

SUNNYVALE FLEX SPACES

WILMINGTON, NC

SYMBOL	DATE	DESCRIPTION	BY
R1	9/28/23	LOT HAS BEEN SUBDIVIDED INTO LOT 1 & LOT 2. REMOVED 342' OF 5' SIDEWALK (1,710 SF) FROM FRONTAGE OF LOT 1.	TOM

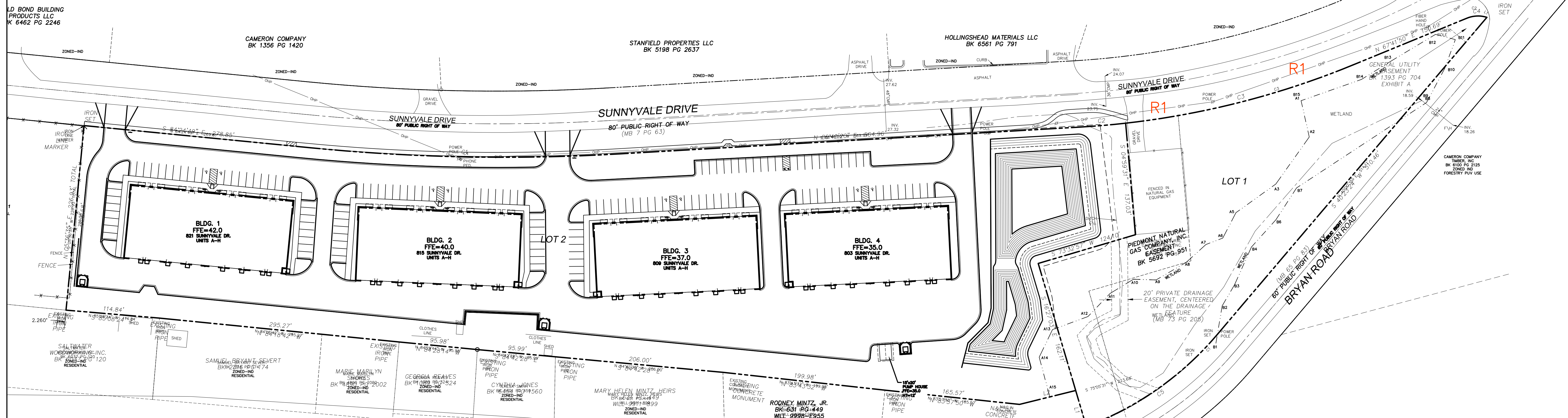
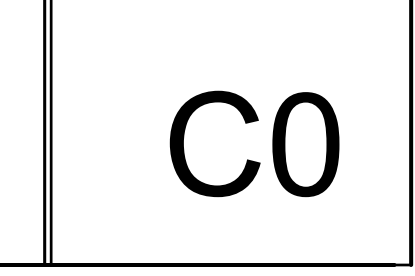
OVERALL SITE PLAN
 SUNNYVALE FLEX SPACES
 735 SUNNYVALE DRIVE
 WILMINGTON, N. C.

OWNER/DEVELOPER
 WILLIAM H. CAMERON, MANAGER
 CAMERON COMPANY TIMBER, LLC
 1201 GLEN MEADE ROAD
 WILMINGTON, NC 28401
 910-762-2676

OWNER/DEVELOPER
 WILLIAM H. CAMERON, MANAGER
 CAMERON COMPANY TIMBER, LLC
 1201 GLEN MEADE ROAD
 WILMINGTON, NC 28401
 910-762-2676

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

License #C-3641
19082
 DES. JST
 CKD. JPN
 DRWN. NKS
 DATE 9/28/23



For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit # _____
 Signed: _____

Approved Construction Plan
 Name _____ Date _____

Planning _____
 Traffic _____
 Fire _____

NCDENR PWSS WATER PERMIT # _____
 WATER CAPACITY: _____ GPD
 DWQ SEWER PERMIT # _____
 SEWER CAPACITY: _____ GPD
 SEWER SHED # AND PLANT: _____
 SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

LEGEND

	PROPERTY LINE
	DISTURBED AREA LIMITS
	PROPOSED CONTOUR
	TEMPORARY SILT FENCE
	PROPOSED STORMDRAIN PIPE
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED FINISH GRADE SPOT ELEVATION
	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
	OBSERVATION WELL
	EXISTING CONTOUR
	EXISTING TREE TO BE SAVED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCING
	ASPHALT
	CONCRETE
	INTERIOR LANDSCAPING
	STREETYARD

Impervious Surface:

New Impervious On-Site		Impervious Surface to SW Pond	
Asphalt/Parking:	117,263 SF	Asphalt/Parking:	117,263 SF
Curb & Gutter:	7,961 SF	Curb & Gutter:	7,274 SF
Sidewalk:	9,866 SF	Sidewalk:	7,784 SF
Building:	72,446 SF	Building:	72,446 SF
Pumphouse:	300 SF	Pumphouse:	300 SF
Future:	146 SF	Future:	146 SF
Total:	207,836 SF	Total:	205,213 SF

New Impervious Off-Site	
Asphalt/Parking:	13,695 SF
Curb & Gutter:	0 SF
Sidewalk:	5,367 SF
Building:	0 SF
Total:	19,062 SF

SITE DATA TABLE

PARCEL ID#: R06500-006-018-000 (LOT 1)
 MAP ID#: 312509-05-4147-000
 PARCEL ID#: R06500-006-012-000 (LOT 2) **R1**
 MAP ID#: 31512.95.5146.000
 PARCEL ADDRESS: 735 SUNNYVALE DR.
 PARCEL AREA: (2.23AC LOT 1)+(7.53AC LOT 2)=9.76 ACRES (425,009 SF)
 PARCEL OWNER: CAMERON COMPANY TIMBER LLC
 ZONING: IND-HEAVY INDUSTRIAL
 SOIL TYPES: Kr, Le, Mu
 CAMA LAND USE: URBAN
 WETLANDS: EXIST ON SITE AND ARE DELINEATED ON PLANS
 FLOOD HAZARD: THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD OZONE AREA ACCORDING TO FLOOD HAZARD MAP NUMBER 3720311500L DATED AUGUST 28, 2018.

IND. REQUIREMENTS
 MAXIMUM LOT COVERAGE: NA
 MINIMUM FRONT SETBACK: 50'
 MINIMUM REAR SETBACK: 0/50' (ABUTTING RESIDENTIAL USE)
 MINIMUM INTERIOR SIDE SETBACK: 0
 MAXIMUM HEIGHT: 35'+
 BUFFER YARD: 25' WHERE ABUTTING RESIDENTIAL

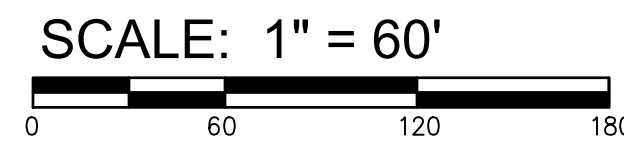
PROPOSED SETBACKS: SEE PLAN

BUILDING DATA:
 NUMBER OF BUILDINGS: 4
 BUILDING AREA: 18,112 SF TOTAL: 72,446 SF
 UNITS PER BUILDING: 8 TOTAL: 32
 UNIT AREA: 2,272 SF
 BUILDING HEIGHT: 22'
 BUILDING CONSTRUCTION TYPE: II-B

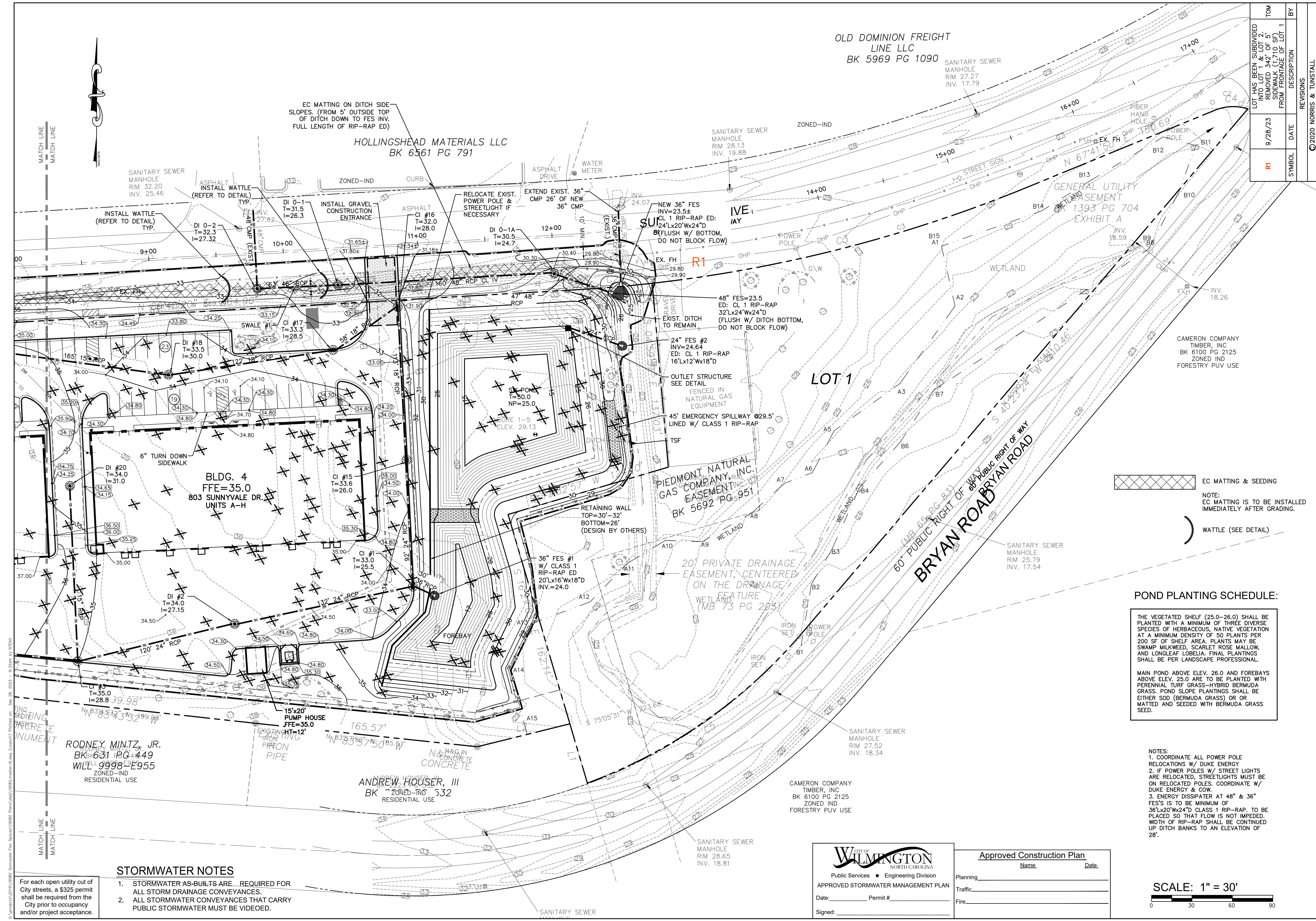
PARKING:
 PARKING REQUIREMENT: WAREHOUSING GENERAL (70% OF BUILDING AREA 51,198 SF)
 1 SPACE PER 1,000 SF GFA MIN. (NO MAX)
 PARKING REQUIRED WAREHOUSE: 51 SPACES
 PARKING REQUIREMENT: OFFICE (30% OF BUILDING AREA 21,942 SF)
 1 PER 200 SF MAX. / 1 PER 300 SF MIN.
 PARKING REQUIRED OFFICE: 110 SPACES MAX. / 73 SPACES MIN.
 TOTAL PARKING REQUIRED: 161 SPACES MAX. / 124 SPACES MIN.
 PARKING PROVIDED TOTAL: 157 SPACES
 HC ACCESSIBLE PARKING REQUIRED: 6 PROVIDED: 8
 BICYCLE PARKING REQUIRED: 10 PROVIDED: 10+

LANDSCAPING: SEE LANDSCAPE PLAN
 STREETYARD MULTIPLIER: 25
 1620-103X25=37,925 SF REQUIRED PROVIDED: 40,000 SF
 PARKING LOT INTERIOR LANDSCAPING: 20% SHADING
 FOUNDATION PLANTINGS: FACE OF BUILDING X (12%)

TRASH SERVICE: DUMPSTER
 DISTURBED AREA LIMITS: 7.95± ACRES
WATER/SEWER DEMANDS
 OFFICE: 100 SF/PERSON X 25 GPD/PERSON = 5,400 GPD
 WAREHOUSE: 100 GAL/LOADING BAY = 3,200 GPD
 TOTAL: 8,600 GPD



R1 * A PAYMENT-IN-LIEU WILL BE MADE FOR THE REMAINING REQUIRED SIDEWALK ALONG SUNNYVALE DRIVE AND BRYAN ROAD.



OLD DOMINION FREIGHT
LINE LLC
BK 5969 PG 1090

HOLLINGSHEAD MATERIALS LLC
BK 6561 PG 791

NEW 36" FES
INV=23.54
ED: CL 1 RIP-RAP ED:
24'Lx20'Wx24"D
8" FLUSH W/ BOTTOM,
DO NOT BLOCK FLOW

48" FES=23.5
ED: CL 1 RIP-RAP
32'Lx24'Wx24"D
(FLUSH W/ DITCH BOTTOM,
DO NOT BLOCK FLOW)

24" FES #2
INV=24.64
ED: CL 1 RIP-RAP
16'Lx12'Wx18"D

45' EMERGENCY SPILLWAY @29.5'
LINED W/ CLASS 1 RIP-RAP

20' PRIVATE DRAINAGE
EASEMENT, CENTERED
ON THE DRAINAGE
FEATURE
(MB 73 PG 205)

36" FES #1
W/ CLASS 1
RIP-RAP ED
20'Lx16'Wx18"D
INV.=24.0

15'x20'
PUMP HOUSE
FFE=35.0
HT=12'

RODNEY MINTZ, JR.
BK 631 PG 449
WILL 9998 E 955
ZONED-IND
RESIDENTIAL USE

ANDREW HOUSER, III
BK 532 PG 532
RESIDENTIAL USE

CAMERON COMPANY
TIMBER, INC
BK 6100 PG 2125
ZONED IND
FORESTRY PUV USE

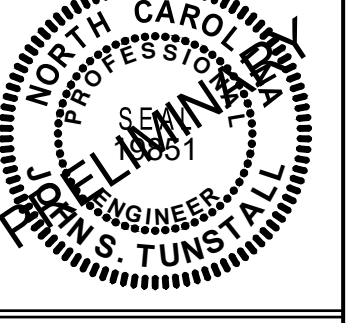
REVISIONS	DATE	DESCRIPTION	BY
R1	9/28/23	LOT HAS BEEN SUBDIVIDED INTO LOT 1 & LOT 2. REMOVED 342' OF 5' SIDEWALK (1,1710 SF) FROM FRONTAGE OF LOT 1	TOM

GRADING, DRAINAGE AND EROSION CONTROL PLAN
SUNNYVALE FLEX SPACES
735 SUNNYVALE DRIVE
WILMINGTON, N. C.

OWNER/DEVELOPER
WILLIAM H. CAMERON, MANAGER
CAMERON COMPANY TIMBER, LLC
1201 GLEN MEADE ROAD
WILMINGTON, NC 28401
910-762-2876

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

19082
DES. JST
CHK. JPN
DRWN. NKS
DATE 9/28/23



C1.1

STORMWATER NOTES

1. STORMWATER AS-BUILTS ARE REQUIRED FOR ALL STORM DRAINAGE CONVEYANCES.
 2. ALL STORMWATER CONVEYANCES THAT CARRY PUBLIC STORMWATER MUST BE VIDEOED.
- For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

- EC MATTING & SEEDING
- NOTE: EC MATTING IS TO BE INSTALLED IMMEDIATELY AFTER GRADING.
- WATTLE (SEE DETAIL)

POND PLANTING SCHEDULE:

THE VEGETATED SHELF (25.0-26.0) SHALL BE PLANTED WITH A MINIMUM OF THREE DIVERSE SPECIES OF HERBACEOUS, NATIVE VEGETATION AT A MINIMUM DENSITY OF 50 PLANTS PER 200 SF OF SHELF AREA. PLANTS MAY BE SWAMP MILKWEED, SCARLET ROSE MALLOW, AND LONGLEAF LOBELIA. FINAL PLANTINGS SHALL BE PER LANDSCAPE PROFESSIONAL.

MAIN POND ABOVE ELEV. 26.0 AND FOREBAYS ABOVE ELEV. 25.0 ARE TO BE PLANTED WITH PERENNIAL TURF GRASS-HYBRID BERMUDA GRASS. POND SLOPE PLANTINGS SHALL BE EITHER SOD (BERMUDA GRASS) OR OR MATTED AND SEEDED WITH BERMUDA GRASS SEED.

- NOTES:
1. COORDINATE ALL POWER POLE RELOCATIONS W/ DUKE ENERGY
 2. IF POWER POLES W/ STREET LIGHTS ARE RELOCATED, STREETLIGHTS MUST BE ON RELOCATED POLES. COORDINATE W/ DUKE ENERGY & COW.
 3. ENERGY DISSIPATER AT 48" & 36" FES'S IS TO BE MINIMUM OF 36'Lx20'Wx24" CLASS 1 RIP-RAP. TO BE PLACED SO THAT FLOW IS NOT IMPEDED. WIDTH OF RIP-RAP SHALL BE CONTINUED UP DITCH BANKS TO AN ELEVATION OF 28'.

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

Approved Construction Plan
Name _____ Date _____
Planning _____
Traffic _____
Fire _____

