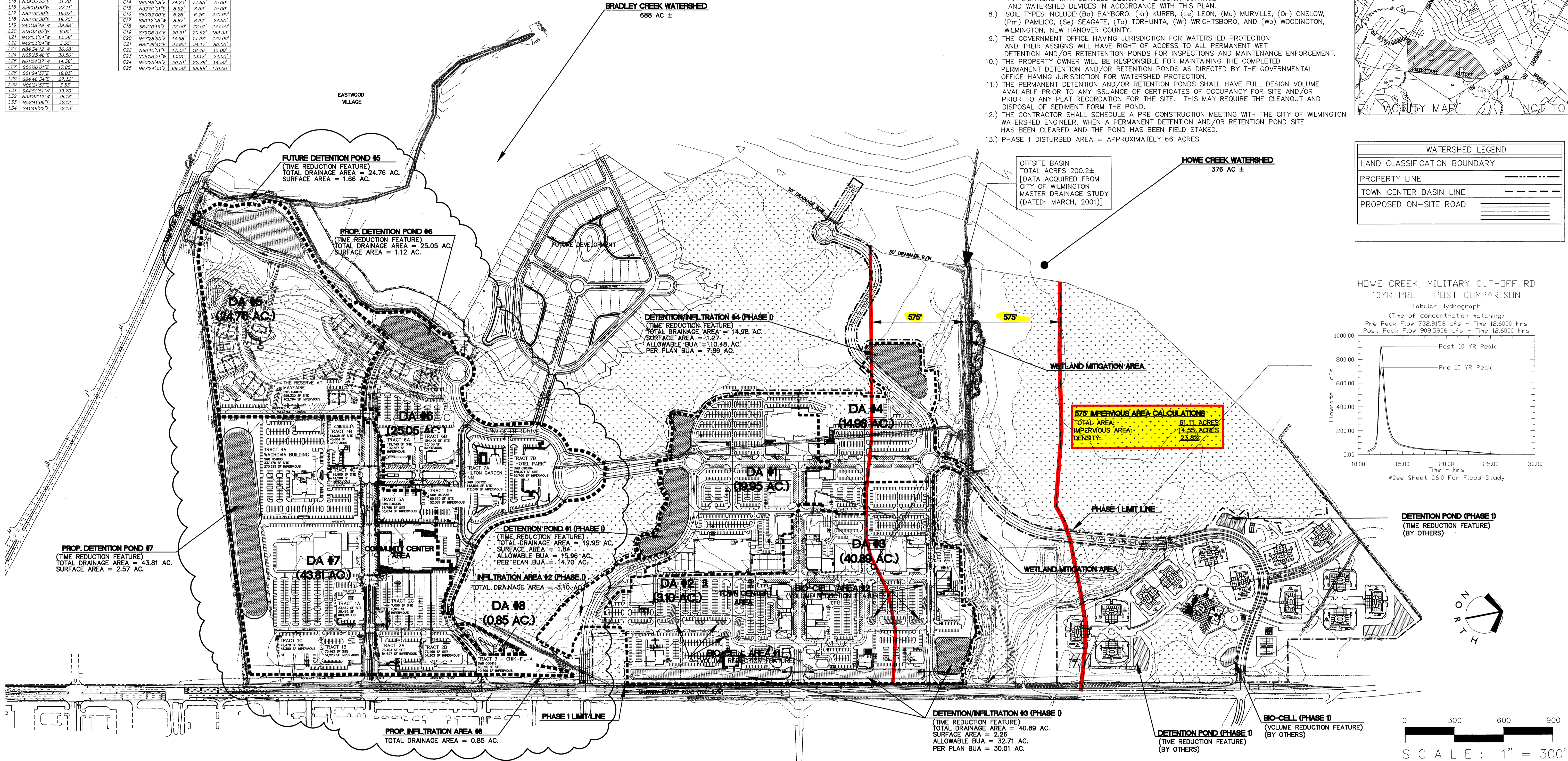


WATERSHED LEGEND	
LAND CLASSIFICATION BOUNDARY	---
PROPERTY LINE	---
TOWN CENTER BASIN LINE	---
PROPOSED ON-SITE ROAD	---

HOWE CREEK, MILITARY CUT-OFF RD
10YR PRE - POST COMPARISON



575' IMPERVIOUS AREA CALCULATIONS
 TOTAL AREA: 61.11 ACRES
 IMPERVIOUS AREA: 14.55 ACRES
 DENSITY: 23.82%



PHASE 2 OVERALL WATERSHED DATA

RESOURCE PROTECTION AREA		
LAND AREA	5,914,088 SF	135.77 AC
IMPERVIOUS SURFACE:		
RETAIL AREA TOTAL SF	1,339,800 SF	
MULTIFAMILY AREA TOTAL SF	267,065 SF	
OFFICE AREA TOTAL SF	1,206,895 SF	
TOTAL	2,813,760 SF = 47.58% IMPERVIOUS	

PHASE 1 OVERALL WATERSHED DATA

RESOURCE PROTECTION AREA			
LAND AREA	10,389,495.60 SF	238.51 AC	
IMPERVIOUS SURFACE:			
RETAIL AREA BLDG. SF	634,530 SF		
RETAIL AREA PAVEMENT SF	1,548,000 SF		
RETAIL AREA HARDSCAPES SF	214,394 SF		
MULTIFAMILY AREA TOTAL SF	535,032 SF		
SINGLE FAMILY AREA TOTAL SF	10,000 SF		
COLLECTOR STREETS SF	109,200 SF		
TOTAL	3,031,156 SF = 29.17% IMPERVIOUS		

URBAN TRANSITION		
LAND AREA	2,736,439 SF	62.96 AC
IMPERVIOUS SURFACE:		
HOTEL AREA SF	165,978 SF	
SINGLE FAMILY AREA TOTAL SF	218,800 SF	
SINGLE FAMILY ROADS TOTAL SF	182,220 SF	
COLLECTOR STREETS SF	167,760 SF	
TOTAL	734,758 SF = 26.84% IMPERVIOUS	

PHASE I & II TOWN CENTER AND COMMUNITY CENTER WATERSHED CONTROL DATA (ONLY)

DA	DRAINAGE AREA (ACRE)	% IMPERVIOUS (PER PLAN)	% IMPERVIOUS (WQ DESIGN BUA)	WATER QUALITY TREATMENT REQUIREMENTS	STREAM WATERSHED
1	19.95	14.70 AC. (73%)	15.96 AC. (80%)	1.0"	BRADLEY CREEK
2	3.10	1.34 AC. (43%)	2.48 AC. (80%)	1.5"	HOWE CREEK
3	40.89	30.01 AC. (73%)	32.71 AC. (80%)	1.5"	HOWE CREEK
4	14.98	7.89 AC. (52%)	10.48 AC. (70%)	1.5"	HOWE CREEK
5	24.76	8.89 AC. (35%)	17.33 AC. (70%)	1.0"	BRADLEY CREEK
6	25.05	14.03 AC. (56%)	17.54 AC. (70%)	1.0"	BRADLEY CREEK
7	43.81	28.48 AC. (65%)	35.05 AC. (80%)	1.0"	BRADLEY CREEK
8	0.85	0.54 AC. (63%)	0.68 AC. (80%)	1.5"	HOWE CREEK

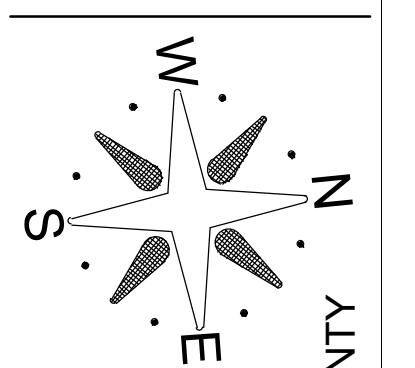
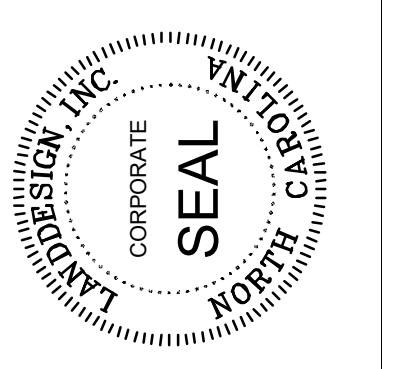
LandDesign
 223 N Graham Street, Charlotte, NC 28202
 V: 704.333.0325 F: 704.376.8235
 www.LandDesign.com

Not for Construction Issued for Permitting Issued for Pricing Issued for Construction

MAYFAIRE COMMUNITY CENTER PHASE II, LOT I-R
 MAYFAIRE I, LLC; WILMINGTON, NC
 Overall Watershed Plan

DATE: March 2011
 DRAWN BY: ETS
 CHECKED BY: RK
 Q.C. BY: RRW
 PROJECT #: 100840

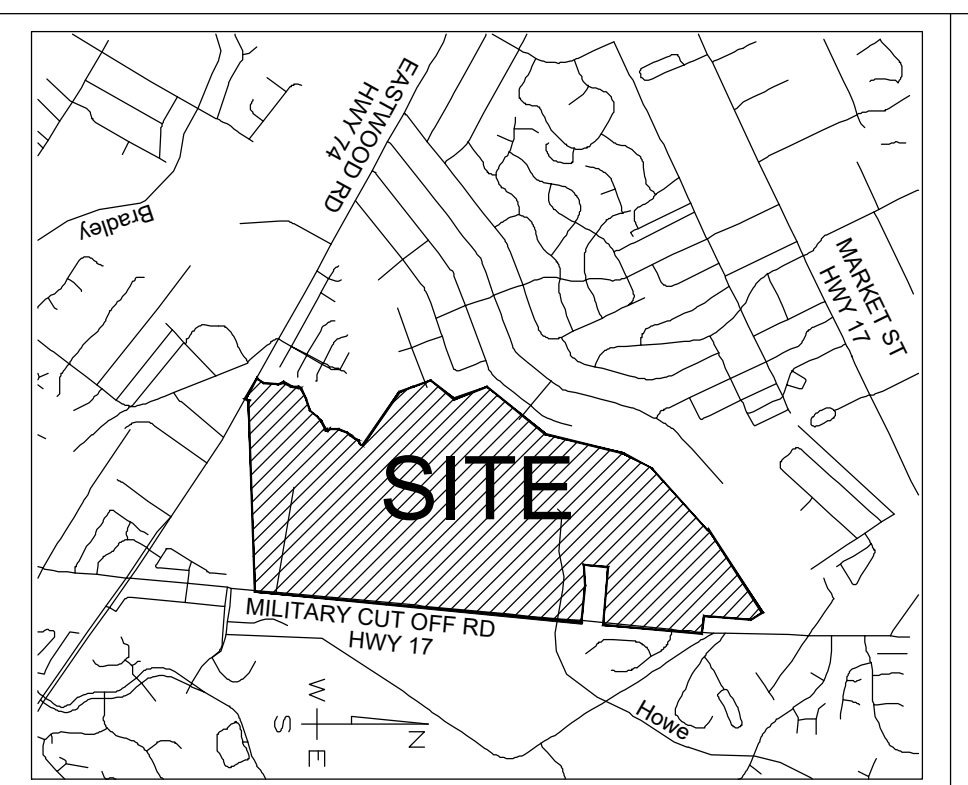
C4.1



RECREATIONAL AREAS

AREAS WITHIN THE OPEN SPACE CATEGORY, DEDICATED, DESIGNATED OR RESERVED FOR PUBLIC OR PRIVATE USE BY MAYFAIRE COMMUNITY RESIDENTS.

- R1** COMMUNITY PARK: +/- 2.5 ACRES
 NATURAL AREAS, WALKING TRAIL CONNECTIVITY TO MAYFAIRE COMMUNITY PEDESTRIAN NETWORK, OPEN SPACES FOR NEARBY RESIDENTIAL COMMUNITY GATHERINGS.
- R2** COMMUNITY GREEN: +/- 0.5 ACRES
 WALKING TRAIL CONNECTIVITY TO MAYFAIRE COMMUNITY PEDESTRIAN NETWORK, POTENTIAL WATER FEATURES AND PUBLIC SEATING. POINT OF RECOGNITION FOR VEHICULAR TRAFFIC AROUND UNIQUE TOWN CENTER DRIVE ROTARY.



VICINITY MAP NOT TO SCALE

PUBLIC AND PRIVATE STREET DATA

- (A)** PUBLIC STREET: COLLECTOR A
 60' R.O.W.
 36' PAVEMENT WIDTH
- (B)** PUBLIC STREET: MODIFIED COLLECTOR
 76.6' R.O.W.
 26' PAVEMENT WIDTH
 45° ON STREET PARKING (AFTER PHASE I)
- (C)** PUBLIC STREET: SINGLE FAMILY PARCEL
 56.0' R.O.W.
 24' PAVEMENT WIDTH
 PARALLEL PARKING ON STREET
- (D)** PRIVATE STREET

BUFFERS, BOUNDARIES, SETBACKS

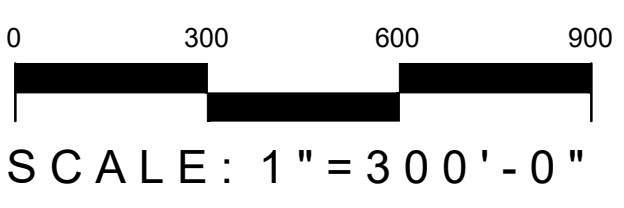
- FRINGE USE AREAS SECTION 1.4, U.D.O. ORDINANCE, MX DISTRICT CHAPTER
- S.H.O.D. YARD STATE HIGHWAY OVERLAY DISTRICT ARTICLE VI, SECTION 609, U.D.O. ORDINANCE
- PROPERTY LINE/ MX DISTRICT BOUNDARY
- PROJECT PHASING LIMIT LINE (WITHIN MX DISTRICT BOUNDARY LINE)
- LAND CLASSIFICATION BOUNDARY
- BUILDING SETBACK LINES

FEATURES LEGEND

- SECTIONS 404 AND 10 WETLANDS
- RESIDENCE ABOVE RETAIL
- PEDESTRIAN NETWORK - PREDOMINANTLY STREETSCAPE AND OTHER AREAS RELATED TO THE COMMON OPEN SPACE REQUIREMENT.
- PEDESTRIAN NETWORK TRAIL SYSTEM, NON-FORMAL
- CONTOUR LINES (1' INTERVALS)

GENERAL NOTES

- EXCESS F.A.R. SHALL BE CARRIED FORWARD TO SUBSEQUENT PHASES, AND THE TOTAL CONSTRUCTION ALLOWED SHALL NOT EXCEED THE MAXIMUM ALLOWED F.A.R.
- SEE SHEET C1.1 (EXISTING CONDITIONS) FOR OFFICIAL MX DISTRICT BOUNDARY/PROPERTY LINE.
- NO SIGNIFICANT TREES EXIST.
- ALL AREAS DESIGNATED AS COMMON OPEN SPACE SHALL REQUIRE THREE OUT OF FOUR ITEMS AS STATED IN THE MX ORDINANCE (SECTION F, 1.a) TO QUALIFY AS COMMON OPEN SPACE. SEE SHEETS L1-L15.25 FOR ALL LANDSCAPE AND MATERIALS PLANS AND DETAILS.
- THE PROJECT PHASING LIMIT LINE REPRESENTS A TEMPORARY BOUNDARY ENCOMPASSING ALL LAND USES WITHIN THE MX DISTRICT TO BE INCLUDED AS PART OF A PROPOSED DEVELOPMENT PHASE AND IS FOR PLANNING PURPOSES ONLY. REFER TO PLATTED SITE PLAN FOR OFFICIAL MX DISTRICT BOUNDARY LINE.



NARRATIVE

The Master for Mayfaire responds directly to the goals as envisioned by the MX ordinance of the City of Wilmington. The plan is initially based on an analysis of the site with areas of environmental sensitivity carefully incorporated into the plan. The creation of significant open space as the primary ordering agent is central to the form of the Master Plan.

As the MX ordinance described, the plan provides for an integration of land uses that are linked by both vehicular and pedestrian facilities. These linkages extend into the surrounding neighborhoods and the community at large. These connections will provide for vehicular and pedestrian access to the facilities of Mayfaire on appropriately scaled facilities without requiring these movements to be accomplished via thoroughfares.

The Master Plan also provides for the integration of various uses into the plan including the placement of residential or office above retail. Additionally, the provision of structured parking for a part of the plan will as the ordinance desired reduce the impervious areas required for the various uses. In addition, the integration of the uses in the traditional town form has allowed for the reduction of parking from traditional suburban properties in the town center area.

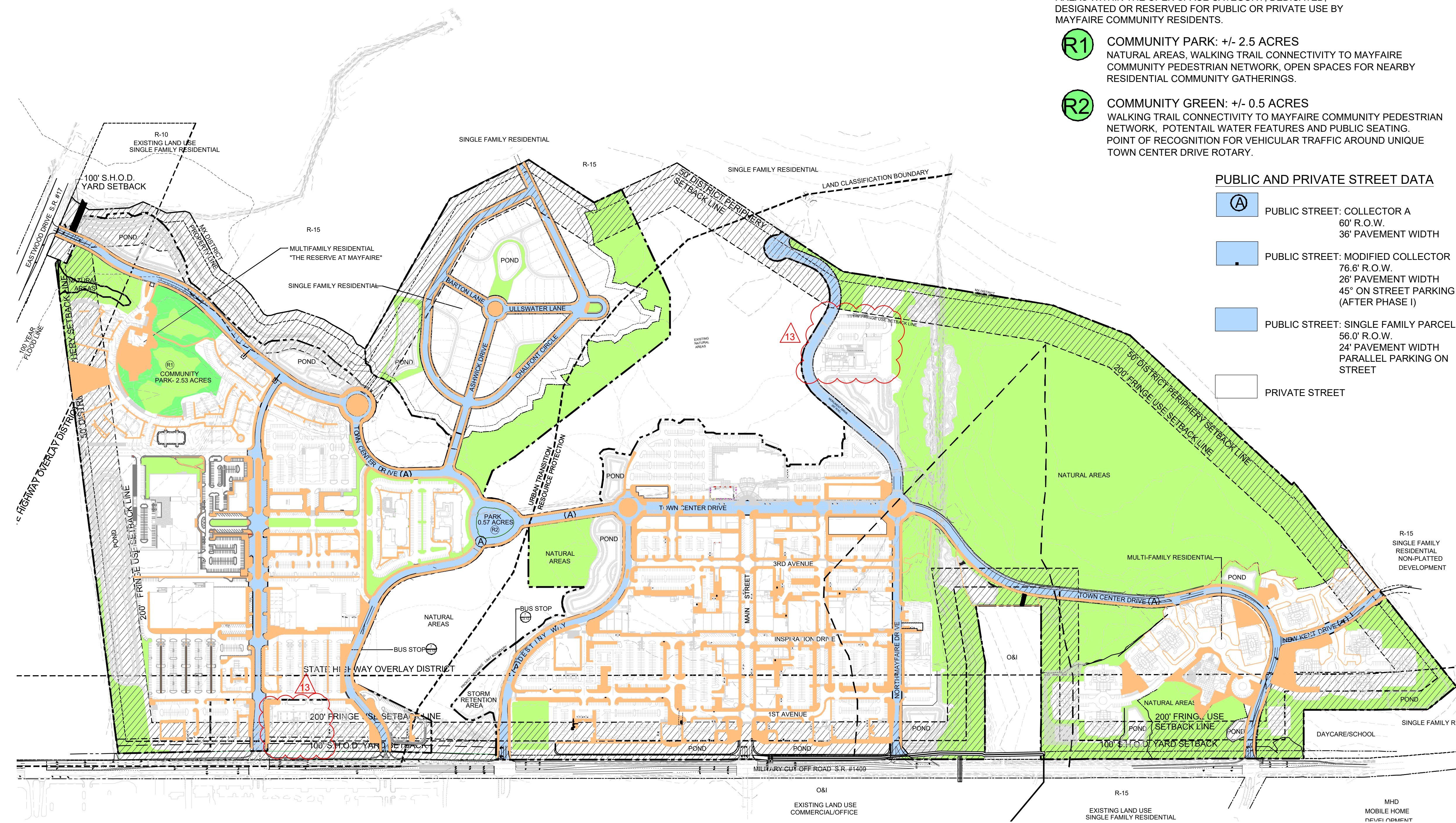
The Master Plan creates a series of character areas defined by open space and by the positive relationships of building facades to the street. This coupled with on street parking and articulated pedestrian ways reinforces the town fabric that is desired by the MX ordinance.

The plan for Mayfaire provides for innovative management of storm water by the use of water quality ponds, detention, and infiltration. These uniquely serve to control flooding, provide for water quality treatment and via the infiltration control pollutants from entering fragile waters. Additionally this infiltration serves to hydrate the wetland areas and provides for the recharging of the ground water.

The mix of uses will reduce traffic to perimeter streets by encouraging internal movements within the property. This will create a better physical environment while reducing impacts to adjacent facilities.

The development of Mayfaire will proceed in an orderly fashion to provide the connections as described by the Master Plan. In each instance all connections adjacent to each phase will be made as that phase is constructed. These connections to NCDOT roadways will be in accordance with the traffic study and as agreed upon by the owner and NCDOT. The neighborhood connections will be made as described by the Master Plan and as approved by the City of Wilmington Traffic Department. Pedestrian connections will also be provided in accordance with the Master Plan.

Storm water Management facilities will be constructed in accordance with the Master Storm water Management Plan to meet all local and state requirements. These facilities will be constructed in each phase as site work creates the need to construct. Prior to the creation of impervious surfaces the facilities shall be in place and be in a functioning condition.



SITE DATA

MAYFAIRE	
CURRENT ZONING:	MX
TRACT SIZE:	14,190,791.58 SF - 325.78 ACRES
EXISTING BUILDING SQUARE FEET:	0 ACRES
PROPOSED BUILDING SQUARE FEET (ALL AREAS WITHIN THE MX AREA)	
RETAIL	593,845.58 SF 28%
HOTEL / ENTERTAINMENT	55,000.00 SF 3%
RESIDENTIAL	998,218.78 SF 47%
OFFICE	491,800.00 SF 23%
TOTAL SQUARE FEET	2,138,864.36 SF 100%
TOTAL ACRES WITHIN 100 YR FLOOD:	1.85 ACRES
TOTAL ACRES WITHIN WETLANDS:	2.74 ACRES
MAXIMUM PARKING ALLOWED	4,981 SPACES
PARKING PROVIDED:	4,981 SPACES
HANDICAP SPACES REQUIRED:	133
HANDICAP SPACES PROVIDED:	140
LOADING BAYS PROVIDED:	42 BAYS, 16 COMPACTORS
REQUIRED INTERNAL LANDSCAPING:	447,602.28 SF = 16.00% OF PARKING AREA
PROVIDED INTERNAL LANDSCAPING:	488,452.63 SF = 18.41% OF PARKING AREA
PROVIDED RECREATIONAL SPACING:	163,984 SF = 3.50% OF PROPOSED OPEN SPACE
EXISTING TREE ACREAGE:	172.00 ACRES
PROPOSED TREES PER ACRE:	15.25 TREES
TOTAL NUMBER OF DWELLING UNITS:	510 MULTI-FAMILY UNITS WITH 1,2, OR 3 BEDROOMS PER UNIT 106 SINGLE FAMILY UNITS (LOTS)
SQ FT OCCUPIED BY STRUCTURES:	
ALL BUILDINGS- R.O.W.-	1,267,665.93 SF 29.10 ACRES
PARKING AREAS-	1,412,253.82 SF 32.42 ACRES 2,651,757.26 SF 60.88 ACRES

OPEN SPACE - COMMON OPEN SPACE

LAND AREA:	14,190,791.58 SF
REQUIRED OPEN SPACE:	3,547,697.90 SF = 25% OF LAND AREA
PROVIDED OPEN SPACE:	4,672,537.00 SF = 32.92%
REQUIRED COMMON SPACE:	1,419,079.16 SF = 10.00% OF LAND AREA
PROVIDED COMMON SPACE:	1,487,259.70 SF = 10.48%
SHARED OPEN/COMMON SPACE. DEFINED AS AREAS CAPABLE OF MEETING BOTH REQUIREMENTS.	

- COMMON SPACE AMENITIES**
- SIDEWALKS WITH SUBSTANTIAL ORNAMENTAL TREATMENTS (E.G. BRICK PAVERS; VARIETY IN MATERIALS, COLOR, TEXTURE, USE OF IMPERVIOUS MATERIALS WHEN CONSISTENT AMERICANS WITH DISABILITIES ACT.)
 - SIDEWALK PLANTERS. PLANTERS WITH POTENTIAL SEATING AROUND PERIMETER.
 - PUBLIC ART. (E.G. SCULPTURE, FOUNTAIN, CLOCK, MURAL, ETC.)

BASE DENSITY (FAR)

LAND AREA:	14,190,791.58 SF		
LAND CLASSIFICATION	LAND AREA	BASE FAR	ALLOWED BUILDING AREA
RESOURCE PROTECTION:	226.34 ACRES	0.15	1,478,905.56 SF
URBAN TRANSITION:	99.44 ACRES	0.20	866,284.24 SF

PROPOSED DENSITY (FAR)

LAND CLASSIFICATION	FAR	PROPOSED BUILDING AREA
RESOURCE PROTECTION:	0.1461	1,440,509.58 SF
URBAN TRANSITION:	0.1761	763,060 SF

IMPERVIOUS SURFACE

LAND AREA =	14,190,791.58 SF
IMPERVIOUS AREA PER LAND CLASSIFICATION:	
URBAN TRANSITION =	2,201,328.26 SF = 15.50 %
RESOURCE PROTECTION =	2,236,766.81 SF = 18.00 %