

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

SITE DATA TABLE

PARCEL ID#:	R05000-003-023-000
PARCEL PIN#:	315812.12,9173.000
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:	L6, 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=	35'
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)	N/A
TOTAL PARKING REQUIRED:	N/A
TOTAL PARKING PROVIDED:	65 (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
NOTES:	
1) SITE IS NOT LOCATED WITHIN A FLOODZONE ACCORDING TO NC FIRMS MAP NUMBER 3720315800K.	

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

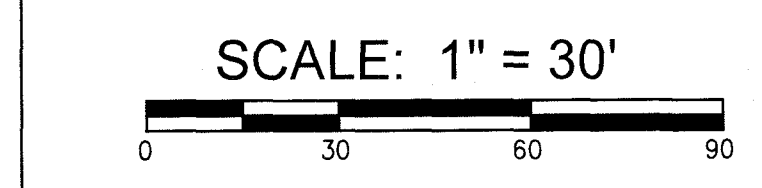
OWNER
 MAYFAIRE I, LLC / JEFFREY L. ZIMMER
 530 GREENVILLE BLVD. SE,
 SUITE 200
 GREENVILLE, NC 27868
 PHONE: (910) 763-4669
 EMAIL: JEFFREYZIMMER@ZDC.COM

NORRIS & TUNSTALL
 CONSULTING ENGINEERS P.C.
 2602 IRON GATE DR. SUITE 102
 WILMINGTON, NC 28412
 PHONE: (910) 343-9653

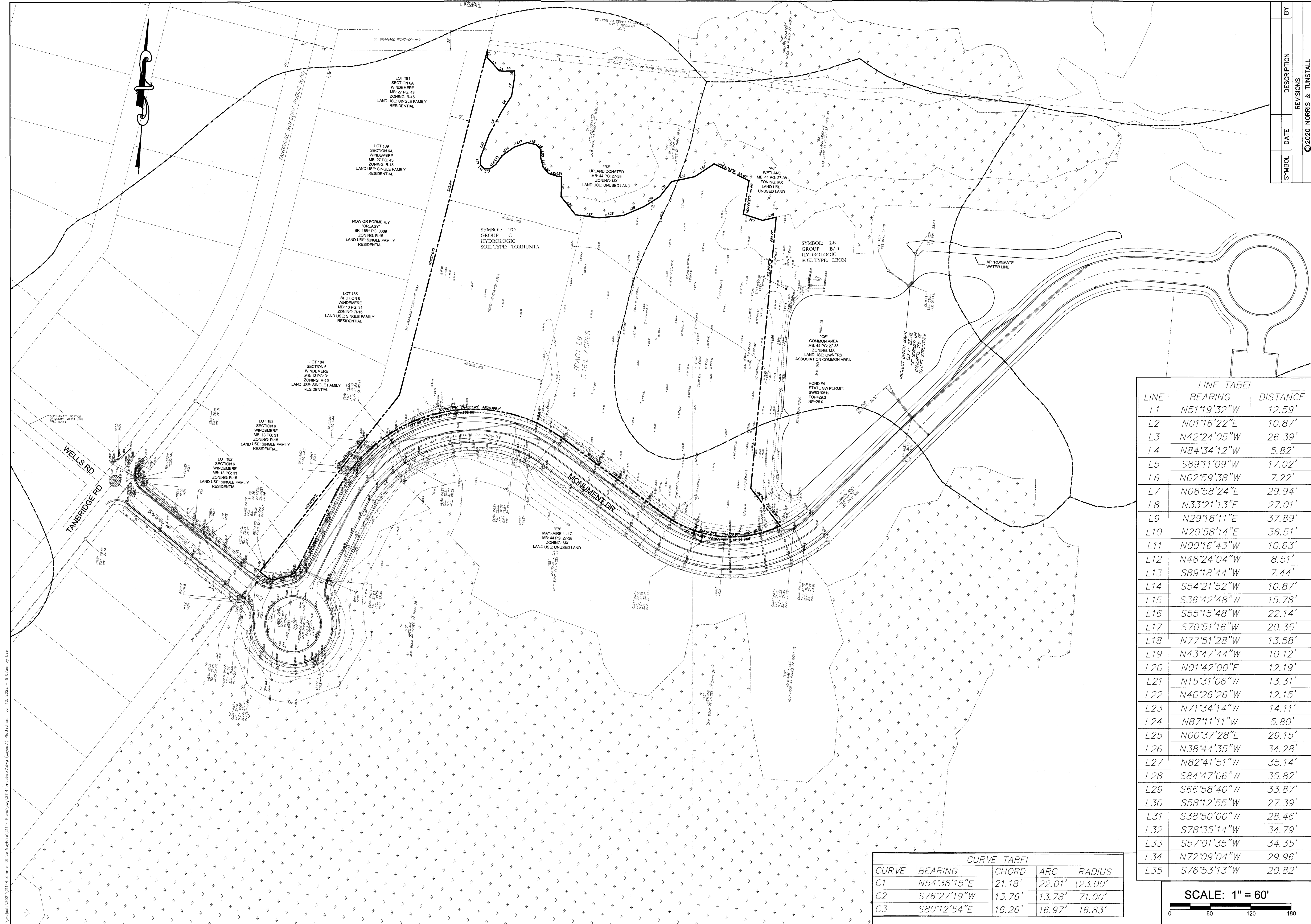
License #C-3641

21144

DES.	JST
OKD.	JPN
DRWN.	RPH
DATE	3/3/22



CO



SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

EXISTING CONDITIONS & SITE INVENTORY
 ZIMMER DEVELOPMENT
 COMPANY OFFICE - MAYFARE
 6725 MONUMENT DRIVE
 WILMINGTON, N. C.

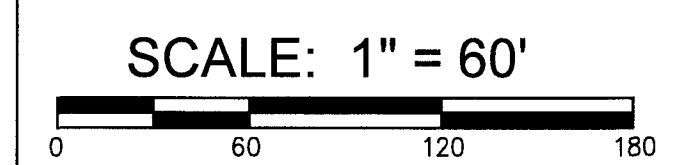
OWNER
 MAYFARE I, LLC / JEFFREY L. ZIMMER
 530 GREENVILLE BLVD. SE.
 SUITE 200
 GREENVILLE, NC 27858
 PHONE: (910) 763-4669
 EMAIL: JEFFREYZIMMER@ZDC.COM

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) 343-9633 PHONE (910) 287-5900

Licence #C-3641
21144
 DES. JST
 CRD. JPN
 DRWN. RPH
 DATE 1/10/22

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 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'



C1

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LEGEND

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- CONCRETE
- PERVIOUS MATERIAL
- PERVIOUS PAVERS
- GRAVEL

TREE REMOVAL TABLE

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

TREE INVENTORY TABLE

OAK	MAPLE	GUM	STREET TREES ALL STREET TREES NEEDED FOR UTILITY INSTALLATION
8"	(1)	8"/9"/10"/10"	(1)
9"	(1)	9"/11"	(1)
10"	(2)	9"/11"/12"	(1)
11"	(1)	10"	(1)
12"	(1)	10"/12"	(1)
12"/15"	(1)	10"/16"	(1)
13"	(1)	11"	(1)
14"	(4)	12"	(6)
15"	(2)	12"/12"	(2)
16"	(2)	12"/14"	(2)
18"	(1)	16"	(1)
20"	(1)	16"/18"	(1)
24"	(1)	18"	(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

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

MONUMENT DR

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

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

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

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

TRACT E9
 6.16± ACRES

"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

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

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

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

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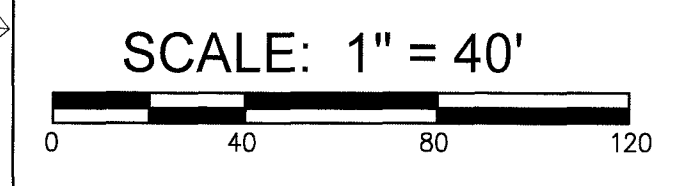
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 CONSULTING ENGINEERS P.C.

2602 IRON GATE DR., SUITE 102
 WILMINGTON, NC 28412
 PHONE: (910) 343-9653

1429 ASHLITTLE RIVER RD. NW
 ASH, NC 28420
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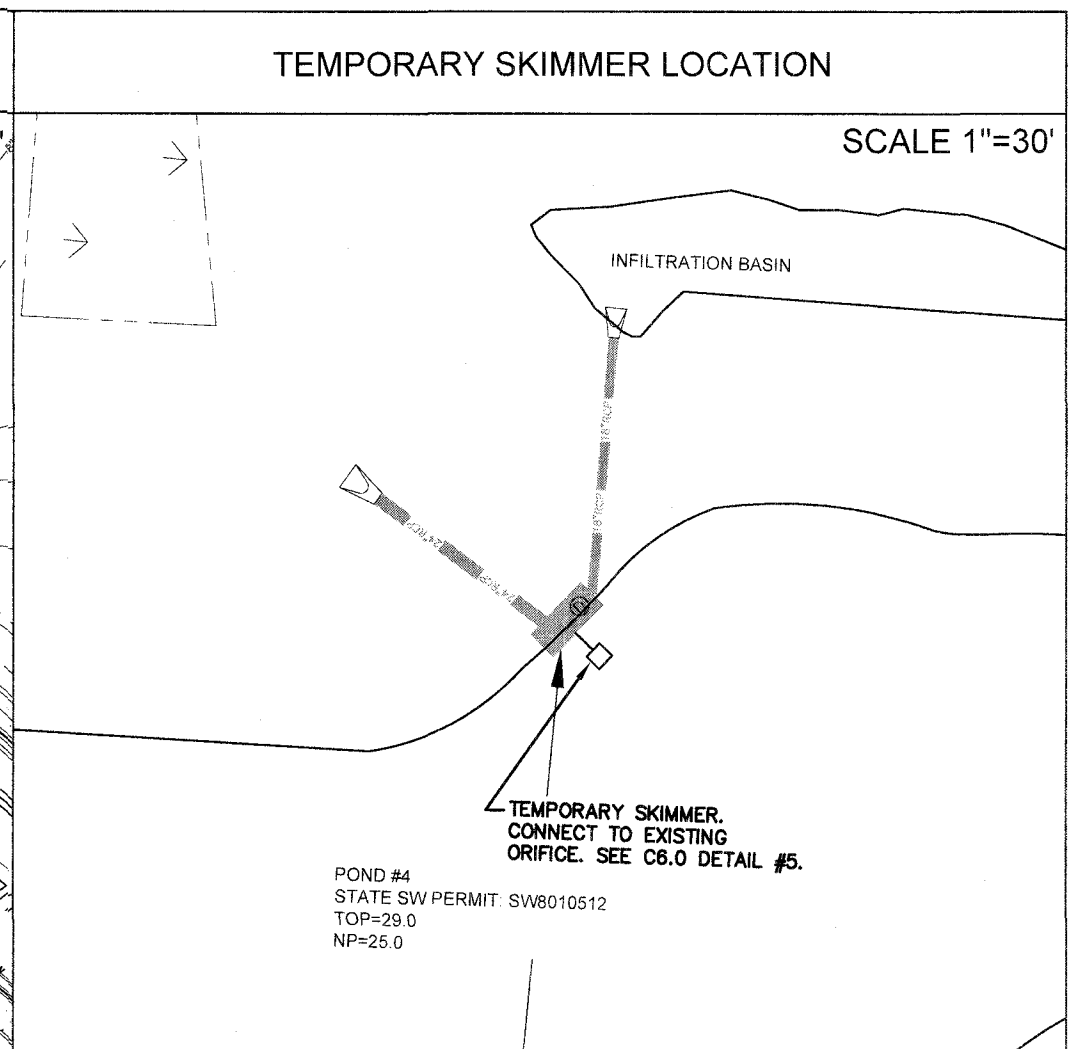
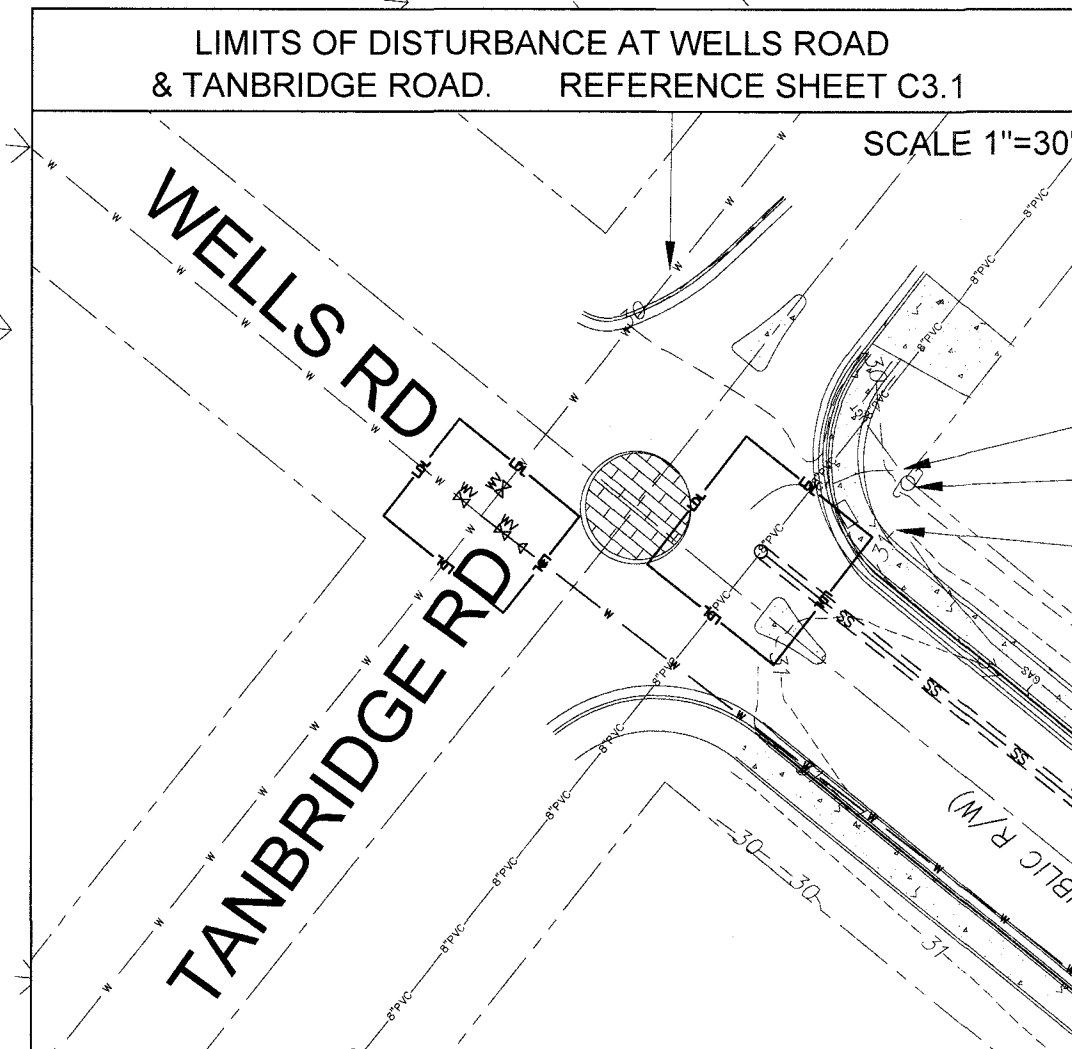
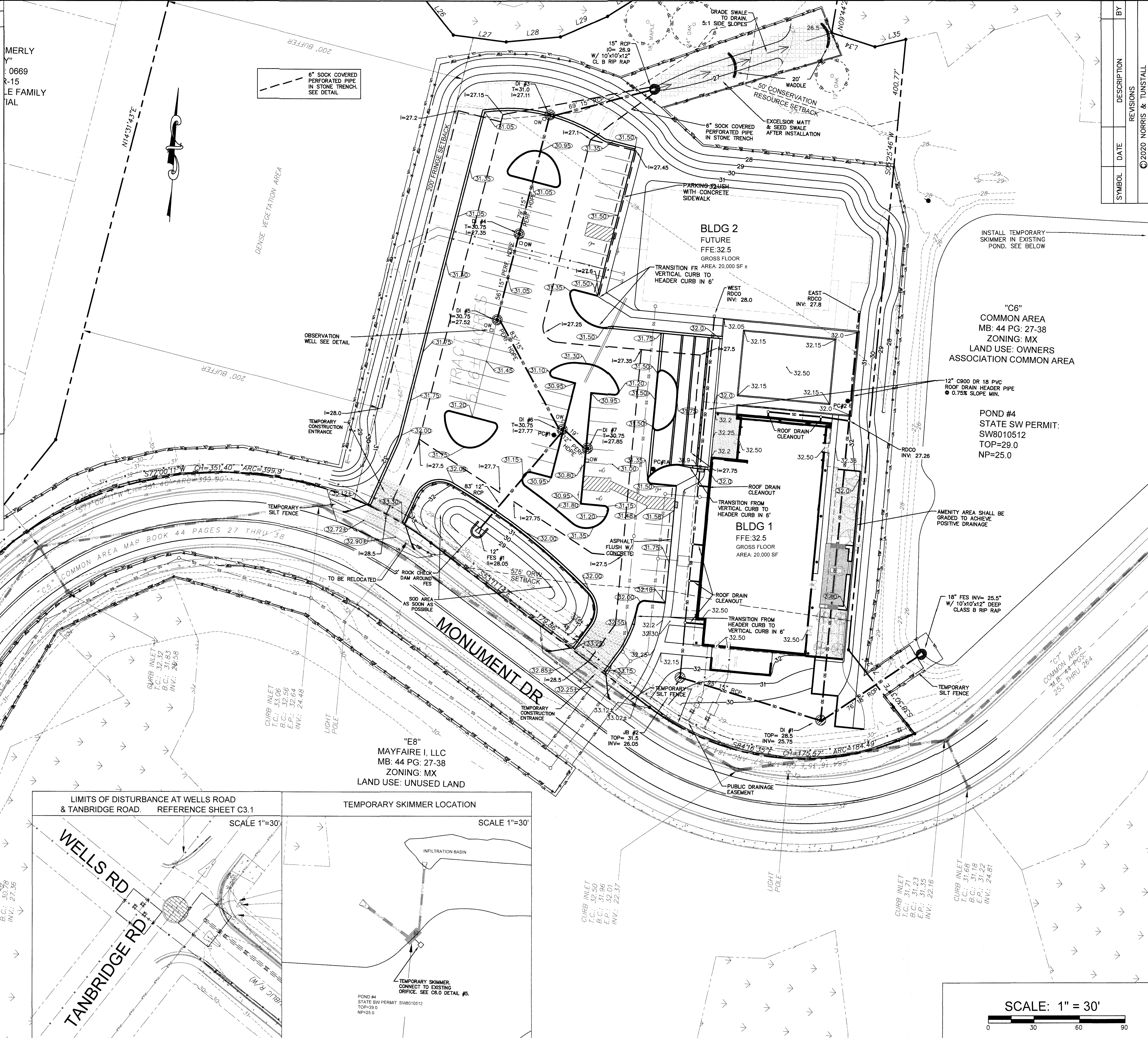


C1.1

LEGEND

	PROPERTY LINE
	DISTURBED AREA LIMITS
	PROPOSED CONTOUR
	TEMPORARY SILT FENCE
	PROPOSED STORMDRAIN PIPE
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
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	EXISTING CONTOUR
	EXISTING TREE TO BE SAVED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCING
	CONCRETE
	PERVIOUS MATERIAL
	PERVIOUS PAVERS
	GRAVEL

- NOTES:**
- 1) ALL FILL MATERIAL UNDER PROPOSED PERVIOUS MATERIALS AND FUTURE PERVIOUS MATERIALS SHALL BE COARSE SAND WITH LESS THAN 5% PASSING #200 SIEVE.
 - 2) ALL MATERIALS (SAND AND PERVIOUS MATERIALS) SHALL BE TESTED IN PLACE FOR INFILTRATION PRIOR TO PLACING PERVIOUS MATERIAL. PER CITY OF WILMINGTON, DROP INLET GRATES WITHIN PERVIOUS PARKING SHALL BE RAISED 1/8" HIGHER THAN PERVIOUS CONCRETE ELEVATION.
 - 3) LANDSCAPE ISLANDS SHALL BE DEPRESSED.



SCALE: 1" = 30'

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 27858
PHONE: (910) 763-4669
EMAIL: JEFFREY.ZIMMER@ZDC.COM

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.

2602 IRON GATE DR., SUITE 102
WILMINGTON, NC 28412
PHONE: (910) 343-9653

1429 ASH-LITTLE RIVER RD. NW
ASH, NC 28620
PHONE: (910) 267-5900

License #C-3641
21144

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CHK. JPN
DRWN. RPH

DATE 3/3/22

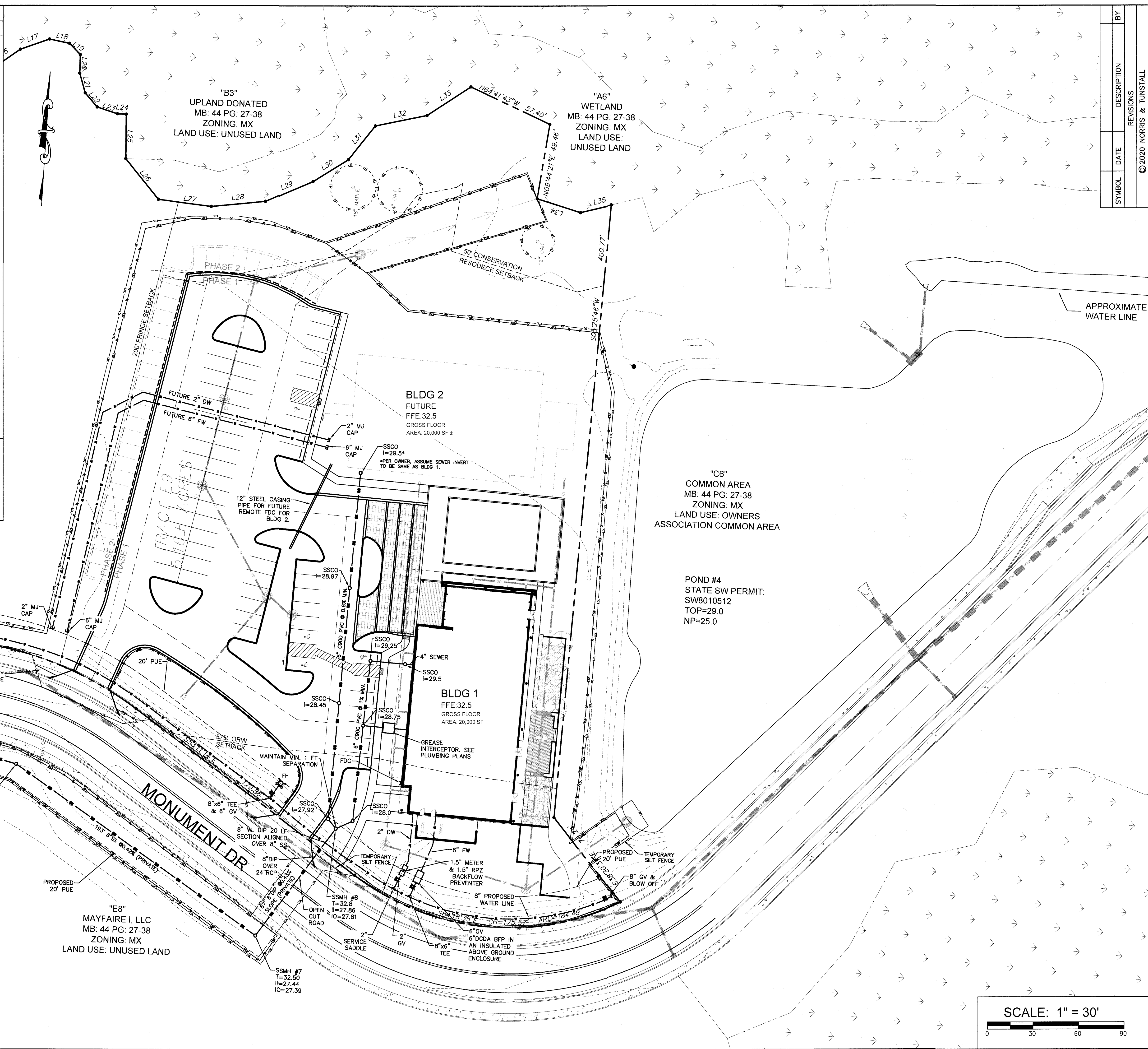
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LEGEND

- PROPERTY LINE
- DISTURBED AREA LIMITS
- 35 PROPOSED CONTOUR
- TEMPORARY SILT FENCE
- PROPOSED STORMDRAIN PIPE
- PROPOSED WATERLINE
- 8W PROPOSED SANITARY SEWER
- SS PROPOSED SPOT ELEVATION FLOW LINE
- 41.35 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
- 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.



SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

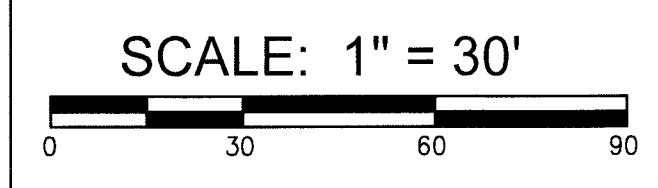
UTILITY PLAN ONSITE
 ZIMMER DEVELOPMENT
 COMPANY OFFICE - MAYFAIRE
 6725 MONUMENT DRIVE
 WILMINGTON, N. C.

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

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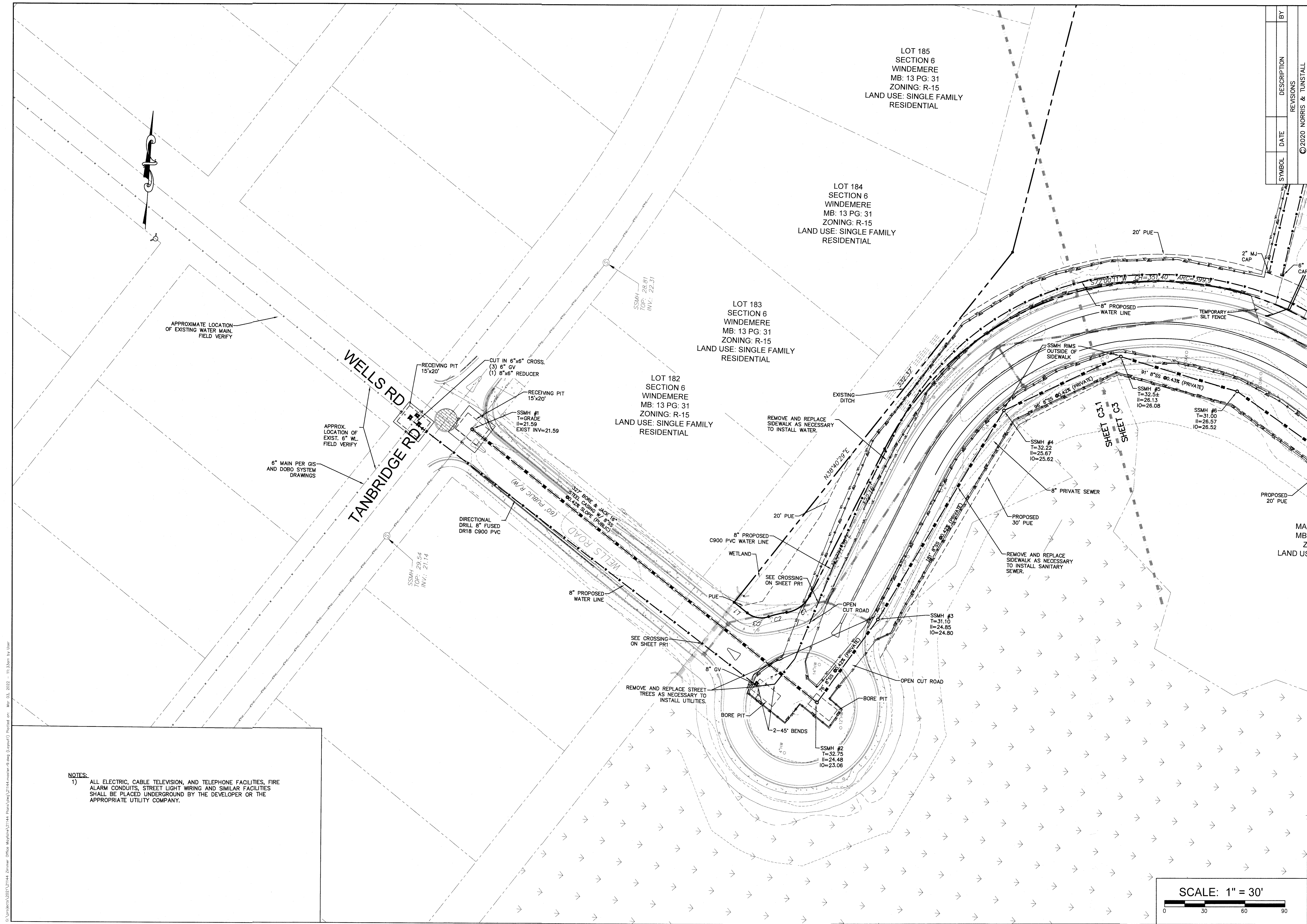
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 WILMINGTON, NC 28412
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21144
 DES. JST
 CND. JPN
 DRWN. RPH
 DATE 3/3/22



C3

H #3
 1.10
 4.85
 24.80



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

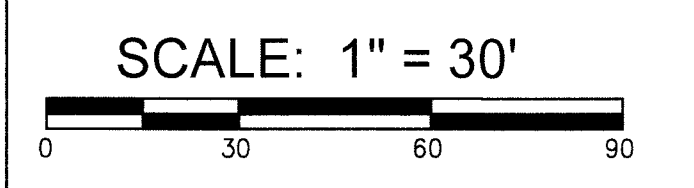
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530 GREENVILLE BLVD. SE,
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PHONE: (910) 763-4669
EMAIL: JEFFREYZIMMER@ZDC.COM

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.
 2602 IRON GATE DR., SUITE 102 1429 ASH-LITTLE RIVER RD., NW
 WILMINGTON, NC 28412 WASH, NC 28420
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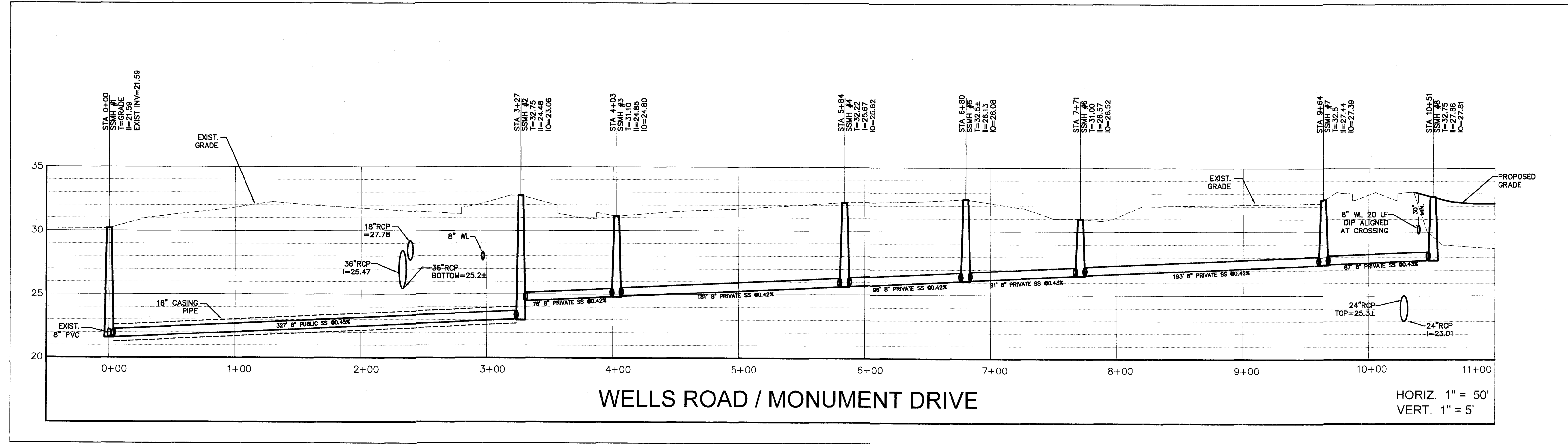
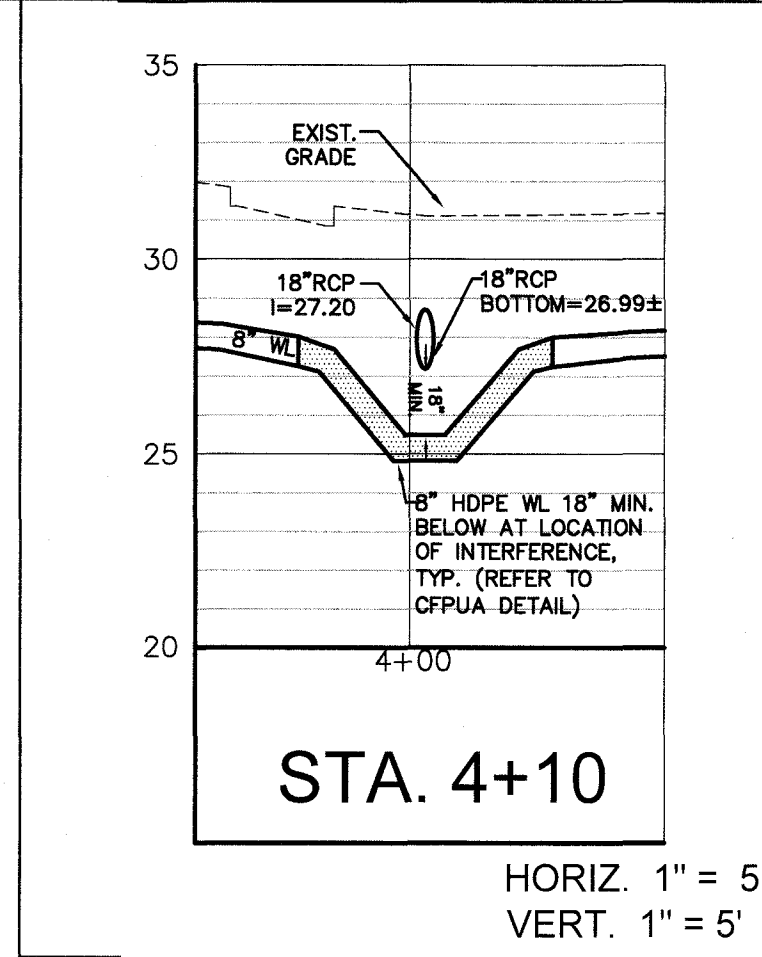
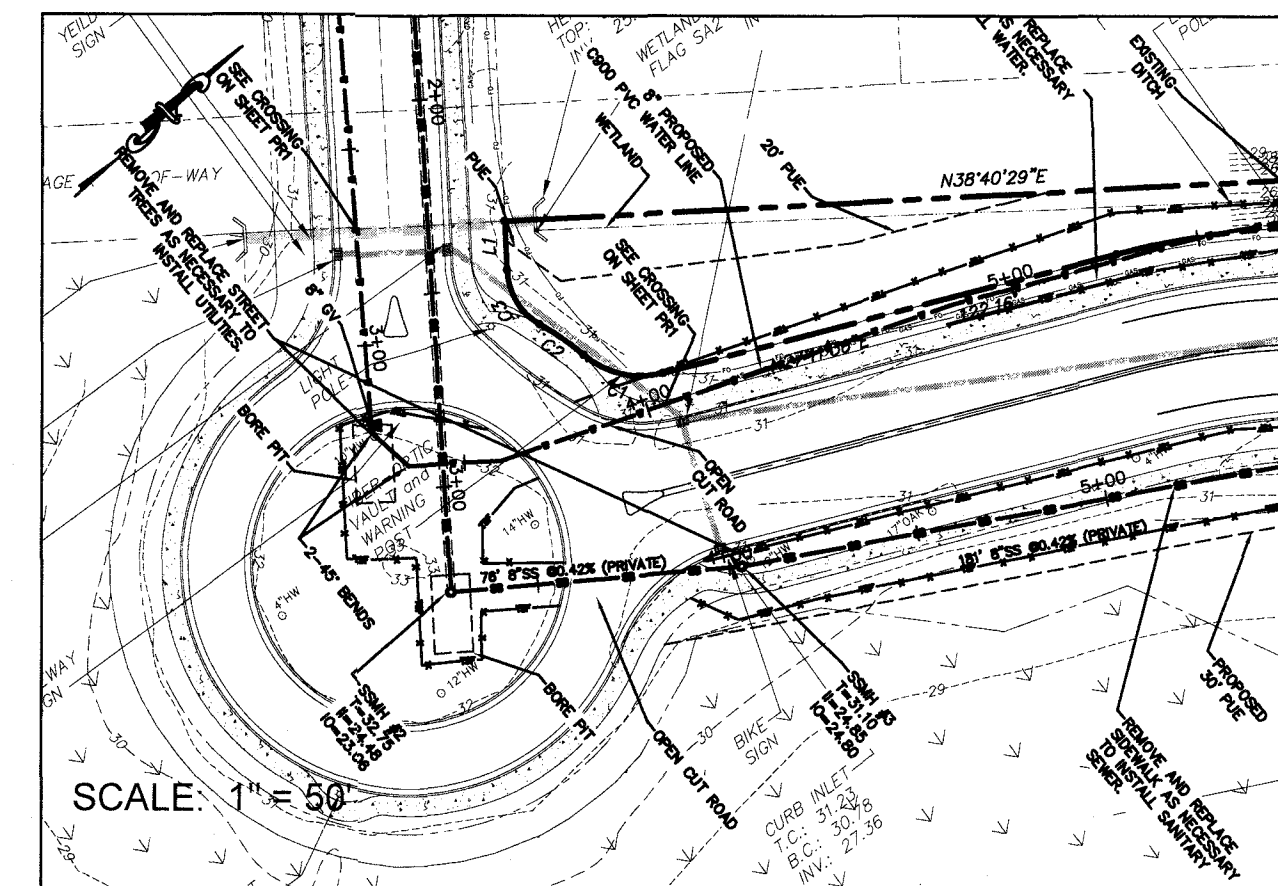
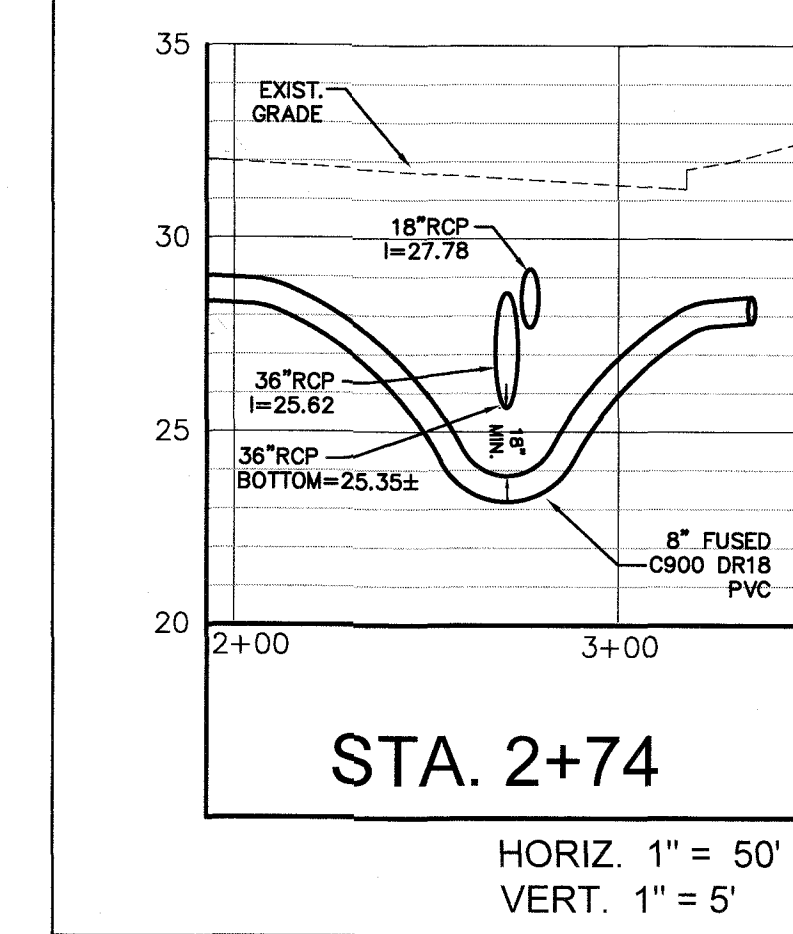
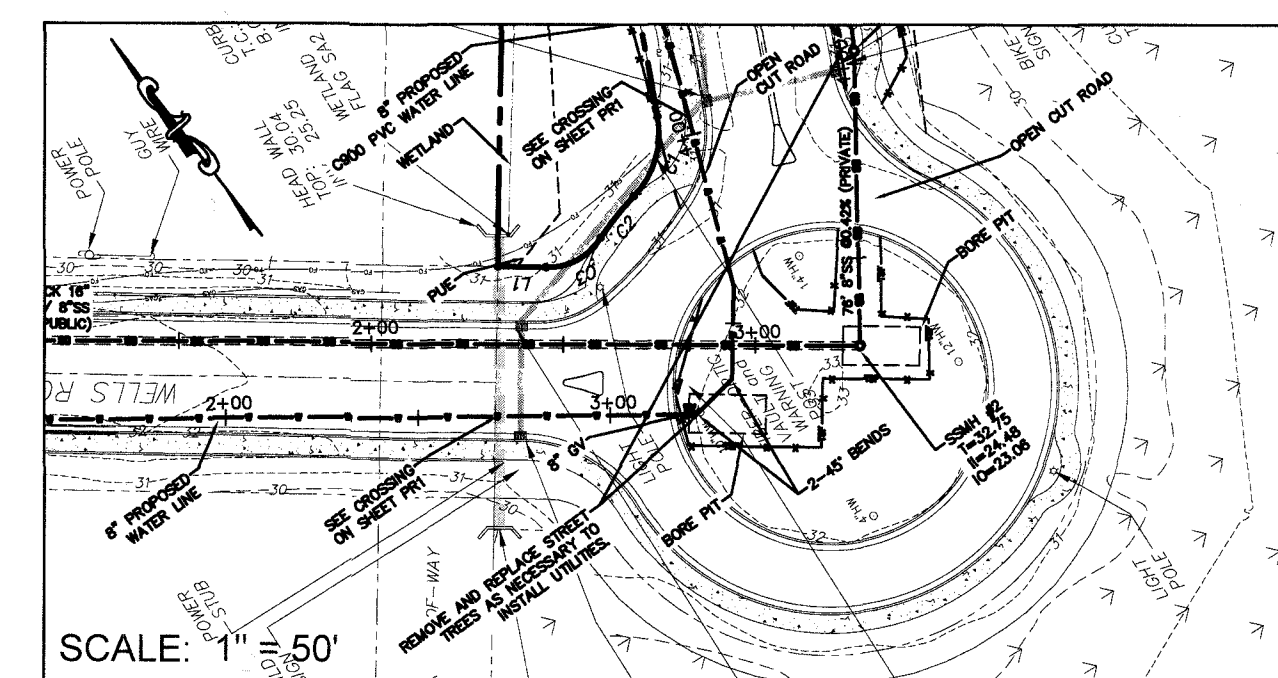
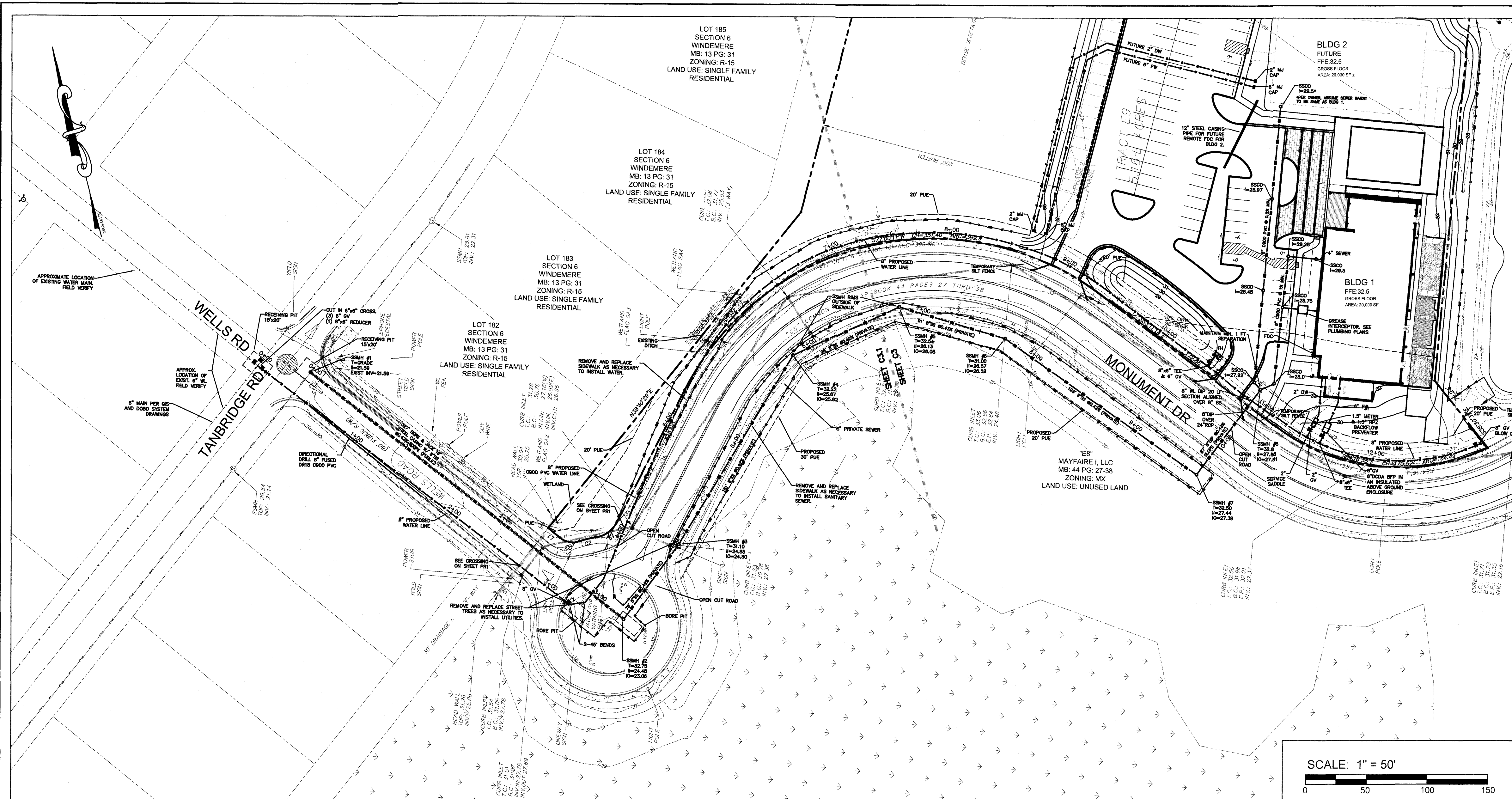
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21144
 DES. JST
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 DRWN. RPH
 DATE 3/3/22

C3.1

NOTES:
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REV. NO.	DESCRIPTION	DATE

Cape Fear
Public Utility Authority

NORRIS & TUNSTALL
 CONSULTING ENGINEERS P.C.
 2802 IRON GATE DR., SUITE 102
 WILMINGTON, NC 28412
 PHONE (910) 343-9653

DATE:
3/3/22

SCALE: 1" = 50'

DRAWN:
RPH

CHECKED:
JST

PROJECT NO:
21144

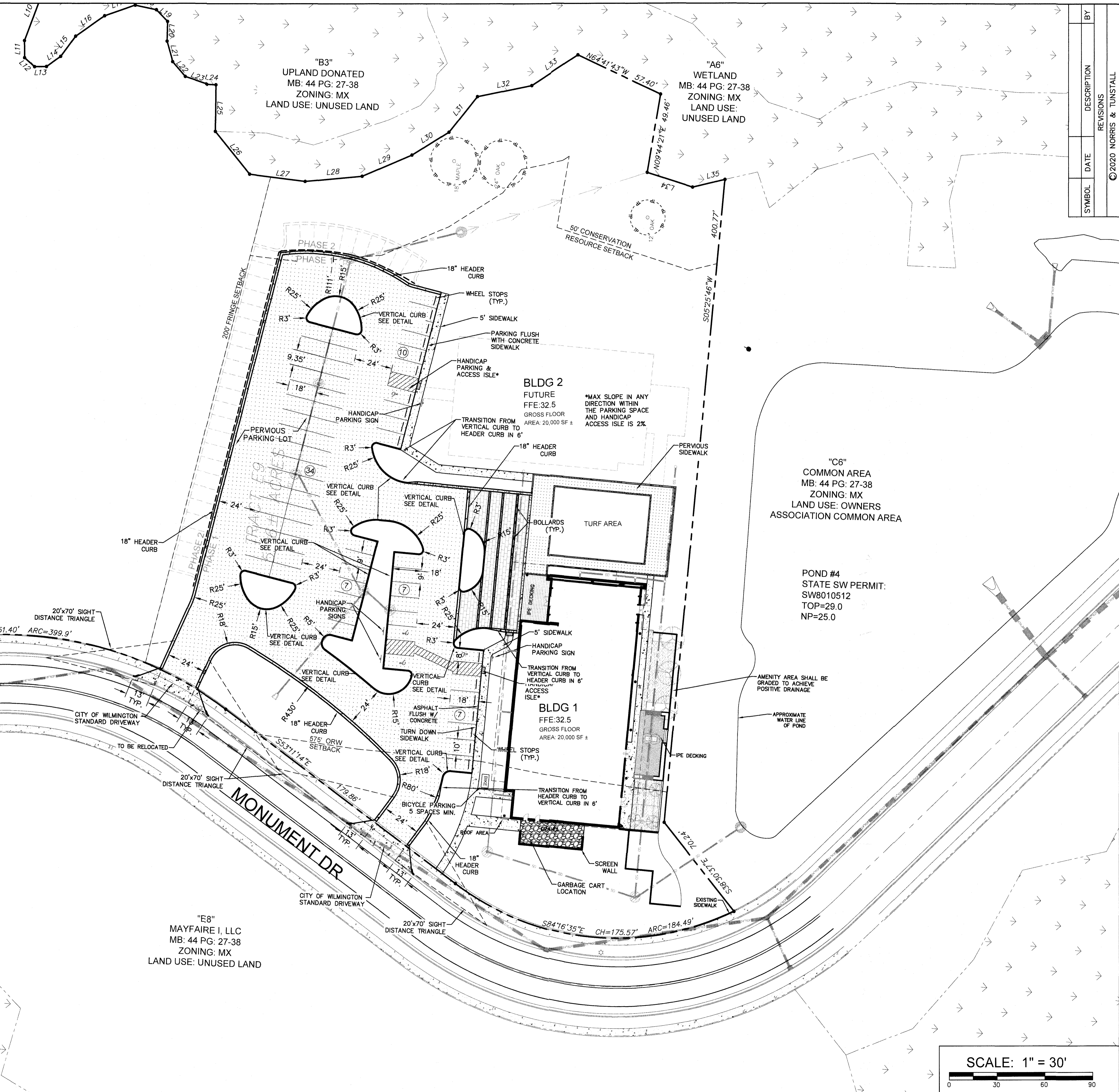
SHEET NO:
PR1

ZIMMER DEVELOPMENT
 WATERLINE LAYOUT AND SANITARY SEWER
 PLAN & PROFILE

LEGEND

	PROPERTY LINE
	DISTURBED AREA LIMITS
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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
		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 27669
PHONE: (910) 763-4669
EMAIL: JEFFREYZIMMER@ZDC.COM

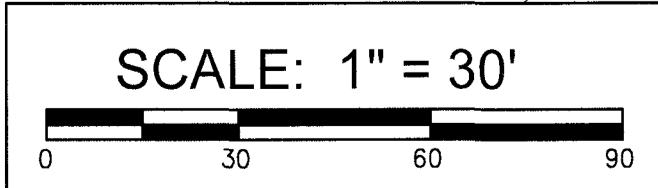
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CONSULTING ENGINEERS P.C.
 2602 IRON GATE DR., SUITE 102 1429 ASH-LITTLE RIVER RD., NW
 WILMINGTON, NC 28412 WILMINGTON, NC 28409
 PHONE: (910) 343-3665 PHONE: (910) 287-5900

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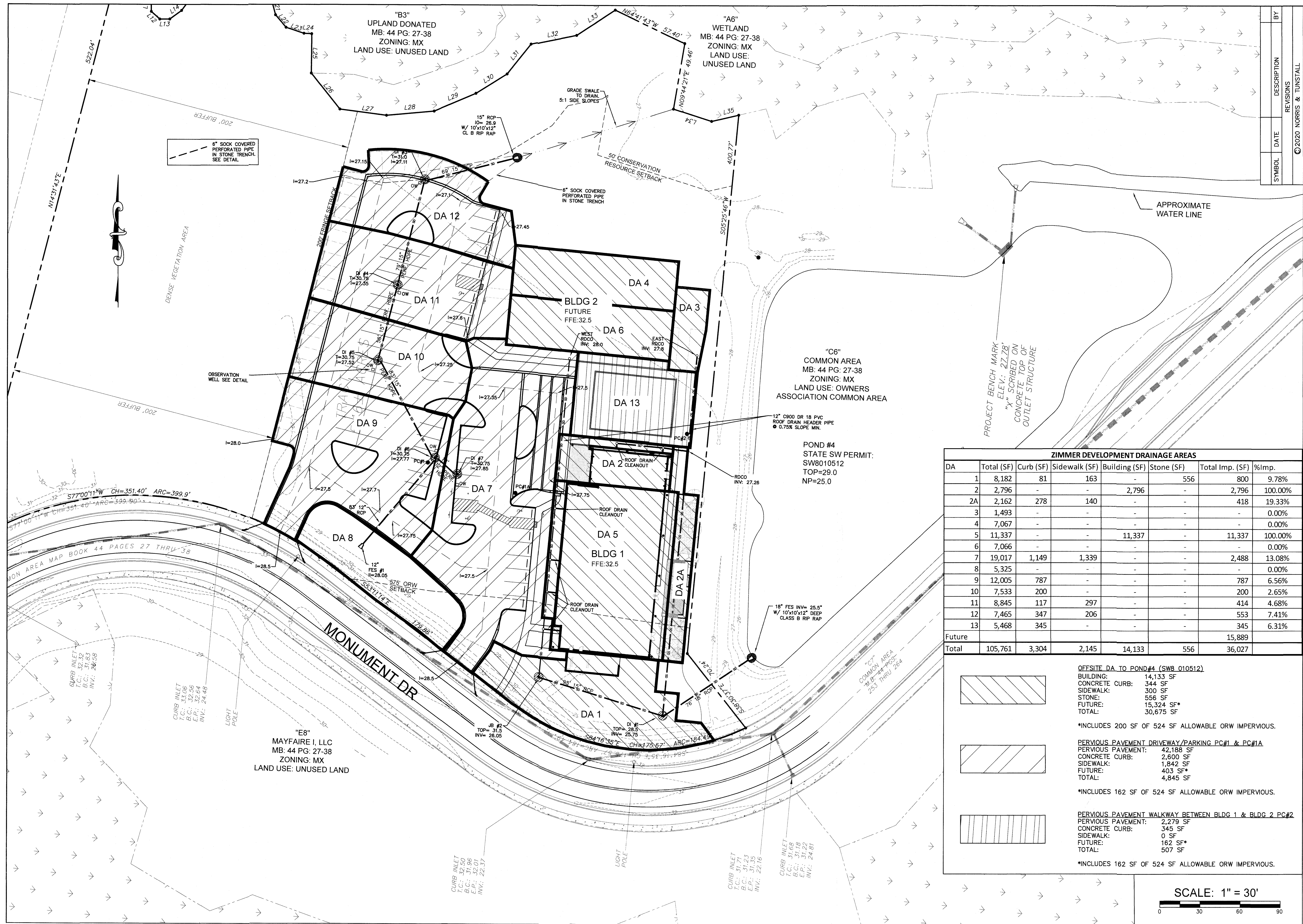
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DRAINAGE AREA PLAN
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 COMPANY OFFICE - MAYFAIRE
 6725 MONUMENT DRIVE
 WILMINGTON, N. C.

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.
 2600 IRON GATE DR. SUITE 102
 WILMINGTON, NC 28412
 PHONE: (910) 343-9653

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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	2,796	-	-	2,796	-	2,796	100.00%
2A	2,162	278	140	-	-	418	19.33%
3	1,493	-	-	-	-	-	0.00%
4	7,067	-	-	-	-	-	0.00%
5	11,337	-	-	11,337	-	11,337	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	

OFFSITE DA TO POND #4 (SW8_010512)

BUILDING:	14,133 SF
CONCRETE CURB:	344 SF
SIDEWALK:	300 SF
STONE:	556 SF
FUTURE:	15,324 SF*
TOTAL:	30,675 SF

*INCLUDES 200 SF OF 524 SF ALLOWABLE ORW IMPERVIOUS.

PERVIOUS PAVEMENT DRIVEWAY/PARKING PC#1 & PC#1A

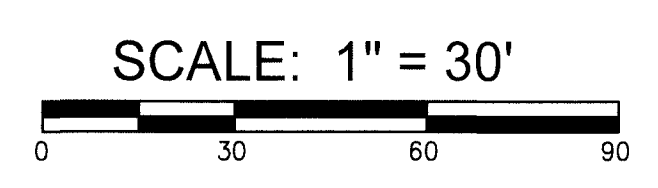
PERVIOUS PAVEMENT:	42,188 SF
CONCRETE CURB:	2,600 SF
SIDEWALK:	1,842 SF
FUTURE:	403 SF*
TOTAL:	4,845 SF

*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.



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DA POND #4

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SCALE: 1" = 60'

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

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 WILMINGTON, NC 28412 ASHLING, NC 28420
 PHONE: (910) 343-9635 PHONE: (910) 287-5900

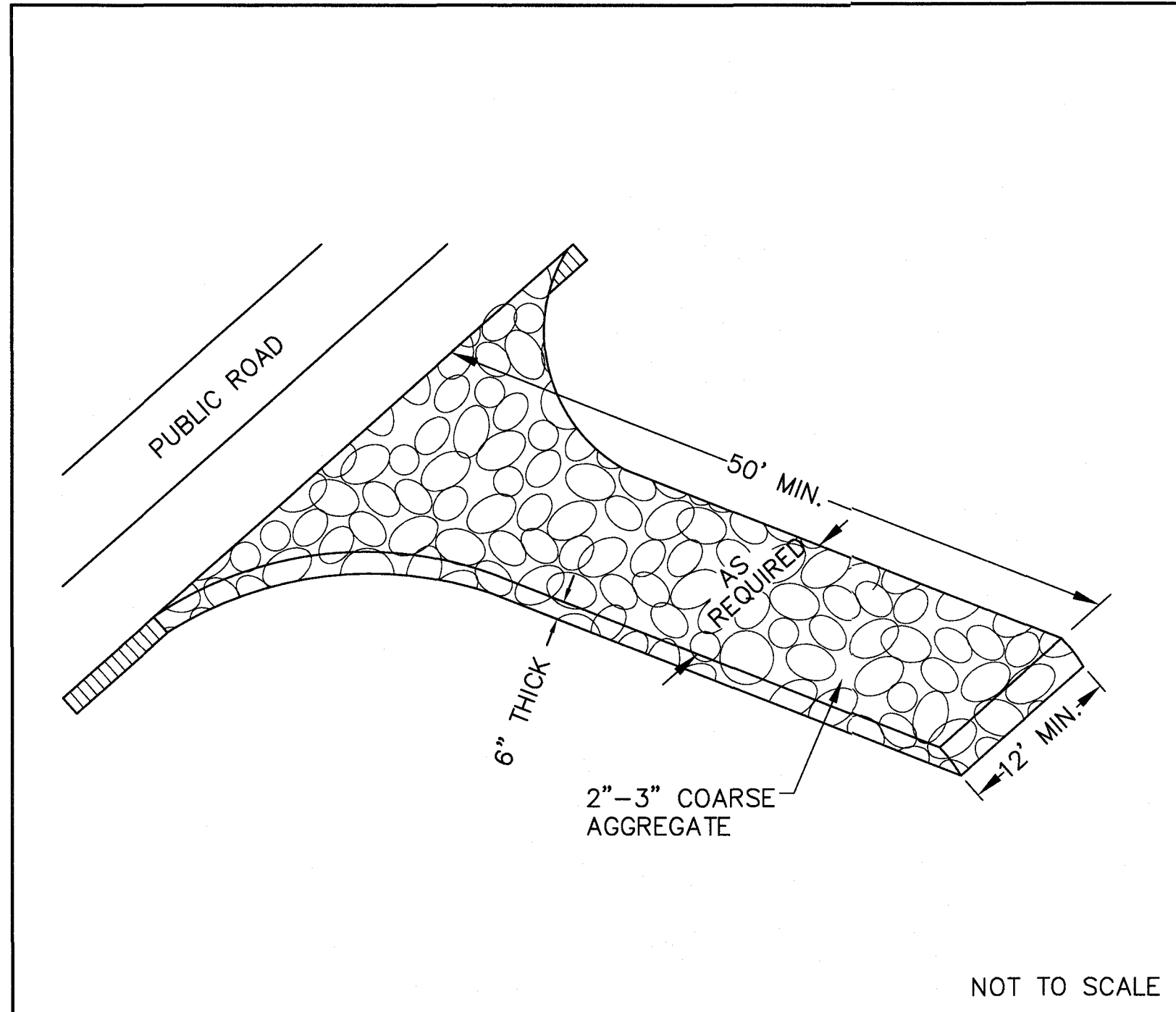
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OWNER/DEVELOPER
 MAYFAIRE I, LLC / JEFFREY L. ZIMMER
 530 GREENVILLE BLVD. SE,
 SUITE 200
 GREENVILLE, NC 27858
 PHONE: (910) 763-4669
 EMAIL: JEFFREYZIMMER@ZDC.COM

POND #4 DRAINAGE AREA
 ZIMMER DEVELOPMENT
 COMPANY OFFICE - MAYFAIRE
 6725 MONUMENT DRIVE
 WILMINGTON, N. C.

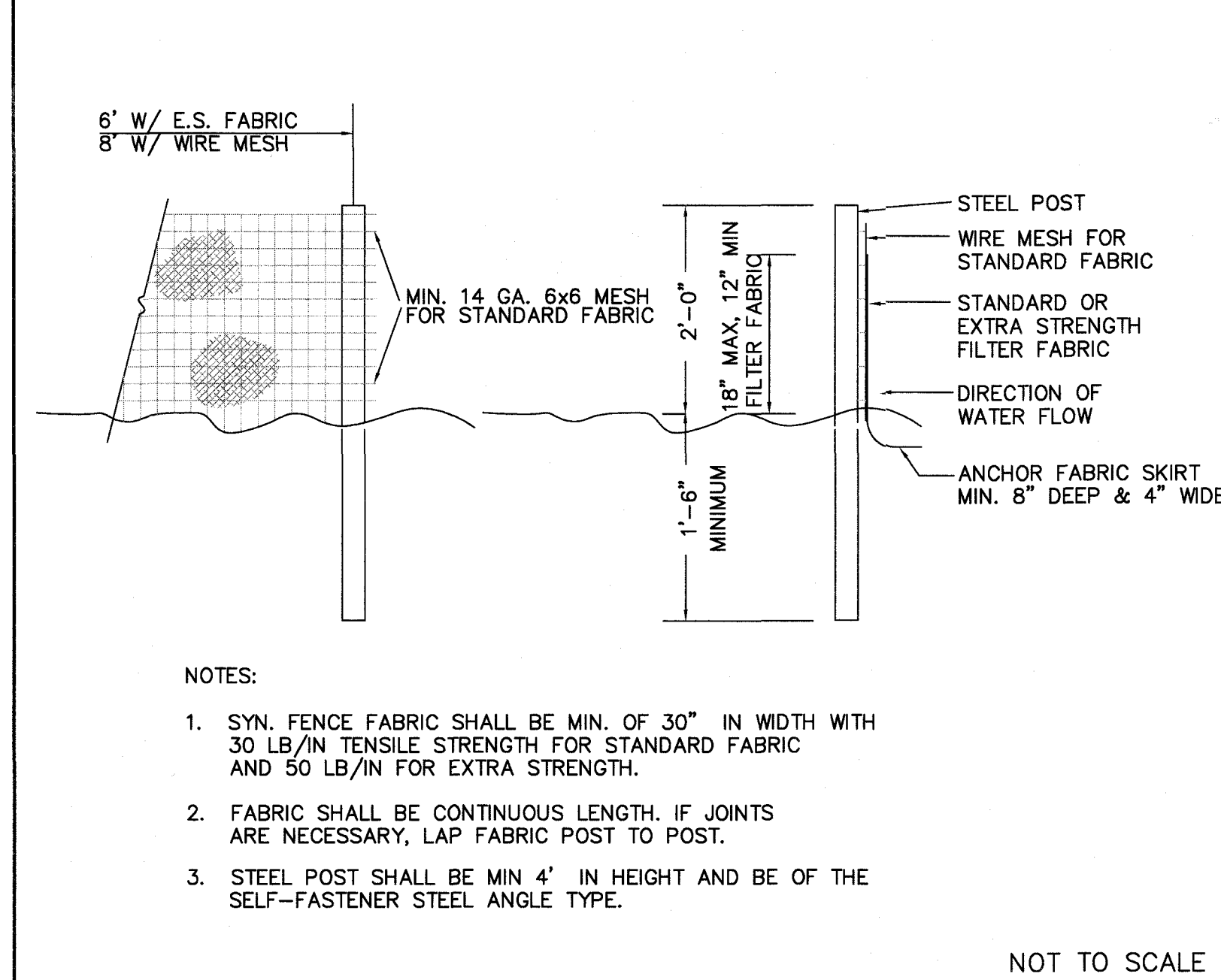
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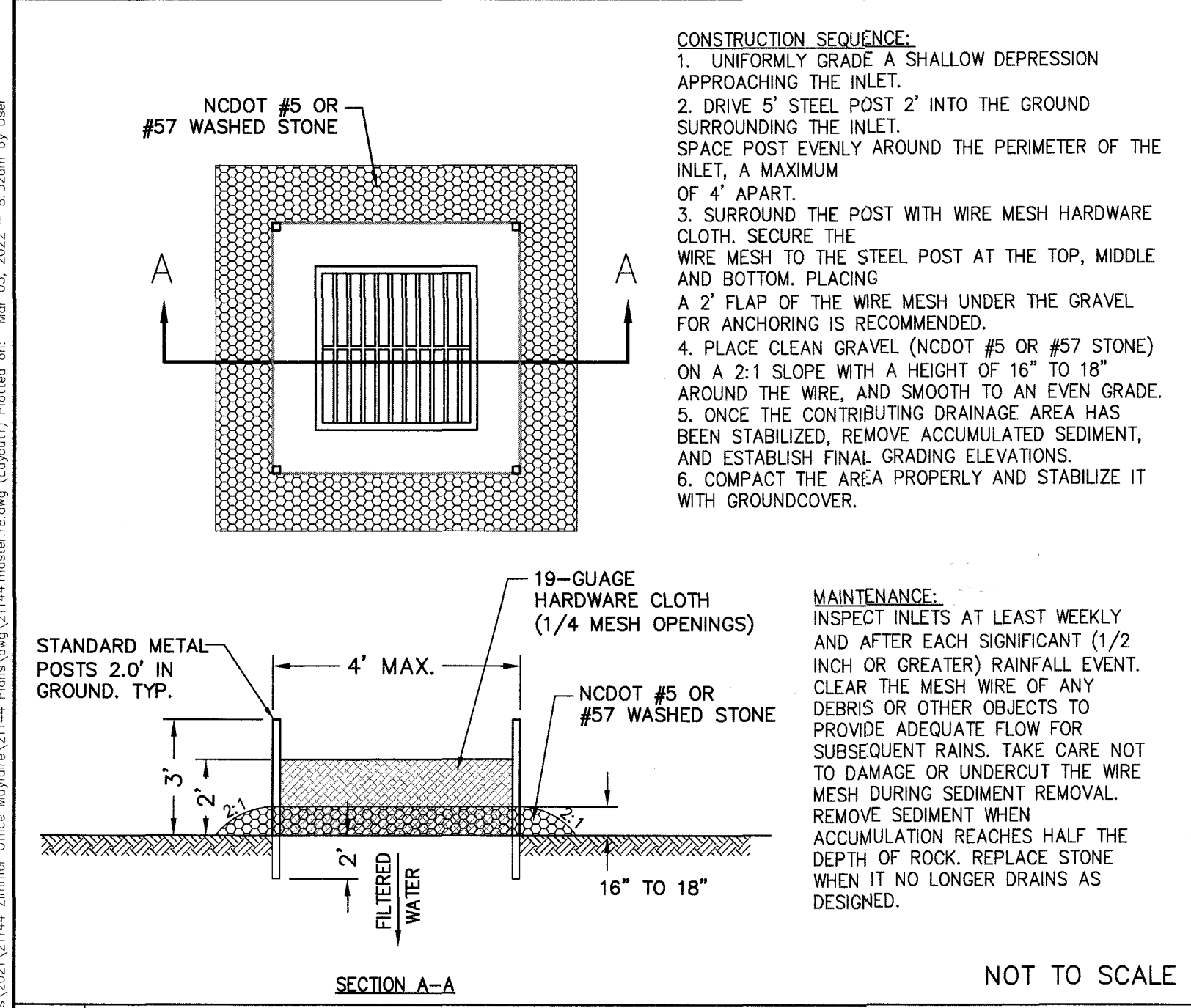
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1 TEMPORARY GRAVELLED CONSTRUCTION ENTRANCE



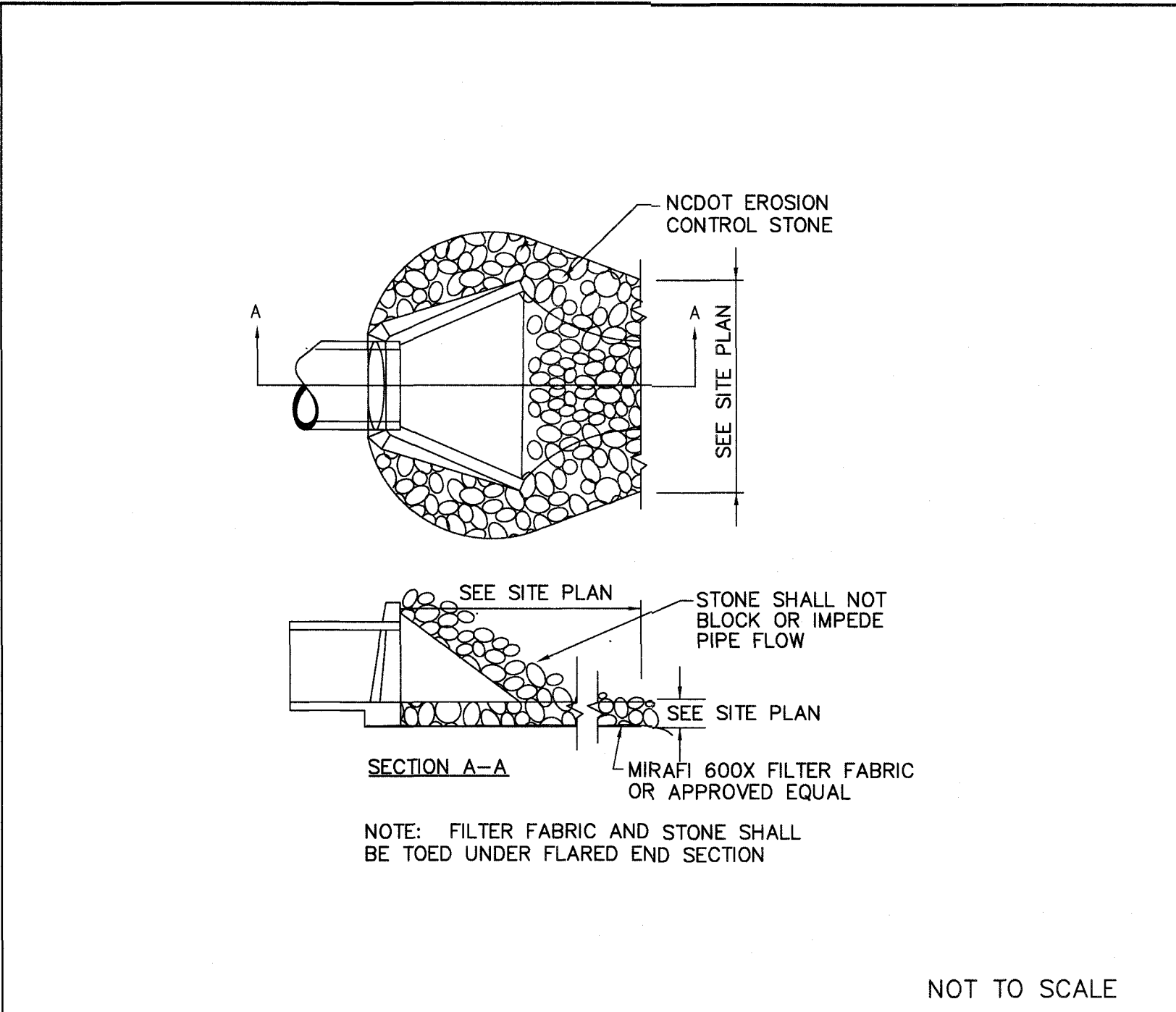
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2 TEMPORARY SILT FENCE



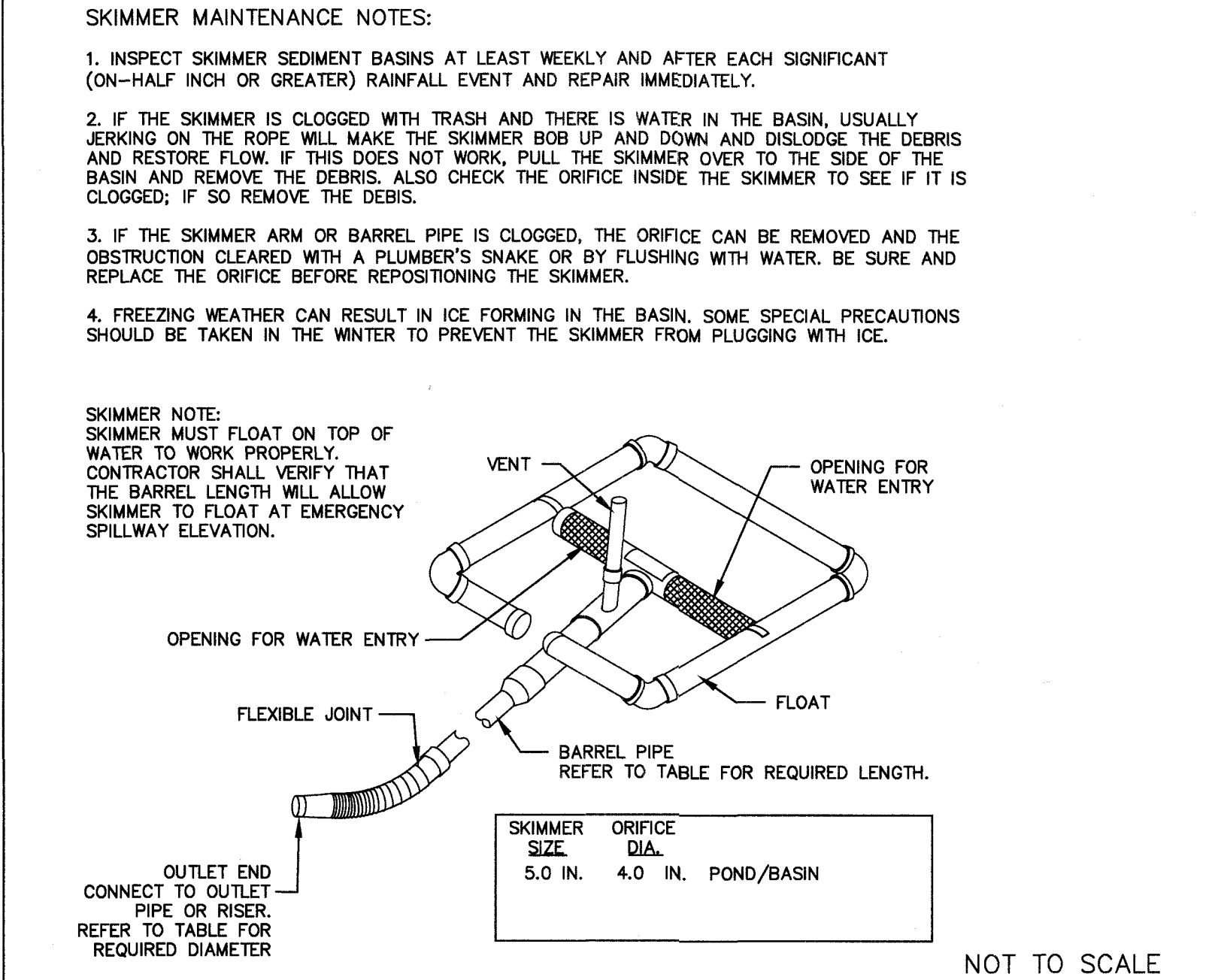
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3 HARDWARE CLOTH AND GRAVEL INLET PROTECTION



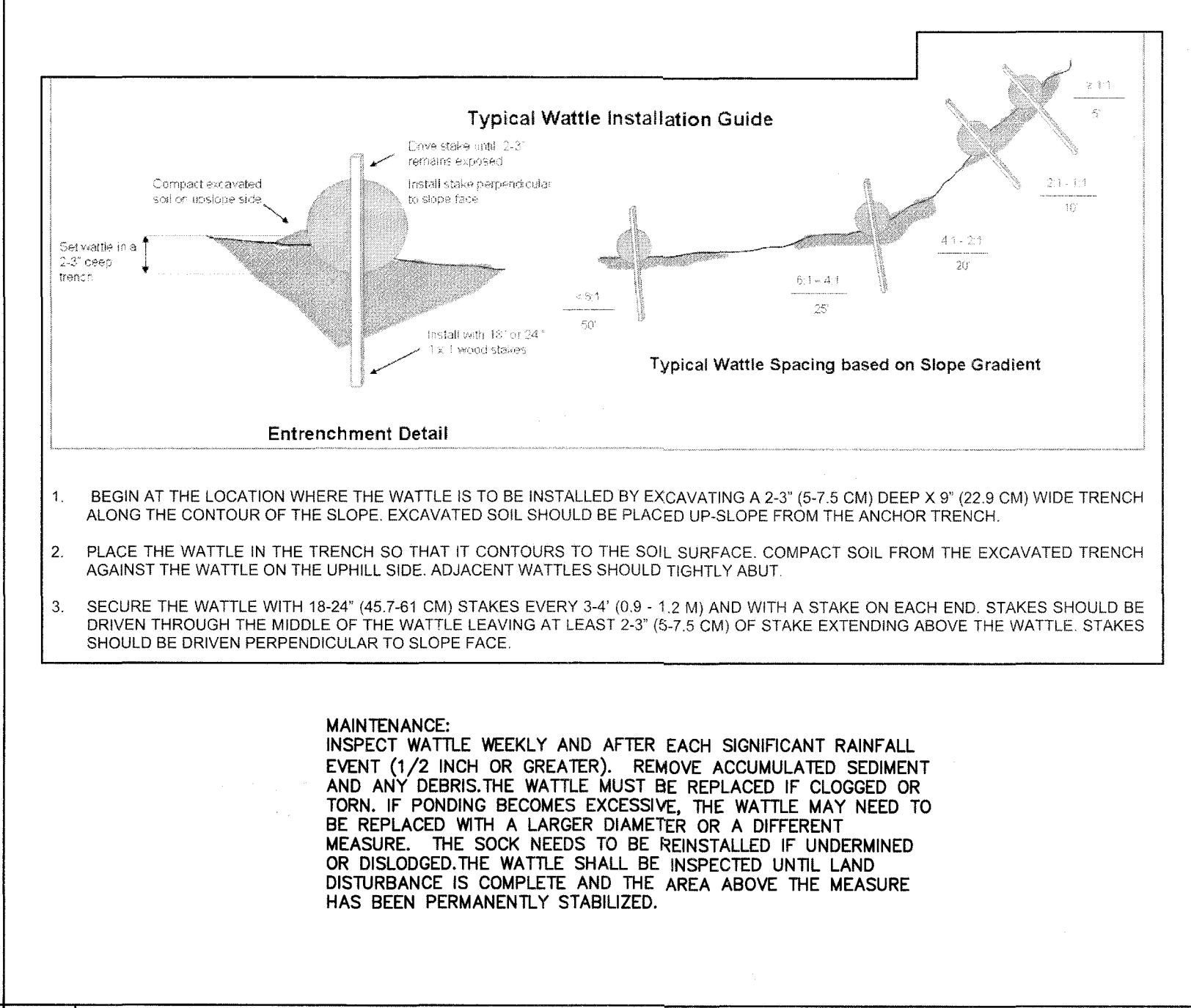
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4 ENERGY DISSIPATOR



NOT TO SCALE

5 FAIRCLOTH STANDARD SKIMMER DETAIL



NOT TO SCALE

5 WATTLE DETAIL

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 PLUMPS 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 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 SEPARATED 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 910-343-0686 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: II-B
15. PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0686
16. ALL ISOLATION VALVES WITHIN THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND THE RISER ROOM MUST BE ELECTRICALLY SUPERVISED.

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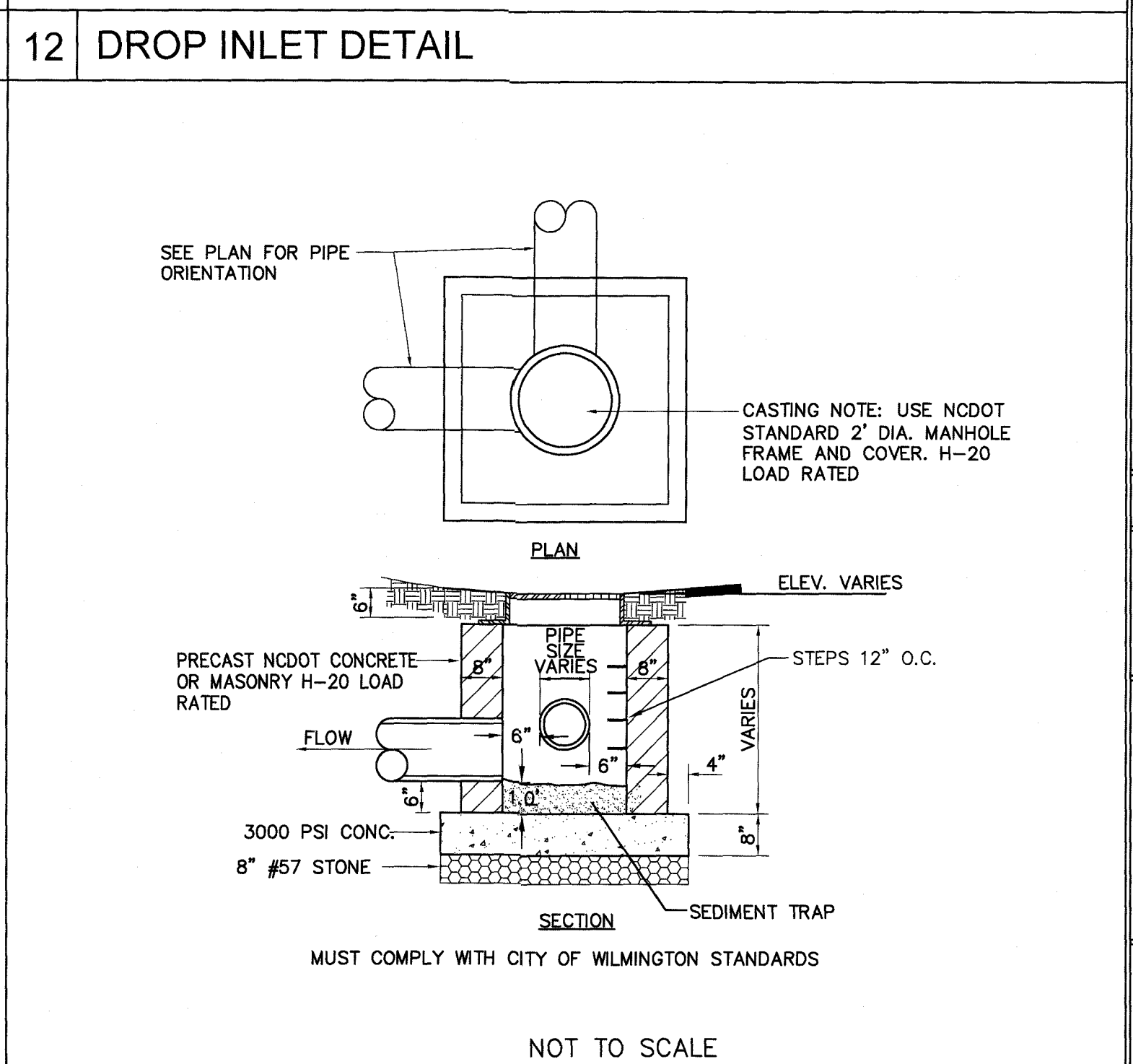
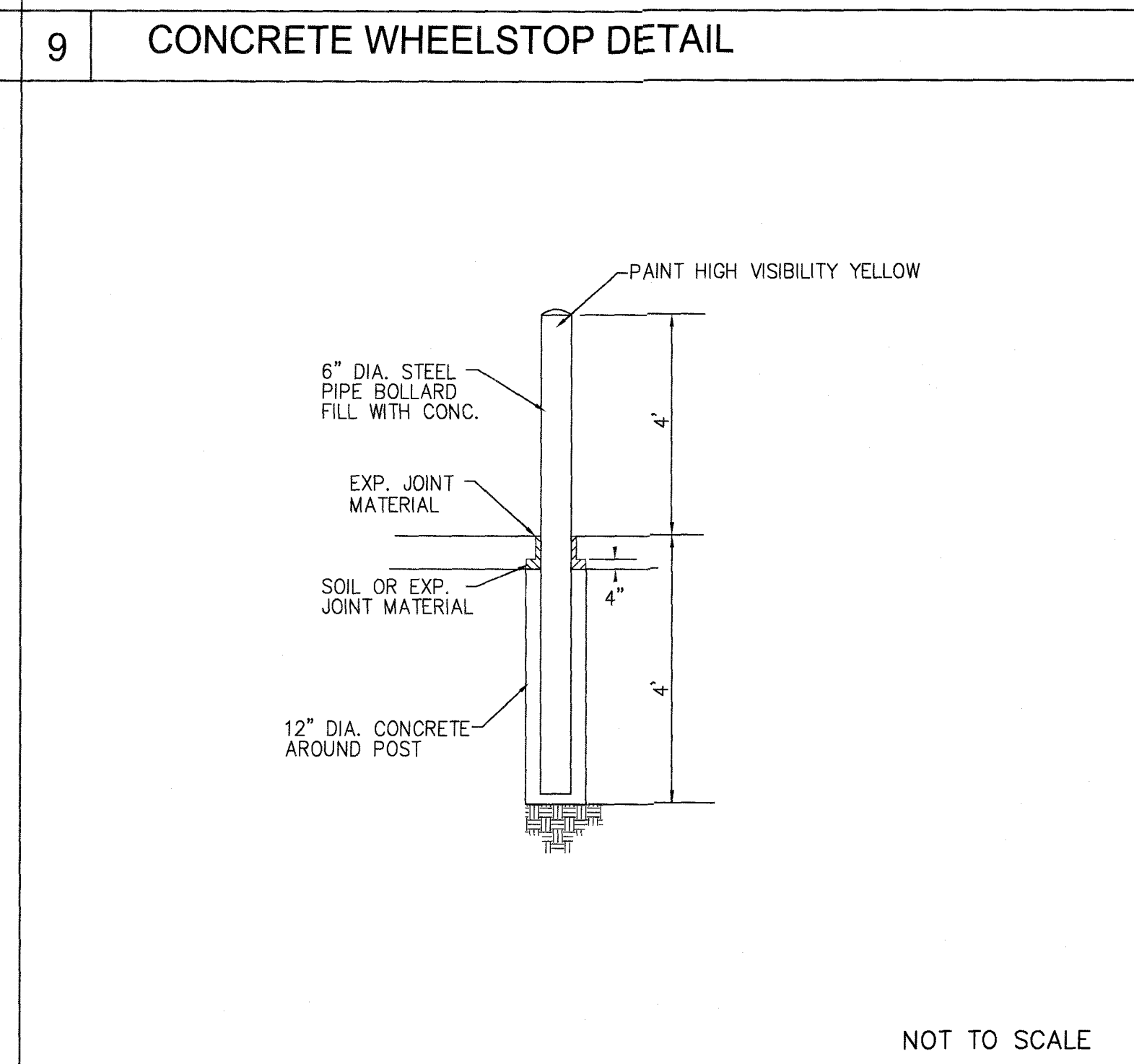
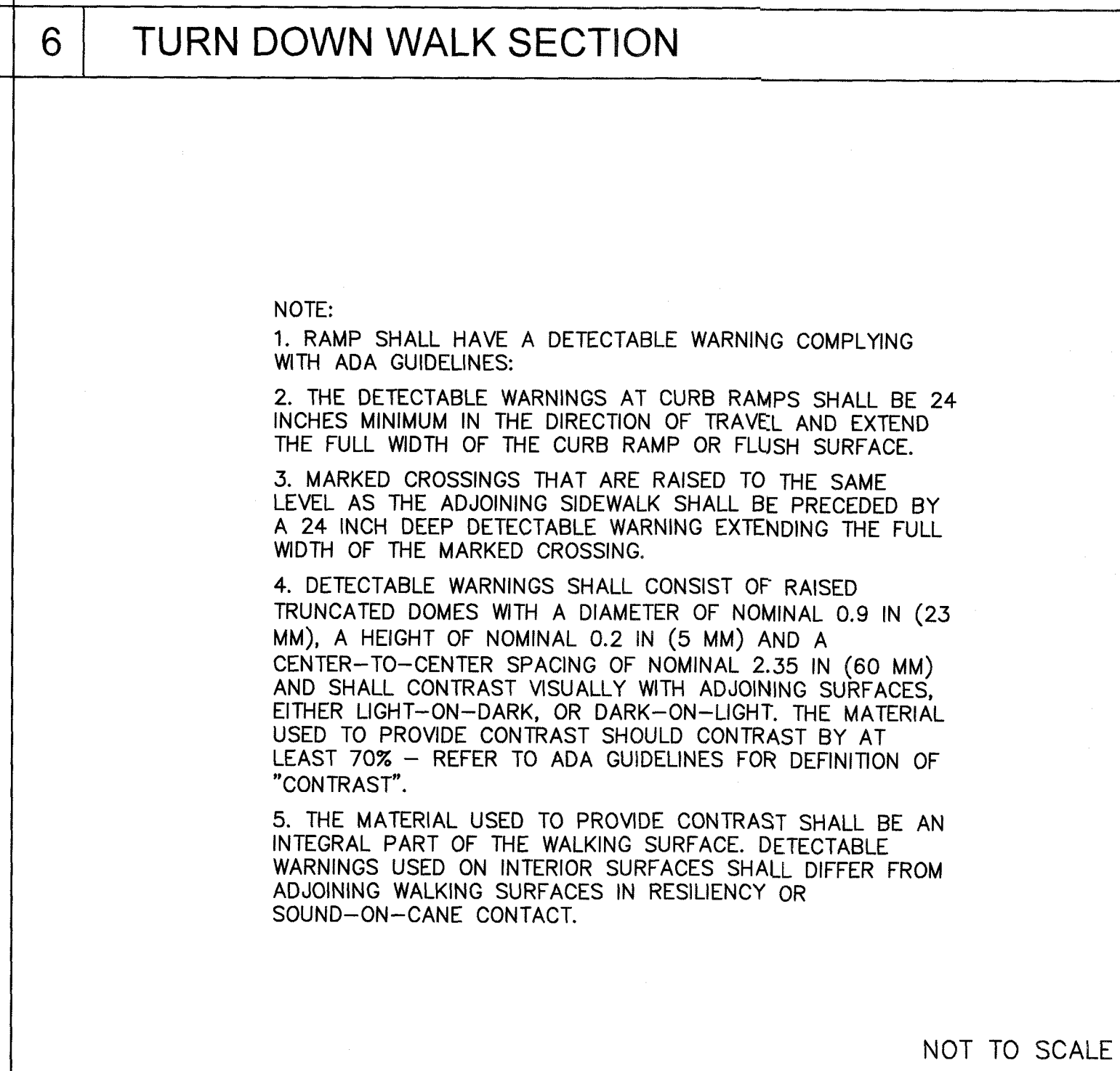
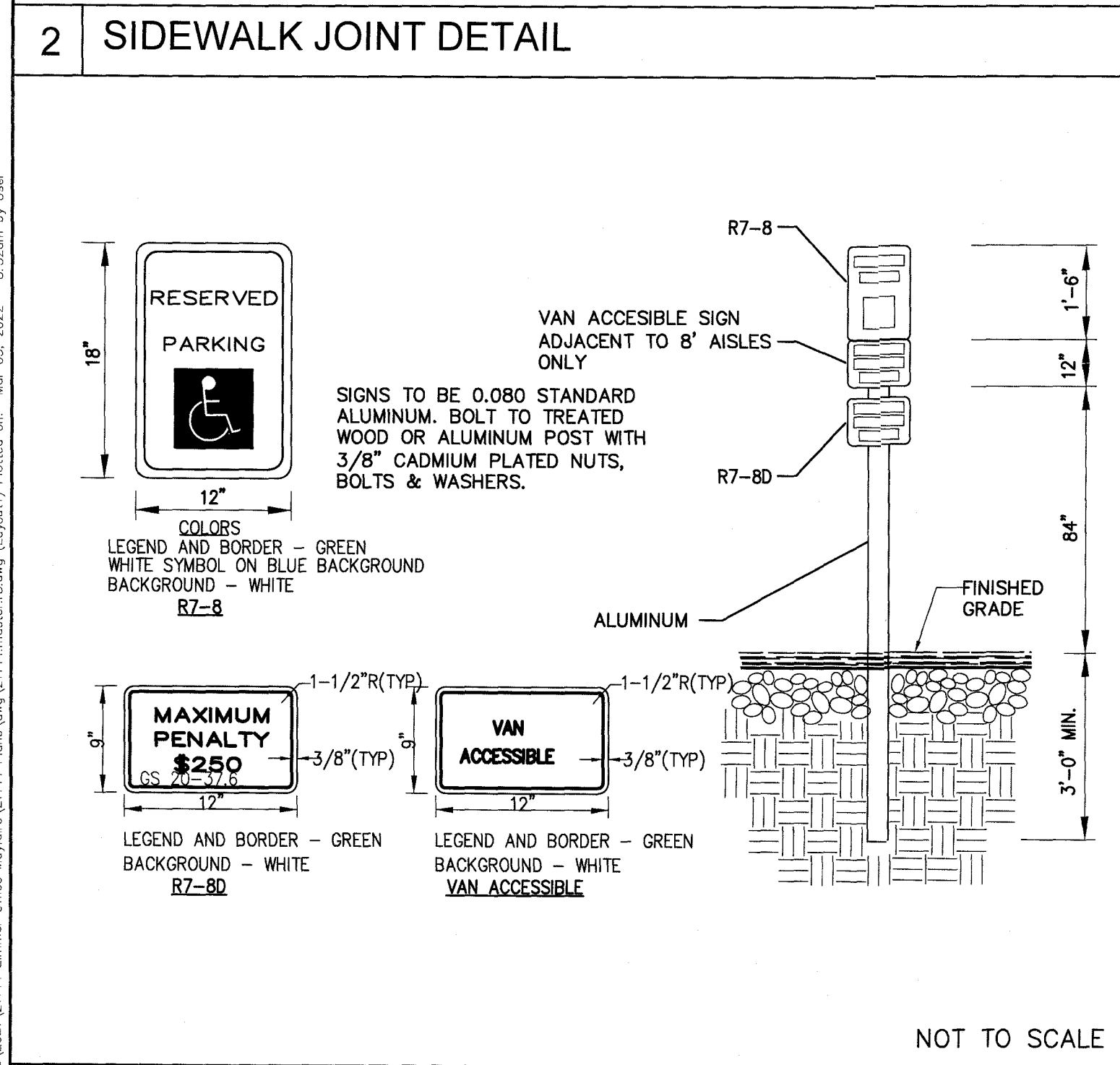
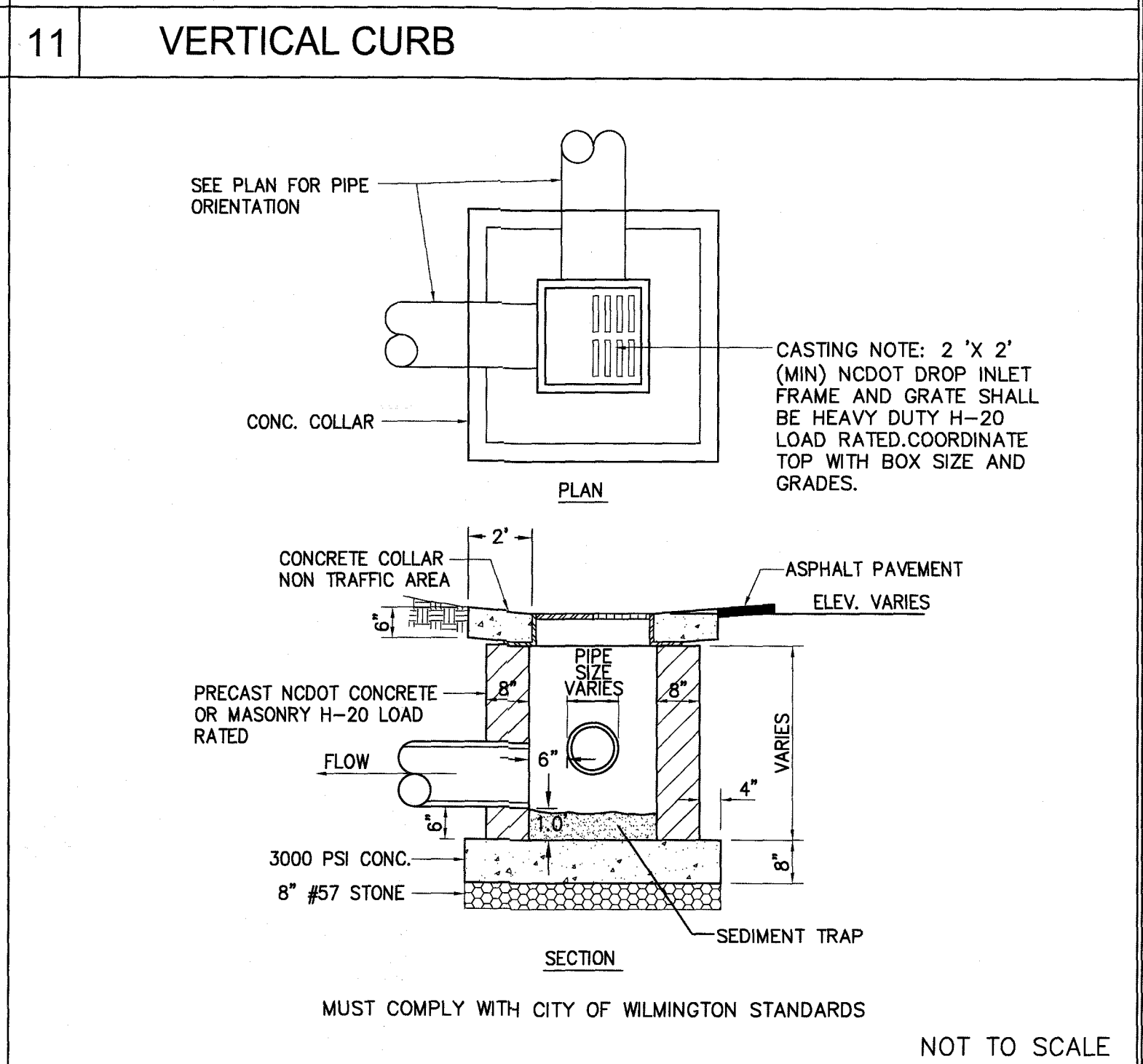
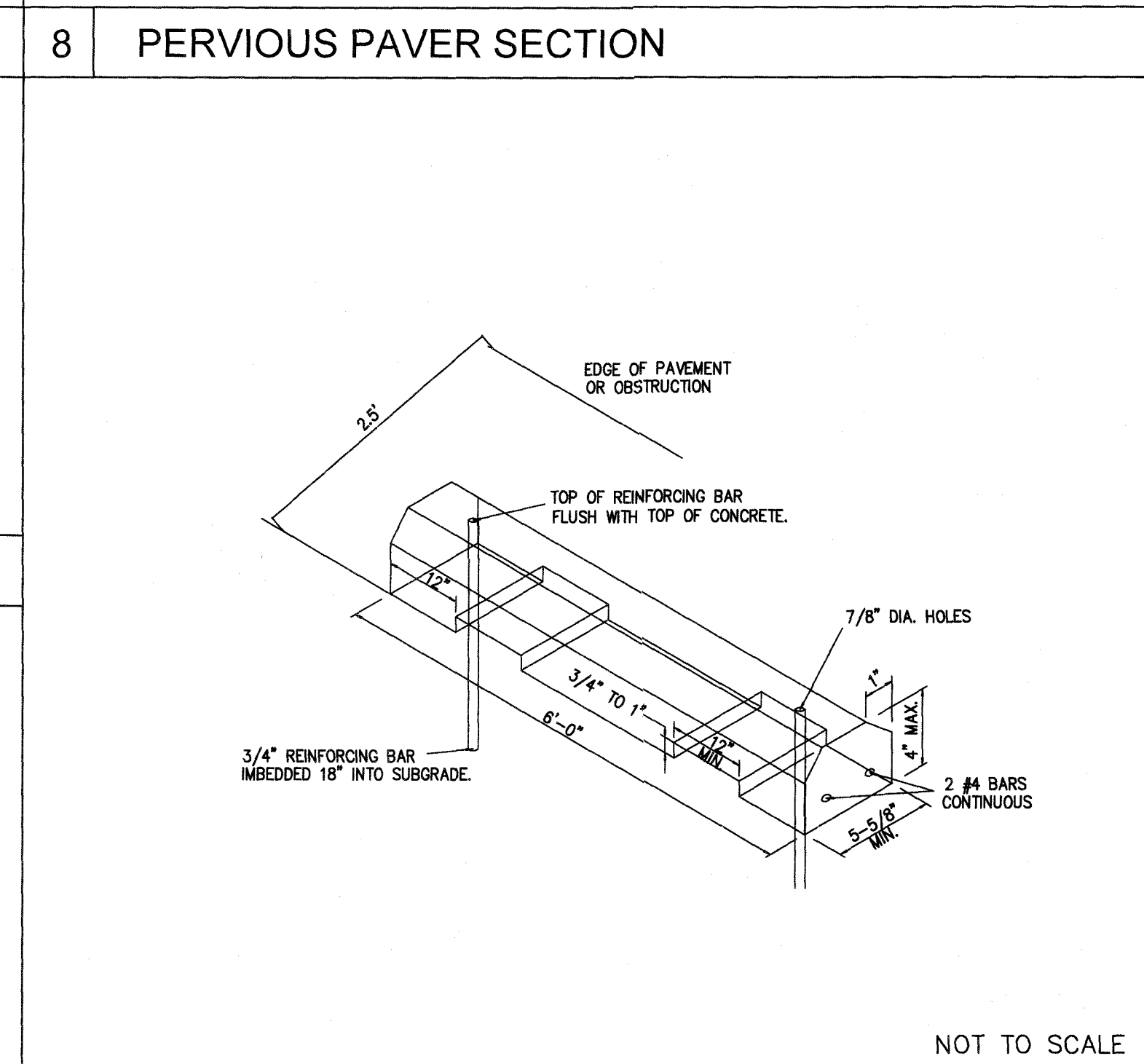
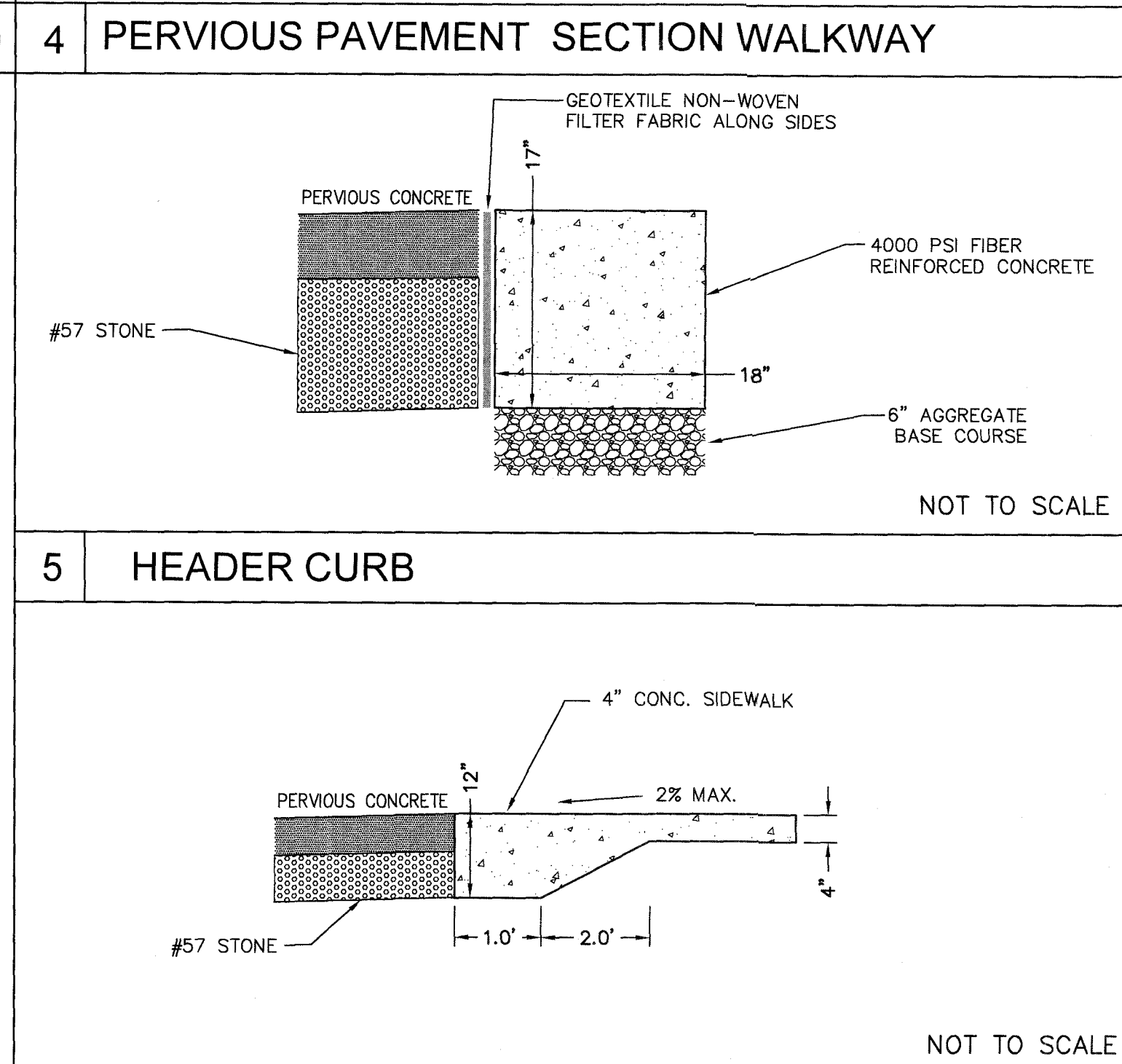
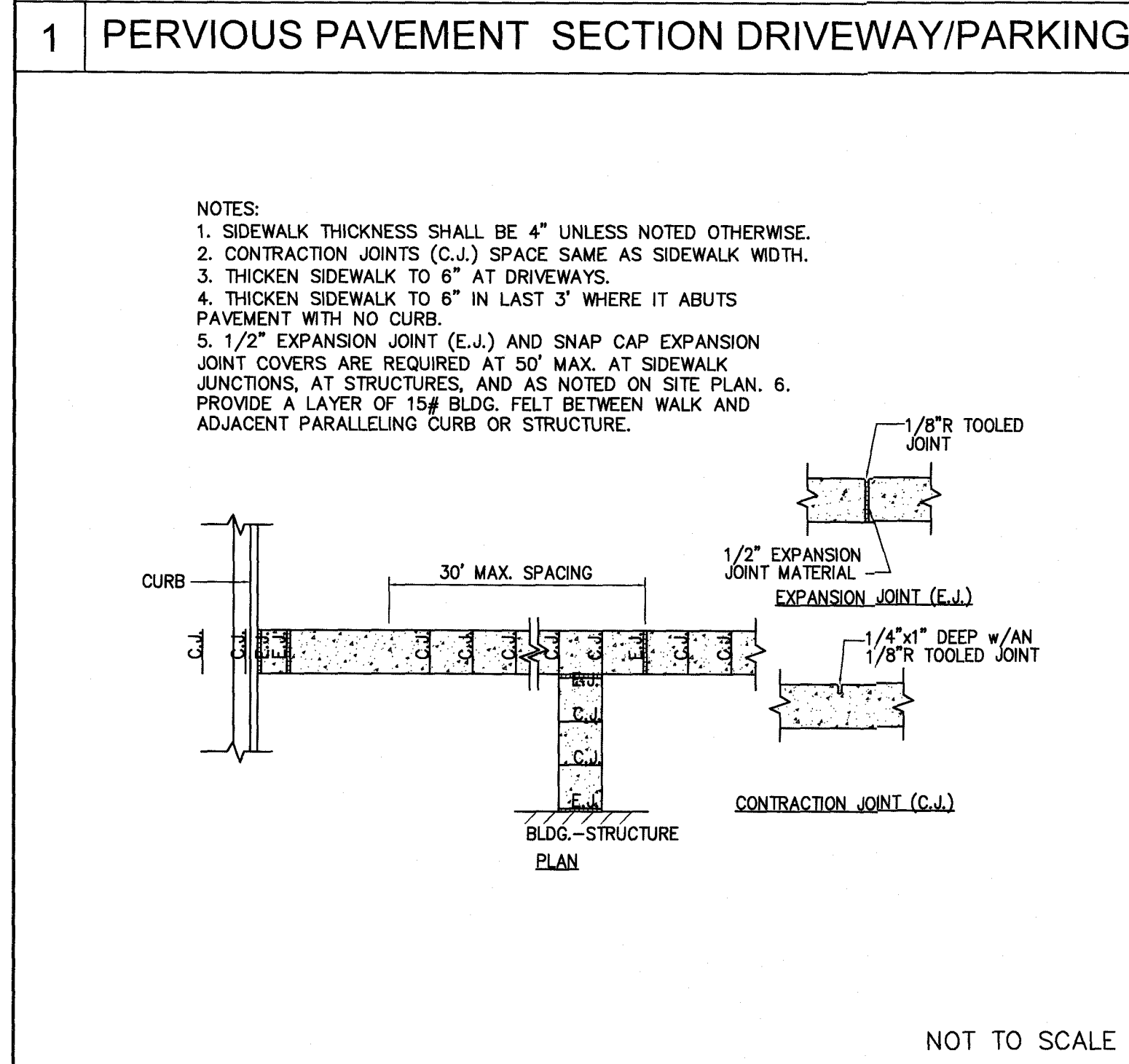
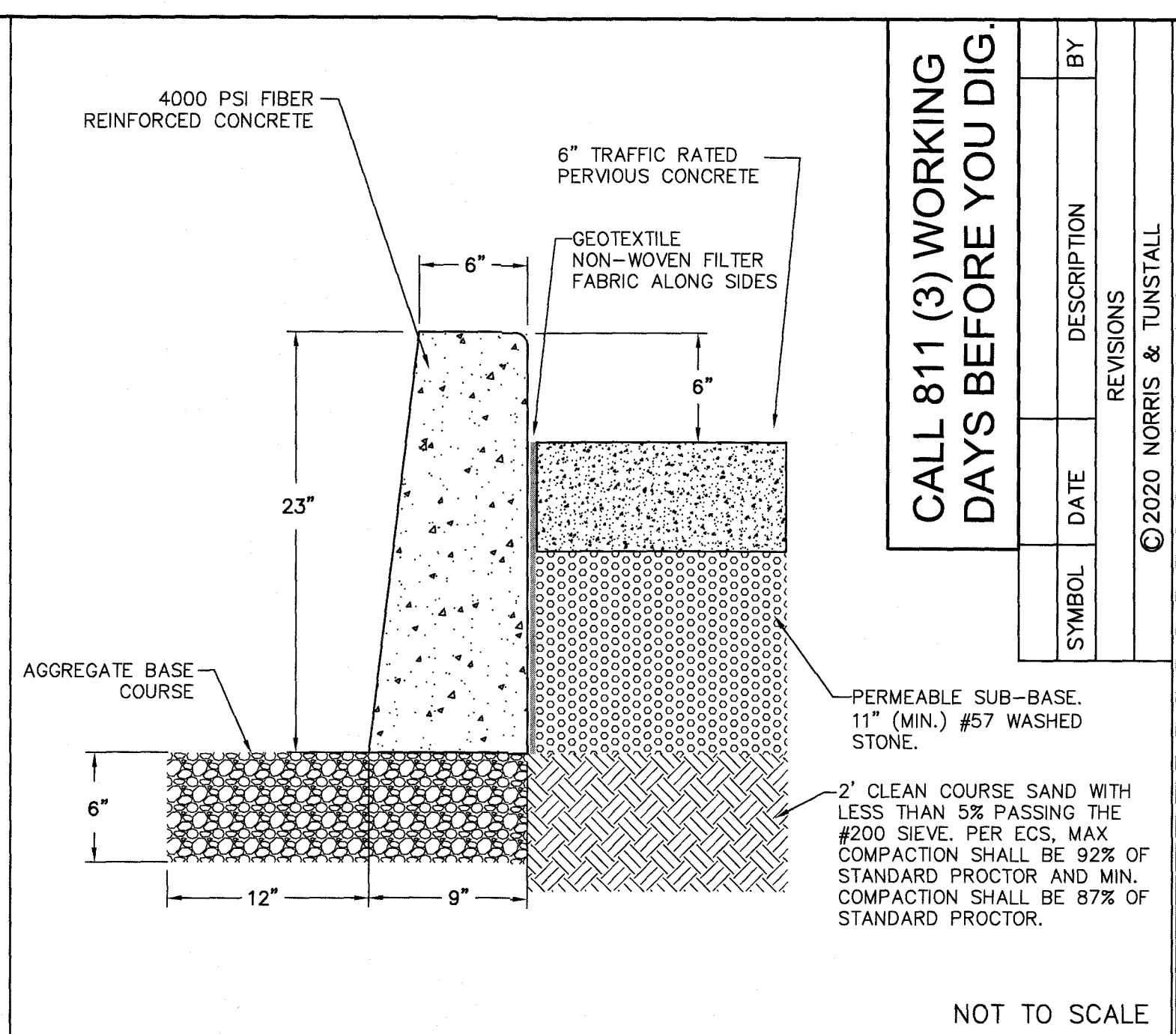
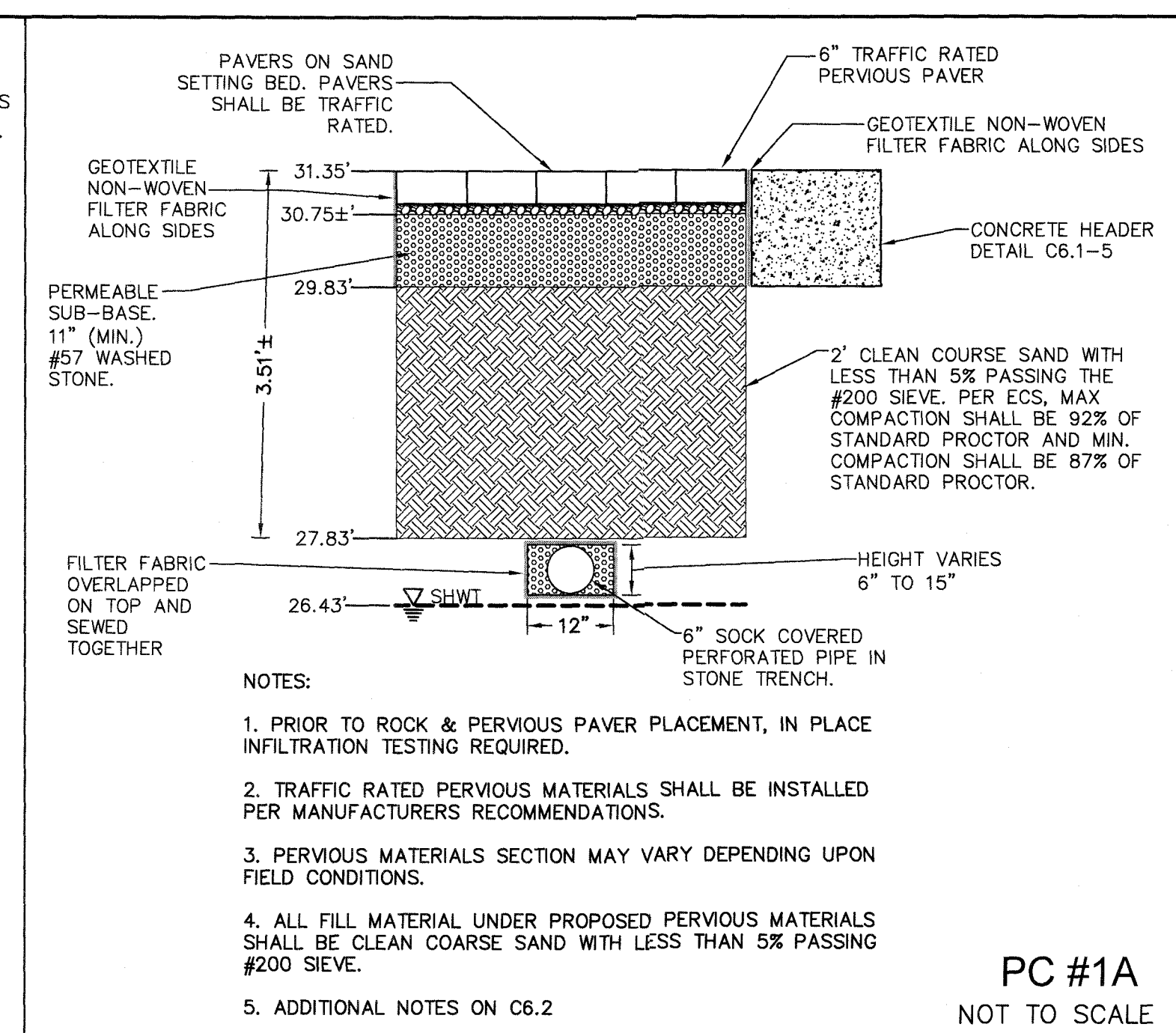
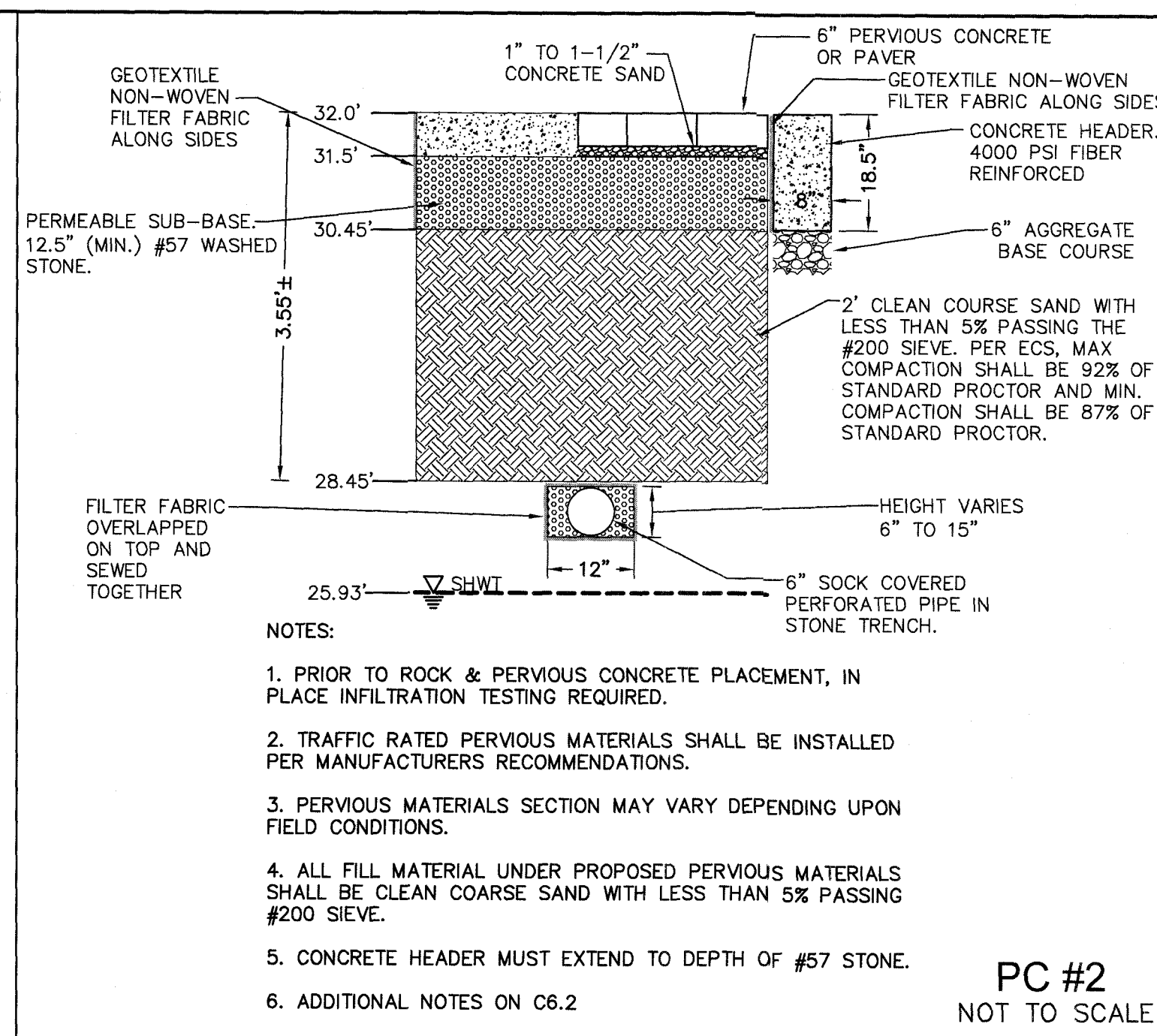
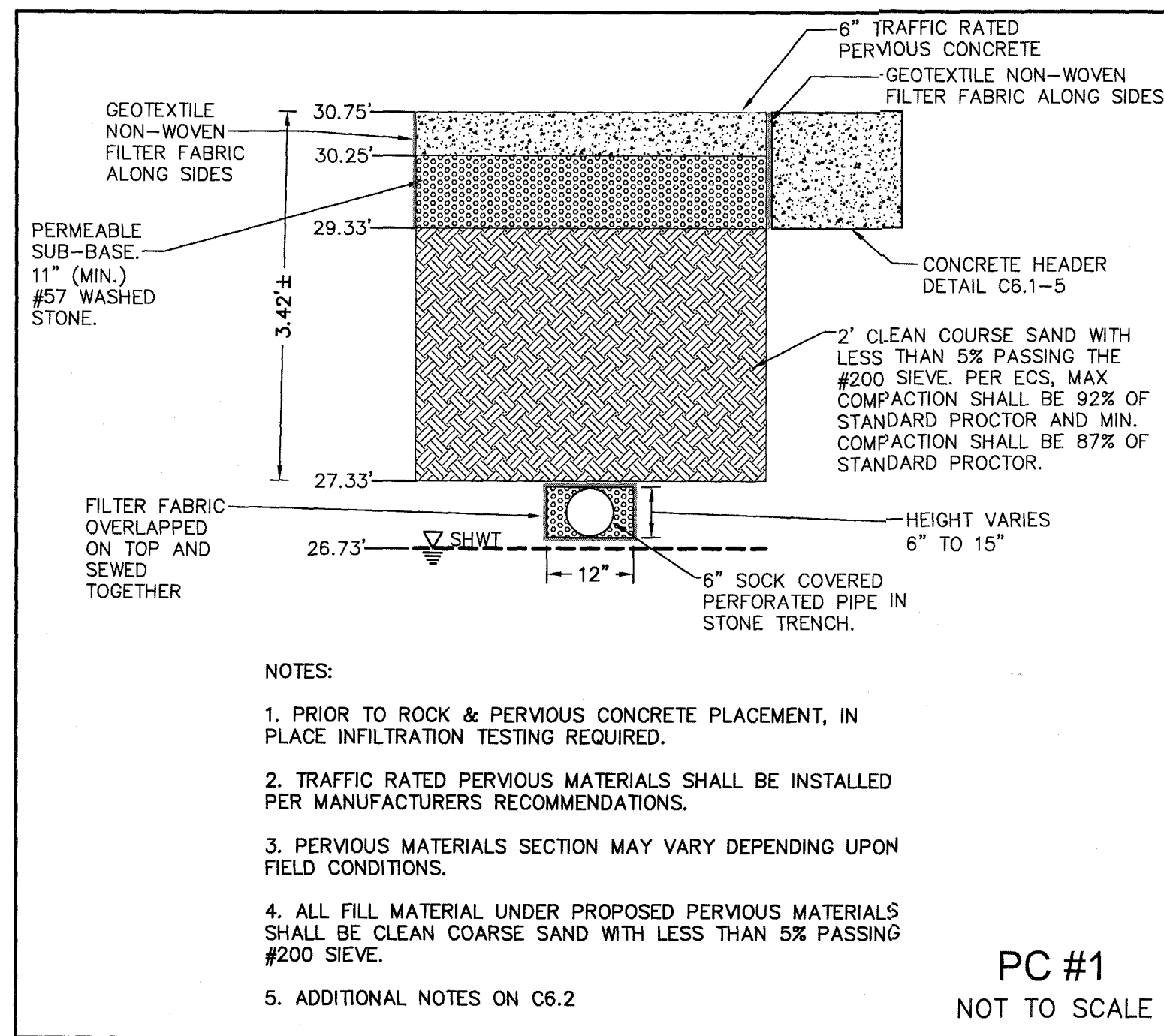
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MAYFAIRE I. LLC / JEFFREY L. ZIMMER
530 GREENVILLE BLVD. SE, SUITE 200 GREENVILLE, NC 27888
PHONE: (910) 763-4669
EMAIL: JEFFREYZIMMER@ZDC.COM

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

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6725 MONUMENT DRIVE
WILMINGTON, N. C.

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MAYFAIRE I. LLC / JEFFREY L. ZIMMER
530 GREENVILLE BLVD. SE.
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GREENVILLE, NC 27858
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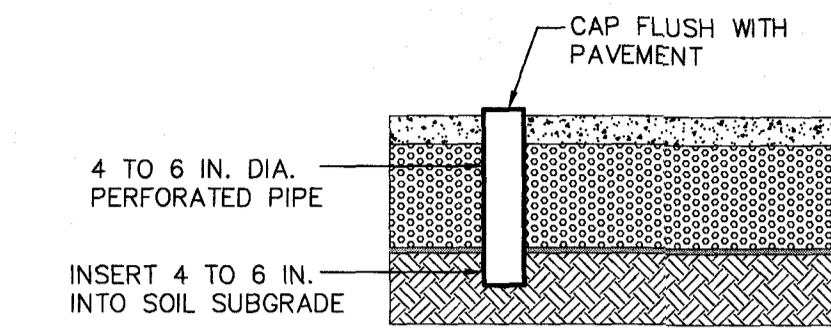
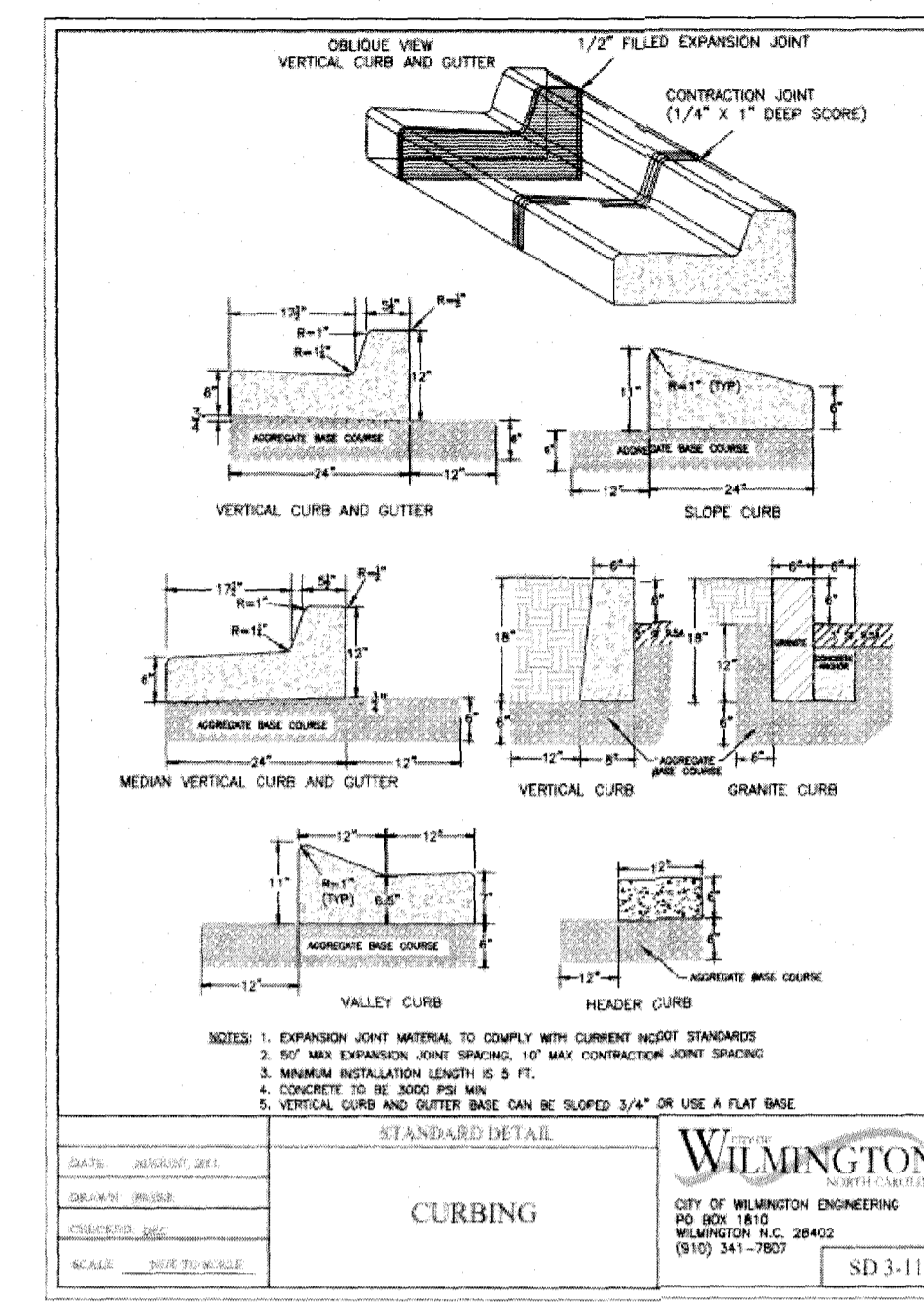
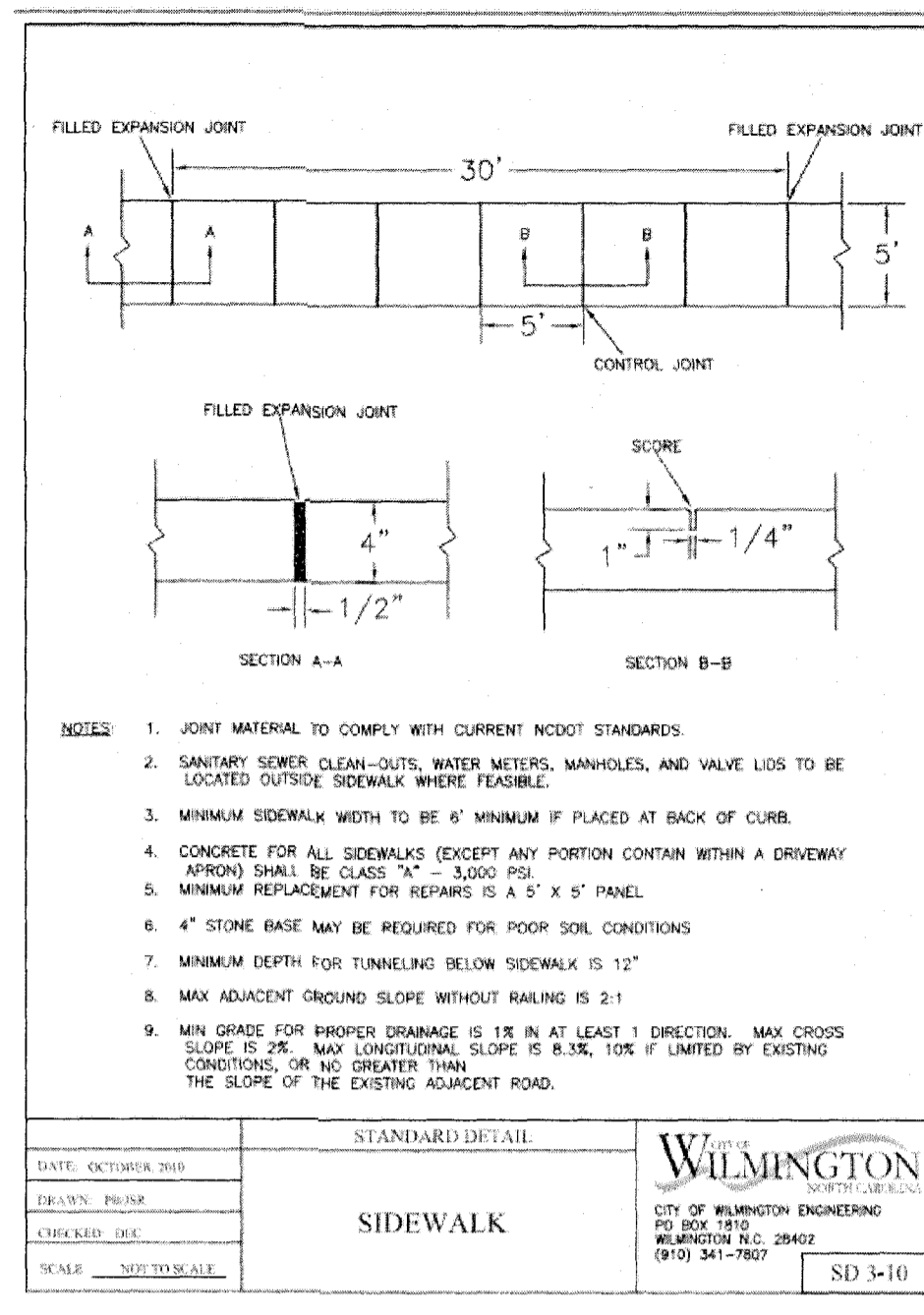
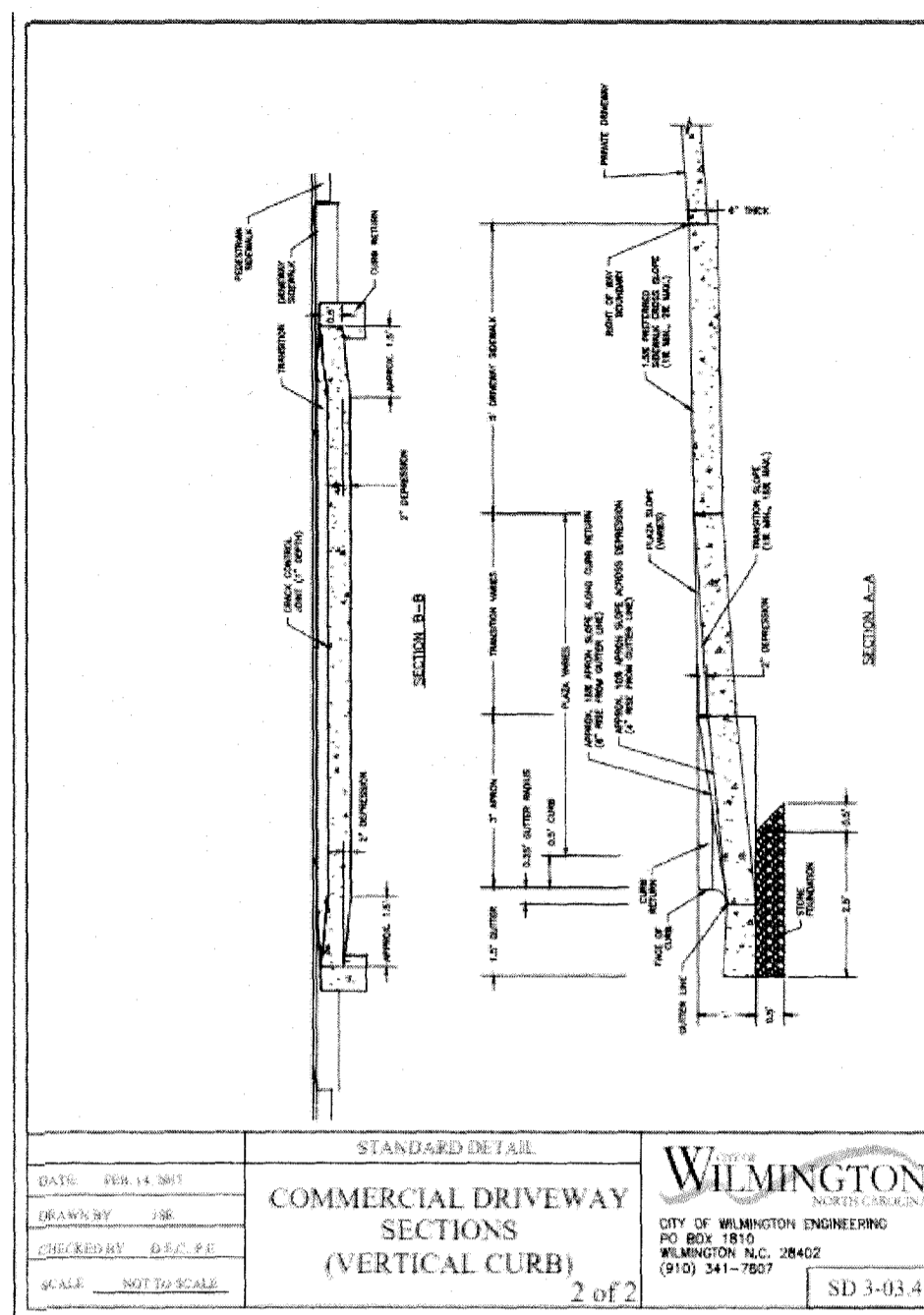
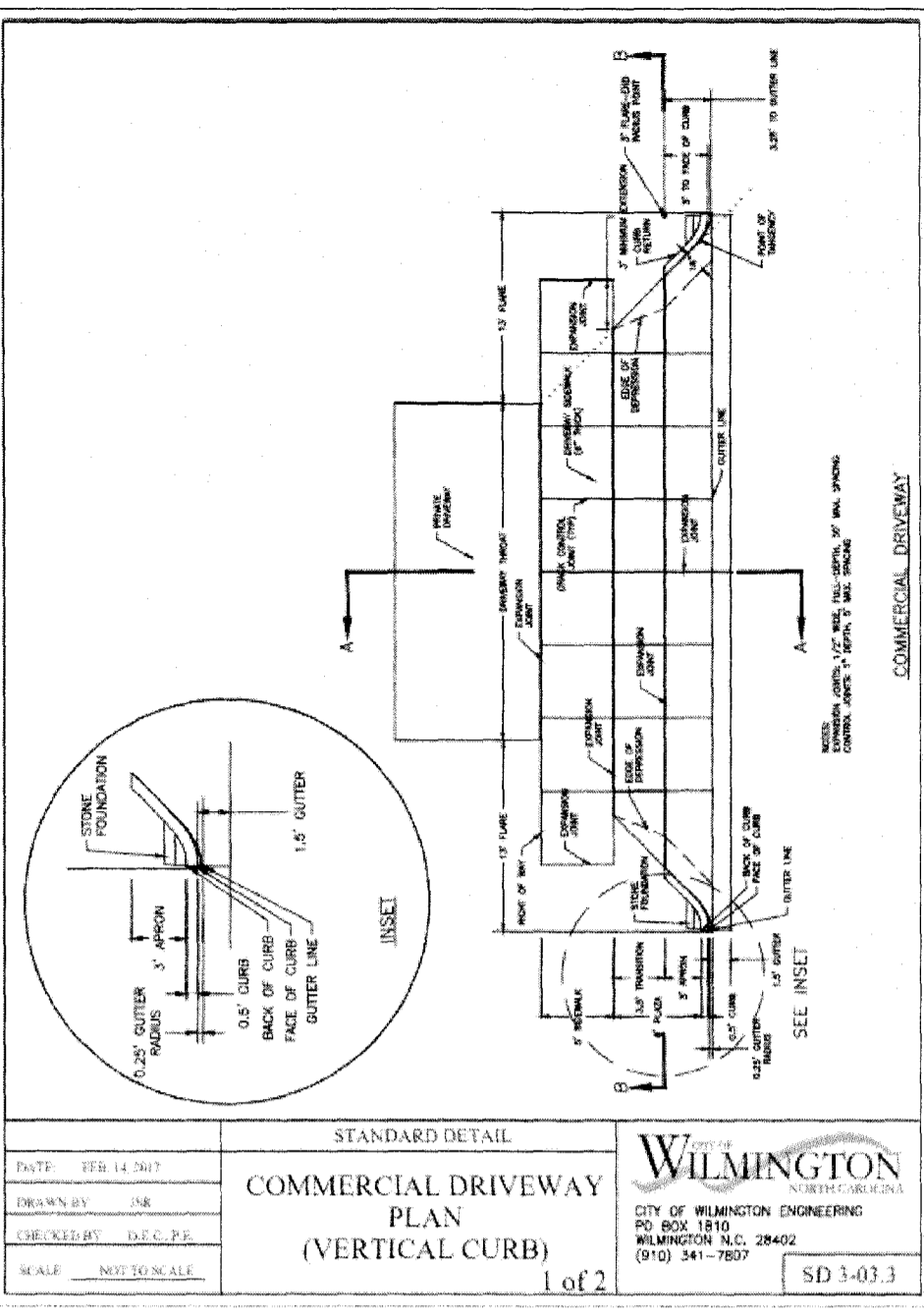
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PERVIOUS PAVEMENT OBSERVATION WELL NOTES:

1. IF THE SUBGRADE IS NOT TERRACED, THEN THE OBSERVATION WELL SHALL BE PLACED AT THE LOW END OF THE SUBGRADE SLOPE. IF THE SUBGRADE IS TERRACED, THEN ONE OBSERVATION WELL SHALL BE BUILT INTO THE LOW END OF EACH TERRACE.
2. OBSERVATION WELLS SHALL BE FITTED WITH A LOCKABLE CAP INSTALLED PLACED EVEN WITH THE PAVEMENT SURFACE TO FACILITATE QUARTERLY INSPECTION AND MAINTENANCE.
3. THE OBSERVATION WELL SHALL CONSIST OF A RIGID 4 TO 6 IN. DIAMETER PERFORATED PVC PIPE.

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 WILMINGTON, N. C.

OWNER/DEVELOPER
MAYFAIRE I LLC / JEFFREY L. ZIMMER
 530 GREENVILLE BLVD. SE,
 SUITE 200
 GREENVILLE, NC 27888
 PHONE: (910) 763-4669
 EMAIL: JEFFREYZIMMER@ZDC.COM

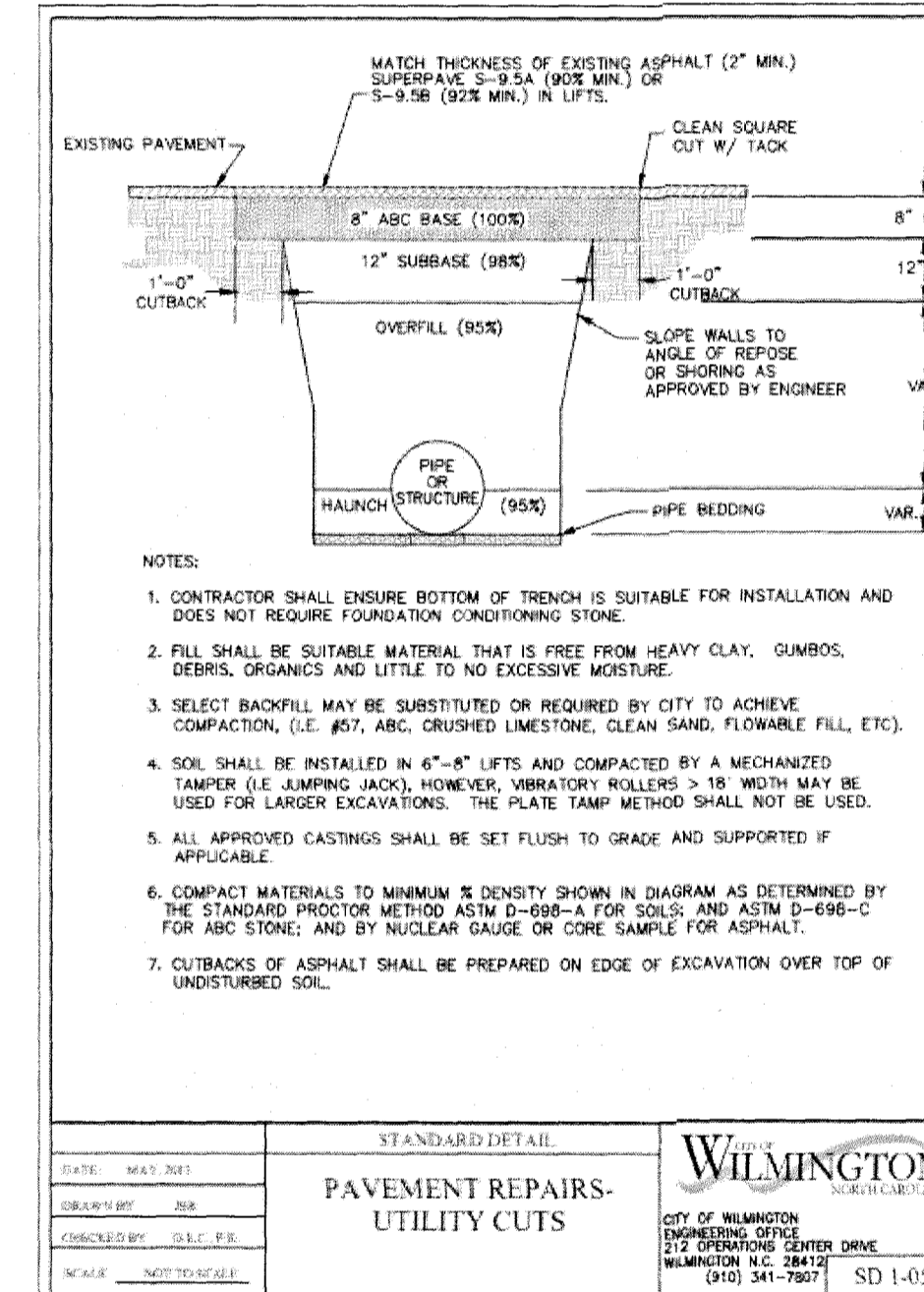
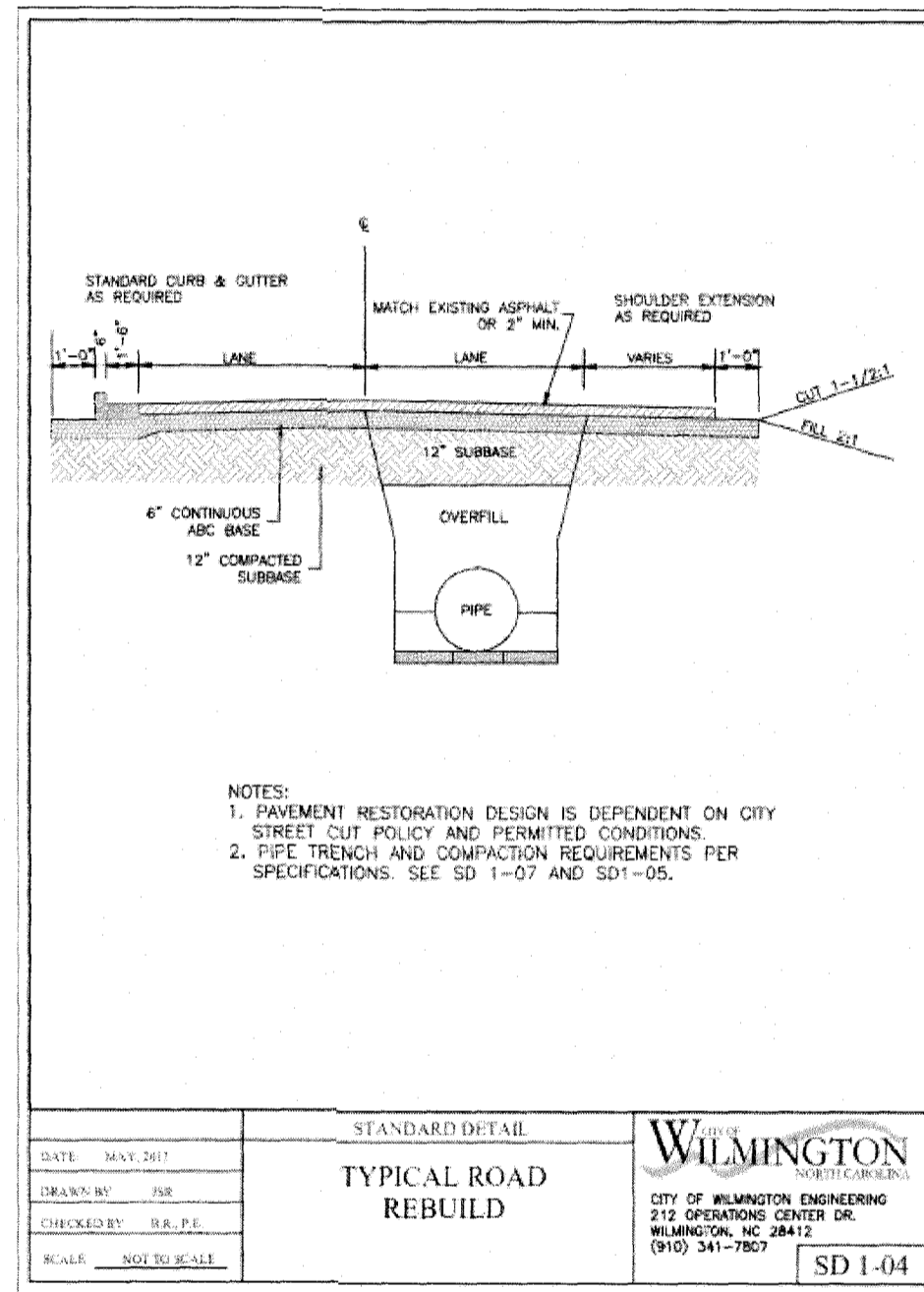
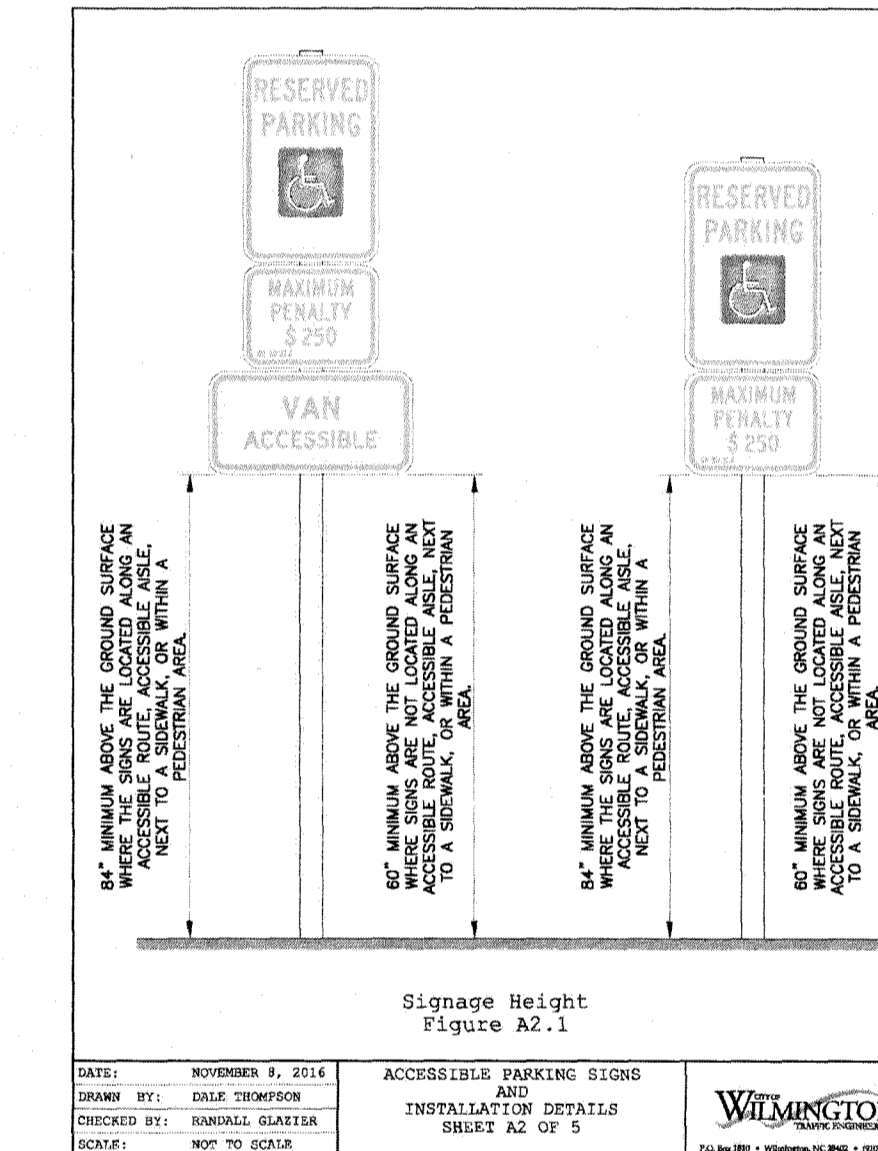
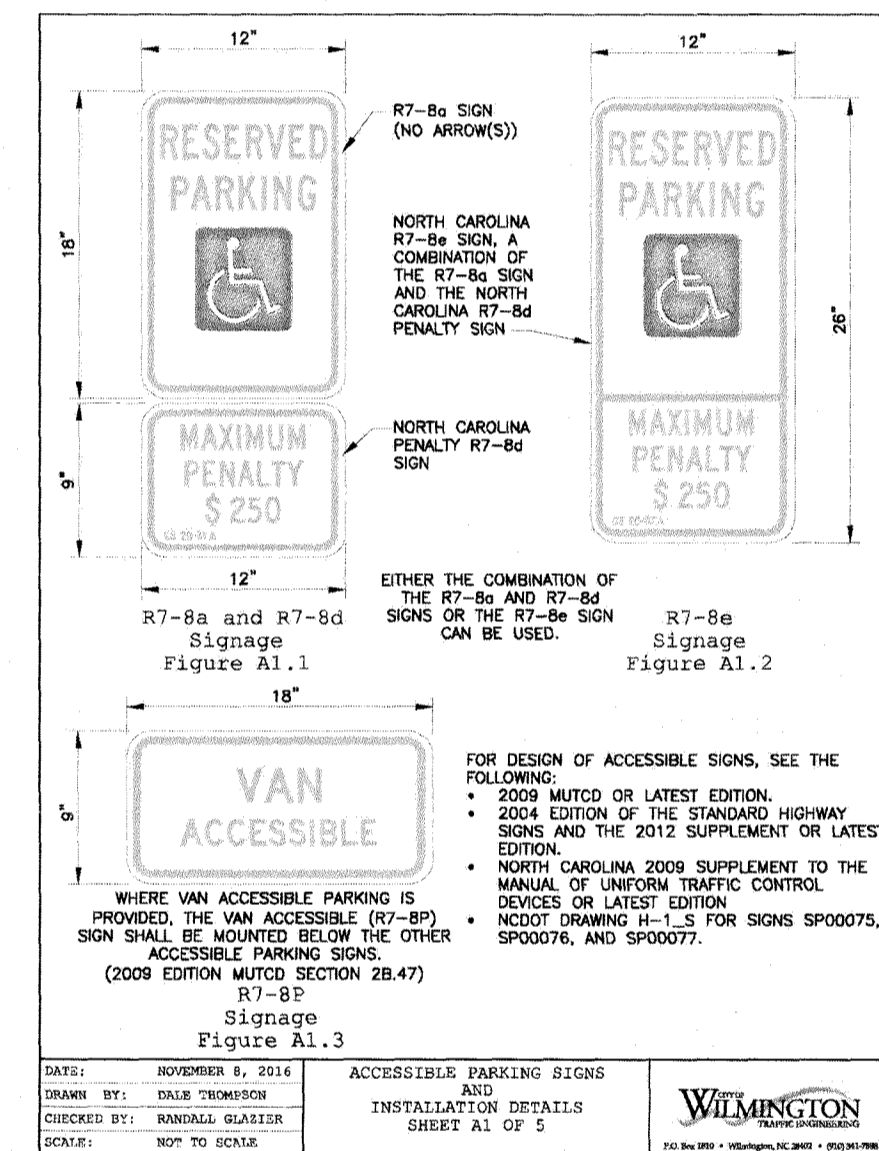
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C6.2

1 PERVIOUS PAVEMENT OBSERVATION WELL

NOT TO SCALE



PERMEABLE PAVEMENT CONSTRUCTION SEQUENCE:

The following is a typical construction sequence to properly install pervious concrete. The means and methods of installation shall be determined by the contractor and shall be installed per the manufacturer recommendations, product standards and industry guidelines.

Step 1. Construction of the permeable pavement shall only begin after the entire contributing drainage area has been stabilized. The proposed site should be checked for existing utilities prior to any excavation. Do not install the system in rain or snow.

Step 2. Temporary erosion and sediment (E&S) controls (silt fence) are needed during installation to divert stormwater away from the permeable pavement area until it is completed. The proposed permeable pavement area must be kept free from sediment during the entire construction process. Construction materials that are contaminated by sediments must be removed and replaced with clean materials.

Step 3. Where possible, excavators or backhoes should work from the sides to excavate the aggregate layer to its appropriate design depth and dimensions.

Step 4. In-situ soil testing shall be done after excavation to verify existing infiltration rate. Soils testing shall be conducted by an appropriately qualified professional, the testing can be done by the contractor, the designer, or a third party hired by owner. The results of the testing shall be given to the designer of record for review. If results show a lower infiltration rate than the rate of design the depth of aggregate must be revised.

Step 5. The native soils along the bottom and sides of the permeable pavement system should be scarified or tilled to a depth of 3 to 4 inches prior to the placement of the filter layer or filter fabric.

Step 6. Filter fabric should be installed on the bottom and the sides of the aggregate layer.

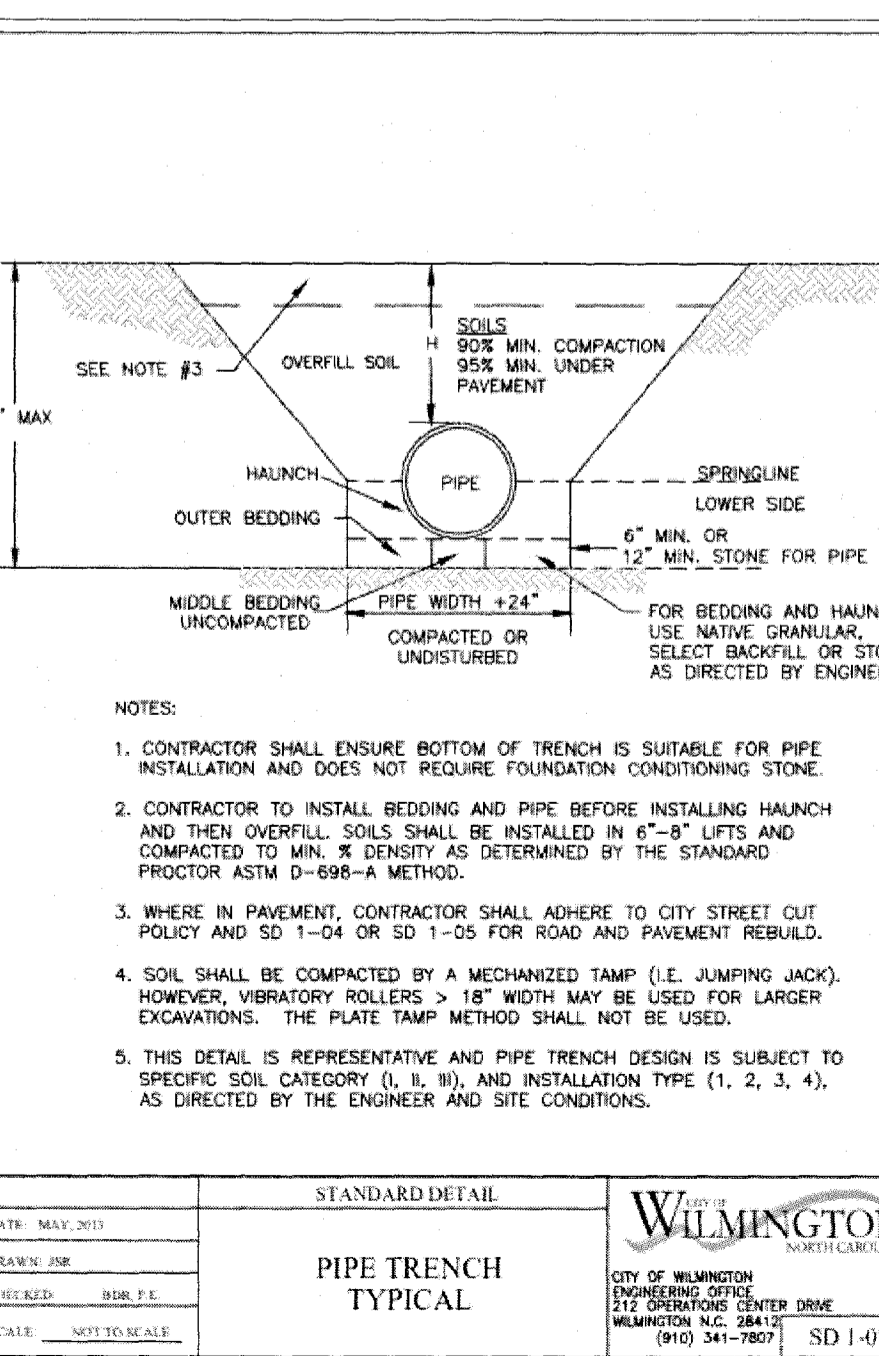
Step 7. Place observation wells as shown on plans.

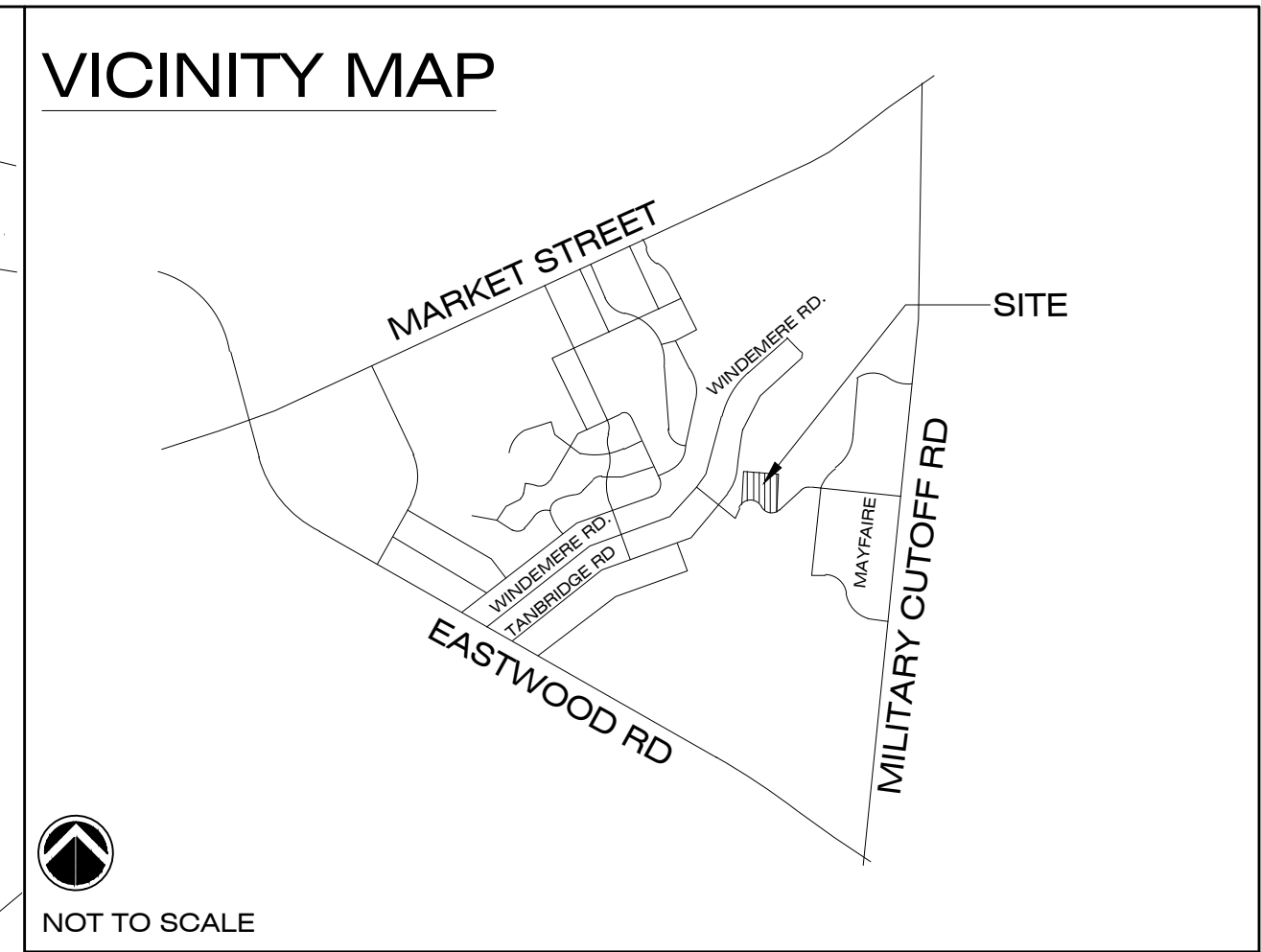
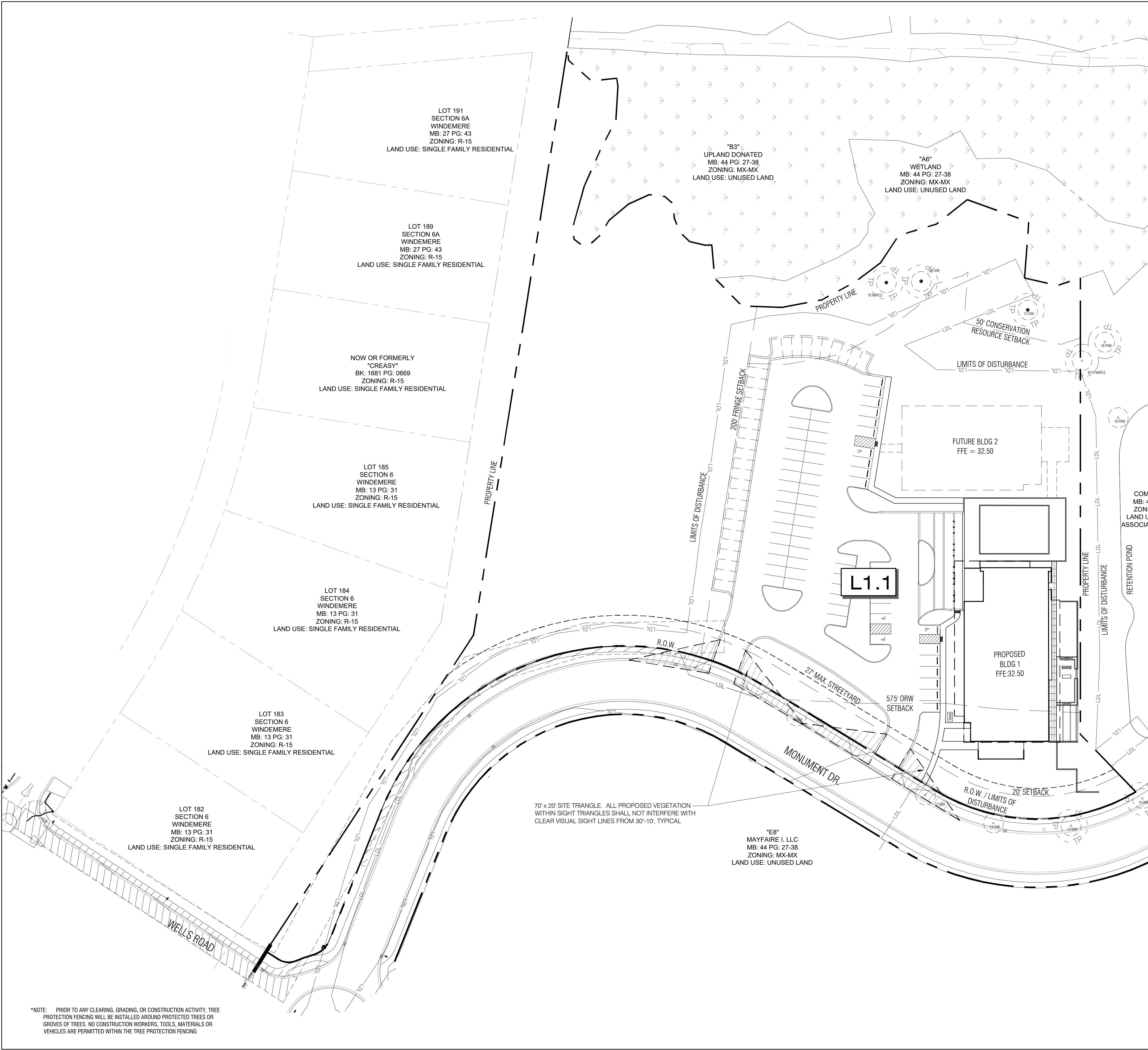
Step 8. Inspect all aggregate prior to placement. Ensure aggregate is clean, free of fines and conform to the plans and specifications. All aggregate shall be spread (not dumped). Moisten and spread the washed stone without driving on the soil subgrade, being careful not to damage the observation wells. Follow compaction recommendations by the permeable pavement manufacturer or that from industry guidelines.

Step 9. Ensure edge restraints and barriers between permeable pavement are installed per design.

Step 10. Contractor is to follow standard installation procedures for the specific type of pervious pavement that is being installed. For this project pervious concrete will be installed. Only certified and experienced contractors shall install the pervious concrete and installation shall be per the manufacturer recommendations, product standards and industry guidelines. Pervious concrete shall be constructed in accordance with the latest version of ACT 522.1, Specifications for Pervious Concrete.

Step 11. After installation, protect the installed pervious concrete until project completion, including routing construction traffic away from the installed pervious concrete. Contractor shall provide protection techniques including mats, plastic sheeting and barriers to ensure the pervious concrete remains protected until project completion.





NOT TO SCALE

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:	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:

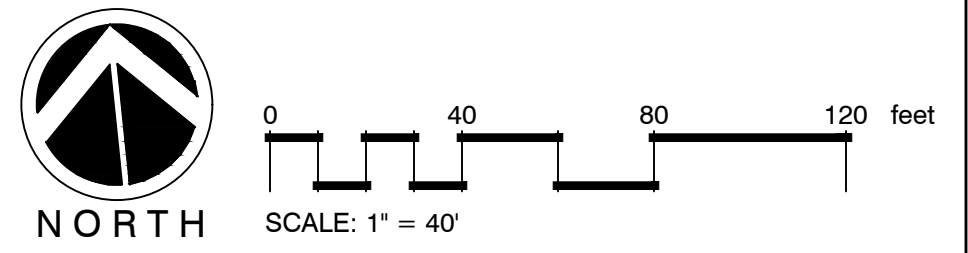
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING

SHEET INDEX

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



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Revisions

2022-01-12: Revised Per COW Comments

2022-02-10: 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

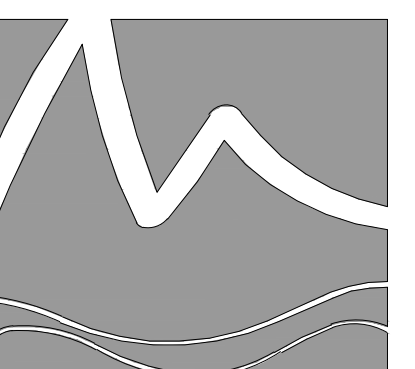
Drawn by: RJB

Checked by: JWM

Sheet Title: OVERALL

Sheet Number:

L3.0
of 2 sheets



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

Revisions
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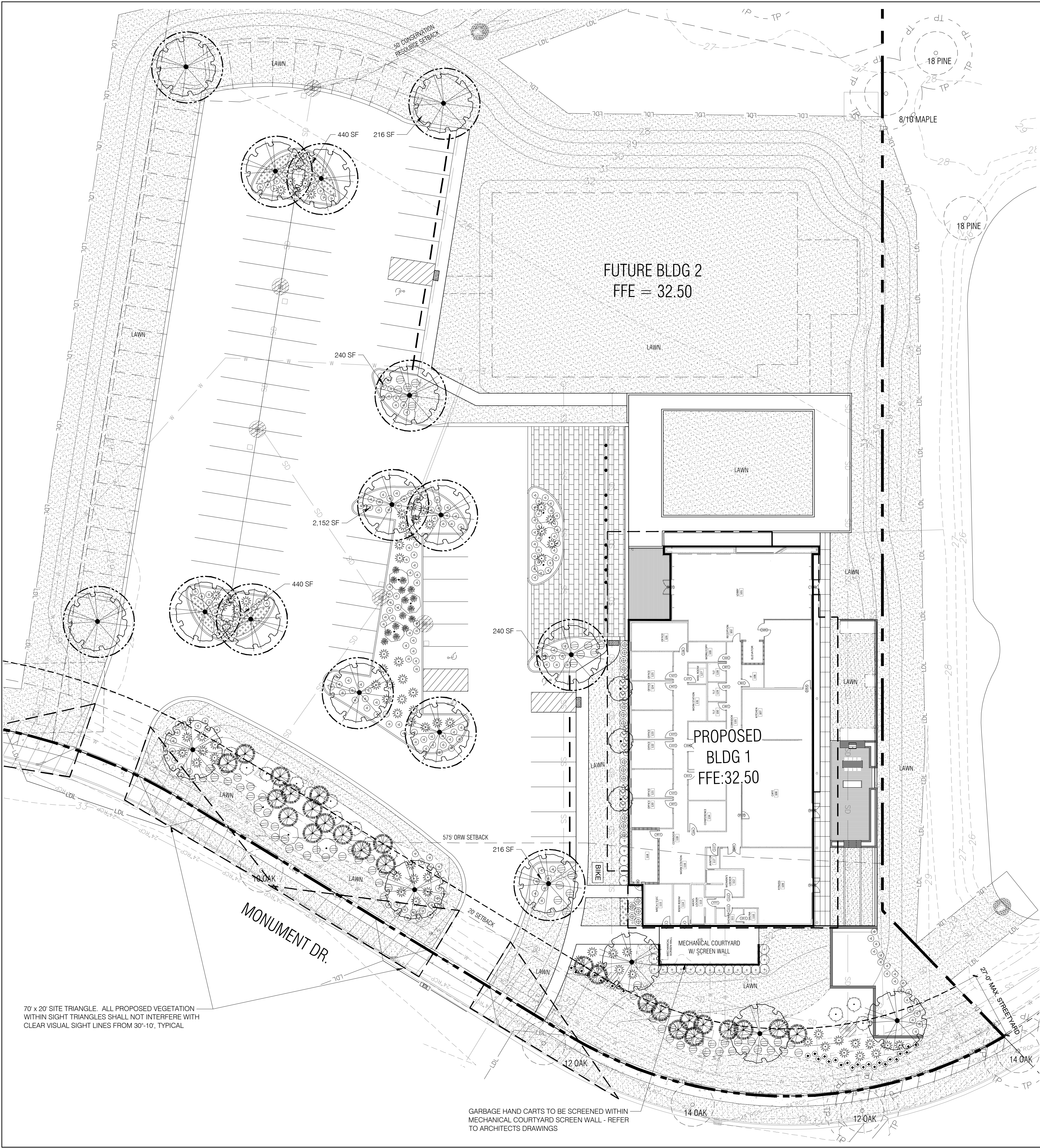
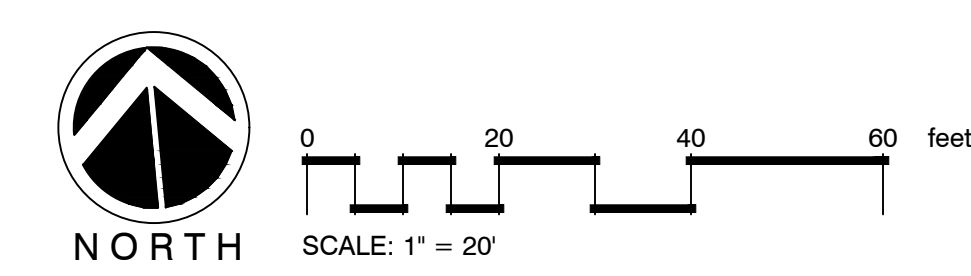
Date: 2021-11-17
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Drawn by: RJB
Checked by: JWM
Sheet Title: PLANTING PLAN

Sheet Number:
L3.1
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				

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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



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

GARBAGE HAND CARTS TO BE SCREENED WITHIN MECHANICAL COURTYARD SCREEN WALL - REFER TO ARCHITECTS DRAWINGS