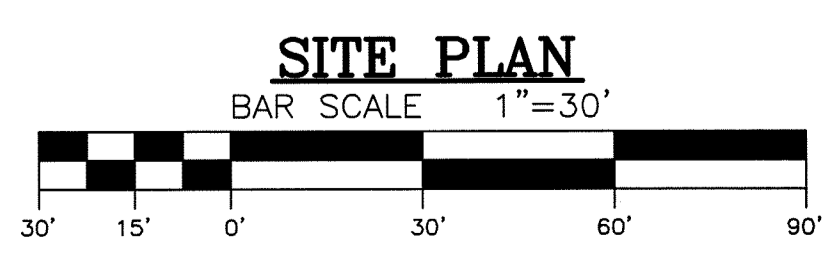


REVISIONS		
No./Date	Description	By

- 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 THROUGHFARES, BIKE ROUTES, PEDESTRIAN SIDEWALKS OR TRAILS AND TRANSIT FACILITIES: SEE SITE PLAN.
  - NO EXISTING TREES ON SITE.

**LEGEND**

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



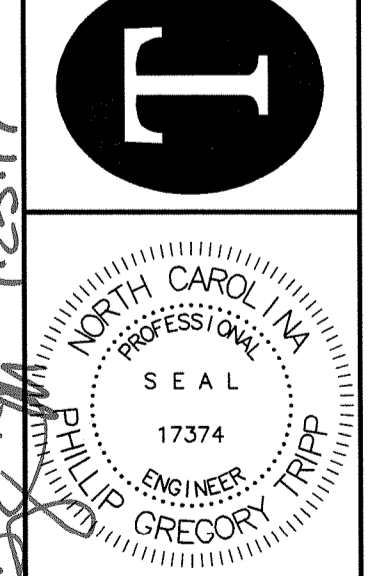
STORMWATER MANAGEMENT PLAN  
APPROVED  
CITY OF WILMINGTON  
ENGINEERING DEPARTMENT  
DATE \_\_\_\_\_ PERMIT # \_\_\_\_\_  
SIGNED \_\_\_\_\_

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 _____	_____

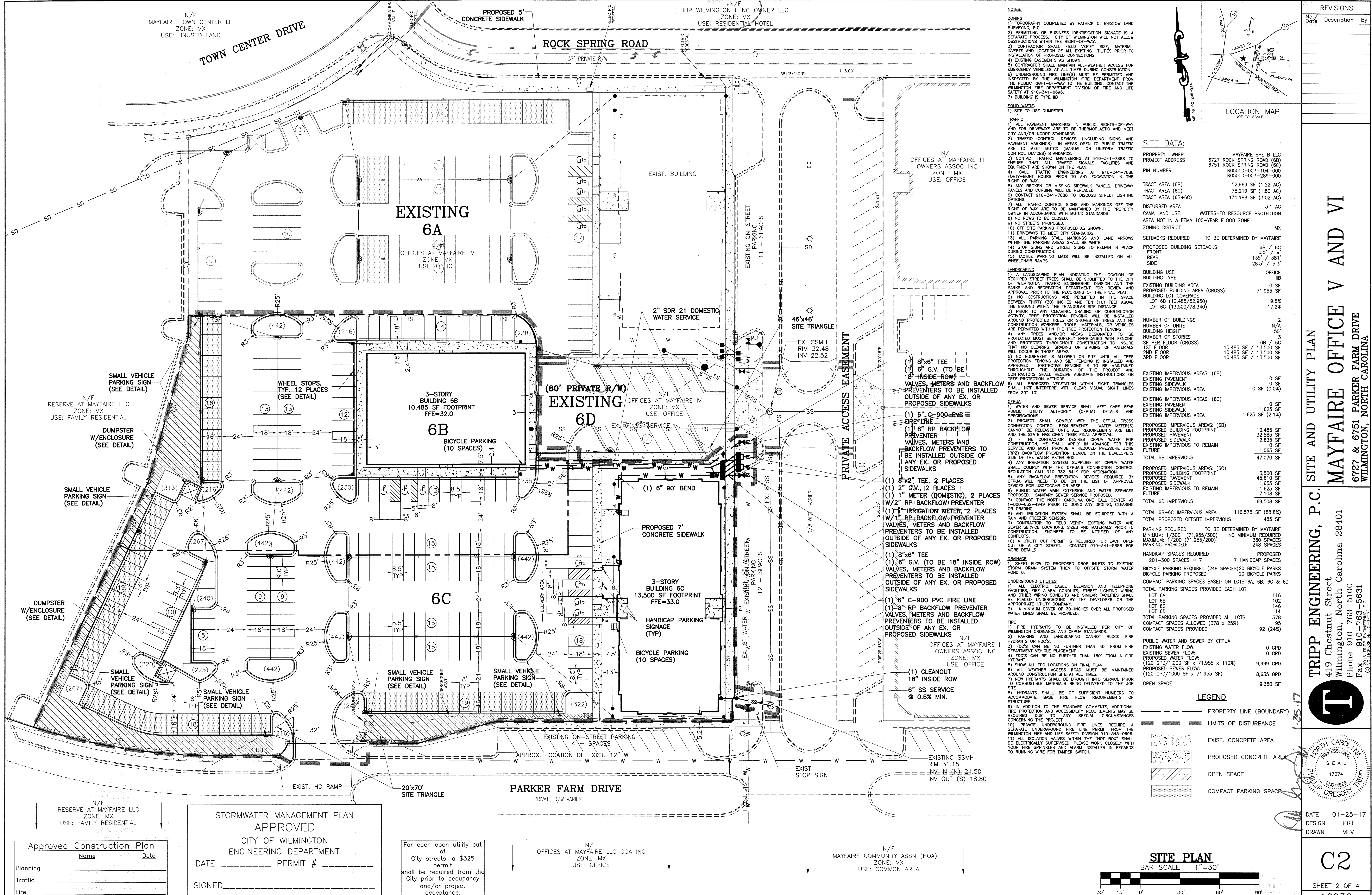
EXISTING CONDITIONS, SITE INVENTORY AND DEMOLITION PLAN  
**MAYFAIRE OFFICE V AND VI**  
6727 & 6751 PARKER FARM DRIVE  
WILMINGTON, NORTH CAROLINA

**TRIPP ENGINEERING, P.C.**  
419 Chestnut Street  
Wilmington, North Carolina 28401  
Phone 910-763-5100  
Fax 910-763-5631  
© 2016 TRIPP ENGINEERING, P.C.  
C-177



DATE 01-25-17  
DESIGN PGT  
DRAWN MLV





**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 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 910-341-0998.
- 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 NCDOT 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) CONTRACT 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) CONTRACT 910-341-7888 TO STREET LIGHTING OPTIONS.  
7) ALL TRAFFIC CONTROL SIGNS AND MARKINGS ON 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 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 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 BARBED 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 IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND CONTRACTORS SHALL RECORD ADEQUATE INSTRUCTIONS ON TREE PROTECTION METHODS.  
6) ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.  
7) WATER AND SEWER SERVICE SHALL MEET CEPA FEAR PUBLIC UTILITY AUTHORITY (CPUIA) DETAILS AND SPECIFICATIONS.  
8) PROJECT SHALL COMPLY WITH THE CPUIA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.  
9) IF THE CONTRACTOR DESIRES CPUIA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.  
10) ANY IRRIGATION SYSTEM SUPPLIED BY CPUIA WATER SHALL COMPLY WITH THE CPUIA'S CONNECTION CONTROL REGULATION. CALL FOR INFORMATION.  
11) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CPUIA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USE IN THE AREA.  
12) PUBLIC WATER MAIN EXTENSION AND WATER SERVICES PROPOSED. SANITARY SEWER SERVICE PROPOSED.  
13) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-832-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.  
14) ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.  
15) CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.  
16) A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OUT OF A CITY STREET. CONTACT 910-341-3888 FOR MORE DETAILS.  
17) SHEET FLOW TO PROPOSED DROP INLETS TO EXISTING STORM DRAIN SYSTEM THEN TO OFFSITE STORM WATER POND 6.  
18) 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.  
19) A MINIMUM COVER OF 30-INCHES OVER ALL PROPOSED WATER LINES SHALL BE PROVIDED.  
20) FIRE HYDRANTS TO BE INSTALLED PER CITY OF WILMINGTON ORDINANCE AND CPUIA STANDARDS.  
21) PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS OR FDC'S.  
22) FDC'S CAN BE NO FURTHER THAN 40' FROM FIRE DEPARTMENT VEHICLE LOCATION.  
23) FDC'S CAN BE NO FURTHER THAN 150' FROM A FIRE HYDRANT.  
24) SHOW ALL FDC LOCATIONS ON FINAL PLAN.  
25) ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.  
26) NEW HYDRANTS SHALL BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED TO THE JOB SITE.  
27) HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.  
28) IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.  
29) PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0998.  
30) 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	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	IIB
EXISTING BUILDING AREA (GROSS)	0 SF
PROPOSED BUILDING AREA (GROSS)	71,955 SF
BUILDING LOT COVERAGE	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	3
NUMBER OF STORIES	3
SF PER FLOOR (GROSS)	FRONT 6B / 6C 10,485 SF / 13,500 SF REAR 10,485 SF / 13,500 SF
EXISTING IMPERVIOUS AREAS: (6B)	0 SF
EXISTING IMPERVIOUS AREAS: (6C)	0 SF (0.0%)
EXISTING IMPERVIOUS AREAS: (6B)	0 SF
EXISTING IMPERVIOUS AREAS: (6C)	1,625 SF (2.1%)
PROPOSED IMPERVIOUS AREAS: (6B)	10,485 SF
PROPOSED IMPERVIOUS AREAS: (6C)	2,635 SF
EXISTING IMPERVIOUS TO REMAIN	1,625 SF
FUTURE IMPERVIOUS	1,063 SF
TOTAL 6B IMPERVIOUS	47,070 SF
PROPOSED IMPERVIOUS AREAS: (6C)	13,500 SF
PROPOSED BUILDING FOOTPRINT	45,610 SF
PROPOSED PAVEMENT	1,655 SF
PROPOSED SIDEWALK	2,635 SF
EXISTING IMPERVIOUS TO REMAIN	1,625 SF
FUTURE IMPERVIOUS	1,063 SF
TOTAL 6C IMPERVIOUS	69,508 SF
TOTAL 6B+6C IMPERVIOUS AREA	116,578 SF (88.8%)
TOTAL PROPOSED OFFSITE IMPERVIOUS	485 SF

**LEGEND**

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

**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

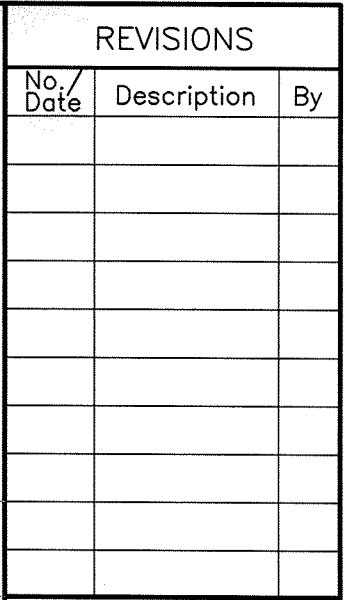
Name	Date
Planning	
Traffic	
Fire	

**TRIPP ENGINEERING, P.C.**  
419 Chestnut Street  
Wilmington, North Carolina 28401  
Phone 910-763-5100  
Fax 910-763-5631  
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DATE 01-25-17  
DESIGN PGT  
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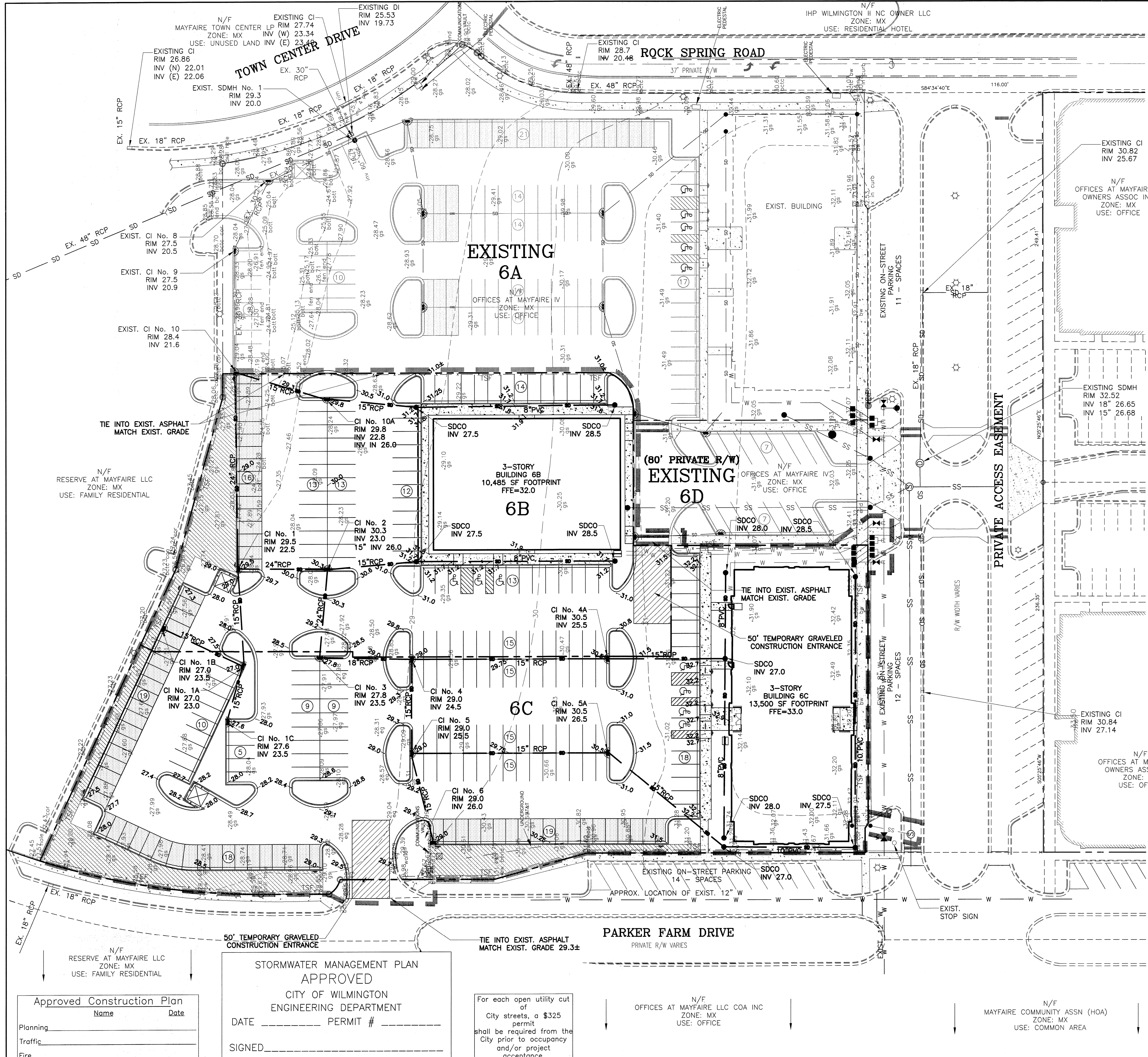


**REVISIONS**

No.	Date	Description	By

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





**NOTES:**

- 1) TOPOGRAPHY COMPLETED BY PATRICK C. BRISTOW LAND SURVEYING, P.C.
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- 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 910-341-0986.
- 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 NCDOT 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) CONTRACT TRAFFIC ENGINEERING AT 910-341-7888 TO ENSURE THAT ALL TRAFFIC SIGNALS, FACILITIES AND EQUIPMENT ARE SHOWN ON THE FINAL PLAN.  
4) CALL TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.  
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.

**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 BARBED 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 SIGN FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND CONTRACTORS SHALL OBTAIN ADEQUATE INSTRUCTIONS ON TREE PROTECTION METHODS.  
6) ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.

**CEPIA:**  
1) WATER AND SEWER SERVICE SHALL MEET CEPA FEASIBILITY UTILITY AUTHORITY (CEPIA) DETAILS AND SPECIFICATIONS.  
2) PROJECT SHALL COMPLY WITH THE CEPIA 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 CEPIA 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 CEPIA WATER SHALL COMPLY WITH THE CEPIA'S CONNECTION CONTROL REGULATION CALL 910-332-2800 FOR INFORMATION.  
5) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CEPIA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USE IN THE STATE OF NORTH CAROLINA.  
6) PUBLIC WATER MAIN EXTENSION AND WATER SERVICES PROPOSED. SANITARY SEWER SERVICE PROPOSED.  
7) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-832-4949 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 910-341-5888 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 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 ORDINANCE AND CEPIA 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 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 910-343-0986.  
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: R05000-003-104-000  
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:  
FRONT: 6B / 6C  
REAR: 135' / 381'  
SIDE: 28.5' / 5.3'

BUILDING USE: OFFICE  
BUILDING TYPE: IB  
EXISTING BUILDING AREA (GROSS): 0 SF  
PROPOSED BUILDING AREA (GROSS): 71,955 SF  
BUILDING LOT COVERAGE:  
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: 3  
NUMBER OF STORIES: 3  
SF PER FLOOR (GROSS):  
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 (0.0%)  
EXISTING IMPERVIOUS AREA: 1,625 SF (2.1%)

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

PROPOSED IMPERVIOUS AREAS: (6B)  
PROPOSED BUILDING FOOTPRINT: 10,485 SF  
PROPOSED PAVEMENT: 32,885 SF  
PROPOSED SIDEWALK: 2,635 SF  
EXISTING IMPERVIOUS TO REMAIN FUTURE: 0 SF  
TOTAL 6B IMPERVIOUS: 47,070 SF

PROPOSED IMPERVIOUS AREAS: (6C)  
PROPOSED BUILDING FOOTPRINT: 13,500 SF  
PROPOSED PAVEMENT: 45,610 SF  
PROPOSED SIDEWALK: 1,855 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: PROPOSED  
201-300 SPACES = 7  
7 HANDICAP SPACES

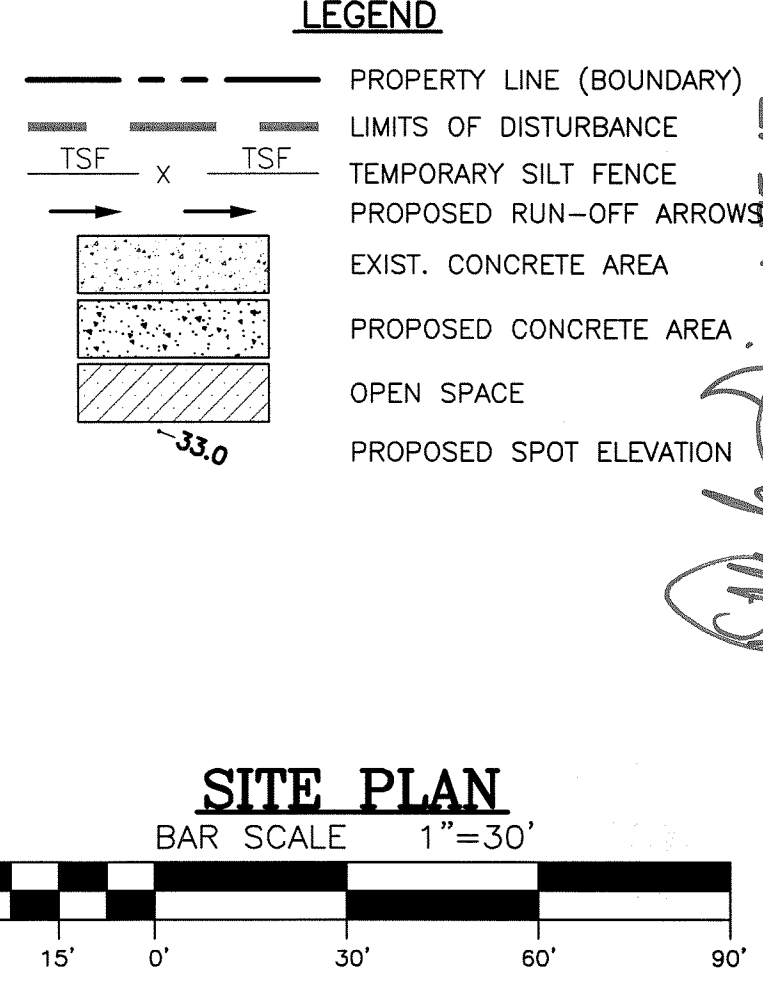
BICYCLE PARKING REQUIRED (248 SPACES): 20 BICYCLE PARKS  
BICYCLE PARKING PROPOSED: 20 BICYCLE PARKS

COMPACT PARKING SPACES BASED ON LOTS 6A, 6B, 6C & 6D  
TOTAL PARKING SPACES PROVIDED EACH LOT:  
LOT 6A: 116  
LOT 6B: 102  
LOT 6C: 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 CEPIA  
EXISTING WATER FLOW: 0 GPD  
EXISTING SEWER FLOW: 0 GPD  
PROPOSED WATER FLOW: (120 GPD/1,000 SF x 71,955 x 110%)  
PROPOSED SEWER FLOW: (120 GPD/1,000 SF x 71,955 SF)  
PROPOSED SEWER FLOW: 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



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**REVISIONS**

No.	Date	Description	By

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

**C3**

SHEET 3 OF 4  
16032



