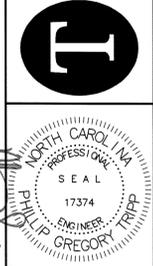


REVISIONS		
No./Date	Description	By

- SITE INVENTORY NOTES:**
- PREPARER OF THE PLAN: TRIPP ENGINEERING, P.C.
 - APPLICANT NAME: THE OFFICES AT MAYFAIRE IV, LLC
 - SITE ADDRESS OF THE DEVELOPMENT: 6740 ROCK SPRING ROAD
 - PROPERTY OWNER: THE OFFICES AT MAYFAIRE IV, LLC
 - DEVELOPER: THE OFFICES AT MAYFAIRE IV, LLC
 - PROPERTY BOUNDARY: SEE PLAN
TAX PARCEL INFORMATION: R05000-003-104-000
 - PROPERTY ZONING: MX-MIXED USE DISTRICT
 - ADJACENT PROPERTY OWNER INFORMATION: SEE PLAN
 - VICINITY MAP: SEE PLAN
 - TOPOGRAPHY: SEE PLAN
 - 100-YEAR FLOOD BOUNDARY: N/A
 - EXISTING DITCHES, CREEKS AND STREAMS: SEE PLAN
 - SOIL: KR; KUREB SAND, MU; MURVILLE FINE SAND, ON; ONSLOW LOAMY FINE SAND
 - CAMA AEC: N/A
 - CAMA LAND CLASSIFICATION: WATERSHED RESOURCE PROTECTION
 - CONSERVATION RESOURCES: NONE
ASSOCIATED SETBACKS: N/A
 - HISTORIC OR ARCHAEOLOGICAL SITE: N/A
 - CEMETERIES, BURIAL SITES/GROUNDS: N/A
 - FORESTED AREAS, HABITAT AND DOMINANT SPECIES: N/A
 - WETLANDS: NONE
 - PROTECTED SPECIES OR HABITAT: N/A
 - EXISTING OR PROPOSED THOROUGHFARES, BIKE ROUTES, PEDESTRIAN SIDEWALKS OR TRAILS AND TRANSIT FACILITIES: SEE SITE PLAN.
 - ALL TREES TO BE REMOVED ON SITE.

EXISTING CONDITIONS, SITE INVENTORY AND DEMOLITION PLAN
MAYFAIRE OFFICE IV
 6740 ROCK SPRING ROAD
 WILMINGTON, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-6100
 Fax 910-763-6631
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DATE 03-30-16
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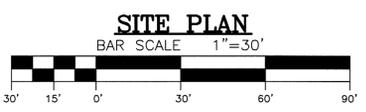
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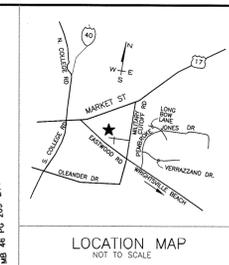
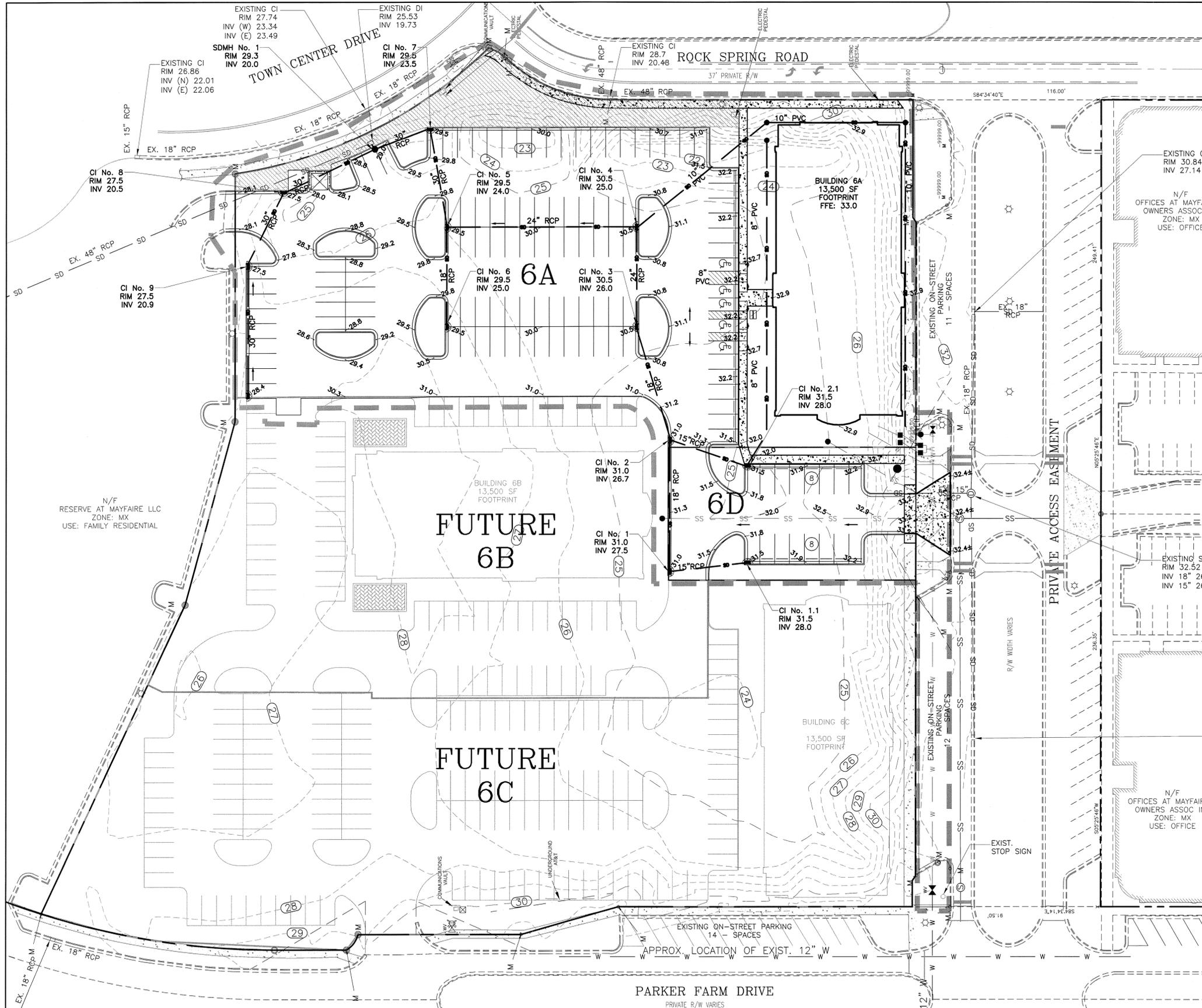
Approved Construction Plan		
Name	Date	
Planning		
Traffic		
Fire		

STORMWATER MANAGEMENT PLAN APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 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.

- LEGEND**
- - - - -32- - - - - EXISTING CONTOUR
 - PROPERTY BOUNDARY
 - XXXXXX SITE DEMO
 - o.50.45 EXISTING ELEVATION





REVISIONS		
No./Date	Description	By

SITE DATA:

PROPERTY OWNER: THE OFFICES AT MAYFAIRE IV, LLC
 PROJECT ADDRESS: 6740 ROCK SPRING ROAD
 PIN NUMBER: RS000-003-104-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE. ZONING DISTRICT: MX
 DISTURBED AREA: 2.35 AC

SETBACKS REQUIRED TO BE DETERMINED BY MAYFAIRE
 PROPOSED BUILDING SETBACKS: FRONT: 32', REAR: 31', SIDE: 17'/285'

TRACT AREA (6A): 76,791 SF (1.76 AC)
 TRACT AREA (6D): 12,785 SF (0.29 AC)
 TRACT AREA (6A+6D): 89,576 SF (2.06 AC)

BUILDING USE: OFFICE
 BUILDING TYPE: IIB

EXISTING BUILDING AREA: 0 SF
 PROPOSED BUILDING AREA (GROSS): 40,500 SF
 BUILDING LOT COVERAGE (13,500/76,791): 17.6%
 NUMBER OF BUILDINGS: 1
 NUMBER OF UNITS: 50
 NUMBER OF STORIES: 3
 SF PER FLOOR (GROSS):
 1ST FLOOR: 13,500 SF
 2ND FLOOR: 13,500 SF
 3RD FLOOR: 13,500 SF

EXISTING IMPERVIOUS AREAS: (6A)
 EXISTING ASPHALT + CURB: 0 SF
 EXISTING CONCRETE: 1,330 SF
 EXISTING IMPERVIOUS AREA: 1,330 SF (1.7%)

EXISTING IMPERVIOUS AREAS: (6D)
 EXISTING ASPHALT + CURB: 0 SF
 EXISTING CONCRETE: 565 SF
 EXISTING IMPERVIOUS AREA: 565 SF (4.4%)

PROPOSED IMPERVIOUS AREAS: (6A)
 PROPOSED BUILDING FOOTPRINT: 13,500 SF
 PROPOSED ASPHALT + CURB: 43,785 SF
 PROPOSED CONCRETE: 2,460 SF
 EXISTING IMPERVIOUS TO REMAIN: 1,330 SF
 TOTAL 6A IMPERVIOUS: 61,075 SF

PROPOSED IMPERVIOUS AREAS: (6D)
 PROPOSED BUILDING FOOTPRINT: 0 SF
 PROPOSED ASPHALT + CURB: 8,415 SF
 PROPOSED CONCRETE: 1,515 SF
 EXISTING IMPERVIOUS TO REMAIN: 325 SF
 TOTAL 6D IMPERVIOUS: 10,255 SF

TOTAL 6A+6D IMPERVIOUS AREA: 71,330 SF
 FUTURE 6A IMPERVIOUS AREA: 5,928 SF
 FUTURE 6D IMPERVIOUS AREA: 1,067 SF
 TOTAL IMPERVIOUS AREA: 79,325 SF

PARKING REQUIRED: TO BE DETERMINED BY MAYFAIRE
 MINIMUM: 1/300 (40,500/300) NO MINIMUM REQUIRED
 MAXIMUM: 1/200 (40,500/200) 203 SPACES
 PARKING PROVIDED: 126 SPACES

CAMA LAND USE: WATERSHED RESOURCE PROTECTION

PUBLIC WATER AND SEWER BY CFPWA
 EXISTING WATER FLOW: 0 GPD
 EXISTING SEWER FLOW: 0 GPD
 PROPOSED WATER FLOW: (120 GPD)/1,000 SF x 40,500 x 110% = 5,346 GPD
 PROPOSED SEWER FLOW: (120 GPD)/1000 SF x 40,500 SF = 4,860 GPD

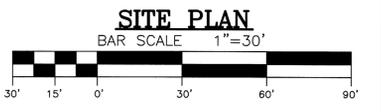
HANDICAP SPOTS REQUIRED (1-25 SPOTS = 1 HANDICAP SPOT)
 (24 SPOTS/25=4.96) 5 HANDICAP SPOTS

OPEN SPACE: 5,752 SF
 BICYCLE PARKING REQUIRED (124 SPACES) 10 BICYCLE PARKS
 BICYCLE PARKING PROPOSED: 10 BICYCLE PARKS

- NOTES:**
- 1) TOPOGRAPHY COMPLETED BY PATRICK C. BRISTOW LAND SURVEYING, P.C.
 - 2) PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. CITY OF WILMINGTON WILL NOT ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
 - 3) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
 - 4) EXISTING EASEMENTS AS SHOWN.
 - 5) CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 - 6) UNDERGROUND FIRE LINE(S) 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 910-341-5888.
 - 7) BUILDING IS TYPE IIB
- SOLID WASTE**
 1) SITE TO USE DUMPSTER.
- TRAFFIC**
 1) ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
 2) 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.
 3) CONTRACTOR SHALL MAINTAIN ACCESS TO PUBLIC TRAFFIC TO ENSURE THAT ALL TRAFFIC SIGNALS, FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
 4) CALL TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
 5) ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 6) CONTRACT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
 7) ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 8) NO ROWS TO BE CLOSED.
 9) NO STREETS PROPOSED.
 10) OFF SITE PARKING PROPOSED AS SHOWN.
 11) DRIVEWAYS TO MEET CITY STANDARDS.
 12) ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 13) STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
 14) TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- LANDSCAPING**
 1) A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON, TRAFFIC ENGINEERING DIVISION AND THE PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN.
 2) NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SITE DISTANCE.
 3) PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING 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.
 4) ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THESE AREAS.
 5) NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTIONS ON TREE PROTECTION METHODS.
- CFPIA**
 1) WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPIA) DETAILS AND SPECIFICATIONS.
 2) PROJECT SHALL COMPLY WITH THE CFPIA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
 3) IF THE CONTRACTOR DESIRES CFPIA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPERS SIDE OF THE WATER METER BOX.
 4) ANY IRRIGATION SYSTEM SUPPLIED BY CFPIA WATER SHALL COMPLY WITH THE CFPIA'S CONNECTION CONTROL REGULATION. CALL 910-332-6419 FOR INFORMATION.
 5) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPIA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR UNDERGROUND OR ASSE.
 6) PUBLIC WATER MAIN EXTENSION AND WATER SERVICES PROPOSED. SANITARY SEWER SERVICE PROPOSED.
 7) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.
 8) ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
 9) CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
 10) A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910-341-5888 FOR MORE DETAILS.
- DRAINAGE**
 1) SHEET FLOW TO PROPOSED DROP INLETS TO EXISTING STORM DRAIN SYSTEM.
- UNDERGROUND UTILITIES**
 1) ALL ELECTRIC, CABLE TELEVISION AND TELEPHONE FACILITIES, FIRE ALARM CONDUITS, STREET LIGHTING WIRING AND OTHER WIRING CONDUITS AND SIMILAR FACILITIES SHALL BE PLACED UNDERGROUND BY THE DEVELOPER OR THE APPROPRIATE UTILITY COMPANY.

LEGEND

	EXIST. SPOT ELEVATION
	PROPERTY LINE (BOUNDARY)
	LIMITS OF DISTURBANCE
	PROPOSED RUN-OFF ARROWS
	EXIST. CONCRETE AREA
	PROPOSED CONCRETE AREA
	OPEN SPACE



STORMWATER MANAGEMENT PLAN
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Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
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MAYFAIRE OFFICE IV
 6740 ROCK SPRING ROAD
 WILMINGTON, NORTH CAROLINA

GRADING, DRAINAGE, EROSION CONTROL AND STORMWATER MANAGEMENT

DATE 03-30-16
 DESIGN PGT
 DRAWN EJW

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