

- 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 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 910-341-0666.
 - 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 MCDOT 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 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) 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.
 - 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 WHEELRAIP 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 BARREADED WITH FENCING AND PROTECTED THROUGHOUT THE DURATION OF THE PROJECT AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTIONS ON TREE PROTECTION METHODS.
 - 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 FROM 30'-10'.
- CEPWA**
- 1) WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
 - 2) PROJECT SHALL COMPLY WITH THE CEPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS SHALL BE RELEASED UNTIL ALL MEASUREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
 - 3) IF THE CONTRACTOR DESIRES CEPUA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER ON THE DEVICE ON THE SIDE OF THE WATER METER BOX.
 - 4) ANY IRRIGATION SYSTEM SUPPLIED BY CEPUA WATER SHALL COMPLY WITH THE CEPUA CONNECTION CONTROL REGULATION. CALL 910-332-6419 FOR INFORMATION.
 - 5) ANY BACKFLOW PREVENTER DEVICES REQUIRED BY CEPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USFCPCOHR OR ASSE.
 - 6) PUBLIC WATER MAIN EXTENSION AND WATER SERVICES PROPOSED. SANITARY SEWER SERVICE PROPOSED.
 - 7) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-832-6949 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.
- 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.
 - 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 ORDINANCES AND CEPUA STANDARDS.
 - 2) PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS OR FDC'S.
 - 3) FDC'S CAN BE NO FURTHER THAN 40' FROM FIRE DEPARTMENT VEHICLE PLACEMENT.
 - 4) FDC'S CAN BE NO FURTHER THAN 150' FROM A FIRE HYDRANT.
 - 5) SHOW ALL FDC 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 NUMBER 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 910-343-0666.
 - 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), 6751 ROCK SPRING ROAD (6C)
 PIN NUMBER: R0500-003-104-000, R05000-003-289-000

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: 8' / 6'
 FRONT: 3.5' / 9'
 REAR: 13.5' / 381'
 SIDE: 28.5' / 5.3'

BUILDING USE: OFFICE
 BUILDING TYPE: IIB

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): 66 / 66
 1ST FLOOR: 10,485 SF / 13,500 SF
 2ND FLOOR: 10,485 SF / 13,500 SF
 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 AREAS: (6B)
 PROPOSED BUILDING FOOTPRINT: 10,070 SF
 PROPOSED PAVEMENT: 32,885 SF
 PROPOSED SIDEWALK: 2,880 SF
 EXISTING IMPERVIOUS TO REMAIN FUTURE: 1,435 SF
 TOTAL 6B IMPERVIOUS: 47,070 SF

PROPOSED IMPERVIOUS AREAS: (6C)
 PROPOSED BUILDING FOOTPRINT: 13,500 SF
 PROPOSED PAVEMENT: 45,610 SF
 PROPOSED SIDEWALK: 1,555 SF
 EXISTING IMPERVIOUS TO REMAIN FUTURE: 1,625 SF
 TOTAL 6C IMPERVIOUS: 69,508 SF

TOTAL 6B+6C IMPERVIOUS AREA: 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: 7
 201-300 SPACES = 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: 102
 LOT 6C: 146
 LOT 6D: 378

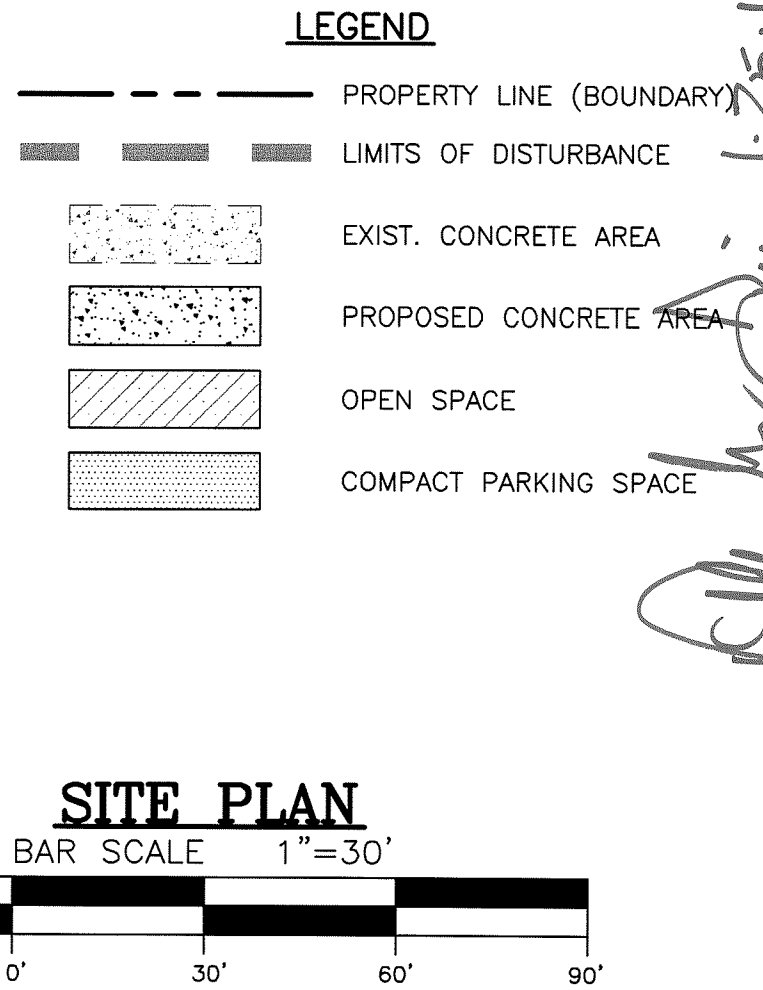
TOTAL PARKING SPACES PROVIDED ALL LOTS: 642
 COMPACT SPACES ALLOWED (378 x 25%): 95
 COMPACT SPACES PROVIDED: 92 (24%)

PUBLIC WATER AND SEWER BY CEPUA: 0 GPD
 EXISTING WATER FLOW: 0 GPD
 EXISTING SEWER FLOW: 0 GPD
 PROPOSED WATER FLOW: 9,499 GPD
 PROPOSED SEWER FLOW: 8,635 GPD
 (120 GPD/1,000 SF x 71,955 SF)
 (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



REVISIONS

No./Date	Description	By
R1	CITY SW & V	MLV
R2	CITY COMMENTS	MLV
R3	REV. BLDG 6B	MLV
R4	04.07.17 MIRROR BLDG 6B	MLV

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

SITE AND UTILITY PLAN
MAYFAIRE OFFICE V AND VI
 6727 & 6751 PARKER FARM DRIVE
 WILMINGTON, NORTH CAROLINA

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

C2
 SHEET 2 OF 4
 16032

Approved Construction Plan

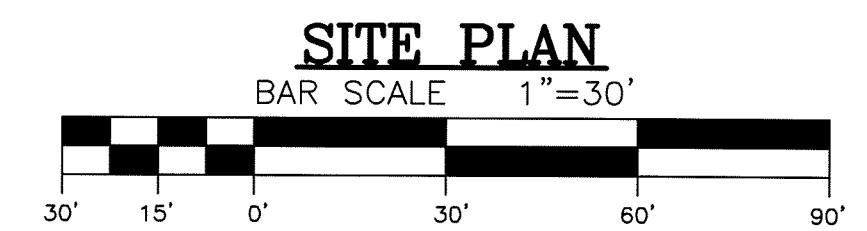
Name	Date
Planning	
Traffic	
Fire	

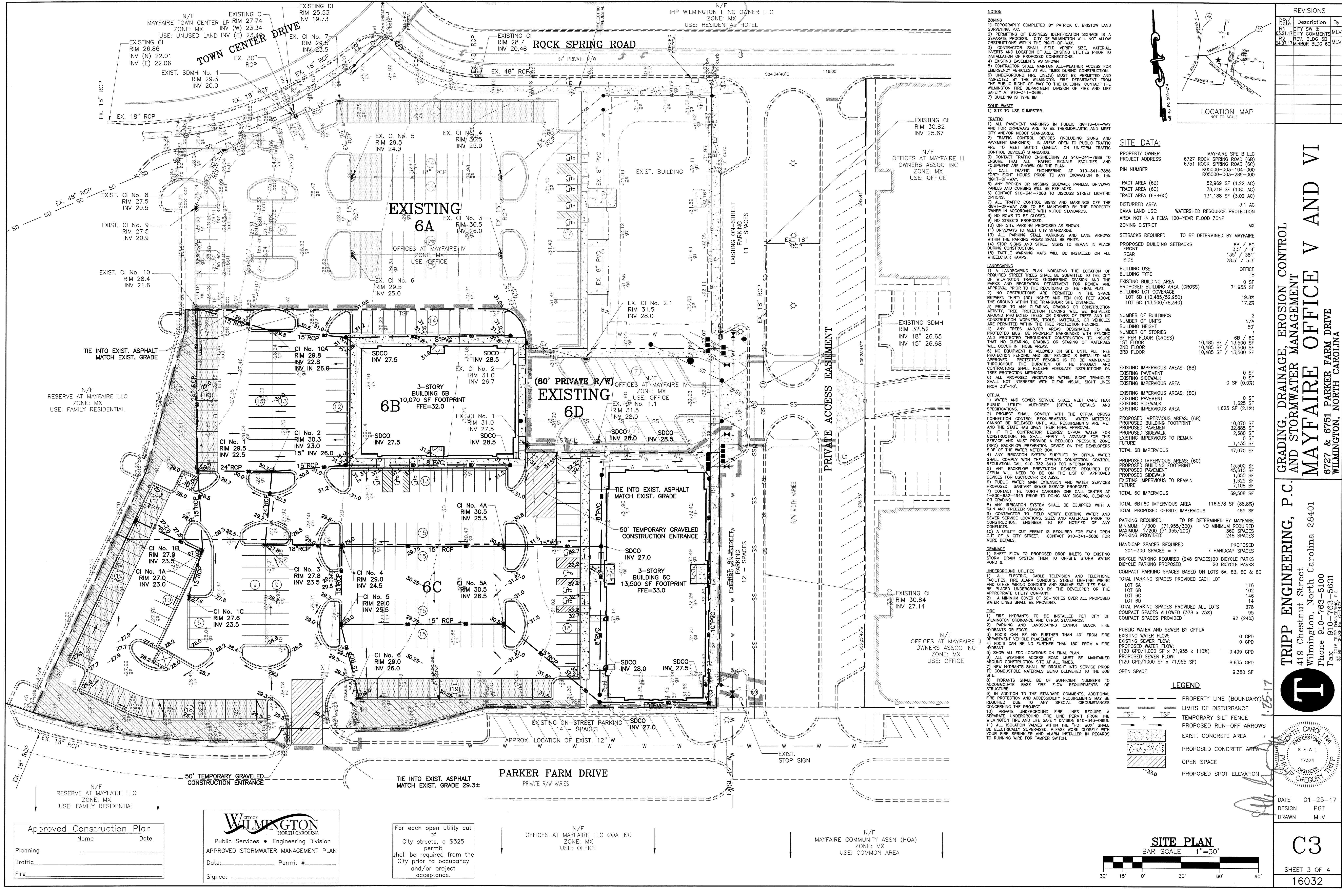
City of Wilmington, North Carolina
 Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit #: _____
 Signed: _____

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





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 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 IB.

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 NC DOT 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 ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- 4) ALL TRAFFIC SIGNALS, FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
- 5) CALL TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- 6) ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- 7) CONTACT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- 8) ALL TRAFFIC CONTROL SIGNS AND MARKINGS ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- 9) NO ROWS TO BE CLOSED.
- 10) NO STREETS PROPOSED.
- 11) OFF SITE PARKING SPACES AS SHOWN.
- 12) DRIVEWAYS TO MEET CITY STANDARDS.
- 13) ALL PARKING STALL, MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- 14) STOP SIGNS AND STOP SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- 15) 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 (DIVISION OF PARKS AND RECREATION) PRIOR TO REVIEW AND APPROVAL PRIOR TO THE DEPARTMENT OF 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 FROM 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 BESE ADEQUATE INSTRUCTIONS ON TREE PROTECTION METHODS.
- 6) ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.

CFPIA

- 1) WATER AND SEWER SERVICE SHALL MEET CEAF FEAR PUBLIC UTILITY AUTHORITY (CFPIA) DETAILS AND SPECIFICATIONS.
- 2) PROJECT SHALL COMPLY WITH THE CFPIA CROSS CONNECTION CONTROL REQUIREMENTS (DIVISION METER) 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 USUICORPOR OR SE.
- 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 910-341-9888 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 AND UNDERGROUND FACILITIES SHALL BE 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 CFPIA STANDARDS.
- 2) PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS OR FDOS.
- 3) FDOS CAN BE NO FURTHER THAN 40' FROM FIRE DEPARTMENT VEHICLE PLACEMENT.
- 4) FDOS CAN BE NO FURTHER THAN 150' FROM A FIRE HYDRANT.
- 5) SHOW ALL FDC 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 910-343-0866.
- 11) ALL ISOLATION VALVES WITHIN THE "BOMB BOX" SHALL BE ELECTRICALLY SUPERVISED. PLEASE WORK CLOSELY WITH YOUR FIRE SPRINKLER AND ALARM INSTALLER IN REGARDS TO RUNNING WIRE FOR TAMPER SWITCH.

REVISIONS

NO.	DESCRIPTION	BY
01	R1 CITY SW & 03.21.17 CITY COMMENTS	MLV
02	REV. BLDG 6B	MLV
03	04.07.17 MIRROR BLDG 6B	MLV

LOCATION MAP
NOT TO SCALE

SITE DATA:

PROPERTY OWNER: MAYFAIRE SPE B LLC
PROJECT ADDRESS: 6727 ROCK SPRING ROAD (6B) 6751 ROCK SPRING ROAD (6C)

PIN NUMBER: RO5000-003-104-000
RO5000-003-289-000

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 3.5' / 9'
REAR 135' / 381'
SIDE 28.5' / 5.3'

BUILDING USE: OFFICE
BUILDING TYPE: IB

EXISTING BUILDING AREA: 0 SF
PROPOSED BUILDING AREA (GROSS): 71,955 SF
BUILDING LOT COVERAGE: 19.8%
LOT 6B (10,485/52,950)
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): 6B / 6C 10,485 SF / 13,500 SF
1ST FLOOR: 10,485 SF / 13,500 SF
2ND FLOOR: 10,485 SF / 13,500 SF
3RD FLOOR: 10,485 SF / 13,500 SF

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

EXISTING IMPERVIOUS AREAS: (6C) 0 SF
EXISTING PAVEMENT 1,625 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 PAVEMENT 2,680 SF
PROPOSED SIDEWALK 1,655 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 45,610 SF
PROPOSED PAVEMENT 1,855 SF
PROPOSED SIDEWALK 1,625 SF
EXISTING IMPERVIOUS TO REMAIN FUTURE 1,435 SF
TOTAL 6C IMPERVIOUS 69,508 SF

TOTAL 6B+6C IMPERVIOUS AREA 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 HANDICAP SPACES

BICYCLE PARKING REQUIRED (248 SPACES) 20 BICYCLE PARKS
BICYCLE PARKING PROPOSED 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	146
LOT 6D	14

TOTAL PARKING SPACES PROVIDED ALL LOTS 378
COMPACT SPACES PROVIDED (378 x 25%) 95
COMPACT SPACES PROVIDED 92 (24%)

PUBLIC WATER AND SEWER BY CFPIA
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

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

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 AND UNDERGROUND FACILITIES SHALL BE 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 CFPIA STANDARDS.

2) PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS OR FDOS.

3) FDOS CAN BE NO FURTHER THAN 40' FROM FIRE DEPARTMENT VEHICLE PLACEMENT.

4) FDOS CAN BE NO FURTHER THAN 150' FROM A FIRE HYDRANT.

5) SHOW ALL FDC 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 910-343-0866.

11) ALL ISOLATION VALVES WITHIN THE "BOMB BOX" SHALL BE ELECTRICALLY SUPERVISED. PLEASE WORK CLOSELY WITH YOUR FIRE SPRINKLER AND ALARM INSTALLER IN REGARDS TO RUNNING WIRE FOR TAMPER SWITCH.

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

SEAL
17374
ENGINEER
GREGORY TRIPP

DATE 01-25-17
DESIGN PGT
DRAWN MLV

SITE PLAN
BAR SCALE 1"=30'

C3
SHEET 3 OF 4
16032

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

City of Wilmington
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: _____ Permit # _____
Signed: _____

For each open utility cut
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