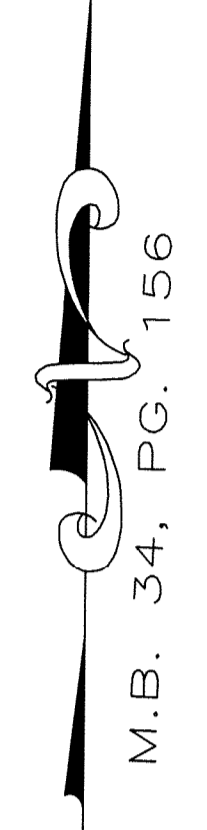
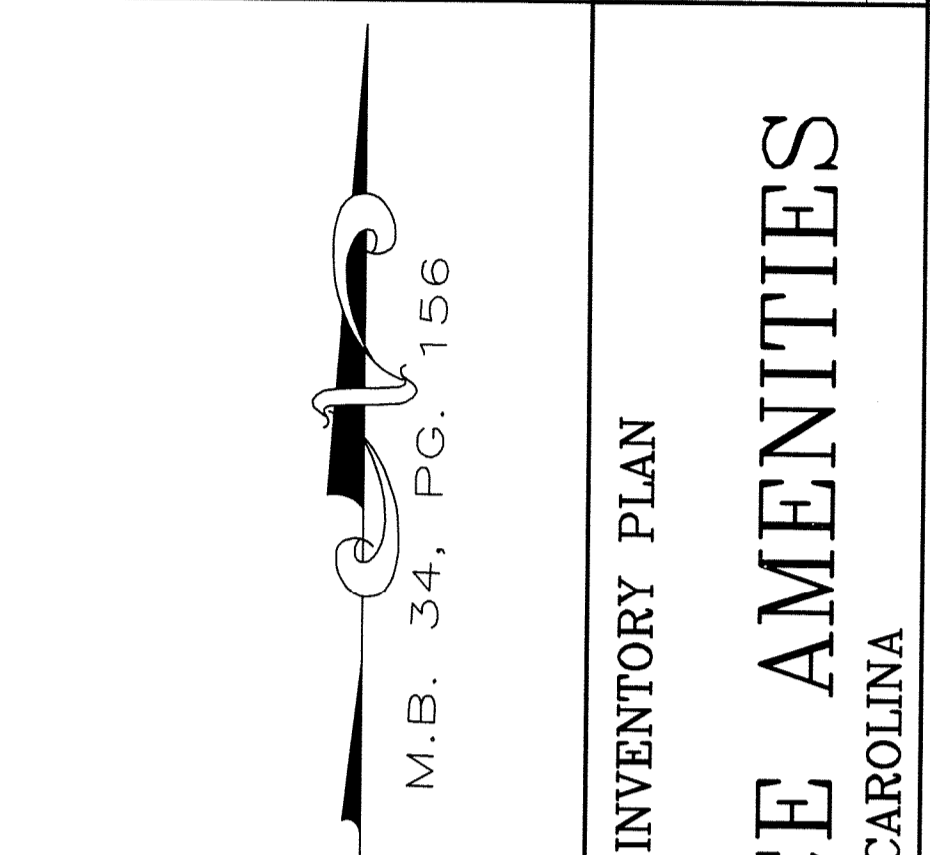
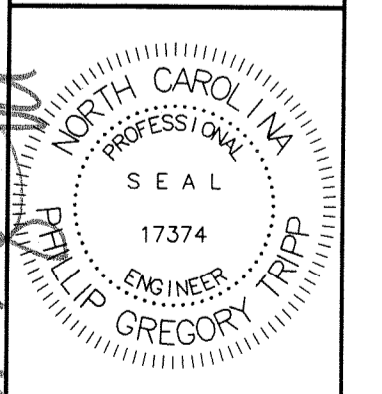
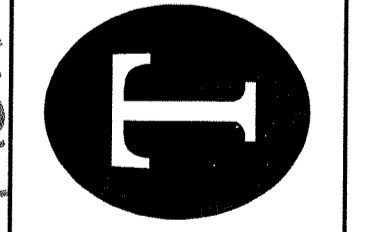


REVISIONS		
No./Date	Description	By



EXISTING CONDITIONS AND SITE INVENTORY PLAN
FORTUNE PLACE AMENITIES
 NEW HANOVER COUNTY, NORTH CAROLINA

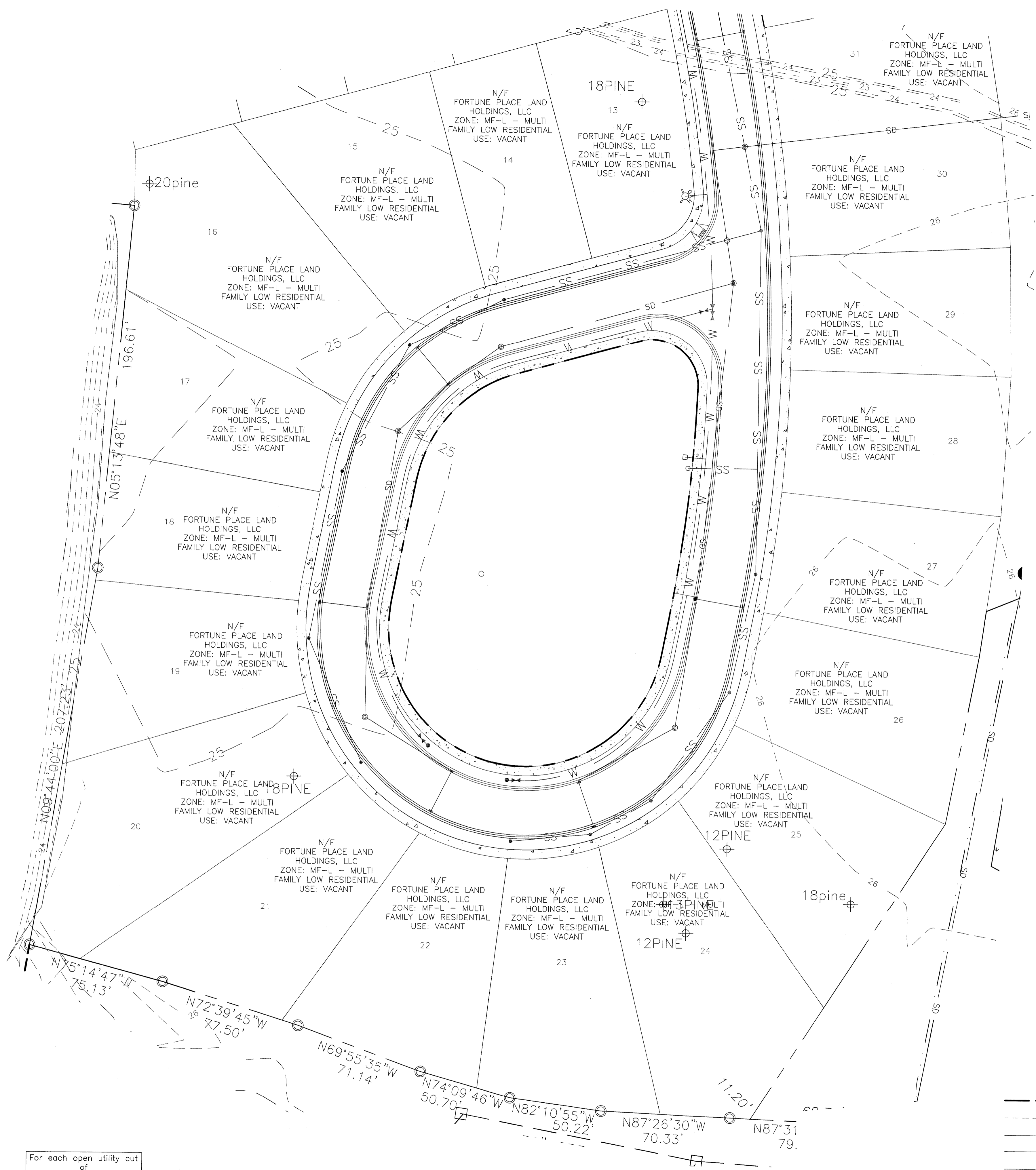
TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
© 2017 TRIPP ENGINEERING, P.C.



DATE 01-12-17
 DESIGN PGT
 DRAWN EJW

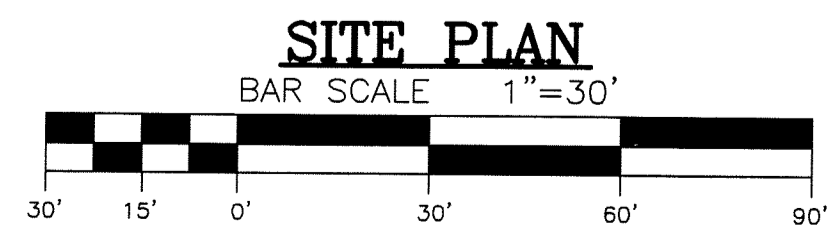
C1
 SHEET 1 OF 5
 16007

- SITE INVENTORY NOTES:**
- PREPARER OF THE PLAN: TRIPP ENGINEERING, P.C.
 - APPLICANT NAME: FORTUNE PLACE HOLDINGS, LLC
 - SITE ADDRESS OF THE DEVELOPMENT: 4804 GOOD WOOD WAY
 - PROPERTY OWNER: FORTUNE PLACE HOLDINGS, LLC
 - DEVELOPER: FORTUNE PLACE HOLDINGS, LLC
 - PROPERTY BOUNDARY: SEE PLAN
TAX PARCEL INFORMATION: R07100-003-017-000
 - PROPERTY ZONING: MF-L - MULTI FAMILY LOW RESIDENTIAL
 - ADJACENT PROPERTY OWNER INFORMATION: SEE PLAN
 - VICINITY MAP: SEE PLAN
 - TOPOGRAPHY: SEE PLAN
 - 100-YEAR FLOOD BOUNDARY: N/A
 - EXISTING DITCHES, CREEKS AND STREAMS: SEE PLAN
 - SOIL: LY; LYNN HAVEN
 - CAMA AEC: N/A
 - CAMA LAND CLASSIFICATION: URBAN
 - CONSERVATION RESOURCES: NONE
ASSOCIATED SETBACKS: N/A
 - HISTORIC OR ARCHAEOLOGICAL SITE: N/A
 - CEMETERIES, BURIAL SITES/GROUNDS: N/A
 - FORESTED AREAS, HABITAT AND DOMINANT SPECIES: N/A
 - WETLANDS: NONE
 - PROTECTED SPECIES OR HABITAT: N/A
 - EXISTING OR PROPOSED THOROUGHFARES, BIKE ROUTES, PEDESTRIAN SIDEWALKS OR TRAILS AND TRANSIT FACILITIES: SEE SITE PLAN.
 - NO TREES EXIST ON SITE.



LEGEND

	PROPERTY BOUNDARY
	EXISTING CONTOUR
	EXISTING SEWER
	EXISTING WATER
	EXISTING STORMWATER



STORMWATER MANAGEMENT PLAN
APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE 1/24/17 PERMIT # 2014027 R2
 SIGNED [Signature]

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan

Name	Date
Planning <u>[Signature]</u>	1/24/17
Traffic <u>[Signature]</u>	1/24/17
Fire <u>[Signature]</u>	1/24/17

REVISIONS		
No.	Date	Description
R1	01.13.17	DRIVEWAY REDUCTION
		By E.J.W.



LOCATION MAP
NOT TO SCALE

NOTES:

ZONING

- 1) TOPOGRAPHY AND TREE SURVEY COMPLETED BY DANFORD AND ASSOCIATES LAND SURVEYING, P.C.
- 2) PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. CITY OF WILMINGTON WILL NOT ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
- 3) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
- 4) EXISTING EASEMENTS AS SHOWN.
- 5) CONTRACTOR SHALL MAINTAIN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- 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 910-341-5666.

SOLID WASTE

- 1) SITE TO USE ROLL-OUT TYPE CARTS.

TRAFFIC

- 1) ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- 2) ONCE STREETS ARE OPEN TO TRAFFIC CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- 3) 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.
- 4) CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNALS FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
- 5) CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- 6) ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- 7) CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- 8) ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- 9) NO ROWS TO BE CLOSED.
- 10) PUBLIC STREETS AS PER PREVIOUS FORTUNE PLACE PLAN APPROVAL.
- 11) OFF SITE PARKING PROPOSED.
- 12) DRIVEWAY TO BE INSTALLED TO CITY STANDARDS.
- 13) TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
- 14) ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- 15) STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- 16) TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- 17) 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.
- 18) 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. (SD 15-14 CofW TECH STDS)

LANDSCAPING

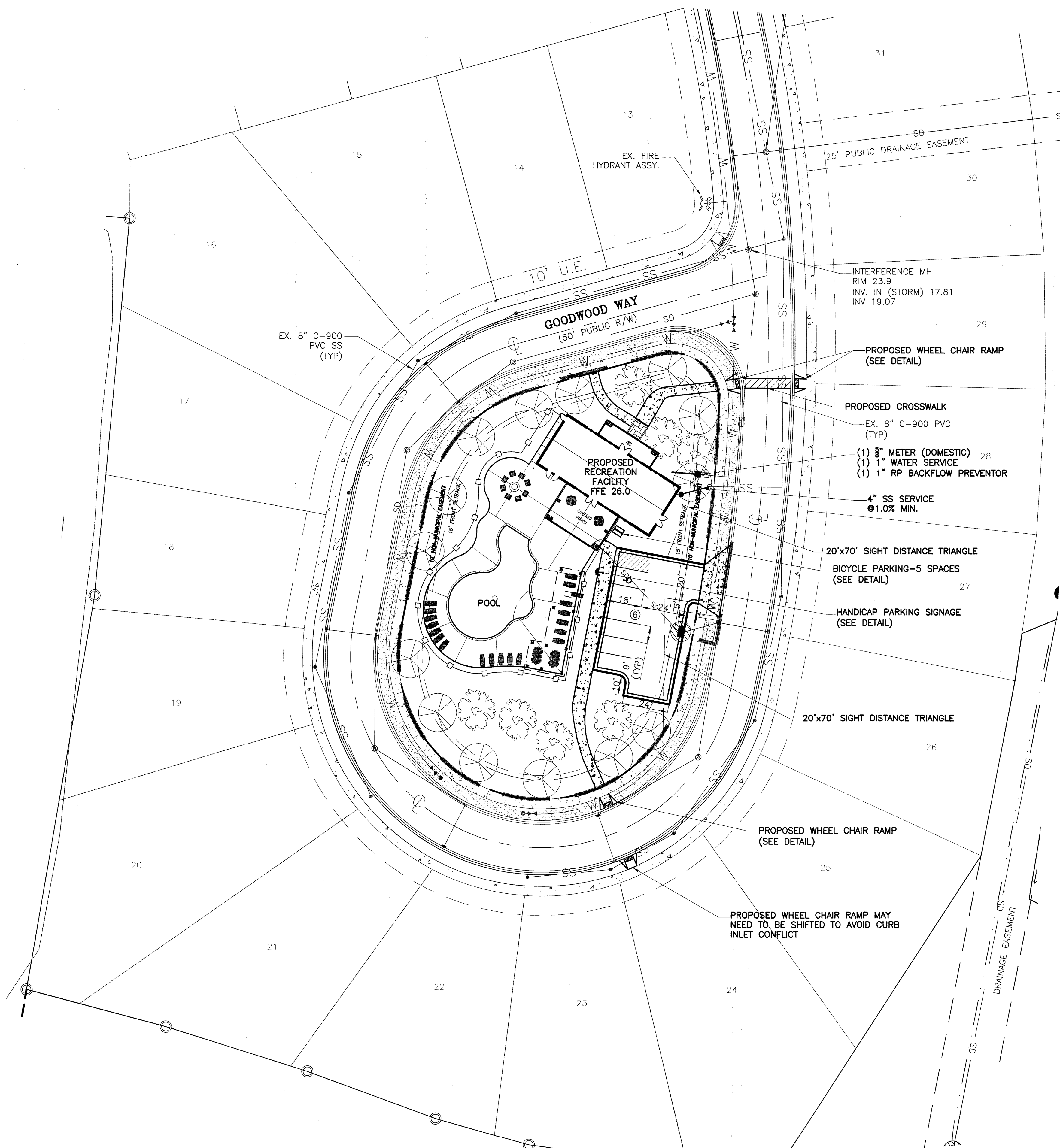
- 1) A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND THE PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.
- 2) NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SITE DISTANCE.
- 3) 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.
- 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.

CFPIA

- 1) WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPIA) DETAILS AND SPECIFICATIONS.
- 2) PROJECT SHALL COMPLY WITH THE CFPIA 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 CFPIA 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 CFPIA WATER SHALL COMPLY WITH THE CFPIA'S CONNECTION CONTROL REGULATION. CALL 332-6419 FOR INFORMATION.
- 5) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPIA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USCFPCOCHR OR ASSE.
- 6) PUBLIC WATER AND SEWER TO BE INSTALLED IN GOODWOOD WAY. NO RECORDS OF INDIVIDUAL EASEMENTS EXIST.
- 7) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-832-4949 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) CONVEYANCE: AMENITY CENTER PARKING AREA TO BE COLLECTED AND ROUTED TO CURB INLET NO. 2A. SHEET FLOW TO GOODWOOD WAY IS ALSO PROPOSED TO THE NORTHWEST AND SOUTHWEST.



SITE DATA:

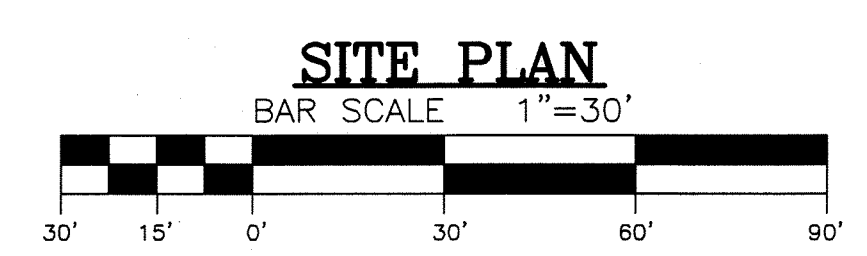
PROPERTY OWNER	FORTUNE PLACE HOLDINGS, LLC
PROJECT ADDRESS	4804 GOOD WOOD WAY
PIN NUMBER	RO7100-003-017-000
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.	
ZONING DISTRICT	MF-L - MULTI FAMILY LOW RESIDENTIAL
DISTURBED AREA	0.70 Ac.
SETBACKS REQUIRED	FRONT: 15' REAR: 15' SIDE: 15'
PROPOSED BUILDING SETBACKS	FRONT: 17' REAR: 131' SIDE: 17'
TRACT AREA	29,786 SF (0.68 AC)
BUILDING USE	RECREATION FACILITY
BUILDING TYPE	V-B
PROPOSED BUILDING AREA (GROSS)	2,100 SF
BUILDING LOT COVERAGE (2,380/29,785)	7%
NUMBER OF UNITS	1
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	25'
NUMBER OF STORIES	1
SF PER FLOOR (GROSS)	2,100 SF
EXISTING IMPERVIOUS AREAS:	0 SF
PROPOSED IMPERVIOUS AREAS:	
PROPOSED BUILDING FOOTPRINT	2,100 SF
PROPOSED ASPHALT	5,130 SF
PROPOSED CONCRETE	1,490 SF
PROPOSED POOL DECK AREA	4,880 SF
EXISTING IMPERVIOUS (TO REMAIN)	0 SF
TOTAL IMPERVIOUS AREA	11,600 SF (41%)
PARKING REQUIRED: (RECREATION FAC.)	2,100 SF
MAXIMUM: 1,720 SF (2,100/200)	11
MINIMUM: 1,400 SF (2,100/400)	6
TOTAL PARKING PROVIDED:	6
HANDICAP SPACE REQUIRED (1-25 SPACES= 1 HANDICAP SPACE)	PROPOSED
6 SPACES/25= 1	1
CAMA LAND USE:	URBAN
EXISTING WATER:	0 GPD
PROPOSED WATER:	750 GPD
EXISTING SEWER:	0 GPD
PROPOSED SEWER:	700 GPD

LEGEND

---	PROPERTY BOUNDARY
SS	PROPOSED SEWER
W	PROPOSED WATER
SD	PROPOSED STORM WATER
■	LIMITS OF DISTURBANCE

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 1/26/17 PERMIT # 2019027R2
SIGNED [Signature]

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



Approved Construction Plan

Name	Date
Planning	1/24/17
Traffic	1-24-17
Fire	1/24/17

TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
 © 2016 TRIPP ENGINEERING, P.C.

SITE AND UTILITY PLAN
FORTUNE PLACE AMENITIES
 NEW HANOVER COUNTY, NORTH CAROLINA

DATE 01-12-17
 DESIGN PGT
 DRAWN EJW

SHEET 2 OF 5
16007

REVISIONS		
No.	Date	Description
1	01.13.17	DRIVEWAY REDUCTION
		By E.J.W.



NOTES:

ZONING

- 1) TOPOGRAPHY AND TREE SURVEY COMPLETED BY DANFORD AND ASSOCIATES LAND SURVEYING, P.C.
- 2) PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. CITY OF WILMINGTON WILL NOT ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
- 3) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
- 4) EXISTING EASEMENTS AS SHOWN.
- 5) CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- 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 910-341-0698.

SOLID WASTE

- 1) SITE TO USE ROLL-OUT TYPE CARTS.

TRAFFIC

- 1) ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- 2) ONCE STREETS ARE OPEN TO TRAFFIC CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- 3) 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.
- 4) CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNALS FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
- 5) CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- 6) ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- 7) CONTACT TRAFFIC ENGINEERING AT 741-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- 8) ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- 9) NO ROWS TO BE CLOSED.
- 10) PUBLIC STREETS AS PER PREVIOUS FORTUNE PLACE PLAN APPROVAL.
- 11) OFF SITE PARKING PROPOSED.
- 12) DRIVEWAY TO BE INSTALLED TO CITY STANDARDS.
- 13) TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
- 14) ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- 15) STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- 16) TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- 17) 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.
- 18) 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. (SD 15-14 CIV TECH STDS)

LANDSCAPING

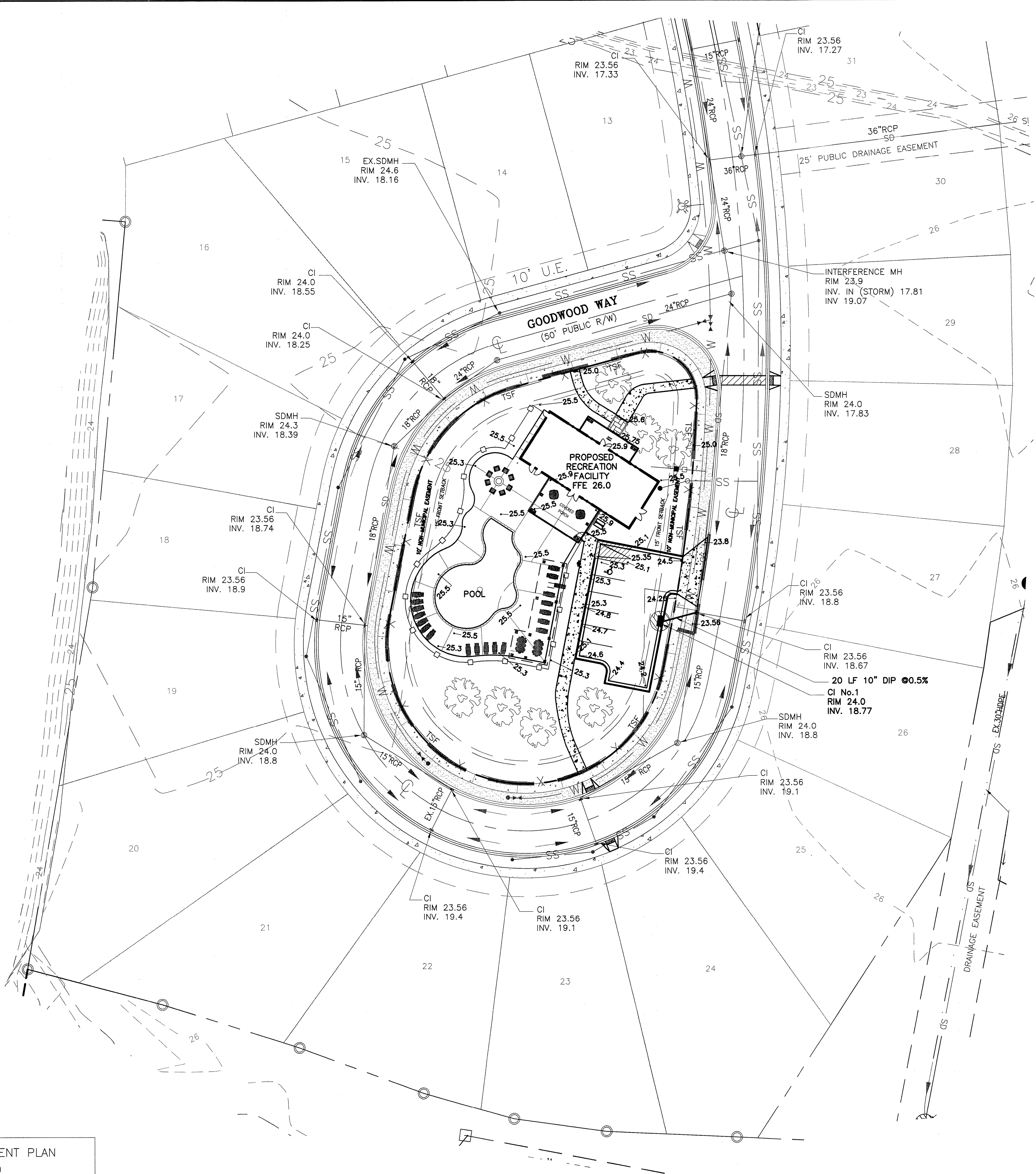
- 1) A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND THE PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.
- 2) NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SITE DISTANCE.
- 3) 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.
- 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.

CERMA

- 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 LEAD-FREE OR ASSE.
- 6) PUBLIC WATER AND SEWER TO BE INSTALLED IN GOODWOOD WAY. NO RECORDS OF INDIVIDUAL EASEMENTS EXIST.
- 7) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-832-4949 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.

DISBURSE

- 1) CONVEYANCE, AMENITY CENTER PARKING AREA TO BE COLLECTED AND ROUTED TO CURB INLET NO. 2A. SHEET FLOW TO GOODWOOD WAY IS ALSO PROPOSED TO THE NORTHWEST AND SOUTHWEST.



SITE DATA:

PROPERTY OWNER	FORTUNE PLACE HOLDINGS, LLC
PROJECT ADDRESS	4804 GOOD WOOD WAY
PIN NUMBER	RO7100-003-017-000
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.	
ZONING DISTRICT	MF-L - MULTI FAMILY LOW RESIDENTIAL
DISTURBED AREA	0.70 Ac.

SETBACKS REQUIRED	FRONT: 15'
	REAR: 15'
	SIDE: 15'

PROPOSED BUILDING SETBACKS	FRONT: 17'
	REAR: 131'
	SIDE: 17'

TRACT AREA	29,786 SF (0.68 AC)
BUILDING USE	RECREATION FACILITY
BUILDING TYPE	V-B
PROPOSED BUILDING AREA (GROSS)	2,100 SF
BUILDING LOT COVERAGE (2,380/29,785)	7%
NUMBER OF UNITS	1
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	25'
NUMBER OF STORIES	1
SF PER FLOOR (GROSS)	2,100 SF

EXISTING IMPERVIOUS AREAS:	0 SF
PROPOSED IMPERVIOUS AREAS:	2,100 SF
PROPOSED BUILDING FOOTPRINT	3,130 SF
PROPOSED ASPHALT	1,490 SF
PROPOSED CONCRETE	4,880 SF
EXISTING IMPERVIOUS TO REMAIN	0 SF
TOTAL IMPERVIOUS AREA	11,600 SF (41%)

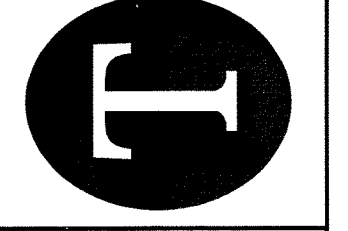
PARKING REQUIRED: (RECREATION FAC.)	2,100 SF	11
MAXIMUM: 1/200 SF (2,100/200)		6
MINIMUM: 1/400 SF (2,100/400)		6
TOTAL PARKING PROVIDED:		6

HANDICAP SPACE REQUIRED	PROPOSED
(1-25 SPACES= 1 HANDICAP SPACE)	
6 SPACES/25= 1	1

CAMA LAND USE:	URBAN
EXISTING WATER:	0 GPD
PROPOSED WATER:	750 GPD
EXISTING SEWER:	0 GPD
PROPOSED SEWER:	700 GPD

GRADING, DRAINAGE, EROSION CONTROL AND STORMWATER MANAGEMENT PLAN
FORTUNE PLACE AMENITIES
 NEW HANOVER COUNTY, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
 © 2016 TRIPP ENGINEERING, P.C.

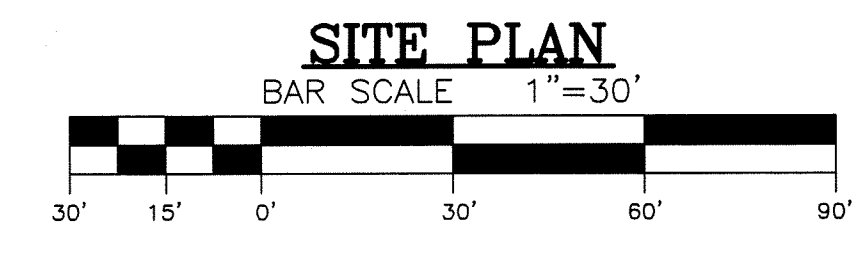


DATE 01-12-17
 DESIGN PGT
 DRAWN EJW

C3
 SHEET 3 OF 5
 16007

STORMWATER MANAGEMENT PLAN
APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE 1/24/17 PERMIT # 2015027RZ
 SIGNED *[Signature]*

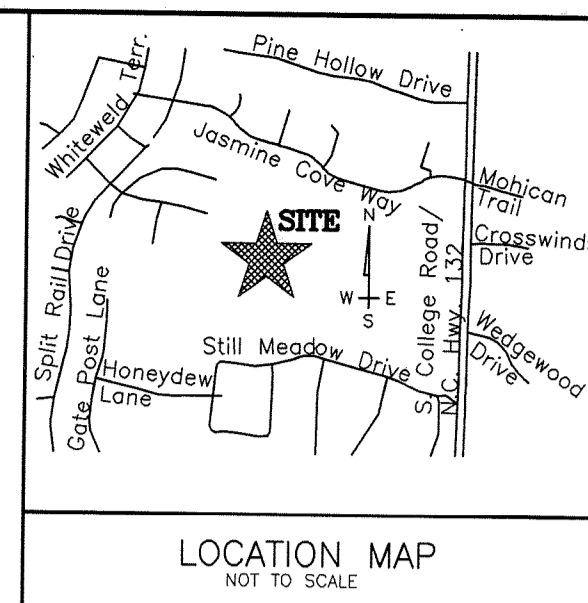
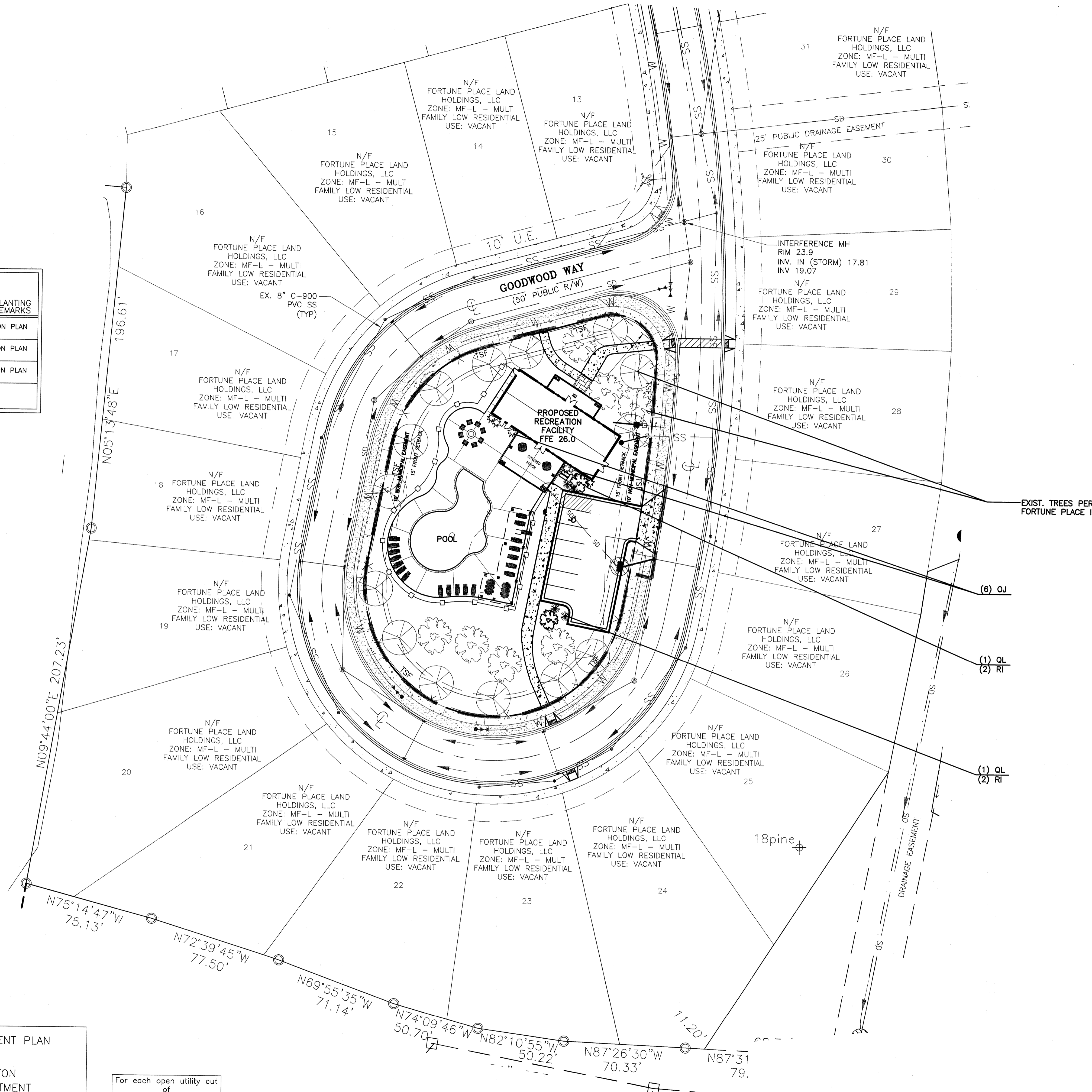
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



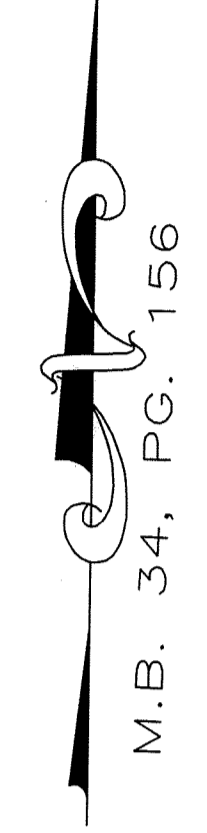
Approved Construction Plan
 Name *[Signature]* Date 1/24/17
 Planning *[Signature]* 1/24/17
 Traffic *[Signature]* 1/24/17
 Fire *[Signature]* 1/24/17

PLANT LIST O.C. - "ON CENTER"					
SYM. NO.	TYPE	COMMON NAME	SCIENTIFIC NAME	MIN. SIZE	PLANTING REMARKS
QL 2	TREE	DARLINGTON OAK	QUERCUS LAURIFOLIA	3" CAL.	ON PLAN
QL 4	SHRUB	INDIAN HAWTHORNE	RHAPHIOLEPIS INDICA	3 GAL.	ON PLAN
QL 6	GROUND COVER	MONDO GRASS	OPHIPOGON JAPONICUS	1 GAL.	ON PLAN

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



REVISIONS		
No./Date	Description	By
01/13/17	DRIVEWAY REDUCTION	EJW

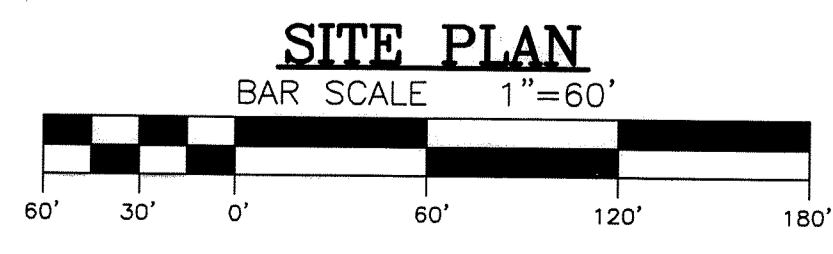


M.B. 34, P.C. 156

Approved Construction Plan		
Name	Date	
Planning	1/24/17	
Traffic	1/24/17	
Fire	1/24/17	

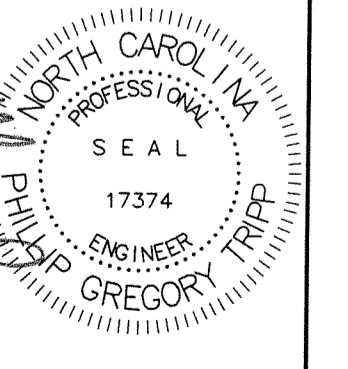
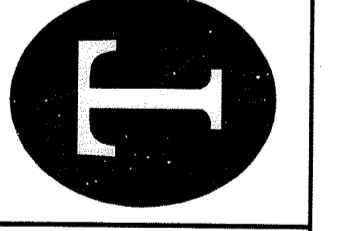
STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 1/24/17 PERMIT # 2019027R2
SIGNED [Signature]

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



LANDSCAPE PLAN
FORTUNE PLACE AMENITIES
NEW HANOVER COUNTY, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© 2017 TRIPP ENGINEERING, P.C.



DATE 01-12-17
DESIGN PGT
DRAWN EJW

C4
SHEET 4 OF 5
16007

