

REVISIONS		
No.	Date	Description

- 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.

LEGEND

- 32 --- EXISTING CONTOUR
- PROPERTY BOUNDARY
- XXXXX SITE DEMO
- 50.45 EXISTING ELEVATION

SITE PLAN



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.

Approved Construction Plan

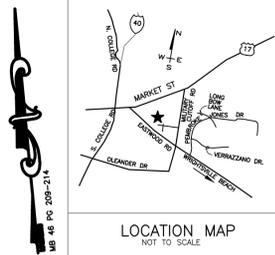
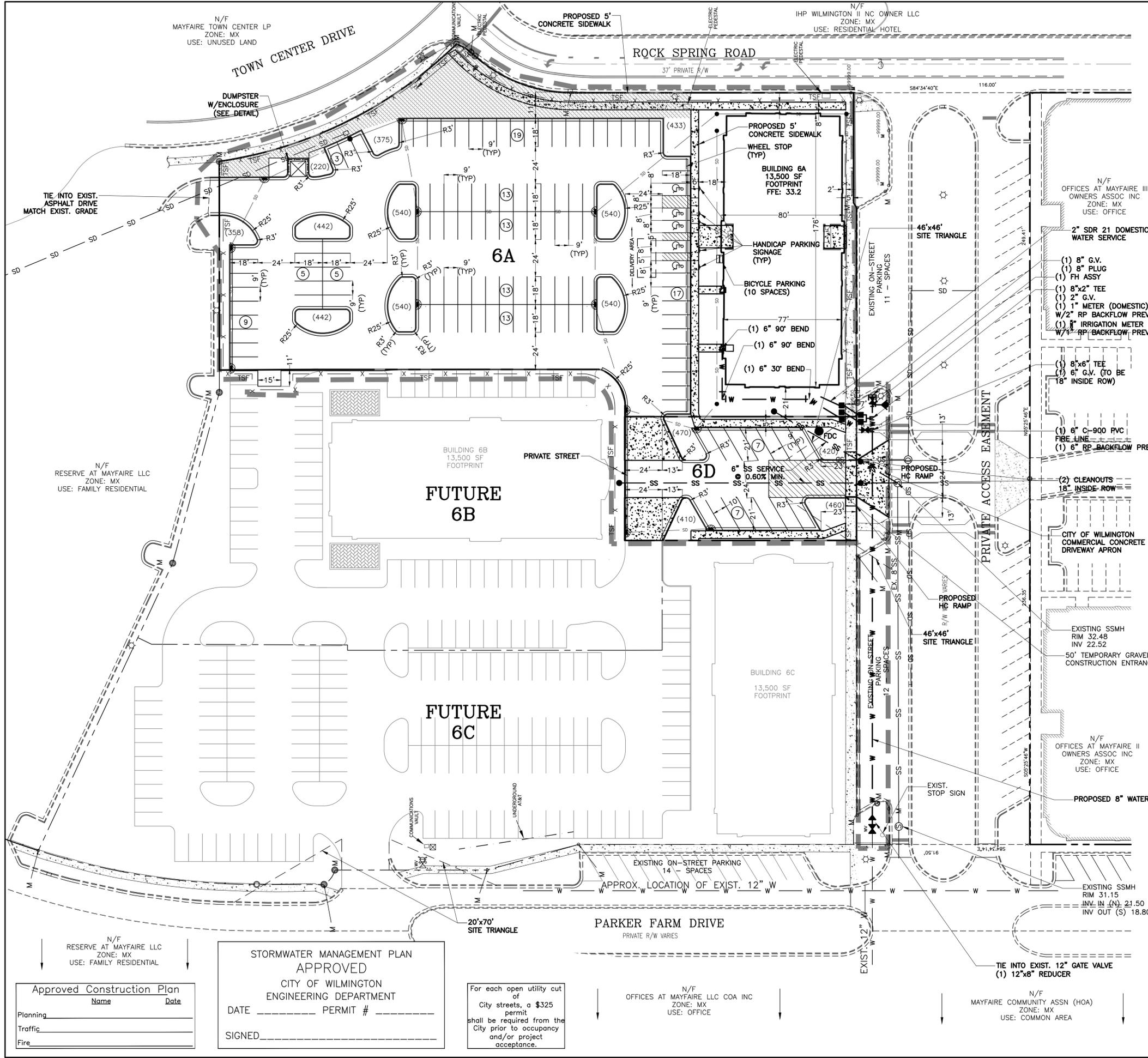
Name	Date
Planning	
Traffic	
Fire	

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 910-763-5100
Fax 910-763-5631
© 2016 TRIPP ENGINEERING, P.C.



DATE 07-08-16
DESIGN PGT
DRAWN EJW



REVISIONS		
No./Date	Description	By
07-13-18	ISSUE FOR PERMIT	EJW

SITE DATA:

PROPERTY OWNER: THE OFFICES AT MAYFAIRE IV, LLC
 PROJECT ADDRESS: 6740 ROCK SPRING ROAD
 PIN NUMBER: R05000-003-104-000

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

SETBACKS REQUIRED TO BE DETERMINED BY MAYFAIRE
 PROPOSED BUILDING SETBACKS: FRONT: 32', REAR: 319', SIDE: 17'/285'

TRACT AREA (6A)	76,791 SF (1.76 AC)
TRACT AREA (6D)	12,015 SF (0.27 AC)
TRACT AREA (6A+6D)	88,806 SF (2.04 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
BUILDING HEIGHT	3
SF PER FLOOR (GROSS)	13,500 SF
1ST FLOOR	13,500 SF
2ND FLOOR	13,500 SF
3RD FLOOR	13,500 SF

EXISTING IMPERVIOUS AREAS: (6A)
 EXISTING PAVEMENT: 0 SF
 EXISTING SIDEWALK: 1,330 SF
 EXISTING IMPERVIOUS AREA: 1,330 SF (1.7%)

EXISTING IMPERVIOUS AREAS: (6D)
 EXISTING PAVEMENT: 0 SF
 EXISTING SIDEWALK: 565 SF
 EXISTING IMPERVIOUS AREA: 565 SF (4.4%)

PROPOSED IMPERVIOUS AREAS: (6A)
 PROPOSED BUILDING FOOTPRINT: 13,500 SF
 PROPOSED PAVEMENT: 43,618 SF
 PROPOSED SIDEWALK: 2,704 SF
 EXISTING IMPERVIOUS TO REMAIN: 1,330 SF
 FUTURE: 7,087 SF
 TOTAL 6A IMPERVIOUS: 68,239 SF

PROPOSED IMPERVIOUS AREAS: (6D)
 PROPOSED BUILDING FOOTPRINT: 0 SF
 PROPOSED PAVEMENT: 8,580 SF
 PROPOSED SIDEWALK: 1,298 SF
 EXISTING IMPERVIOUS TO REMAIN: 319 SF
 FUTURE: 521 SF
 TOTAL 6D IMPERVIOUS: 10,678 SF

TOTAL 6A+6D IMPERVIOUS AREA: 78,917 SF (88.9%)
 TOTAL PROPOSED OFFSITE IMPERVIOUS: 1,085 SF

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

CAMA LAND USE: WATERSHED RESOURCE PROTECTION

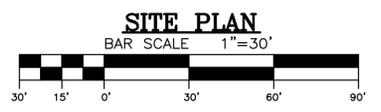
PUBLIC WATER AND SEWER BY CFPWA
 EXISTING WATER FLOW: 0 GPD
 EXISTING SEWER FLOW: 0 GPD
 PROPOSED WATER FLOW: (120 GPD/1,000 SF x 40,500 x 110%) 5,346 GPD
 PROPOSED SEWER FLOW: (120 GPD/1,000 SF x 40,500 SF) 4,860 GPD

HANDICAP SPOTS REQUIRED: PROPOSED
 (1-25 SPOTS = 1 HANDICAP SPOT)
 124 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

LEGEND

- PROPERTY LINE (BOUNDARY)
- LIMITS OF DISTURBANCE
- EXIST. CONCRETE AREA
- PROPOSED CONCRETE AREA
- OPEN SPACE



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.

N/F OFFICES AT MAYFAIRE LLC COA INC
 ZONE: MX
 USE: OFFICE

N/F MAYFAIRE COMMUNITY ASSN (HOA)
 ZONE: MX
 USE: COMMON AREA

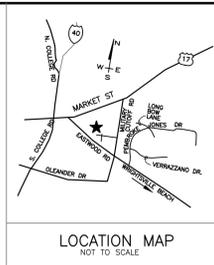
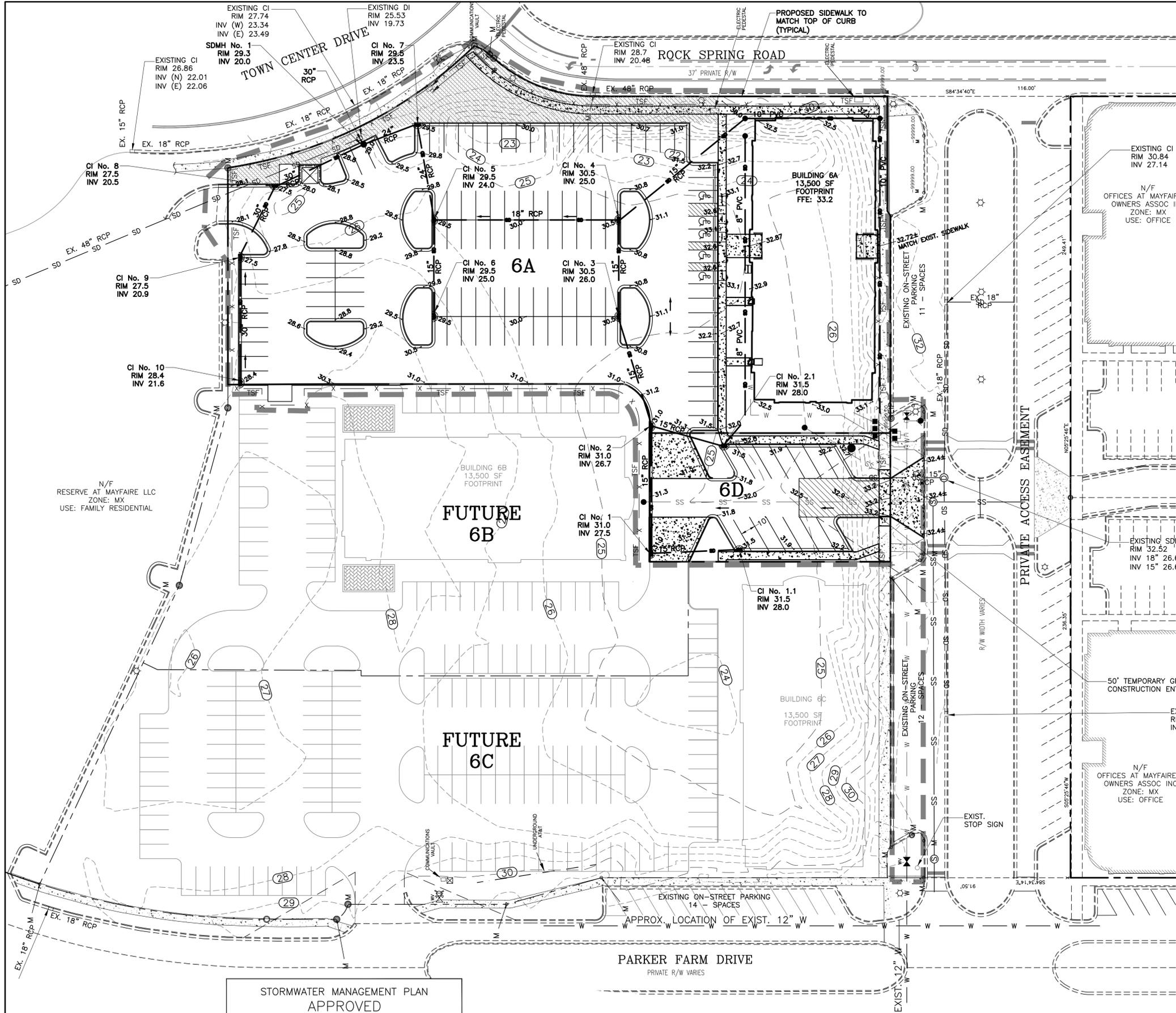
TRIPP ENGINEERING, P.C. SITE AND UTILITY PLAN
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
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MAYFAIRE OFFICE IV
 6740 ROCK SPRING ROAD
 WILMINGTON, NORTH CAROLINA

DATE 07-08-18
 DESIGN PGT
 DRAWN EJW

C2

SHEET 2 OF 4
 16001



REVISIONS		
No./Date	Description	By
07-13-16	ISSUED NORTH BOUNDARY	EJW

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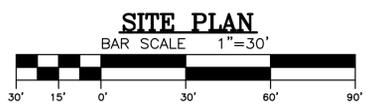
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LEGEND

- PROPERTY LINE (BOUNDARY)
- - - LIMITS OF DISTURBANCE
- TSF x TSF TEMPORARY SILT FENCE
- PROPOSED RUN-OFF ARROWS
- █ EXIST. CONCRETE AREA
- █ PROPOSED CONCRETE AREA
- OPEN SPACE
- PROPOSED SPOT ELEVATION



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TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-6100
 Fax 910-763-6631
 © 2016 TRIPP ENGINEERING, P.C.

GRADING, DRAINAGE, EROSION CONTROL
 AND STORMWATER MANAGEMENT

MAYFAIRE OFFICE IV
 6740 ROCK SPRING ROAD
 WILMINGTON, NORTH CAROLINA

PRELIMINARY
 (DO NOT USE FOR CONSTRUCTION)

DATE 07-08-16
 DESIGN PGT
 DRAWN EJW

C3

SHEET 3 OF 4
 16001

