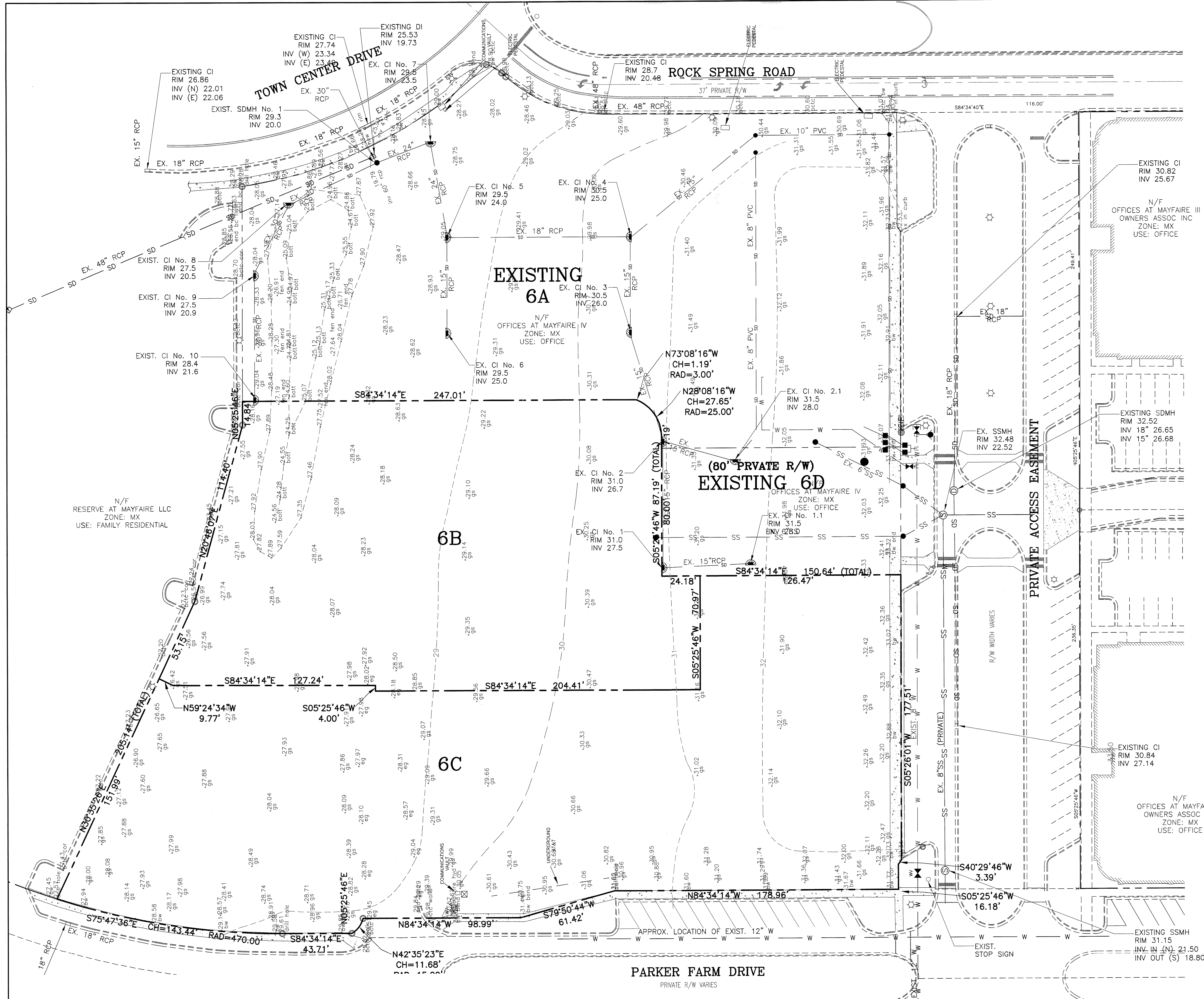
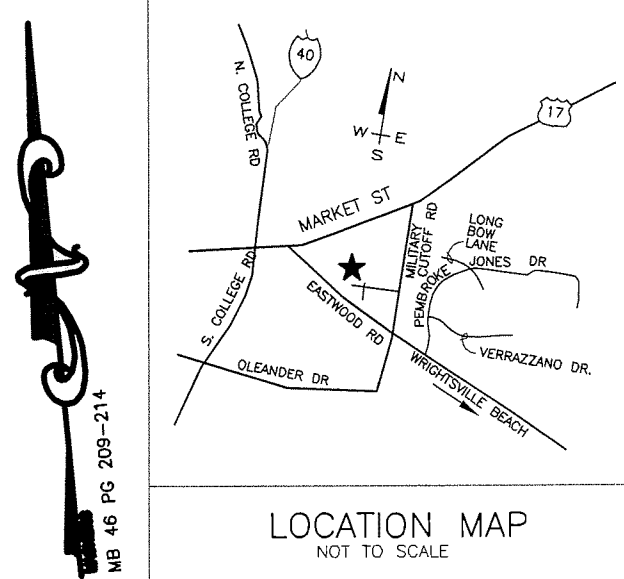


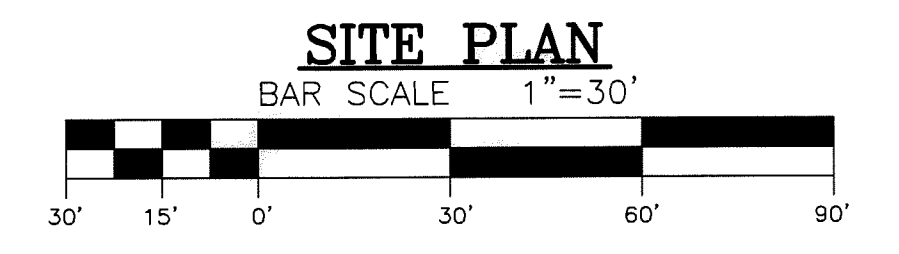
REVISIONS		
No./Date	Description	By
R1/03.21.17	CITY SW & COMMENTS	MLV



- SITE INVENTORY NOTES:**
- PREPARER OF THE PLAN: TRIPP ENGINEERING, P.C.
  - APPLICANT NAME: THE OFFICES AT MAYFAIRE V, LLC
  - SITE ADDRESS OF THE DEVELOPMENT: 6727 & 6751 PARKER FARM ROAD
  - PROPERTY OWNER: MAYFAIRE SPE B, LLC
  - DEVELOPER: THE OFFICES AT MAYFAIRE V, LLC
  - PROPERTY BOUNDARY: SEE PLAN  
TAX PARCEL INFORMATION: R05000-003-104-000  
R05000-003-289-000
  - 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.
  - NO EXISTING TREES ON SITE.

RECEIVED  
MAY 4 2017  
PLANNING DIVISION

- LEGEND**
- - - - - EXISTING CONTOUR
  - PROPERTY BOUNDARY
  - XXXXX SITE DEMO
  - o 50.45 EXISTING ELEVATION



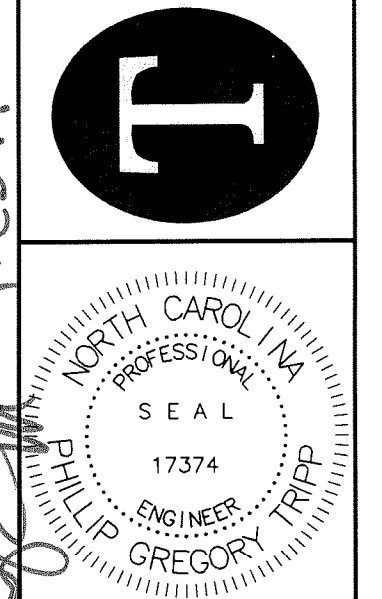
Approved Construction Plan  
Name: Eugene Moller Date: 5/5/17  
Planning: W. Moller 5917  
Traffic: W. Moller 5917  
Fire: William Moller 8/4/17

**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN  
Date: 5/4/17 Permit # 2017020  
Signed: [Signature]

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

EXISTING CONDITIONS, SITE INVENTORY AND DEMOLITION PLAN  
**MAYFAIRE OFFICE V AND VI**  
6727 & 6751 PARKER FARM DRIVE  
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.  
© 2016 LICENSE NO. 35192



DATE: 01-25-17  
DESIGN: PGT  
DRAWN: MLV

**C1**  
SHEET 1 OF 4  
16032

N/F  
MAYFAIRE TOWN CENTER LP  
ZONE: MX  
USE: UNUSED LAND

N/F  
IHP WILMINGTON II NC OWNER LLC  
ZONE: MX  
USE: RESIDENTIAL HOTEL

N/F  
OFFICES AT MAYFAIRE III  
OWNERS ASSOC INC  
ZONE: MX  
USE: OFFICE

N/F  
OFFICES AT MAYFAIRE IV  
ZONE: MX  
USE: OFFICE

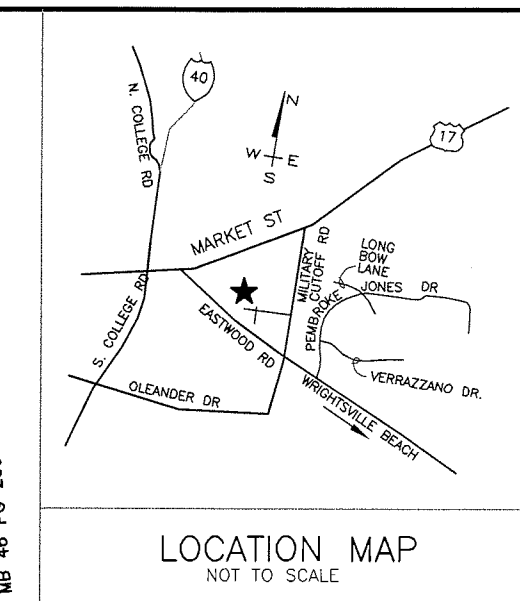
N/F  
OFFICES AT MAYFAIRE II  
OWNERS ASSOC INC  
ZONE: MX  
USE: OFFICE

N/F  
RESERVE AT MAYFAIRE LLC  
ZONE: MX  
USE: FAMILY RESIDENTIAL

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

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

REVISIONS		
No./Date	Description	By
R1	CITY SW & COMMENTS	MLV
R2	REV. BLDG 6B	MLV
R3	CITY SW COMMENTS	MLV
R4	CITY COMMENTS	MLV
05.01.17		



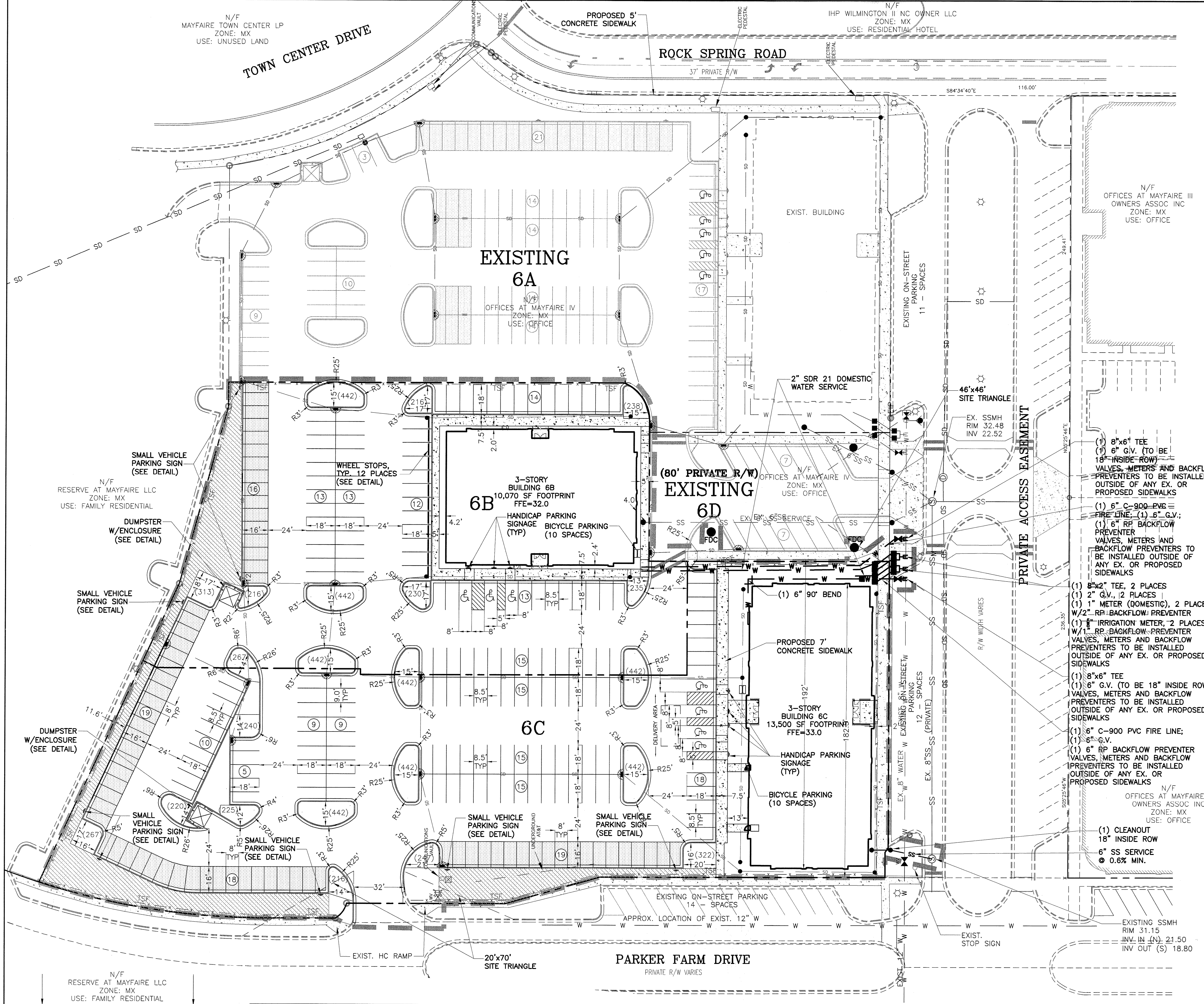
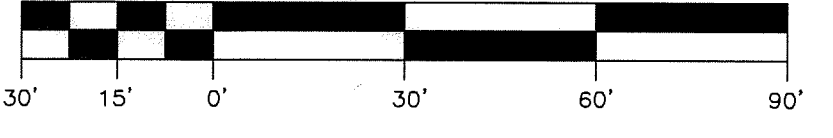
**SITE DATA:**

PROPERTY OWNER	MAYFAIRE SPE B LLC
PROJECT ADDRESS	6727 ROCK SPRING ROAD (6B) 6751 ROCK SPRING ROAD (6C)
PIN NUMBER	RS0500-003-104-000 RS0500-003-289-000
TRACT AREA (6B)	52,969 SF (1.22 AC)
TRACT AREA (6C)	78,219 SF (1.80 AC)
TRACT AREA (6B+6C)	131,188 SF (3.02 AC)
DISTURBED AREA	3.1 AC
CAMA LAND USE:	WATERSHED RESOURCE PROTECTION
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE	
ZONING DISTRICT	MX
SETBACKS REQUIRED	TO BE DETERMINED BY MAYFAIRE
PROPOSED BUILDING SETBACKS	FRONT 6B / 6C 1.35' / 3.81' REAR 28.5' / 5.3' SIDE 28.5' / 5.3'
BUILDING USE	OFFICE
BUILDING TYPE	IIIB
EXISTING BUILDING AREA	0 SF
PROPOSED BUILDING AREA (GROSS)	71,955 SF
BUILDING LOT COVERAGE	54.1%
LOT 6B (10,485/52,950)	19.8%
LOT 6C (13,500/78,340)	17.2%
NUMBER OF BUILDINGS	2
NUMBER OF UNITS	N/A
BUILDING HEIGHT	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: (6B)	0 SF (0.0%)
EXISTING IMPERVIOUS AREAS: (6C)	0 SF
EXISTING IMPERVIOUS AREA	1,625 SF (2.1%)
PROPOSED IMPERVIOUS AREAS: (6B)	10,070 SF
PROPOSED BUILDING FOOTPRINT	32,885 SF
PROPOSED SIDEWALK	2,680 SF
EXISTING IMPERVIOUS TO REMAIN	1,455 SF
FUTURE	47,070 SF
TOTAL 6B IMPERVIOUS	10,070 SF
PROPOSED IMPERVIOUS AREAS: (6C)	13,500 SF
PROPOSED BUILDING FOOTPRINT	45,610 SF
PROPOSED SIDEWALK	1,625 SF
EXISTING IMPERVIOUS TO REMAIN	1,455 SF
FUTURE	7,118 SF
TOTAL 6C IMPERVIOUS	69,508 SF
TOTAL 6B+6C IMPERVIOUS AREA	116,578 SF (88.8%)
TOTAL PROPOSED OFFSITE IMPERVIOUS	485 SF
PARKING PROVIDED:	TO BE DETERMINED BY MAYFAIRE
MINIMUM 1/300 (71,955/300)	NO MINIMUM REQUIRED
MAXIMUM 1/200 (71,955/200)	360 SPACES
PARKING PROVIDED:	248 SPACES
HANDICAP SPACES REQUIRED	PROPOSED
201-300 SPACES = 7	7 HANDICAP SPACES
BICYCLE PARKING REQUIRED (248 SPACES) 20 BICYCLE PARKS	
BICYCLE PARKING PROVIDED	20 BICYCLE PARKS
COMPACT PARKING SPACES BASED ON LOTS 6A, 6B, 6C & 6D	
TOTAL PARKING SPACES PROVIDED EACH LOT	
LOT 6A	116
LOT 6B	146
LOT 6C	14
LOT 6D	378
TOTAL PARKING SPACES PROVIDED ALL LOTS	378
COMPACT SPACES ALLOWED (378 x 25%)	92 (24%)
COMPACT SPACES PROVIDED	92 (24%)
EXISTING WATER AND SEWER BY CFPWA	
EXISTING WATER FLOW:	0 GPD
EXISTING SEWER FLOW:	0 GPD
PROPOSED WATER FLOW:	9,499 GPD
(120 GPD/1,000 SF x 71,955 x 110%)	
PROPOSED SEWER FLOW:	8,635 GPD
(120 GPD/1000 SF x 71,955 SF)	
OPEN SPACE	9,380 SF

**LEGEND**

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

**SITE PLAN**  
BAR SCALE 1"=30'



- (1) 8"x6" TEE
- (1) 6" G.V. (TO BE 18" INSIDE ROW)
- VALVES, METERS AND BACKFLOW PREVENTERS TO BE INSTALLED OUTSIDE OF ANY EX. OR PROPOSED SIDEWALKS
- (1) 6" C-900 PVC FIRE LINE, (1) 6" G.V.;
- (1) 6" RP BACKFLOW PREVENTER
- VALVES, METERS AND BACKFLOW PREVENTERS TO BE INSTALLED OUTSIDE OF ANY EX. OR PROPOSED SIDEWALKS
- (1) 8"x2" TEE, 2 PLACES
- (1) 2" G.V., 12 PLACES
- (1) 1" METER (DOMESTIC), 2 PLACES
- W/2" RP BACKFLOW PREVENTER
- (1) 8" IRRIGATION METER, 2 PLACES
- W/1" RP BACKFLOW PREVENTER
- VALVES, METERS AND BACKFLOW PREVENTERS TO BE INSTALLED OUTSIDE OF ANY EX. OR PROPOSED SIDEWALKS
- (1) 6" C-900 PVC FIRE LINE;
- (1) 6" G.V.;
- (1) 6" RP BACKFLOW PREVENTER
- VALVES, METERS AND BACKFLOW PREVENTERS TO BE INSTALLED OUTSIDE OF ANY EX. OR PROPOSED SIDEWALKS
- (1) CLEANOUT
- 18" INSIDE ROW
- 6" SS SERVICE
- 0.6% MIN.

Approved Construction Plan

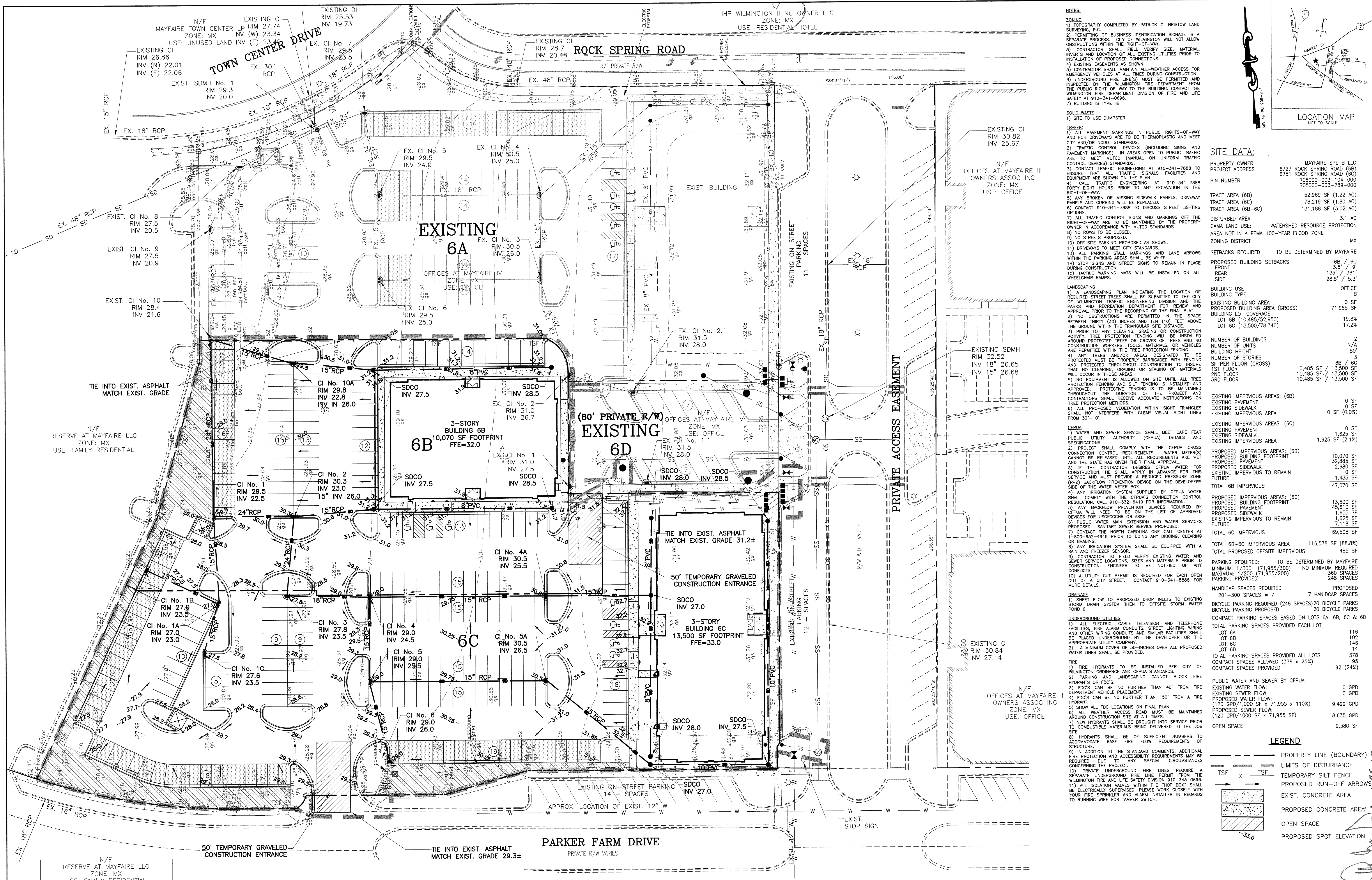
Name	Date
Planning	5/15/17
Traffic	5-9-17
Fire	5/17/17

**WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN  
Date: 5/14/17 Permit # 2017020  
Signed: [Signature]

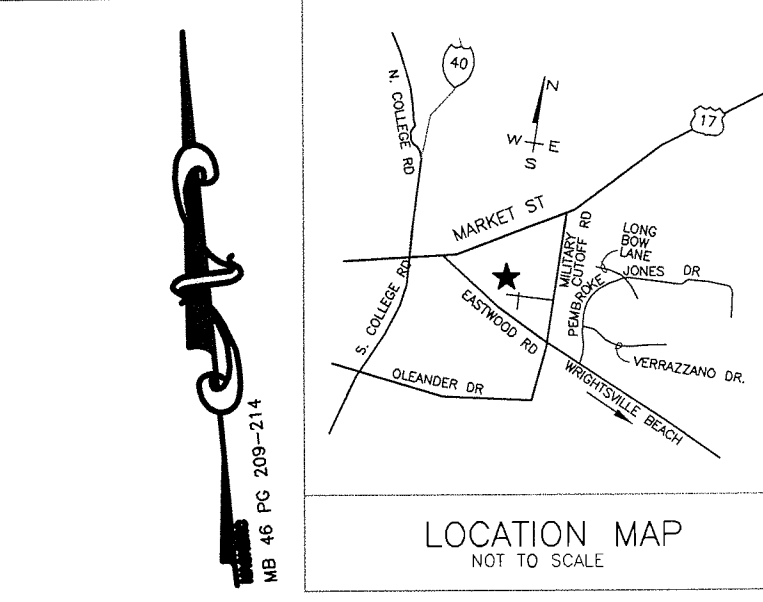
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

DATE 01-25-17  
DESIGN PGT  
DRAW MLV

**C2**  
SHEET 2 OF 4  
16032



- 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, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
  - 4) EXISTING CASHEMENTS AS SHOWN.
  - 5) CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
  - 6) UNDERGROUND FIRE LINES 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.
  - 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 NCOTD 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) CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO OBTAIN 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) CONTACT 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 TO BE MAINTAINED.
  - 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 OBSERVATION.
  - 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 GROVES OF TREES 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.
  - 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.
  - 6) ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.
- CEQA:**
- 1) WATER AND SEWER SERVICE SHALL MEET CEQA FEAR PUBLIC UTILITY AUTHORITY (CFUA) DETAILS AND SPECIFICATIONS.
  - 2) PROJECT SHALL COMPLY WITH THE CFUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS(C) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
  - 3) IF THE CONTRACTOR DESIRES CFUA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DOWNSTREAM SIDE OF THE WATER METER BOX.
  - 4) ANY IRRIGATION SYSTEM SUPPLIED BY CFUA WATER SHALL COMPLY WITH THE CFUA'S CONNECTION CONTROL REGULATIONS. CALL 910-332-8419 FOR INFORMATION.
  - 5) ANY BACKFLOW PREVENTION DEVICES DESIGNATED TO BE USED FOR CONSTRUCTION SHALL BE ON THE LIST OF APPROVED DEVICES FOR USFCO/CHR OR ASSE.
  - 6) PUBLIC WATER MAIN EXTENSION AND WATER SERVICES PROPOSED. SANITARY SEWER SERVICE PROPOSED.
  - 7) CONTRACT THE NORTH CAROLINA ONE CALL CENTER AT 800-333-4949 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 OUT OF A CITY STREET. CONTACT 910-341-5888 FOR MORE DETAILS.
- DRAINAGE:**
- 1) SHEET FLOW TO PROPOSED DROP INLETS TO EXISTING STORM DRAIN SYSTEM THEN TO OFFSITE STORM WATER POND 6.
- UNDERGROUND UTILITIES:**
- 1) ALL ELECTRIC, CABLE TELEVISION AND TELEPHONE FACILITIES, FIRE ALARM CONDUITS, STREET LIGHTING WIRING AND OTHER WIRING CONDUITS SHALL BE MAINTAINED AND PLACED UNDERGROUND BY THE DEVELOPER OR THE APPROPRIATE UTILITY COMPANY.
  - 2) A MINIMUM COVER OF 30-INCHES OVER ALL PROPOSED WATER LINES SHALL BE PROVIDED.
- FIRE:**
- 1) FIRE HYDRANTS TO BE INSTALLED PER CITY OF WILMINGTON ORDINANCE AND CFUA STANDARDS.
  - 2) PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS OR FDCC'S.
  - 3) FDCC'S CAN BE NO FURTHER THAN 40' FROM FIRE DEPARTMENT VEHICLE PLACEMENT.
  - 4) FDCC'S CAN BE NO FURTHER THAN 150' FROM FIRE HYDRANT.
  - 5) SHOW ALL FDG LOCATIONS ON FINAL PLAN.
  - 6) ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
  - 7) NEW HYDRANTS SHALL BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED TO THE JOB SITE.
  - 8) HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.
  - 9) IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
  - 10) PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0696.
  - 11) ALL ISOLATION VALVES WITHIN THE "HOT BOX" SHALL BE ELECTRICALLY SUPERVISED. PLEASE WORK CLOSELY WITH YOUR FIRE SPRINKLER AND ALARM INSTALLER IN REGARDS TO RUNNING WIRE FOR TAMPER SWITCH.



**SITE DATA:**

PROPERTY OWNER: MAYFAIRE SPE B LLC  
 PROJECT ADDRESS: 6727 ROCK SPRING ROAD (6B)  
 PIN NUMBER: R05000-003-104-000  
 TRACT AREA (6B): 52,969 SF (1.22 AC)  
 TRACT AREA (6C): 78,219 SF (1.80 AC)  
 TRACT AREA (6B+6C): 131,188 SF (3.02 AC)  
 DISTURBED AREA: 3.1 AC  
 CAMA LAND USE: WATERSHED RESOURCE PROTECTION  
 AREA NOT IN A FEMA 100-YEAR FLOOD ZONE  
 ZONING DISTRICT: MX  
 SETBACKS REQUIRED TO BE DETERMINED BY MAYFAIRE  
 PROPOSED BUILDING SETBACKS: 6B / 6C  
 FRONT: 3.5' / 9'  
 REAR: 135' / 381'  
 SIDE: 28.5' / 5.3'  
 BUILDING USE: OFFICE  
 BUILDING TYPE: IIB  
 EXISTING BUILDING AREA: 0 SF  
 EXISTING BUILDING AREA (GROSS): 71,955 SF  
 BUILDING LOT COVERAGE: 19.82%  
 LOT 6B (10,485/52,950): 17.22%  
 LOT 6C (13,500/78,340): 17.22%  
 NUMBER OF BUILDINGS: 2  
 NUMBER OF UNITS: N/A  
 BUILDING HEIGHT: 50'  
 NUMBER OF STORIES: 3  
 PROPOSED FLOOR (GROSS):  
 1ST FLOOR: 10,485 SF / 6B / 6C / 13,500 SF  
 2ND FLOOR: 10,485 SF / 6B / 6C / 13,500 SF  
 3RD FLOOR: 10,485 SF / 6B / 6C / 13,500 SF

EXISTING IMPERVIOUS AREAS: (6B) 0 SF  
 EXISTING SIDEWALK 0 SF  
 EXISTING IMPERVIOUS AREA 0 SF (0.0%)  
 EXISTING IMPERVIOUS AREAS: (6C) 0 SF  
 EXISTING SIDEWALK 1,625 SF  
 EXISTING IMPERVIOUS AREA 1,625 SF (2.1%)  
 PROPOSED IMPERVIOUS AREAS: (6B) 10,070 SF  
 PROPOSED BUILDING FOOTPRINT 32,885 SF  
 PROPOSED SIDEWALK 2,860 SF  
 EXISTING IMPERVIOUS TO REMAIN FUTURE 1,435 SF  
 TOTAL 6B IMPERVIOUS 47,070 SF  
 PROPOSED IMPERVIOUS AREAS: (6C) 13,500 SF  
 PROPOSED BUILDING FOOTPRINT 45,510 SF  
 PROPOSED SIDEWALK 1,655 SF  
 EXISTING IMPERVIOUS TO REMAIN FUTURE 1,718 SF  
 TOTAL 6C IMPERVIOUS 89,508 SF  
 TOTAL 6B+6C IMPERVIOUS 116,578 SF (88.8%)  
 TOTAL PROPOSED OFFSITE IMPERVIOUS 485 SF  
 PARKING REQUIRED: TO BE DETERMINED BY MAYFAIRE  
 MINIMUM: 1/300 (71,955/300) NO MINIMUM REQUIRED  
 MAXIMUM: 1/200 (71,955/200) 360 SPACES  
 PARKING PROVIDED: 248 SPACES  
 HANDICAP SPACES REQUIRED: PROPOSED 7  
 201-300 SPACES = 7  
 BICYCLE PARKING REQUIRED (248 SPACES) 20 BICYCLE PARKS  
 BICYCLE PARKING PROVIDED: 20 BICYCLE PARKS  
 COMPACT PARKING SPACES BASED ON LOTS 6A, 6B, 6C & 6D  
 TOTAL PARKING SPACES PROVIDED EACH LOT:  
 LOT 6A: 116  
 LOT 6B: 102  
 LOT 6C: 148  
 LOT 6D: 14  
 TOTAL PARKING SPACES PROVIDED ALL LOTS: 378  
 COMPACT SPACES ALLOWED (378 x 25%) 95  
 COMPACT SPACES PROVIDED 92 (24%)  
 PUBLIC WATER AND SEWER BY CFUA  
 EXISTING WATER FLOW: 0 GPD  
 EXISTING SEWER FLOW: 0 GPD  
 PROPOSED WATER FLOW: 9,499 GPD  
 (120 GPD/1,000 SF x 71,955 x 110%)  
 PROPOSED SEWER FLOW: 8,635 GPD  
 (120 GPD/1000 SF x 71,955 SF)  
 OPEN SPACE: 9,380 SF

**REVISIONS**

No./Date	Description	By
03.21.17	CITY SW & COMMENTS	MLV
04.07.17	MIRROR BLDG 6B	MLV
04.14.17	CITY SW COMMENTS	MLV

**Approved Construction Plan**

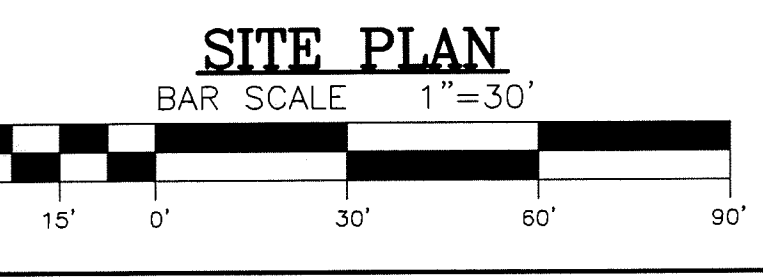
Name	Date
Planning <i>Evan K. Miller</i>	5/5/17
Traffic <i>W. Smudo</i>	5/9/17
Fire <i>William Steven</i>	5/11/17

**CITY OF WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: 5/14/17 Permit # 2017020  
 Signed: *[Signature]*

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.**  
 419 Chestnut Street  
 Wilmington, North Carolina 28401  
 Phone 910-763-5100  
 Fax 910-763-5631  
 © 2017 TRIPP ENGINEERING, P.C.

**GRADING, DRAINAGE, EROSION CONTROL AND STORMWATER MANAGEMENT**

**MAYFAIRE OFFICE V AND VI**  
 6727 & 6751 PARKER FARM DRIVE  
 WILMINGTON, NORTH CAROLINA

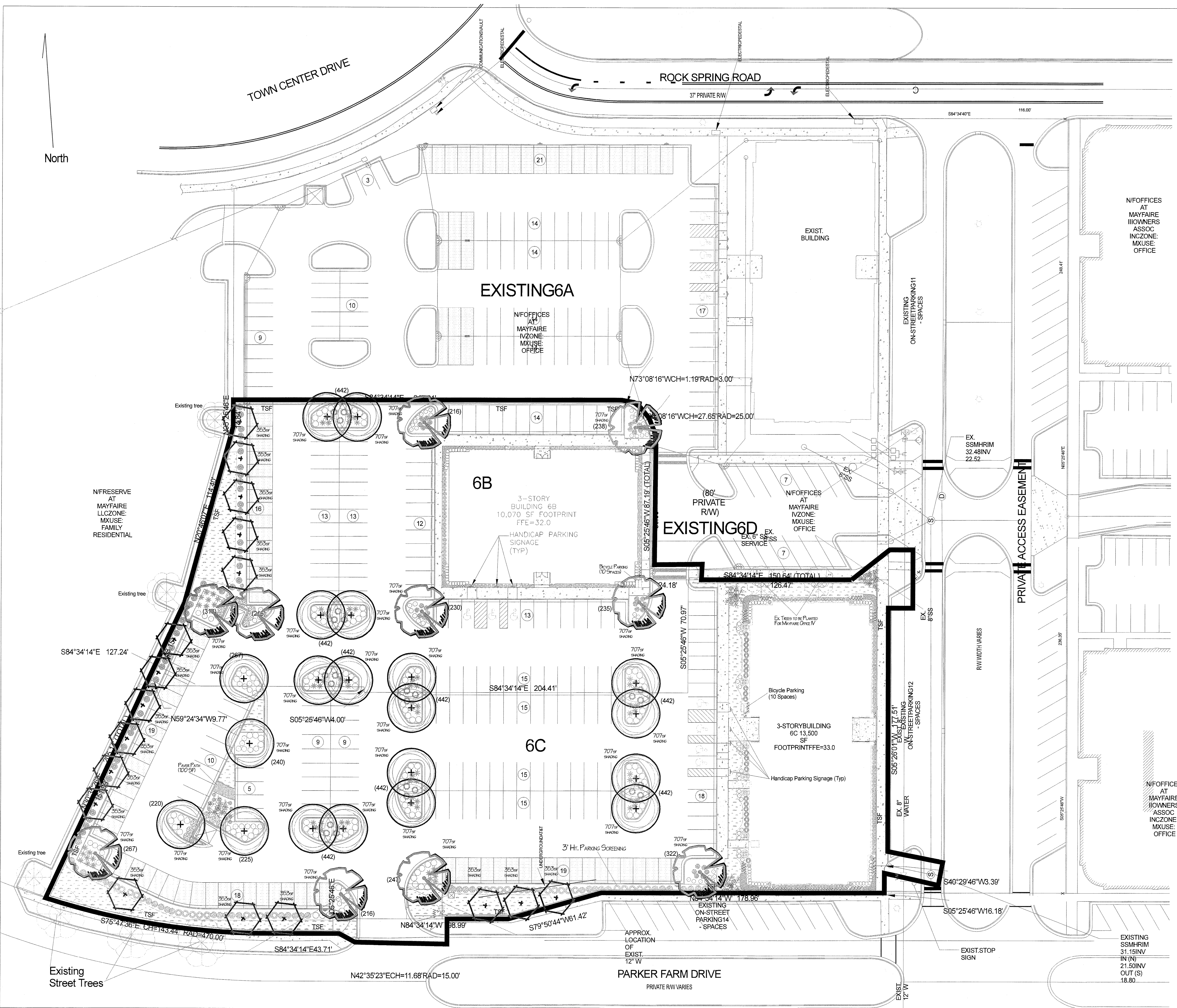
**LEGEND**

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

**C3**  
 SHEET 3 OF 4  
 16032

DATE: 01-25-17  
 DESIGN: PGT  
 DRAWN: MLV





**SITE DATA:**

PROPERTY OWNER	MAYFAIRE SPE B LLC	PROPOSED IMPERVIOUS AREAS: (6B)	10,070 SF
PROJECT ADDRESS	6727 ROCK SPRING ROAD (6B)	PROPOSED BUILDING FOOTPRINT	32,865 SF
PIN NUMBER	6751 ROCK SPRING ROAD (6C)	PROPOSED PAVEMENT	2,680 SF
	R05000-003-104-000	PROPOSED SIDEWALK	0 SF
	R05000-003-289-000	EXISTING IMPERVIOUS TO REMAIN	1,435 SF
		FUTURE	4,070 SF
TRACT AREA (6B)	52,969 SF (1.22 AC)	TOTAL 6B IMPERVIOUS	47,070 SF
TRACT AREA (6C)	78,219 SF (1.80 AC)		
TRACT AREA (6B+6C)	131,188 SF (3.02 AC)		
DISTURBED AREA	3.1 AC X 15 = 47 Trees 2" Caliper Reqd & Prov'd	PROPOSED IMPERVIOUS AREAS: (6C)	13,500 SF
CAMA LAND USE:	WATERSHED RESOURCE PROTECTION	PROPOSED BUILDING FOOTPRINT	45,610 SF
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE		PROPOSED PAVEMENT	1,655 SF
ZONING DISTRICT	MX	PROPOSED SIDEWALK	1,625 SF
		EXISTING IMPERVIOUS TO REMAIN	7,108 SF
		FUTURE	69,508 SF
SETBACKS REQUIRED	TO BE DETERMINED BY MAYFAIRE	TOTAL 6C IMPERVIOUS	116,578 SF (88.81%)
PROPOSED BUILDING SETBACKS	6B / 6C	TOTAL 6B+6C IMPERVIOUS AREA	485 SF
FRONT	3.5' / 9'	TOTAL PROPOSED OFFSITE IMPERVIOUS	485 SF
REAR	135' / 381'		
SIDE	28.5' / 5.3'		
BUILDING USE	OFFICE	PARKING REQUIRED:	TO BE DETERMINED BY MAYFAIRE
BUILDING TYPE	IIB	MINIMUM: 1/300 (71,955/300)	NO MINIMUM REQUIRED
EXISTING BUILDING AREA	0 SF	MAXIMUM: 1/200 (71,955/200)	360 SPACES
PROPOSED BUILDING AREA (GROSS)	71,955 SF	PARKING PROVIDED:	248 SPACES
BUILDING LOT COVERAGE	18.81%	HANDICAP SPACES REQUIRED	PROPOSED
LOT 6B (10,485/52,950)	17.26%	201-300 SPACES = 7	7 HANDICAP SPACES
LOT 6C (13,500/78,340)	17.26%	BICYCLE PARKING REQUIRED (248 SPACES)	20 BICYCLE PARKS
		BICYCLE PARKING PROPOSED	20 BICYCLE PARKS
		COMPACT PARKING SPACES BASED ON LOTS 6A, 6B, 6C & 6D	
NUMBER OF BUILDINGS	2	TOTAL PARKING SPACES PROVIDED EACH LOT	
NUMBER OF UNITS	N/A	LOT 6A	116
BUILDING HEIGHT	50'	LOT 6B	102
NUMBER OF STORIES	3	LOT 6C	14
SF PER FLOOR (GROSS)	6B / 6C	TOTAL PARKING SPACES PROVIDED ALL LOTS	378
1ST FLOOR	10,485 SF / 13,500 SF	COMPACT SPACES ALLOWED (378 x 25%/%)	95
2ND FLOOR	10,485 SF / 13,500 SF	COMPACT SPACES PROVIDED	92 (24%/%)
3RD FLOOR	10,485 SF / 13,500 SF		

EXISTING IMPERVIOUS AREAS: (6B)  
 EXISTING PAVEMENT 0 SF  
 EXISTING SIDEWALK 0 SF  
 EXISTING IMPERVIOUS AREA 0 SF (0.0%/%)

EXISTING IMPERVIOUS AREAS: (6C)  
 EXISTING PAVEMENT 0 SF  
 EXISTING SIDEWALK 1,625 SF  
 EXISTING IMPERVIOUS AREA 1,625 SF (2.1%/%)

PROPOSED IMPERVIOUS AREA (Parking/Driveways) 80,120 x 20% = 16,024 req'd shading

The areas within the triangular sight distance shall be maintained free of all obstructions between 30' and 10'.

A rain/freeze sensor shall be used if there is an irrigation system.

Using the CREATIVE STANDARD OF THE CODE 50% OF THE STREETYARDS SHALL BE PLANTED AS CALLED OUT.

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 71,955 x 110%/%) 9,499 GPD  
 PROPOSED SEWER FLOW (120 GPD/1000 SF x 71,955 SF) 8,635 GPD  
 OPEN SPACE 9,380 SF

FOUNDATION PLANTING CALCULATIONS:  
 Building V (Lot 6B) - north and south side = 655 sf (121.33' x 48' x 12%)  
 Building VI (Lot 6C) - north and south side = 492 sf (85.33' x 48' x 12%)  
 Building VI (Lot 6C) - north and south side = 445 sf (77.33' x 48' x 12%)  
 Building VI (Lot 6C) - east and west side = 1,021 sf (177.33' x 48' x 12%)

PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

LANDSCAPING SHALL BE COMPLETE BEFORE ISSUANCE OF A CO.

ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH 3" OF BROWN MULCH

**LEGEND**

COMMON NAME	SIZE	QTY
<b>GROUND COVER</b>		
LIRIOPE, EMERALD GODDESS	1 GAL.	177
<b>SHRUBS</b>		
BOXWOOD WINTERGREEN	3 GAL.	174
CAMELLIA SAS. KANJIRO	7 GAL.	7
CLEYERA	7 GAL.	47
NEEDLEPOINT HOLLY	7 GAL.	30
HOLLY, YAUPON, DWARF	3 GAL.	235
LANTANA, ORANGE	1 GAL.	37
DRIFT ROSE/SUNROSA	3 GAL.	106
PITTIOSPORUM, JAPANESE	3 GAL.	24
YEW, UPRIGHT JAPANESE	7 GAL.	69
BLUSH LOROPETALUM	3 GAL.	54
PALM, SABAL MINOR	7 GAL.	24
MISCANTHUS SINENSIS	3 GAL.	89
BREEZE GRASS	3 GAL.	30
<b>LARGE SHADE TREES</b>		
ALLEE ELM	275" CAL.	10
MAPLE, TRIDENT	275" CAL.	17
OAK, LIVE	275" CAL.	20
<b>OTHER</b>		
PALM, SABAL, BOOTED	10' HT.	12

**Approved Construction Plan**

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

Planning: *Eust. M. Moller* 5/5/17

Traffic: *W. S. Moller* 5/9/17

File: *J. C. Brewer* 5/4/17

**CITY OF WILMINGTON**  
 NORTH CAROLINA

Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

Date: 5/4/17 Permit # 2017D20

Signed: *[Signature]*

320 SF OF ANNUALS

jim@freemanlandscape.com (910)796-1166

Revision #: 3  
 Date: 4/12/2017

Scale:  
 1" = 30'

Landscape Plan:  
 Mayfaire Office V & VI

Landscape Design by: James Freeman - NCLC #71  
 Freeman Landscape, Inc.