

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

6
 RE
 31
 -15
 E FAMILY
 AL

RECEIVED
 By Jeff Walton at 4:38 pm, Jan 13, 2022

SITE DATA TABLE	
PARCEL ID#:	R05000-003-023-000
PARCEL PIN#:	315812.9173.000
SITE ADDRESS:	MONUMENT DRIVE
PARCEL OWNER:	MAYFAIRE I, LLC/ JEFFREY L. ZIMMER
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:	Le, To
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
GROSS FLOOR AREA:	20,000 SF+20,000 SF = 40,000 SF±
HEIGHT BUILDING 1:	35'
HEIGHT BUILDING 2:	35'
NUMBER OF STORIES:	
AREA STORY 1:	10,000 SF
AREA STORY 2:	10,000 SF
BUILDING LOT COVERAGE:	(28,266SF/224,783SF)x100=12.57%
IMPERVIOUS AREAS INSIDE 575' ORW:	
BUILDING 1:	11,601 SF (ROOF AREA)
CONCRETE CURB:	2,983 SF
SIDEWALK:	1,470 SF
FUTURE IMPERVIOUS:	15,889 SF
TOTAL IMPERVIOUS AREA:	31,943 SF*
*ALLOWABLE MAYFAIRE IMP. AREA WITHIN 575' ORW = 31,943 SF. PROVIDED BY LAND DESIGN.	
PERVIOUS CONCRETE:	40,973 SF
PERVIOUS PAVERS:	1,950 SF
IMPERVIOUS AREAS OUTSIDE 575' ORW:	
BUILDING 1:	2,532 SF (ROOF AREA)
CONCRETE CURB:	321 SF
SIDEWALK:	675 SF
STONE:	556 SF
TOTAL IMPERVIOUS AREA:	4,084 SF
PERVIOUS CONCRETE:	1,544 SF
TOTAL IMPERVIOUS AREAS:	
BUILDINGS:	(11,601 SF + 2,532 SF) =14,133 SF
CONCRETE CURB:	(2,983 SF + 321 SF) =3,304 SF
SIDEWALK:	(1,470 SF + 675 SF) =2,145 SF
STONE:	556 SF
FUTURE:	15,889 SF
TOTAL:	36,027 SF
PERCENT IMPERVIOUS:	16.03%
PERVIOUS CONCRETE:	(40,973 SF + 1,544 SF) = 42,517 SF
PERVIOUS PAVERS:	1,950 SF
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:	85 (PHASE 1), 33 (PHASE 2)
REGULAR SPACES:	94
HC SPACES:	4
TOTAL SPACES:	98
BIKE PARKING REQUIRED:	5
BIKE PARKING PROVIDED:	5
AREA OF DISTURBED LIMITS = 3.72 ACRES (161,924 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	

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

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

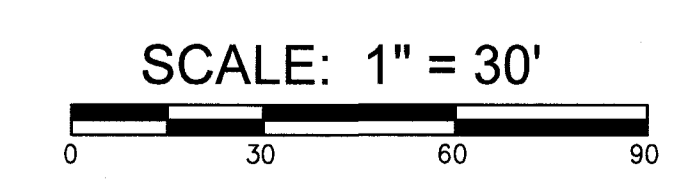
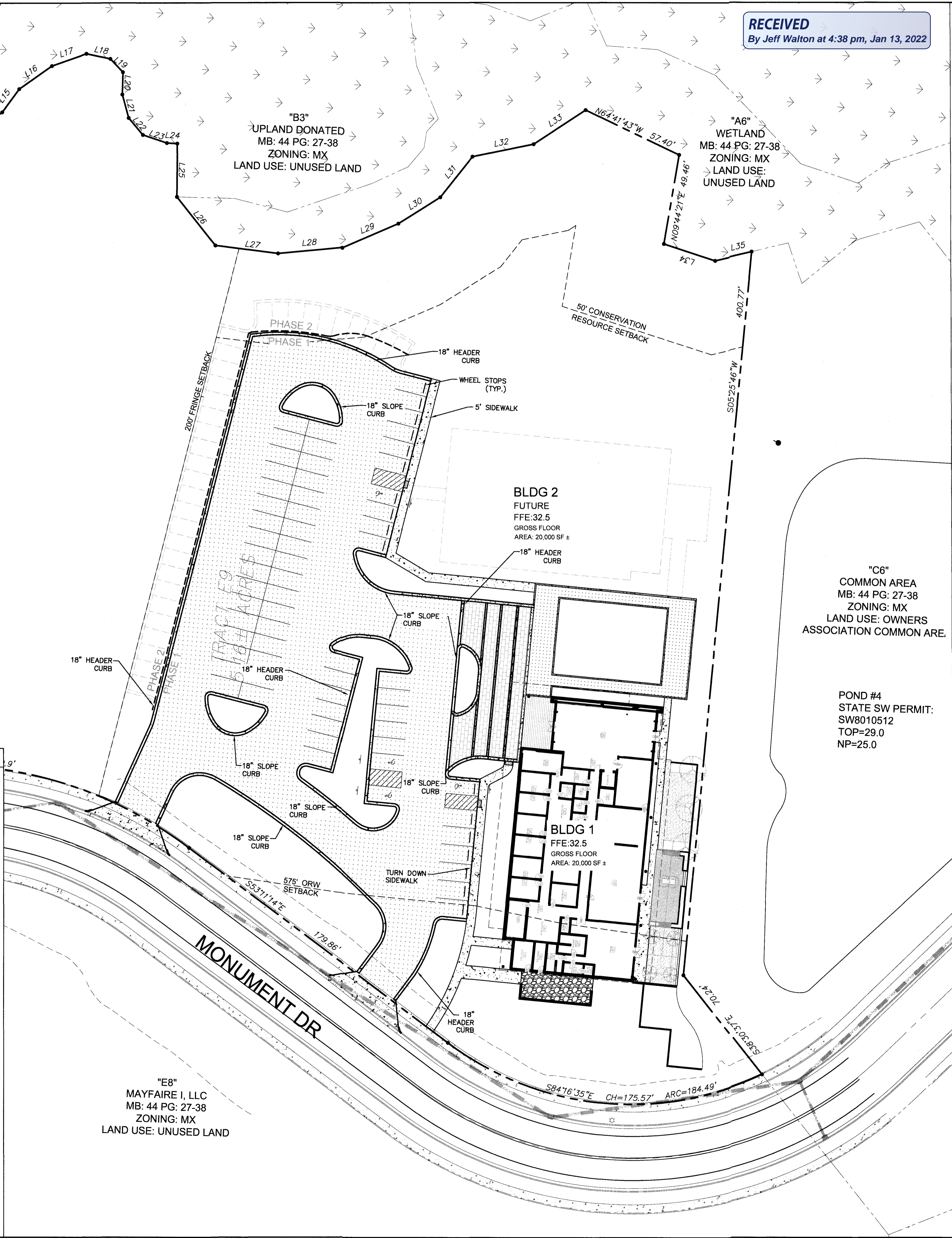
OWNER
 MAYFAIRE I, LLC / JEFFREY L. ZIMMER
 530 GREENVILLE BLVD. SE,
 SUITE 200
 GREENVILLE, NC 27858
 PHONE: (910) 763-4669
 EMAIL: JEFFREYZIMMER@ZDC.COM

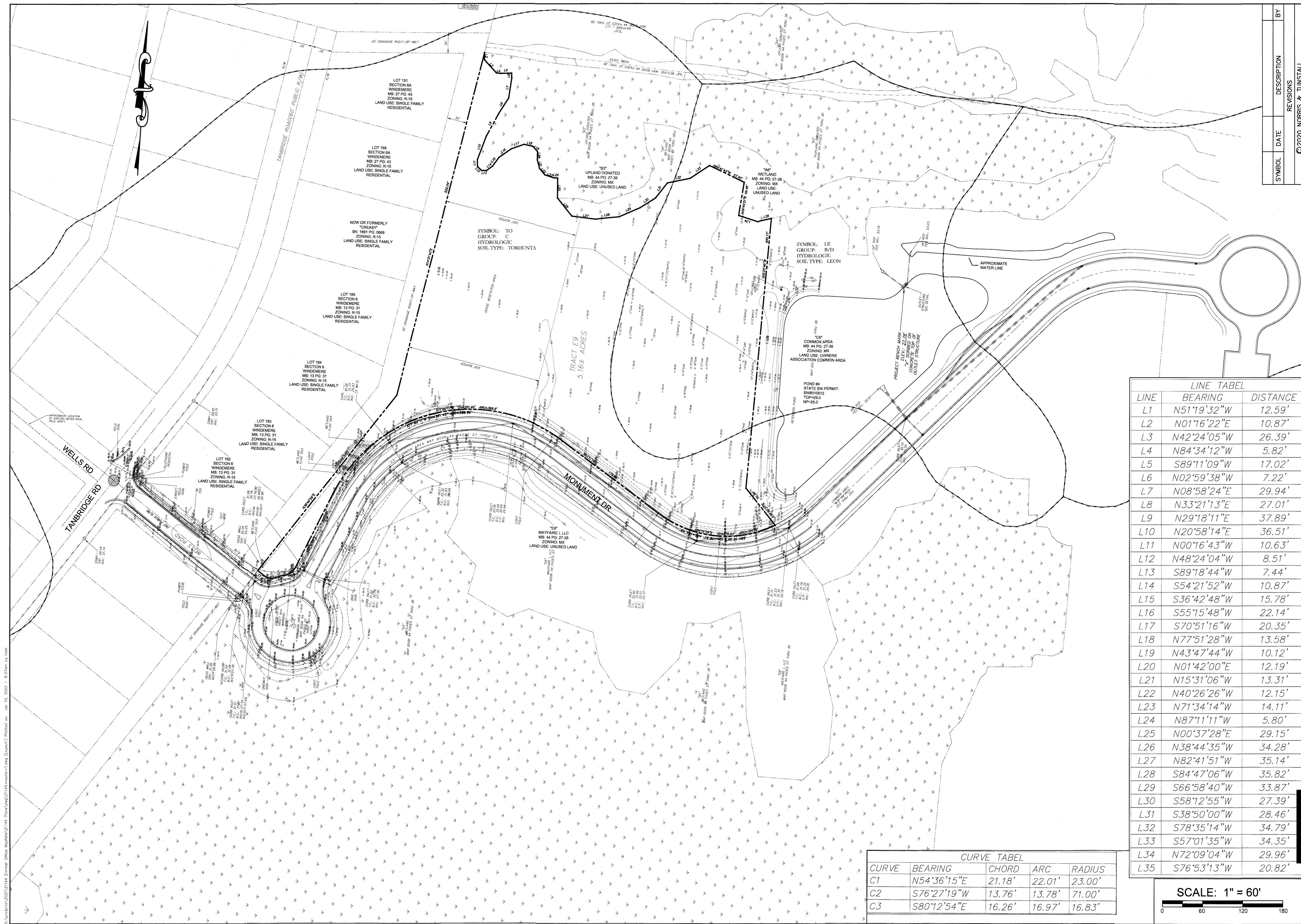
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 PHONE (910) 285-5900

Licence #C-3641
21144
 DES. JST
 CKD. JPN
 DRWN. RPH
 DATE 12/23/21

CO

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
	GRAVEL





SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
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EXISTING CONDITIONS & SITE INVENTORY
ZIMMER DEVELOPMENT
 COMPANY OFFICE - MAYFAIRE
 6725 MONUMENT DRIVE
 WILMINGTON, N. C.

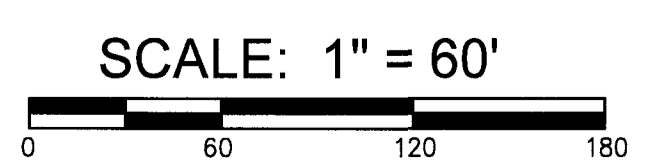
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Licence #C-3641
21144
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LINE LABEL		
LINE	BEARING	DISTANCE
L1	N51°19'32"W	12.59'
L2	N01°16'22"E	10.87'
L3	N42°24'05"W	26.39'
L4	N84°34'12"W	5.82'
L5	S89°11'09"W	17.02'
L6	N02°59'38"W	7.22'
L7	N08°58'24"E	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	29.96'
L35	S76°53'13"W	20.82'

CURVE LABEL				
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'



C1

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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
-

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"	(2)
10"	(1) 9"/11"/12"	(1) 14"	(1)
11"	(1) 10"	(1) 18"	(1)
12"	(2) 10"/12"	(1) PINE	
12"/15"	(1) 10"/16"	(1) 15"	(2)
13"	(1) 11"	(1) 16"	(5)
14"	(2) 12"	(1) 17"	(2)
15"	(2) 12"/12"	(1) 18"	(2)
16"	(2) 12"/14"	(1) 19"	(1)
18"	(1) 16"/18"	(1) 20"	(3)
20"	(1) 16"/18"	(1) 20"	(3)

TREE INVENTORY TABLE

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

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.

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

REMOVE AND REPLACE STREET TREES AS NEEDED FOR SEWER INSTALLATION

"E8"
 MAYFAIRE I, LLC
 MB: 44 PG: 27-38
 ZONING: MX
 LAND USE: UNUSED LAND

"B3"
 UPLAND DONATED
 MB: 44 PG: 27-38
 ZONING: MX
 LAND USE: UNUSED LAND

"A6"
 WETLAND
 MB: 44 PG: 27-38
 ZONING: MX
 LAND USE: UNUSED LAND

"C6"
 COMMON AREA
 MB: 44 PG: 27-38
 ZONING: MX
 LAND USE: OWNERS ASSOCIATION COMMON AREA

POND #4
 STATE SW PERMIT:
 SW8010512
 TOP=29.0
 NP=25.0

BLDG 2
 FUTURE
 FFE:32.5
 GROSS FLOOR AREA: 20,000 SF ±

BLDG 1
 FFE:32.5
 GROSS FLOOR AREA: 20,000 SF ±

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

OWNER/DEVELOPER
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DATE 12/23/21

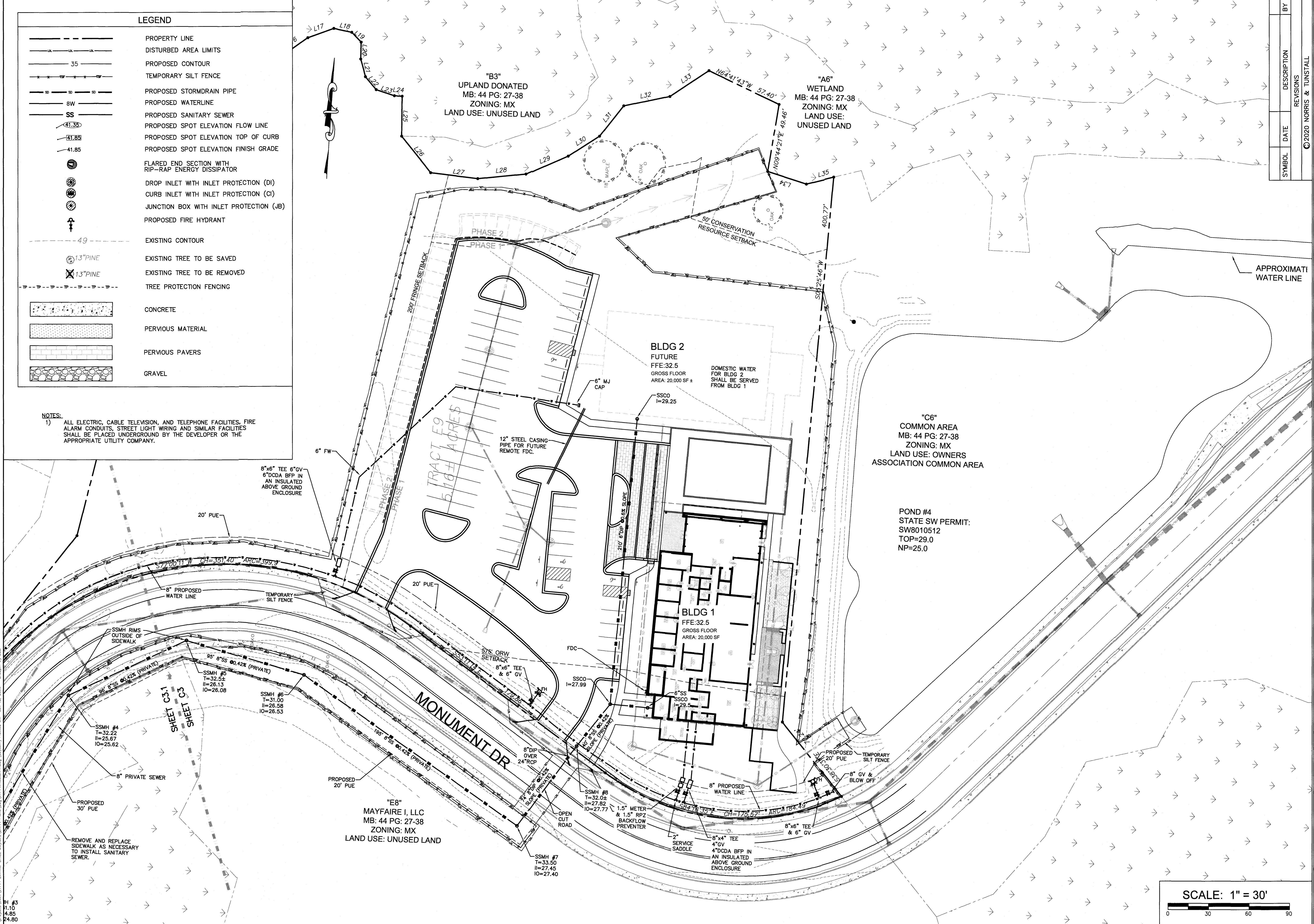
SCALE: 1" = 40'

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LEGEND	
	PROPERTY LINE
	DISTURBED AREA LIMITS
	PROPOSED CONTOUR
	TEMPORARY SILT FENCE
	PROPOSED STORMDRAIN PIPE
	PROPOSED WATERLINE
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	TREE PROTECTION FENCING
	CONCRETE
	PERVIOUS MATERIAL
	PERVIOUS PAVERS
	GRAVEL

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.



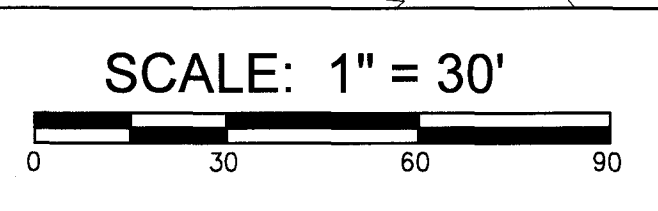
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UTILITY PLAN ONSITE
 ZIMMER DEVELOPMENT
 COMPANY OFFICE - MAYFAIRE
 6725 MONUMENT DRIVE
 WILMINGTON, N. C.

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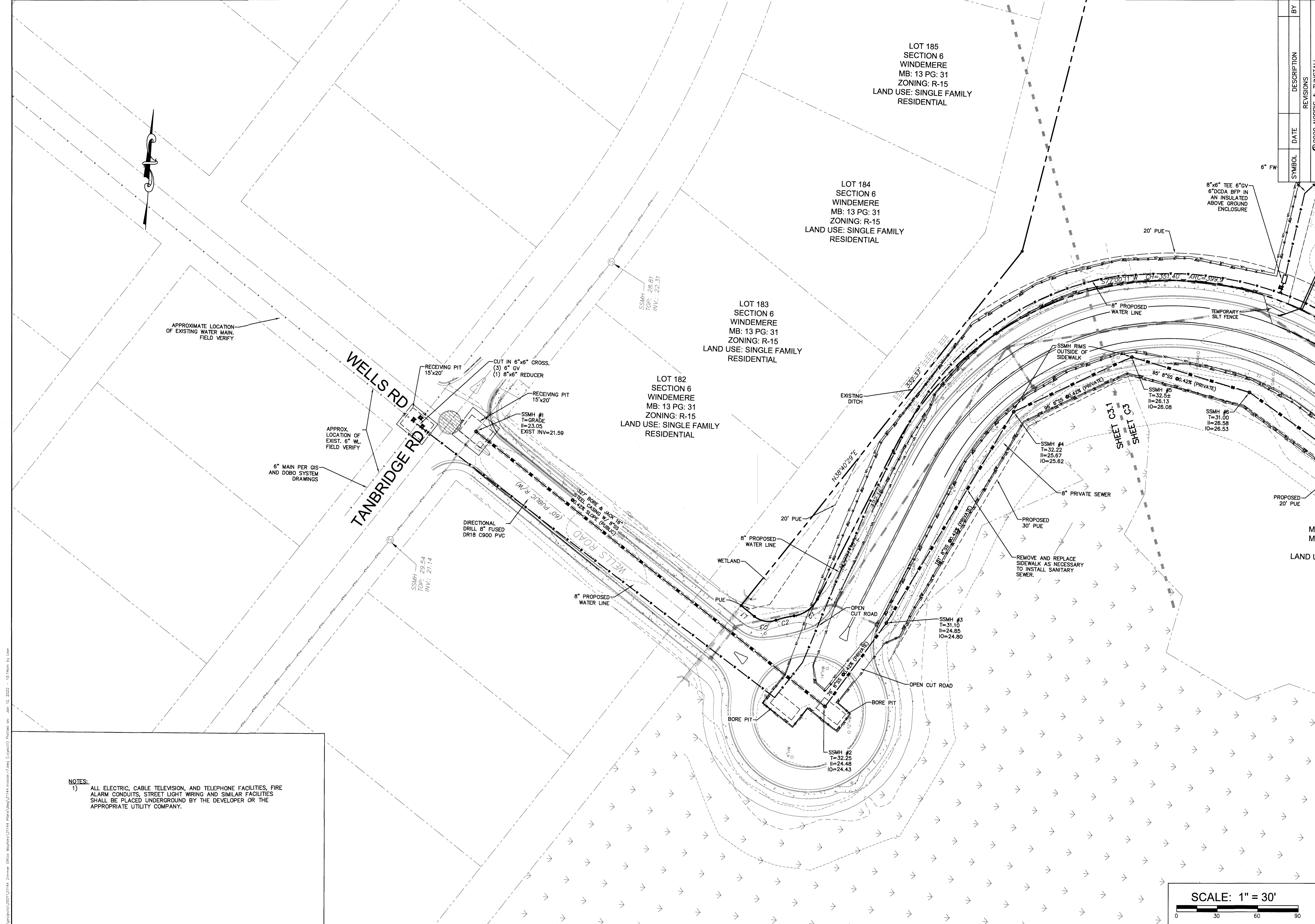
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 1429 ASH-LITTLE RIVER RD, NW
 ASH, NC 28420
 PHONE: (910) 287-5900

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CD.	JPN
DRWL.	RPH
DATE	1/10/22



C3

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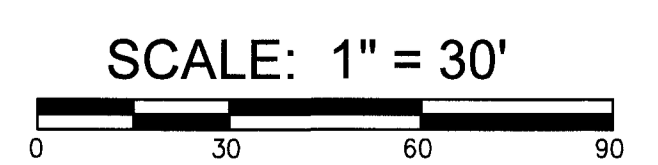
UTILITY PLAN OFFSITE
 ZIMMER DEVELOPMENT
 COMPANY OFFICE - MAYFAIRE
 6725 MONUMENT DRIVE
 WILMINGTON, N. C.

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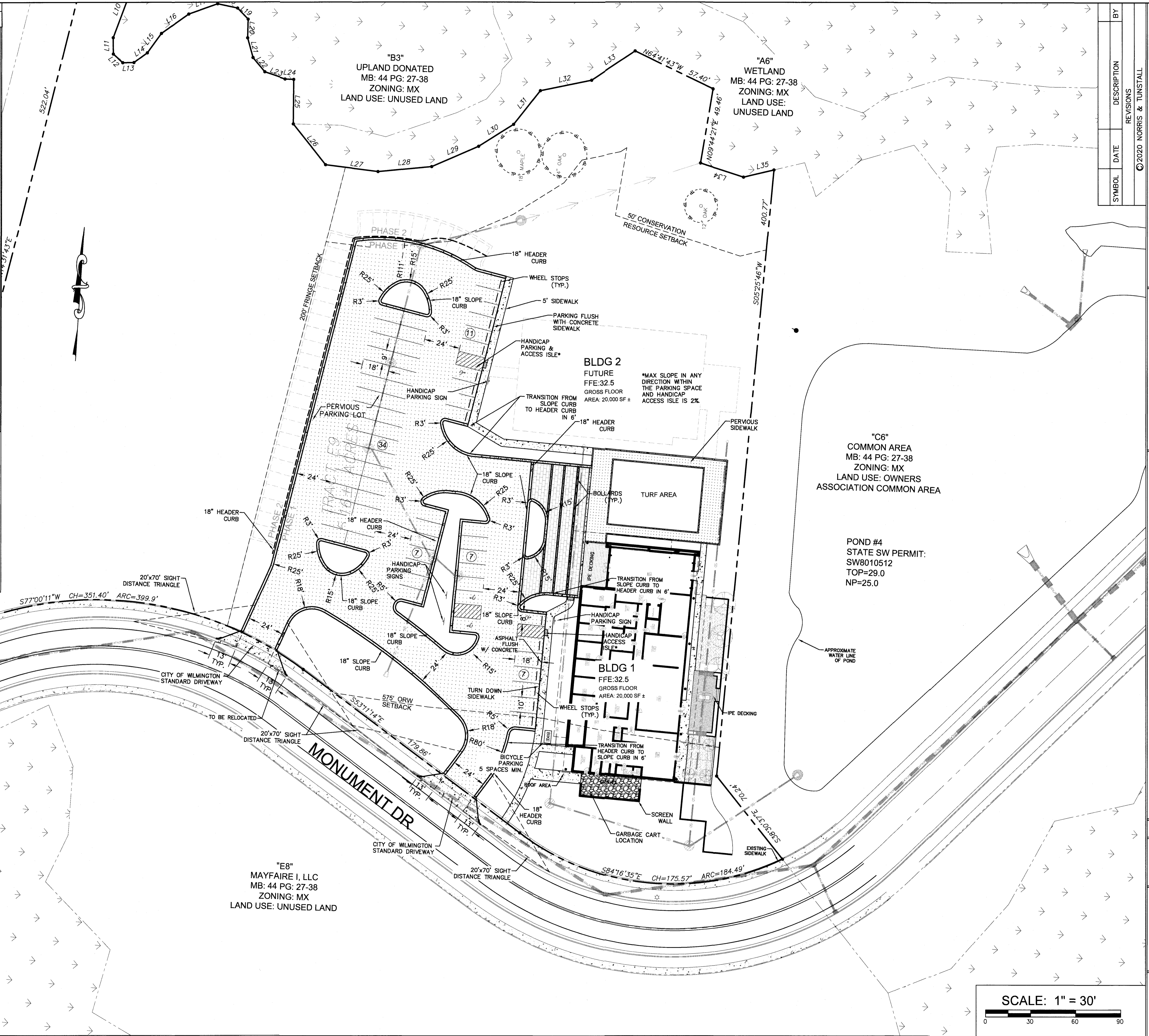
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LEGEND

	PROPERTY LINE
	DISTURBED AREA LIMITS
	PROPOSED CONTOUR
	TEMPORARY SILT FENCE
	PROPOSED STORMDRAIN PIPE
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	CONCRETE
	PERVIOUS MATERIAL
	PERVIOUS PAVERS
	GRAVEL

- NOTES:**
- 1) ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS. (DETAIL SD 11-03 AND SD 15-13 CITY OF WILMINGTON TECHNICAL STANDARDS)
 - 2) ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS. (DETAIL SD 15-13 CITY OF WILMINGTON TECHNICAL STANDARDS)
 - 3) ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 - 4) ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 - 5) CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN ROW.
 - 6) CONTACT TRAFFIC ENGINEERING AT (910) 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.



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

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 CONSULTING ENGINEERS P.C.

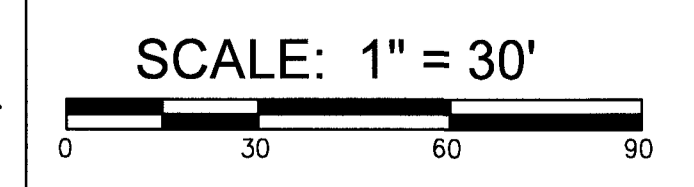
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C4



SYMBOL	DATE	DESCRIPTION	BY
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DRAINAGE AREA PLAN
ZIMMER DEVELOPMENT
 COMPANY OFFICE - MAYFAIRE
 6725 MONUMENT DRIVE
 WILMINGTON, N. C.

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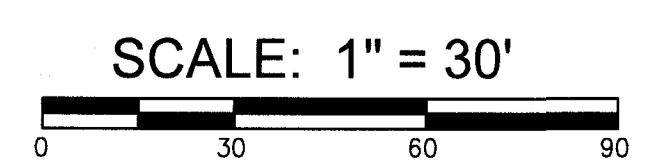
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21144
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 DRWN. RPH
 DATE 12/23/21

C5

ZIMMER DEVELOPMENT DRAINAGE AREAS							
DA	Total (SF)	Curb (SF)	Sidewalk (SF)	Building (SF)	Stone (SF)	Total Imp. (SF)	%Imp.
1	8,182	81	163	-	556	800	9.78%
2	9,313	278	140	7,151	-	7,569	81.27%
3	1,493	-	-	-	-	-	0.00%
4	7,067	-	-	-	-	-	0.00%
5	6,982	-	-	6,982	-	6,982	100.00%
6	7,066	-	-	-	-	-	0.00%
7	19,017	1,149	1,339	-	-	2,488	13.08%
8	5,325	-	-	-	-	-	0.00%
9	12,005	787	-	-	-	787	6.56%
10	7,533	200	-	-	-	200	2.65%
11	8,845	117	297	-	-	414	4.68%
12	7,465	347	206	-	-	553	7.41%
13	5,468	345	-	-	-	345	6.31%
Future						15,889	
Total	105,761	3,304	2,145	14,133	556	36,027	

Category	Material	Quantity (SF)
OFFSITE DA TO POND#4 (SWB 010512)	BUILDING	14,133 SF
	CONCRETE CURB	344 SF
	SIDEWALK	300 SF
	STONE	556 SF
	TOTAL	15,324 SF*
*INCLUDES 200 SF OF 524 SF ALLOWABLE ORW IMPERVIOUS.		
PERVIOUS PAVEMENT DRIVEWAY/PARKING PC#1 & PC#1A	PERVIOUS PAVEMENT	42,188 SF
	CONCRETE CURB	2,600 SF
	SIDEWALK	1,842 SF
	FUTURE	403 SF*
	TOTAL	4,845 SF
*INCLUDES 162 SF OF 524 SF ALLOWABLE ORW IMPERVIOUS.		
PERVIOUS PAVEMENT WALKWAY BETWEEN BLDG 1 & BLDG 2 PC#2	PERVIOUS PAVEMENT	2,279 SF
	CONCRETE CURB	345 SF
	SIDEWALK	0 SF
	FUTURE	162 SF*
	TOTAL	507 SF
*INCLUDES 162 SF OF 524 SF ALLOWABLE ORW IMPERVIOUS.		





DA POND #4

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	
		TUNSTALL	

POND #4 DRAINAGE AREA
 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
 DUNEDAN, NC 28412 ASHLING, NC 28412
 PHONE: (910) 443-9635 PHONE: (910) 287-5940

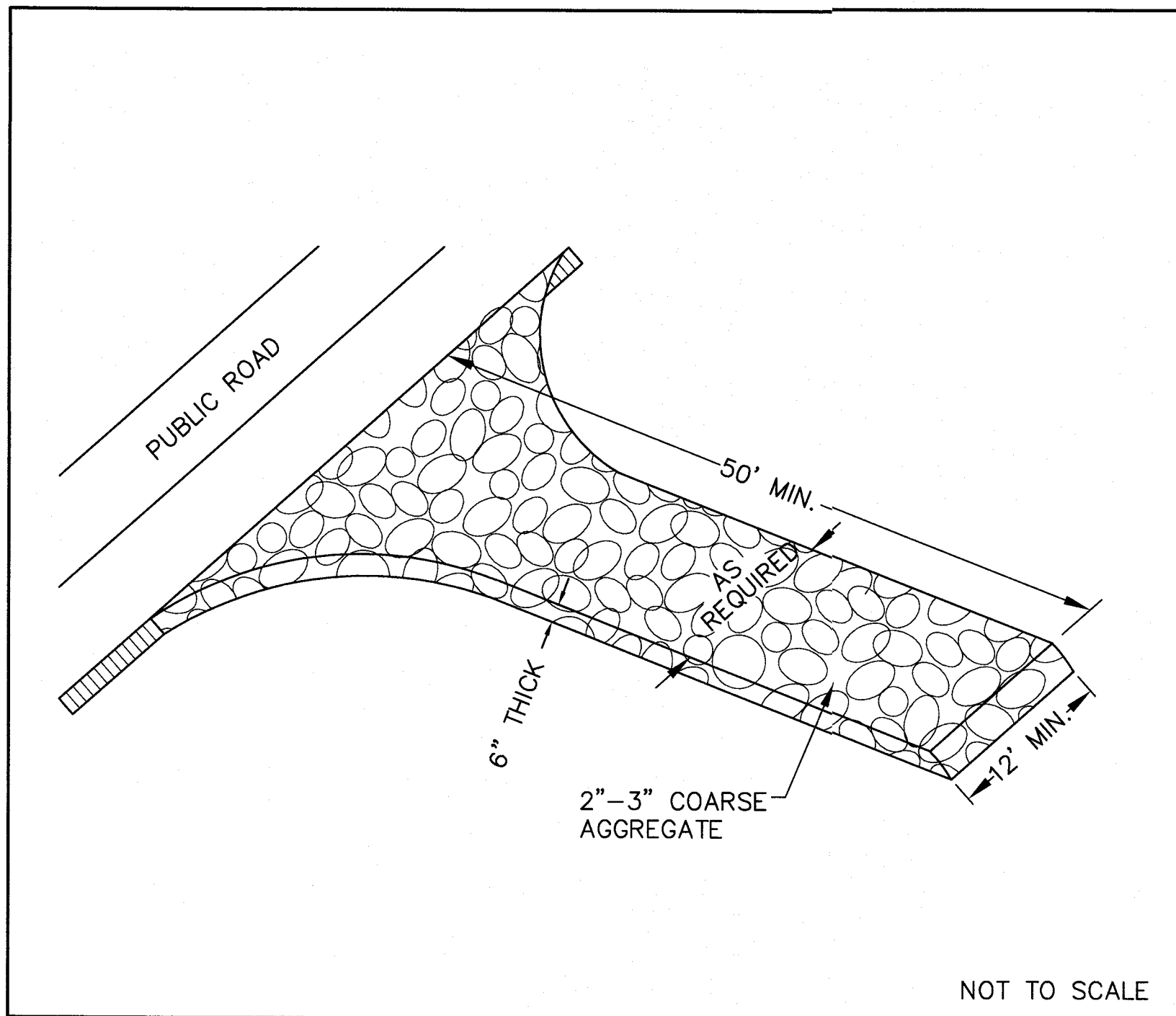
Licence #C-3641
21144
 DES. JST
 OKD. JPN
 DRWN. RPH
 DATE 12/23/21

--- EXISTING DRAINAGE AREA
 --- PROPOSED ADDITION TO EXISTING DRAINAGE AREA

SCALE: 1" = 60'
 0 60 120 180

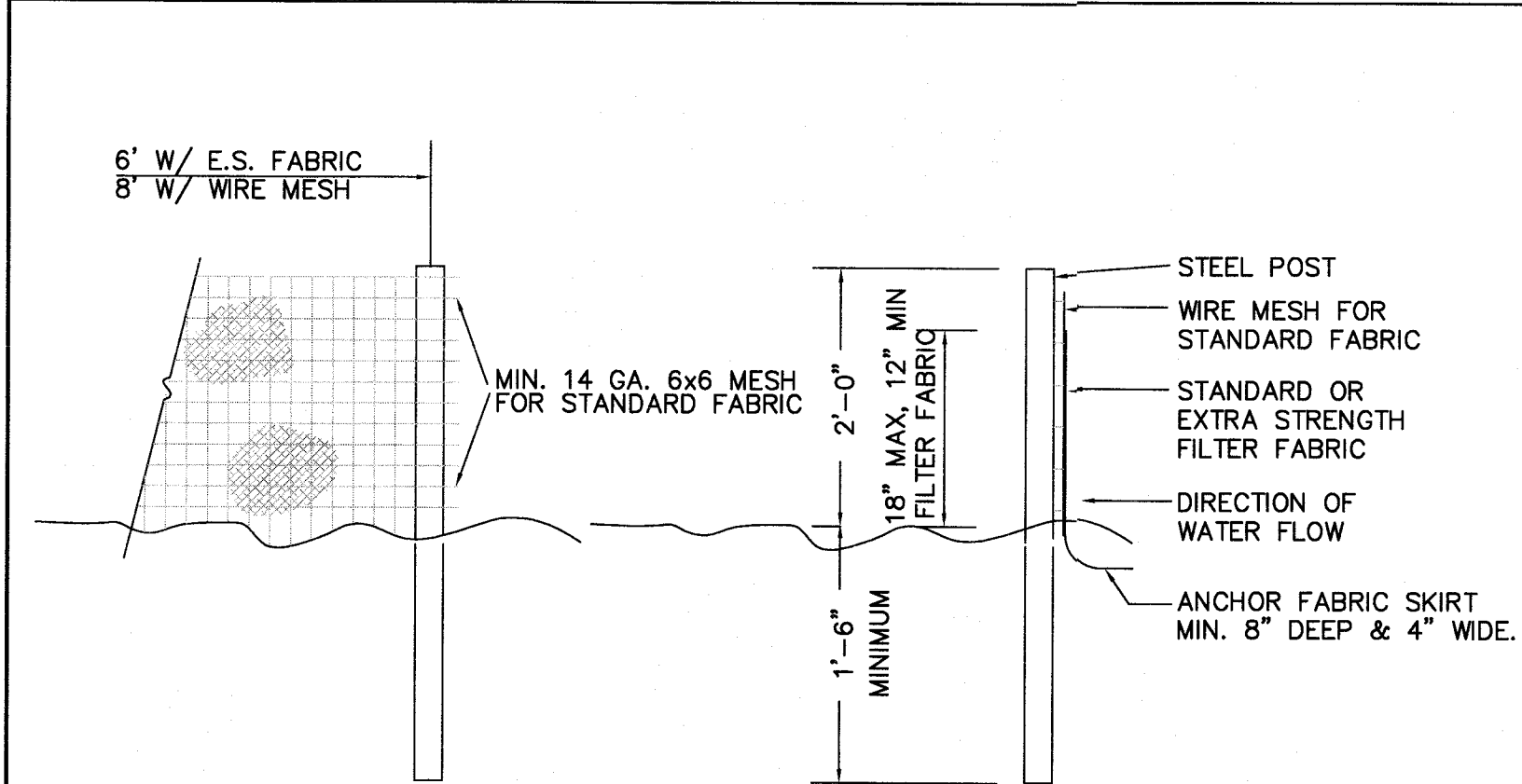
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NOT TO SCALE

1 TEMPORARY GRAVELLED CONSTRUCTION ENTRANCE

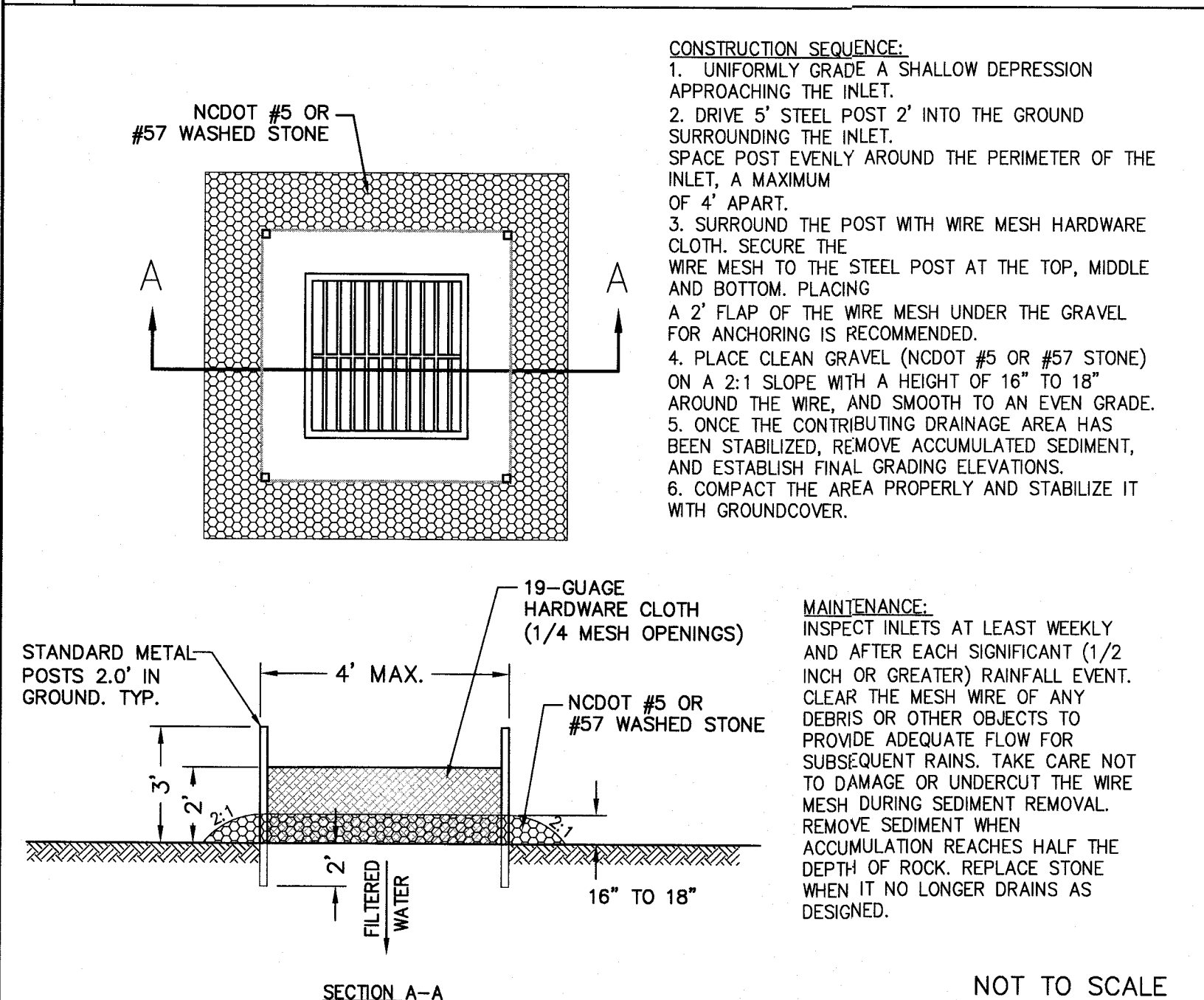


NOTES:

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.

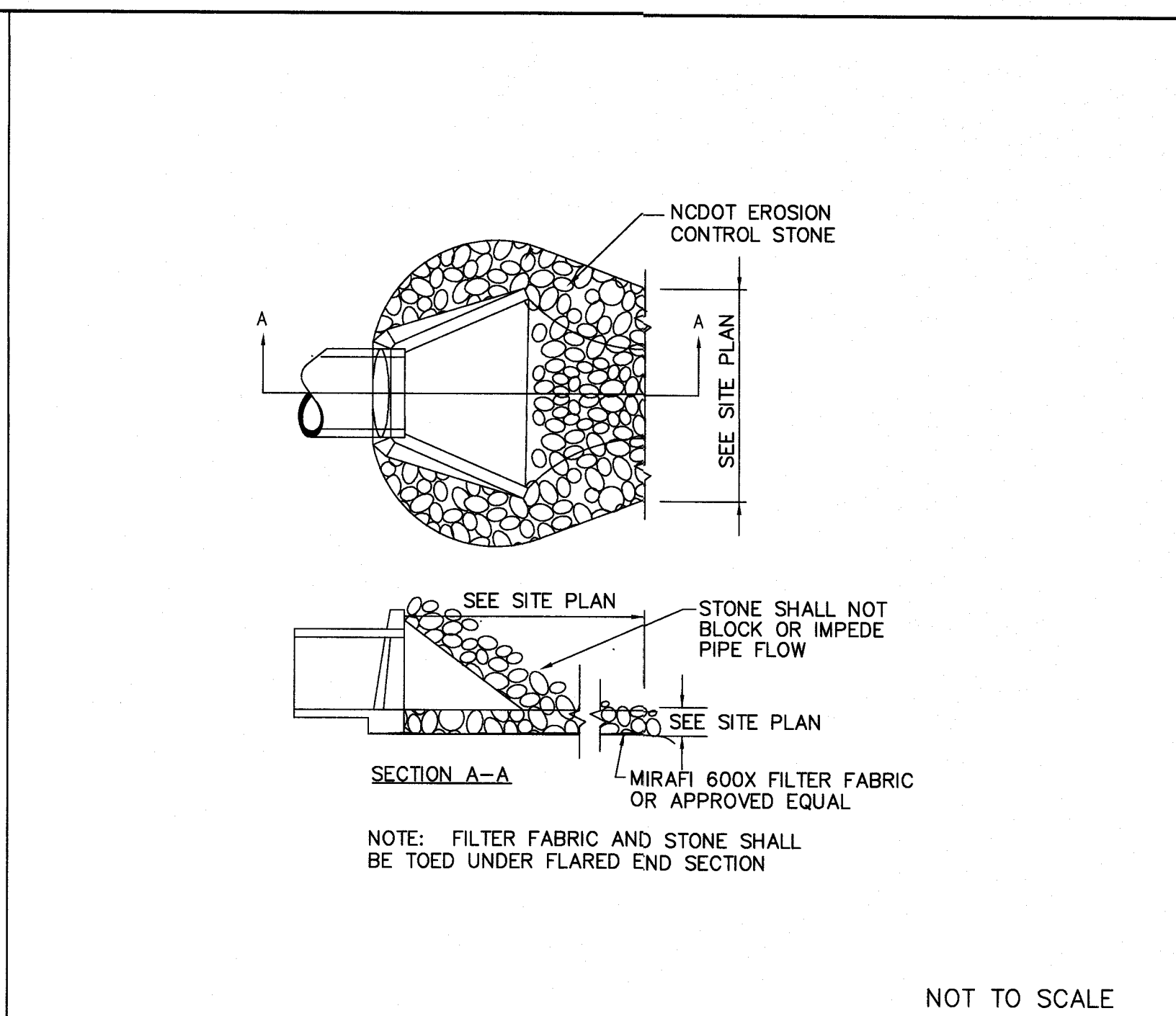
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2 TEMPORARY SILT FENCE



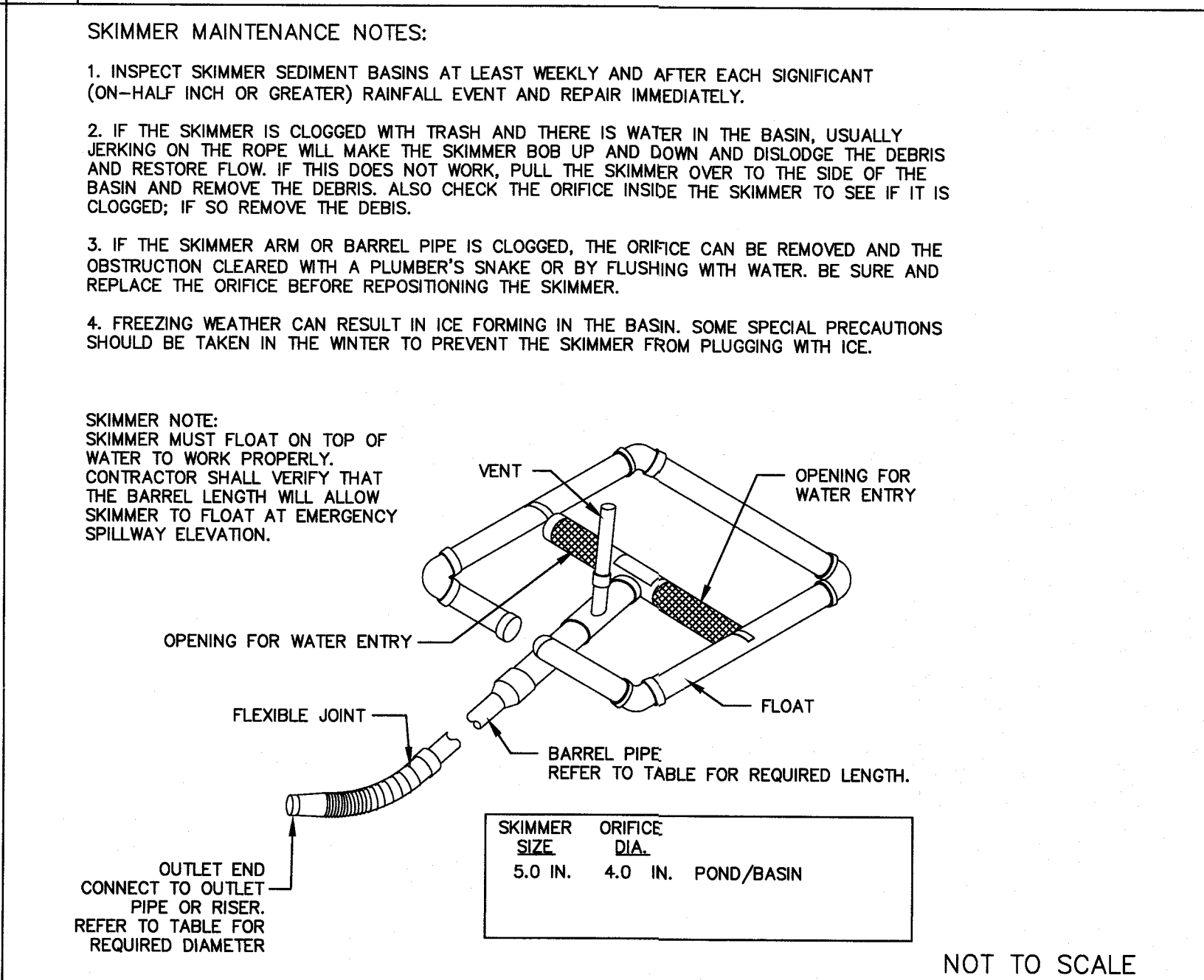
NOT TO SCALE

3 HARDWARE CLOTH AND GRAVEL INLET PROTECTION



NOT TO SCALE

4 ENERGY DISSIPATOR



NOT TO SCALE

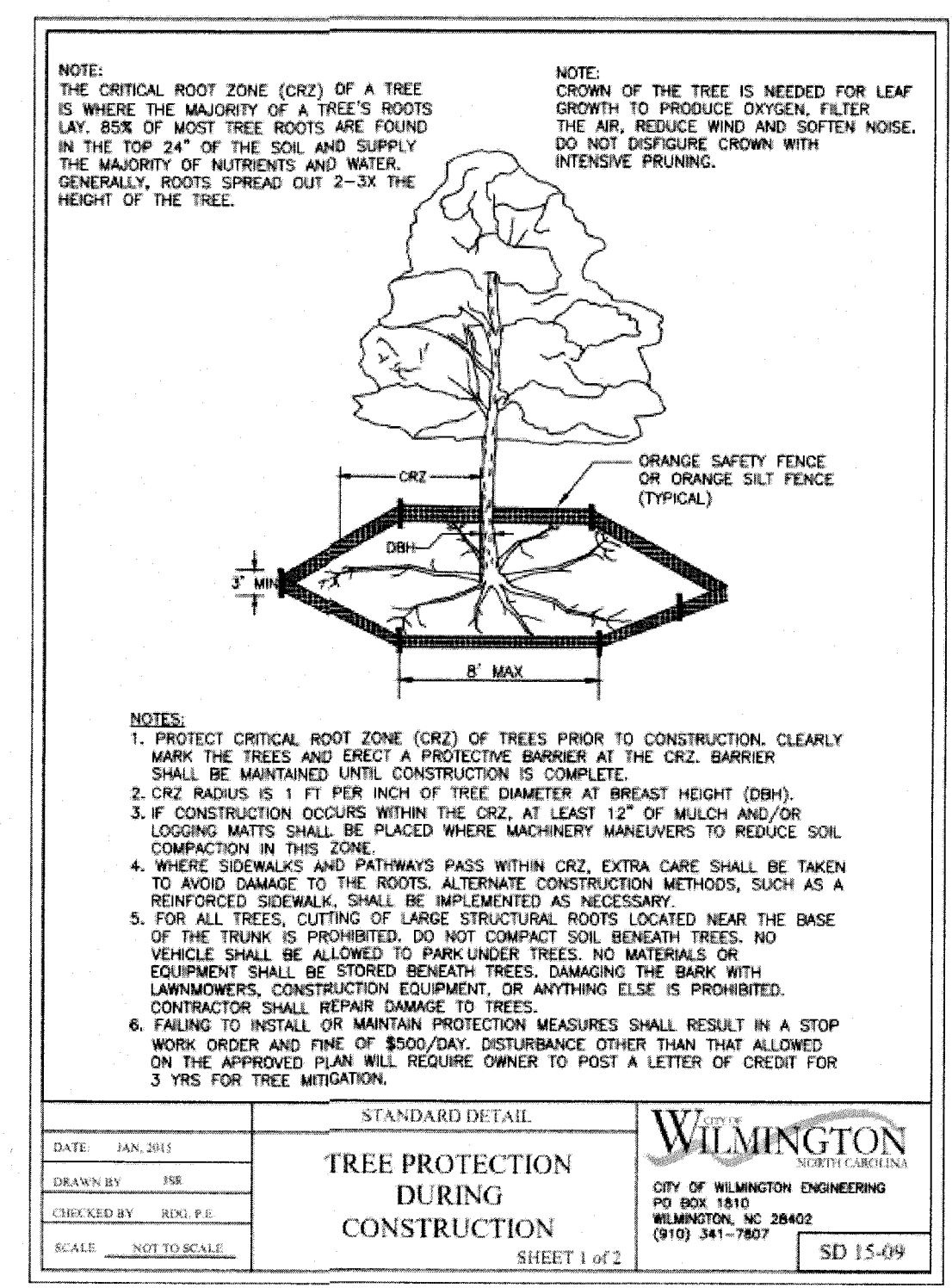
5 FAIRCLOTH STANDARD SKIMMER DETAIL

FIRE AND LIFE SAFETY NOTES:

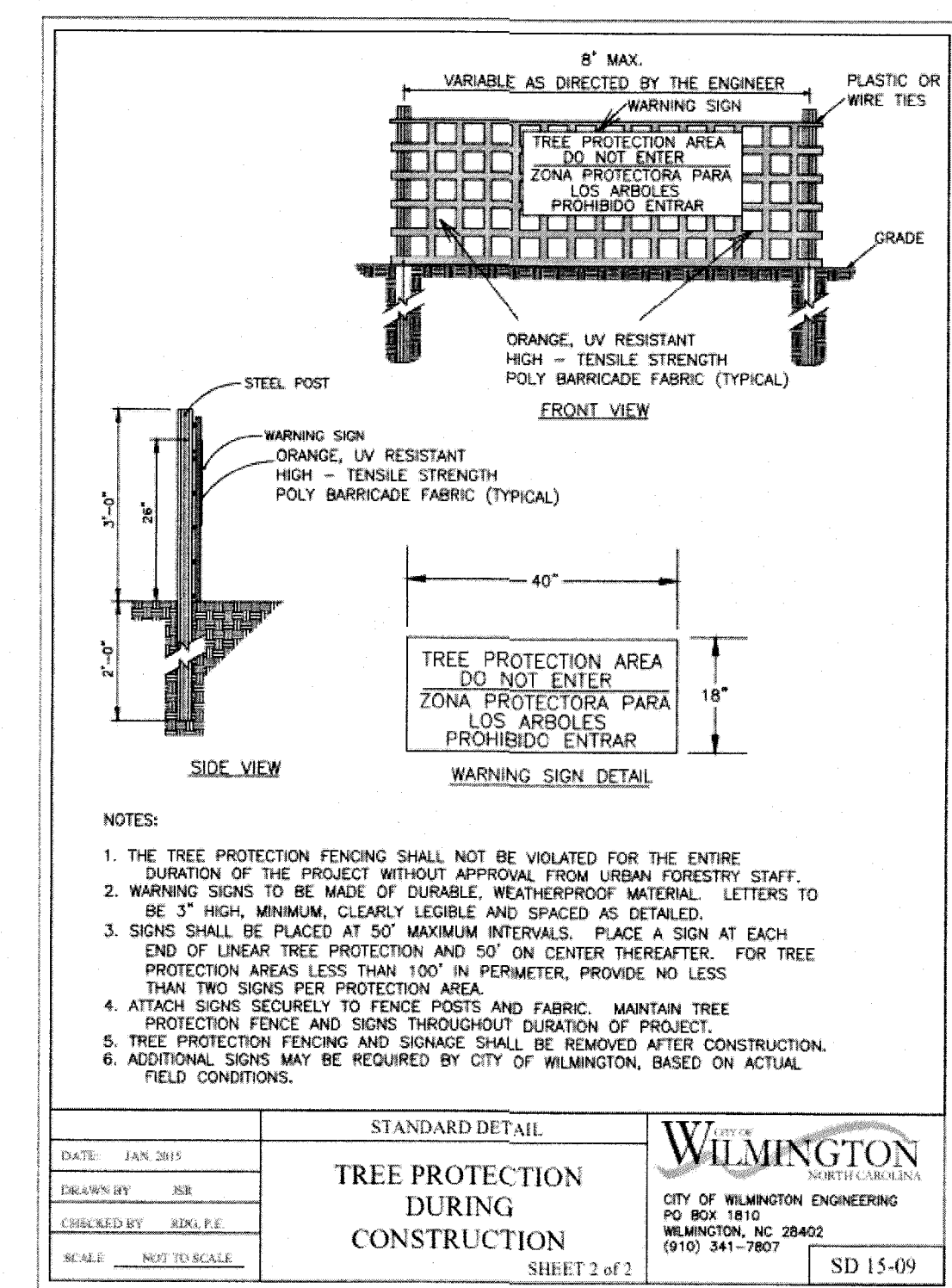
1. FIRE HYDRANTS MUST BE WITHIN 150' OF THE FIRE DEPARTMENT CONNECTION.
2. THE FIRE DEPARTMENT CONNECTION MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
3. LANDSCAPING AND PARKING CANNOT BLOCK OR IMPEDE THE FIRE DEPARTMENT CONNECTIONS OR FIRE HYDRANTS. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE 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.

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 PROFFERED. THE TOP 8" OF SUBGRADE SHALL BE COMPACTED TO AT LEAST 98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. ANY AREA WHICH PUMPS OR RUNS 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 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 ALKYL, 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.



STANDARD DETAIL
TREE PROTECTION DURING CONSTRUCTION
 SHEET 1 of 2
 WILMINGTON CONSULTING ENGINEERS P.C.
 CITY OF WILMINGTON ENGINEERING
 PO BOX 1810
 WILMINGTON, NC 28402
 (910) 341-7807
 SD 15-09



STANDARD DETAIL
TREE PROTECTION DURING CONSTRUCTION
 SHEET 2 of 2
 WILMINGTON CONSULTING ENGINEERS P.C.
 CITY OF WILMINGTON ENGINEERING
 PO BOX 1810
 WILMINGTON, NC 28402
 (910) 341-7807
 SD 15-09

CALL 811 (3) WORKING DAYS BEFORE YOU DIG.

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

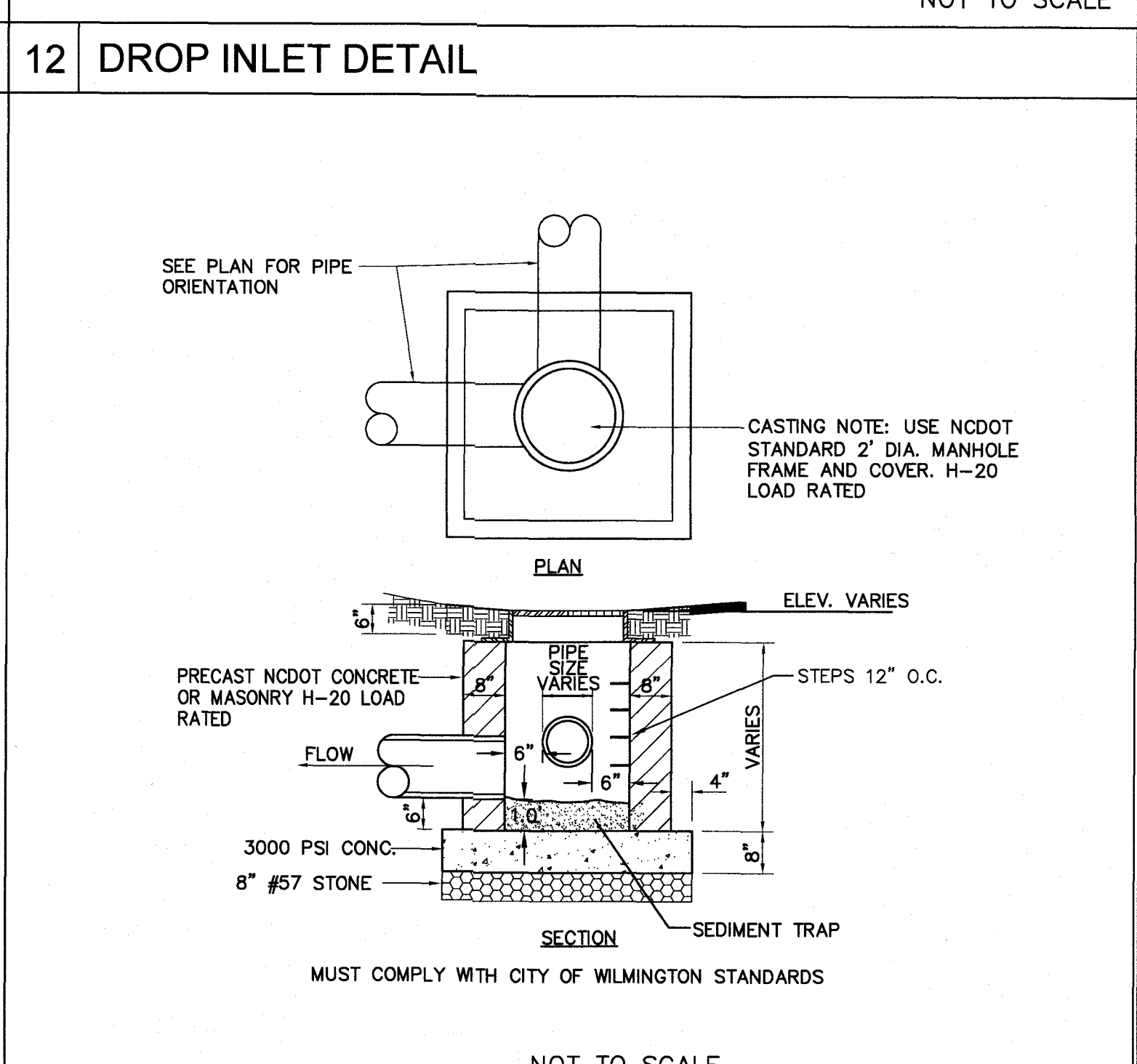
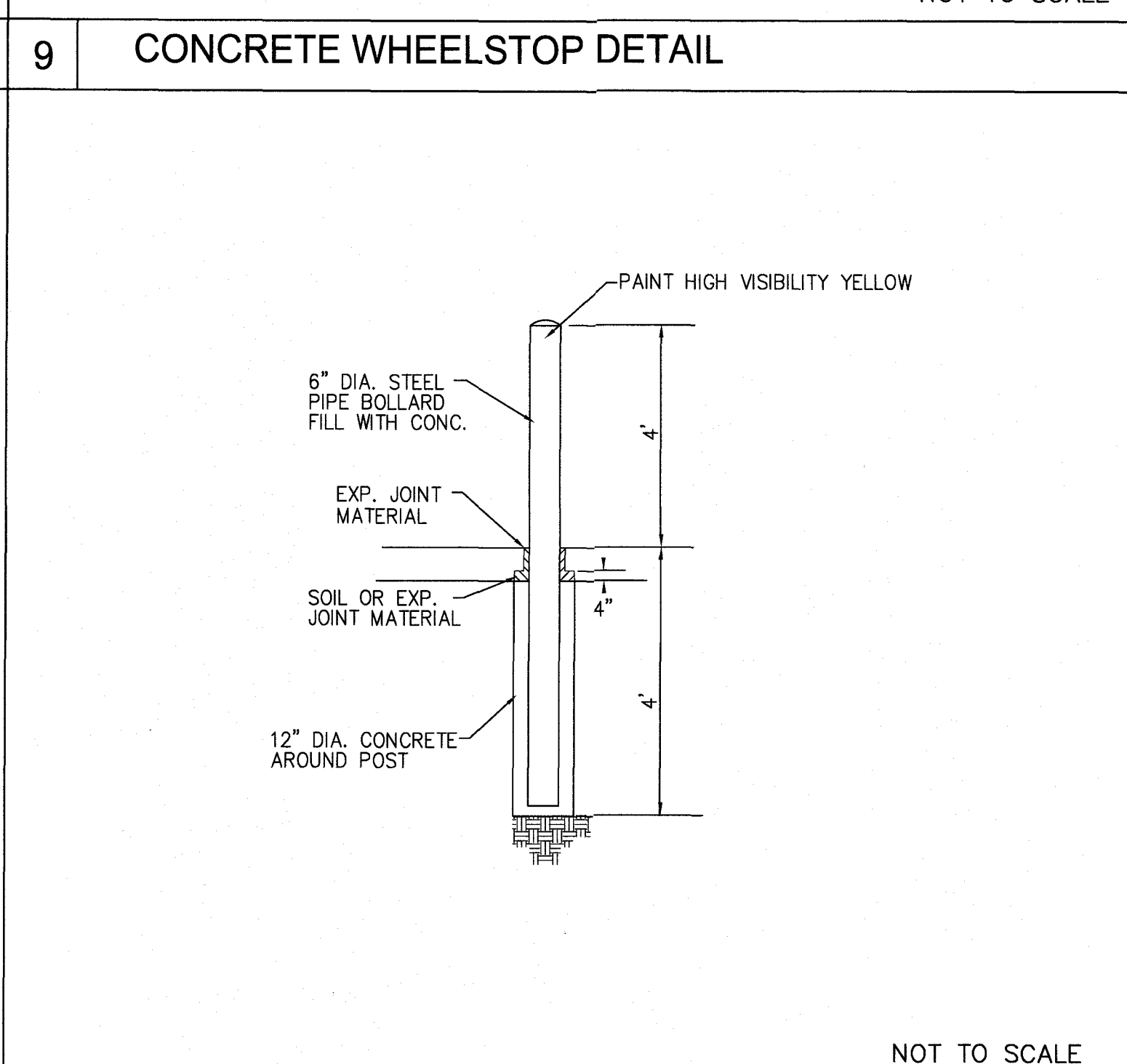
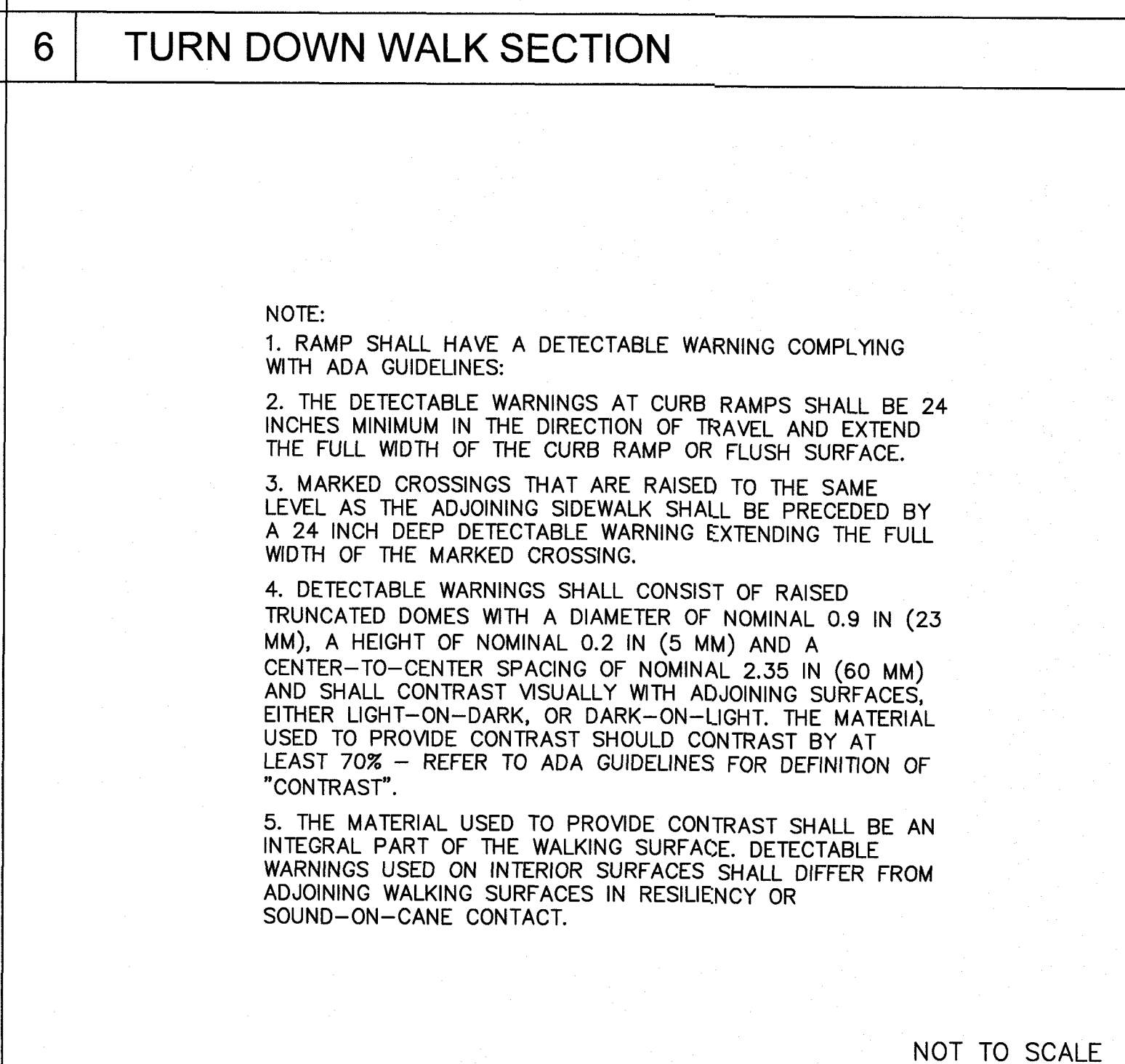
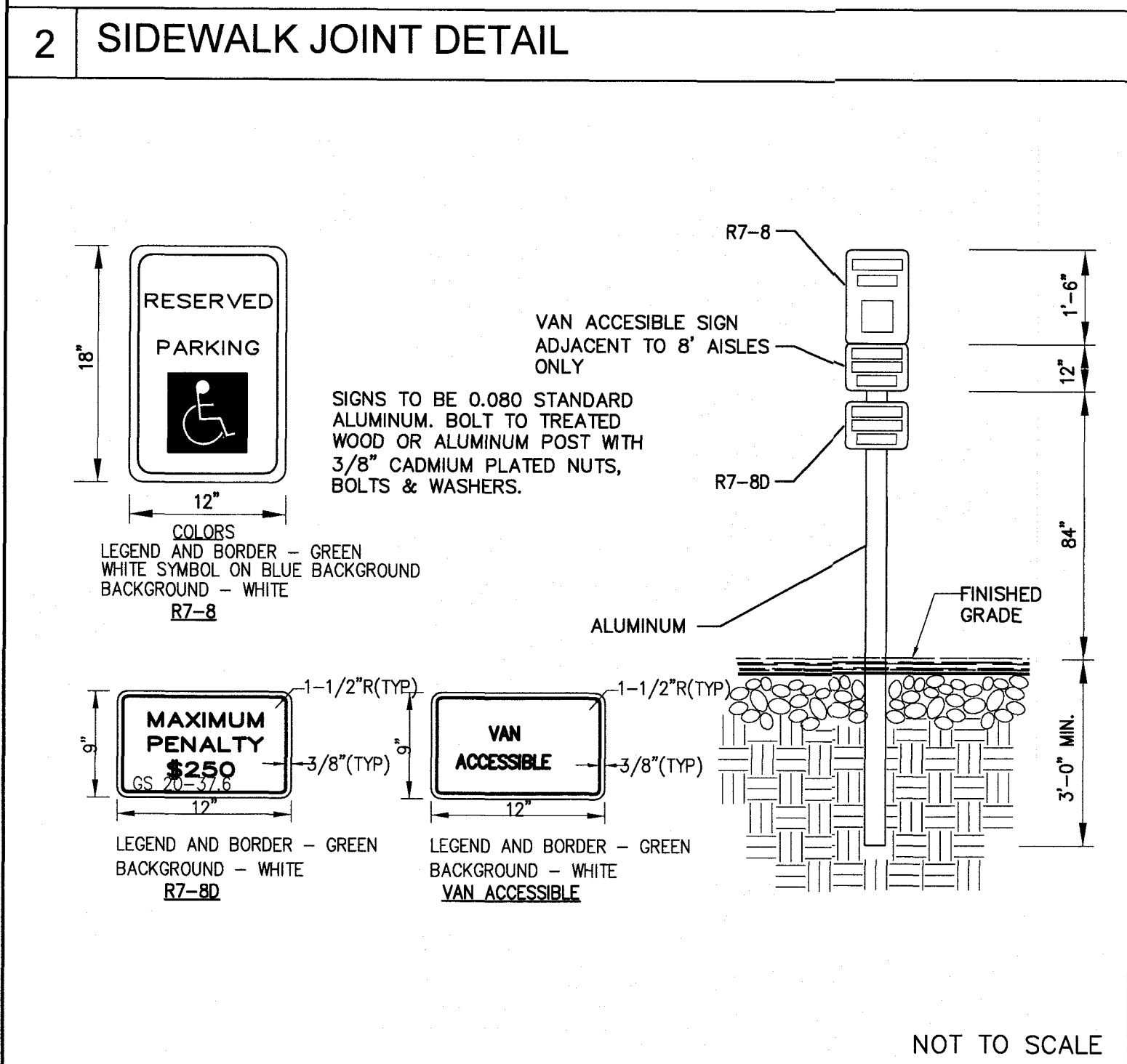
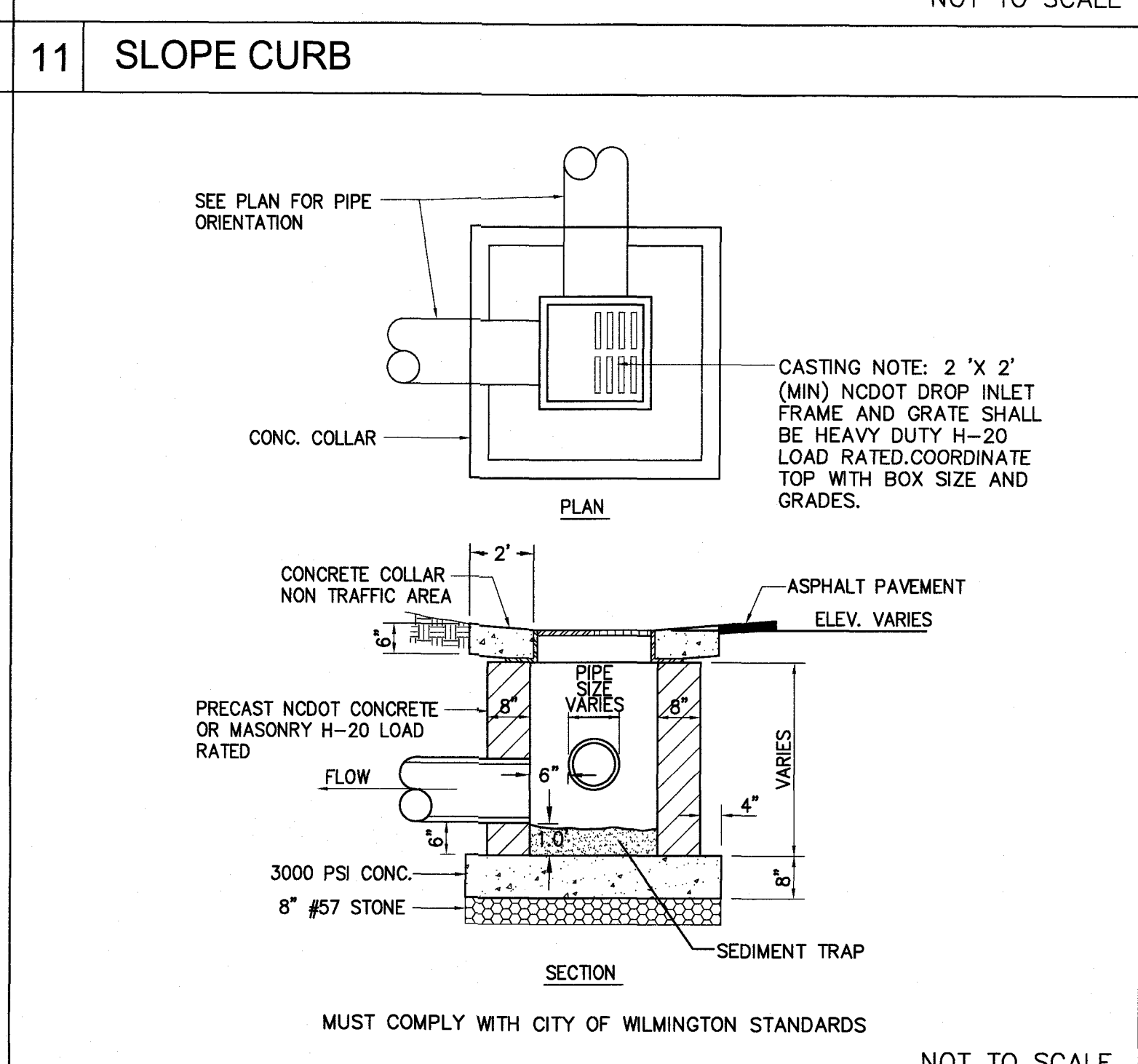
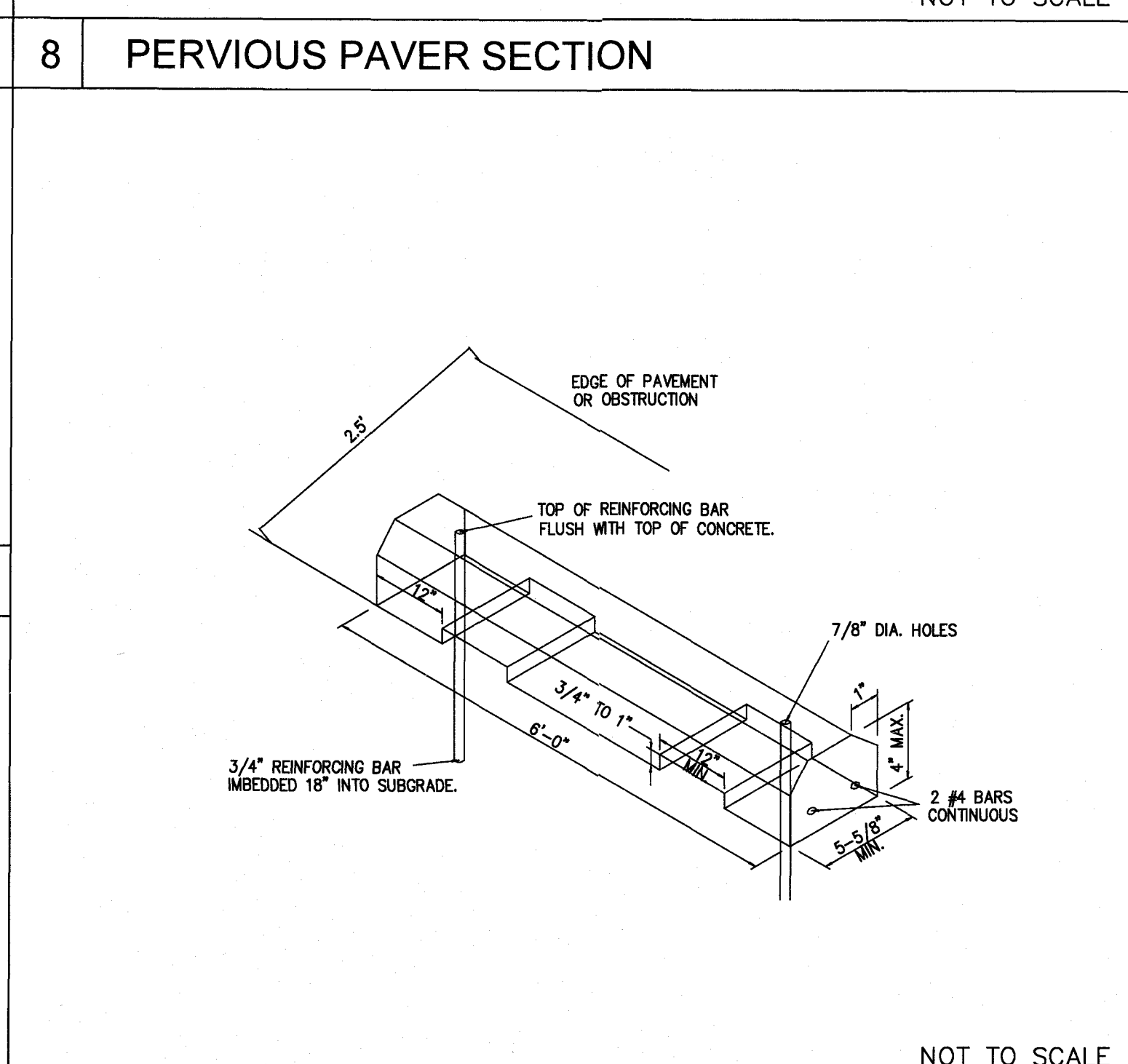
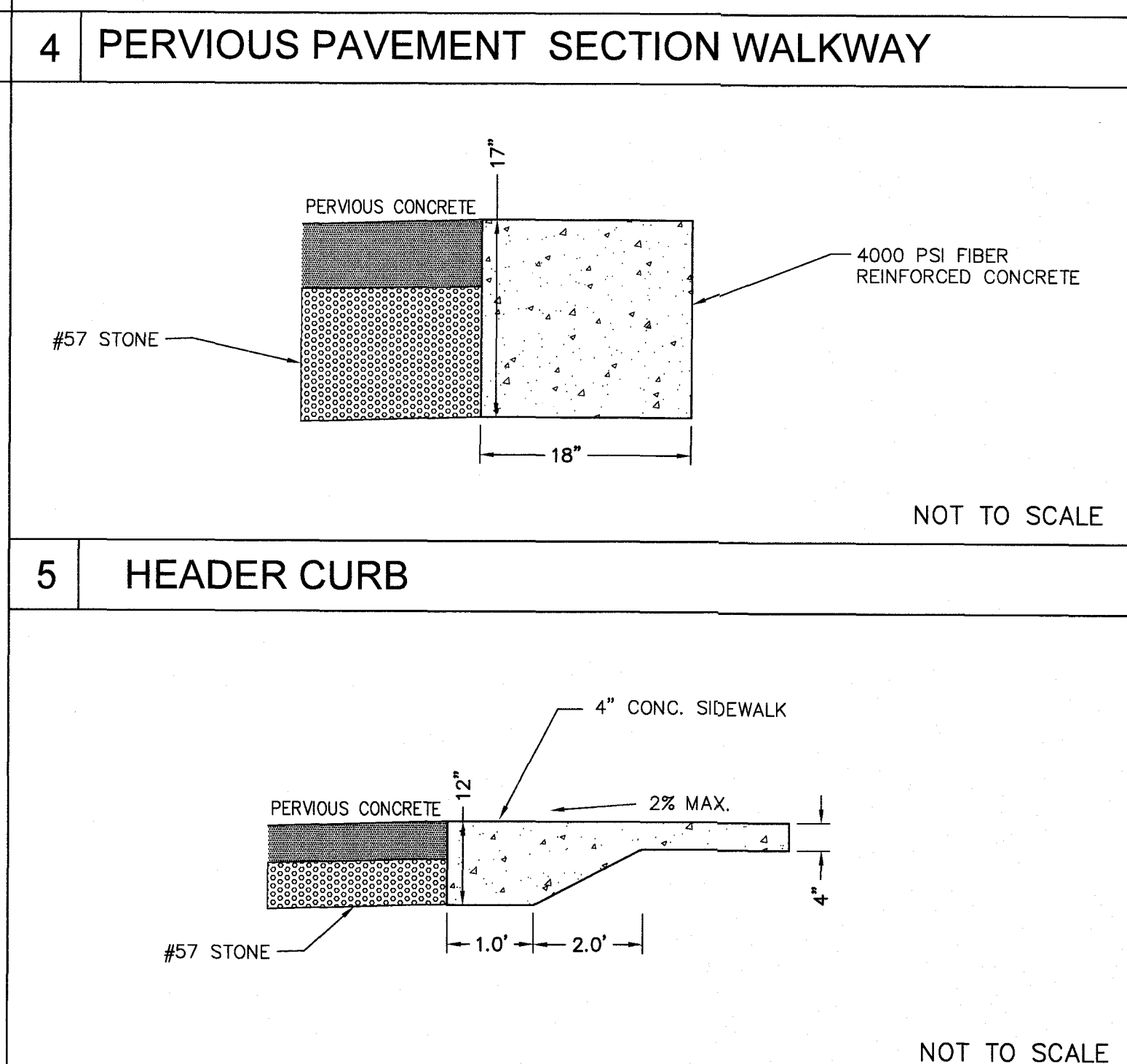
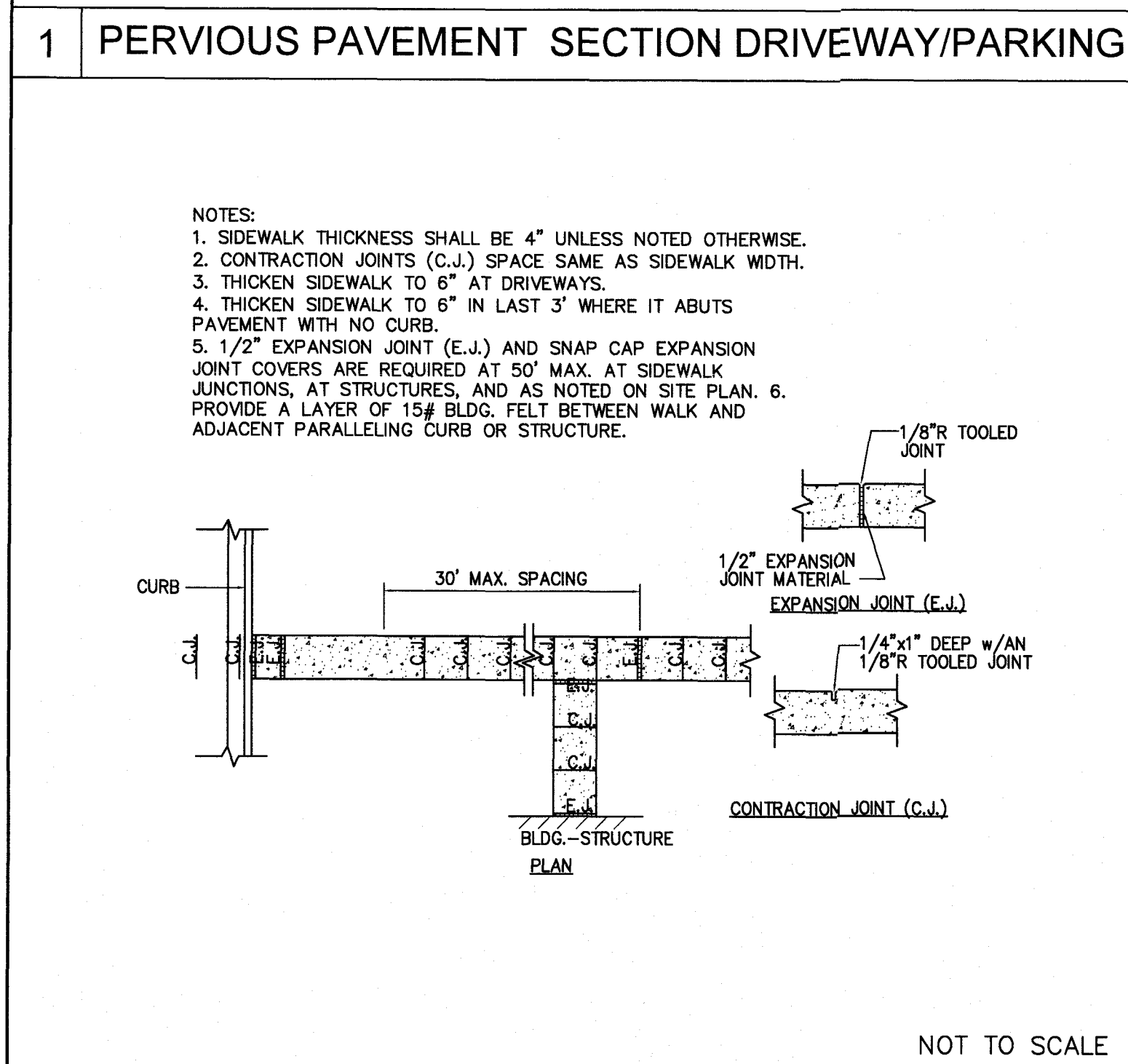
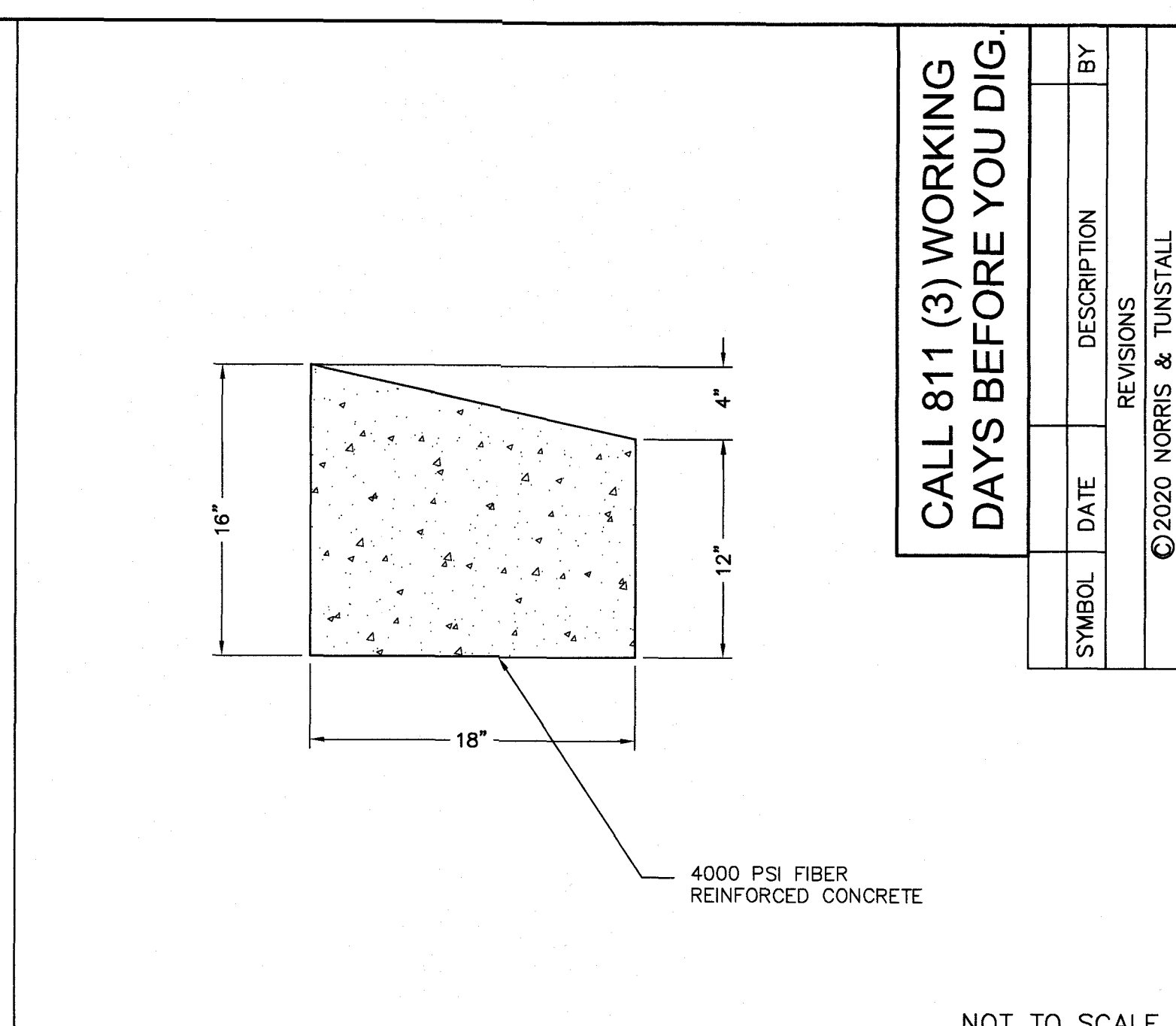
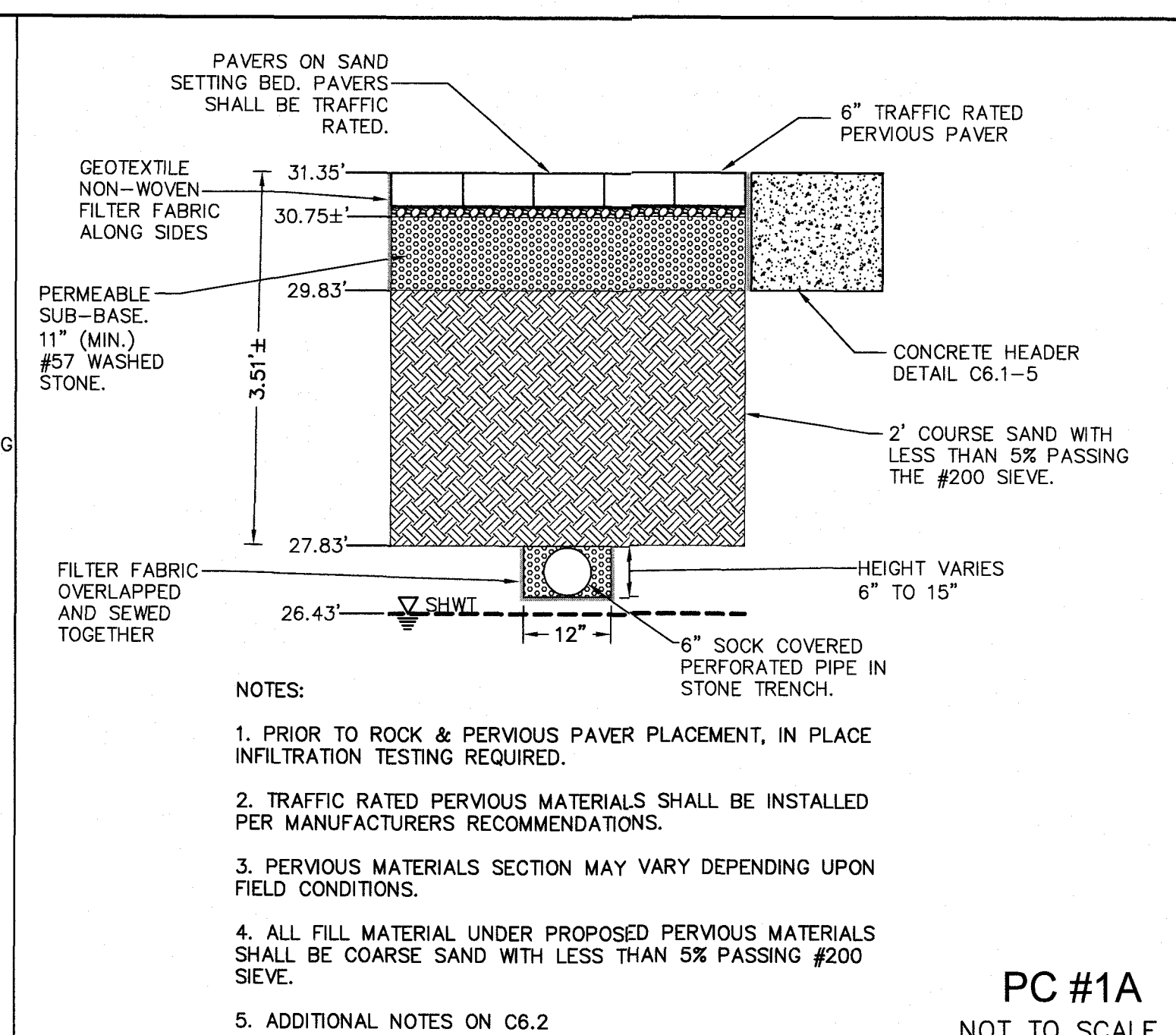
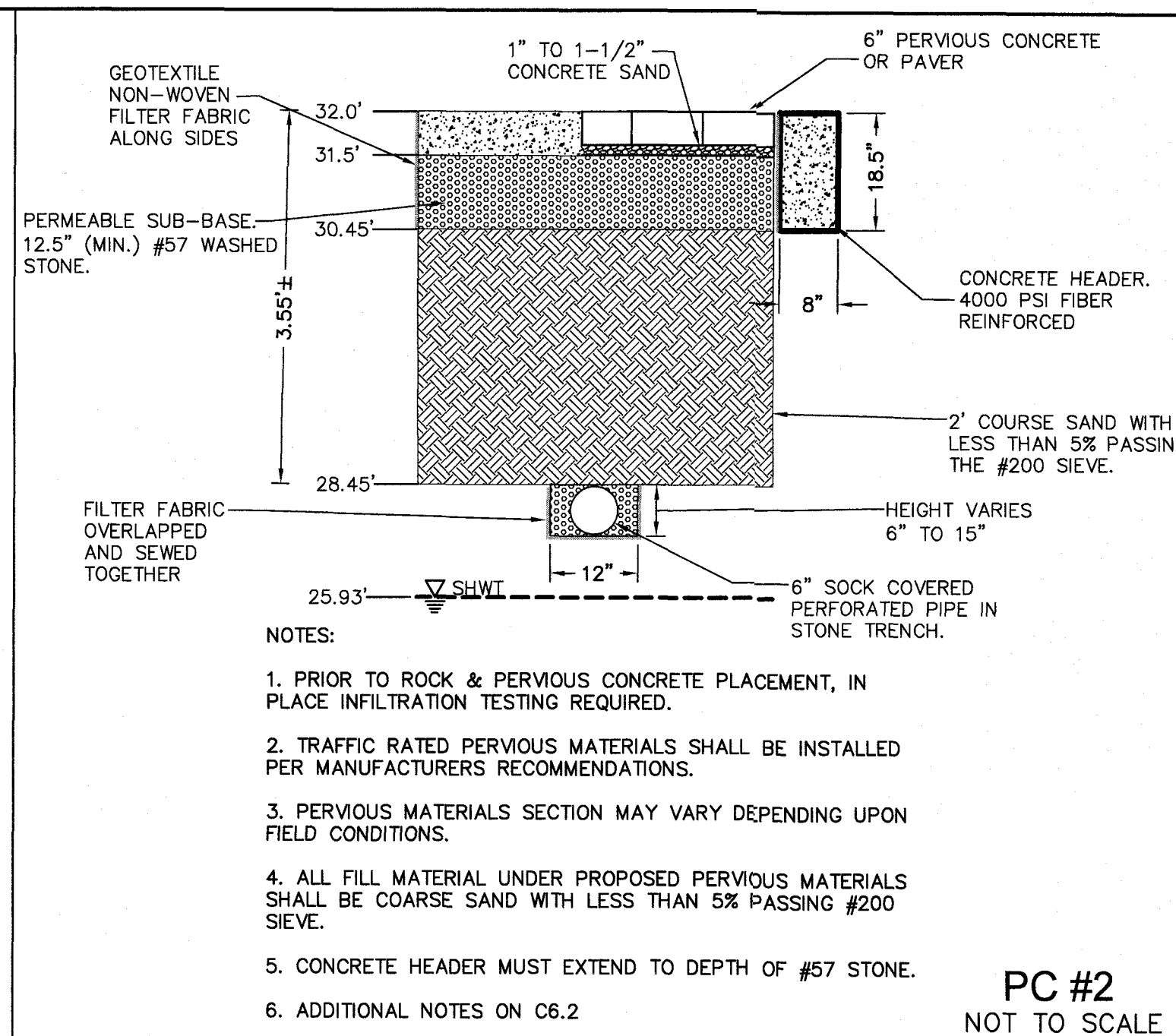
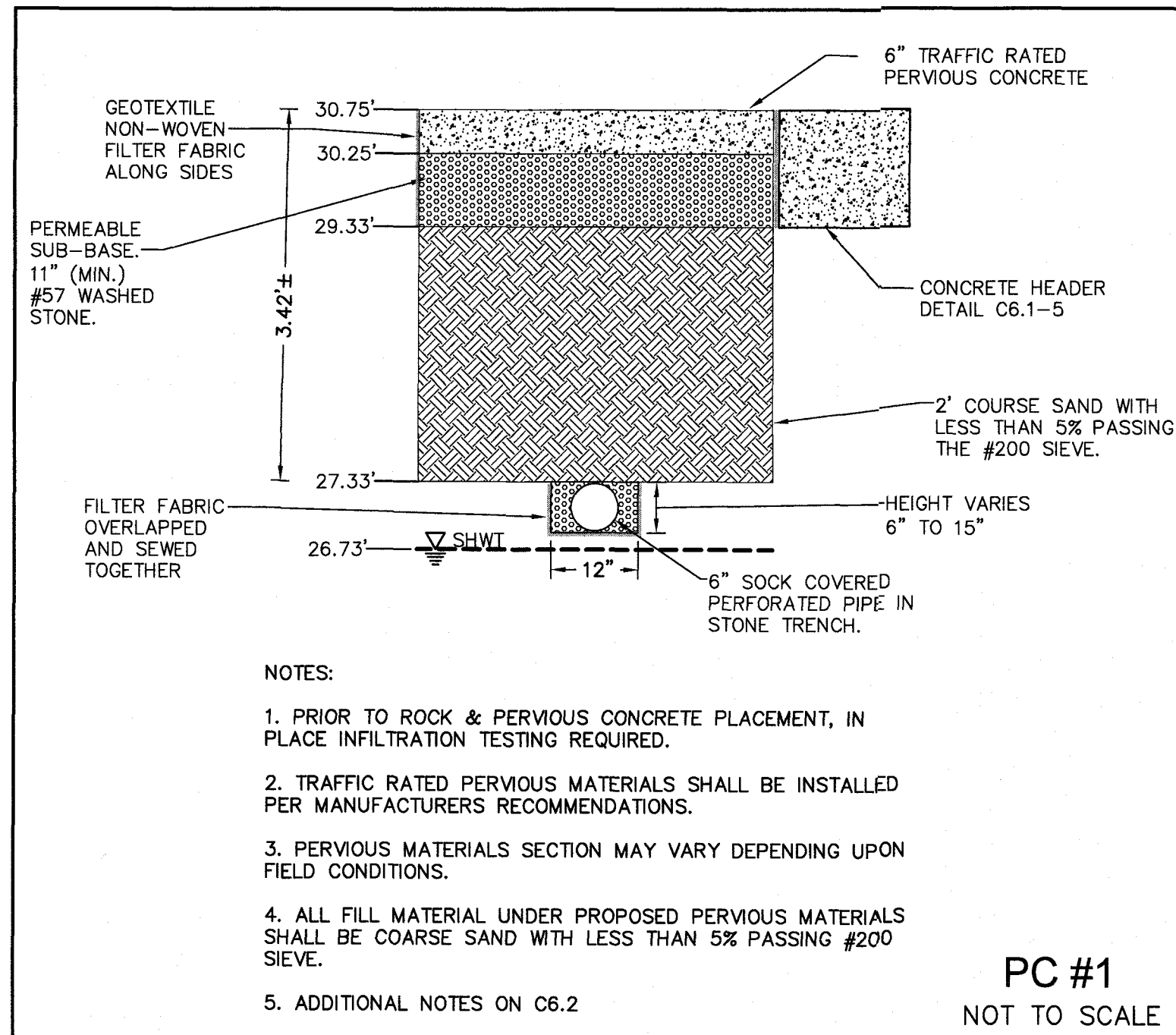
NOTES & DETAILS
 ZIMMER DEVELOPMENT
 COMPANY OFFICE - MAYFAIRE
 6725 MONUMENT DRIVE
 WILMINGTON, N. C.

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

NORRIS & TUNSTALL
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 2602 IRON GATE DR., SUITE 102
 WILMINGTON, NC 28412
 1429 ASH-LITTLE RIVER RD. NW
 ASHL, N.C. 28420
 PHONE: (910) 343-9635

Licence #C-3641
21144
 DES. JST
 CRD. JPN
 DRWN. RPH
 DATE 12/23/21

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CALL 811 (3) WORKING DAYS BEFORE YOU DIG.

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

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

OWNER/DEVELOPER
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SUITE 200
GREENVILLE, NC 27858
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CONSULTING ENGINEERS P.C.

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 WILMINGTON, NC 28412 WASHINGTON, NC 28020
 PHONE: (910) 343-9653 PHONE: (910) 287-5900

License #C-3641

21144

DES. JST
 O&D. JFN
 DRWN. RPH

DATE 12/23/21

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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.

SECTION E: GROUND STABILIZATION

Site Area Description	Required Ground Stabilization Timeframes	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	Stabilize within this many calendar days after ceasing land disturbance: 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
(d) Slopes 3:1 to 4:1	14	-10 days for Falls Lake Watershed -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones
(e) Areas with slopes flatter than 4:1	14	-10 days for Falls Lake Watershed

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
 Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

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 Appropriate 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 NC DWR 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 NC DWR 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

- Never 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 foot 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

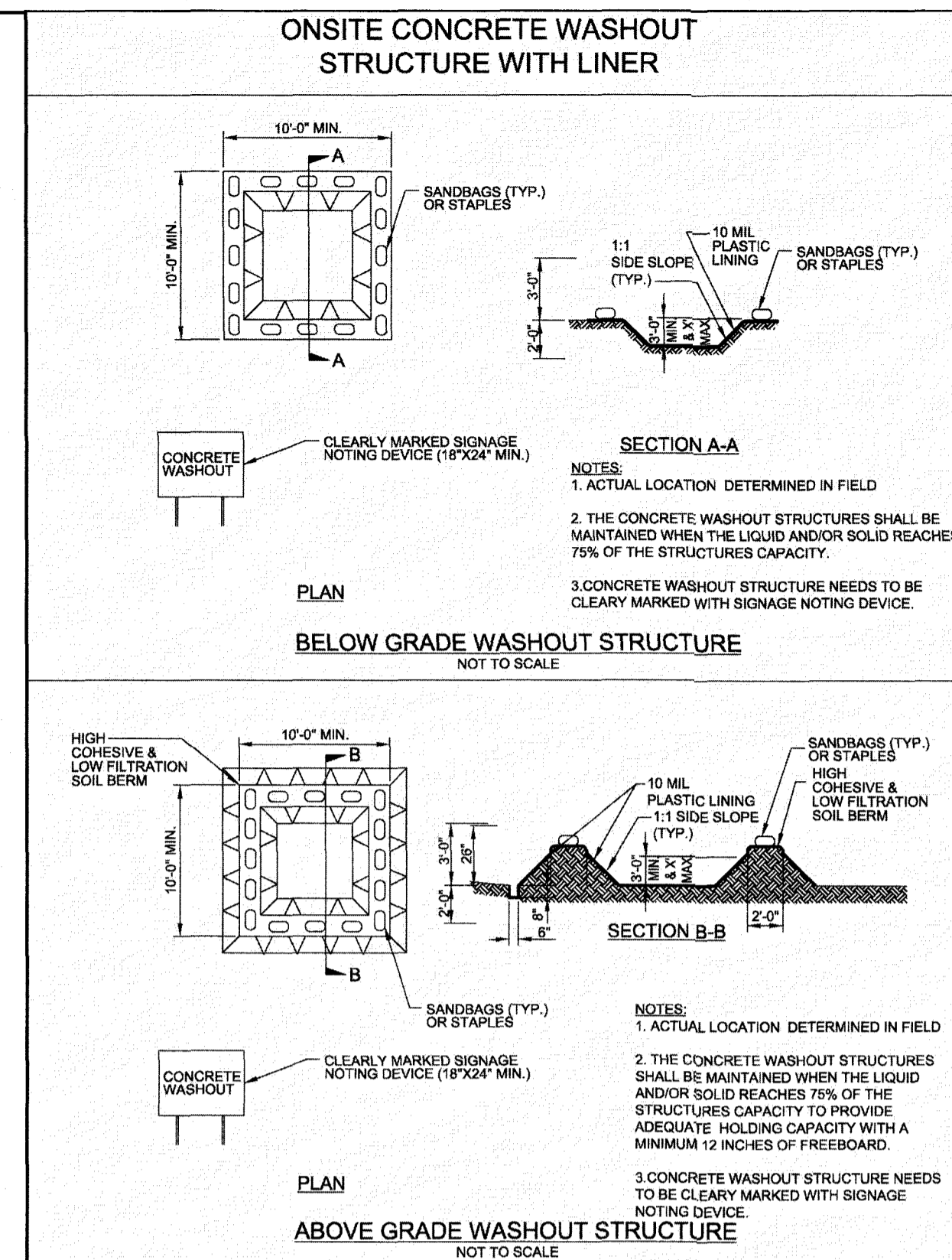
- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframes 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. THE STONE WILL BE MAINTAINED IN A CONDITION TO PREVENT OR REDUCE EROSION. DEBRIS WILL BE IMMEDIATELY REMOVED. 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 OUT IMMEDIATELY TO REMOVE SEDIMENT OR OBSTRUCTIONS FROM THE FLOW AREA. THE DIVERSION RIDGES WILL ALSO BE REPAIRED. SWALES WILL 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 BARBER 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 WING JACKING 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 DISLOGGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DISCOMPOSE 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 DESIGNED 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 DISLOGGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DISCOMPOSE 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 REQUIRES:
ALL SEEDED AREAS WILL BE FERTILIZED, RESEED, 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 REQUIRES:
ALL SEEDED AREAS WILL BE FERTILIZED, RESEED, 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 3:1 HORIZONTAL TO 1:1 VERTICAL (3:1) AND ALL HIGH QUALITY WATER (HQW) ZONES SHALL BE PROVIDED 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.
- FLOCCULANTS WILL BE USED TO ADDRESS TURBIDITY ISSUES, THE PUMPS, TANKS, HOSES AND INJECT SYSTEMS WILL BE CHECKED FOR PROBLEMS OR TURBID DISCHARGES DAILY.
- BASIN OUTLET STRUCTURES AND SKIMMERS SHALL WITHDRAW WATER FROM THE SURFACE.
- 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 OVER FLOW DURING RAIN. WHEN SOLIDS HAVE HARDENED THEY SHOULD BE REMOVED AND RECYCLED.



PERMANENT SEEDING RECOMMENDATIONS FOR FALL AND EARLY SPRING

SEEDING MIXTURE SPECIES	RATE (lb/acre)	(lb/1,000 sf)
TALL FESCUE	80	1.84
PENSACOLA BAHIAGRASS	50	1.15
SERICEA LESPEDEZA	30	0.69
KOBE LESPEDEZA	10	0.23

SEEDING NOTES:

- FROM SEPT. 1 THRU MAR. 01, USE UNSCARIFIED 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 FEB 15-MAR. 20, POSSIBLE FEB 15-APR. 30. FALLOW 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 RIVING 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, REFERTILIZE 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

SPECIES	RATE (lb/acre)	(lb/1,000 sf)
PENSACOLA BAHIAGRASS	50	1.15
SERICEA LESPEDEZA	30	0.69
COMMON BERMUDEA	10	0.23
GERMAN MILLET	10	0.23

SEEDING NOTES: 1. WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA. 2. USE COMMON BERMUDEAGRASS ONLY ON ISOLATED SITES WHERE IT CANNOT BECOME A PEST. BERMUDEAGRASS MAY BE REPLACED WITH 5 lbs/acre CENTPEDEGRASS.

SEEDING DATES: APR. 1 - MAY 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 RIVING 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 ON 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/1,000 sf)
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/1,000 sf)
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/1,000 sf)
120	2.75
50	1.15

SEEDING DATES: APR. 1 - MAY 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 RIVING 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 ON A YEAR, WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA AND MOW AS OFTEN AS NEEDED.

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 occurs 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. (Note 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-monitoring 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. Description 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 sedimenting the site.
(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. Description, evidence, and date of corrective actions taken. If visible sedimentation is found outside site limits, then a record of the following shall be made: 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 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands inside or outside (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event > 1.0 inch in 24 hours	1. If the stream or wetland has increased visible sedimentation or a stream bank visible erosion/turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item 2(h) of this permit at this point.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&S measures, clearing and grubbing, installation of storm drainage facilities, construction of erosion control structures, construction or reconstruction, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframes or an assurance that they will be provided as soon as possible.

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

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 of 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:

- This general permit as well as the certificate of coverage, after it is received.
- 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.
- 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:
 (a) Visible sediment deposition in a stream or wetland.
 (b) 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).

(a) Releases 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.

(b) Anticipated bypasses and unanticipated bypasses.

(c) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes 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 timeframes 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) 652-7256, (800) 858-0368 or (919) 733-3300.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	<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 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 DWR List of Approved PAMS/Flocculants, 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 3(b)(1)(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. 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.
(c) Anticipated bypasses [40 CFR 122.41(m)(2)]	<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.
(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 contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. [40 CFR 122.41(f)(6). Division staff may waive the requirement for a written report on a case-by-case basis.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING EFFECTIVE: 04/01/19

CALL 811 (3) WORKING DAYS BEFORE YOU DIG.

BY	DESCRIPTION	DATE	SYMBOL

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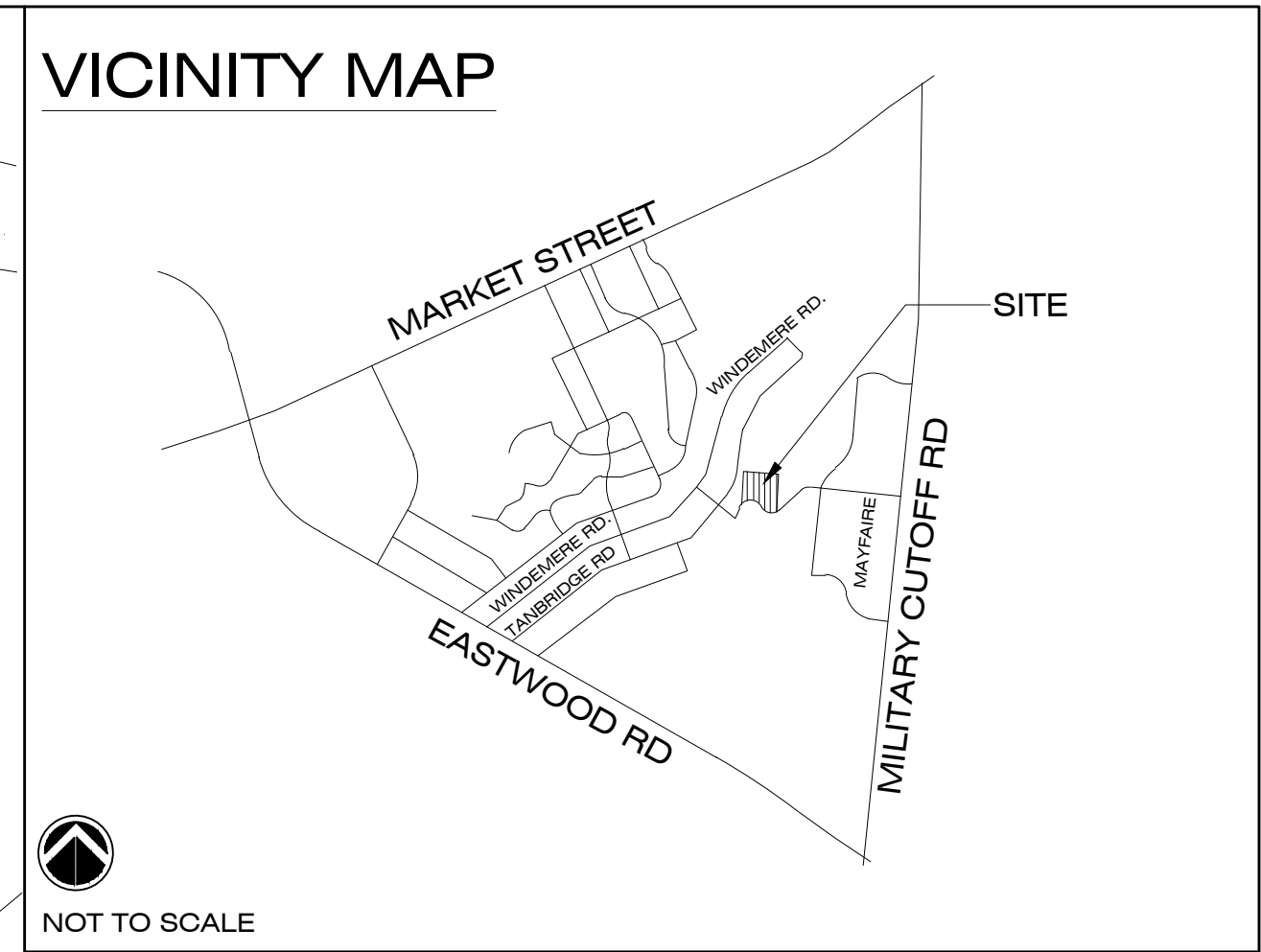
NOTES & DETAILS
 ZIMMER DEVELOPMENT
 COMPANY OFFICE - MAYFAIRE
 6725 MONUMENT DRIVE
 WILMINGTON, N. C.

OWNER/DEVELOPER
 MAYFAIRE I, LLC / JEFFREY L. ZIMMER
 530 GREENVILLE BLVD. SE.
 SUITE 200
 GREENVILLE, NC 27688
 PHONE: (910) 763-4669
 EMAIL: JEFFREYZIMMER@ZDC.COM

NORRIS & TUNSTALL
 CONSULTING ENGINEERS P.C.
 2602 IRON GATE DR., SUITE 102
 WILMINGTON, NC 28402
 PHONE: (910) 343-9653

Licence #C-3641
21144
 DES. JST
 CKD. JPN
 DRWN. RPH
 DATE 12/23/21

C6.3



SITE DATA

ADDRESS:	MONUMENT DRIVE
PARCEL ID:	R06000-003-023-000
PARCEL OWNER:	MAYFAIRE 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	247.3'
MIN. INTERIOR SIDE SETBACK	N/A	29' & 42.1'

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	992 LF - 48 LF (DRIVEWAYS) = 904 x 18 18,272 SF REQUIRED	21,891 SF
TREES REQUIRED	27 (1,600 SF)	27 PROPOSED CANOPY TREES
SHRUBS REQUIRED	163 (8,600 SF)	165 PROPOSED SHRUBS
FOUNDATION PLANTING 12% FACADE AREA	REQUIRED	PROVIDED
BUILDING #1		
WEST	706 SF (168 LF x 95' HT x .12)	1,739 SF
SOUTH	311 SF (74 LF x 95' 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:	48 TREES PLANTED - REFER TO PLANTING LEGEND	48 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:

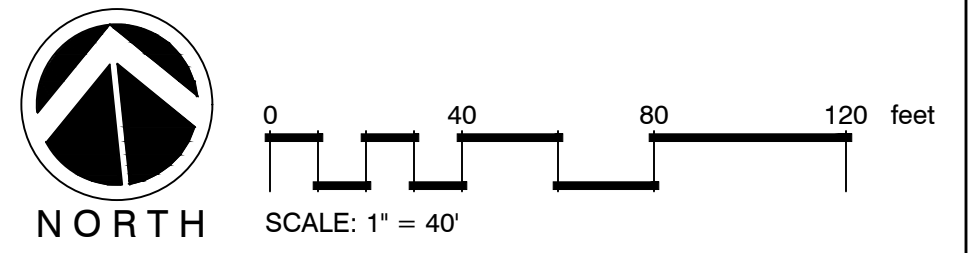
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING

SHEET INDEX

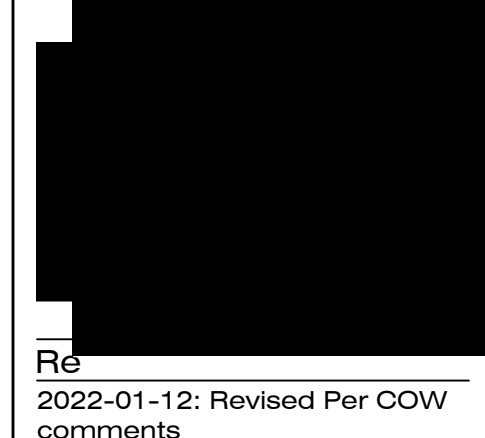
L3.0	OVERALL
L3.1	PLANTING PLAN

SYMBOL LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	LIMITS OF DISTURBANCE
	SETBACK
	EXISTING TREES TO REMAIN
	STREETYARD
	SITE TRIANGLE



*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



Revised Per COW comments

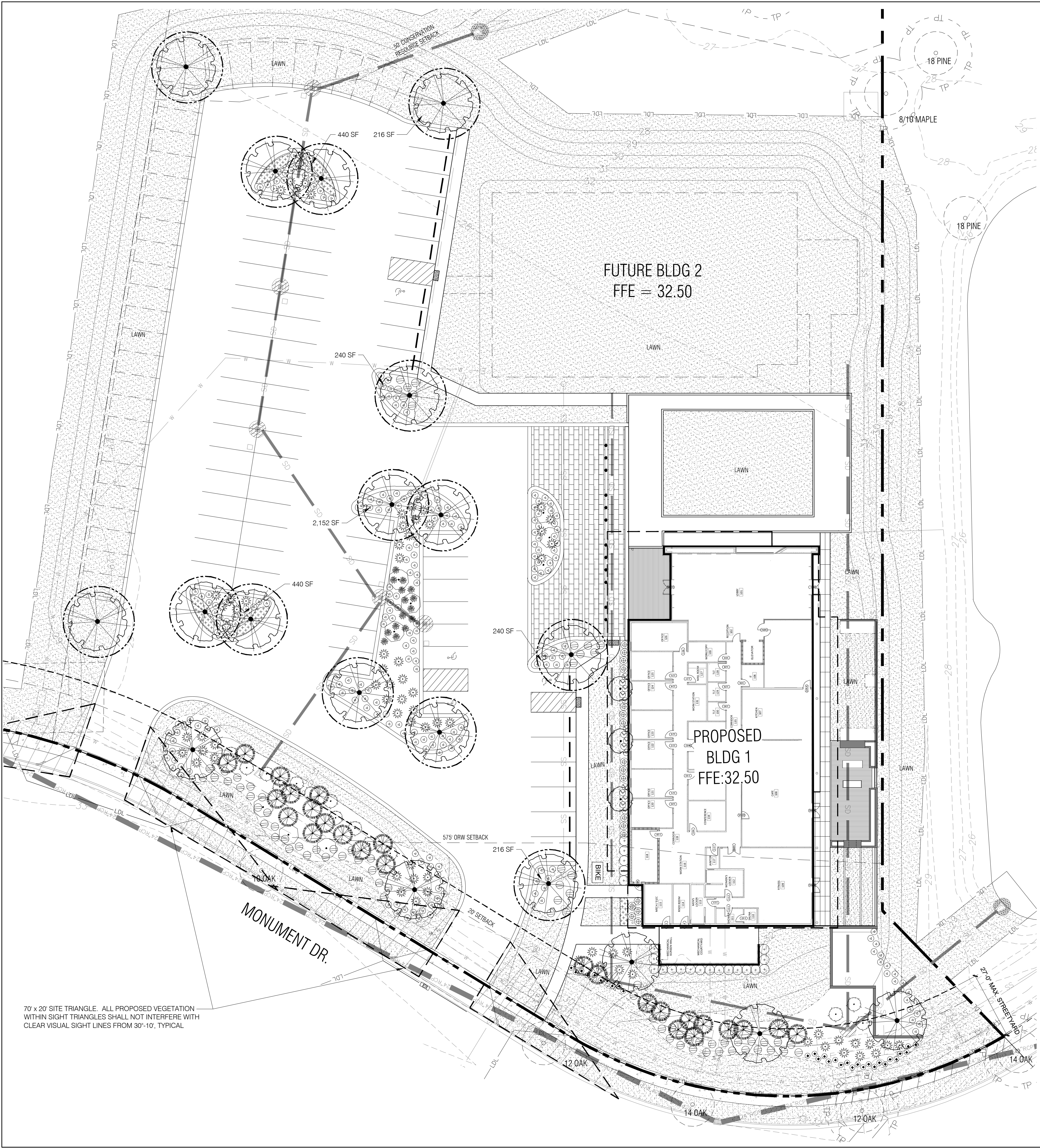
CLIENT
MAYFAIRE I, LLC/ JEFFREY L. ZIMMER
 530 GREENVILLE BLVD. SE, SUITE 200
 GREENVILLE, NC
 PHONE: (910) 763-4669

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

PERMIT PLAN SET

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

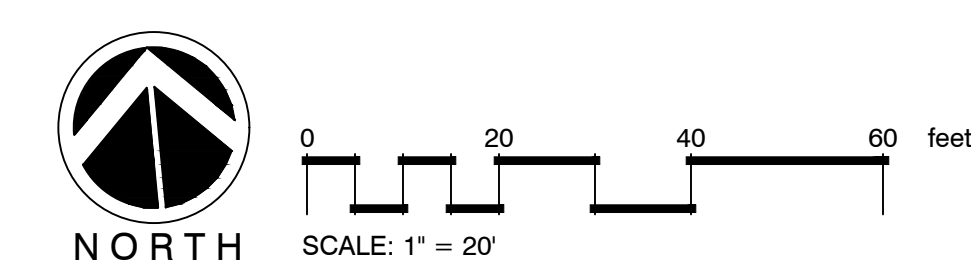
Sheet Number:
L3.0
 of 2 sheets



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

*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

SYMBOL LEGEND	
	PROPERTY LINE
	RIGHT OF WAY
	LIMITS OF DISTURBANCE
	SETBACK
	STREETYARD
	SITE TRIANGLE
	EXISTING TREES TO REMAIN
	TREES UTILIZED TO MEET PARKING LOT ISLAND REQUIREMENTS



Revisions
2022-01-12: Revised Per COW comments

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

PERMIT PLAN SET

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

Sheet Title:
PLANTING PLAN

Sheet Number:
L3.1
of 2 sheets