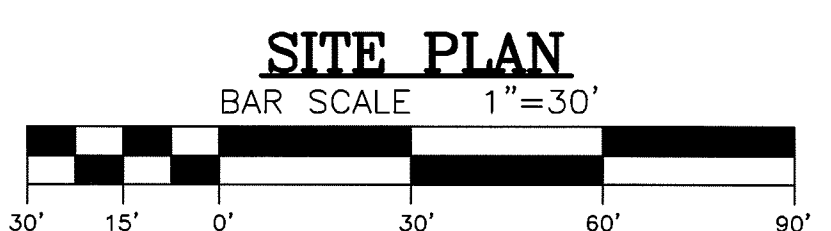


- SITE INVENTORY NOTES:**
1. PREPARER OF THE PLAN: TRIPP ENGINEERING, P.C.
 2. APPLICANT NAME: THE OFFICES AT MAYFAIRE IV, LLC
 3. SITE ADDRESS OF THE DEVELOPMENT: 6740 ROCK SPRING ROAD
 4. PROPERTY OWNER: THE OFFICES AT MAYFAIRE IV, LLC
 5. DEVELOPER: THE OFFICES AT MAYFAIRE IV, LLC
 6. PROPERTY BOUNDARY: SEE PLAN
TAX PARCEL INFORMATION: R05000-003-104-000
 7. PROPERTY ZONING: MX-MIXED USE DISTRICT
 8. ADJACENT PROPERTY OWNER INFORMATION: SEE PLAN
 9. VICINITY MAP: SEE PLAN
 10. TOPOGRAPHY: SEE PLAN
 11. 100-YEAR FLOOD BOUNDARY: N/A
 12. EXISTING DITCHES, CREEKS AND STREAMS: SEE PLAN
 13. SOIL: KR; KUREB SAND, MU; MURVILLE FINE SAND, ON; ONSLOW LOAMY FINE SAND
 14. CAMA AEC: N/A
 15. CAMA LAND CLASSIFICATION: WATERSHED RESOURCE PROTECTION
 16. CONSERVATION RESOURCES: NONE
ASSOCIATED SETBACKS: N/A
 17. HISTORIC OR ARCHAEOLOGICAL SITE: N/A
 18. CEMETERIES, BURIAL SITES/GROUNDS: N/A
 19. FORESTED AREAS, HABITAT AND DOMINANT SPECIES: N/A
 20. WETLANDS: NONE
 21. PROTECTED SPECIES OR HABITAT: N/A
 22. EXISTING OR PROPOSED THOROUGHFARES, BIKE ROUTES, PEDESTRIAN SIDEWALKS OR TRAILS AND TRANSIT FACILITIES: SEE SITE PLAN.
 23. ALL TREES TO BE REMOVED ON SITE.

LEGEND

- 32 --- EXISTING CONTOUR
- PROPERTY BOUNDARY
- XXXX SITE DEMO
- o 50.45 EXISTING ELEVATION



SITE PLAN

BAR SCALE 1"=30'

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

STORMWATER MANAGEMENT PLAN
APPROVED

CITY OF WILMINGTON
ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

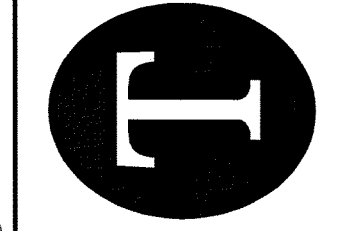
SIGNED _____

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

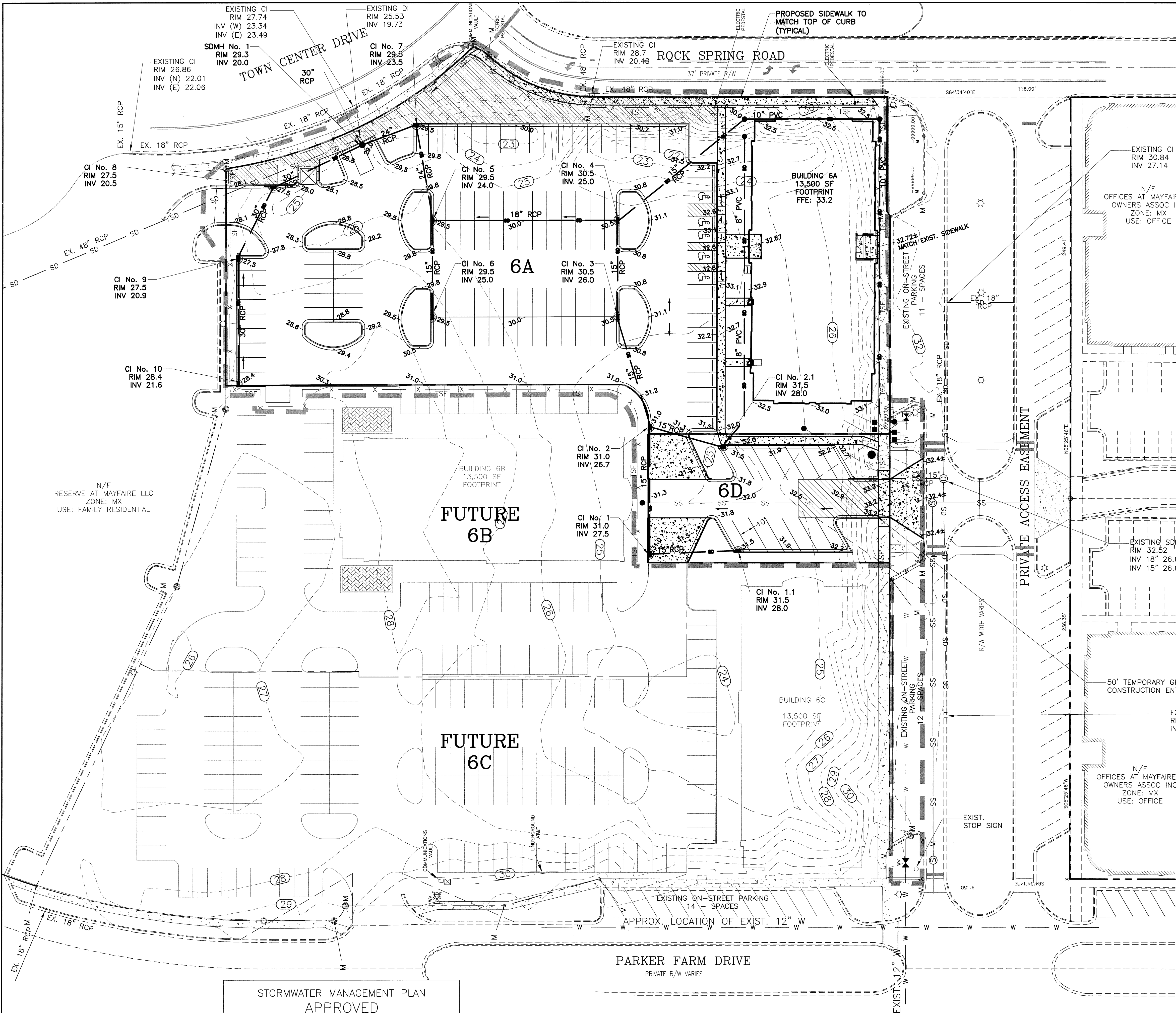
REVISIONS		
No.	Description	By

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.

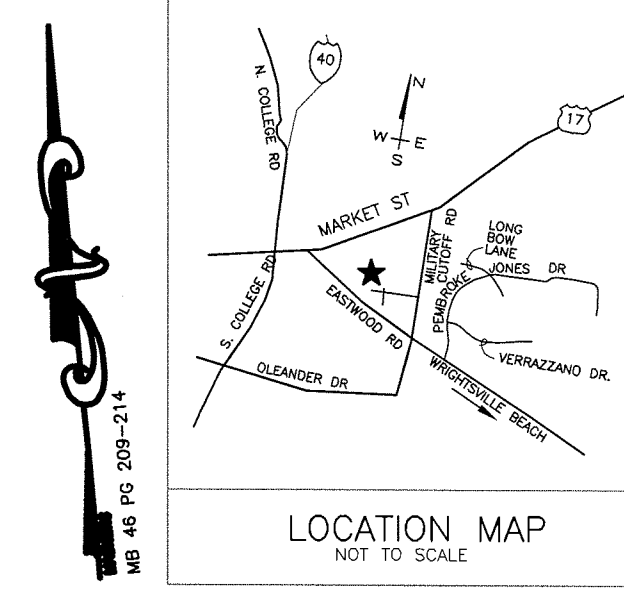
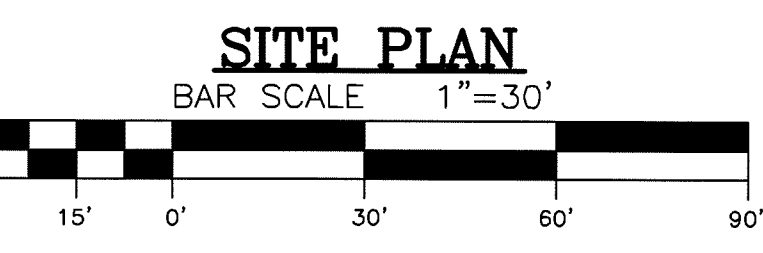


DATE 06-28-16
DESIGN PGT
DRAWN EJW



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
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)	0 SF
EXISTING PAVEMENT	0 SF
EXISTING SIDEWALK	1,330 SF
EXISTING IMPERVIOUS AREA	1,330 SF (1.7%)
EXISTING IMPERVIOUS AREAS: (6D)	0 SF
EXISTING PAVEMENT	0 SF
EXISTING SIDEWALK	565 SF
EXISTING IMPERVIOUS AREA	565 SF (4.4%)
PROPOSED IMPERVIOUS AREAS: (6A)	13,500 SF
PROPOSED BUILDING FOOTPRINT	43,618 SF
PROPOSED PAVEMENT	2,704 SF
PROPOSED SIDEWALK	1,330 SF
EXISTING IMPERVIOUS TO REMAIN	7,087 SF
FUTURE	68,239 SF
TOTAL 6A IMPERVIOUS	68,239 SF
PROPOSED IMPERVIOUS AREAS: (6D)	0 SF
PROPOSED BUILDING FOOTPRINT	8,580 SF
PROPOSED PAVEMENT	752 SF
PROPOSED SIDEWALK	319 SF
EXISTING IMPERVIOUS TO REMAIN	1,027 SF
FUTURE	10,678 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)	203 SPACES
PARKING PROVIDED:	126 SPACES
CAMA LAND USE:	WATERSHED RESOURCE PROTECTION
PUBLIC WATER AND SEWER BY OFPLA	
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
	TEMPORARY SILT FENCE
	PROPOSED RUN-OFF ARROWS
	EXIST. CONCRETE AREA
	PROPOSED CONCRETE AREA
	OPEN SPACE
	PROPOSED SPOT ELEVATION



REVISIONS		
No./Date	Description	By

TRIPP ENGINEERING, P.C.

419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© 2016 TRIPP ENGINEERING, P.C.

GRADING, DRAINAGE, EROSION CONTROL
AND STORMWATER MANAGEMENT

MAYFAIRE OFFICE IV

6740 ROCK SPRING ROAD
WILMINGTON, NORTH CAROLINA

DATE 06-28-16
DESIGN PGT
DRAWN EJW

C3

SHEET 3 OF 4

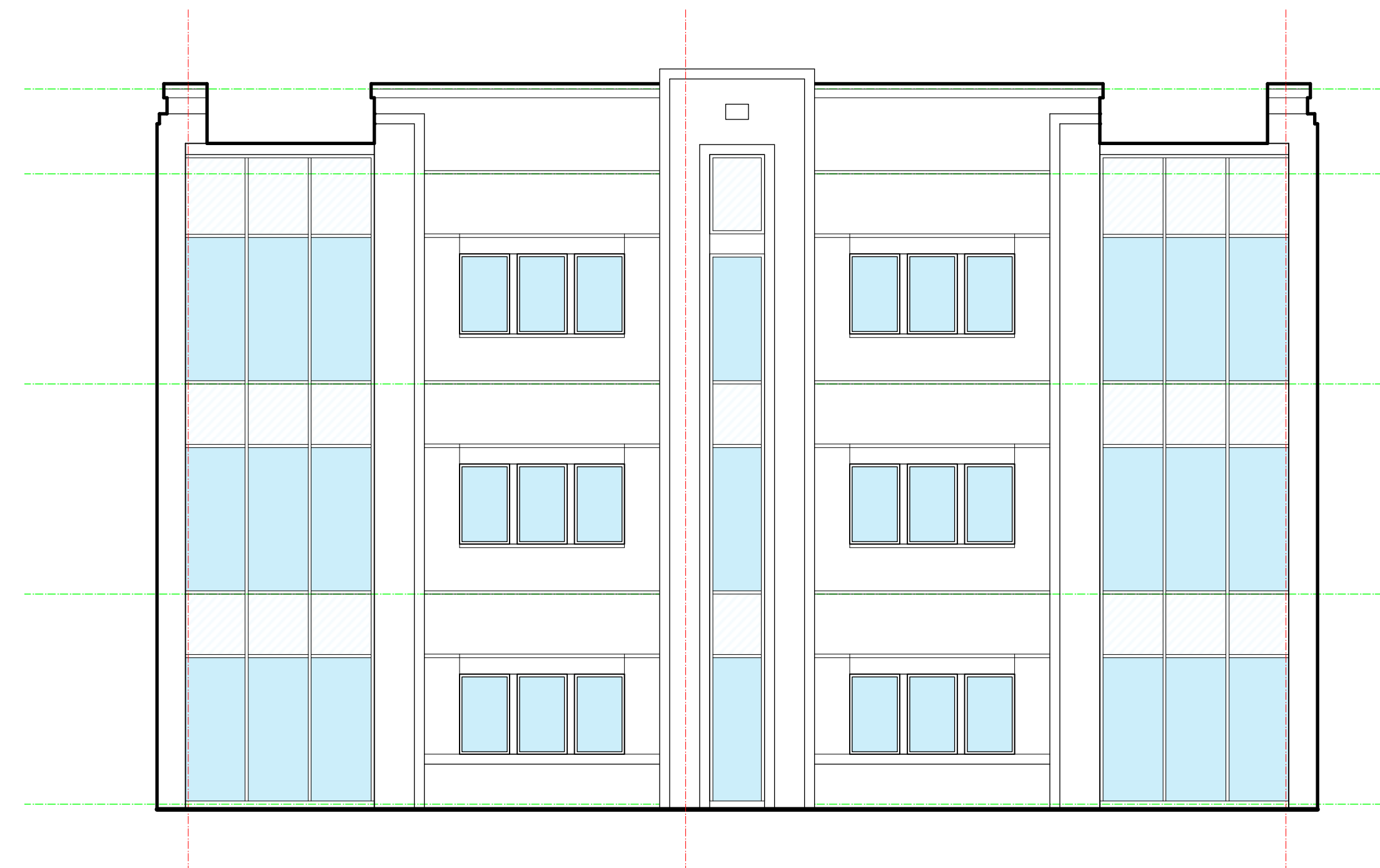
16001



REAR ELEVATION

A2.02

1/8"



SIDE ELEVATION

A2.08

1/8"



COTHMAN
HARRIS
ARCHITECTURE

5725 OLEANDER DRIVE, STE E-1
WILMINGTON, NC 28405
910.793.3433

OFFICES @ MAYFAIRE IV

WILMINGTON, NC

ELEVATIONS

SCHEMATIC DRAWINGS
MAY 31, 2016

A2.0

©2016 CHA ALL RIGHTS RESERVED



FRONT ELEVATION

A2.12

1/8"



SIDE ELEVATION

A2.18

1/8"



COTHAN
HARRIS
ARCHITECTURE

5725 OLEANDER DRIVE, STE. E-1
WILMINGTON, NC 28403
910.793.3433

OFFICES @ MAYFAIRE IV

WILMINGTON, NC

ELEVATIONS

SCHEMATIC DRAWINGS
MAY 31, 2016

A2.1

©2016 CHA ALL RIGHTS RESERVED