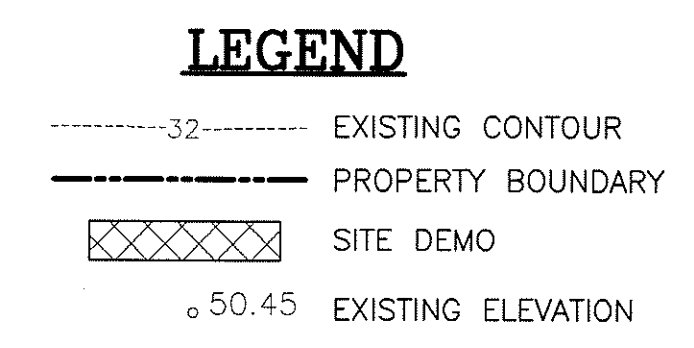


REVISIONS		
No./Date	Description	By

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

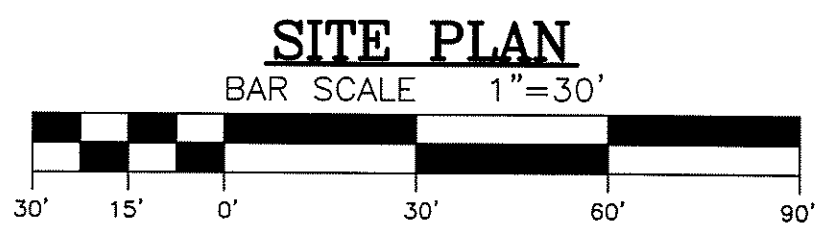


STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

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

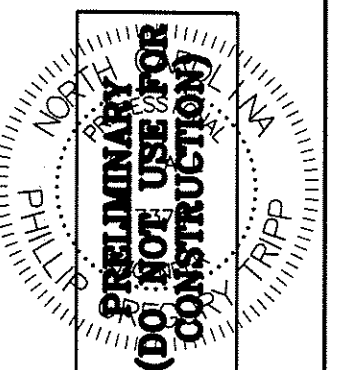
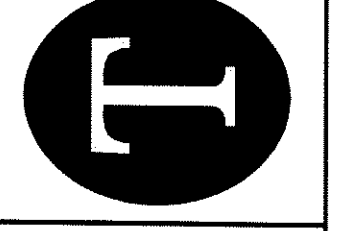
Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	



EXISTING CONDITIONS, SITE INVENTORY AND DEMOLITION PLAN
MAYFAIRE OFFICE V AND VI
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.
LIC. LICENSE NO. EC-1373



DATE 12-28-16
DESIGN PGT
DRAWN MLV

C1
SHEET 1 OF 4
16032

DATE PRINTED
DEC 28 2016

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

EXISTING
6A
OFFICES AT MAYFAIRE IV
ZONE: MX
USE: OFFICE

BUILDING 6B
10,485 SF FOOTPRINT
FFE=32.0

EXISTING
6D
OFFICES AT MAYFAIRE IV
ZONE: MX
USE: OFFICE

BUILDING 6C
13,500 SF FOOTPRINT
FFE=33.0

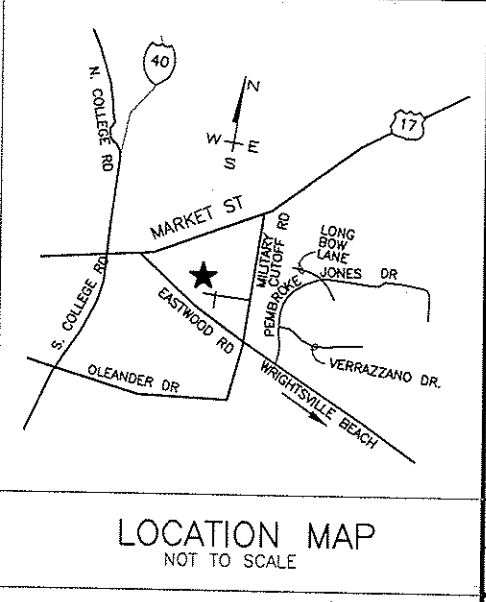
N/F
OFFICES AT MAYFAIRE II
OWNERS ASSOC INC
ZONE: MX
USE: OFFICE

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.

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.	Description	By

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, INSERTS 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 910-341-0898.
7) BUILDING IS TYPE IIB

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)	52,950 SF (1.22 AC)
TRACT AREA (6C)	78,340 SF (1.80 AC)
TRACT AREA (6B+6C)	131,290 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' / 3.5' REAR 135' / 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	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	5'
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

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 MUTED (MANUAL) OR 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 OF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTED 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 SHALL BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTED STANDARDS.
13) STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
14) TACTILE WARNING MATS TO 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 CITY 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 OR CONSTRUCTION ARROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKS, 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 TO BE PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR SIGNING OF MATERIALS WILL OCCUR IN THOSE AREAS.
5) NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING IS INSTALLED AND ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
6) PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTIONS ON TREE PROTECTION METHODS.
7) ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.

GENERAL:
1) WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
2) PROJECT SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
3) 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.
4) ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA'S CONNECTION CONTROL REGULATION, CALL 910-332-4919 FOR INFORMATION.
5) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USPOCOOR OR ASSE.
6) PUBLIC WATER MAIN EXTENSION AND WATER SERVICES PROPOSED. SANITARY SEWER SERVICE PROPOSED.
7) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-332-4949 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.

EXISTING IMPERVIOUS AREAS: (6B)

EXISTING PAVEMENT	0 SF
EXISTING SIDEWALK	0 SF (0.0%)
EXISTING IMPERVIOUS AREA	0 SF (0.0%)

EXISTING IMPERVIOUS AREAS: (6C)

EXISTING PAVEMENT	0 SF
EXISTING SIDEWALK	1,625 SF (2.1%)
EXISTING IMPERVIOUS AREA	1,625 SF (2.1%)

PROPOSED IMPERVIOUS AREAS: (6B)

PROPOSED BUILDING FOOTPRINT	10,485 SF
PROPOSED PAVEMENT	32,865 SF
PROPOSED SIDEWALK	2,145 SF
EXISTING IMPERVIOUS TO REMAIN	0 SF
FUTURE	1,555 SF
TOTAL 6B IMPERVIOUS	44,070 SF

PROPOSED IMPERVIOUS AREAS: (6C)

PROPOSED BUILDING FOOTPRINT	13,500 SF
PROPOSED PAVEMENT	45,610 SF
PROPOSED SIDEWALK	1,525 SF
EXISTING IMPERVIOUS TO REMAIN	1,625 SF
FUTURE	7,248 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) 350 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

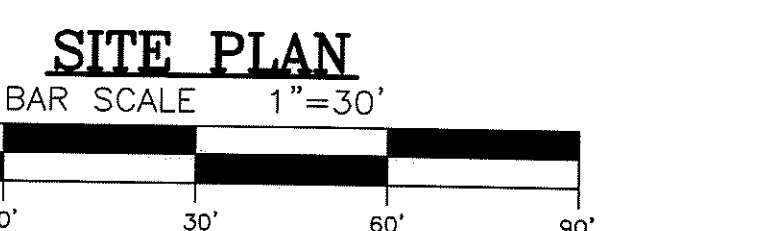
PUBLIC WATER AND SEWER BY CFPUA

EXISTING WATER FLOW:	0 GPD
EXISTING SEWER FLOW:	0 GPD
PROPOSED WATER FLOW:	(120 GPD/1,000 SF x 71,955 x 110%) 9,499 GPD
PROPOSED SEWER FLOW:	(120 GPD/1,000 SF x 71,955 SF) 8,635 GPD
OPEN SPACE:	9,380 SF

LEGEND

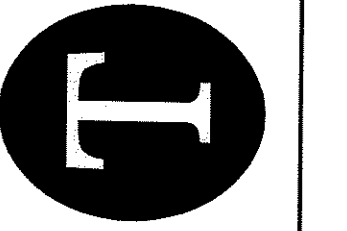
--- (Dashed line)	PROPERTY LINE (BOUNDARY)
--- (Thick dashed line)	LIMITS OF DISTURBANCE
--- (Dotted pattern)	EXIST. CONCRETE AREA
--- (Diagonal hatching)	PROPOSED CONCRETE AREA
--- (White)	OPEN SPACE
--- (Cross-hatching)	COMPACT PARKING SPACE

DATE PRINTED
DEC 2 0 2019

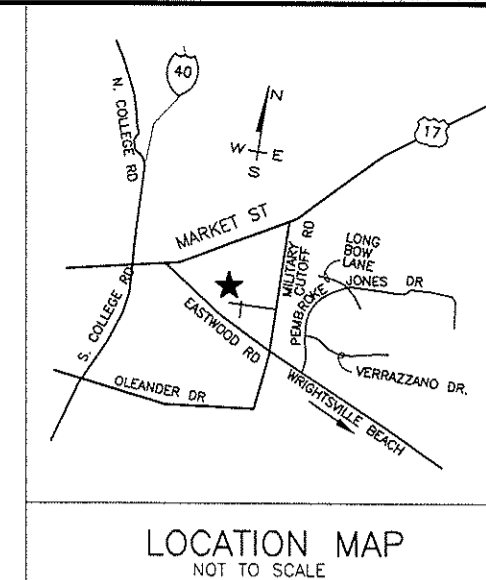
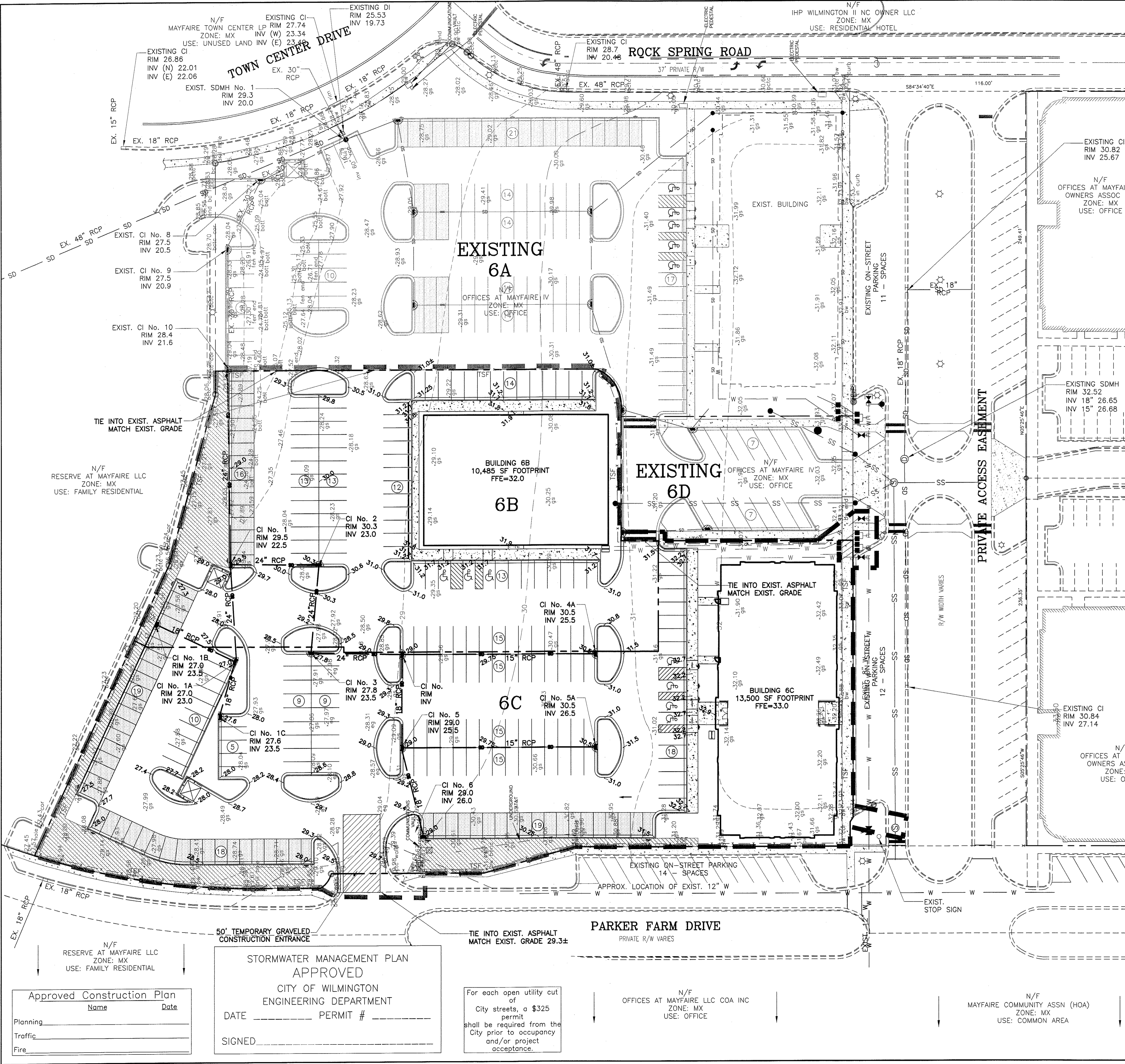


TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
 © TRIPP ENGINEERING, P.C.

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



DATE	12-28-16
DESIGN	PGT
DRAWN	MLV



REVISIONS		
No./Date	Description	By

NOTES:

ZONING:

- 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 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 910-341-0888.
- 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) 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 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 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. PROTECTION FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND CONTRACTOR 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'.

CEPFA:

- 1) WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
- 2) PROJECT SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
- 3) 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 DEVELOPER'S SIDE OF THE WATER METER BOX.
- 4) ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA'S CONNECTION CONTROL REQUIREMENTS. CALL 910-332-8419 FOR INFORMATION.
- 5) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USE/FLOOR OR ASSE.
- 6) PUBLIC WATER MAIN EXTENSION AND WATER SERVICES PROPOSED. SANITARY SEWER SERVICE PROPOSED.
- 7) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 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 FOR 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 CABLE 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.

SITE DATA:

PROPERTY OWNER: MAYFAIRE SPE B LLC
 PROJECT ADDRESS: 6727 ROCK SPRING ROAD (6B)
 6751 ROCK SPRING ROAD (6C)
 PIN NUMBER: ROS000-003-104-000
 ROS000-003-289-000

TRACT AREA (6B): 52,950 SF (1.22 AC)
 TRACT AREA (6C): 78,340 SF (1.80 AC)
 TRACT AREA (6B+6C): 131,290 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
 PROPOSED BUILDING AREA (GROSS): 71,955 SF
 BUILDING LOT COVERAGE: 19.8%
 1ST FLOOR: 10,485 SF / 13,500 SF
 2ND FLOOR: 10,485 SF / 13,500 SF
 3RD FLOOR: 10,485 SF / 13,500 SF

NUMBER OF BUILDINGS: 2
 NUMBER OF UNITS: N/A
 BUILDING HEIGHT: 50'
 NUMBER OF STORIES: 3
 SF PER FLOOR (GROSS): 6B / 6C
 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 (0.0%)
 EXISTING IMPERVIOUS AREA: 0 SF (0.0%)

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

PROPOSED IMPERVIOUS AREAS: (6B) 10,485 SF
 PROPOSED BUILDING FOOTPRINT: 32,885 SF
 PROPOSED PAVEMENT: 2,145 SF
 PROPOSED SIDEWALK: 1,525 SF
 EXISTING IMPERVIOUS TO REMAIN: 1,625 SF
 FUTURE: 1,248 SF
 TOTAL 6B IMPERVIOUS: 47,070 SF

PROPOSED IMPERVIOUS AREAS: (6C) 13,500 SF
 PROPOSED BUILDING FOOTPRINT: 45,610 SF
 PROPOSED PAVEMENT: 1,525 SF
 EXISTING IMPERVIOUS TO REMAIN: 1,625 SF
 FUTURE: 1,248 SF
 TOTAL 6C IMPERVIOUS: 69,508 SF

TOTAL 6B+6C IMPERVIOUS AREA: 116,578 SF (88.8%)
 TOTAL PROPOSED OFFSITE IMPERVIOUS: 485 SF

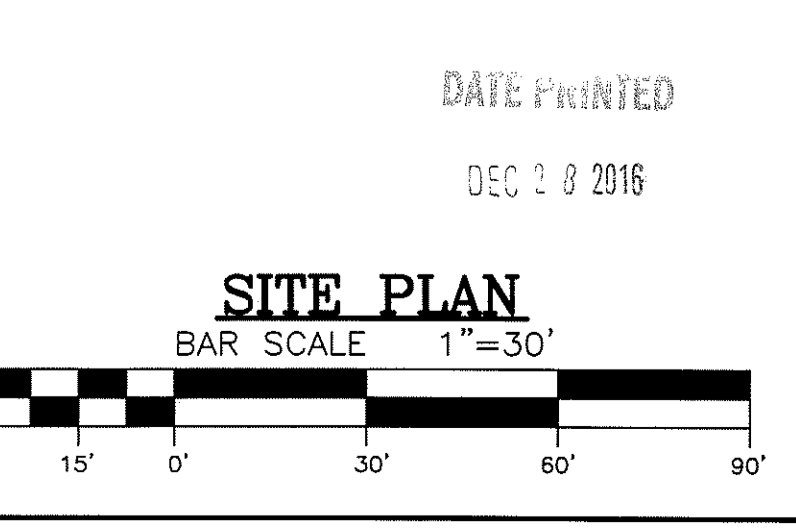
PARKING REQUIRED: TO BE DETERMINED BY MAYFAIRE
 MINIMUM: 1/300 (71,955/300) NO MINIMUM REQUIRED
 MAXIMUM: 1/200 (71,955/200) 360 SPACES
 PARKING PROVIDED: 248 SPACES

HANDICAP SPACES REQUIRED: PROPOSED
 201-300 SPACES = 7 HANDICAP SPACES

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

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 71,955 x 110%
 PROPOSED SEWER FLOW: 120 GPD / 1,000 SF x 71,955 SF
 8,635 GPD

OPEN SPACE: 9,380 SF



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.

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

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

GRADING, DRAINAGE, EROSION CONTROL AND STORMWATER MANAGEMENT
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
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DATE: 12-28-16
 DESIGN: PGT
 DRAWN: MLV

C3
 SHEET 3 OF 4
 16032

