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By waltonj at 3:17 pm, Feb 01, 2021

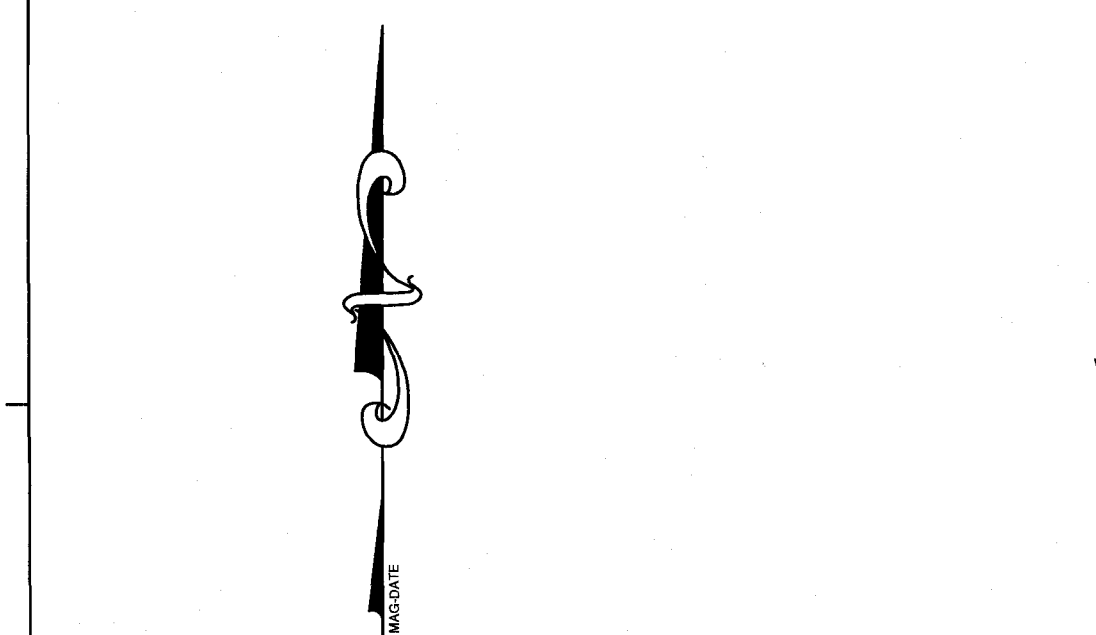


nCino PHASE 1 -  
PARKING DECK  
6770 PARKER FARM RD.  
WILMINGTON NC

OWNER/DEVELOPER  
RAIFORD G. TRASK III, MANAGER  
CLOUD REAL ESTATE HOLDINGS, LLC  
1201 GLEN MEADE ROAD  
WILMINGTON, NC 28401  
910-799-8755

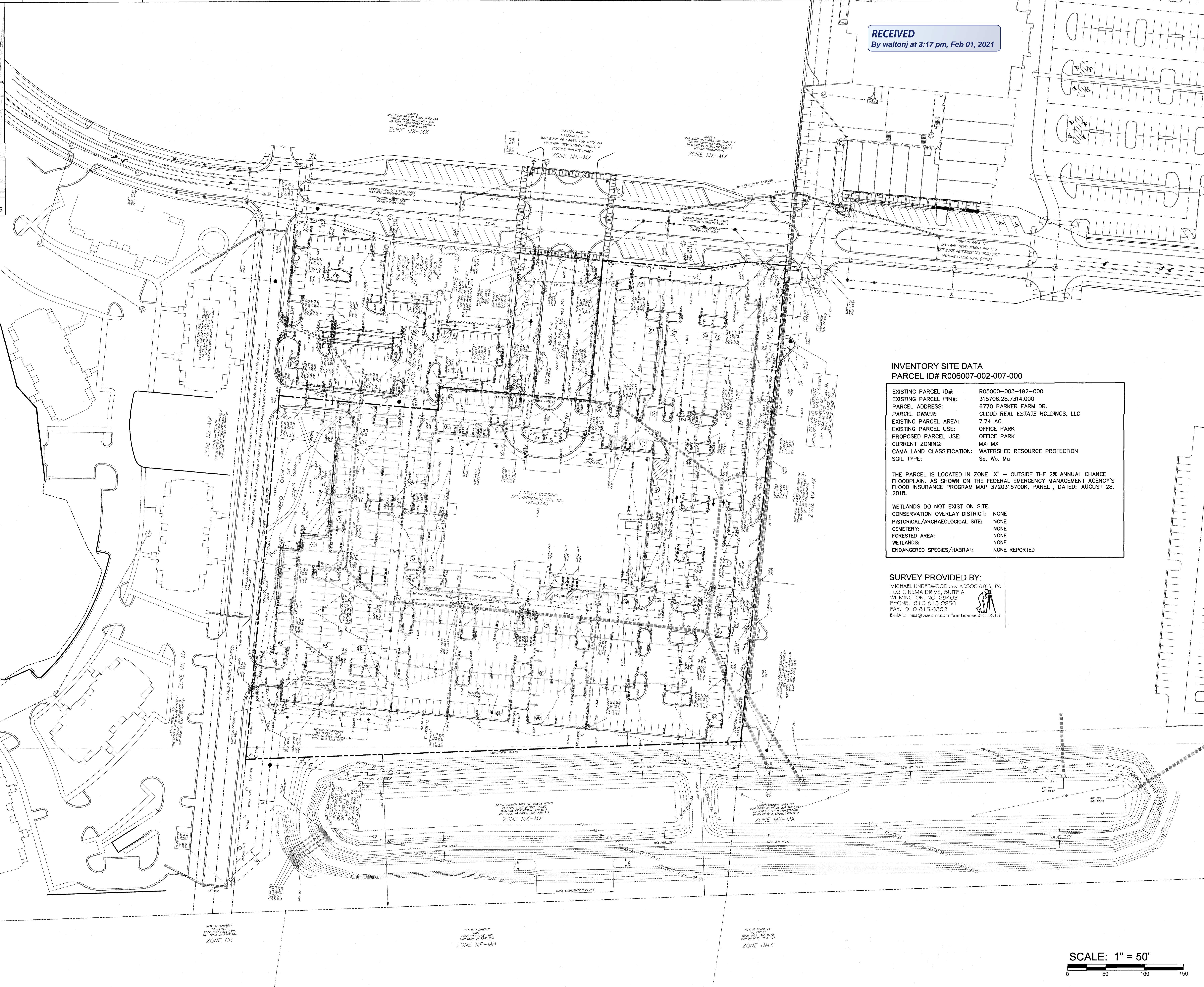


101 NORTH THIRD STREET SUITE 500  
WILMINGTON, NORTH CAROLINA 28401  
TEL. 910.790.9901 FAX 910.790.3111  
WWW.LS3P.COM



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**INVENTORY SITE DATA**  
PARCEL ID# R006007-002-007-000

EXISTING PARCEL ID#: R05000-003-192-000  
EXISTING PARCEL PIN#: 315706.28.7314.000  
PARCEL ADDRESS: 6770 PARKER FARM DR.  
PARCEL OWNER: CLOUD REAL ESTATE HOLDINGS, LLC  
EXISTING PARCEL AREA: 7.74 AC  
EXISTING PARCEL USE: OFFICE PARK  
PROPOSED PARCEL USE: OFFICE PARK  
CURRENT ZONING: MX-MX  
CAMA LAND CLASSIFICATION: WATERSHED RESOURCE PROTECTION  
SOIL TYPE: Se, W6, Mu

THE PARCEL IS LOCATED IN ZONE "X" - OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE PROGRAM MAP 3720315700K, PANEL , DATED: AUGUST 28, 2018.

WETLANDS DO NOT EXIST ON SITE.  
CONSERVATION OVERLAY DISTRICT: NONE  
HISTORICAL/ARCHAEOLOGICAL SITE: NONE  
CEMETERY: NONE  
FORESTED AREA: NONE  
WETLANDS: NONE  
ENDANGERED SPECIES/HABITAT: NONE REPORTED

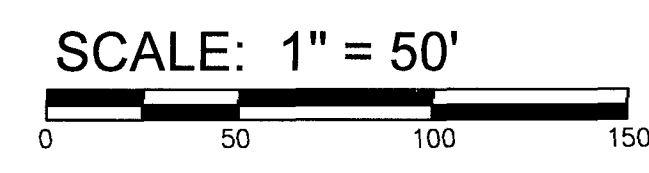
**SURVEY PROVIDED BY:**  
MICHAEL UNDERWOOD and ASSOCIATES, PA  
102 CINEMA DRIVE, SUITE A  
WILMINGTON, NC 28403  
PHONE: 910-815-0650  
FAX: 910-815-0393  
E-MAIL: mui@hazecr.com Firm License # C-0615

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REVISIONS:

No.	Description	Date

PROJECT: 7101-201050  
DATE: 23 December 2020  
DRAWN BY:  
CHECKED BY:



Approved Construction Plan

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning: \_\_\_\_\_

Traffic: \_\_\_\_\_

Fire: \_\_\_\_\_

City of WILMINGTON  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN

Date: \_\_\_\_\_ Permit #: \_\_\_\_\_

Signed: \_\_\_\_\_

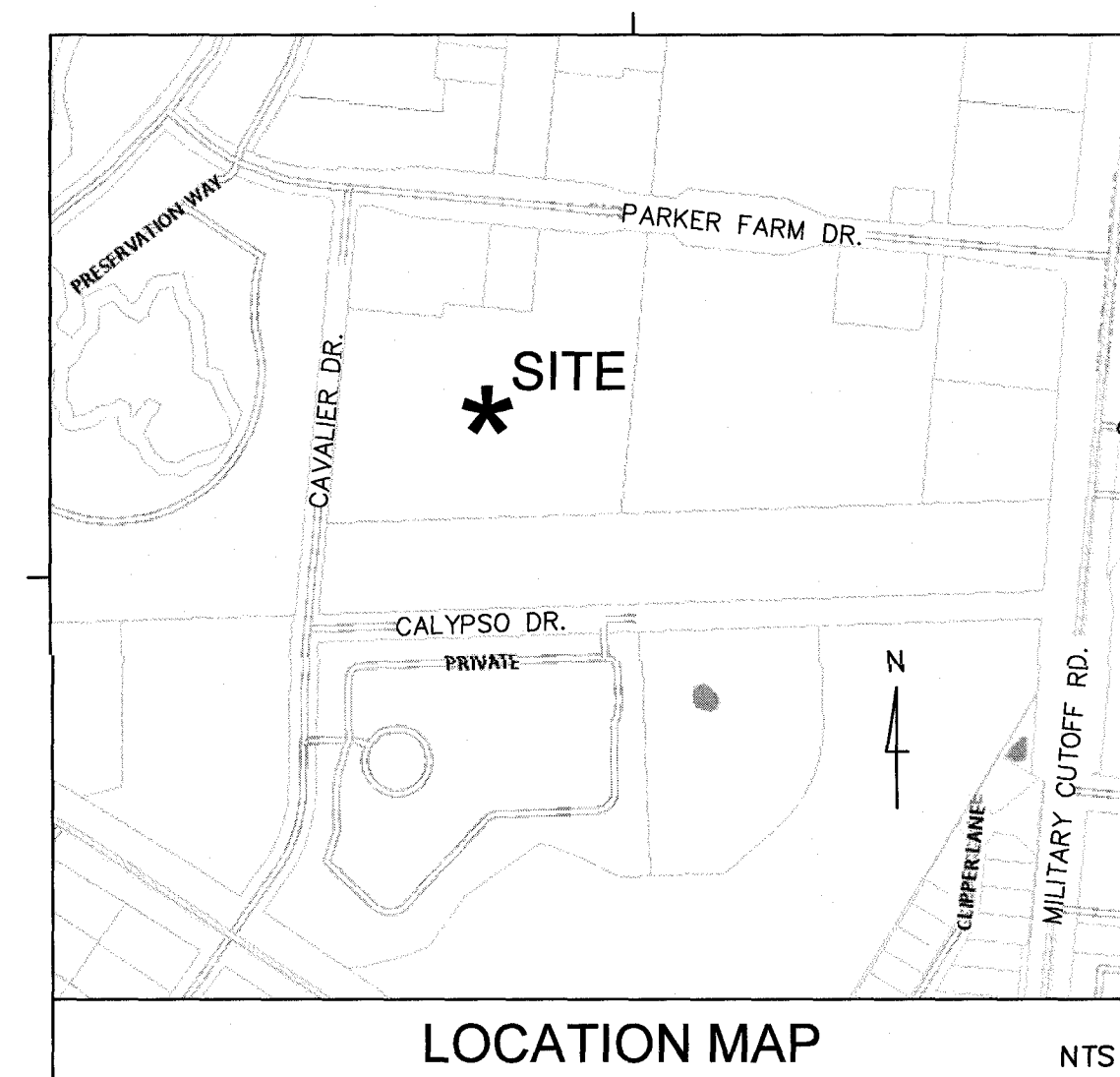
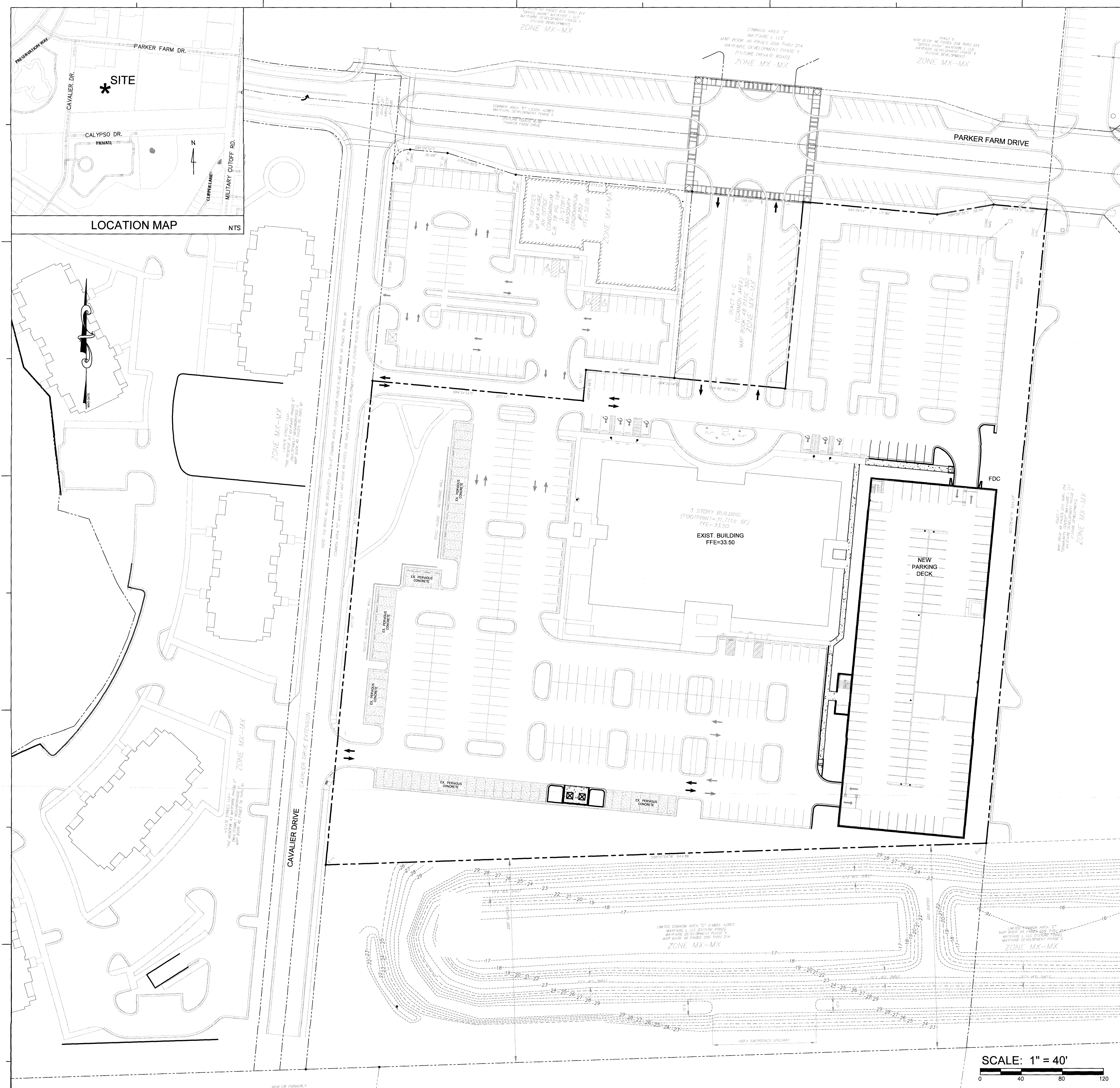
**NORRIS & TUNSTALL**  
CONSULTING ENGINEERS P.C.

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

**SITE INVENTORY PLAN**

**C-101**

20032



**SITE DATA TABLE**

PROPOSED USE: OFFICE PARK  
 SITE ADDRESS: 6770 PARKER FARM DR.  
 PARCEL ID#: R05000-003-192-000  
 MAP ID#: 315706.28.734.000  
 PARCEL AREA: 7.74 AC (337,177 SF)  
 PARCEL OWNER: CLOUD REAL ESTATE HOLDINGS, LLC  
 ZONING: MX-MX  
 CAMA LAND USE: WATERSHED RESOURCE PROTECTION  
 SOILS: Se, Wo, Mu

THE PARCEL IS LOCATED IN ZONE "X" - OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN. AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE PROGRAM MAP 3720315700K, PANEL , DATED: AUGUST 28, 2018.

WETLANDS DO NOT EXIST WITHIN SITE AREA

BUILDING SETBACKS: 20' MIN. FROM MX BOUNDARY, NO MIN. INTERIOR SETBACK AND SEPARATION REQUIREMENT, 10' FROM STREET ROW ENCOURAGED.

EXISTING BUILDING: F=6B', SE=174', SW=217', NW=218'

MAXIMUM BUILDING HEIGHT: SHALL NOT EXCEED (6) FLOORS, DOES NOT INCLUDING FLOORS FOR PARKING FACILITIES.

STORIES	SF	TOTAL SF/FLOOR	FOOTPRINT	HEIGHT	CONSTRUCTION	TYPE
3	90,000	30,000	31,711	46'	2B	
5	-	-	43,000	46'	2B	
TOTAL	-	-	74,711	-	-	-

EXISTING OFFICE BUILDING: 9.40%  
 PROPOSED LOT COVERAGE: 21.86%

**PARKING REQUIREMENT:**  
 MAXIMUM PARKING REQUIREMENTS SHALL BE CONSISTENT WITH THE PARKING REQUIREMENTS OF THE CITY CODE. MIXED-USE DEVELOPMENTS SHALL BE ELIGIBLE FOR ADDITIONAL PARKING SPACES ABOVE THE MAXIMUM WHEN UTILIZING THE PVIOUS PARKING REQUIREMENTS OF THE CITY CODE. ANY PARKING LOCATED ABOVE GROUND LEVEL IN A PARKING FACILITY SHALL NOT BE COUNTED TOWARDS THE MAXIMUM. THERE SHALL BE NO MINIMUM PARKING REQUIREMENT.

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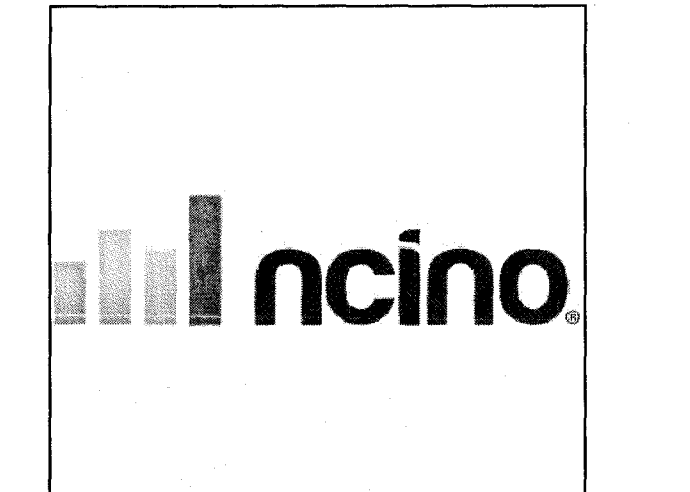
EXISTING PARKING: 528 REGULAR / 11 HC 539 TOTAL

**PROPOSED PARKING:**  
 DECK: REGULAR (635) HC (7 CAR) TOTAL: (642)  
 50,000 SF OFFICE SPACE: 300 MIN. 450 MAX.

MAXIMUM PARKING REQUIREMENTS SHALL BE CONSISTENT WITH THE PARKING REQUIREMENTS OF THE CITY CODE. MIXED-USE DEVELOPMENTS SHALL BE ELIGIBLE FOR ADDITIONAL PARKING SPACES ABOVE THE MAXIMUM WHEN UTILIZING THE PVIOUS PARKING REQUIREMENTS OF THE CITY CODE. ANY PARKING LOCATED ABOVE GROUND LEVEL IN A PARKING FACILITY SHALL NOT BE COUNTED TOWARDS THE MAXIMUM. THERE SHALL BE NO MINIMUM PARKING REQUIREMENT.

EXISTING IMPERVIOUS: 230,334 SF 68.3%  
 PROPOSED IMPERVIOUS: (AT BUILD OUT)  
 BUILDING: 74,711 SF  
 ASPHALT/CONC/G&G: 134,623 SF  
 SIDEWALK: 12,476 SF  
 PERVIOUS CONCRETE: 9,408 SF  
 TOTAL: 231,224 SF 68.6%

\* PERVIOUS CONCRETE IS CONSIDERED TO BE IMPERVIOUS SURFACE FOR STORMWATER PERMITS.



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REVISIONS:

No.	Description	Date

PROJECT: 7101-201650  
 DATE: 23 December 2020  
 DRAWN BY:  
 CHECKED BY:

**OVERALL SITE PLAN**

**C-102**

20032

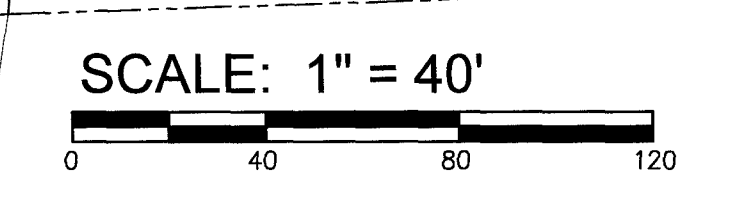
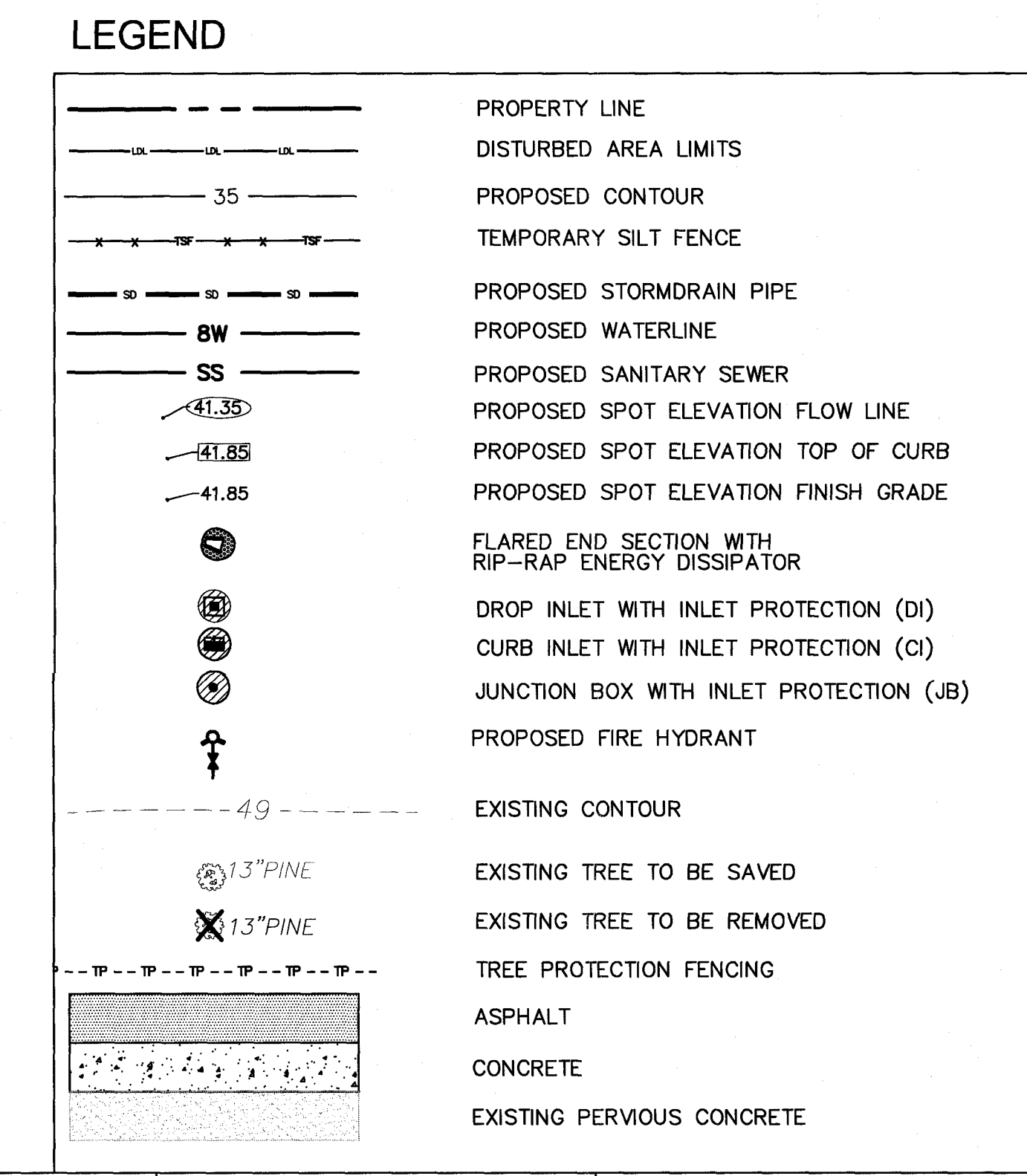
**Trip Generation Summary**

Alternative: Alternative 1  
 Phase: nCino Expansion  
 Open Date: 11/18/2020  
 Analysis Date: 11/18/2020

ITE	Land Use	Weekly Average Daily Trips			Weekly AM Peak Hour of Generator			Weekly PM Peak Hour of Generator		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
714	nCino HQ	358	358	716	122	9	131	13	113	126
715	nCino Expansion Building	507	506	1013	150	18	168	25	141	166
	90 1000 Sq. Ft. GFA									
Unadjusted Volume		865	864	1729	272	27	299	38	254	292
Internal Capture Trips		0	0	0	0	0	0	0	0	0
Peak-Buy Trips		0	0	0	0	0	0	0	0	0
Volume Added to Adjacent Streets		865	864	1729	272	27	299	38	254	292

Total Weekly Average Daily Trips Internal Capture = 0 Percent  
 Total Weekly AM Peak Hour of Generator Internal Capture = 0 Percent  
 Total Weekly PM Peak Hour of Generator Internal Capture = 0 Percent

\*\* Per City of Wilmington MPO, no T.L.U. update required.



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

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)

**Approved Construction Plan**

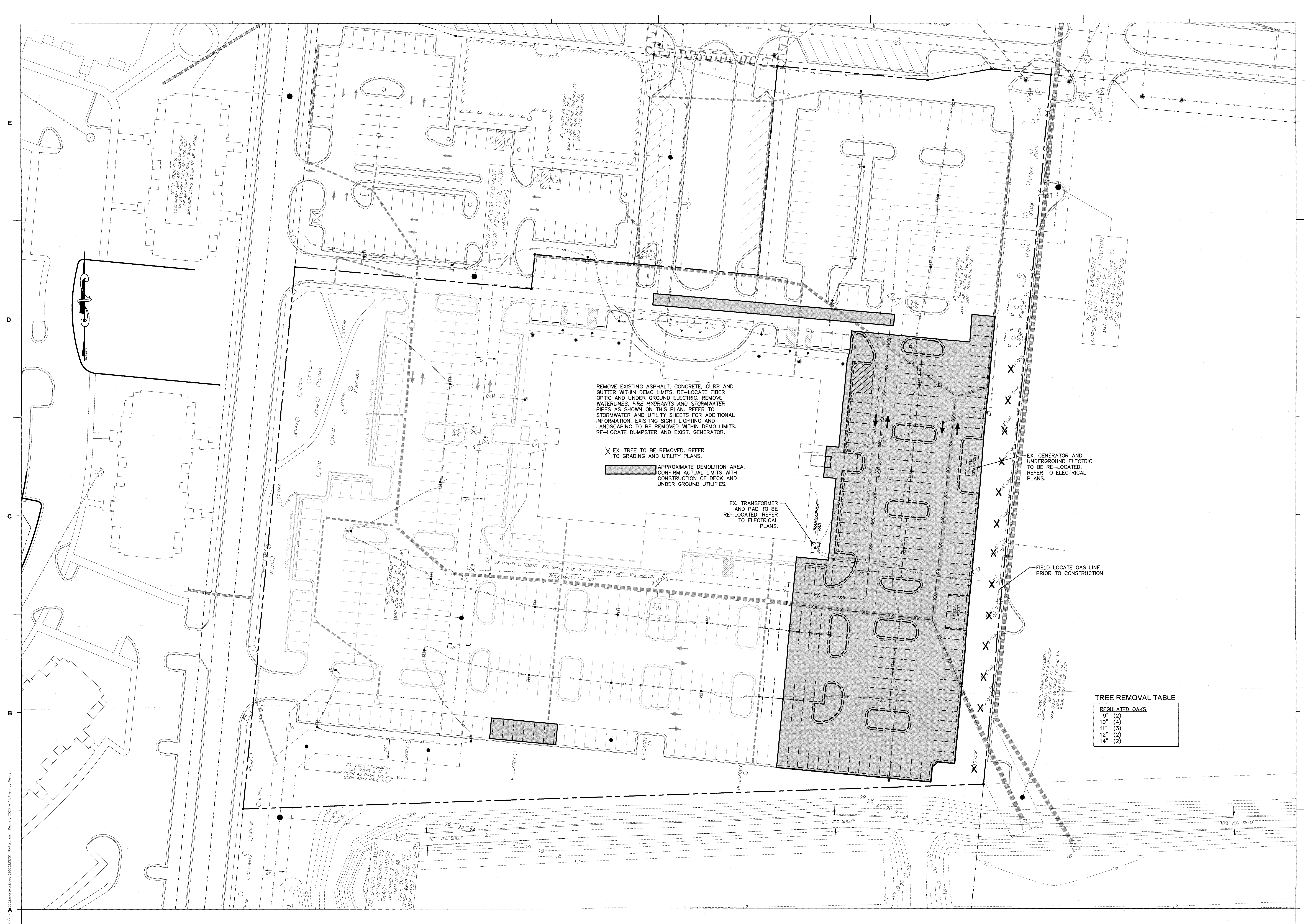
Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning: \_\_\_\_\_  
 Traffic: \_\_\_\_\_  
 Fire: \_\_\_\_\_

City of WILMINGTON  
 NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
 Signed: \_\_\_\_\_

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



REMOVE EXISTING ASPHALT, CONCRETE, CURB AND GUTTER WITHIN DEMO LIMITS. RE-LOCATE FIBER OPTIC AND UNDER GROUND ELECTRIC. REMOVE WATERLINES, FIRE HYDRANTS AND STORMWATER PIPES AS SHOWN ON THIS PLAN. REFER TO STORMWATER AND UTILITY SHEETS FOR ADDITIONAL INFORMATION. EXISTING SIGHT LIGHTING AND LANDSCAPING TO BE REMOVED WITHIN DEMO LIMITS. RE-LOCATE DUMPSTER AND EXIST. GENERATOR.

EX. TREE TO BE REMOVED. REFER TO GRADING AND UTILITY PLANS.

APPROXIMATE DEMOLITION AREA. CONFIRM ACTUAL LIMITS WITH CONSTRUCTION OF DECK AND UNDER GROUND UTILITIES.

EX. TRANSFORMER AND PAD TO BE RE-LOCATED. REFER TO ELECTRICAL PLANS.

EX. GENERATOR AND UNDERGROUND ELECTRIC TO BE RE-LOCATED. REFER TO ELECTRICAL PLANS.

FIELD LOCATE GAS LINE PRIOR TO CONSTRUCTION

**TREE REMOVAL TABLE**

REGULATED OAKS	
9"	(2)
10"	(4)
11"	(3)
12"	(2)
14"	(2)

SCALE: 1" = 30'



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Approved Construction Plan  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning \_\_\_\_\_  
Traffic \_\_\_\_\_  
Fire \_\_\_\_\_  
Signed: \_\_\_\_\_ Permit # \_\_\_\_\_

**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN

Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
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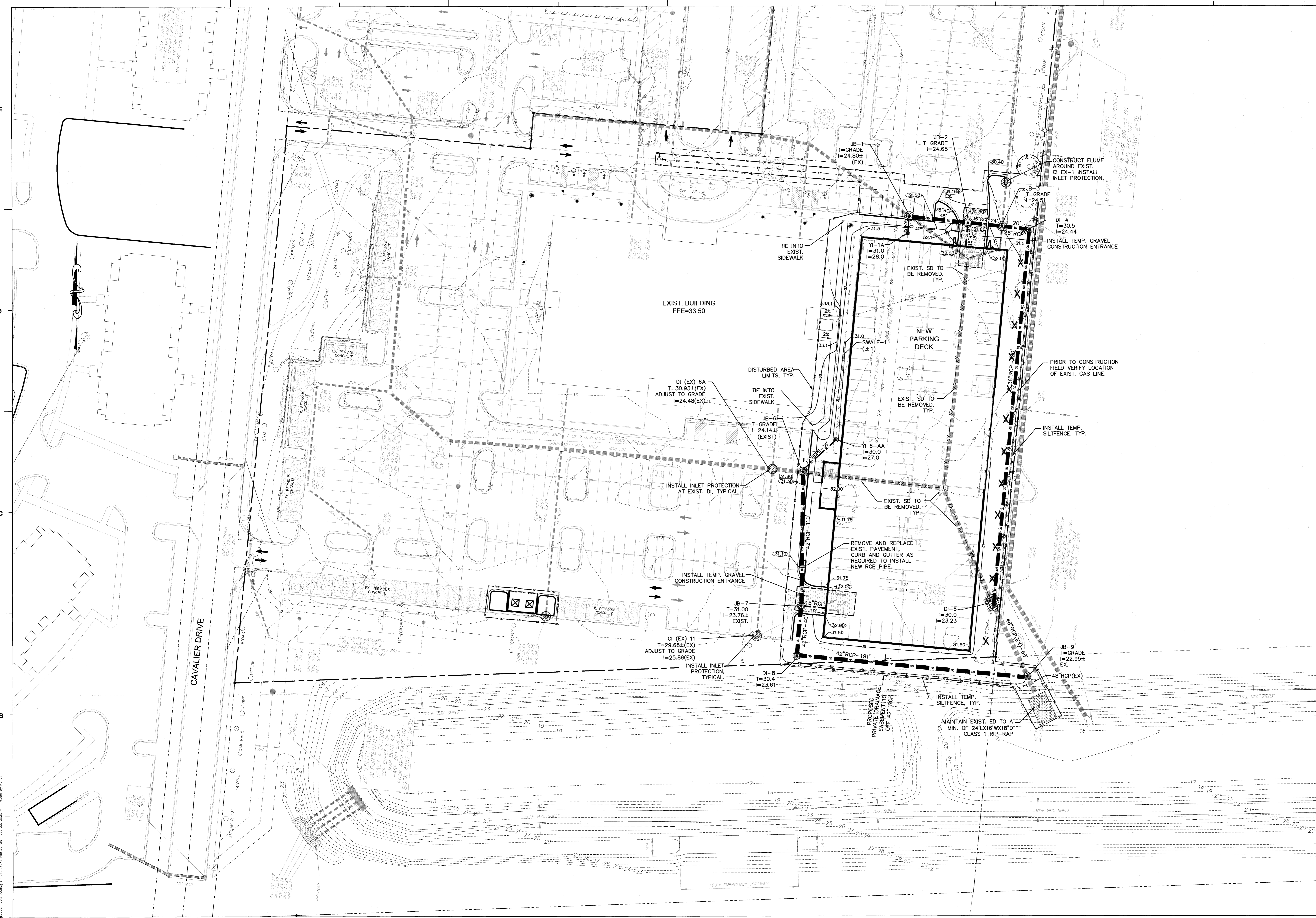
NCDENR PWSS WATER PERMIT # \_\_\_\_\_ GPD  
WATER CAPACITY: \_\_\_\_\_ GPD  
DWQ SEWER PERMIT # \_\_\_\_\_ GPD  
SEWER CAPACITY: \_\_\_\_\_ GPD  
SEWER SHED # AND PLANT: \_\_\_\_\_  
SEWER TO FLOW THROUGH NEI: YES OR NO (CIRCLE ONE)

**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.

C:\Projects\2020\02503 - City Phase 1\02503 - Phase 1.dwg (10/23/2020) Printed on: Dec 21, 2020 11:46am by Nancy



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

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)

Approved Construction Plan

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning: \_\_\_\_\_

Traffic: \_\_\_\_\_

Fire: \_\_\_\_\_

Signed: \_\_\_\_\_

**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN

Date: \_\_\_\_\_ Permit # \_\_\_\_\_

Signed: \_\_\_\_\_

SCALE: 1" = 30'

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WILMINGTON, NC 28412 ASH, NC 28420  
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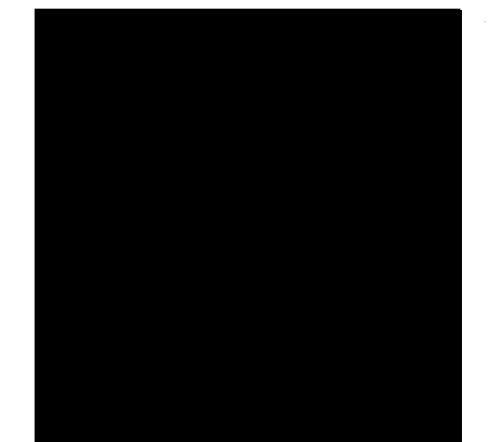


**nCino PHASE 1 - PARKING DECK**  
 6770 PARKER FARM RD.  
 WILMINGTON NC

**OWNER/DEVELOPER**  
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REVISIONS:

No.	Description	Date
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PROJECT: 7101-201050  
 DATE: 23 December 2020  
 DRAWN BY:  
 CHECKED BY:

**DRAINAGE AREA PLAN**

**C-104A**

20032

SCALE: 1" = 30'



**NORRIS & TUNSTALL**  
 CONSULTING ENGINEERS P.C.

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

nCino (20032) - Phase 1										
Rational C	TOTAL AREA (SF)	TOTAL AREA (AC)	SIDEWALK & CONC. PAVEMENT					IMPERVIOUS TOTAL (SF)	IMPERVIOUS TOTAL (AC)	% IMPERVIOUS
			ASPHALT (SF)	CURB & GUTTER (SF)	(SF)	BUILDING (SF)	FUTURE (SF)			
0.50	DA-EX-1	17,244	0.40	13,946	1,133	672	0	15,751	0.36	91
0.35	DA-1A	966	0.02	0	0	0	0	0	0.00	0
0.95	DA-2	21,346	0.49	0	0	21,346	0	21,346	0.49	100
0.35	DA-4	2,564	0.06	0	0	0	0	0	0.00	0
0.89	DA-6A	17,330	0.40	5,456	494	1,611	8,056	15,617	0.36	90
0.47	DA-6AA	5,593	0.13	0	0	1,100	0	1,100	0.03	20
0.95	DA-7	21,890	0.50	0	0	21,890	0	21,890	0.50	100
0.35	DA-8	2,040	0.05	0	0	0	0	0	0.00	0
0.83	DA-11	18,346	0.42	13,077	3,028	486	0	16,651	0.34	80

NCDENR PWSS WATER PERMIT # \_\_\_\_\_ GPD  
 WATER CAPACITY: \_\_\_\_\_ GPD  
 DWQ SEWER PERMIT # \_\_\_\_\_ GPD  
 SEWER CAPACITY: \_\_\_\_\_ GPD  
 SEWER SHED # AND PLAN: \_\_\_\_\_  
 SEWER TO FLOW THROUGH NEI: YES OR NO (CIRCLE ONE)

Approved Construction Plan  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning: \_\_\_\_\_  
 Traffic: \_\_\_\_\_  
 Fire: \_\_\_\_\_  
 Signed: \_\_\_\_\_

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

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

E

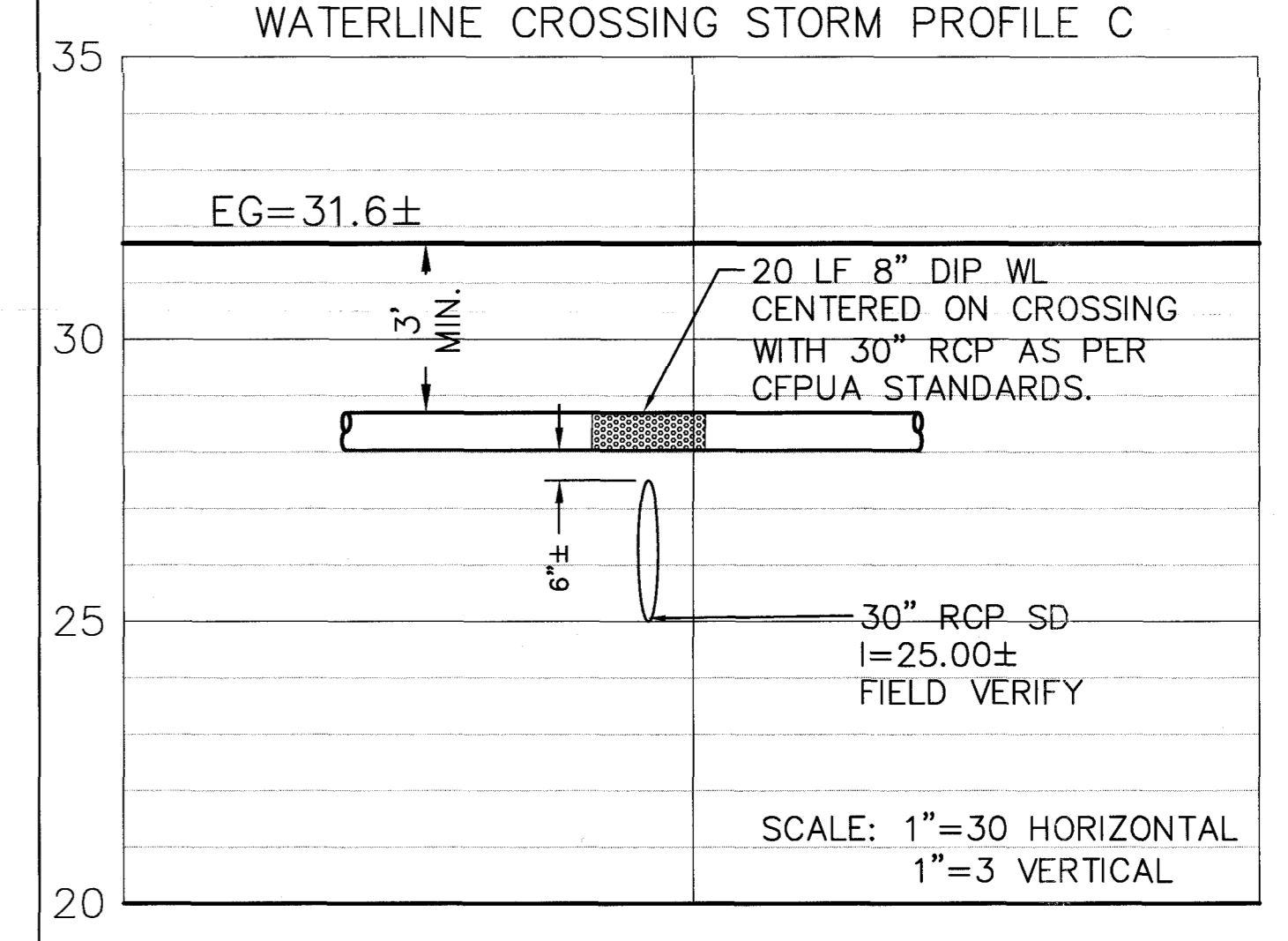
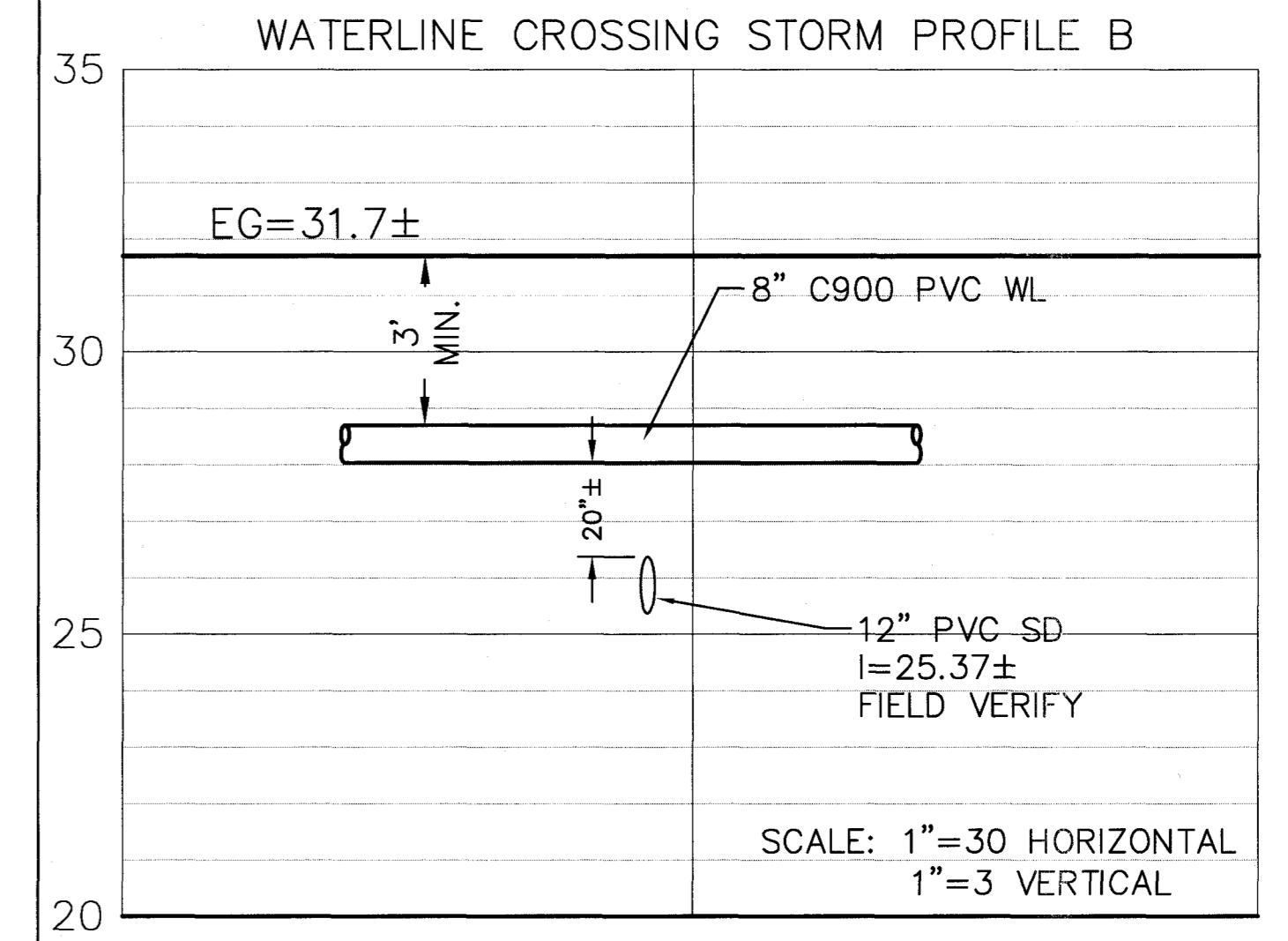
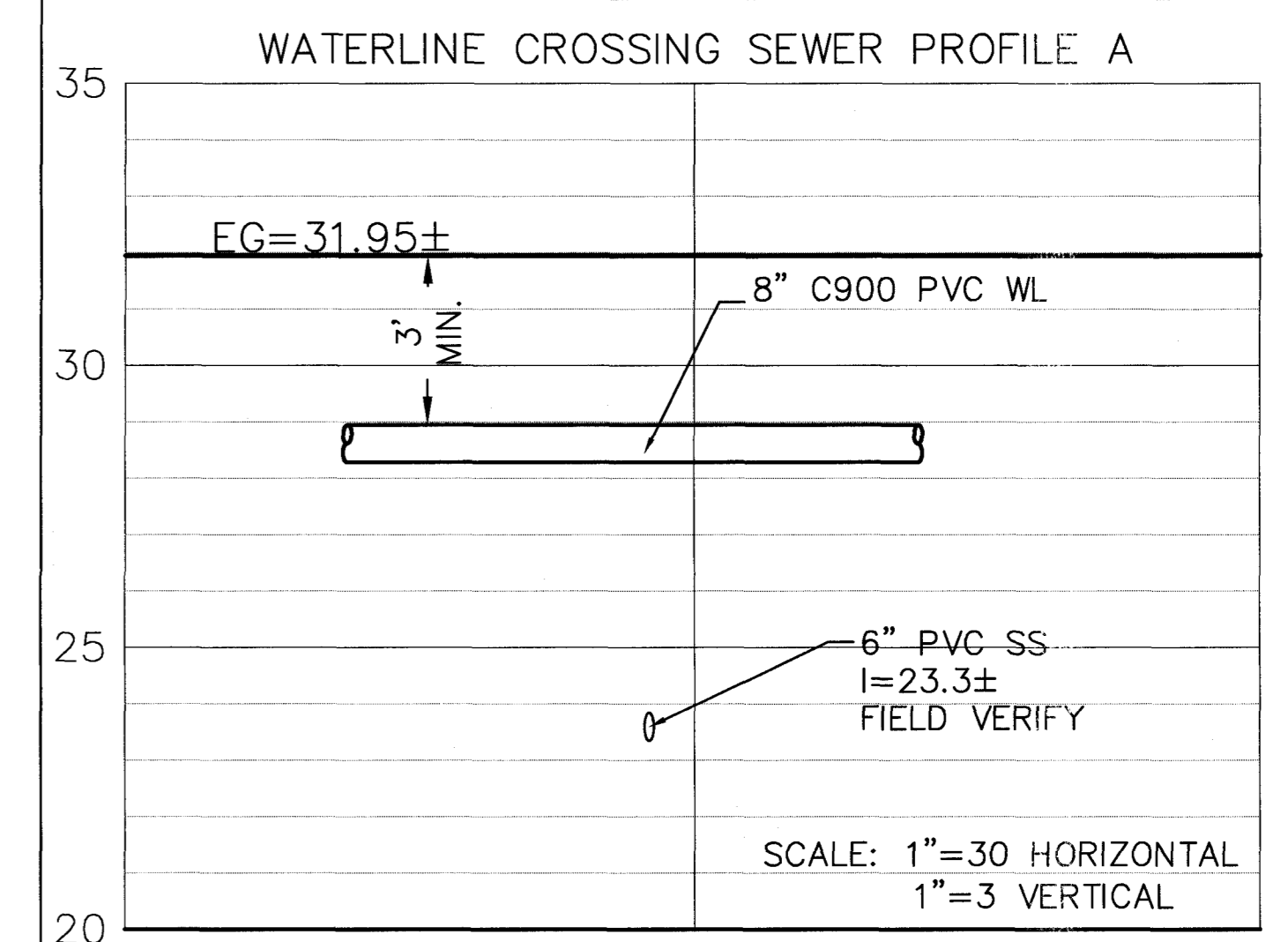
D

C

B

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1 2 3 4 5 6



DATE	DESCRIPTION
03-27-2021	PERMIT SET

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

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)

Approved Construction Plan

Name \_\_\_\_\_ Date \_\_\_\_\_

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

City of Wilmington  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN

Date: \_\_\_\_\_ Permit # \_\_\_\_\_

Signed: \_\_\_\_\_

SCALE: 1" = 30'

**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 28420  
PHONE (910) 287-5900

nCino PHASE 1 - PARKING  
DECK

6770 PARKER FARM DRIVE  
WILMINGTON, NC 28405

LS3P PROJECT: 7101-201050

DATE	DESCRIPTION
01-27-2021	PERMIT SET

SHEET NAME:

LAYOUT PLAN

ORIG SUBMISSION: 11-24-2020

SHEET:

C-106

PERMIT SET  
20032



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

NC DENR 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)

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

City of WILMINGTON  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN

Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

SCALE: 1" = 30"  
0 30 60 90

**NORRIS & TUNSTALL**  
CONSULTING ENGINEERS P.C.

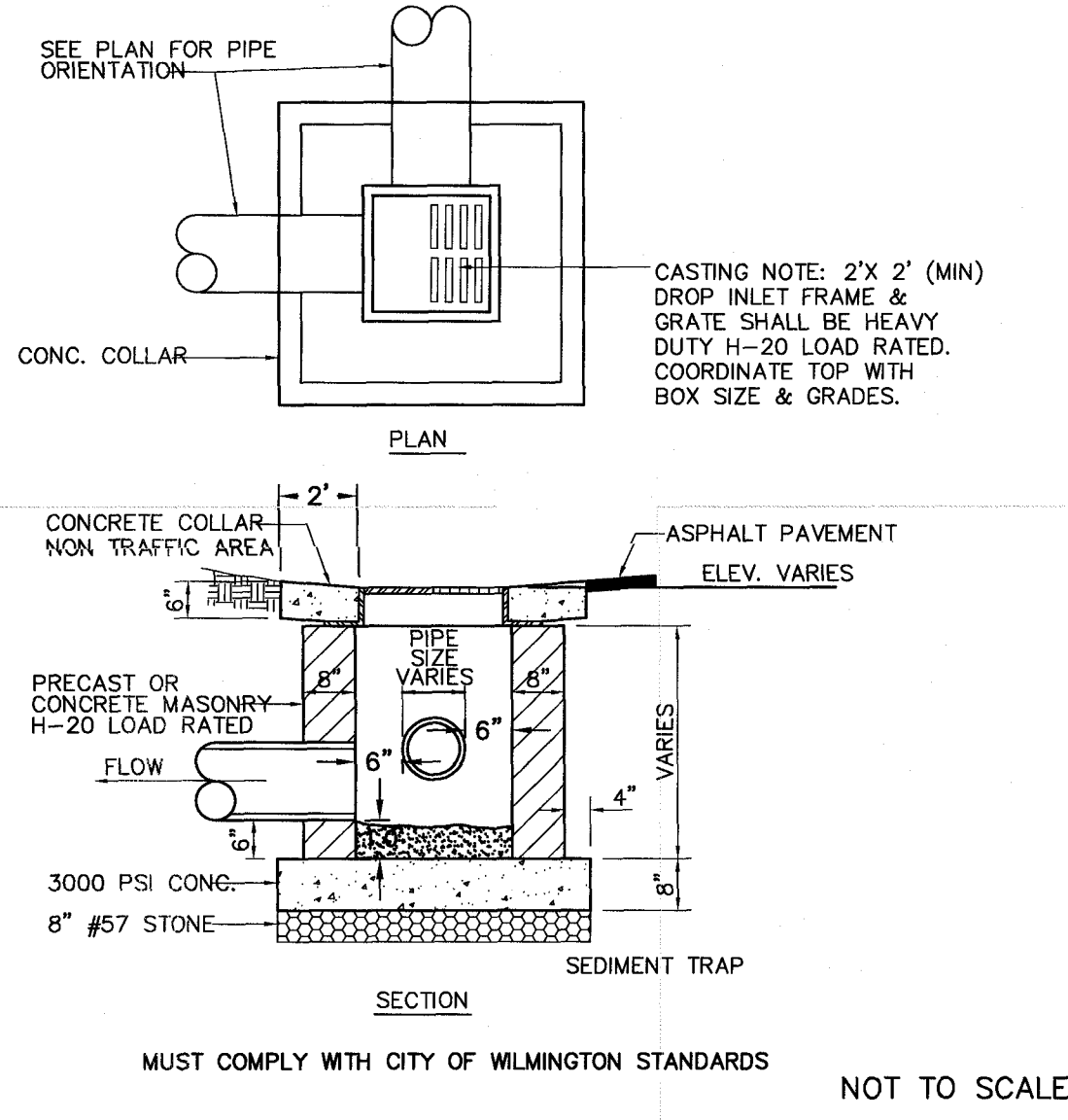
2602 IRON GATE DR., SUITE 102 1429 ASH-LITTLE RIVER RD., NW  
WILMINGTON, NC 28412 WILMINGTON, NC 28405  
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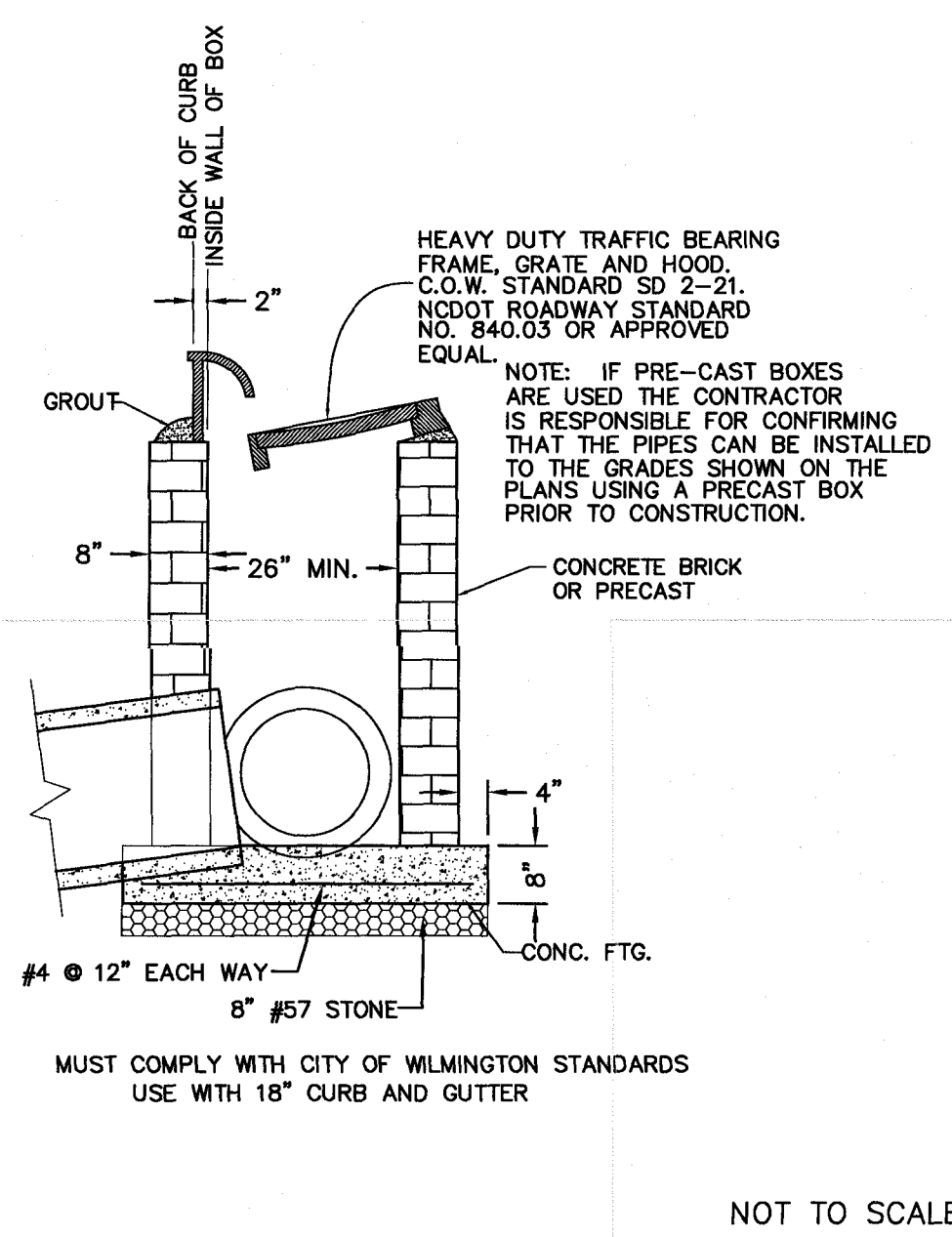




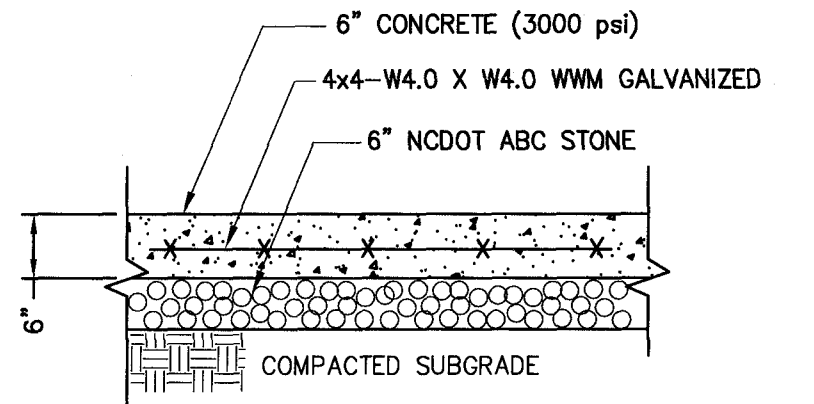
E



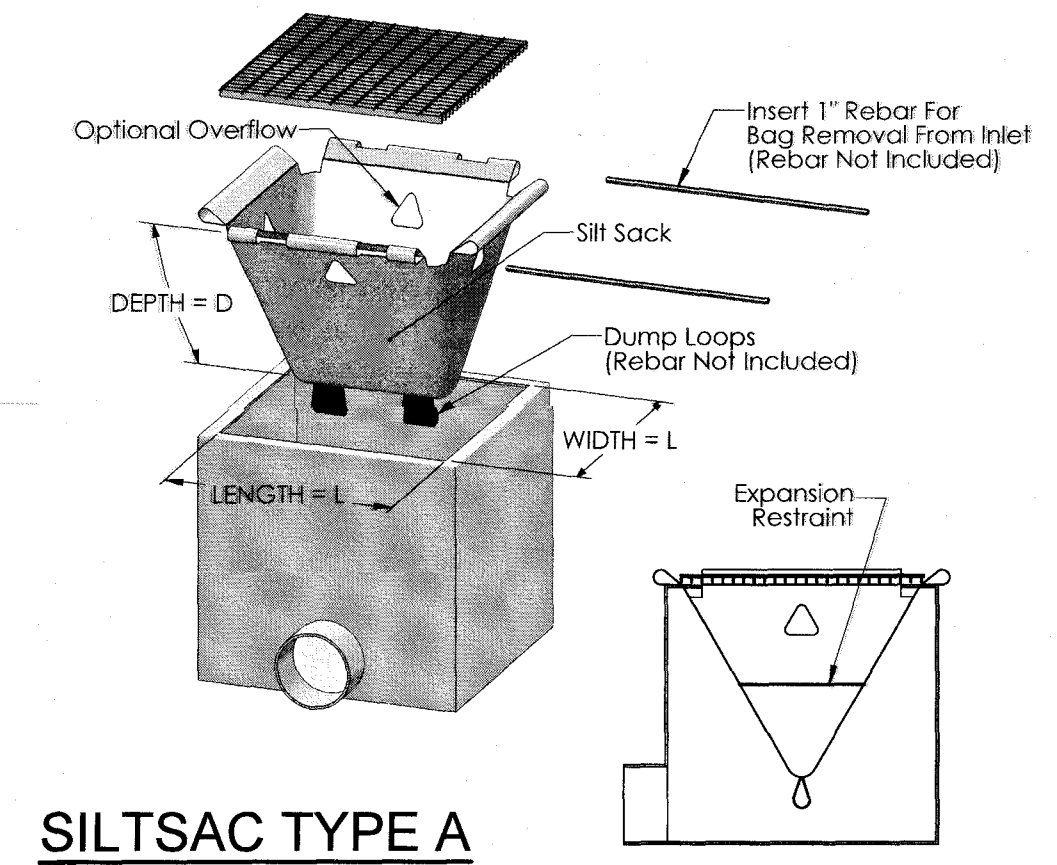
1 TYPICAL DROP INLET



2 TYPICAL CATCH BASIN

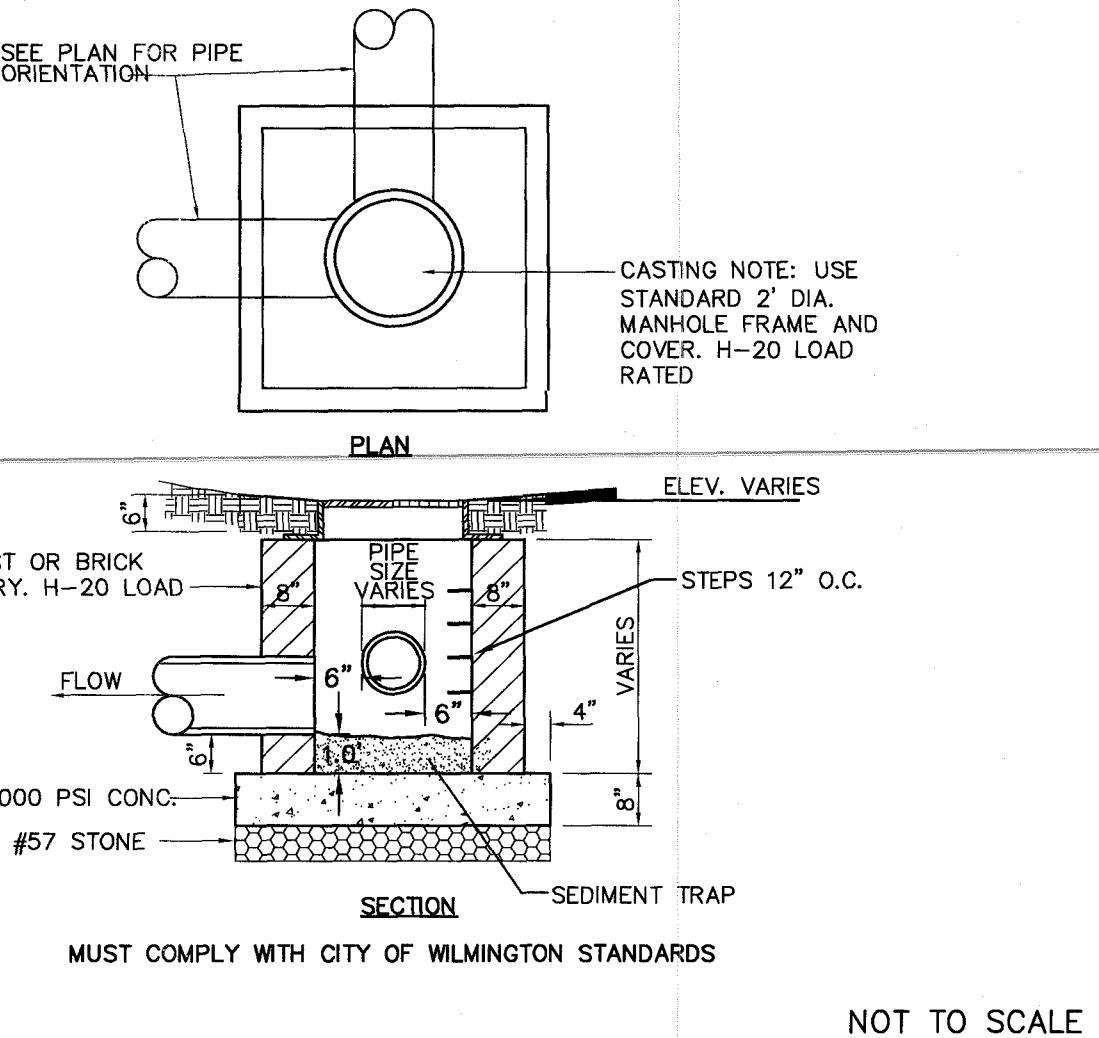


3 CONCRETE PAVEMENT SECTION

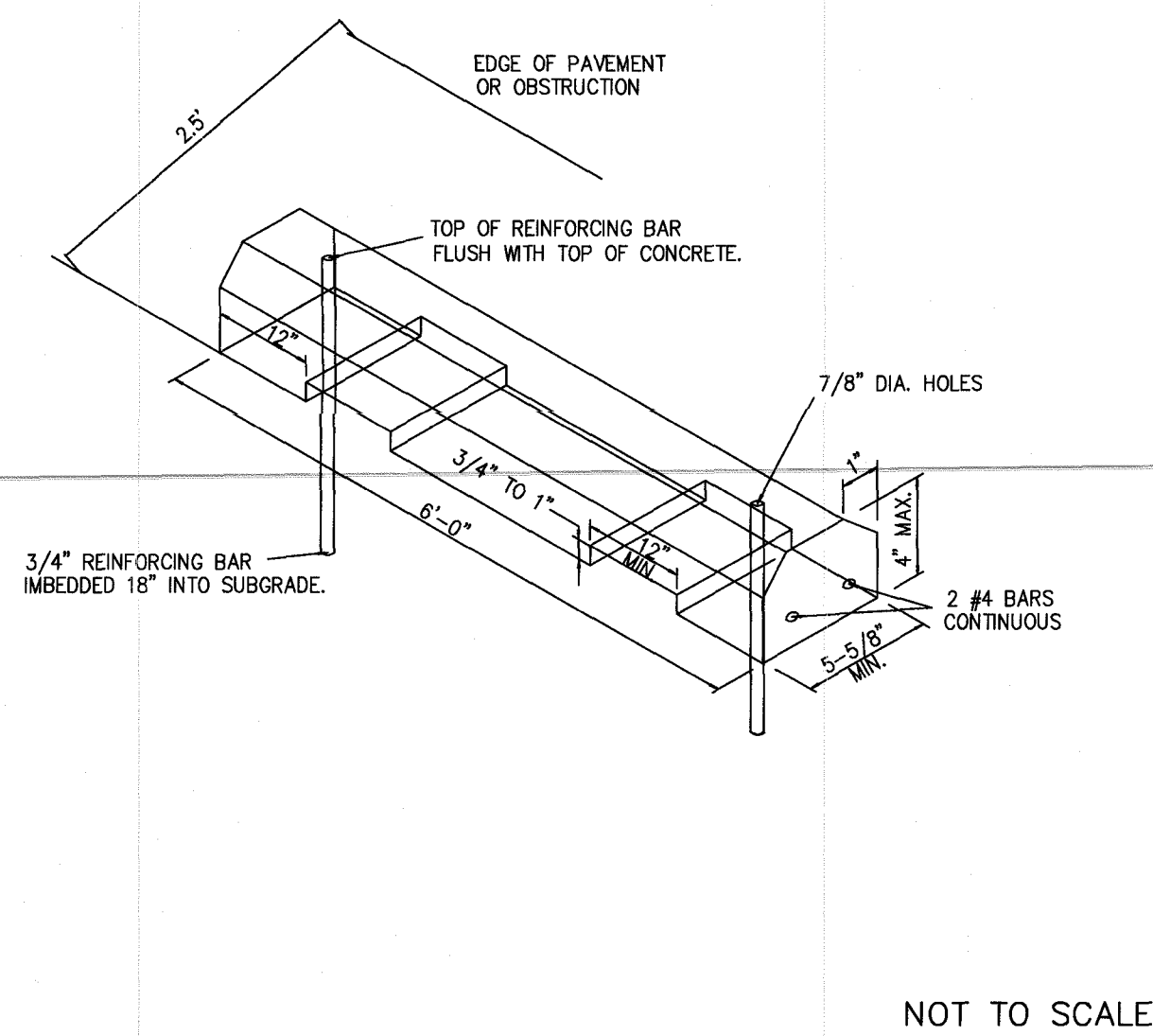


4 INLET PROTECTION-EXIST. DROP INLET

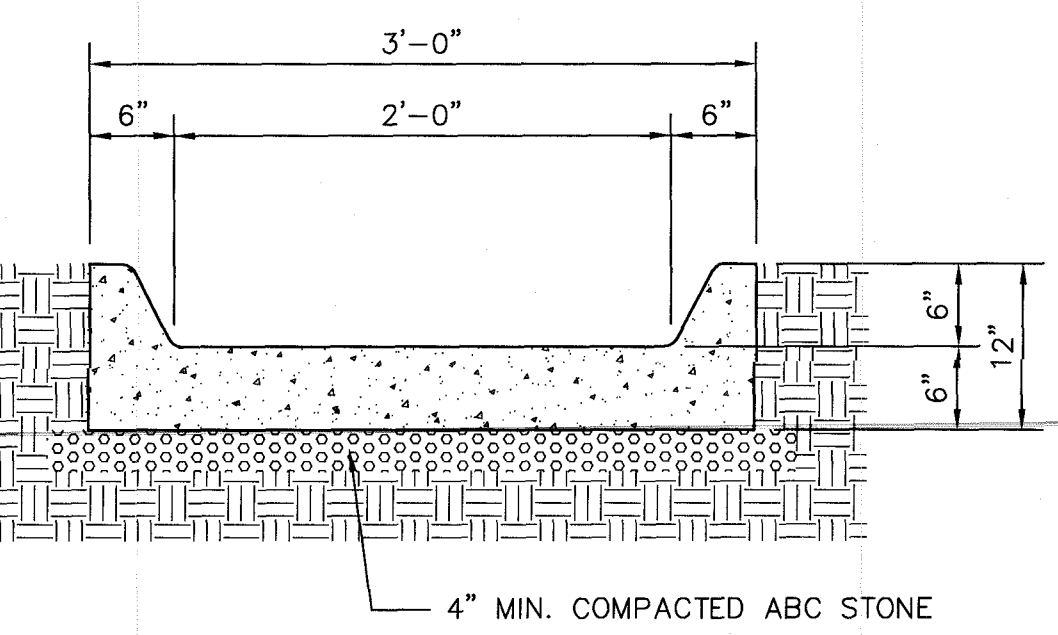
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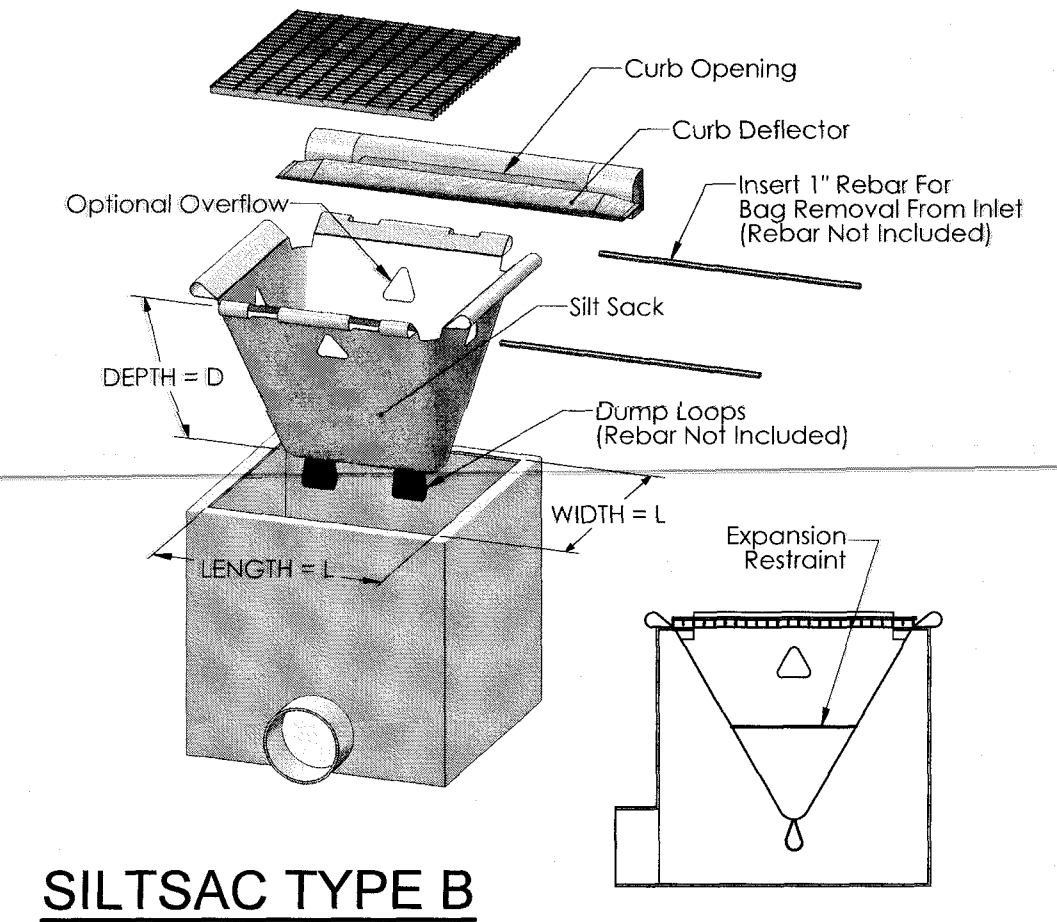
5 TYPICAL JUNCTION BOX



6 CONCRETE WHEEL STOPS

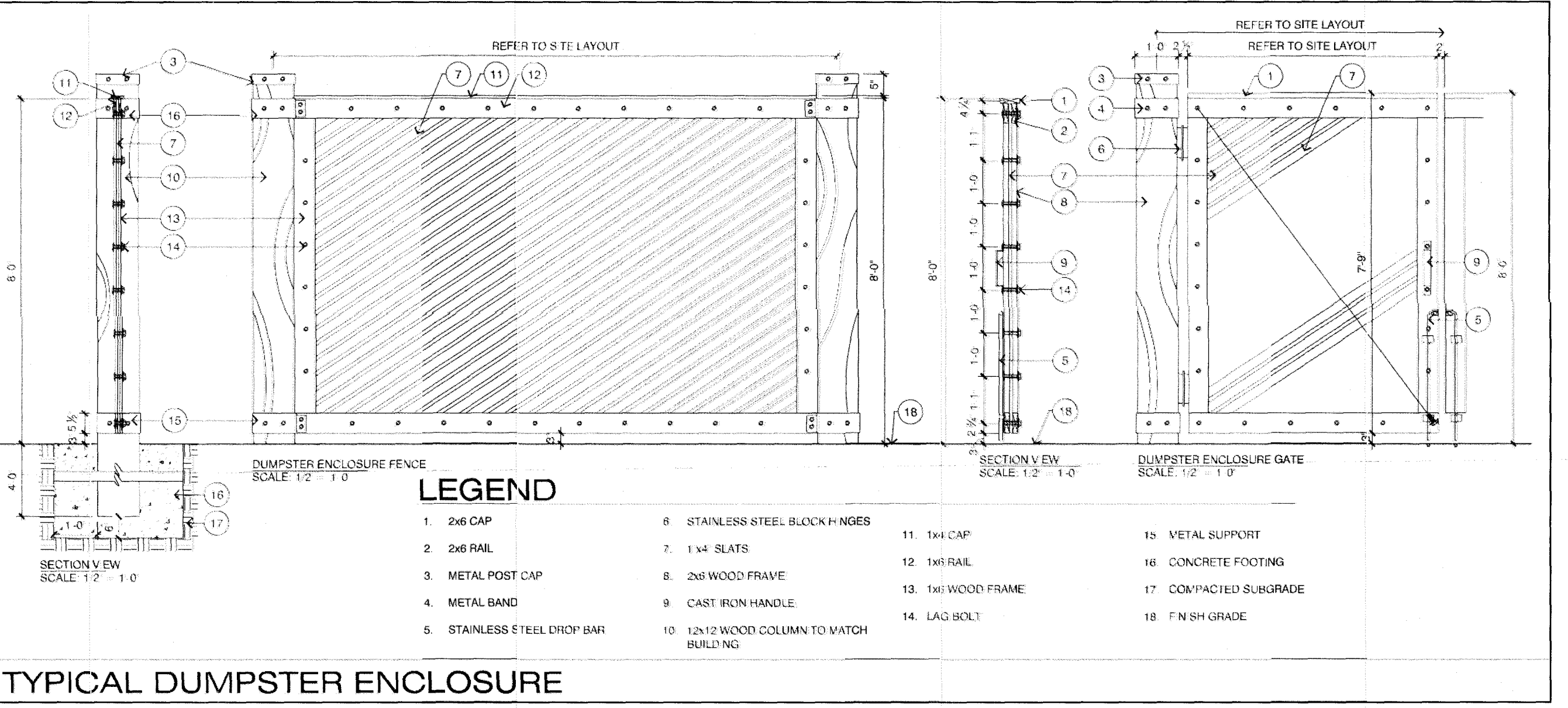


7 CONCRETE FLUME SECTION



8 INLET PROTECTION-EXIST. CURB INLET

B

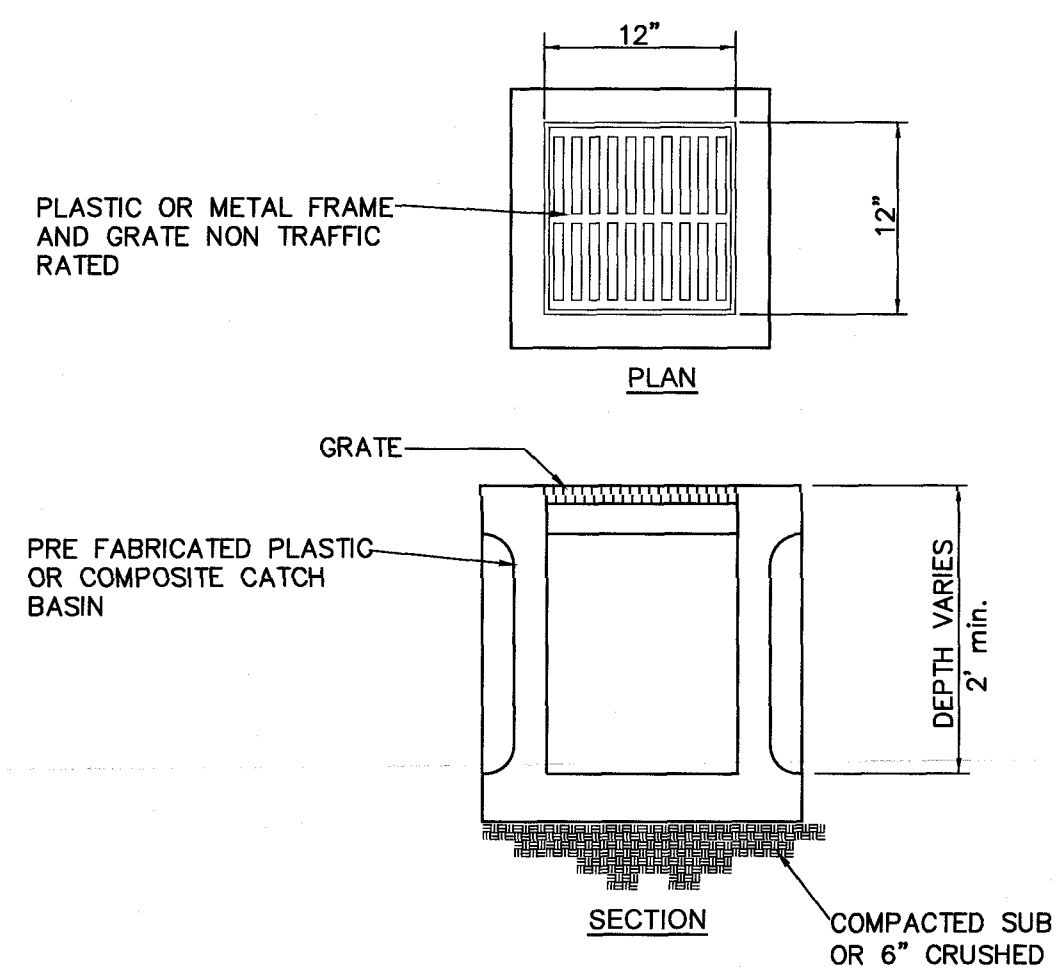


9 TYPICAL DUMPSTER ENCLOSURE

NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE OPENING SIZE OF THE EXISTING OR PROPOSED CATCH BASIN OR DROP INLET. THE SILTSACK WILL BE MANUFACTURED TO FIT THE OPENING OF THE EXISTING OR PROPOSED CATCH BASIN OR DROP INLET.
2. TO INSTALL THE SILTSACK IN THE CATCH BASIN, REMOVE THE GRATE AND PLACE THE SACK IN THE OPENING. HOLD OUT APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME. THIS IS THE AREA OF THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
3. THE SILTSACK IS FULL AND SHOULD BE EMPTIED WHEN THE RESTRAINT CORD IS NO LONGER VISIBLE.
4. TO REMOVE THE SILTSACK, TAKE TWO PIECES OF 1" DIAMETER REBAR AND PLACE THROUGH THE LIFTING LOOPS ON EACH SIDE OF THE SACK TO FACILITATE THE LIFTING OF THE SILTSACK.
5. TO EMPTY THE SILTSACK, PLACE IT WHERE THE CONTENTS WILL BE COLLECTED. PLACE THE REBAR THROUGH THE LIFT STRAPS (CONNECTED TO THE BOTTOM OF THE SACK) AND LIFT. THIS WILL TURN THE SILTSACK INSIDE OUT AND EMPTY THE CONTENTS. CLEAN OUT AND RINSE. RETURN THE SILTSACK TO ITS ORIGINAL SHAPE AND PLACE BACK IN THE BASIN.

10 SILT SACK NOTES



11 YARD INLET

SITE WORK NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH FIELD CONSTRUCTION CONDITIONS.
2. CONTRACTOR SHALL COORDINATE WORK WITH 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: REFER TO SPECIFICATIONS.
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 AND ASSOCIATES, P.A.
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 ALKYO, 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.



**ncino PHASE 1 - PARKING DECK**  
6770 PARKER FARM RD.  
WILMINGTON NC

**OWNER/DEVELOPER**  
RAIFORD G. TRASK III, MANAGER  
CLOUD REAL ESTATE HOLDINGS, LLC  
1201 GLEN MEADE ROAD  
WILMINGTON, NC 28401  
910-799-8755



101 NORTH THIRD STREET SUITE 500  
WILMINGTON, NORTH CAROLINA 28401  
TEL: 910.790.9801 FAX: 910.790.3111  
WWW.LS3P.COM

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REVISIONS:

No.	Description	Date

PROJECT: 7101-201050  
DATE: 23 December 2020  
DRAWN BY:  
CHECKED BY:

**OVERALL SITE PLAN**  
**C-109**  
20032

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

**Approved Construction Plan**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning: \_\_\_\_\_  
Traffic: \_\_\_\_\_  
Fire: \_\_\_\_\_

Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN

Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

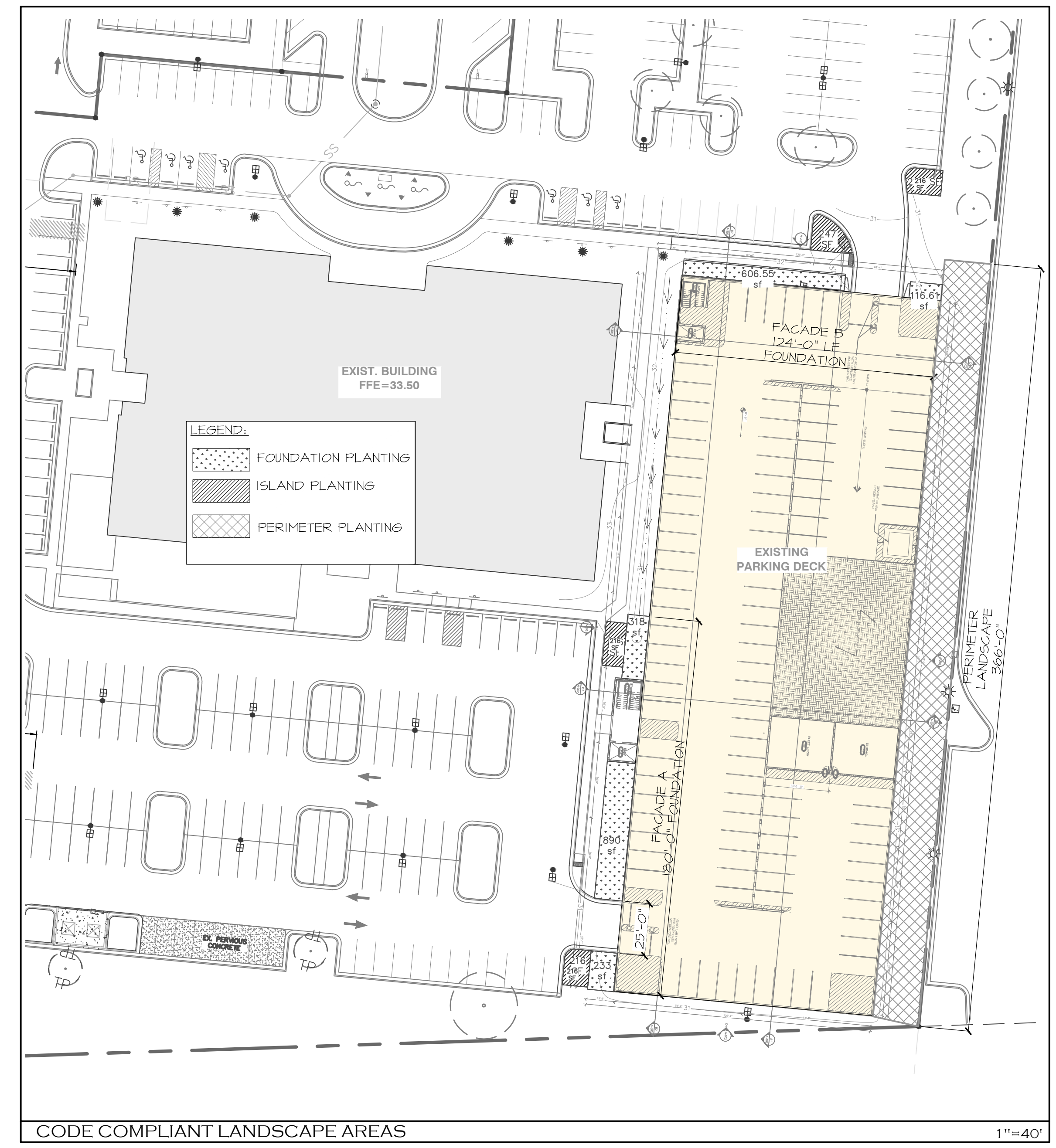


**NORRIS & TUNSTALL**  
CONSULTING ENGINEERS P.C.

2602 IRON GATE DR., SUITE 102 1429 ASH-LITTLE RIVER RD. NW  
WILMINGTON, NC 28402 ASH, NC 28420  
PHONE (910) 343-9653 PHONE (910) 287-5900

C:\projects\10000\10002\10002.dwg Plotter: 1/20/20 Plot: 1/20/20 11:48am by Nancy

11  
3  
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1 2 3 4 5 6



QUAN.	PLANT SCHEDULE		SIZE	NOTES
	BOTANICAL NAME	COMMON NAME		
<b>TREES AND LARGE EVERGREENS</b>				
2	ACER RUBRUM	RED MAPLE	2" CAL. MIN.	
14	ILEX X ATTENUATA 'FOSTER'	FOSTER HOLLY	8" TALL. MIN.	
12	OSMANTHUS X FORTUNE'	FORTUNE'S OSMANTHUS	8" TALL. MIN.	
1	QUERCUS ACUTISSIMA	SAWTOOTH OAK	2" CAL. MIN.	
4	SABAL PALMETTO	SABAL PALM	8" TALL. MIN.	
1	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2" CAL. MIN.	
<b>SHRUBS</b>				
24	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	12" TALL. MIN.	
39	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	12" TALL. MIN.	
30	ILEX VOMITORIA NANA	DWARF YALPON HOLLY	12" TALL. MIN.	
<b>GRASSES</b>				
623	CAREX DIVULSA	CAREX DIVULSA	3.28' POTS	

**LANDSCAPE CALCULATIONS**

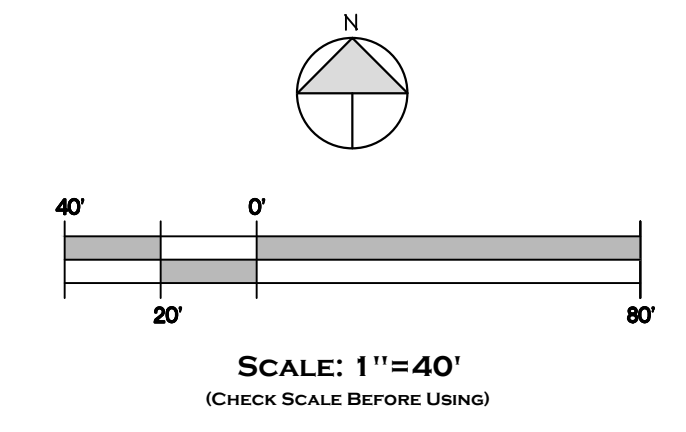
**BUFFER LANDSCAPE CALCULATIONS - SECTION 18-497**  
 BUFFER PLANTING IS NOT REQUIRED SINCE THE PROPERTY IS NOT ADJOINED BY A RESIDENTIAL ZONE

**PERIMETER LANDSCAPE CALCULATIONS - SECTION 18-482**

PERIMETER LINEAR FOOTAGE CALCULATIONS/REQ	PLANTING CALCULATIONS	# OF PLANTS REQUIRED	# OF PLANTS PROPOSED
EAST PERIMETER - 1 CANOPY TREE PER 27 L.F.	366 LF / 27 = 13.55	14 TREES	(14) SHADE TREES

**FOUNDATION LANDSCAPE CALCULATIONS - SECTION 18-497**

FOUNDATION SQUARE FOOTAGE CALCULATIONS/REQ	PLANTING CALCULATIONS	SF PLANTING REQUIRED	SF PLANTS PROPOSED
FOUNDATION "A" - 12% OF FACADE SF (LxHx.12=Sf)	180 LF x 48 LF x .12 = 1036.8 SF	1,037 SF PLANTING REQUIRED	1,123 SF PLANTING PROPOSED
FOUNDATION "B" - 12% OF FACADE SF (LxHx.12=Sf)	124 LF x 48 LF x .12 = 714.24 SF	714.24 SF PLANTING REQUIRED	723.16 SF PLANTING PROPOSED



**Approved Construction Plan**  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_

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

Planning \_\_\_\_\_  
 Traffic \_\_\_\_\_  
 Fire \_\_\_\_\_

City of WILMINGTON, NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
 Signed: \_\_\_\_\_

**Trask Land** CO. INC.

**LS3P**

101 NORTH THIRD STREET, SUITE 500  
 WILMINGTON, NORTH CAROLINA 28401  
 TEL: 910.790.5091 FAX: 910.790.3111  
 WWW.LS3P.COM

**ncino**

**LIGGETT DESIGN GROUP**

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**nCino New Parking Deck**

6770 PARKER FARM DRIVE  
 WILMINGTON, NC 28405

LS3P PROJECT: 7101-201050

DATE	DESCRIPTION
01-27-2021	PERMIT SET

SHEET NAME:  
**NEW PARKING DECK  
 CODE COMPLIANT  
 PLANTING PLAN**

ORIG SUBMISSION: 11-24-2020

NC DENR 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)

**CITY OF WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN

Approved Construction Plan  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning: \_\_\_\_\_  
 Traffic: \_\_\_\_\_  
 Fire: \_\_\_\_\_

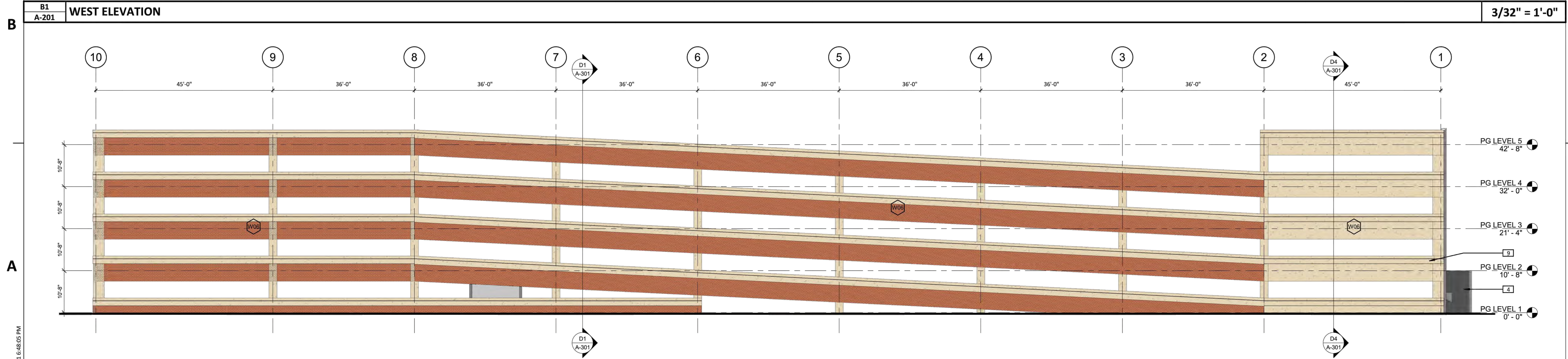
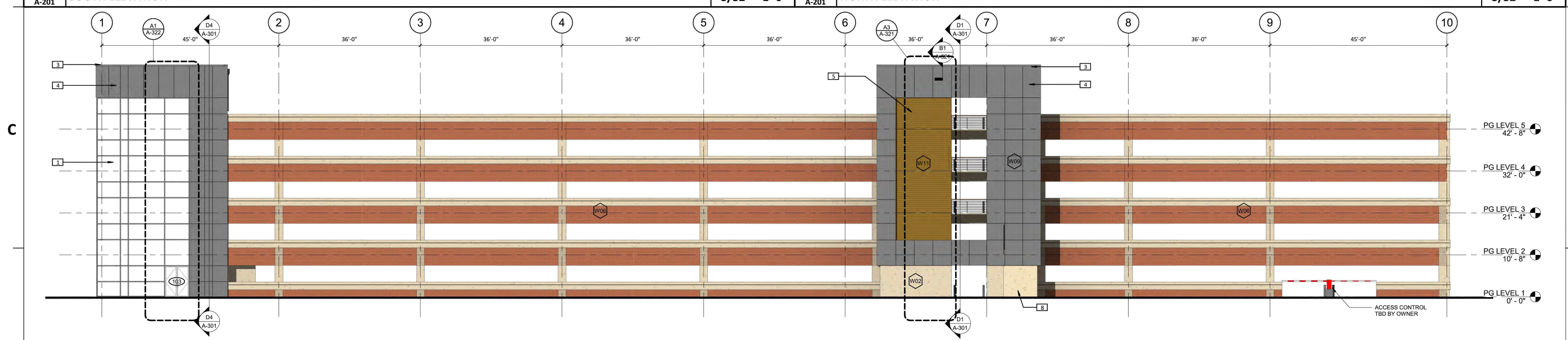
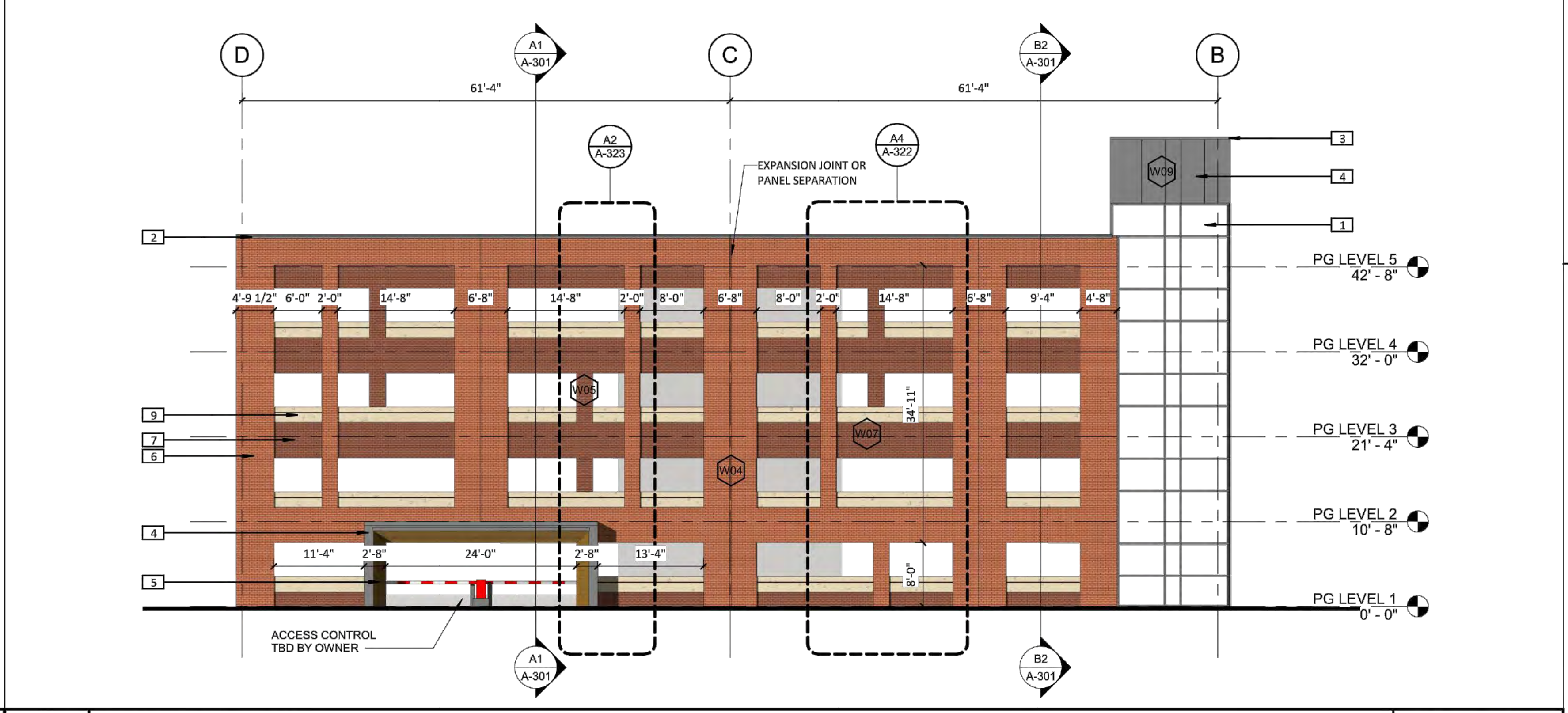
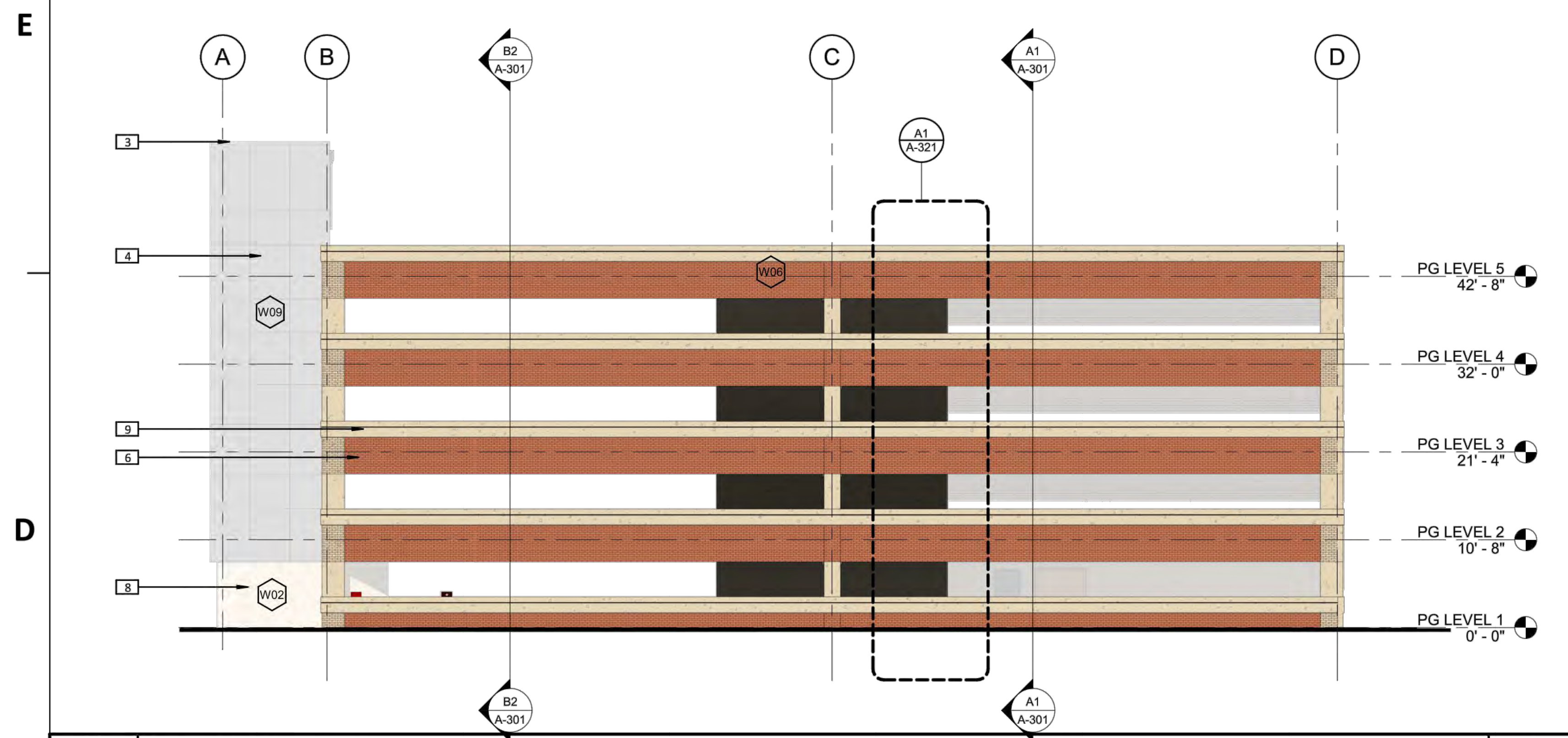
Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
 Signed: \_\_\_\_\_

**THIN BRICK LEGEND**

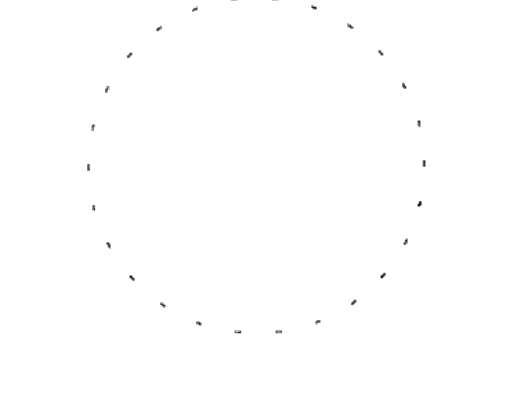
TYPE	DESCRIPTION
BRICK 1	TAYLOR - 317 RED, MODULAR, WIRECUT
BRICK 2	TAYLOR - RED CLOVER, MODULAR, WIRECUT

**KEYNOTE LEGEND - ELEVATIONS**

KEY VALUE	EXTERIOR MATERIAL
1	CURTAIN WALL SYSTEM
2	SHADOW LINE METAL COPING
3	INTEGRAL ACM COPING
4	SMOOTH ALUMINUM COMPOSITE METAL PANEL SYSTEM
5	ALUMINUM V-GROOVE WOOD LOOK HORIZONTAL SIDING
6	THIN BRICK VENEER TO MATCH EXISTING (BRICK 1)
7	THIN BRICK VENEER (BRICK 2 ACCENT)
8	PRECAST WALL
9	PRECAST SPANDREL



101 NORTH THIRD STREET, SUITE 500  
 WILMINGTON, NORTH CAROLINA 28401  
 TEL: 910.790.9901 FAX: 910.790.3111  
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**nCino PARKING GARAGE - Phase 01**  
 6770 PARKER FARM DRIVE  
 WILMINGTON, NC 28405  
 LS3P PROJECT: 7101-201050

DATE	DESCRIPTION
01-27-2021	PERMIT SET

NOT FOR CONSTRUCTION

SHEET NAME:  
 EXTERIOR ELEVATIONS

ORIG SUBMISSION: 11-24-2020

SHEET:  
**A-201**

PERMIT SET

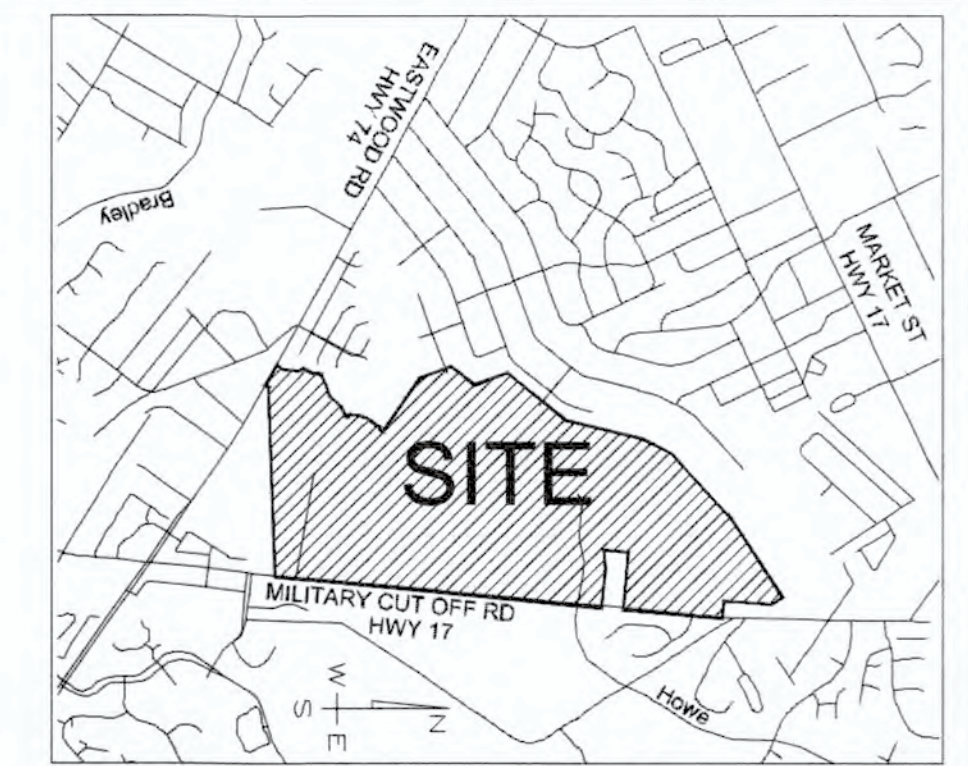
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**RECREATIONAL AREAS**

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

**R1** COMMUNITY PARK: +/- 2.5 ACRES  
 NATURAL AREAS, WALKING TRAIL CONNECTIVITY TO MAYFAIRE COMMUNITY PEDESTRIAN NETWORK, OPEN SPACES FOR NEARBY RESIDENTIAL COMMUNITY GATHERINGS.

**R2** COMMUNITY GREEN: +/- 0.5 ACRES  
 WALKING TRAIL CONNECTIVITY TO MAYFAIRE COMMUNITY PEDESTRIAN NETWORK, POTENTIAL WATER FEATURES AND PUBLIC SEATING. POINT OF RECOGNITION FOR VEHICULAR TRAFFIC AROUND UNIQUE TOWN CENTER DRIVE ROTARY.



VICINITY MAP NOT TO SCALE

**PUBLIC AND PRIVATE STREET DATA**

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

**BUFFERS, BOUNDARIES, SETBACKS**

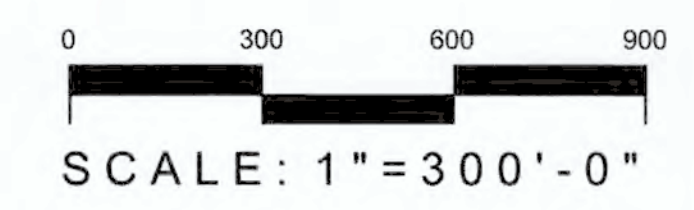
- FRINGE USE AREAS SECTION 1.4, U.D.O. ORDINANCE, MX DISTRICT CHAPTER
- S.H.O.D. YARD STATE HIGHWAY OVERLAY DISTRICT ARTICLE VI, SECTION 609, U.D.O. ORDINANCE
- PROPERTY LINE/ MX DISTRICT BOUNDARY
- PROJECT PHASING LIMIT LINE (WITHIN MX DISTRICT BOUNDARY LINE)
- LAND CLASSIFICATION BOUNDARY
- BUILDING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

**FEATURES LEGEND**

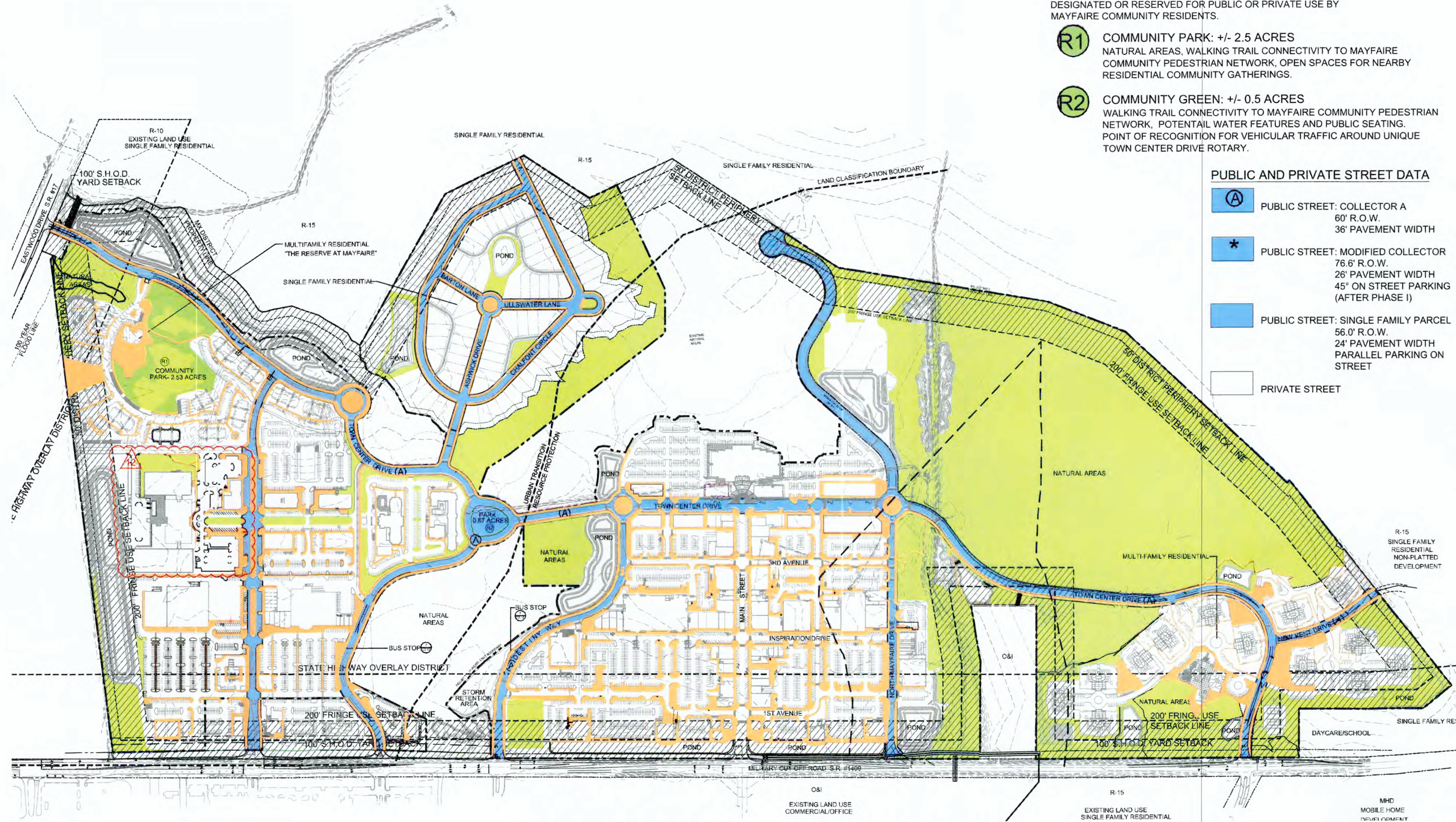
- SECTIONS 404 AND 10 WETLANDS
- RESIDENCE ABOVE RETAIL
- PEDESTRIAN NETWORK - PREDOMINANTLY STREETSCAPE AND OTHER AREAS RELATED TO THE COMMON OPEN SPACE REQUIREMENT.
- PEDESTRIAN NETWORK TRAIL SYSTEM, NON-FORMAL
- CONTOUR LINES (1' INTERVALS)

**GENERAL NOTES**

- EXCESS F.A.R. SHALL BE CARRIED FORWARD TO SUBSEQUENT PHASES, AND THE TOTAL CONSTRUCTION ALLOWED SHALL NOT EXCEED THE MAXIMUM ALLOWED F.A.R.
- SEE SHEET C1.1 (EXISTING CONDITIONS) FOR OFFICIAL MX DISTRICT BOUNDARY/PROPERTY LINE.
- NO SIGNIFICANT TREES EXIST.
- ALL AREAS DESIGNATED AS COMMON OPEN SPACE SHALL REQUIRE THREE OUT OF FOUR ITEMS AS STATED IN THE MX ORDINANCE (SECTION F.1.a) TO QUALIFY AS COMMON OPEN SPACE. SEE SHEETS L1-L5.25 FOR ALL LANDSCAPE AND MATERIALS PLANS AND DETAILS.
- THE PROJECT PHASING LIMIT LINE REPRESENTS A TEMPORARY BOUNDARY ENCOMPASSING ALL LAND USES WITHIN THE MX DISTRICT TO BE INCLUDED AS PART OF A PROPOSED DEVELOPMENT PHASE AND IS FOR PLANNING PURPOSES ONLY. REFER TO PLATTED SITE PLAN FOR OFFICIAL MX DISTRICT BOUNDARY LINE.



**MAYFAIRE**  
**SITE PLAN**  
 TOWN CENTER, COMMUNITY RETAIL CENTER, OFFICE  
 BRODY ZIMMER LLC WILMINGTON, NC NEW HANOVER COUNTY



**SITE DATA**

<b>MAYFAIRE</b>	
CURRENT ZONING:	MX
TRACT SIZE:	14,190,791.58 SF - 325.78 ACRES
EXISTING BUILDING SQUARE FEET:	0 ACRES
PROPOSED BUILDING SQUARE FEET (ALL AREAS WITHIN THE MX AREA)	
RETAIL	593,845.58 SF 28%
HOTEL / ENTERTAINMENT	55,000.00 SF 3%
RESIDENTIAL	998,218.78 SF 47%
OFFICE	491,800.00 SF 23%
TOTAL SQUARE FEET	2,138,864.36 SF 100%
TOTAL ACRES WITHIN 100 YR FLOOD:	1.85 ACRES
TOTAL ACRES WITHIN WETLANDS:	2.74 ACRES
MAXIMUM PARKING ALLOWED	4,981 SPACES
PARKING PROVIDED:	4,981 SPACES
HANDICAP SPACES REQUIRED:	133
HANDICAP SPACES PROVIDED:	140
LOADING BAYS PROVIDED:	42 BAYS, 16 COMPACTORS
REQUIRED INTERNAL LANDSCAPING:	447,602.28 SF = 16.00% OF PARKING AREA
PROVIDED INTERNAL LANDSCAPING:	488,452.63 SF = 18.41% OF PARKING AREA
PROVIDED RECREATIONAL SPACE:	163,984 SF = 3.50% OF PROPOSED OPEN SPACE
EXISTING TREE ACREAGE:	172.00 ACRES
PROPOSED TREES PER ACRE:	15.25 TREES
TOTAL NUMBER OF DWELLING UNITS:	510 MULTI-FAMILY UNITS WITH 1.2, OR 3 BEDROOMS PER UNIT 106 SINGLE FAMILY UNITS (LOTS)
SQ FT OCCUPIED BY STRUCTURES:	
ALL BUILDINGS-	1,267,665.93 SF 29.10 ACRES
R.O.W.-	1,412,253.82 SF 32.42 ACRES
PARKING AREAS-	2,651,757.26 SF 60.88 ACRES

**OPEN SPACE - COMMON OPEN SPACE**

LAND AREA:	14,190,791.58 SF
REQUIRED OPEN SPACE:	3,547,697.90 SF = 25% OF LAND AREA
PROVIDED OPEN SPACE:	4,704,519.00 SF = 33.15%
REQUIRED COMMON SPACE:	1,419,079.16 SF = 10.00% OF LAND AREA
PROVIDED COMMON SPACE:	1,487,898.70 SF = 10.49%
SHARED OPEN/COMMON SPACE. DEFINED AS AREAS CAPABLE OF MEETING BOTH REQUIREMENTS.	

**BASE DENSITY (FAR)**

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

**PROPOSED DENSITY (FAR)**

LAND CLASSIFICATION	FAR	PROPOSED BUILDING AREA
RESOURCE PROTECTION:	0.14	1,410,509.58 SF
URBAN TRANSITION:	0.1773	768,149 SF

**IMPERVIOUS SURFACE**

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

**COMMON SPACE AMENITIES**

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

**NARRATIVE**

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

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

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

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

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

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

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

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

**Approved Construction Plan**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning: \_\_\_\_\_

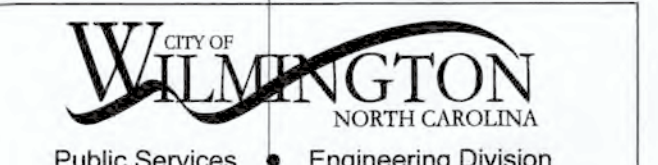
Traffic: \_\_\_\_\_

Fire: \_\_\_\_\_

**APPROVED STORMWATER MANAGEMENT PLAN**

Date: \_\_\_\_\_ Permit #: \_\_\_\_\_

Signed: \_\_\_\_\_



Date: 06/05/03  
 Designed By: AST  
 Drawn By: AST  
 Scale: 1" = 300'  
 Project Number: 5099026  
 Sheet Number:  
 5. Community retail parcel update - 10/10/08  
 6. Community retail parcel update - 7/8/09  
 7. Revised 10/26/12  
 8. Revised 10/26/12  
 9. Revised 1/25/16  
 10. Revised 1/19/17  
 11. Revised 2/5/20  
 12. Revised 12/16/2020