## DEVELOPMENT DATA:

Total Tract Area – 13.486 ac.

Total Lots Proposed – 38
(proposed residences are single–family structures w/ max. 3 bedrooms)

Overall Density – 2.8 units/ac.

Area of Lots – 7.57 ac.±
Area of R/W – 2.79 ac.±
Common Area – 1.63 ac.±

Average Lot Size – 8,680 s.f.

Total Linear Feet in Roads – 2,524 l.f.±

Park, Recreation and Open Space (PROS)

38 lots @ 0.03 ac./unit = 1.14 ac. req'd.
(49,658 sq.ft.–MINIMUM)

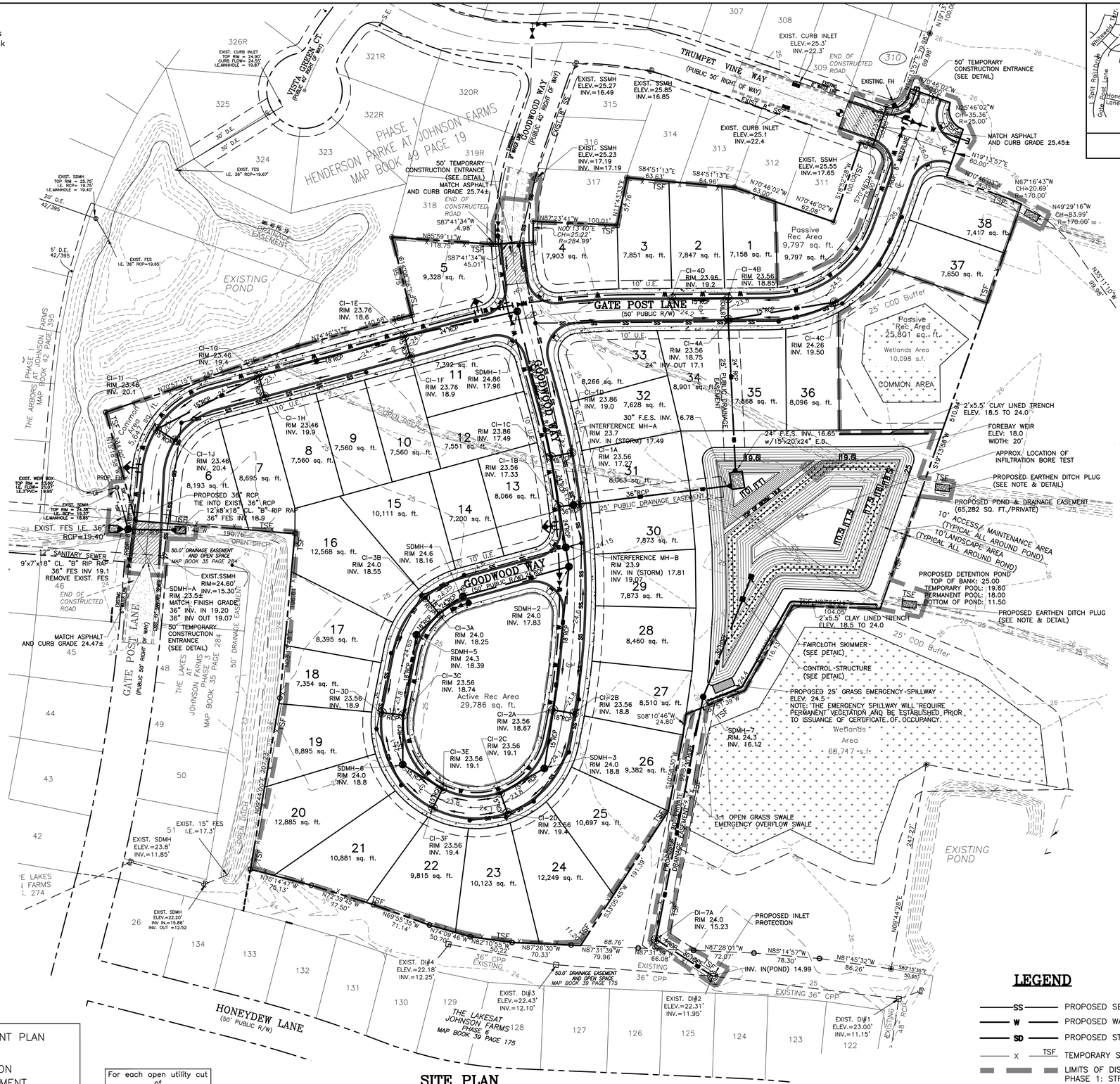
Passive: 25,801 + 9,797 = 35,598 sq. ft.
Active: 29,786 sq. ft.
TOTAL PROS provided: 65,384 sq. ft.

Conservation Resource: 404 Wetlands
25' Conservation Resource Setback

Building setbacks:
Min. Lot Size = 5000 s.f.
Setbacks –15' Front
10' Corner
15' Rear
5' Interior Side

## GENERAL NOTES:

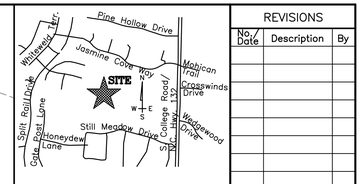
1. Applicant: Derek Danford,PLS
2. Property owner: South College Associates, LLC
3. Property developer: Deans Hackney
4. Site address: 4900 Gate Post Lane
5. Zone: MF–L (CD)
6. New Hanover County Parcel Nos.: PIN 3134(06)–29–9119 [PID R07100–003–017–000] PIN 3134(06)–39–4823 [PID R07100–003–015–001]
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 Motts Creek watershed. Cape Fear River Basin.
15. All development shall be in accordance with the City of Wilmington Land Development Code.
16. 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.
17. All common areas shall be dedicated to and maintained by a Homeowners' Association.
18. Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Utility Authority public mains.
19. No thoroughfares, routes or trails.
20. Jurisdictional wetlands have been delineated on the site as shown. Signed US Army Corp of Engineers map provided.
21. There are no perennial streams on site.
22. Sidewalks, 5 feet in width, to be installed along all rights of way.
23. All pavement markings in public rights–of–way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
24. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards.
25. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
26. 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.
27. Any broken or missing sidewalk panels and curbing will be replaced.
28. 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.
29. Contact Traffic Engineering at 910–341–7888 forty–eight hours prior to excavation in the right–of–way.
30. 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.




## SITE PLAN

BAR SCALE 1"=60'

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




LOCATION MAP
NOT TO SCALE

| REVISIONS | | |
|---|---|---|
| No./ Date | Description | By |

GRADING, DRAINAGE, EROSION CONTROL AND STORMWATER MANAGEMENT PLAN

# FORTUNE PLACE

NEW HANOVER COUNTY, NORTH CAROLINA


TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910–763–5100
Fax 910–763–5631
NC LICENSE No. C–1657

© 2014 TRIPP ENGINEERING, P.C.

PRELIMINARY NOT FOR CONSTRUCTION
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 028401 PHILLIP G. TRIPP

DATE 07–29–14
DESIGN PGT
DRAWN EJW

C3

SHEET 3 OF 9

13013

## LEGEND

| | |
|---|---|
| —SS— | PROPOSED SEWER |
| —W— | PROPOSED WATER |
| —SD— | PROPOSED STORM WATER |
| —X—TSF— | TEMPORARY SILT FENCE |
| | LIMITS OF DISTURBANCE PHASE 1: STREETS AND POND= 4.9 Ac. PHASE 2: LOTS= 7.6 Ac. |

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.

## SIGNIFICANT TREE MITIGATION CHART

| TREE TYPE | TREE SIZE | # OF TREES | % MITIGATION | REPLACEMENT TREES REQUIRED |
|---|---|---|---|---|
| LOBLOLLY PINE | 24 IN. | 1 | 50 | 24×(2×0.50)/3=8 |
| LOBLOLLY PINE | 27 IN. | 1 | 50 | 27×(2×0.50)/3=9 |

## STORMWATER FACILITY LANDSCAPING CALCULATION

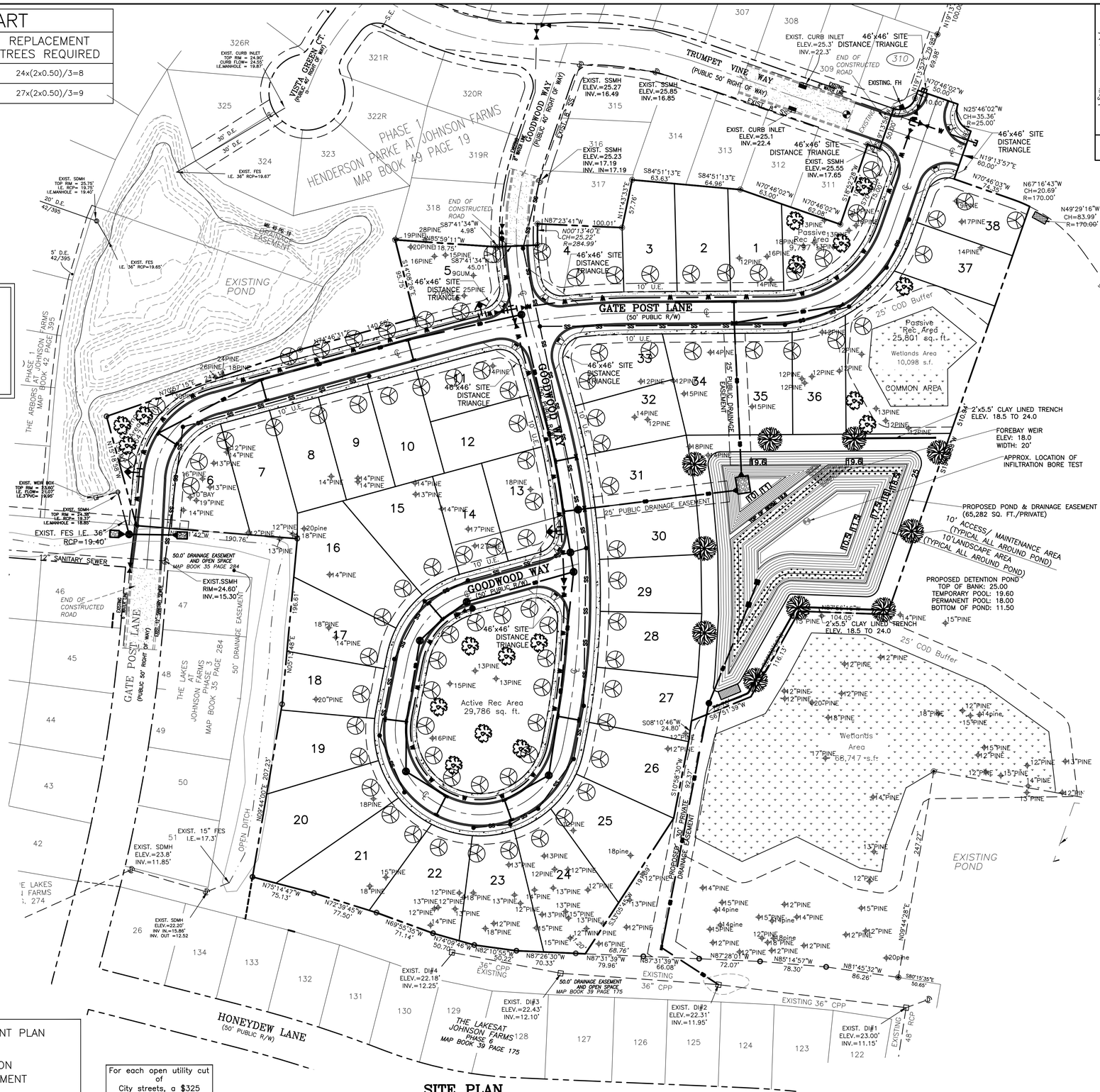
| TOP OF BANK LINEAR FOOTAGE | VEGETATION CLUSTERS REQUIRED | VEGETATION CLUSTERS PROVIDED | TYPE OF CLUSTER PROVIDED |
|---|---|---|---|
| 955 | 955 / 100 = 9.55 | 10 | CANOPY TREE |

## PLANT LIST

O.C. – "ON CENTER"

| SYM. | NO. | TYPE | COMMON NAME | SCIENTIFIC NAME | MIN. SIZE | PLANTING REMARKS |
|---|---|---|---|---|---|---|
| LI | 91 | TREE | CRAPE MYRTLE | LAGERSTROEMIA INDICIA | 6'–8' | AS SHOWN |
| QL | 17 | TREE | DARLINGTON OAK | QUERCUS LAURIFOLIA | 2"–2.5" CALIPER | -- |
| QV | 10 | TREE | LIVE OAK | QUERCUS VIRGINIANA | 2"–2.5" CALIPER | -- |

NOTE:
1) ALL PROPOSED VEGETATION WITHIN THE SITE TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30"–10'.

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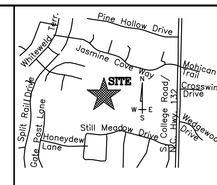


LOCATION MAP
NOT TO SCALE

| REVISIONS | | |
|---|---|---|
| No. / Date | Description | By |

LANDSCAPE PLAN

# FORTUNE PLACE

NEW HANOVER COUNTY, 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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PRELIMINARY NOT FOR CONSTRUCTION
DO NOT USE FOR CONSTRUCTION
PHILLIP G. TRIPP
NORTH CAROLINA PROFESSIONAL ENGINEER

DATE 07–30–14
DESIGN PGT
DRAWN EJW

C5

SHEET 5 OF 9

13013

Approved Construction Plan

| | Name | Date |
|---|---|---|
| Planning | | |
| Traffic | | |
| Fire | | |

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