

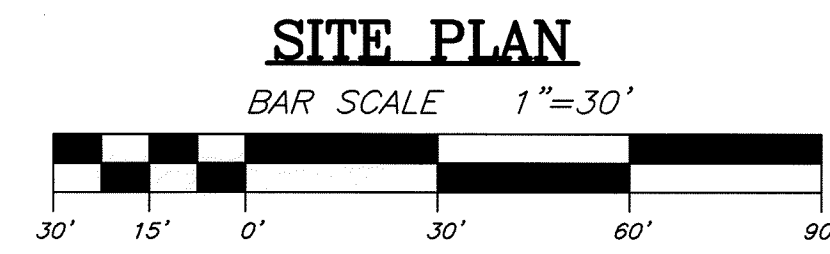
REVISIONS		
No.	Date	Description

**EXISTING CONDITIONS, SITE INVENTORY AND DEMOLITION PLAN**  
**AIRLEE OFFICES**  
 1613 MILITARY CUTOFF ROAD  
 WILMINGTON, NORTH CAROLINA

**TRIPP ENGINEERING, P.C.**  
 419 Chestnut Street  
 Wilmington, North Carolina 28401  
 Phone 910-763-5100  
 Fax 910-763-5631  
 © 1995-2015 TRIPP ENGINEERING, P.C.

- SITE INVENTORY NOTES:**
- PREPARER OF THE PLAN: TRIPP ENGINEERING, P.C.
  - APPLICANT NAME: SAMM PROPERTIES, INC
  - SITE ADDRESS OF THE DEVELOPMENT: 1613 MILITARY CUTOFF RD.
  - PROPERTY OWNER: VERNELL GREEN
  - DEVELOPER: SAMM PROPERTIES, INC
  - PROPERTY BOUNDARY: SEE PLAN  
TAX PARCEL INFORMATION: R05600-002-002-000  
R05600-002-004-000
  - PROPERTY ZONING: O&I
  - 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: SEAGATE
  - 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.

- LEGEND**
- PROPERTY BOUNDARY
  - - - EXISTING CONTOUR
  - EXISTING FENCE
  - EXIST. SPOT ELEVATION
  - X TO BE REMOVED



Approved Construction Plan

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

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

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STORMWATER MANAGEMENT PLAN  
 APPROVED

CITY OF WILMINGTON  
 ENGINEERING DEPARTMENT

DATE \_\_\_\_\_ PERMIT # \_\_\_\_\_

SIGNED \_\_\_\_\_

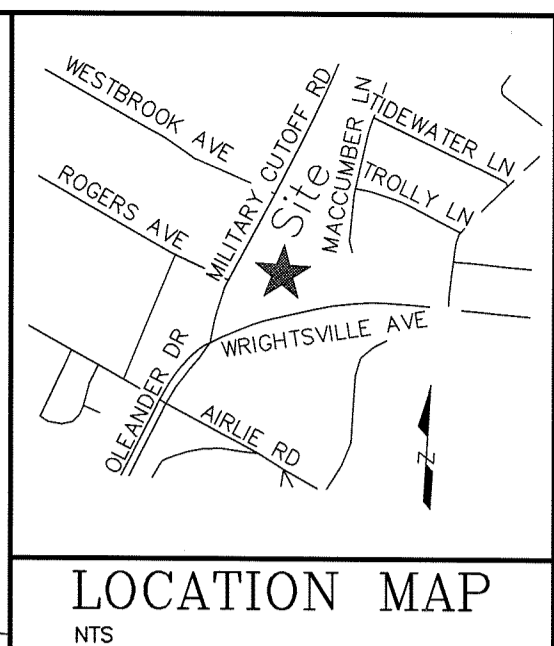
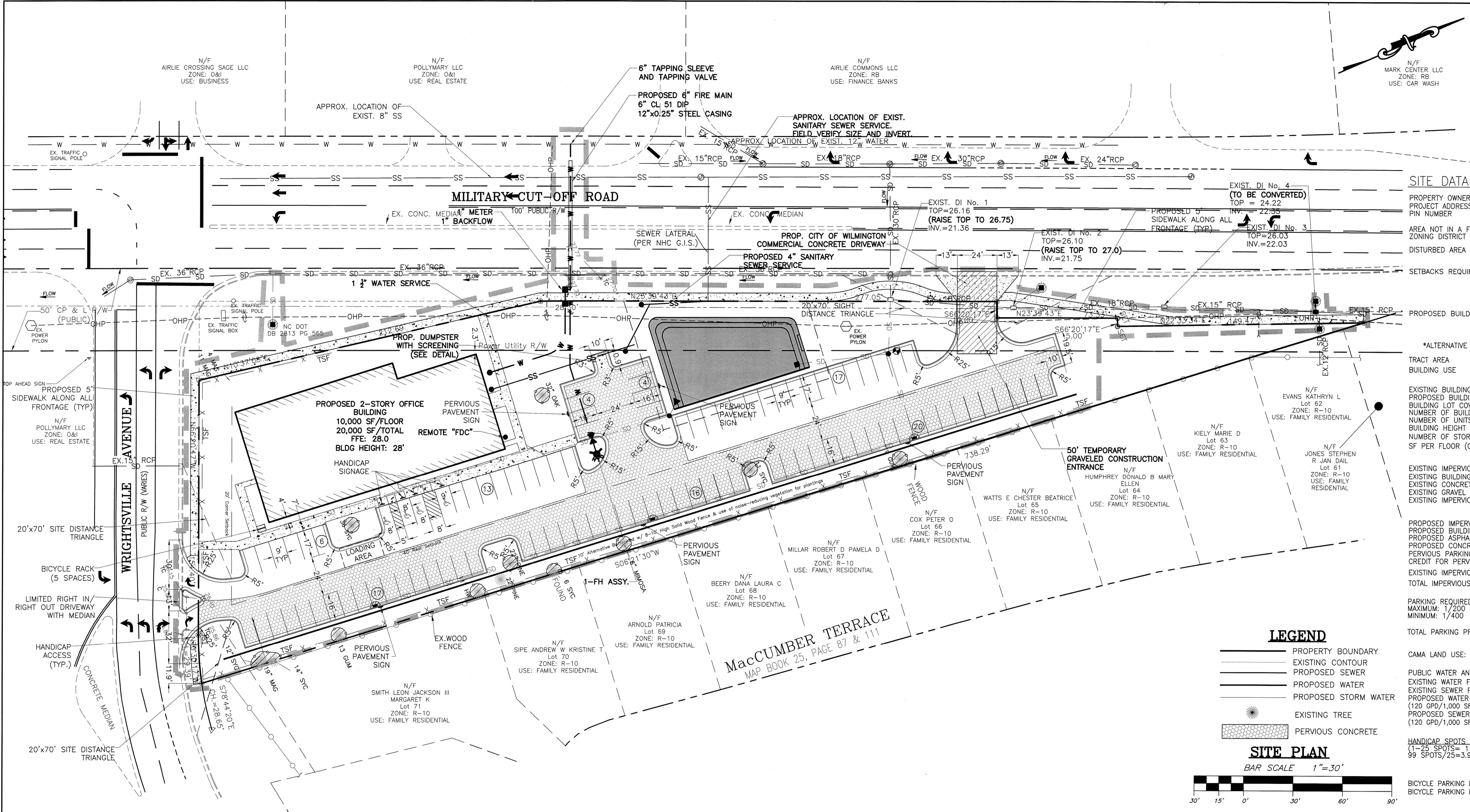
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5-15

DATE 05-19-15  
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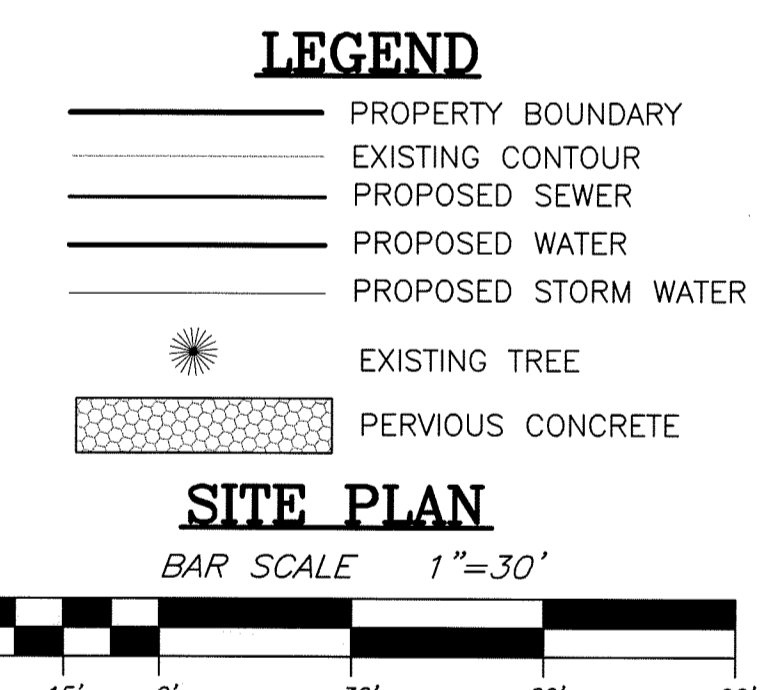
SHEET 1 OF 5  
 13016



REVISIONS		
No./Date	Description	By

**SITE DATA:**

PROPERTY OWNER	THE OFFICES AT AIRLIE, LLC
PROJECT ADDRESS	1613 MILITARY CUTOFF RD.
PIN NUMBER	R05600-002-002-000
	R05600-002-004-000
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE	
ZONING DISTRICT	O&I-1 (CD) CD-6-214
DISTURBED AREA	2.1 Ac.
SETBACKS REQUIRED	FRONT: 20' REAR: 25' INTERIOR SIDE: 5' CORNER SIDE: 20'
PROPOSED BUILDING SETBACKS	FRONT: 14.4' REAR: 83' INTERIOR SIDE: - CORNER SIDE: 21'
*ALTERNATIVE FRONT SETBACK FOR TREE PRESERVATION	
TRACT AREA	78,683 SF (1.80 AC)
BUILDING USE	OFFICE-PROFESSIONAL
EXISTING BUILDING AREA	1,562 SF
PROPOSED BUILDING AREA (GROSS)	20,000 SF
BUILDING LOT COVERAGE (10,000/78,683)	12.7%
NUMBER OF BUILDINGS	1
NUMBER OF UNITS	1
BUILDING HEIGHT	28'
NUMBER OF STORIES	2
SF PER FLOOR (GROSS)	10,000 SF
EXISTING IMPERVIOUS AREAS:	
EXISTING BUILDING	1,562 SF
EXISTING CONCRETE	0 SF
EXISTING GRAVEL	0 SF
EXISTING IMPERVIOUS AREA	1,562 SF (2%)
PROPOSED IMPERVIOUS AREAS:	
PROPOSED BUILDING FOOTPRINT	10,000 SF
PROPOSED ASPHALT + CURB	14,263 SF
PROPOSED CONCRETE	2,664 SF
PERVIOUS PARKING	16,927 SF
CREDIT FOR PERVIOUS PARKING	-12,695 SF
EXISTING IMPERVIOUS (TO REMAIN)	0 SF
TOTAL IMPERVIOUS AREA	31,159 SF (40%)
PARKING REQUIRED: (OFFICE-PROFESSIONAL)	20,000 SF
MAXIMUM: 1/200	100
MINIMUM: 1/400	67
TOTAL PARKING PROVIDED:	97
CAMA LAND USE:	WATERSHED RESOURCE PROTECTION
PUBLIC WATER AND SEWER BY CFPUA	
EXISTING WATER FLOW:	0 GPD
EXISTING SEWER FLOW:	0 GPD
PROPOSED WATER FLOW:	
(120 GPD/1,000 SF x 20,000 x 110%)	2,640 GPD
PROPOSED SEWER FLOW:	
(120 GPD/1,000 SF x 20,000 SF)	2,400 GPD
HANDICAP SPOTS REQUIRED	PROPOSED
(1-25 SPOTS = 1 HANDICAP SPOT)	
99 SPOTS/25=3.96	4 HANDICAP SPOTS
BICYCLE PARKING REQUIRED (99 SPACES)	5 BICYCLE PARKS
BICYCLE PARKING PROPOSED	5 BICYCLE PARKS



- NOTES:**
- ZONING**
- TOPOGRAPHY AND TREE SURVEY COMPLETED BY PATRICK C. BRISTOW, LAND SURVEYING, PC.
  - PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. CITY OF WILMINGTON WILL NOT ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
  - CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
  - EXISTING EASEMENTS AS SHOWN
  - CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
  - 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 910-341-0696.
- SOLID WASTE**
- SITE TO USE ON-SITE DUMPSTER.

- TRAFFIC**
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
  - 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.
  - CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNALS FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
  - CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
  - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
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  - ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
  - NO ROWS TO BE CLOSED.
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  - STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
  - TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
  - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5888 FOR MORE DETAILS.

- LANDSCAPING**
- 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.
  - NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SITE DISTANCE.
  - 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.
  - 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 THOSE AREAS.
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- SIGNS**
- ANY FREESTANDING SIGN(S) ON THE SITE SHALL BE MONUMENT STYLE WITH LANDSCAPING AROUND THE BASE OF THE SIGN.

- CFPUA**
- WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
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  - IF THE CONTRACTOR DESIRES CFPUA 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.
  - ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA'S CONNECTION CONTROL REGULATION. CALL 332-6419 FOR INFORMATION.
  - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USFCO/CHOR OR ASSE.
  - PUBLIC WATER AND SEWER EXISTING.
  - CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.
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  - CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.

- ACCESS/PARKING DRAINAGE**
- SHEET FLOW TO PERVIOUS PAVEMENT AND INLETS.
  - OUTFALL DRAINS TO EXIST. CURB INLET AT MILITARY CUTOFF RD.

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- DOWNSPOUTS CONNECTED TO UNDERGROUND ROOF DRAIN SYSTEM TO INFILTRATION BASIN.
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Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

STORMWATER MANAGEMENT PLAN APPROVED

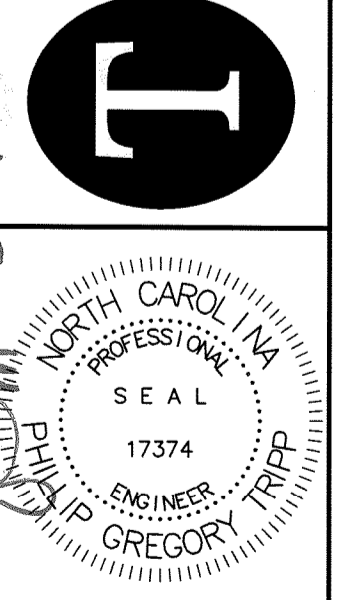
CITY OF WILMINGTON  
ENGINEERING DEPARTMENT

DATE \_\_\_\_\_ PERMIT # \_\_\_\_\_

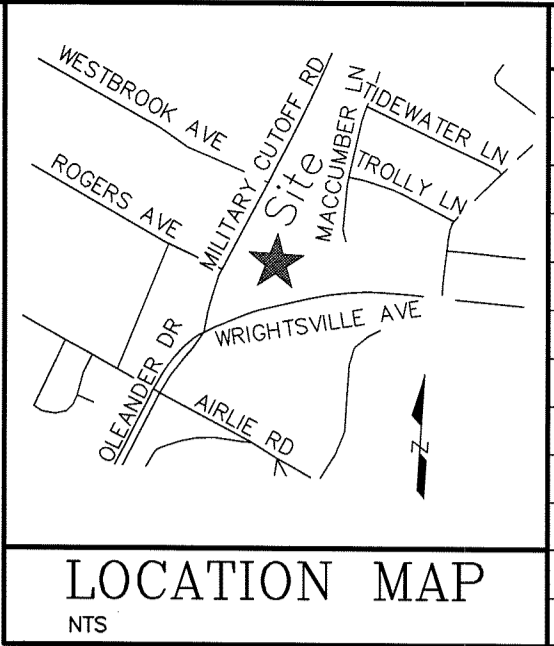
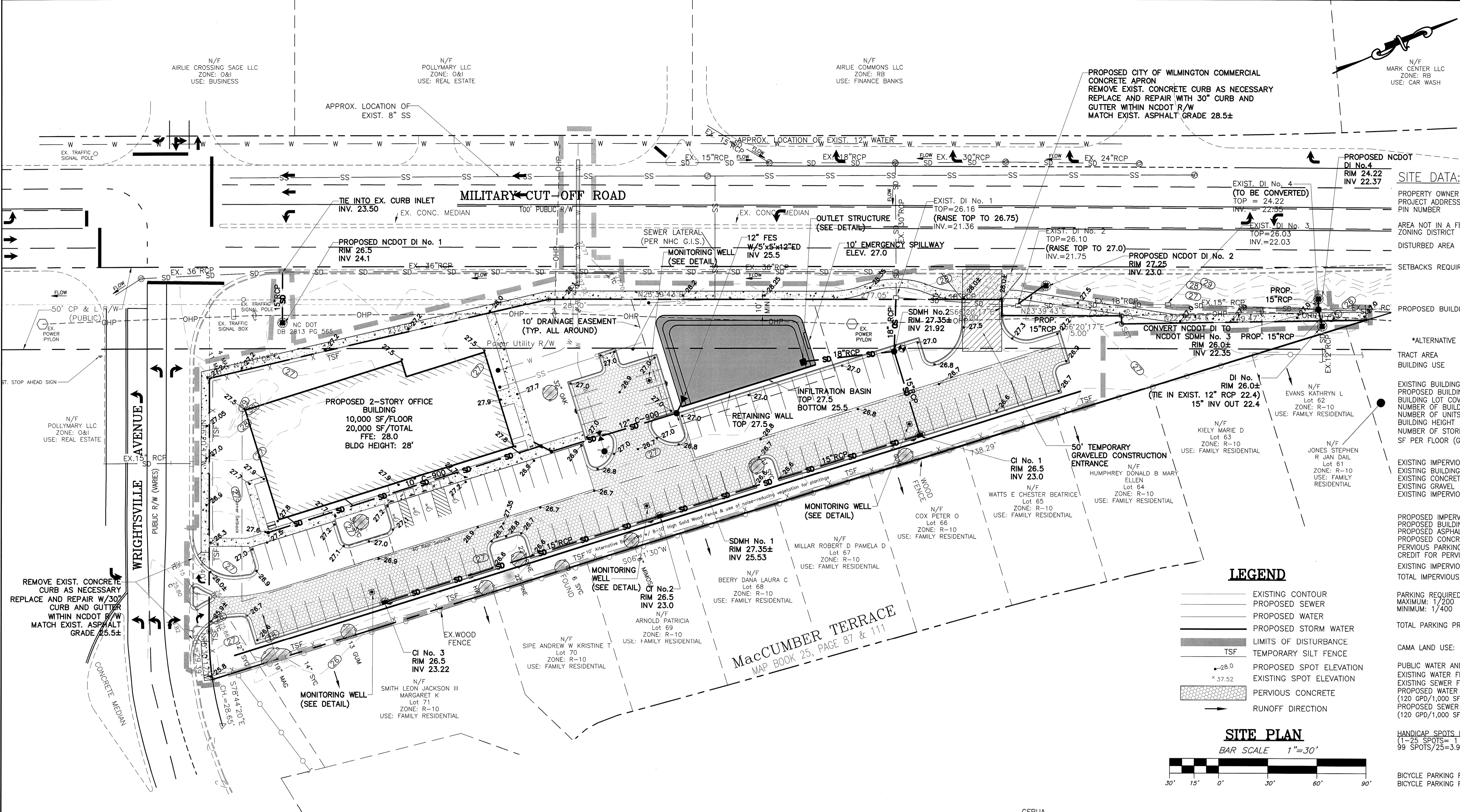
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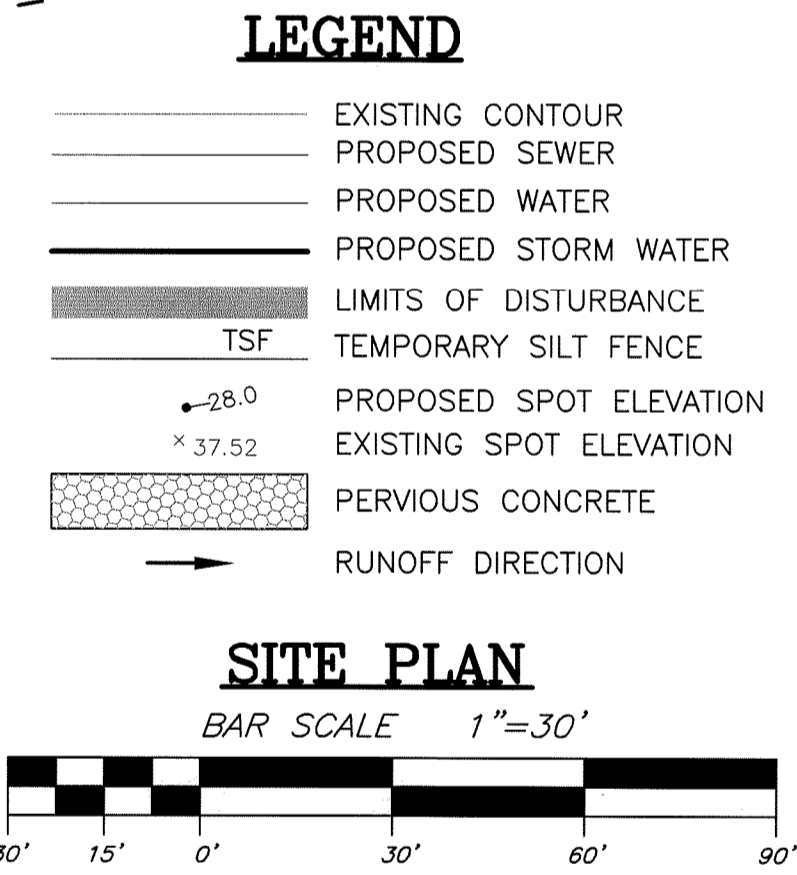


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AREA NOT IN A FEMA 100-YEAR FLOOD ZONE	O&I-1 (CD) CD-6-214
ZONING DISTRICT	
DISTURBED AREA	2.1 Ac.
SETBACKS REQUIRED	FRONT: 20' REAR: 25' INTERIOR SIDE: 5' CORNER SIDE: 20'
PROPOSED BUILDING SETBACKS	FRONT: 14' REAR: 83' INTERIOR SIDE: - CORNER SIDE: 21'
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**Approved Construction Plan**

Name	Date
Planning	
Traffic	
Fire	

**STORMWATER MANAGEMENT PLAN APPROVED**

CITY OF WILMINGTON  
ENGINEERING DEPARTMENT

DATE \_\_\_\_\_ PERMIT # \_\_\_\_\_

SIGNED \_\_\_\_\_

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2015 TRIPP ENGINEERING, P.C. LICENSE NO. C-127

**GRADING, DRAINAGE, EROSION CONTROL AND STORMWATER MANAGEMENT AIRLIE OFFICES**  
1613 MILITARY CUTOFF ROAD  
WILMINGTON, NORTH CAROLINA

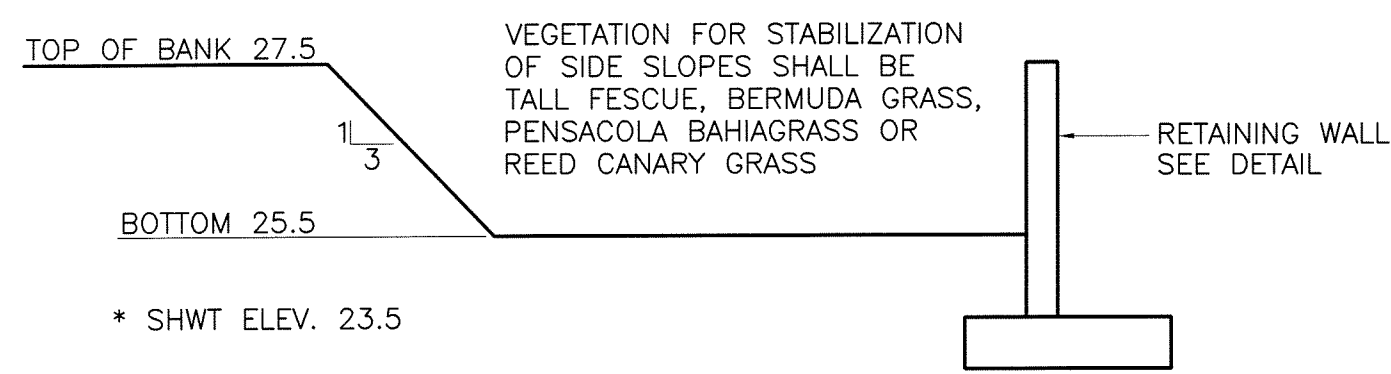
**Professional Engineer Seal:**  
NORTH CAROLINA PROFESSIONAL ENGINEER  
SEAL  
17374  
PHILIP GREGORY TRIPP

DATE 05-19-15  
DESIGN PGT  
DRAWN EJW

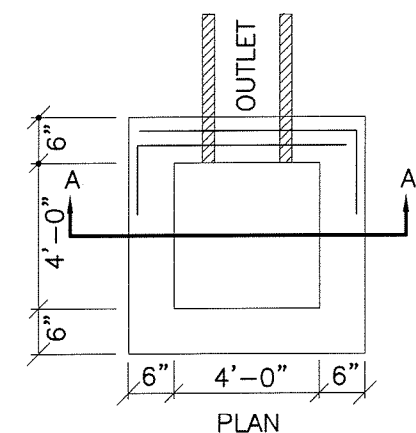
**C3**

SHEET 3 OF 5  
13016

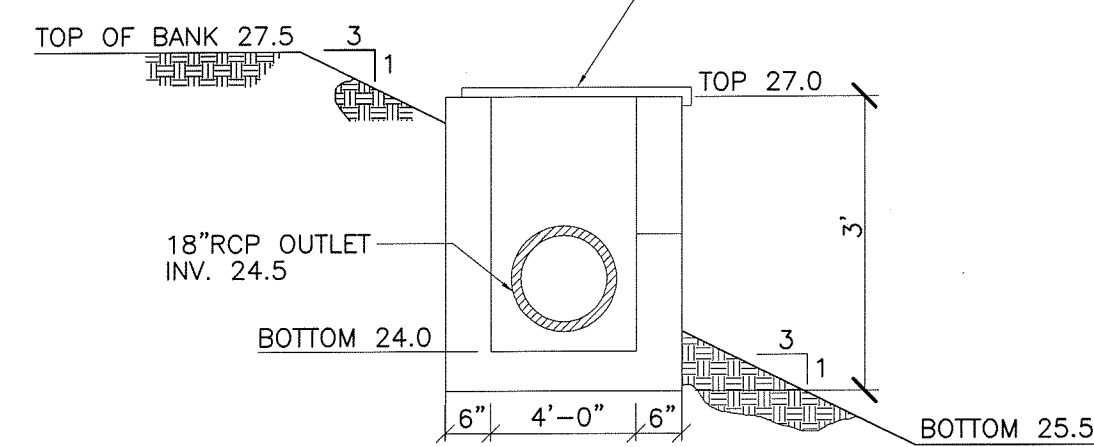




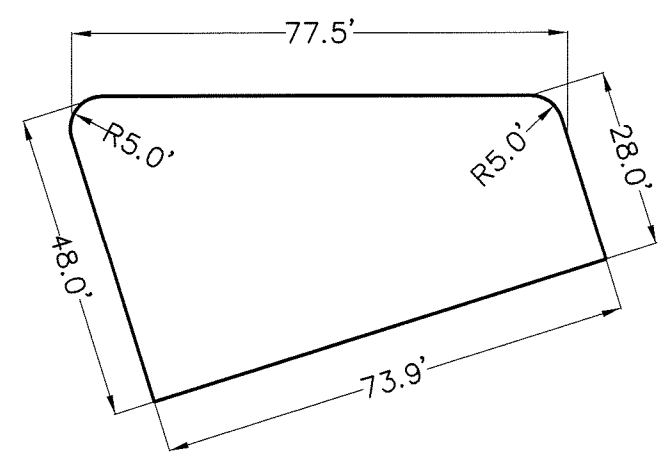
**INFILTRATION BASIN SECTION**  
NTS



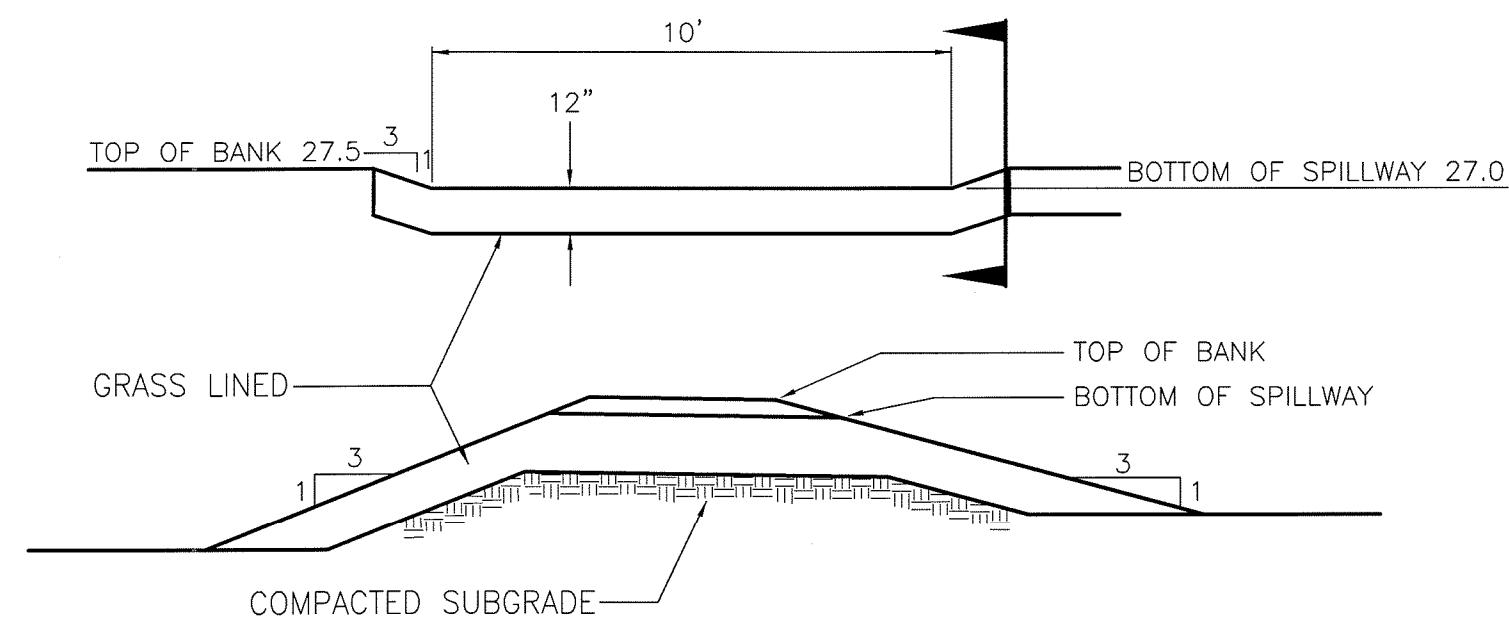
GALV. BAR GRATING - 1"x1/8" BEARING BARS (MAX. OPENING 4"). FASTEN WITH TYPE J CLIPS. ATTACH TO 1-1/4"x1-1/4"x1/4" GALVANIZED ANGLE FRAME. MORTAR FRAME TO TOP OF OUTLET STRUCTURE.



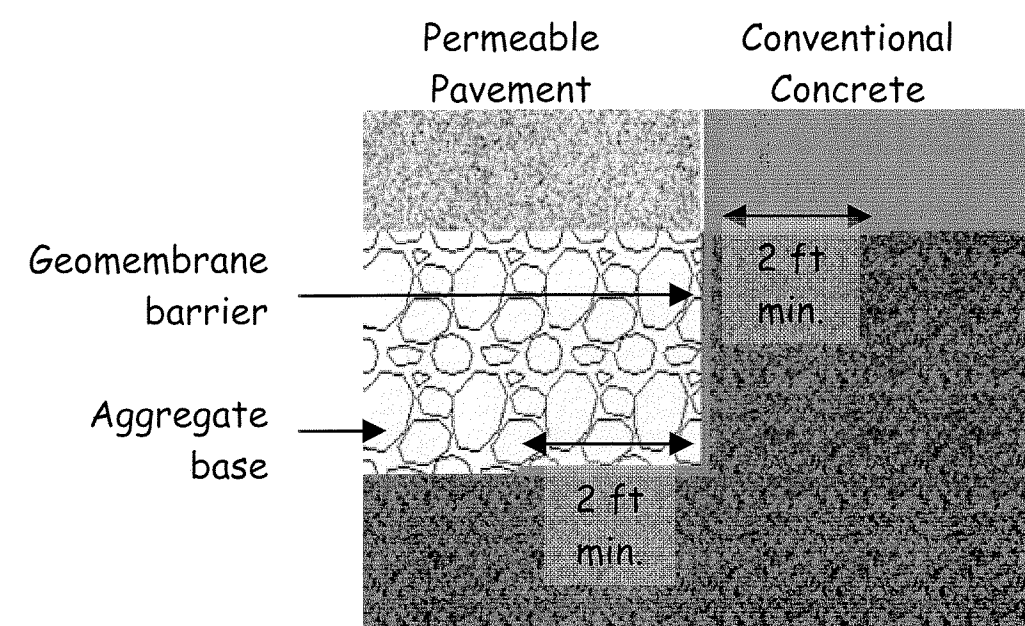
**INFILTRATION BASIN OUTLET STRUCTURE**  
NTS



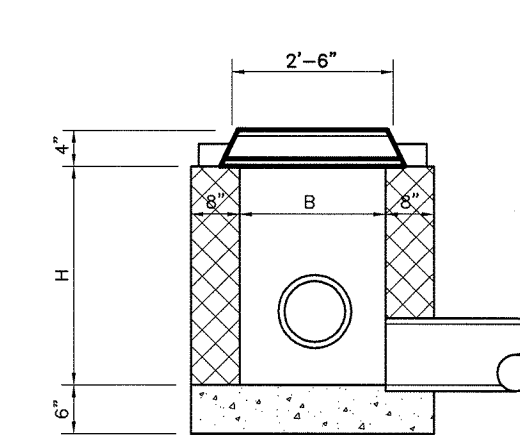
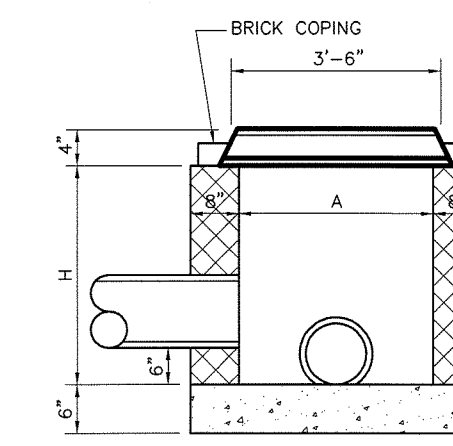
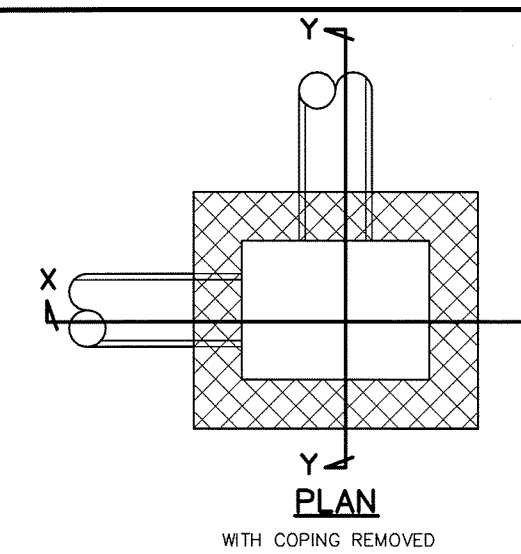
**INFILTRATION BASIN BOTTOM DIMENSIONS**  
1"=30'



**EMERGENCY SPILLWAY DETAIL**  
NTS

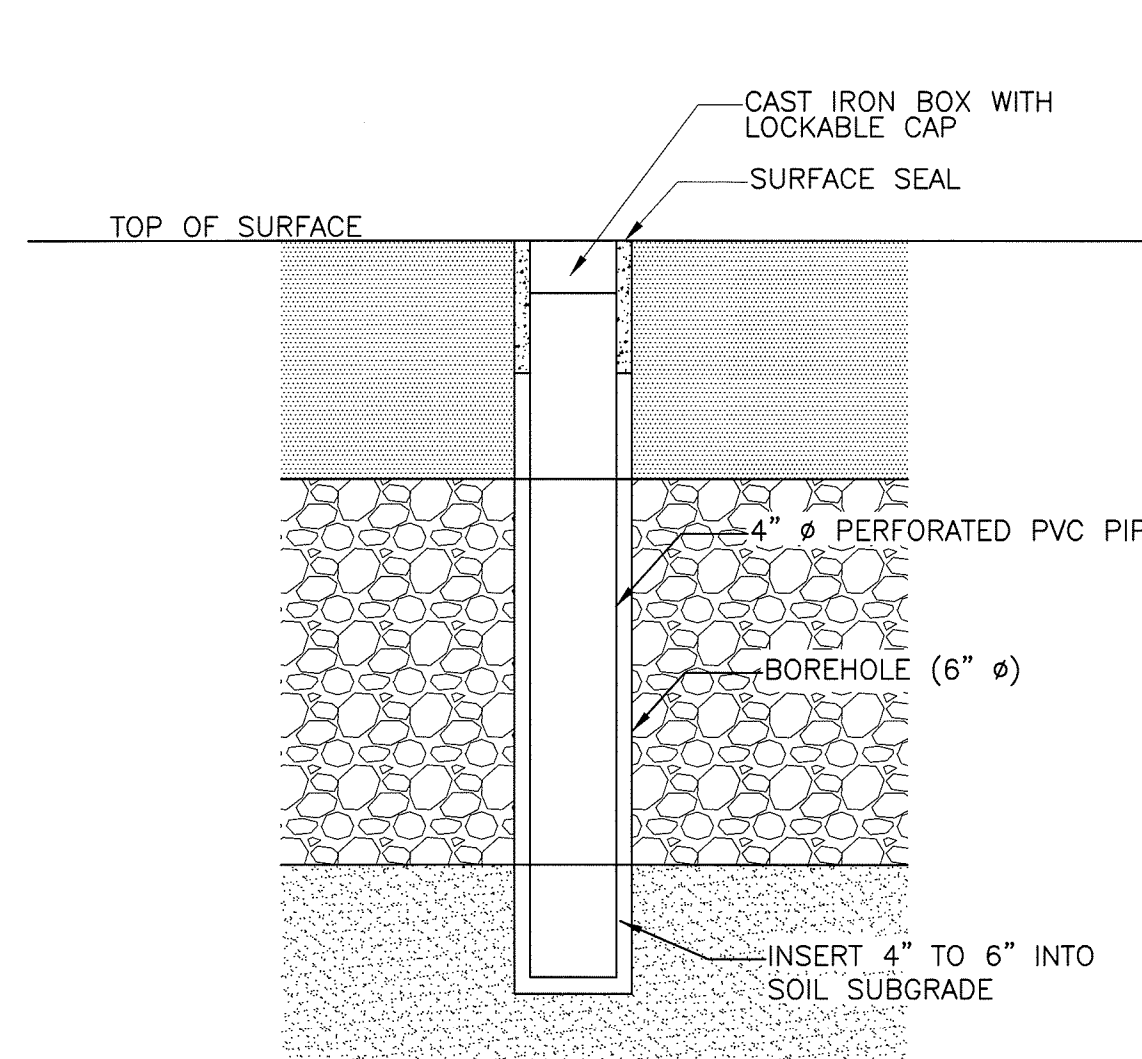


**CONCRETE/PERVIOUS CONCRETE TRANSITION DETAIL**  
NTS

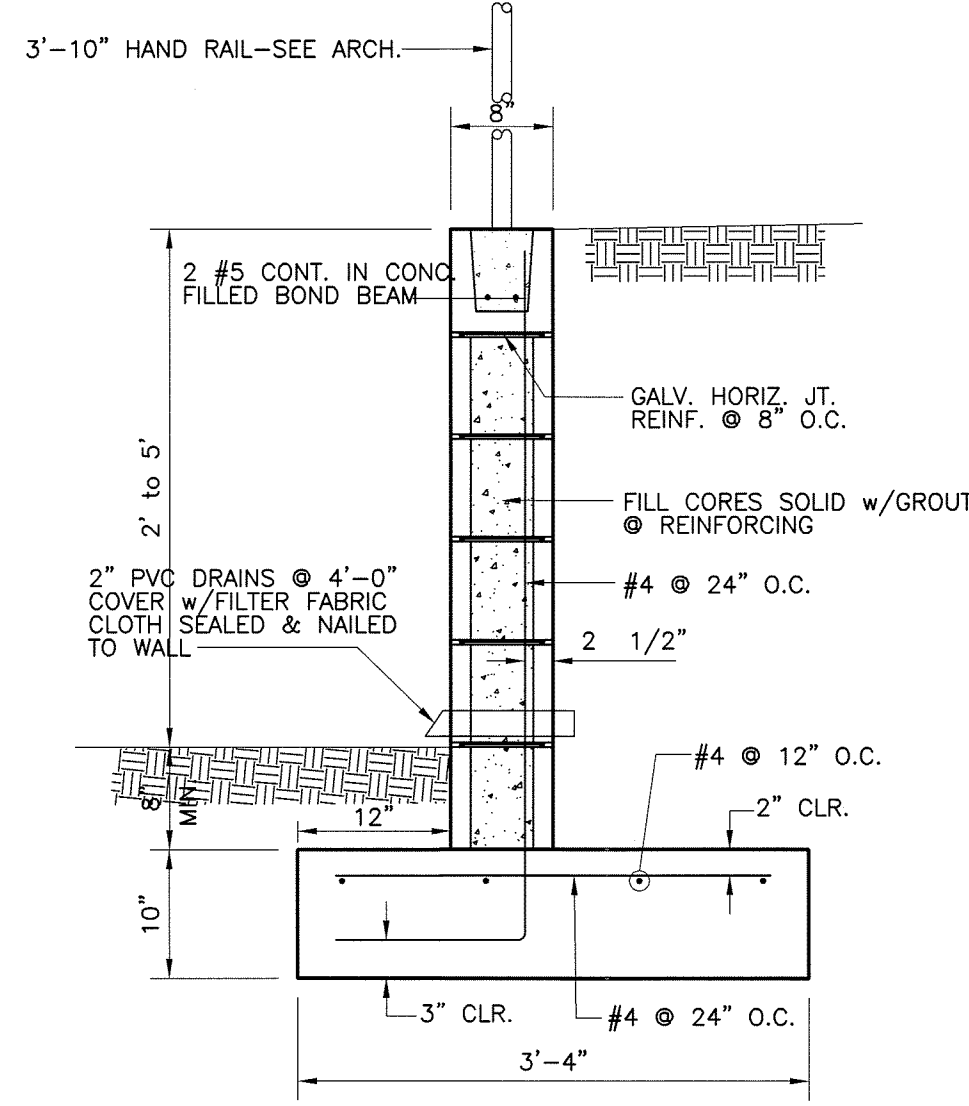


DIMENSIONS OF BOX & PIPE		CONC. IN BASE		TOTAL BRICK MASONRY		DEDUCTIONS FOR ONE PIPE	
PIPE D.	SPAN	WIDTH	HEIGHT	PER FT. BRICK	PER FT. COPING	MIN. C.M.	R.C.
12"	3'-0"	2'-0"	2'-8"	0.267	0.313	0.037	0.020
15"	3'-0"	2'-0"	3'-0"	0.267	0.313	0.037	0.031
18"	3'-0"	2'-0"	3'-5"	0.267	0.313	0.037	0.044
24"	3'-0"	2'-0"	4'-0"	0.267	0.313	0.037	0.078
30"	3'-0"	2'-0"	4'-3"	0.267	0.313	0.037	0.122

**NCDOT DROP INLET DETAIL**  
NTS



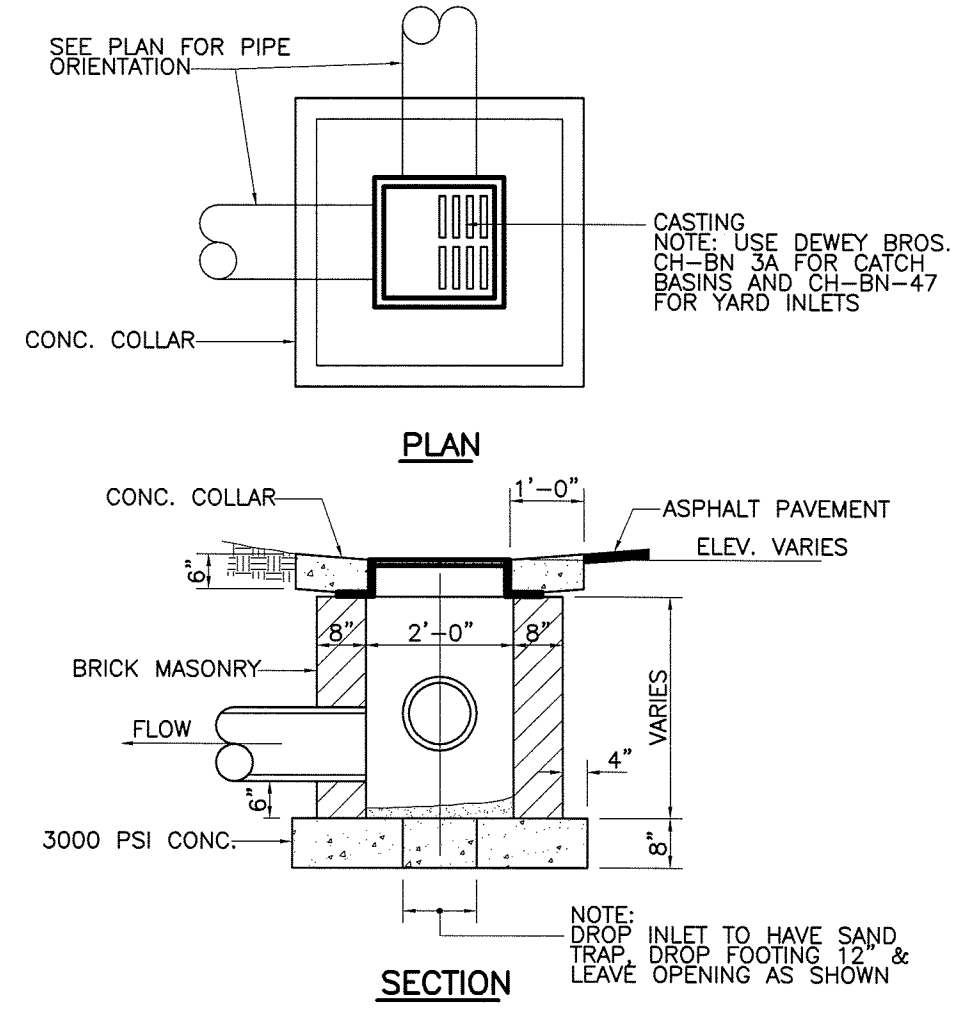
**OBSERVATION WELL DETAIL**  
NTS



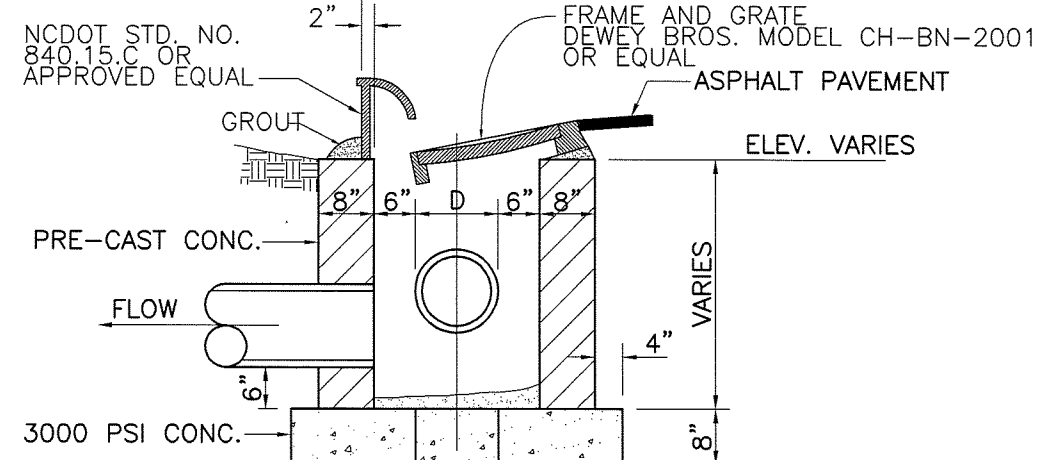
**TYPICAL RETAINING WALL SECTION**  
NTS

CONTRACTOR TO SUBMIT SHOP DRAWINGS TO NEW HANOVER COUNTY FOR THE RETAINING WALL PRIOR TO CONSTRUCTION.

GENERAL NOTES:  
ALL DROP INLETS OVER 3'-6" IN DEPTH TO BE PROVIDED WITH STEPS 1'-2" ON CENTERS. STEPS SHALL BE IN ACCORDANCE WITH STD. 840.66.  
CLASS "B" CONCRETE TO BE USED.  
ALL MORTAR JOINTS ARE TO BE 1/2" ± 1/8"  
FORMS ARE TO BE USED FOR THE CONSTRUCTION OF THE BOTTOM SLAB.  
BRICK MASONRY DROP INLET NOT TO BE USED IN LOCATIONS SUBJECT TO TRAFFIC.  
JUMBO BRICK WILL BE PERMITTED. CONCRETE BRICK OR 4" SOLID CONCRETE BLOCKS MAY BE USED IN LIEU OF CLAY BRICK.  
IF REINFORCED CONCRETE PIPE IS SET IN BASE SLAB OF BOX, ADD TO BASE AS SHOWN ON STANDARD 840.00.  
FOR 8'-0" IN HEIGHT OR LESS USE 8" WALL. OVER 8'-0" IN HEIGHT USE 12" WALL TO 8'-0" FROM TOP OF WALL AND 8" WALL FOR THE REMAINING 6'-0". QUANTITIES TO BE ADJUSTED ACCORDINGLY.

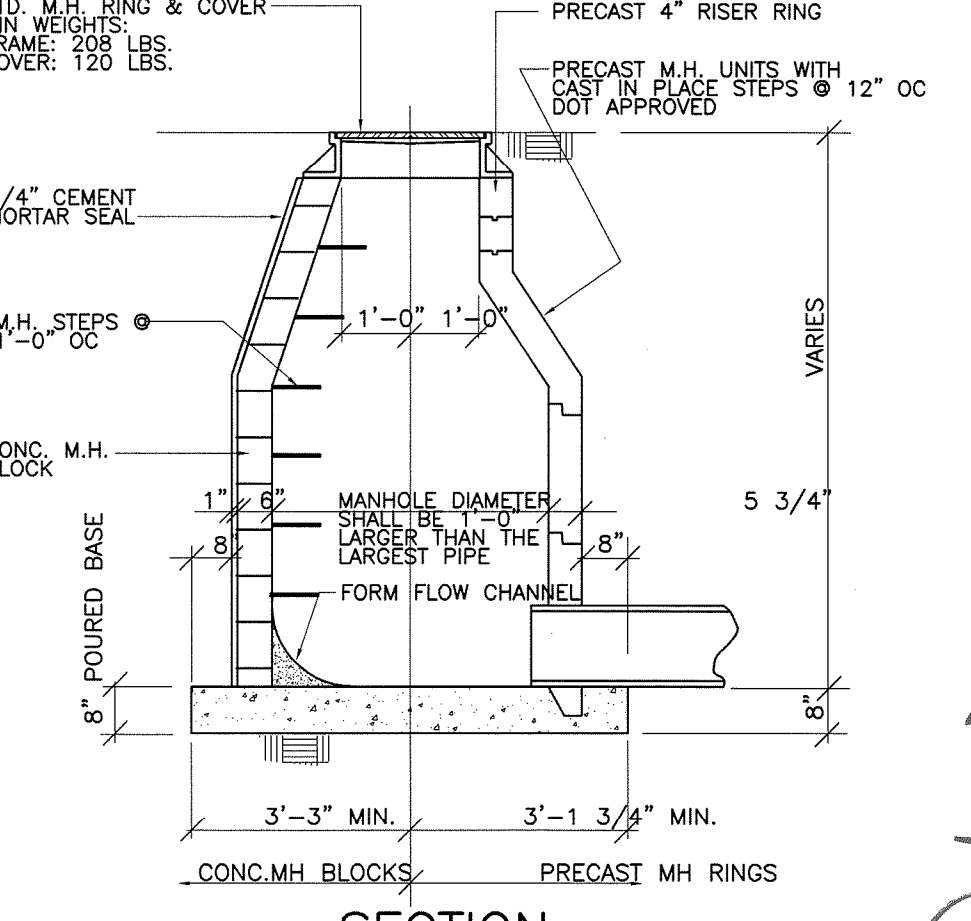
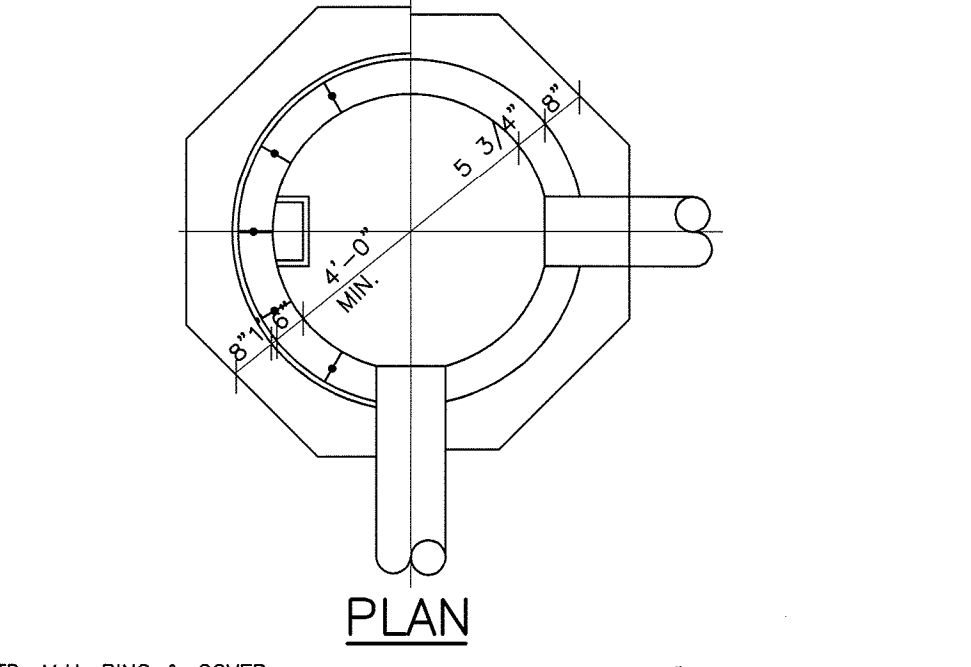


**DROP INLET DETAIL**  
NTS



**CURB INLET DETAIL**  
NTS

NOTE:  
1. CONTRACTOR MAY USE BRICK WITH MAX. CORBEL 1" PER COURSE  
2. CONTRACTOR MAY USE ECCENTRIC M.H. UNIT



**STORM DRAIN MANHOLE DETAIL**  
NTS

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.

REVISIONS		
No./Date	Description	By

DETAILS AND NOTES

**TRIPP ENGINEERING, P.C.**  
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Fax 910-763-5631  
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**AIRLIE OFFICES**  
1613 MILITARY CUTOFF ROAD  
WILMINGTON, NORTH CAROLINA

5-19-15

DATE 05-19-15  
DESIGN PGT  
DRAWN EJW

C5  
SHEET 5 OF 5  
13016