



Department of Planning,
 Development and Transportation
 Planning Division
 305 Chestnut Street
 PO Box 1810
 Wilmington, NC 28402-1810
 910 254-0900
 910 341-3264 fax
 www.wilmingtonnc.gov
 Dial 711 TTY/Voice

APPROVED: X DENIED:

PERMIT #: TPP-19-114

Application for Tree Removal Permit

Name of Applicant: Mayfaire II, LLC Phone: 252-353-2141 Date: 02/18/19

Name of Property Owner: Mayfaire II, LLC Phone: 252-353-2141

Property Owner Address: 530 SE Greenville Boulevard, Suite 200, Greenville, NC 27858

Address of Proposed Tree Removal: 1011 Eastwood Road, Wilmington, NC 28403

Description of tree(s) to be removed/reason for removal: (provide attachment if necessary)

8" Oak (16)	8" Maple (6)	14" Pine (6)	All trees to be removed are for proposed essential site improvements.
9" Oak (2)	9" Maple (2)	15" Pine (5)	
10" Oak (4)	11" Maple (1)	16" Pine (5)	
12" Oak (1)	8" Gum (9)	17" Pine (3)	
13" Oak (1)	8" Gum Cluster (1)	18" Pine (1)	
8" Holly (1)	9" Gum (2)	19" Pine (1)	
5" Magnolia (1)	12" Pine (13)	20" Pine (1)	
6" Magnolia (1)	13" Pine (5)		

Description of Replacement Tree(s): Reference Site & Planting Plan for proposed replacement trees.

I, H.J. Busby, Manager, certify that the property owner has given me permission to apply for this permit on his/her behalf.

Applicant Signature: [Signature] Date: 12/27/18

*****FOR OFFICIAL USE ONLY*****

Reviewed By: [Signature] Date: 2/28/19

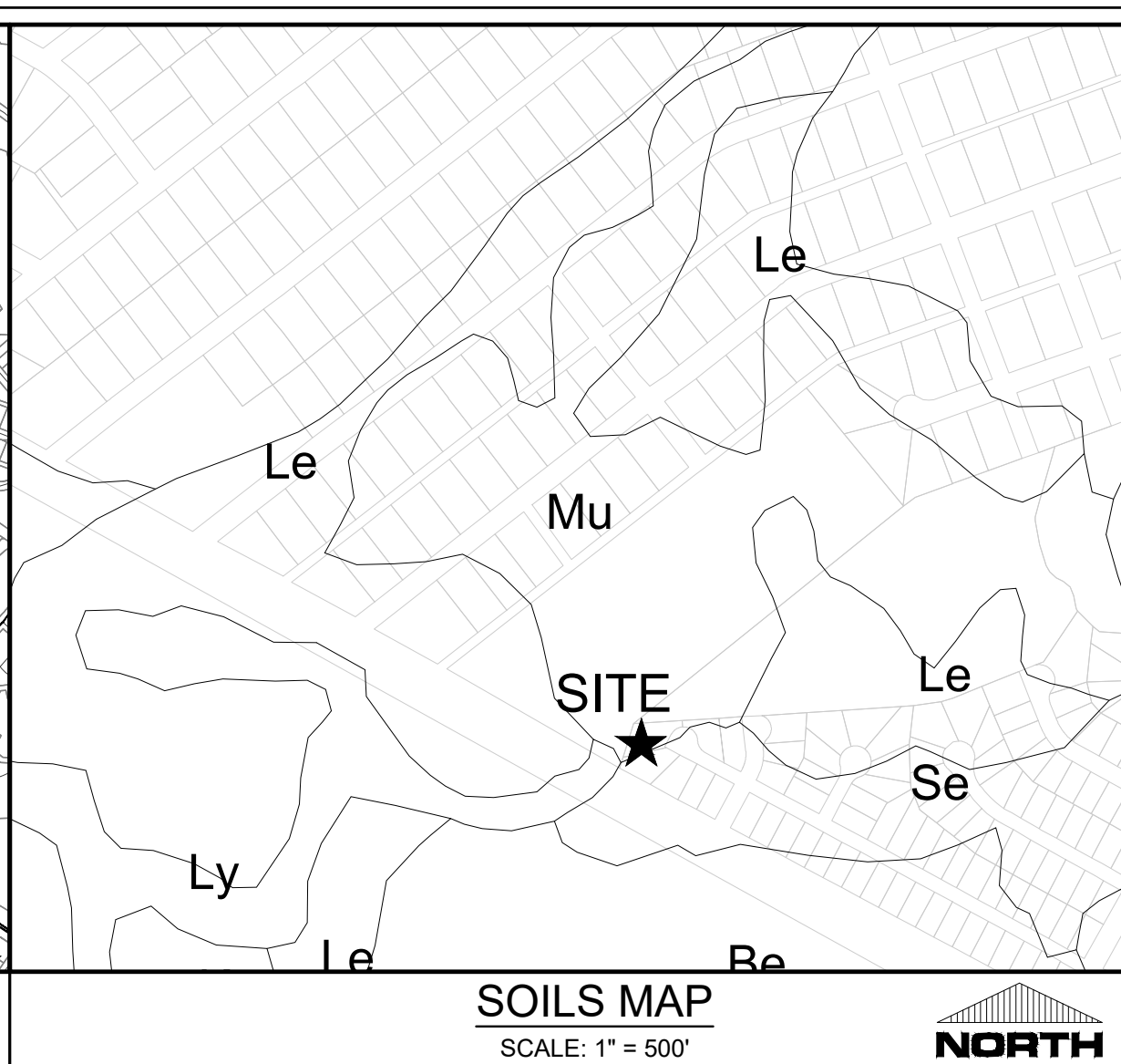
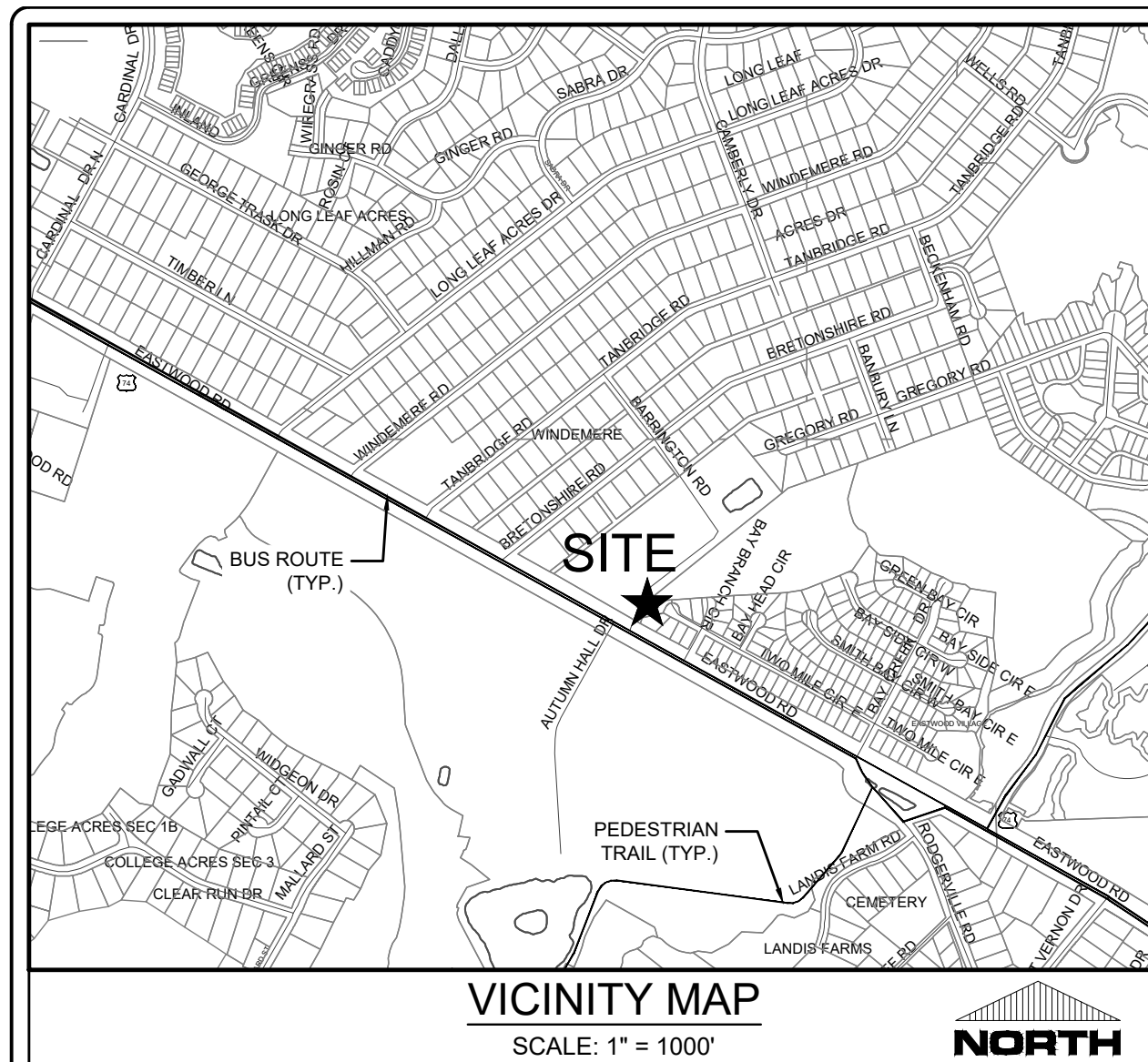
Remarks: SEE APPROVED TREE REMOVAL PLAN
NO SIGNIFICANT TREE REMOVAL

ALL WORK MUST BE IN COMPLIANCE WITH THE CITY LAND DEVELOPMENT CODE, ARTICLE 8, LANDSCAPING AND TREE PRESERVATION.

NEW CONSTRUCTION: EXPANSION: OTHER: PAID: \$150.00

Tree Preservation Permit Fees	
Less than 1 acre	\$25.00
1-5 acres	\$50.00
5-10 acres	\$100.00
Greater than 10 acres	\$150.00

1/16/19
RC



St. Mark Catholic Church/Mayfaire II Entrance - Tree Removal & Required Mitigation

Qty of Trees	Caliper Inches*	Individual Trunk Calipers AND Individual Cluster	Tree Common Name	City Tree Type Classification	Total Cal. Inches to be Removed	% Mitigation	Significant	Total Qty. of Mitigation Trees Required
Note: * All listed as total caliper inches for entire tree cluster or single tree trunk caliper in compliance with City of Wilmington Land Development Code definition for diameter at breast height.								
Essential Site Improvements: It is anticipated that all trees will be removed for essential site improvements, so only significant trees require mitigation								
REGULATED & SIGNIFICANT TREES								
Category 1 (100% Mitigation)								
16	8	8	OAK	hardwood	128	100%	no	43
2	9	9	OAK	hardwood	18	100%	no	6
4	10	10	OAK	hardwood	40	100%	no	13
1	12	12	OAK	hardwood	12	100%	no	4
1	13	13	OAK	hardwood	13	100%	no	4
1	8	8	HOLLY	ornamental flowering	8	100%	yes	5
1	4	4	MAG	ornamental flowering	4	100%	no	3
2	5	5	MAG	ornamental flowering	10	100%	no	7
1	6	6	MAG	ornamental flowering	6	100%	no	4
6	8	8	MAP (RED MAPLE)	hardwood	48	100%	no	16
2	9	9	MAP (RED MAPLE)	hardwood	18	100%	no	6
1	11	11	MAP (RED MAPLE)	hardwood	11	100%	no	4
Total Category 1 Significant Trees Mitigation Required:								5
Total Category 1 Regulated Trees To Be Removed with Essential Site Improvements:								115
Category 2 (75% Mitigation)								
9	8	8	GUM	hardwood	72	75%	no	18
1	16	8	GUM	hardwood	16	75%	no	4
2	9	9	GUM	hardwood	18	75%	no	5
Total Category 2 Significant Trees:								0
Total Category 2 Regulated Trees To Be Removed with Essential Site Improvements:								27
Category 3 (50% Mitigation)								
18	12	12	PINE	conifer	216	50%	no	36
6	13	13	PINE	conifer	78	50%	no	13
6	14	14	PINE	conifer	84	50%	no	14
5	15	15	PINE	conifer	75	50%	no	13
6	16	16	PINE	conifer	96	50%	no	16
3	17	17	PINE	conifer	51	50%	no	9
1	18	18	PINE	conifer	18	50%	no	3
1	19	19	PINE	conifer	19	50%	no	3
1	20	20	PINE	conifer	20	50%	no	3
Total Category 3 Significant Trees:								0
Total Category 3 Regulated Trees To Be Removed with Essential Site Improvements:								110
Total Qty. of Significant Tree Mitigation (Essential Site Improvements):								5
Total Tree Credits:								0
Total Qty. of Mitigation Trees Required on Site (or Pay in Lieu Equivalent):								5

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit #: _____

Signed: _____

Approved Construction Plan
Name _____ Date _____

Planning _____
Traffic _____
Fire _____

NC DENR PWSS WATER PERMIT #: _____
WATER CAPACITY: _____ GPD

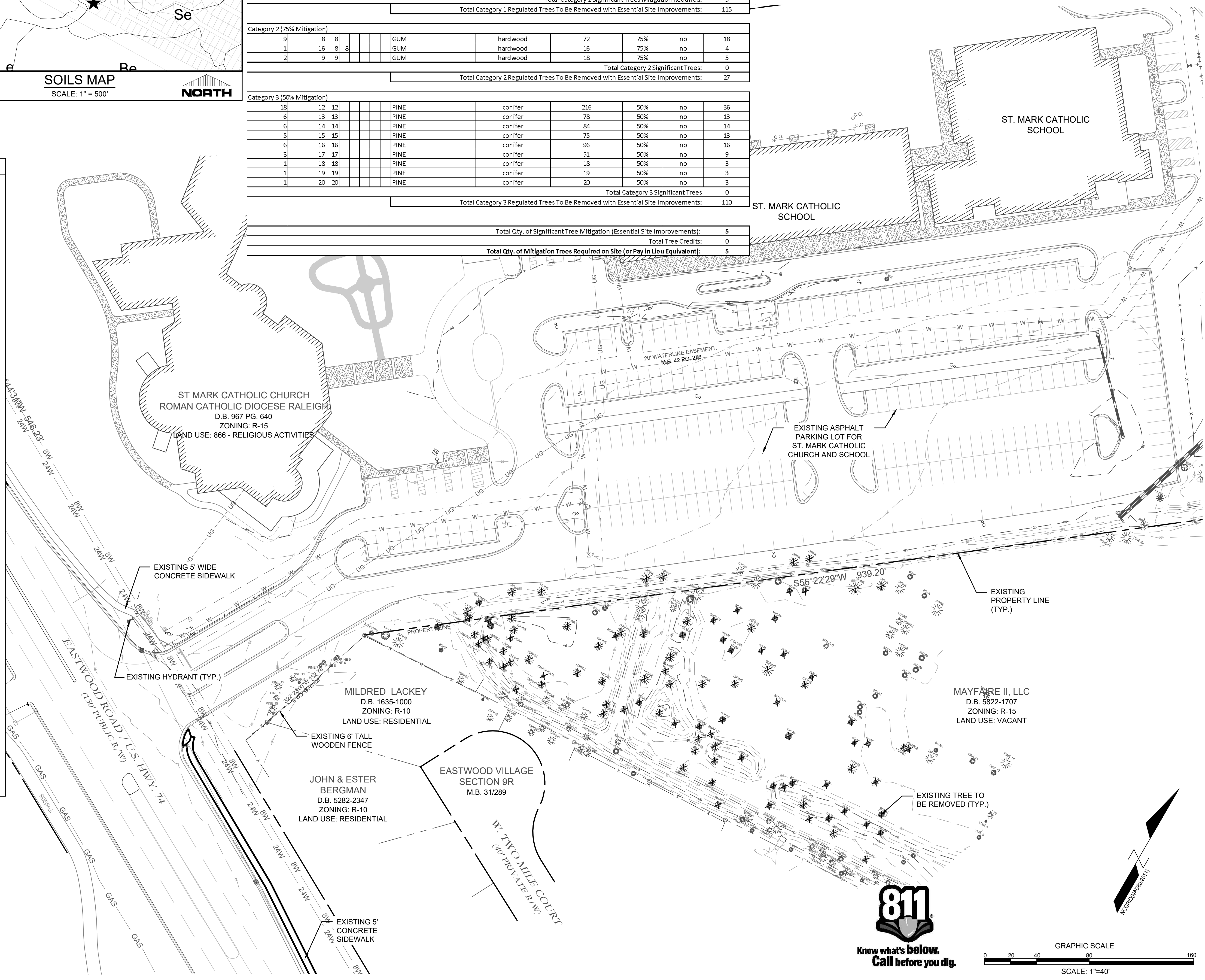
DWQ SEWER PERMIT #: _____
SEWER CAPACITY: _____ GPD

SEWER SHED # AND PLANT: _____
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

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

SITE INVENTORY DATA

- PREPARER OF THE PLAN: PARAMOUNT ENGINEERING, INC. 122 CINEMA DRIVE WILMINGTON, NC 28403
- APPLICANT NAME: MAYFAIRE II LLC 530 SE GREENVILLE BLVD, STE 200 GREENVILLE, NC 27858
- SITE ADDRESS: 1011 EASTWOOD ROAD WILMINGTON, NC 28403
- PROPERTY OWNER: MAYFAIRE II LLC 530 SE GREENVILLE BLVD, STE 200 GREENVILLE, NC 27858
ROMAN CATHOLIC DIOCESE OF RALEIGH 7200 STONEHENGE DRIVE RALEIGH, NC 27613
- DEVELOPER: SAME AS PROPERTY OWNER
- PROPERTY BOUNDARY: SEE PLAN
- ZONING: R-15 (BOTH PARCELS)
- ADJACENT PROPERTY INFORMATION (OWNER AND ZONING): SEE PLAN
- VICINITY MAP: SEE MAP ABOVE
- TOPOGRAPHY: SEE PLAN
- 100 YEAR FLOOD PLAIN BOUNDARY: SUBJECT PARCEL DOES NOT LIE WITHIN A 100-YEAR FLOOD ZONE AS INDICATED BY FEMA FLOOD ZONE PANEL 3720314700K BEARING AN EFFECTIVE DATE OF AUG. 28, 2018
- LOCATION OF EXISTING DITCHES, CREEKS, AND STREAMS: SEE PLAN
- SOILS: MURVILLE FINE SAND (Mu)
LYNN HAVEN FINE SAND (Ly)
LEON SAND (Le)
- CAMA AEC & ASSOCIATED SETBACKS: N/A
- CAMA LAND CLASSIFICATION: WATERSHED RESOURCE PROTECTION
- CONSERVATION RESOURCES: N/A
- LOCAL, STATE, OR FEDERAL HISTORIC OR ARCHAEOLOGICAL SITE: N/A
- LOCATION OF CEMETERIES, BURIAL SITES, OR BURIAL GROUNDS: N/A
- SQUARE FOOTAGE OF FORESTED AREA, HABITAT, AND DOMINANT SPECIES: N/A
- SECTION 404 WETLANDS AND SECTION 10 WATERS: N/A
- PROTECTED SPECIES OR HABITAT: N/A
- THOROUGHFARES, BIKE ROUTES, SIDEWALKS, TRANSIT FACILITIES (EXISTING): SEE PLAN & VICINITY MAP



FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
ROMAN CATHOLIC DIOCESE OF RALEIGH
7200 STONEHENGE DRIVE
RALEIGH, NC 27613

PARAMOUNT ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

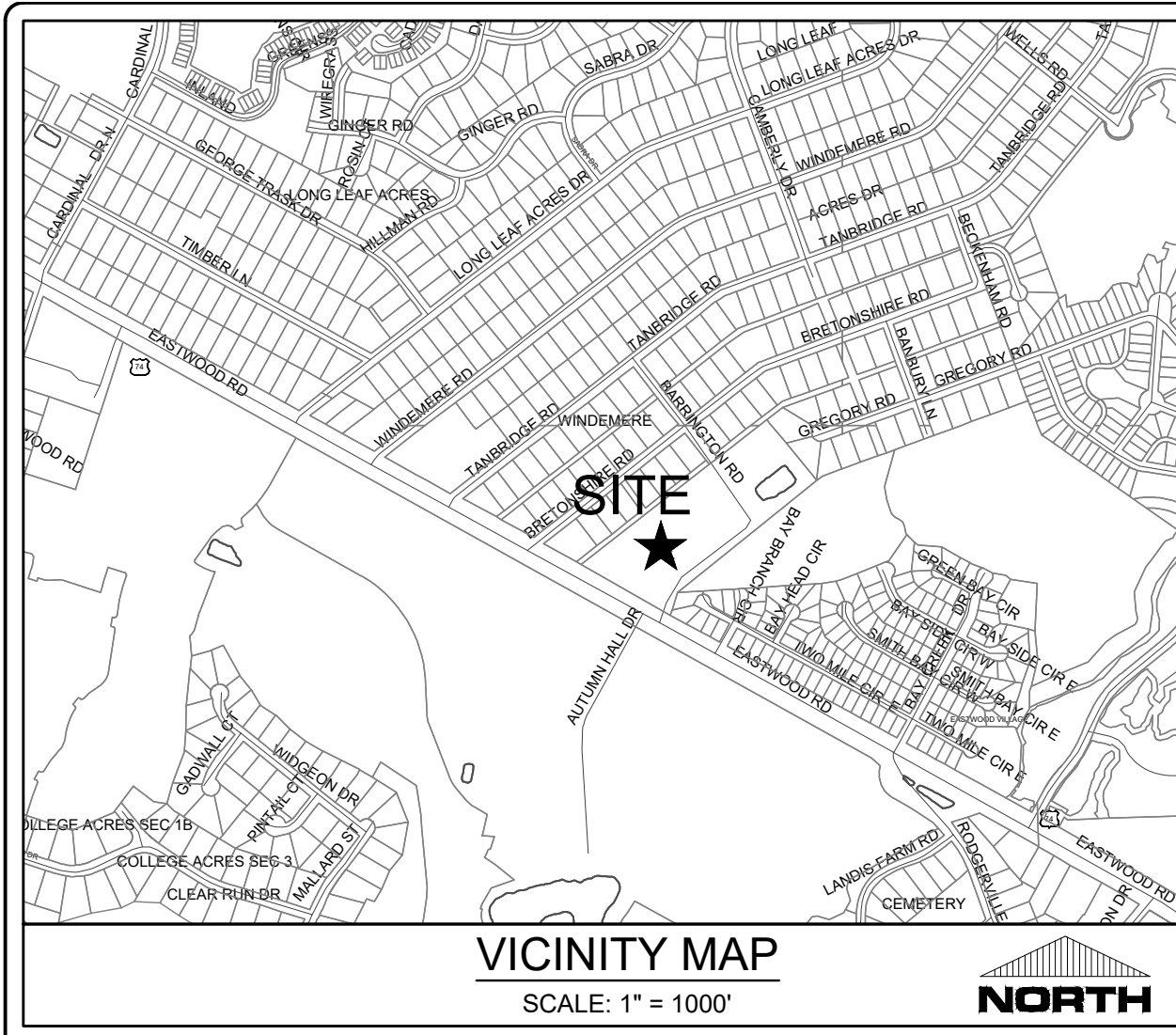
SITE INVENTORY PLAN
ST. MARK CATHOLIC CHURCH & MAYFAIRE II ENTRANCE
1011 EASTWOOD ROAD
WILMINGTON, NC 28403

PROJECT STATUS:
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
RELEASED FOR CONSTRUCTION:

DRAWING INFORMATION:
DATE: 02/22/19
DRAWN: RPB
DESIGNED: RPB
CHECKED: RPB

SEAL:
NORTH CAROLINA PROFESSIONAL ENGINEER
031591
ROBERT P. BALLARD
02/22/19

C-2.0
PEI JOB#: 16247.PE



SITE DATA TABULATION

OWNER:	1) MAYFAIRE II LLC 530 S.E. GREENVILLE BLVD, STE 200 GREENVILLE, NC 27858
	2) ROMAN CATHOLIC DIOCESE OF RALEIGH 7200 STONEHENGE DRIVE RALEIGH, NC 27613
PROJECT ADDRESS:	1011 EASTWOOD ROAD WILMINGTON, NC 28403
TAX PARCEL IDENTIFICATION #:	1) R05000-003-012-000 2) R05000-003-006-001
RECORDED DEED BOOK:	1) BK 5843, PG 1291 2) BK 967, PG 640
TOTAL SITE AREA:	1) 39.49 ACRES (1,720,180 SF) 2) 12.28 ACRES (534,917 SF)
CURRENT ZONING:	R-15 (BOTH PARCELS)
CAMA LAND USE CLASSIFICATION:	WATERSHED RESOURCE PROTECTION
EXISTING LAND USE:	ROADWAY & CHURCH
PROPOSED LAND USE:	ROADWAY & CHURCH
IMPERVIOUS INFORMATION	
EXISTING IMPERVIOUS	
TO BE REMOVED =	16,423 SF
TO REMAIN =	0 SF
TOTAL EXISTING =	16,423 SF
PROPOSED IMPERVIOUS	
ASPHALT ROADWAY/PARKING/C&G	39,103 SF
SIDEWALK/MULTI-USE PATH	9,187 SF
TOTAL PROPOSED =	48,290 SF
NET IMPERVIOUS = TOTAL PROPOSED IMPERVIOUS - EXISTING IMPERVIOUS TO BE REMOVED	
NET IMPERVIOUS =	48,290 SF - 16,423 SF = 31,868 SF

GENERAL NOTES

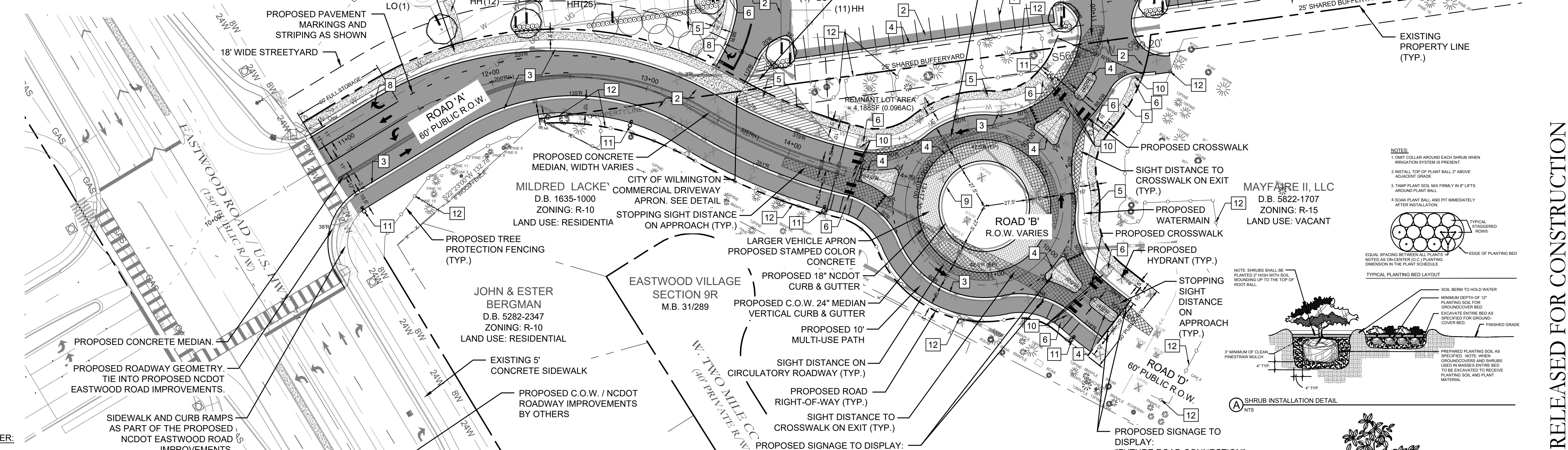
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
- PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE, AND NEW HANOVER COUNTY REGULATIONS.
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- ANY BROKEN OR MISSING SIDEWALK PANELS WILL BE REPLACED.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. IN CERTAIN CASES, AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
- INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS.
- A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE PLAT.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
- EXISTING ASPHALT THAT IS NOT DESIGNATED TO BE DEMOLISHED SHALL BE MILLED 1-INCH TO ALLOW FOR OVERLAY.
- TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	QUERCUS VIRGINIANA *HIGH RISE / HIGH RISE LIVE OAK	2" CAL., 8' HT. MIN.	7
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	ILEX CRENATA 'HOOGENDORN' / HOOGENDORN HOLLY	3 GAL	76

LIST OF WAIVERS

- Approval of waiver from the minimum tangent length due to the constraints created by the signal alignment and roundabout approach.
- Approval of waiver from the minimum horizontal curve radius due to the constraints created by the necessary connection of the St. Mark parking lot to the roundabout.
- Approval of waiver from the minimum median width due to the need to connect to the existing right-of-way, maintain the sidewalk and multi-use path, and restrict left turns.
- Approval of waiver from the standard cross-section for a collector street due to variation required to connect to the new traffic signal and the transition to the roundabout.



KEY NOTES:

- CONCRETE PAVING: REFER TO DETAIL C-6.0
- ASPHALT PAVING: REFER TO DETAIL C-6.0
- STANDARD 24" CURB & GUTTER: REFER TO DETAIL C-6.0
- NCDOT 1'-6" CURB & GUTTER: REFER TO DETAIL C-6.0
- CONCRETE SIDEWALK: REFER TO DETAIL C-6.0
- CURB RAMP: REFER TO DETAIL C-6.0
- STRIPING: PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - WHITE (2 COATS).
- PAVEMENT MARKINGS: REFER TO DETAIL C-6.0
- C.O.W. 24" MEDIAN VERTICAL CURB & GUTTER: REFER TO DETAIL C-6.0
- TACTILE WARNING MAT: REFER TO DETAIL C-6.0
- LIGHT POLE: REFER TO STREET LIGHTING NOTES ON SHEET C-2.2
- TREE PROTECTION FENCING: REFER TO DETAIL C-6.1

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

811 Know what's below. Call before you dig.

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)

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division

Approved Construction Plan

Name: _____ Date: _____

Planning: _____

Traffic: _____

Fire: _____

Date: _____ Permit # _____

Signed: _____

STREET LIGHTING NOTES:

- THE STANDARD STREETLIGHT SHALL BE A DEP ENCLOSED CUTOFF (COBRA TYPE), HIGH PRESSURE SODIUM VAPOR (HPSV) OR DEP DESIGNATED LED EQUIVALENT FUTURE INSTALLED WITHIN THE RECOMMENDED RANGE OF MOUNTING HEIGHTS FOR THE SPECIFIC FIXTURE. THE STANDARD STREETLIGHT SHALL BE INSTALLED ON A WOODEN POLE IN AREAS SERVED FROM OVERHEAD FACILITIES AND ON A FIBERGLASS POLE IN AREAS SERVED FROM UNDERGROUND FACILITIES.
- A LAYOUT FOR THE STANDARD STREET LIGHTING HAS BEEN PROVIDED WITH THE REVIEW. MINIMUM OF FIVE (5) STREET LIGHTS ARE REQUIRED FOR THIS SUB-DIVISION. ALTHOUGH DEVELOPERS MAY CHOOSE TO PROVIDE ANY EXTRA LIGHTS OR ORNAMENTAL. ANY INSTALLATIONS ABOVE THE CRITERIA OF STANDARD STREET LIGHTING, WILL BE CONSIDERED AS NONSTANDARD AND HAS TO CONFORM TO THE CITY'S NON-STANDARD STREET LIGHTING PROCEDURE AS PER THE POLICY.
- DEVELOPERS SHALL BEAR ANY INSTALLATION COSTS ASSOCIATED WITH STREETLIGHTS, IF APPLICABLE. IN AREAS SERVED FROM UNDERGROUND FACILITIES, THE DEVELOPERS SHALL PAY THE ONE-TIME UNDERGROUND CONTRIBUTION CHARGE, IF APPLICABLE.
- THE PLANNING, DEVELOPMENT AND TRANSPORTATION DIRECTOR OR DESIGNEE AND THE CITY LANDSCAPE DESIGNER WILL COORDINATE PLAZA PLANTINGS AND STREETLIGHT LOCATIONS TO MINIMIZE THE OBSTRUCTION OF LIGHT BY VEGETATION.
- ALL STREET LIGHTS SHALL BE INSTALLED WITHIN THE PUBLIC ROW.

FLOOD NOTE

THE SUBJECT PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE AS INDICATED BY FEMA FLOOD ZONE PANEL 3720314700K BEARING AN EFFECTIVE DATE OF AUGUST 28, 2018.

UTILITIES

WATER AND SEWER UTILITIES WILL BE PROVIDED BY CFPWA.

STREETYARD NOTES

25 NEW SPACES ARE PROVIDED; UDO SEC 18-510 REQUIRES FULL OR 1/2 STREETYARD REQUIRED PLANTING IN STREETYARD (280 LF STREET FRONTAGE/ 100 LF = 2.8 MULTIPLIER);

REQUIRED:
1 CANOPY (3 UNDERSTORY TREES = 1 CANOPY TREE) X 2.8 = 3 CANOPY TREES REQ'D
6 SHRUBS X 2.8 = 17 SHRUBS

PROVIDED:
EQUIVALENT OF 3 CANOPY TREES; 6 EXISTING UNDERSTORY TREES TO BE TRANSPLANTED TO STREETYARD, 1 ADDITIONAL CANOPY TREE ADDED
17 SHRUBS

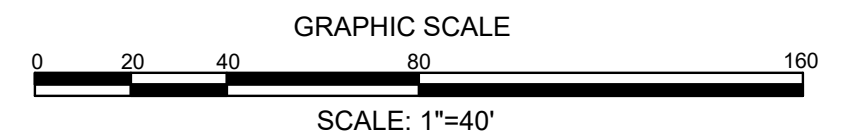
1011 EASTWOOD ROAD - SRB CONDITIONS

- The use and development of the subject property shall comply with all regulations and requirements imposed by the Land Development Code, City of Wilmington Technical Standards and Specifications Manual, and any other applicable federal, state, or local law, ordinance or regulation, as well as any condition stated below. In the event of a conflict, the more stringent requirement or higher standard shall apply.
- Approval of this preliminary plan does not constitute technical approval of a site plan. Final approval by the Technical Review Committee and the issuance of all required permits must occur prior to release of the project for construction.
- If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the preliminary plan shall be null and void.

1011 EASTWOOD ROAD - SPECIAL USE PERMIT CONDITIONS

- The property shall be subject to all of the specific requirements stated in the Land Development Code for the proposed use as well as any additional conditions stated below.
- The use and development of the subject property shall comply with other supplemental regulations and requirements imposed by the Land Development Code or any other applicable federal, state or local law, ordinance or regulation. In the event of a conflict, the more stringent requirement or higher standard shall apply.
- If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and no effect and proceedings shall be instituted to rezone the property to its previous zoning classification.
- The use and development of the property shall be in accordance with the plan and elevations as submitted and approved.
- Approval of this special use permit does not constitute technical approval of the site plan. All Technical Review Committee comments shall be followed prior to issuance of a construction release or final zoning approval.

- The use and development of the property shall be in accordance with the preliminary plan as submitted and approved.
- A multi-use path shall be provided along the southeastern side of the right-of-way.
- A sign shall be provided at the end of the stub road indicating a future connection.
- All City, State, and Federal regulations shall be met.
- Traffic control devices must be installed to keep drivers in roundabout.
- A sign indicating road is not a through street until such time that the road is extended into Mayfaire.
- No more than 440 parking spaces shall be permitted on the site.
- A minimum of 59 pervious parking shall be maintained on the site.
- The Barrington Road connection shall remain open subject to all previous special use permit conditions.
- All applicable previous Subdivision Review Board conditions and conditions of the previously issued Special Use Permits and previous modifications shall still apply.
- A 25-foot wide shared bufferyard shall be located along the southern property boundary with a portion to be located on the St. Mark site and a portion to be located on the adjacent site (Mayfaire II) within a landscape easement.
- Freestanding signage shall be limited to monument style with a maximum of 6-foot height and landscaping shall be installed along the base of the sign.
- The creative standard shall not be used to satisfy streetyard landscaping requirements.
- All City, State, and Federal regulations shall be met.



REVISIONS:

1/21/18	1) REVISIONS PER TRC REVIEW COMMENTS - REVIEW #1
02/07/19	2) REVISIONS PER TRC REVIEW COMMENTS - REVIEW #2
02/14/19	3) REVISIONS PER TRC REVIEW COMMENTS - REVIEW #3

CLIENT INFORMATION:

PARAMOUNT ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6700 (F)
NC License #: C-2846

ROMAN CATHOLIC DIOCESE OF RALEIGH
7200 STONEHENGE DRIVE
RALEIGH, NC 27613

SITE & PLANTING PLAN
ST. MARK CATHOLIC CHURCH & MAYFAIRE II ENTRANCE
1011 EASTWOOD ROAD
WILMINGTON, NC 28403

PROJECT STATUS

CONCEPTUAL LAYOUT: _____
FINAL DESIGN LAYOUT: _____
RELEASED FOR CONSTRUCTION: _____

DRAWING INFORMATION

DATE: 02/22/19
SCALE: 1" = 40'
DRAWN BY: ASG
CHECKED BY: RPB

SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER
ROBERT P. BALLING
031591
02/22/19

C-2.2

PEI JOB#: 16247.PE

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION