

To: Deans Hackney, Monica Valsi, EI

Cc: Mr. Jack Carlisle, Derek Danford, PLS

Please note the marked up exhibit that accompanies these comments. The conditions below should be addressed by the developer team soon and addressed on the site plan that is currently in review. These are intended to be incorporated into all versions of the record plat that the surveyor will submit to the city for pre-recording review.

1. Please explain the 4-foot walking trail being shown behind Lots 53 – 56. Yes, a 10-foot private drainage easement is needed however, you can modify the alignment of the proposed trail; once that is done, you may want to reduce the width of the pedestrian easement to fewer than 10 feet while locating it within the drainage easement.
2. Explanation is needed regarding the access/trail to the Passive Rec. Area. Common area is being proposed between Lots 45 and 46 and it's assumed that is so residents can reach the Active Rec. Area. Regarding disturbance of the 404 Wetlands area, would it be preferable to keep the trail outside of the 404? It may be a problem as it is being shown because a USACOE disturbance permit may be required.
3. Prior to platting, requirements from City Engineering (as-builts, etc), Surety package (if applicable) and POA documents for these lots are to be presented for review and approval.
4. After TE shows the markups in the next version of plans submitted to city, surveyor please note same changes on plat.

J. Diepenbrock

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) (55 units x .03) = 1.65 ac. req'd.
** 1.83 ac.+ Active prov'd. **
** 2.20 ac.+ Passive prov'd. **

Total Length of Streets - 2603 l.f.±

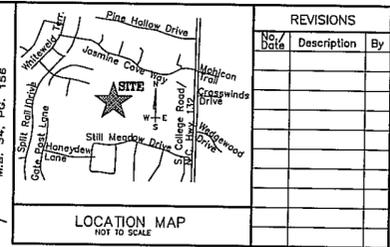
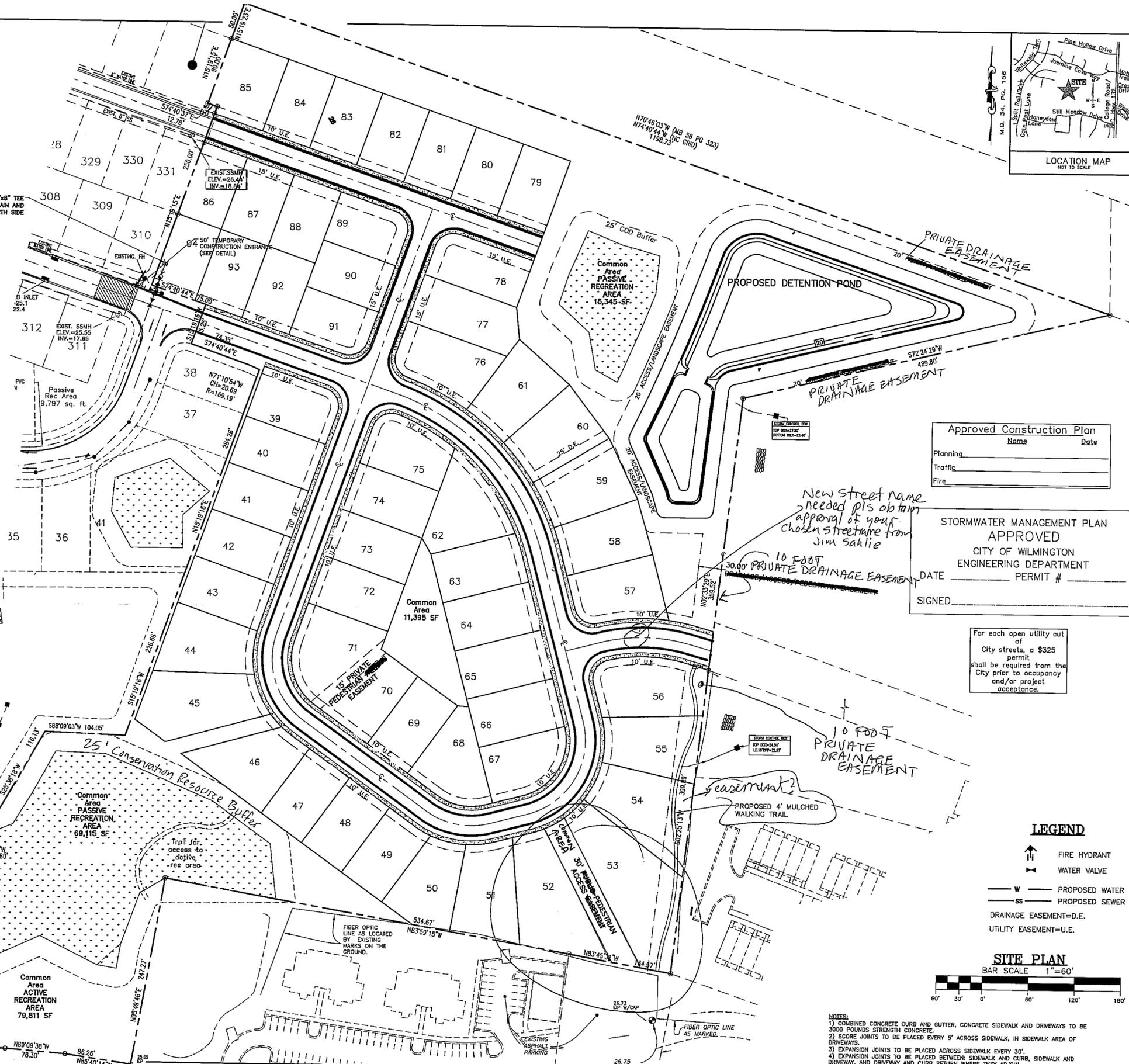
Estimated Impervious Surfaces -
Lot Coverage 5.14 ac.±
(@ 4000 s.f./lot)
Street Pavement - 1.7 ac.±
Sidewalks - 0.6 ac.±
Total - 7.44 ac.± (34.1%)

GENERAL NOTES:

1. Applicant: Tripp Engineering, P.C.
2. Property owner: Hooper Daddy, LLC
3. Property developer: Deans Hocking
4. Site address: 4900 Cole Park Lane
5. Zone: MF-L (CD)
6. New Hanover County Parcel No.: PIN 3134(09)-39-4823 [PID R07100-003-015-001]
7. CMAA Land Classification: Urban
8. This property is not impacted by any AEC.
9. There are no Conservation Resources affecting this property. Conservation Resources shall be permanently protected, remain undisturbed 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 FEMA Map # 37203134001, Effective April 3, 2005.
14. The tract is within the Bonyards 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 on-site 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.

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.
4. Label protective fencing with signs to be placed every 50 linear feet, or at least two (2) per acre, in both English & Spanish "Tree Protection Area: Do Not Enter."



REVISIONS		
No./Date	Description	By

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

New street name needed pls obtain approval of your chosen structure from Jim Sahlie

STORMWATER MANAGEMENT PLAN APPROVED

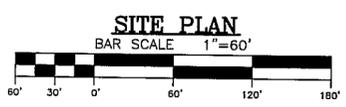
CITY OF WILMINGTON
ENGINEERING DEPARTMENT

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.

- LEGEND**
- ↑ FIRE HYDRANT
 - ⊕ WATER VALVE
 - W — PROPOSED WATER
 - SS — PROPOSED SEWER
 - DRAINAGE EASEMENT=D.E.
 - UTILITY EASEMENT=U.E.



- 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.

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SITE PLAN

FORTUNE PLACE II
WILMINGTON, NORTH CAROLINA

DATE 09-28-16
DESIGN PGT
DRAWN EJW

C3
SHEET 3 OF 8
14023