

Tract F
 Pin: R05100-003-082-000
 Zoning: O&I 1
 Acreage: ± 12.19 Ac
 Commercial Space: ± 1,350 SF
 Residential Units: ± 120 Units
 Parking Provided: ± 200 Spaces
 Density: ± 9.8 UN/AC

Future Connection

**The Flat at Main
Mixed Use**

Sir Tyler Drive

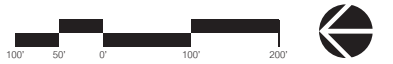
Future Connection

**Mayfaire Flats 1
Formerly Westfall Park
Apartments**

Existing Pond

30' UTILITY EASEMENT
M.B. 36, PG. 65

40' DRAINAGE



RESEARCH PARK, TRACT F

Wilmington, North Carolina

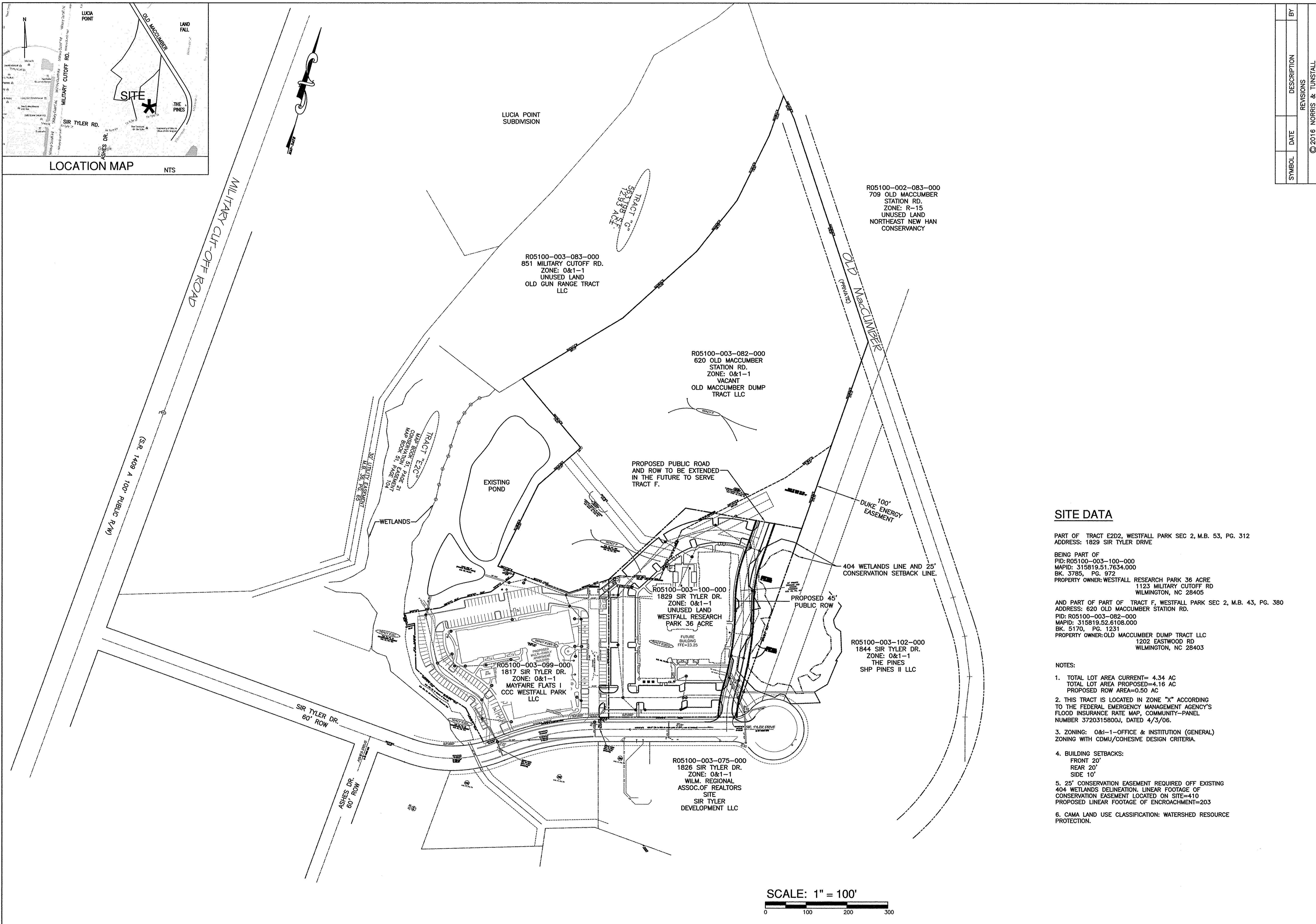
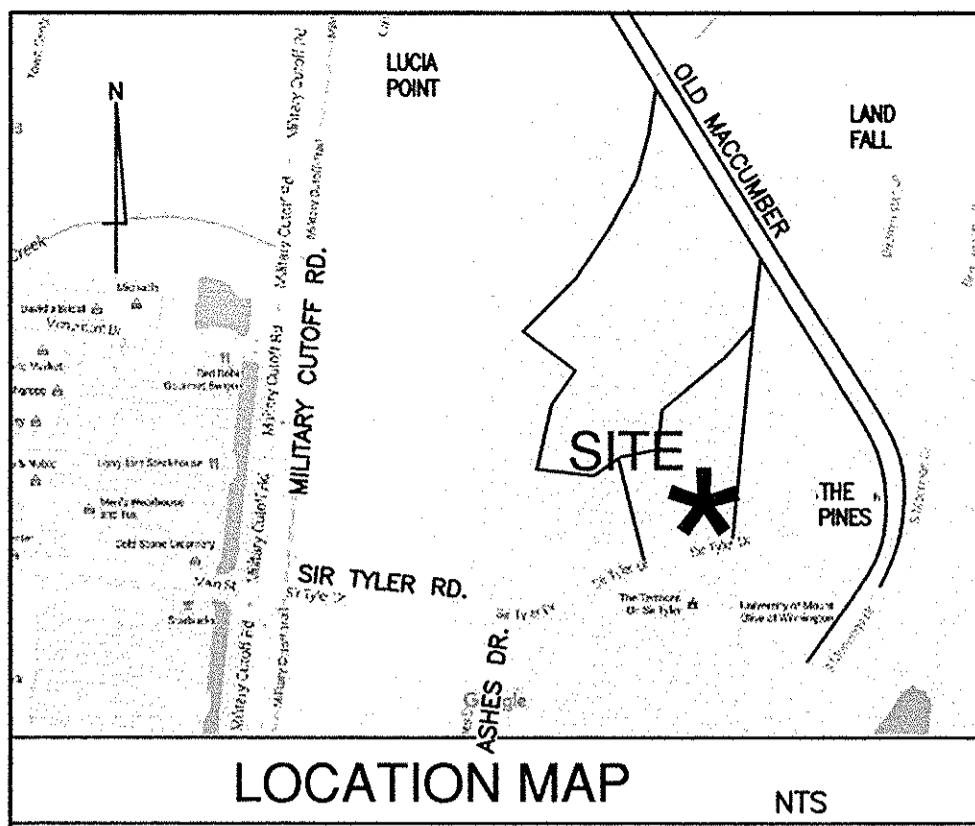
04.30.2016

#015177

Conceptual Bubble Plan



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SITE DATA

PART OF TRACT E2D2, WESTFALL PARK SEC 2, M.B. 53, PG. 312
ADDRESS: 1829 SIR TYLER DRIVE

BEING PART OF
PID: R05100-003-100-000
MAPID: 315819.51.7634.000
BK. 3785, PG. 972
PROPERTY OWNER: WESTFALL RESEARCH PARK 36 ACRE
1123 MILITARY CUTOFF RD
WILMINGTON, NC 28405

AND PART OF PART OF TRACT F, WESTFALL PARK SEC 2, M.B. 43, PG. 380
ADDRESS: 620 OLD MACCUMBER STATION RD.
PID: R05100-003-082-000
MAPID: 315819.52.6108.000
BK. 5170, PG. 1231
PROPERTY OWNER: OLD MACCUMBER DUMP TRACT LLC
1202 EASTWOOD RD
WILMINGTON, NC 28403

NOTES:

- TOTAL LOT AREA CURRENT= 4.34 AC
TOTAL LOT AREA PROPOSED=4.16 AC
PROPOSED ROW AREA=0.50 AC
- THIS TRACT IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720315800J, DATED 4/3/06.
- ZONING: O&I-1-OFFICE & INSTITUTION (GENERAL) ZONING WITH CDMU/COHESIVE DESIGN CRITERIA.
- BUILDING SETBACKS:
FRONT 20'
REAR 20'
SIDE 10'
- 25' CONSERVATION EASEMENT REQUIRED OFF EXISTING 404 WETLANDS DELINEATION. LINEAR FOOTAGE OF CONSERVATION EASEMENT LOCATED ON SITE=410
PROPOSED LINEAR FOOTAGE OF ENCROACHMENT=203
- CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION.

SCALE: 1" = 100'



SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

**OVERALL SITE PLAN
TRACT F ACCESS THROUGH TRACT E2D2**

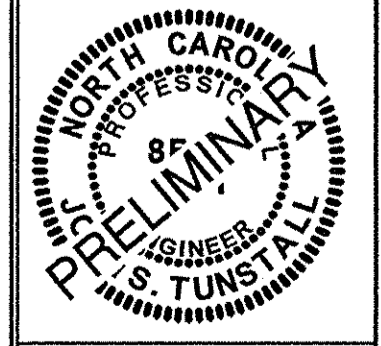
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OWNER/DEVELOPER
RAIFORD TRASK III
MEMBER-MANAGER
WESTFALL RESEARCH PARK
36 ACRE, LLC
1202 EASTWOOD RD.
WILMINGTON, NC 28403
910 799-8755

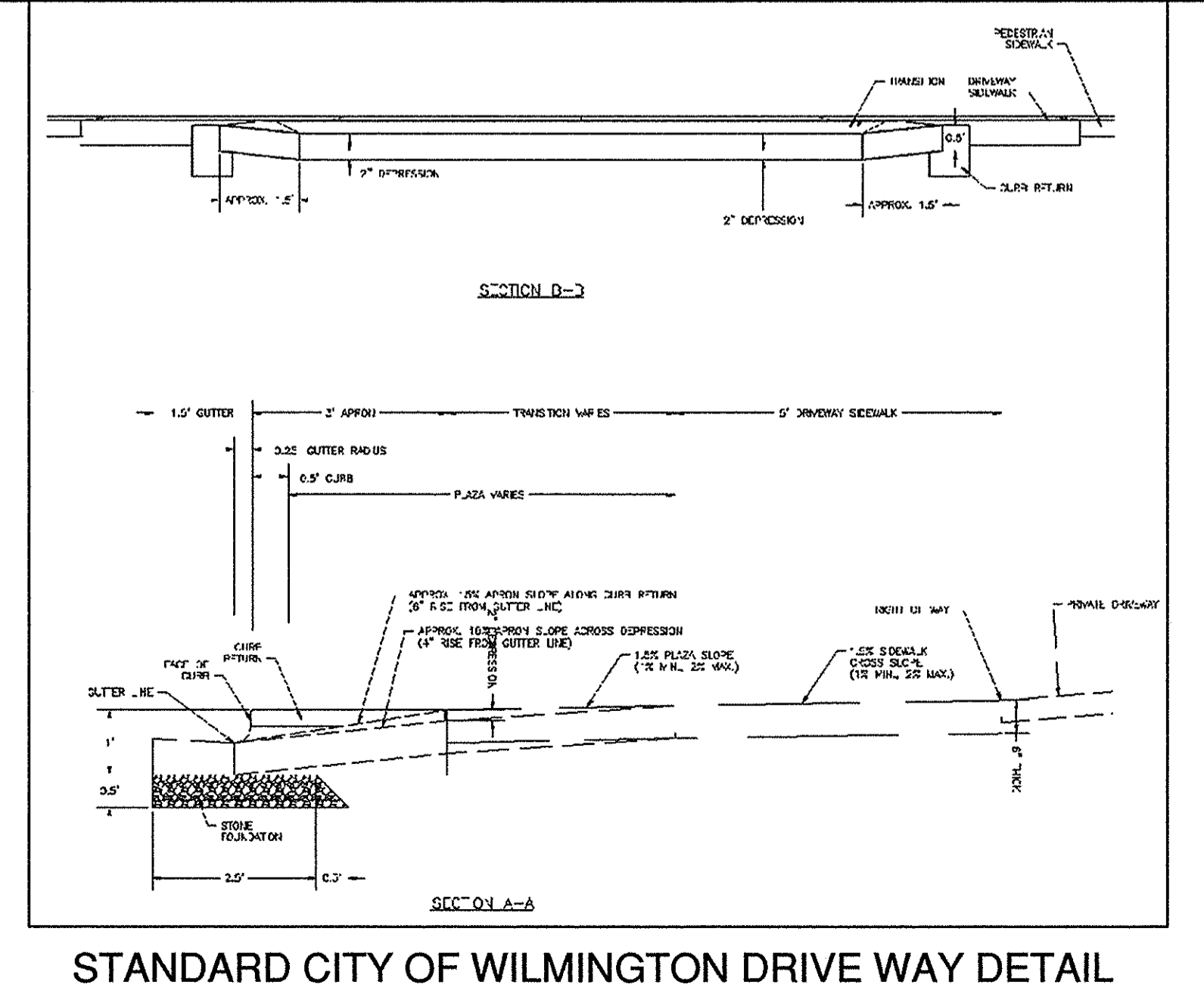
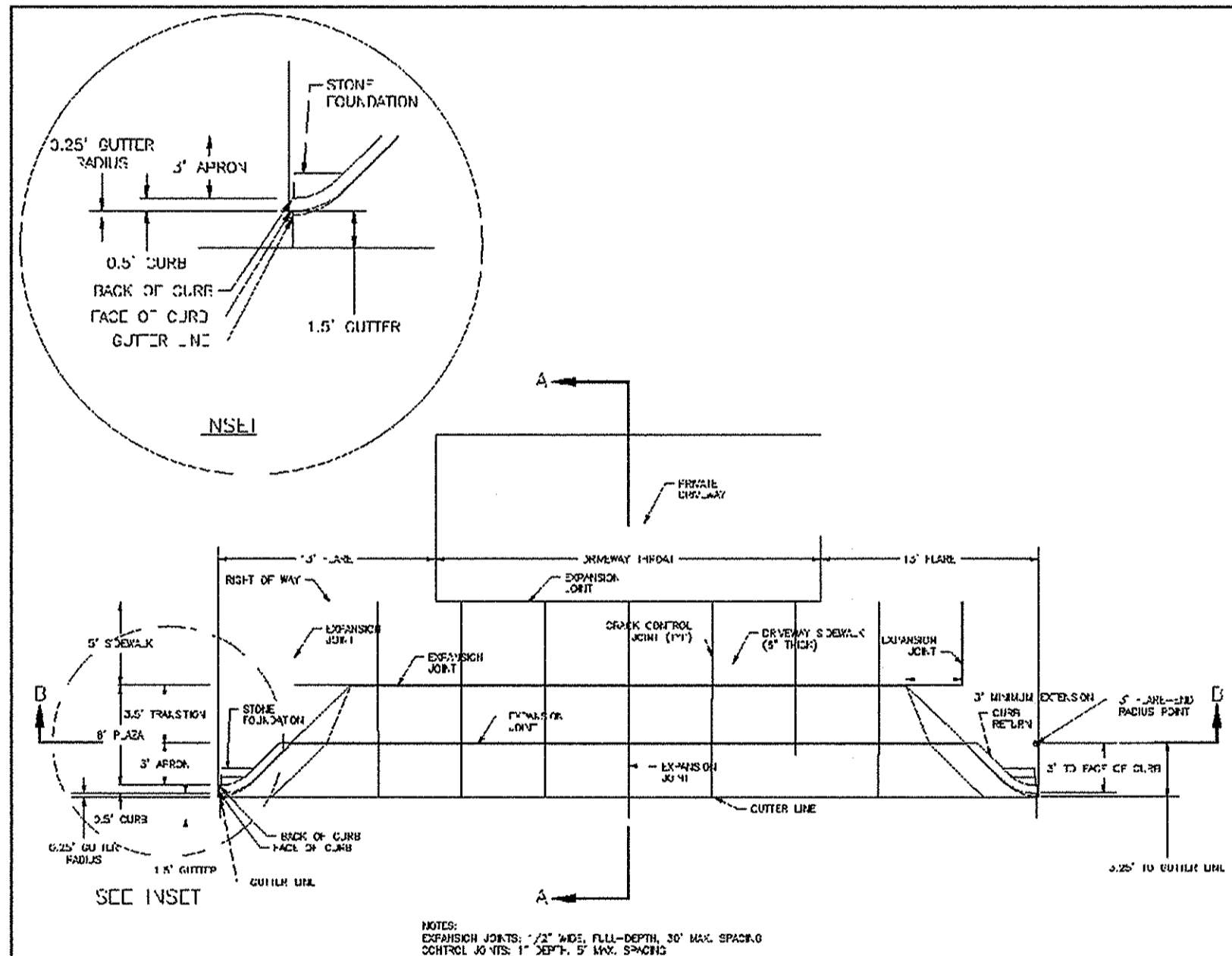
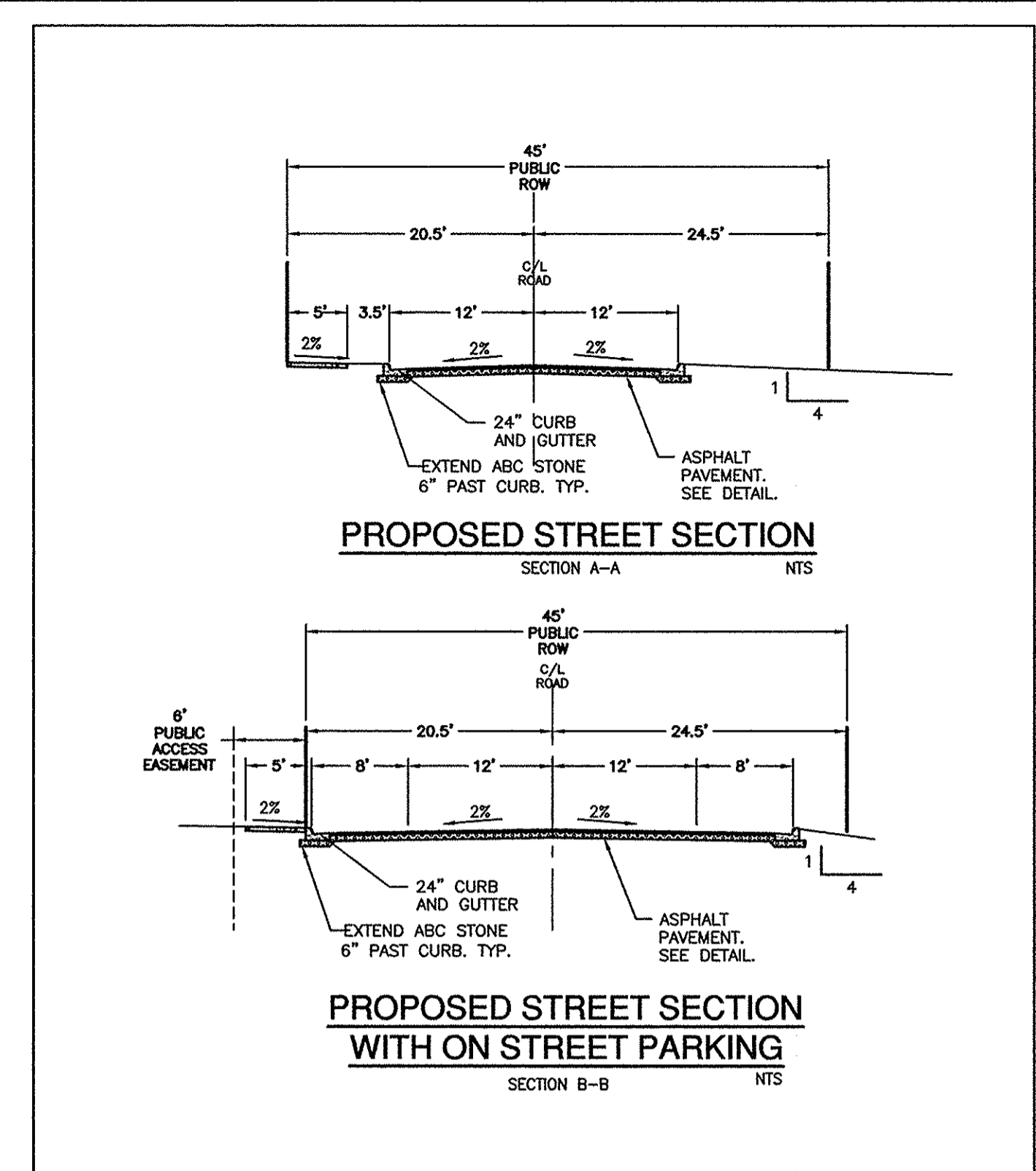
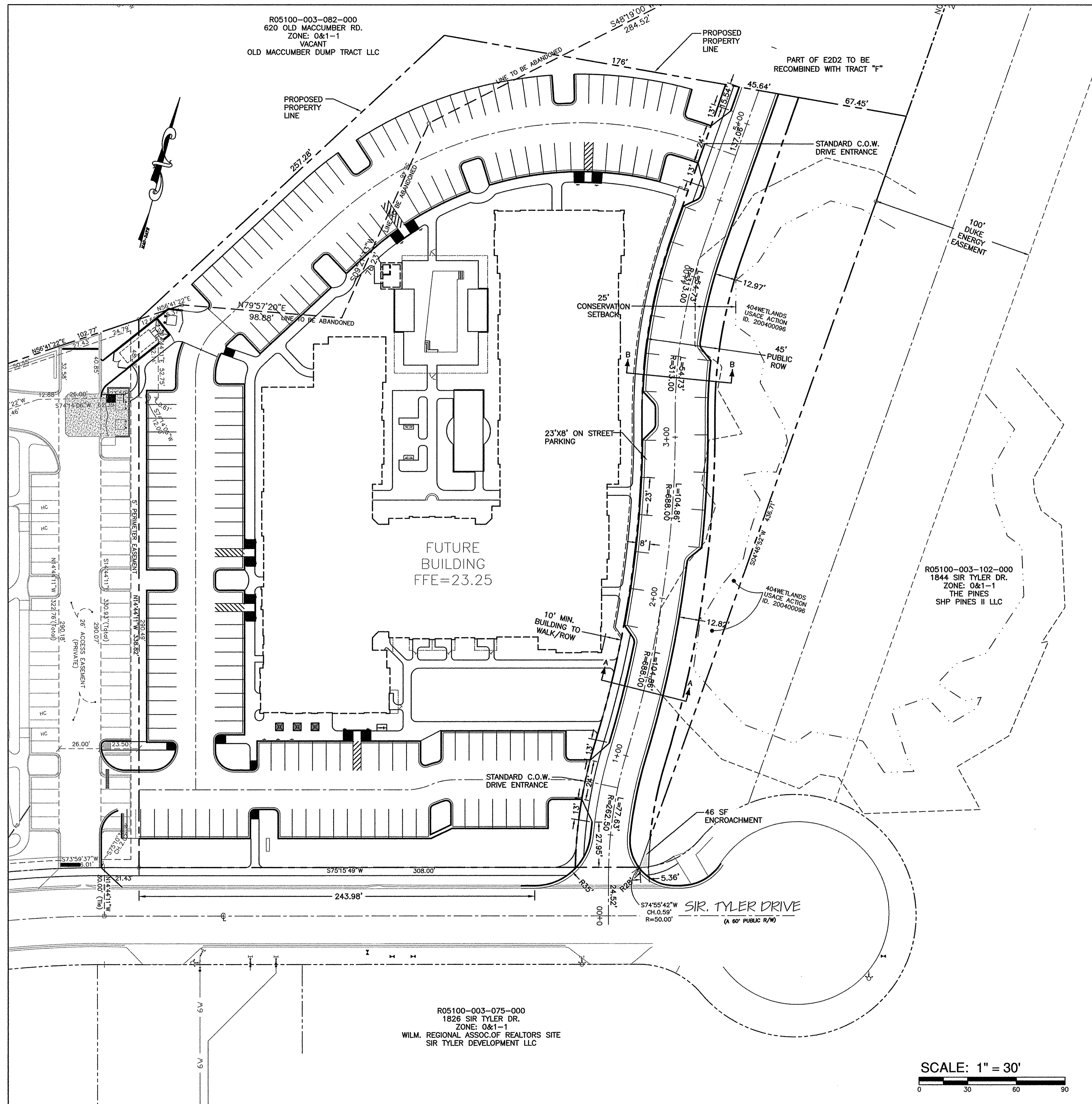
**NORRIS & TUNSTALL
CONSULTING ENGINEERS, P.C.**
1429 ASH-LITTLE RIVER RD. NW
WILMINGTON, NC 28420
PHONE (910) 287-5600
902 MARKET STREET
WILMINGTON, NC 28401
PHONE (910) 343-9663
license #C-3841

16045

DES.	JST
CRD.	JPN
DRWN.	NKS
DATE	5/3/16



CO



SCALE: 1" = 30'

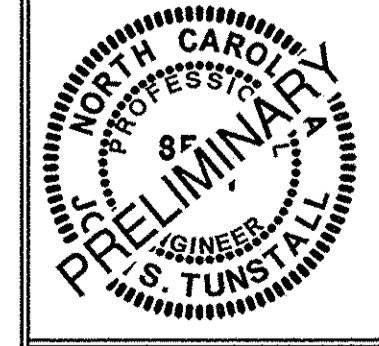
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LAYOUT PLAN
TRACT F ACCESS THROUGH TRACT E2D2
WILMINGTON, N. C.

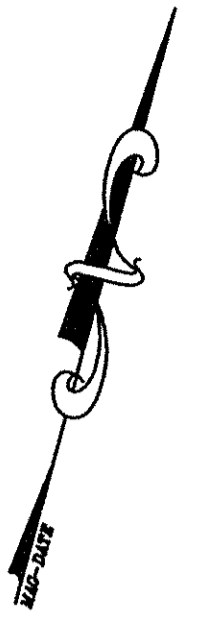
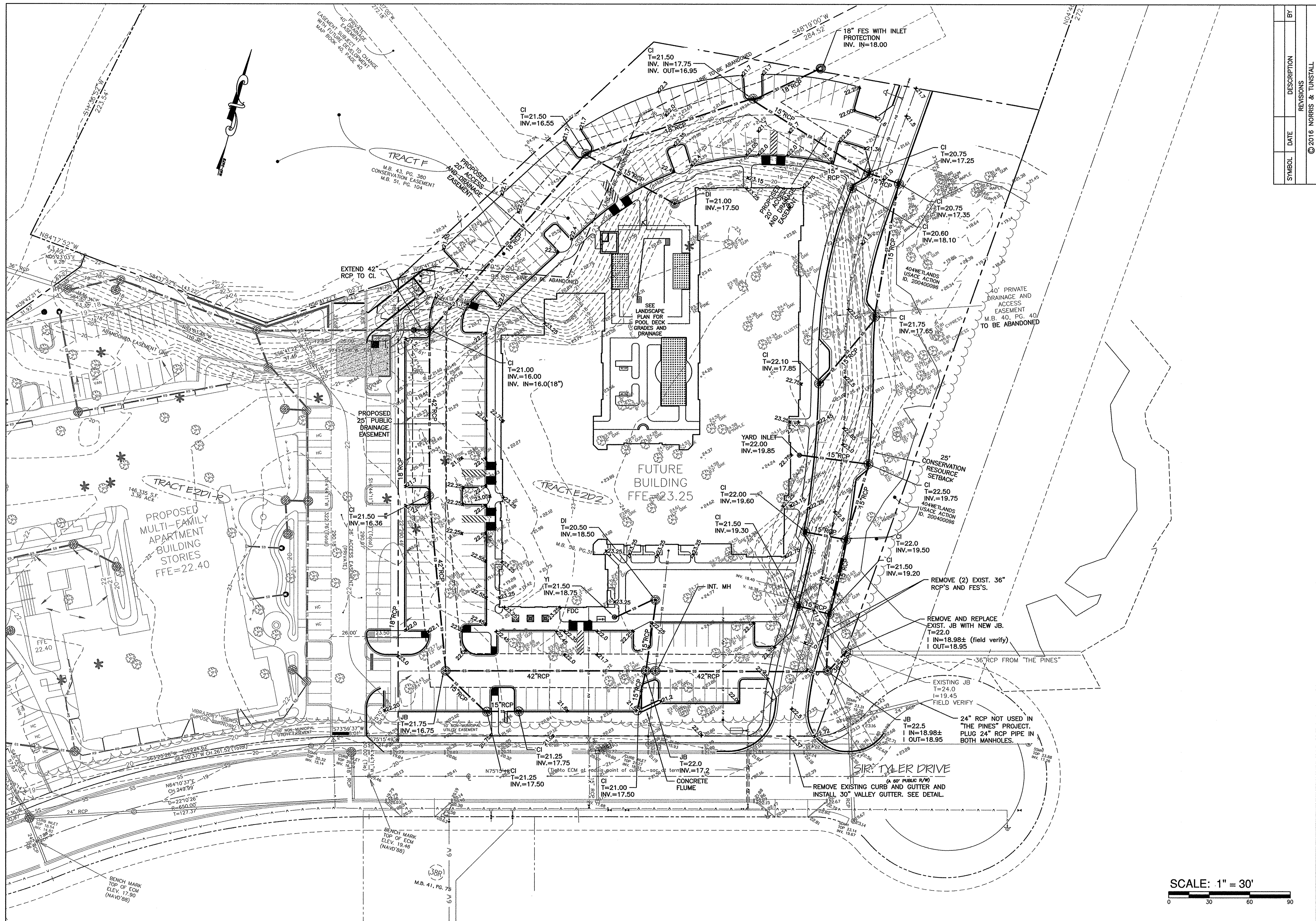
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FAX (910) 287-5800
Licence #C-3641

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DES. JUST
CHKD. JPN
DRWN. NKS
DATE 5/3/16



C1



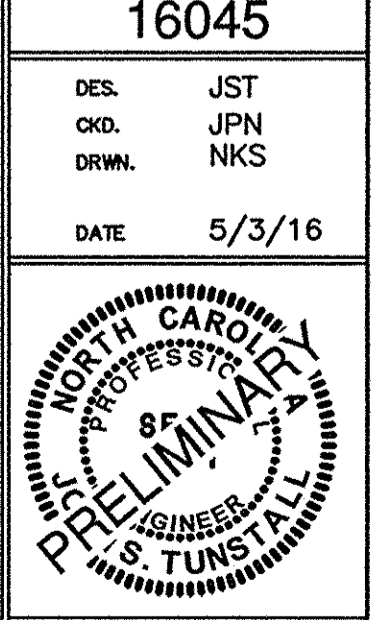
SCALE: 1" = 30'

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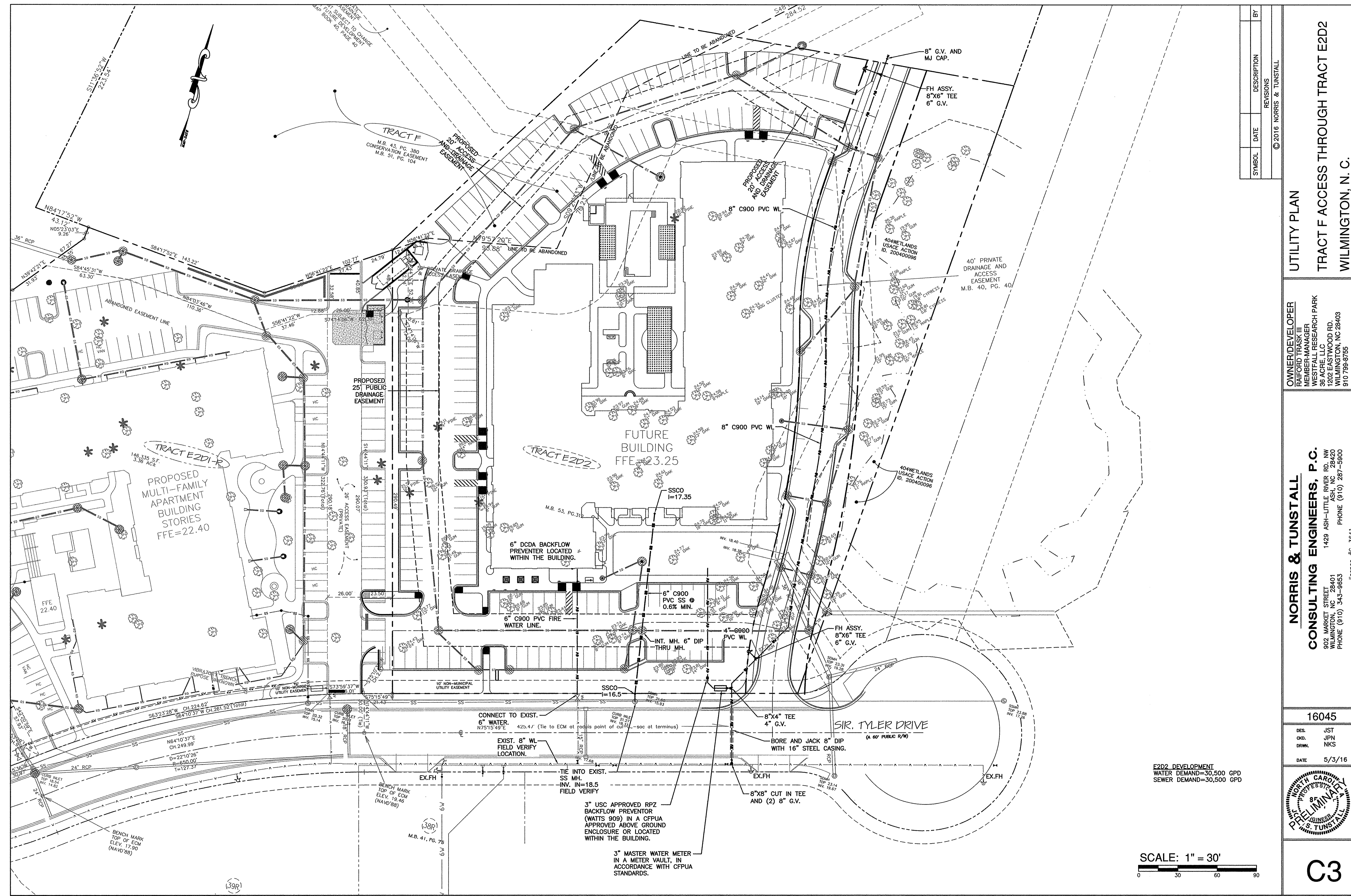
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C2

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E2D2 DEVELOPMENT
 WATER DEMAND=30,500 GPD
 SEWER DEMAND=30,500 GPD

SCALE: 1" = 30'
 0 30 60 90

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

UTILITY PLAN
 TRACT F ACCESS THROUGH TRACT E2D2
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 PHONE (910) 287-5800
 licence #C-3641

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 DATE 5/3/16



C3

CITY OF WILMINGTON STANDARD NOTES:

- CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
- 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.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- 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.
- IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. POSTED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS, AND CURBING WILL BE REPLACED.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 343-3910 FOR INFORMATION.
- IF THE CONTRACTOR DESIRES CFPWA 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.
- ANY IRRIGATION SYSTEM SUPPLIED BY CFPWA WATER SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REGULATIONS. CALL 332-6558 FOR INFORMATION.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCOHR OR ASSE.
- WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED SINGLE STRAND COPPER WIRE INSTALLED THE ENTIRE LENGTH AND SECURED TO ALL VALVES. THIS WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
- THE NUMBER AND SPACING OF DRIVEWAYS FOR ALL INTERCONNECTED SITES WILL BE DETERMINED BY THE COMBINED FRONTAGE OF THE INTERCONNECTED PROPERTIES.
- UNDERGROUND FIRE LINE MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC ROW TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.
- A LANDSCAPE PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEER DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN.
- IF AN IRRIGATION SYSTEM IS PLANNED FOR THE SITE, UTILIZE MOISTURE SENSORS.
- ALL PROPOSED VEGETATION WITHIN THE SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.
- PLEASE CONSIDER INCORPORATING XERIC LANDSCAPING FOR ALL NEW LANDSCAPING.

UTILITY NOTES FOR FIRE HYDRANTS:

- FIRE HYDRANTS MUST BE WITHIN 150' OF THE FIRE DEPARTMENT CONNECTION.
- THE FIRE DEPARTMENT CONNECTION MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
- LANDSCAPING AND PARKING CANNOT BLOCK OR IMPEDE THE FIRE DEPARTMENT CONNECTIONS OR FIRE HYDRANTS. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANT CONNECTION AND THE FIRE HYDRANT.
- FIRE HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB.
- NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDINGS.
- NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED TO THE JOB SITE.
- THE CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.
- UNDERGROUND FIRE LINE AND PRIVATE WATER MAINS 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 910-343-0696 FOR ADDITIONAL INFORMATION.
- A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
- HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FLOW REQUIREMENTS OF THE STRUCTURE.
- BUILDING CONSTRUCTION TYPE:

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

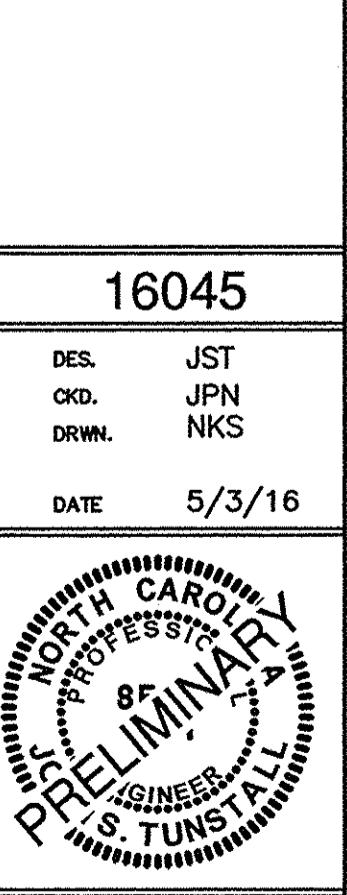
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NOTES AND DETAILS
TRACT F ACCESS THROUGH TRACT E2D2
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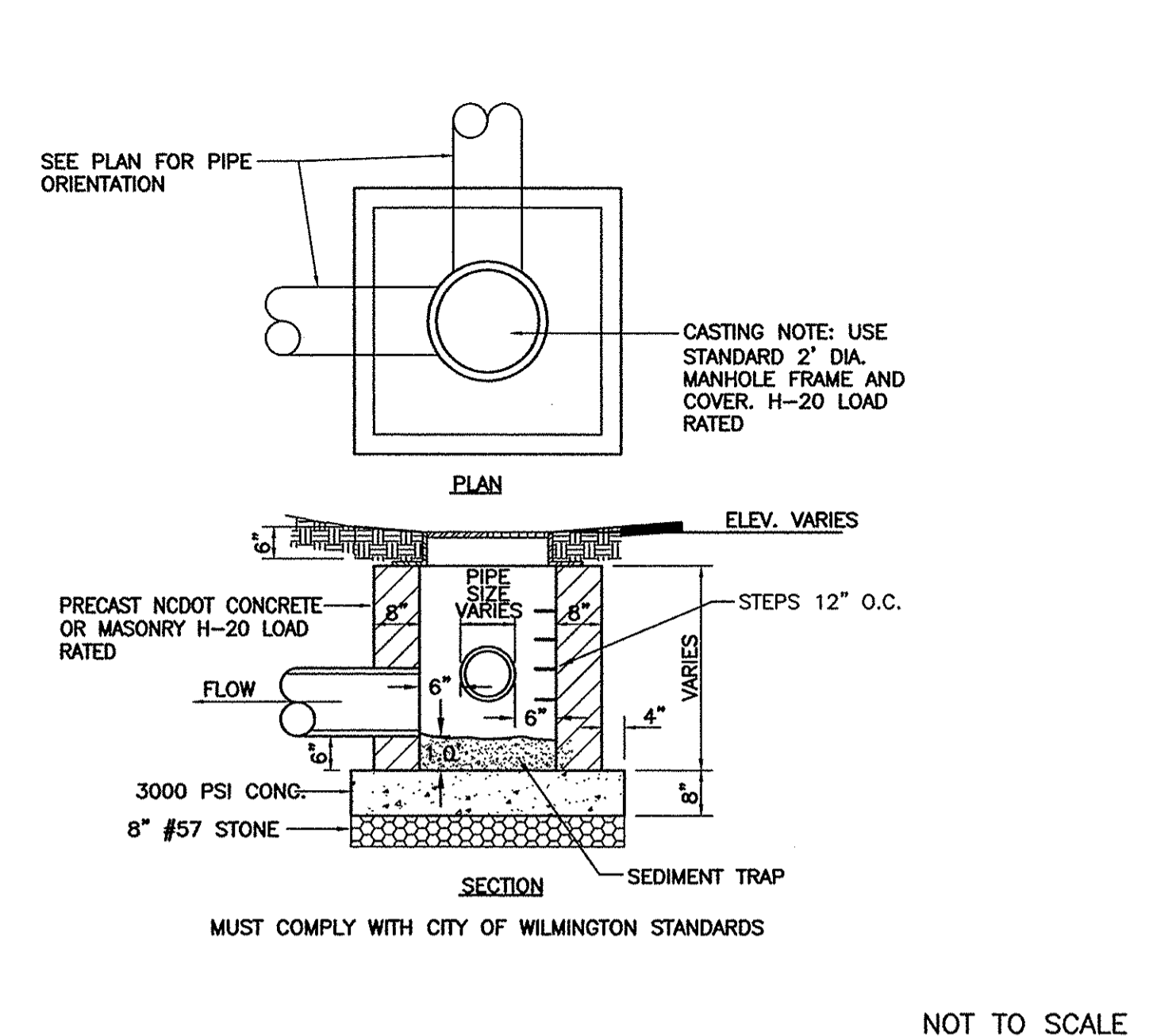
OWNER/DEVELOPER
 RAINFORD TRASK III
 MEMBER-MANAGER
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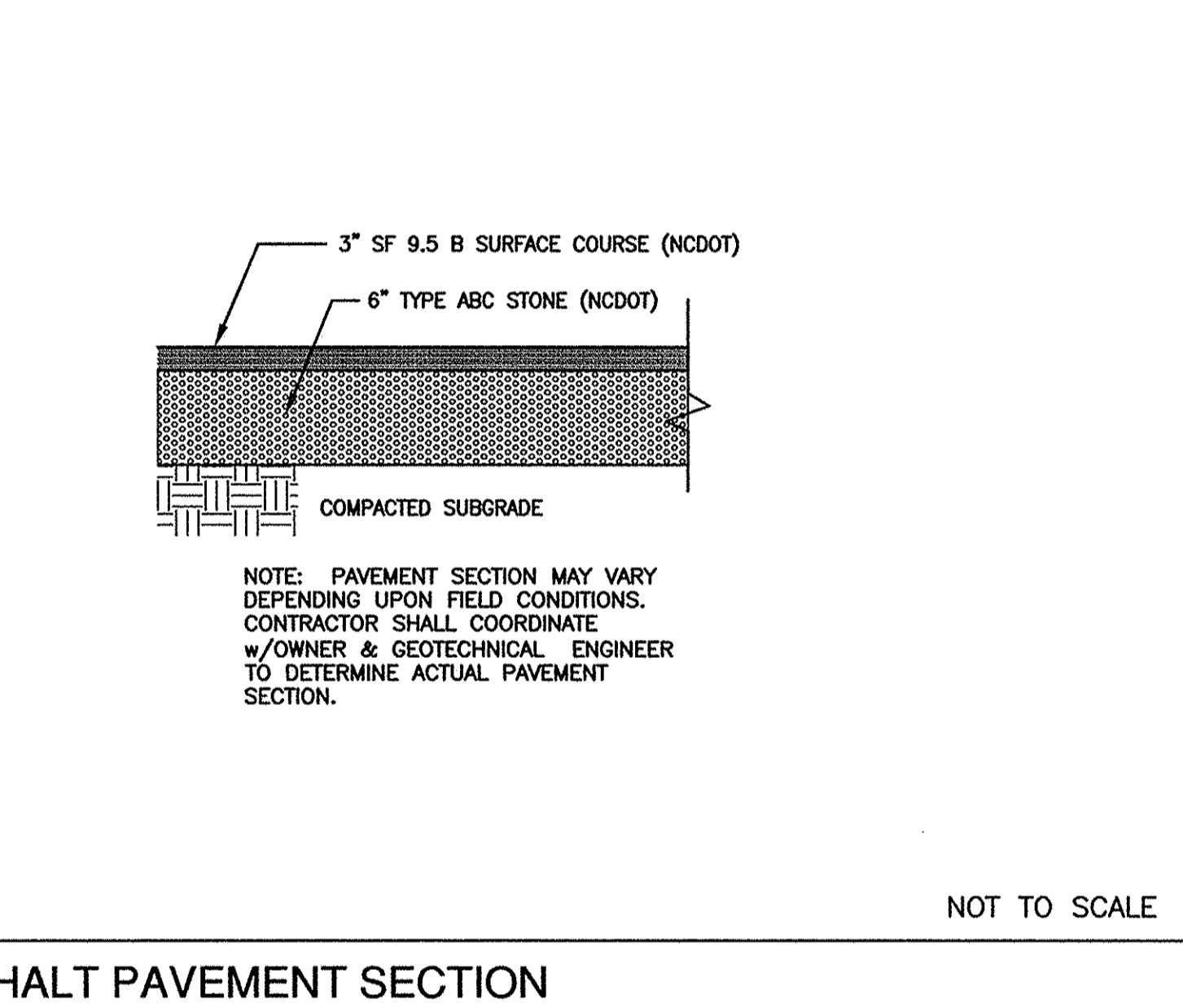
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 DRWN. NKS
 DATE 5/3/16



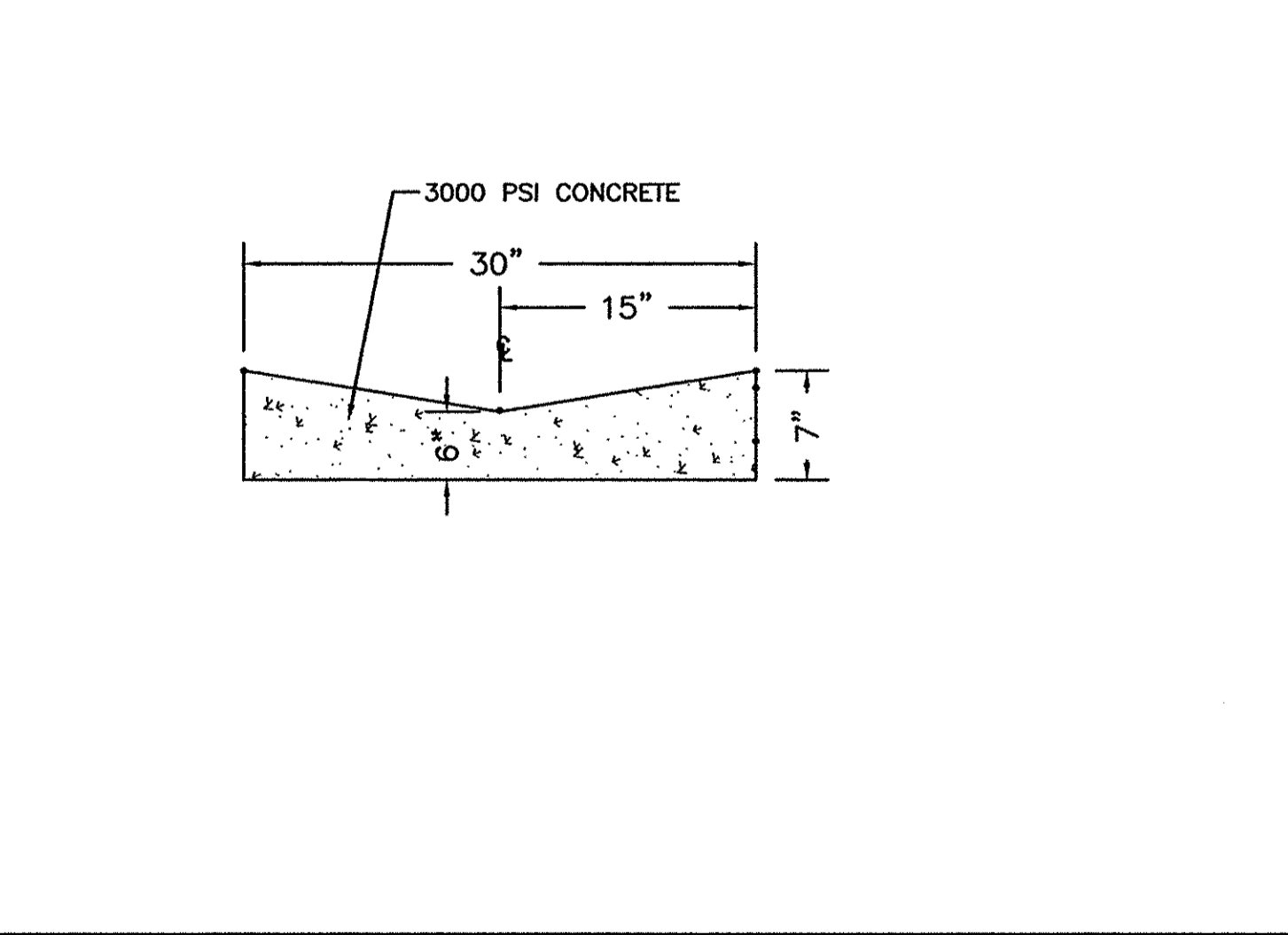
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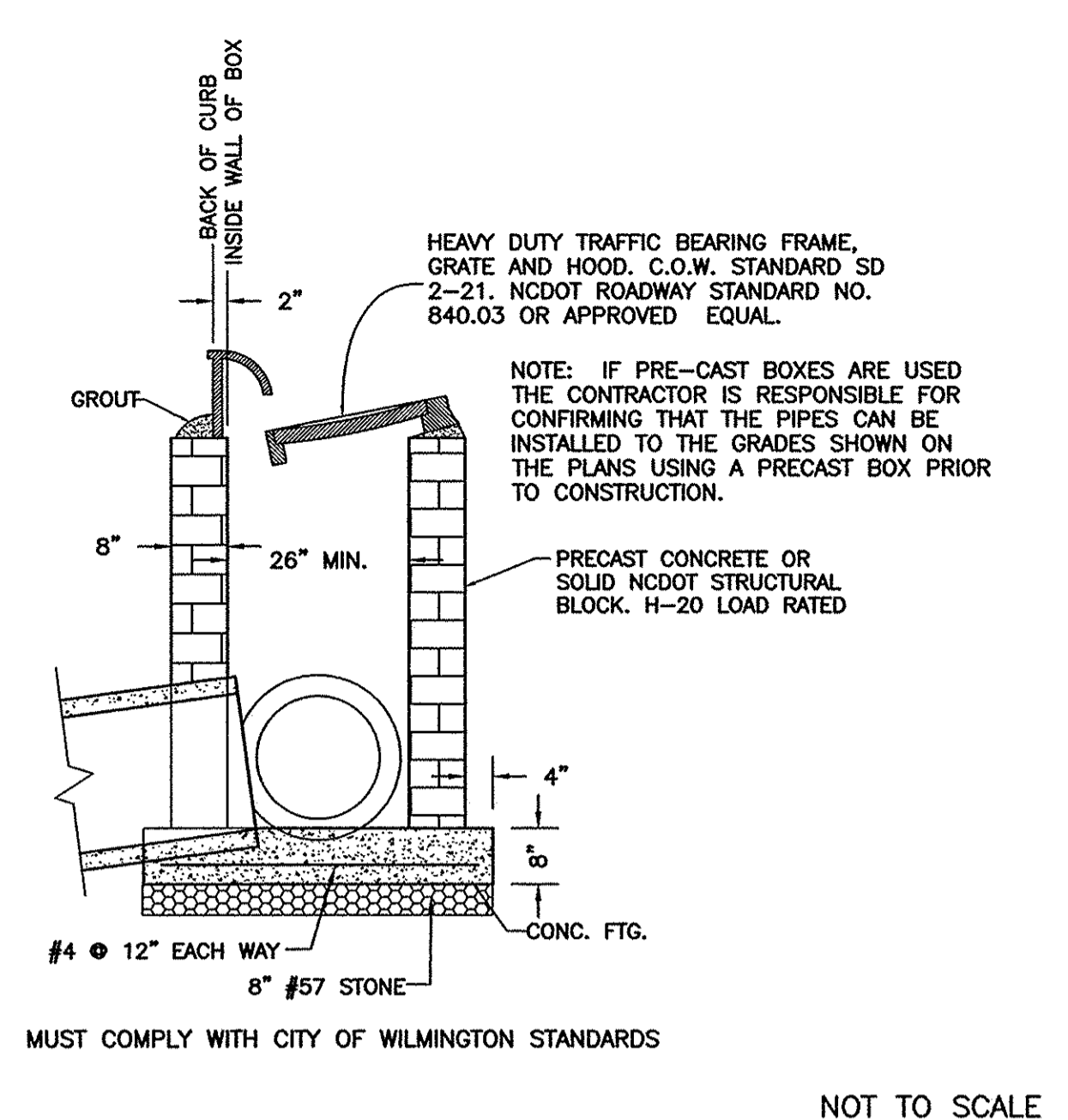
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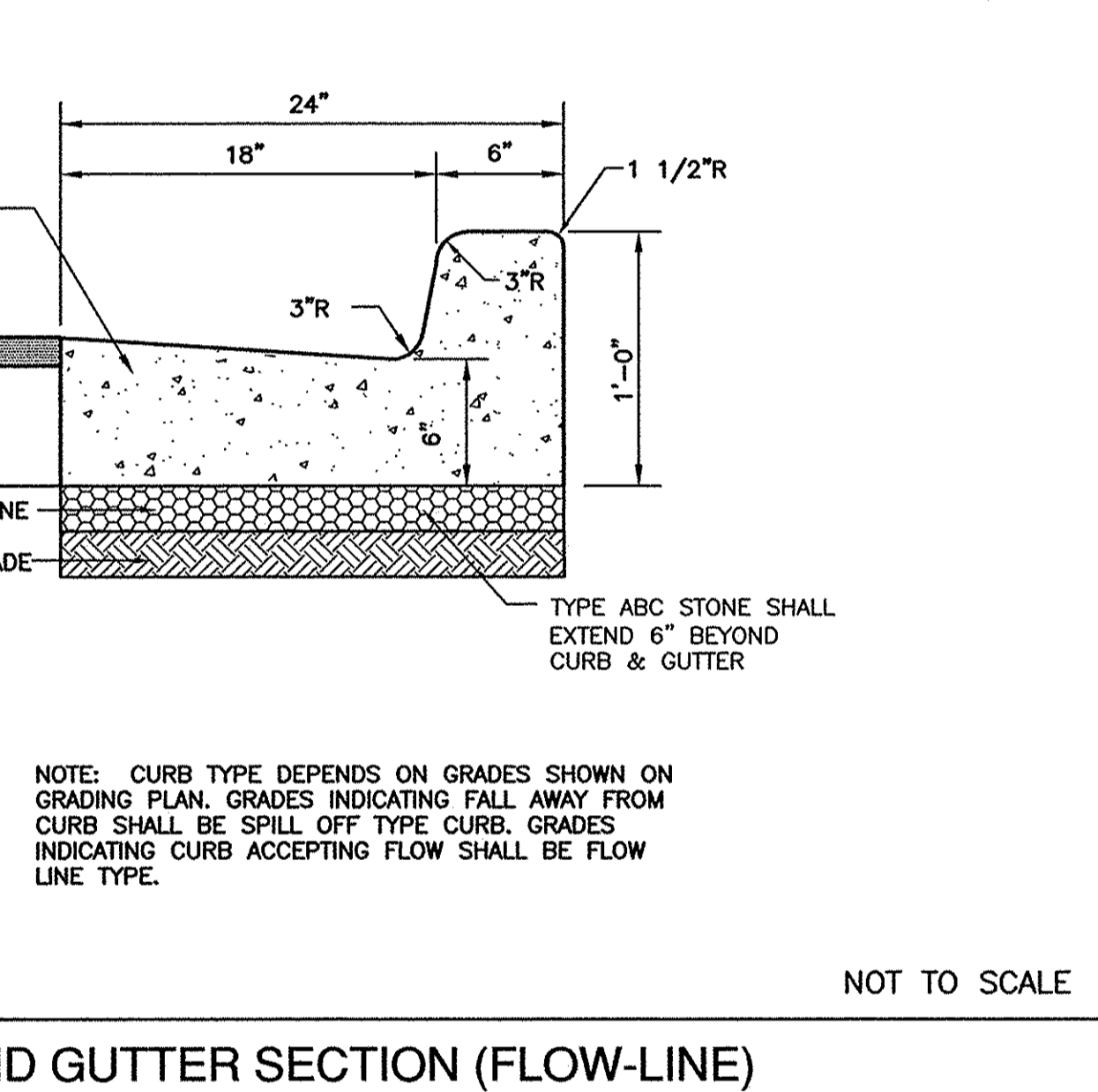
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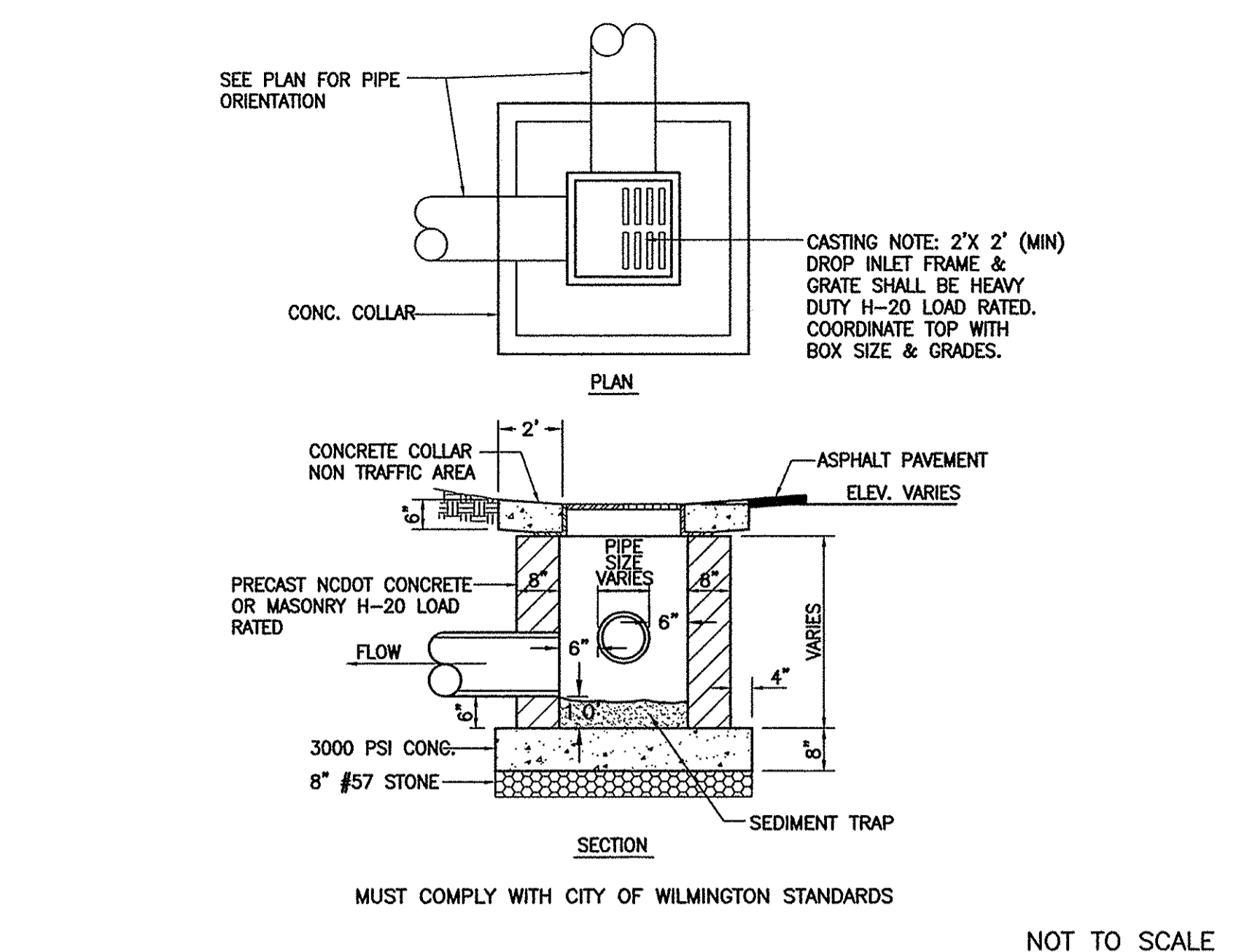
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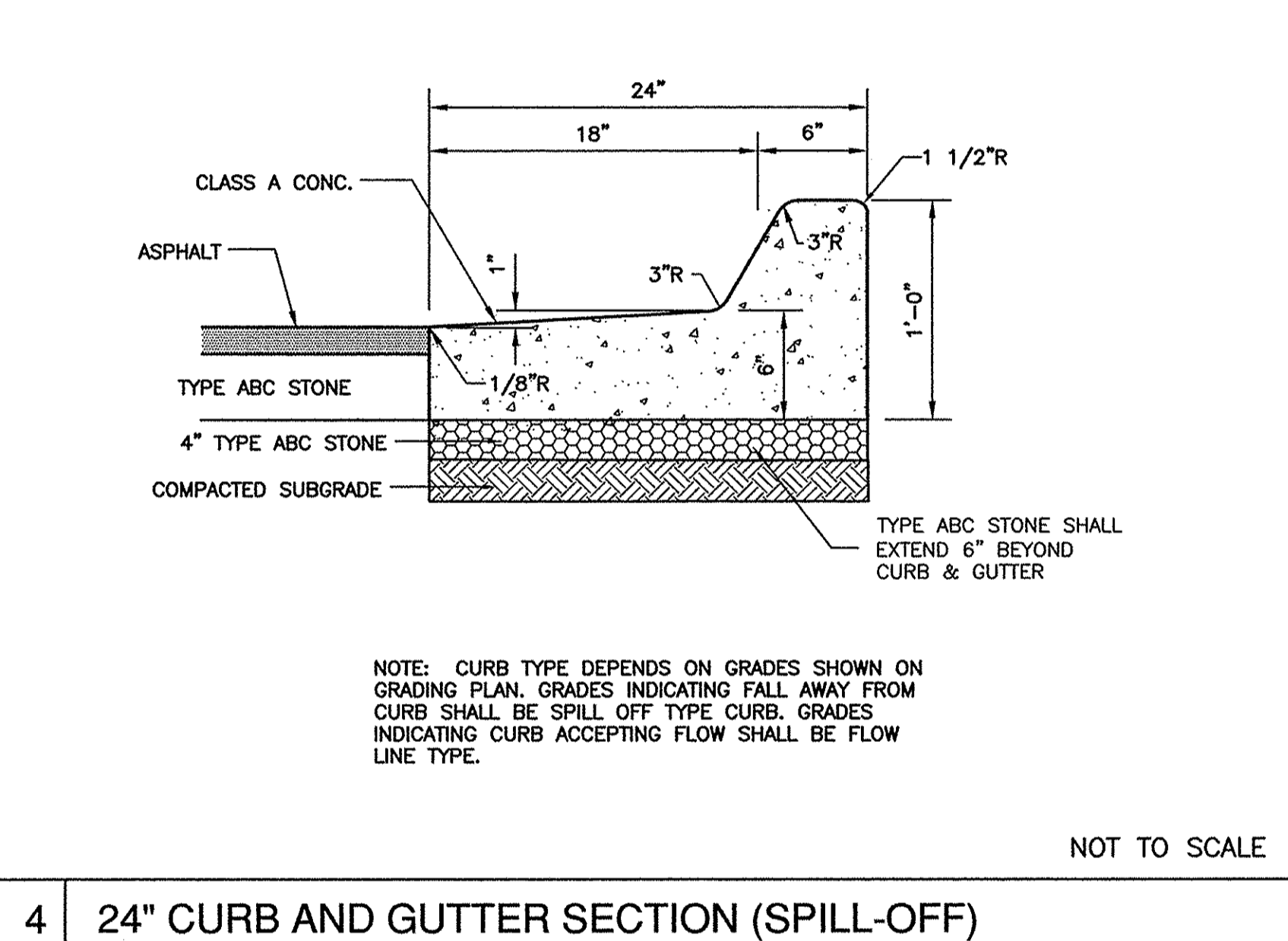
2 CATCH BASIN DETAIL



5 24\"/>



1 DROP INLET DETAIL



4 24\"/>

7 STANDARD SIDEWALK DETAIL

NOTES:

- JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
- SANITARY SEWER CLEAN OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
- MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
- CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3,000 PSI.
- MINIMUM REPAIRMENT FOR REPAIRS IS A 5' X 3' PANEL.
- 4\"/>

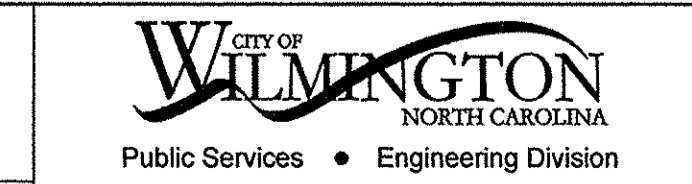
8 STANDARD SIDEWALK DETAIL

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- 4\"/>

7 STANDARD SIDEWALK DETAIL

8 STANDARD SIDEWALK DETAIL



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.