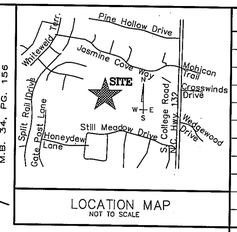


LOCATION MAP
NOT TO SCALE

REVISIONS		
No./Date	Description	By

EXISTING CONDITIONS AND SITE INVENTORY PLAN

FORTUNE PLACE PHASE II

NEW HANOVER COUNTY, NORTH CAROLINA

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

© 2015 TRIPP ENGINEERING, P.C.
NC LICENSE No. C-1427

7.8.15

NORTH CAROLINA PROFESSIONAL SEAL 17374 ENGINEER PHILLIP GREGORY TRIPP

DATE 07-08-15
DESIGN PGT
DRAWN EJW

C1

SHEET 1 OF 2

14023

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- 25.89 G EXISTING SPOT ELEVATION
- 14PINE EXISTING TREE

SITE PLAN

BAR SCALE 1"=60'

60' 30' 0' 60' 120' 180'

DATE PRINTED JUL 0 8 2015

RECEIVED JUL 8 15 PLANNING DIVISION

Development Data:

Total Tract Area = 21.77 ac.

Density –
Permitted Density (@ 6 units/ac.) = 212 units
Proposed Density 56 units = 2.6 units/ac.

Area in R/W –	2.6 ac.
Area in Lots –	10.42 ac.
Common Areas –	10.07 ac.

Area of Wetlands – 1.93 ac.

Min. Lot Size – 5000 s.f.
Avg. Lot Size – 8105 s.f.

Building Setbacks:
Front: 15'
Corner: 10'
Rear: 15'
Interior Side: 5'

Recreation Area – (@ 0.03 ac/unit) = 1.68 ac. req'd.
** 1.83 ac.+ Active prov'd. **
** 1.94 ac.+ Passive prov'd. **

Total Length of Streets – 2603 l.f.±

Estimated Impervious Surface –

Lot Coverage – (@ 4000 s.f./lot)	5.14 ac.±
Street Pavement –	1.7 ac.±
Sidewalks –	0.6 ac.±
Total –	7.44 ac.± (34.1%)

TREES TO BE REMOVED:
TREE INVENTORY

NUMBER	TYPE OF TREE	TREE SIZE
1	PINE	22"
2	PINE	20"
8	PINE	18"
25	PINE	16"
53	PINE	14"
56	PINE	12"
1	BAY	12"
8	BAY	10"
6	BAY	8"
1	GUM	12"
1	GUM	10"
1	OAK	10"

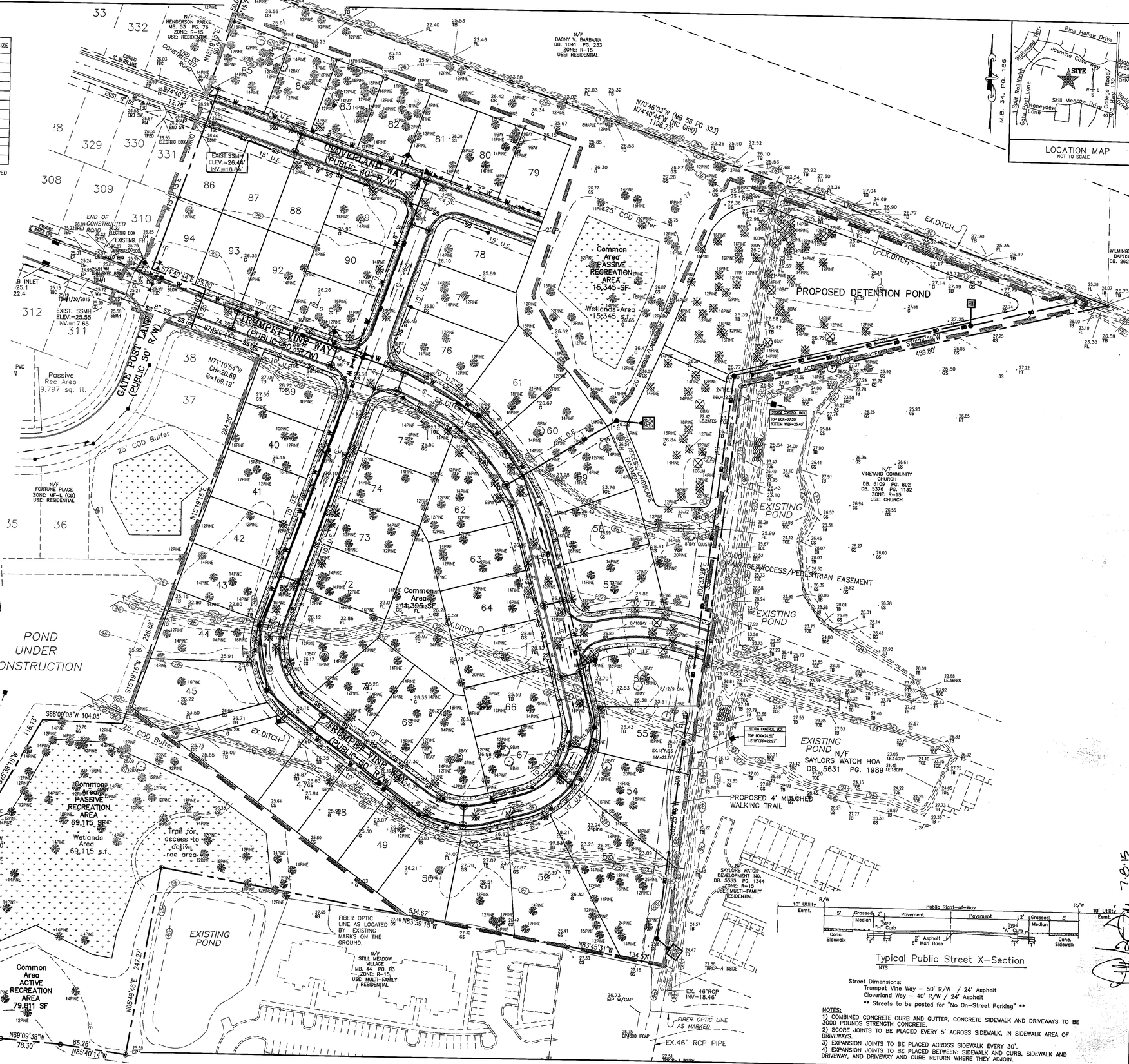
163 TOTAL TREES TO BE REMOVED

GENERAL NOTES:

1. Applicant: Tripp Engineering, P.C.
2. Property owner: Hoosier Daddy, LLC
3. Property developer: Deans Hackney
4. Site address: 4900 Gate Post Lane
5. Zone: MF-L (CD)
6. New Hanover County Parcel Nos.: PIN 3134(06)-39-4823 [PID R07100-003-015-001]
7. CAMA Land Classification: Urban
8. This property is not impacted by any AEC.
9. There are Conservation Resources affecting this property. Conservation Resources shall be permanently protected, remain undivided and shall be permanently preserved by conservation easements, protective covenants, or similar restrictions or by any of the procedures for the dedication of park, recreation, and open space areas set forth in the Land Development Code.
10. This site is not impacted by any recognized historic or archeological significance.
11. No cemeteries were evidenced on the site.
12. There is no evidence of endangered species or habitat issues on the site.
13. This tract is not within a Special Flood Hazard Area as referenced on FIRM Map # 3720313400J, Effective April 3, 2006.
14. The tract is within the Barnyards Creek watershed. Cape Fear River Basin.
15. All development shall be in accordance with the City of Wilmington Land Development Code.
16. All development shall meet any county, state or federal regulations for construction permitting.
17. All roads to be dedicated for public use to the City of Wilmington and will be designed & constructed in accordance with their standards for subdivision roads.
18. All common areas shall be dedicated to and maintained by a Homeowners' Association.
19. Existing water and sanitary sewer are currently available to the site from Cape Fear Public Utility Authority public mains.
20. No thoroughfares, routes or trails.
21. Jurisdictional wetlands have been delineated on the site as shown. Signed US Army Corp of Engineers map provided.
22. There are no perennial streams on site.
23. Sidewalks, 5 feet in width, to be installed along all rights of way.
24. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
25. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards.
26. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
27. 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 910-341-7888 to discuss installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
28. Street lighting shall be provided in accordance with Sec. 18-380 of the subdivision regulations.
29. Any broken or missing sidewalk panels and curbing will be replaced.
30. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat.
31. Contact Traffic Engineering at 910-341-7888 forty-eight hours prior to excavation in the right-of-way.
32. Per the requirements of the stormwater permit, the following shall occur prior to issuance of a certificate of occupancy or operation of the permitted facility:
    a. As-built drawings for all stormwater management facilities shall be submitted to the City of Wilmington Engineering Division.
    b. An Engineer's certification shall also be submitted, along with all supporting documentation that specifies, under seal that the as-built stormwater measures, controls and devices are in compliance with the approved stormwater management plans.
    c. A final inspection by City of Wilmington Engineering personnel.
    d. All required stormwater/drainage easements and deed restrictions shall be recorded with the register of deeds office.
    e. Soil Types:
       LE–Leon Sand
       LY–Lynn Haven Fine Sand
       MU–Murville Fine Sand

Tree Protection Notes:

1. Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
2. 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.
3. Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.
5. Label protective fencing with signs to be placed every 50 linear feet, or at least two (2) per area, in both English & Spanish "Tree Protection Area: Do Not Enter."



LOCATION MAP
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REVISIONS		
No./Date	Description	By

PRELIMINARY PLAN
FORTUNE PLACE II
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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NORTH CAROLINA PROFESSIONAL SEAL 17374 ENGINEER PHILLIP GREGORY TRIPP

7-8-15

DATE 07-08-15
DESIGN PGT
DRAWN EJW

C2
SHEET 2 OF 2
14023

LEGEND

- ℄ CENTERLINE
- DRAINAGE FLOW
- FIRE HYDRANT
- WATER VALVE

DRAINAGE EASEMENT= D.E.
UTILITY EASEMENT= U.E.

2"PINE EXISTING TREE TO BE REMOVED

SITE PLAN

BAR SCALE 1"=60'

60' 30' 0' 60' 120' 180'

Typical Public Street X-Section
NTS

Street Dimensions:
Trumpet Vine Way – 50' R/W / 24' Asphalt
Cloverland Way – 40' R/W / 24' Asphalt
** Streets to be posted for "No On-Street Parking" **

NOTES:
1) COMBINED CONCRETE CURB AND GUTTER, CONCRETE SIDEWALK AND DRIVEWAYS TO BE 3000 POUNDS STRENGTH CONCRETE.
2) SCORE JOINTS TO BE PLACED EVERY 5' ACROSS SIDEWALK, IN SIDEWALK AREA OF DRIVEWAYS.
3) EXPANSION JOINTS TO BE PLACED ACROSS SIDEWALK EVERY 30'.
4) EXPANSION JOINTS TO BE PLACED BETWEEN: SIDEWALK AND CURB, SIDEWALK AND DRIVEWAY, AND DRIVEWAY AND CURB RETURN WHERE THEY ADJOIN.