

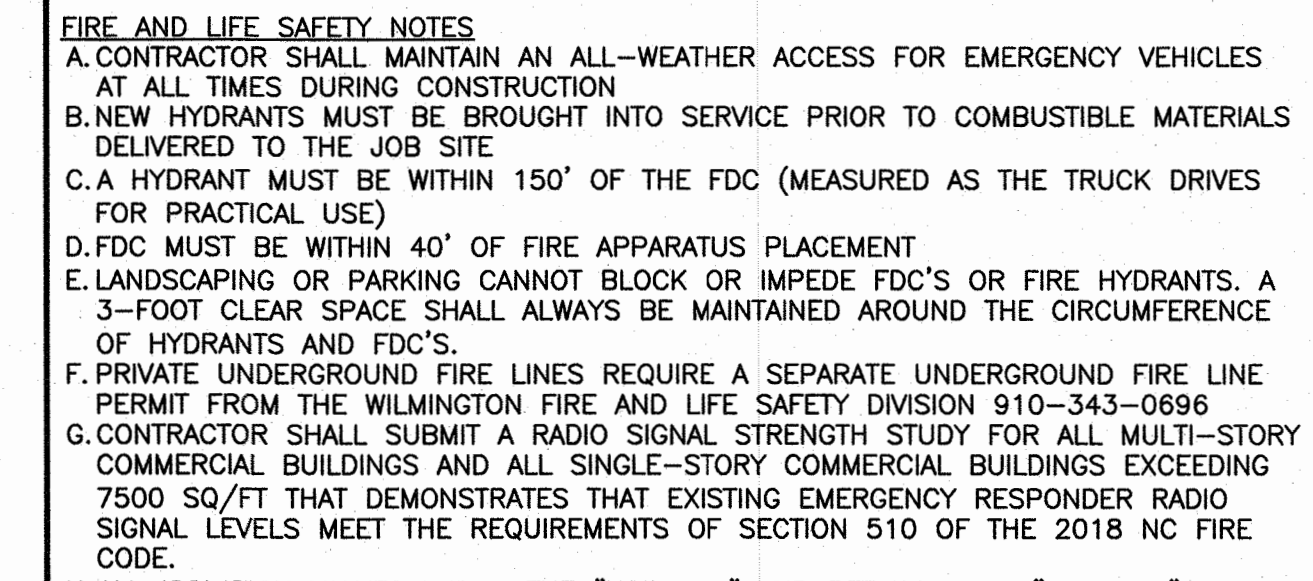
- NOTES:**
- ZONING**
- 1) TOPOGRAPHY AND TREE SURVEY COMPLETED BY MICHAEL UNDERWOOD AND ASSOCIATES, P.A.
  - 2) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
  - 3) EXISTING EASEMENTS AS SHOWN
  - 4) CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
  - 5) ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
  - 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 910-341-0696.
- SOLID WASTE**
- 1) SITE TO USE DUMPSTER.
- TRAFFIC**
- 1) PLEASE COORDINATE WITH CITY TRAFFIC SIGNS AND MARKINGS MANAGER PRIOR TO INSTALLATION OF ANY TRAFFIC SIGNS.
  - 2) ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
  - 3) ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
  - 4) ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
  - 5) ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
  - 6) ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING WILL BE REPLACED.
  - 7) CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN ROW.
  - 8) CONTACT TRAFFIC ENGINEERING AT (910) 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
  - 9) NO PARKING SPACES, FENCES, WALLS, POSTS, LIGHT, SHRUBS, TREES, OR OTHER TYPE OF OBSTRUCTIONS NOT SPECIFICALLY EXEMPTED SHALL BE PERMITTED IN THE SPACE BETWEEN 30 INCHES AND ABOVE GROUND AND 10 FEET ABOVE GROUND LEVEL WITHIN A TRIANGULAR SIGHT DISTANCE.
- 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 PLAT. STREET TREES MUST BE LOCATED A MINIMUM OF 15 FEET FROM STREET LIGHTS.
  - 2) ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30"-10'.
  - 3) 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.
  - 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. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTIONS ON TREE PROTECTION METHODS.
  - 6) ALL CURBING AROUND LANDSCAPE ISLAND TO BE MINIMUM 6" IN HEIGHT.
  - 7) TREE PRESERVATION/REMOVAL PERMIT IS REQUIRED PRIOR TO CLEARING AND LAND DISTURBANCE.
  - 8) LABEL PROTECTIVE FENCING WITH SIGNS TO BE PLACED EVERY 50 LINEAR FEET, OR AT LEAST TWO (2) PER AREA, IN BOTH ENGLISH AND SPANISH "TREE PROTECTION AREA: DO NOT ENTER".

- CFPUA**
- 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 332-6419 FOR INFORMATION.
  - 5) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USFCCOHR OR ASSE.
  - 6) PUBLIC WATER AND SEWER EXIST WITHIN WRIGHTSVILLE AVE. R/W. NO RECORDS OF INDIVIDUAL EASEMENTS EXIST.
  - 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.
- DRAINAGE**
- 1) STORMWATER PROVIDED BY OFFSITE STORMWATER POND.
- FIRE AND LIFE SAFETY NOTES**
- A. CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION
  - B. NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE
  - C. A HYDRANT MUST BE WITHIN 150' OF THE FDC (MEASURED AS THE TRUCK DRIVES FOR PRACTICAL USE)
  - D. FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT
  - E. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FDC'S OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL ALWAYS BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDC'S.
  - F. PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0696
  - G. CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL MULTI-STORY COMMERCIAL BUILDINGS AND ALL SINGLE-STORY COMMERCIAL BUILDINGS EXCEEDING 7500 SQ/FT THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
  - H. ALL ISOLATION VALVES WITHIN THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND THE RISER ROOM, MUST BE ELECTRICALLY SUPERVISED.
- SITE LIGHTING**
- 1) SITE LIGHTING PLAN TO BE PROVIDED BY OTHERS.
- NCDOT**
- 1) NO SURFACE WATERS, WETLANDS, REGULATORY FLOOD ZONES, PROTECTED VEGETATED SETBACKS OR PROTECTED RIPARIAN BUFFERS EXIST ON SITE.

**TRIP GENERATION**

ZONING	LAND USE (ITE CODE)	INTENSITY	AM PEAK HOUR TRIPS	PM PEAK HOUR TRIPS	AVG. WEEKDAY 2-WAY VOLUME TRIPS (ADT)
MEDICAL OFFICE, PROPOSED	720	10,500 SF	33	41	378
PROFESSIONAL OFFICE, PROPOSED	710	10,500 SF	16	15	114

- LEGEND**
- SS PROPOSED SEWER
  - W PROPOSED WATER
  - SD STORMWATER
  - LIMITS OF DISTURBANCE
  - X TSF TEMPORARY SILT FENCE
  - EV ELECTRIC VEHICLE PARKING
  - MC/MP MOTORCYCLE/MOPED PARKING
  - TREE PROTECTION
- NOTE:**
- 1) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.



**REVISIONS**

No./Date	Description	By

**TRIPP ENGINEERING, P.C.**  
 419 Chestnut Street  
 Wilmington, North Carolina 28401  
 Phone 910-763-5100  
 Fax 910-763-5631  
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**PROGRESS DRAWING**  
 DO NOT USE FOR CONSTRUCTION

DATE 04-20-23  
 DESIGN PGT  
 DRAWN EJW

**C2**

23004

**SITE DATA:**

PROPERTY OWNER CAMERON PROPERTIES LAND COMPANY, LLC  
 PROJECT ADDRESS 2725 IRON GATE DR  
 PIN NUMBER R06020-001-046-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE. 0&I  
 ZONING DISTRICT O&I  
 DISTURBED AREA 1.6 AC  
 SETBACKS REQUIRED FRONT: 20'  
 REAR: 20'  
 SIDE: 0'

PROPOSED SETBACKS: FRONT: 20.4'  
 REAR: 20.2'  
 SIDE: 16'

TRACT AREA 64,705 SF (1.49 AC)  
 BUILDING USE OFFICE  
 EXISTING BUILDING AREA 0 SF  
 TOTAL PROPOSED BUILDING AREA (GROSS) 21,000 SF  
 BUILDING LOT COVERAGE (10,500/64,705) 16.2%  
 NUMBER OF BUILDINGS 1  
 MAXIMUM BUILDING HEIGHT 45'  
 BUILDING HEIGHT 31'-7"  
 NUMBER OF STORIES 2  
 SF PER FLOOR (GROSS)  
 1ST FLOOR 10,500 SF  
 2ND FLOOR 10,500 SF

EXISTING IMPERVIOUS AREAS: 0 SF  
 PROPOSED ONSITE IMPERVIOUS AREA:  
 PROPOSED BUILDING FOOTPRINT 10,500 SF  
 PROPOSED ASPHALT 35,493 SF  
 PROPOSED CONCRETE 2,260 SF  
 FUTURE 275 SF  
 TOTAL IMPERVIOUS AREA 48,528 SF (75%)

IMPERVIOUS ALLOTTED: (75% OF 64,705) 48,528 SF  
 PROPOSED OFFSITE IMPERVIOUS AREA: 1,564 SF

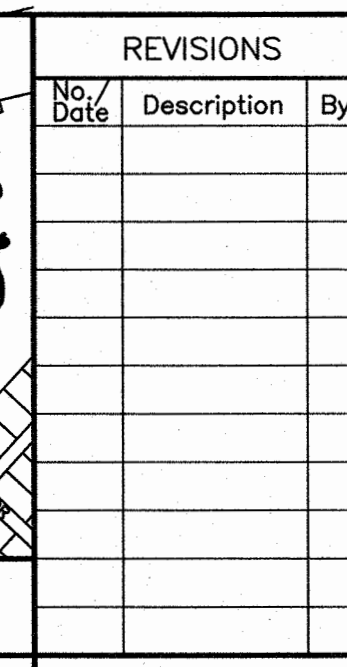
PARKING REQUIRED: (MEDICAL OFFICE-10,500) 53 SPACES  
 MAXIMUM: (1/200 SF)  
 PARKING REQUIRED: (PROFESSIONAL OFFICE-10,500) 42 SPACES  
 MAXIMUM: (1/250 SF)  
 MAXIMUM PERMITTED: 95 SPACES  
 SPACES PROPOSED: 92 SPACES

MOTORCYCLE/MOPED SPACES REQUIRED 4 SPACES  
 (1/25)  
 MOTORCYCLE/MOPED SPACES PROPOSED 4 SPACES

ELECTRIC VEHICLE REQUIRED 2 SPACES  
 (2%)  
 ELECTRIC VEHICLE PROPOSED 2 SPACES

BICYCLE SPACES REQUIRED 8 BICYCLE SPACES  
 (4/10,000 GFA)  
 BICYCLE SPACES PROPOSED 10 BICYCLE SPACES

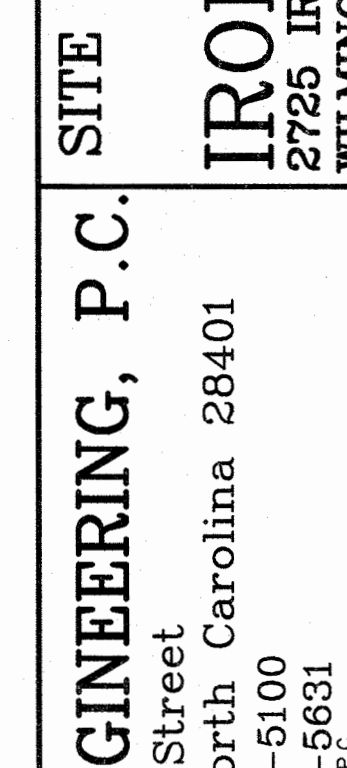
PUBLIC WATER AND SEWER BY CFPUA  
 EXISTING WATER FLOW: 0 GPD  
 EXISTING SEWER FLOW: 0 GPD  
 PROPOSED WATER FLOW: 2,772 GPD  
 PROPOSED SEWER FLOW: 2,520 GPD



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