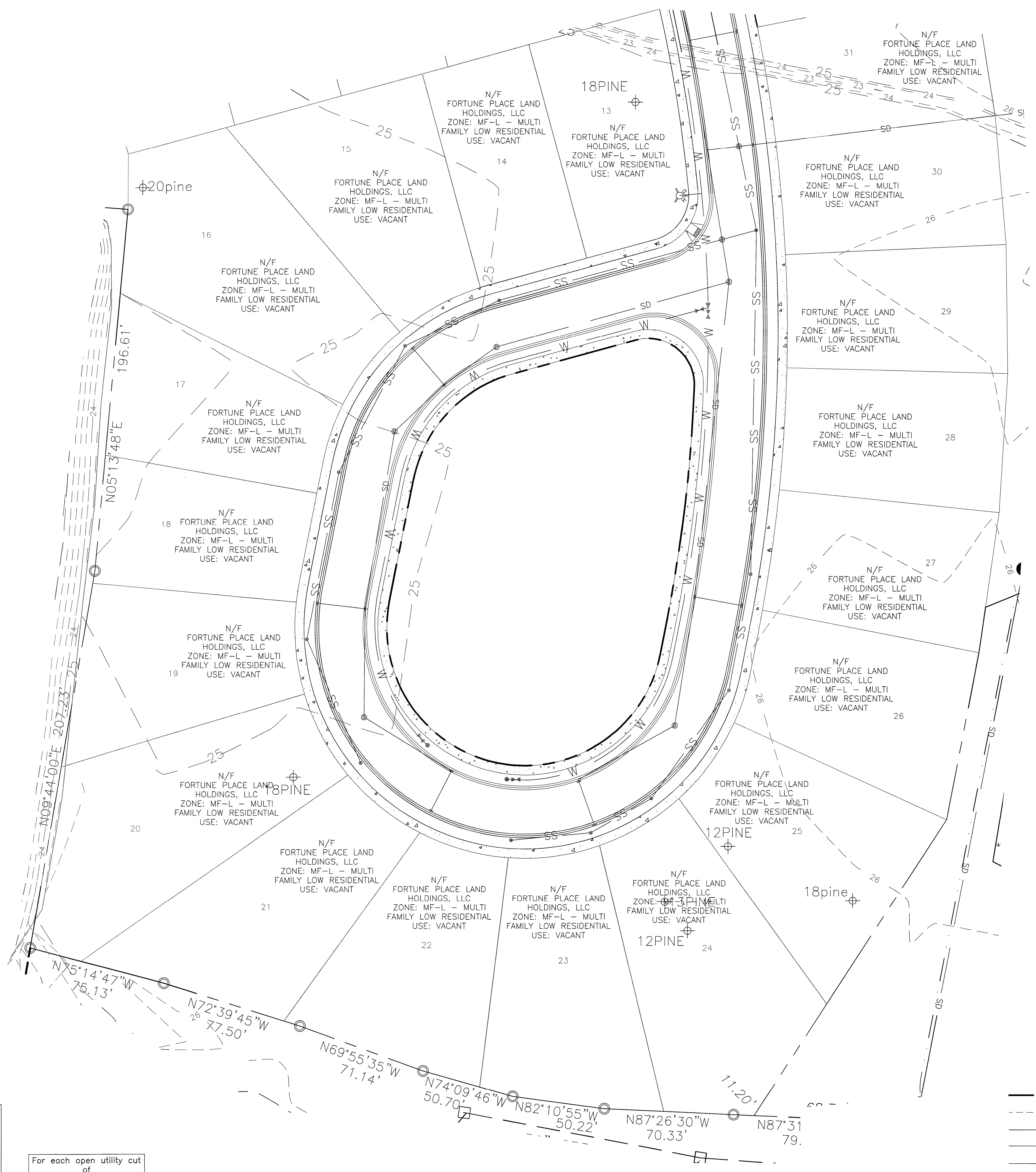


REVISIONS		
No.	Date	Description

M.B. 34, PG. 156

- 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.



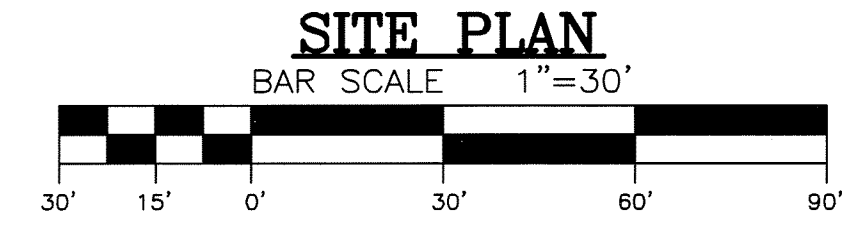
LEGEND

---	PROPERTY BOUNDARY
- - - -	EXISTING CONTOUR
SS	EXISTING SEWER
W	EXISTING WATER
SD	EXISTING STORMWATER

Approved Construction Plan	
Name	Date
Planning	
Traffic	
Fire	

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

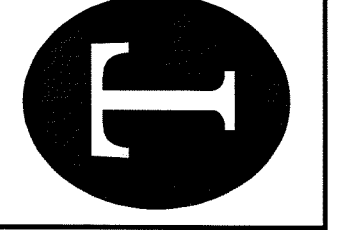
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EXISTING CONDITIONS AND SITE INVENTORY PLAN

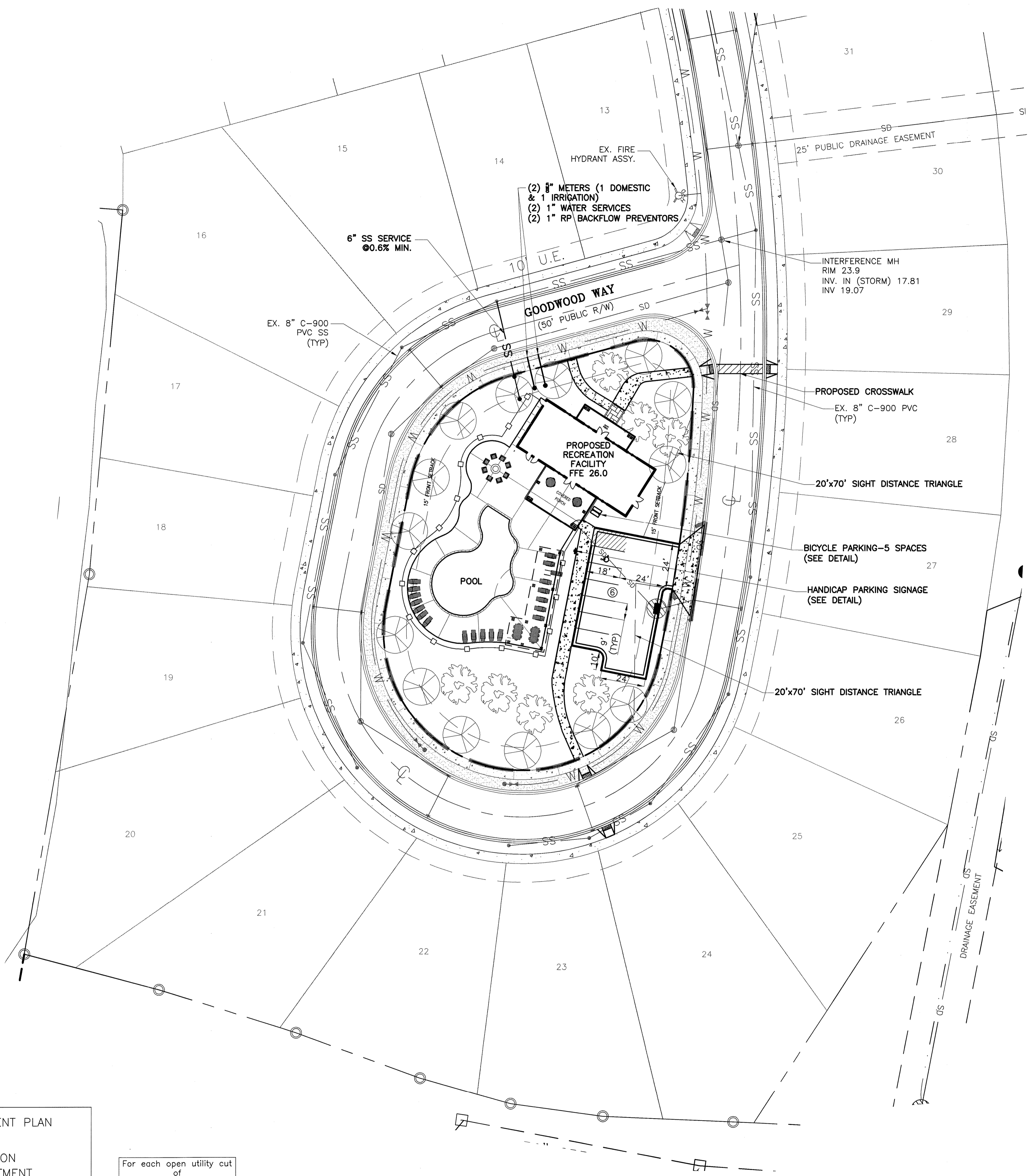
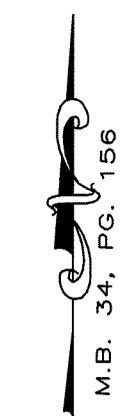
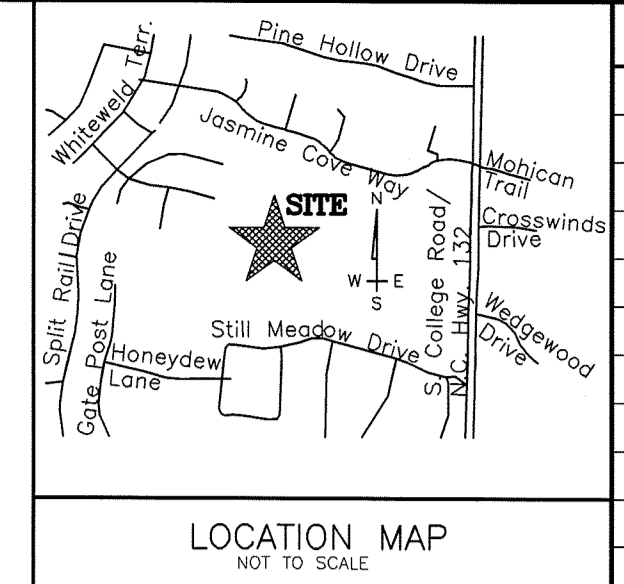
FORTUNE PLACE AMENITIES
NEW HANOVER COUNTY, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
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DATE 10-31-16
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No./Date	Description	By



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 ROPS 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 341-8888 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 C&W TECH STDS)

LANDSCAPING

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- 2) NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SITE DISTANCE.
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- 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.

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 METERS(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 DEVELOPER'S SIDE OF THE WATER METER BOX.
- 4) ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA'S CONNECTION CONTROL REGULATION. CALL 332-4419 FOR INFORMATION.
- 5) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USCDCOOR 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 1-800-632-4949 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) 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:

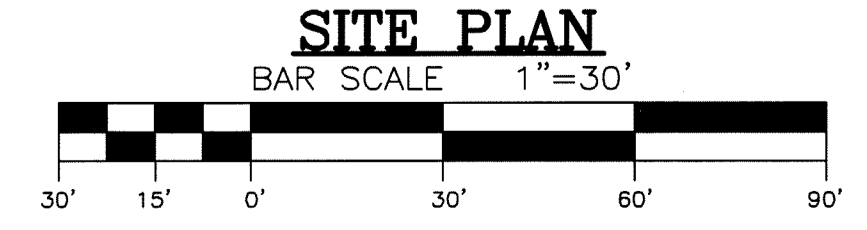
PROPERTY OWNER	FORTUNE PLACE HOLDINGS, LLC
PROJECT ADDRESS	4804 GOOD WOOD WAY
PROJECT NUMBER	R07100-003-017-000
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.	
ZONING DISTRICT	MF-L - MULTI FAMILY LOW RESIDENTIAL
DISTURBED AREA	0.70 Ac.
SETBACKS REQUIRED	FRONT: 15' REAR: 15' SIDE: 15'
PROPOSED BUILDING SETBACKS	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	3,160 SF
PROPOSED CONCRETE	1,490 SF
PROPOSED POOL DECK AREA	5,600 SF
EXISTING IMPERVIOUS (TO REMAIN)	0 SF
TOTAL IMPERVIOUS AREA	12,350 SF (41%)
PARKING REQUIRED: (RECREATION FAC.)	2,100 SF
MAXIMUM: 1/200 SF (2,100/200)	11
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

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 _____ PERMIT # _____
SIGNED _____

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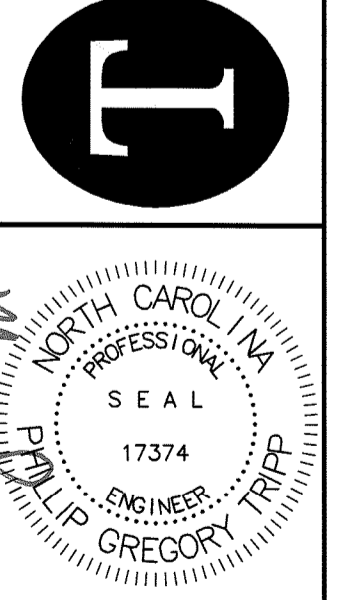


Approved Construction Plan

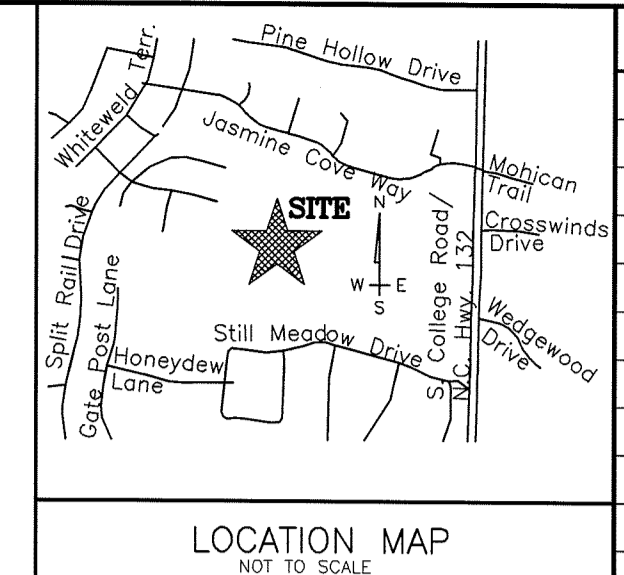
Name	Date
Planning	
Traffic	
Fire	

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

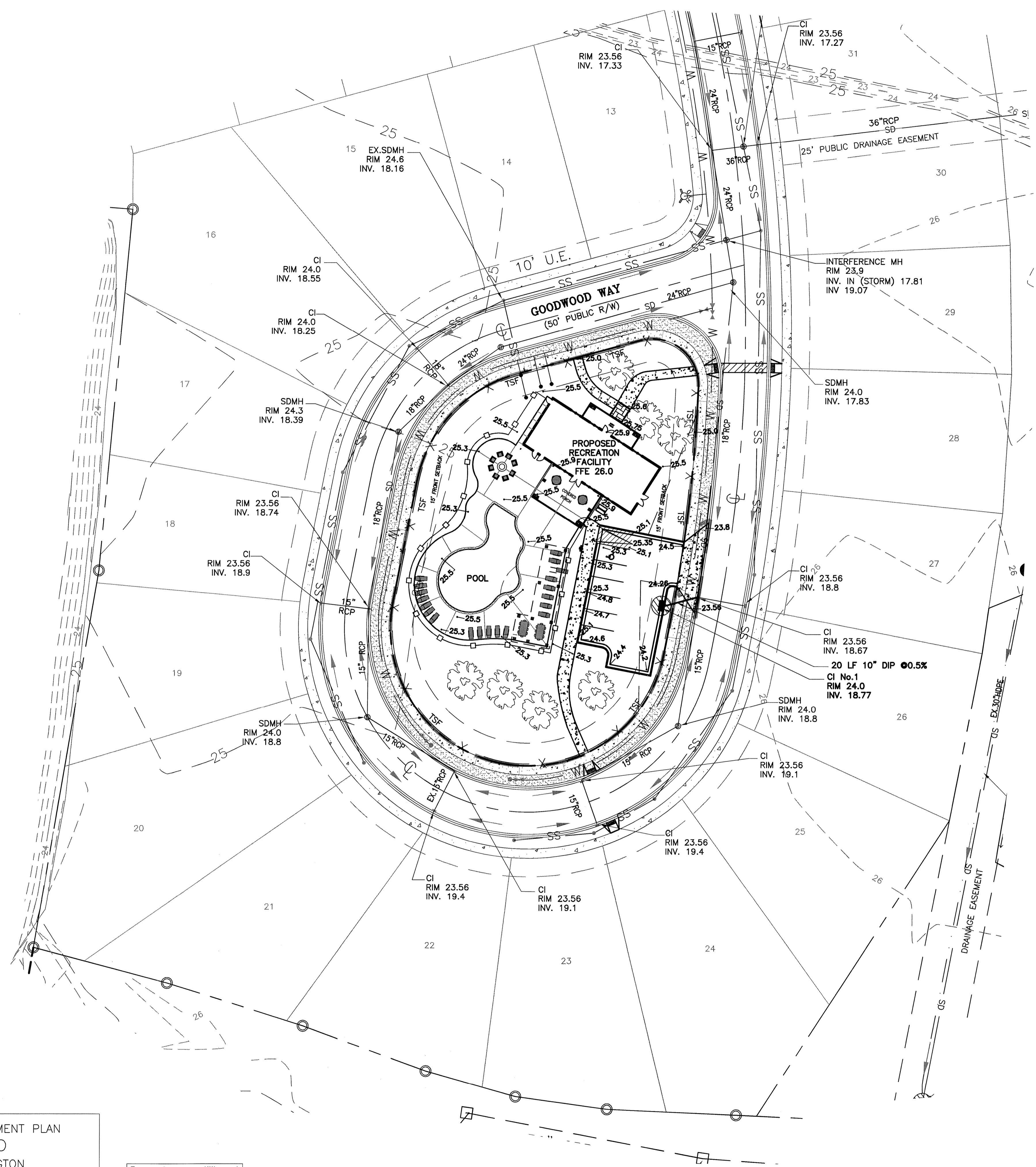
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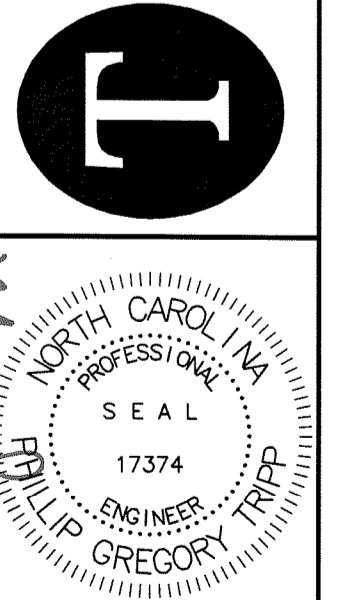
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SITE DATA:

PROPERTY OWNER	FORTUNE PLACE HOLDINGS, LLC
PROJECT ADDRESS	4804 GOOD WOOD WAY
PIN NUMBER	R07100-003-017-000
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: 151' SIDE: 15'
PROPOSED BUILDING SETBACKS	FRONT: 17' REAR: 131' SIDE: 17'
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BUILDING TYPE	V-B
PROPOSED BUILDING AREA (GROSS)	2,100 SF
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(1-25 SPACES= 1 HANDICAP SPACE)	
6 SPACES/25= 1	
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EXISTING WATER:	0 GPD
PROPOSED WATER:	750 GPD
EXISTING SEWER:	0 GPD
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GRADING, DRAINAGE, EROSION CONTROL AND STORMWATER MANAGEMENT PLAN
FORTUNE PLACE AMENITIES
 NEW HANOVER COUNTY, NORTH CAROLINA

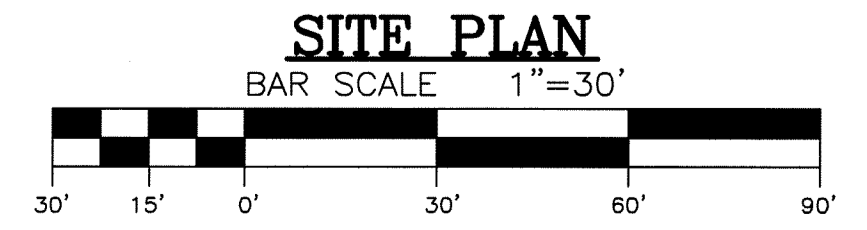
TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
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DATE 10-31-16
 DESIGN PGT
 DRAWN EJW

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

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Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

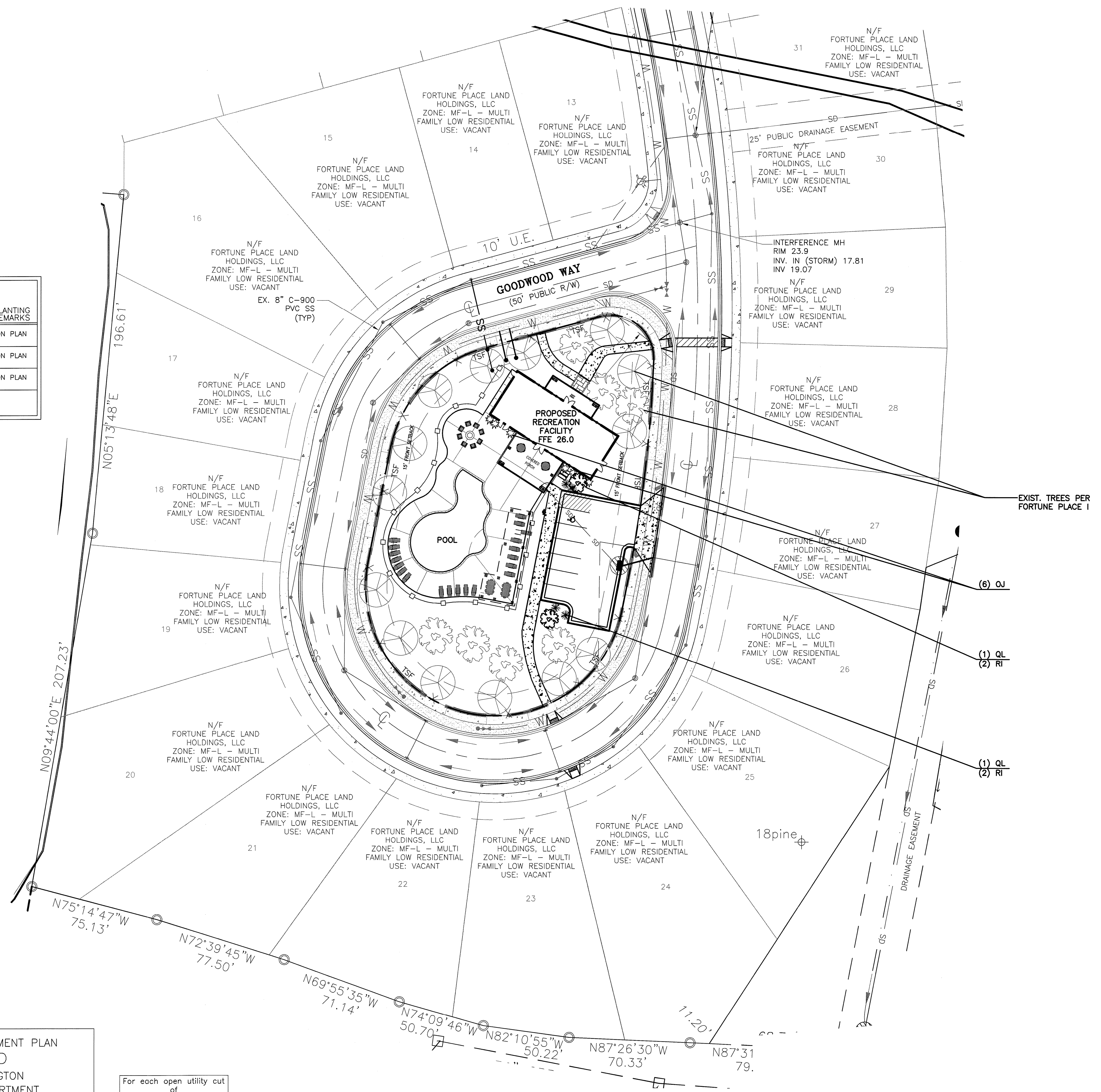
REVISIONS

No./Date	Description	By

LOCATION MAP
NOT TO SCALE

PLANT LIST O.C. - "ON CENTER"						
SYM.	NO.	TYPE	COMMON NAME	SCIENTIFIC NAME	MIN. SIZE	PLANTING REMARKS
	2	TREE	DARLINGTON OAK	QUERCUS LAURIFOLIA	3" CAL.	ON PLAN
	4	SHRUB	INDIAN HAWTHORNE	RHAPHIOLEPIS INDICA	3 GAL.	ON PLAN
	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'.

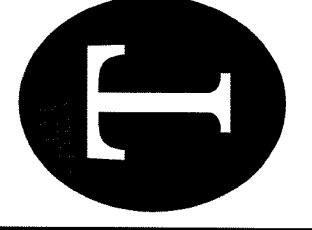


M.B. 34, PG. 156

LANDSCAPE PLAN

FORTUNE PLACE AMENITIES
NEW HANOVER COUNTY, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
419 Chestnut Street
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Phone 910-763-5100
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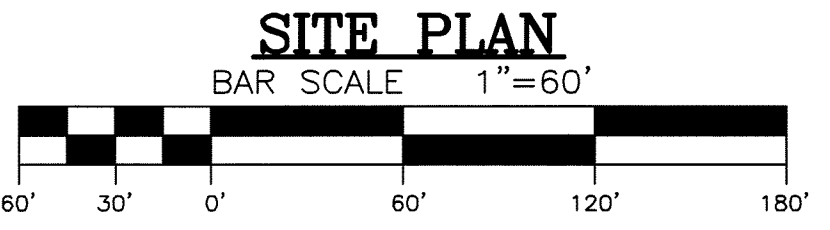
DATE 10-31-16
DESIGN PGT
DRAWN EJW

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SHEET 4 OF 5
16007

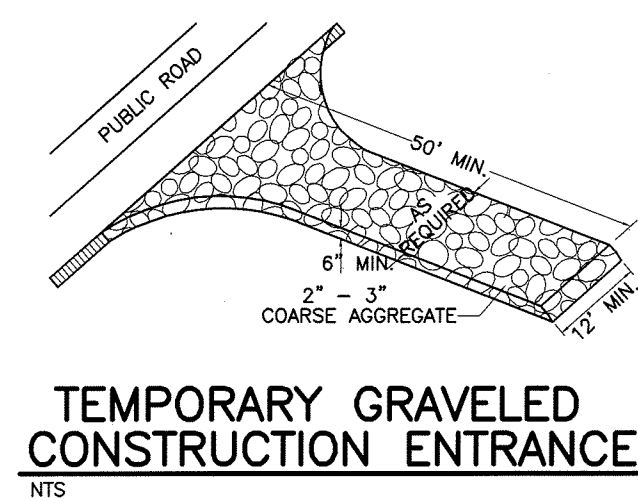
STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

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



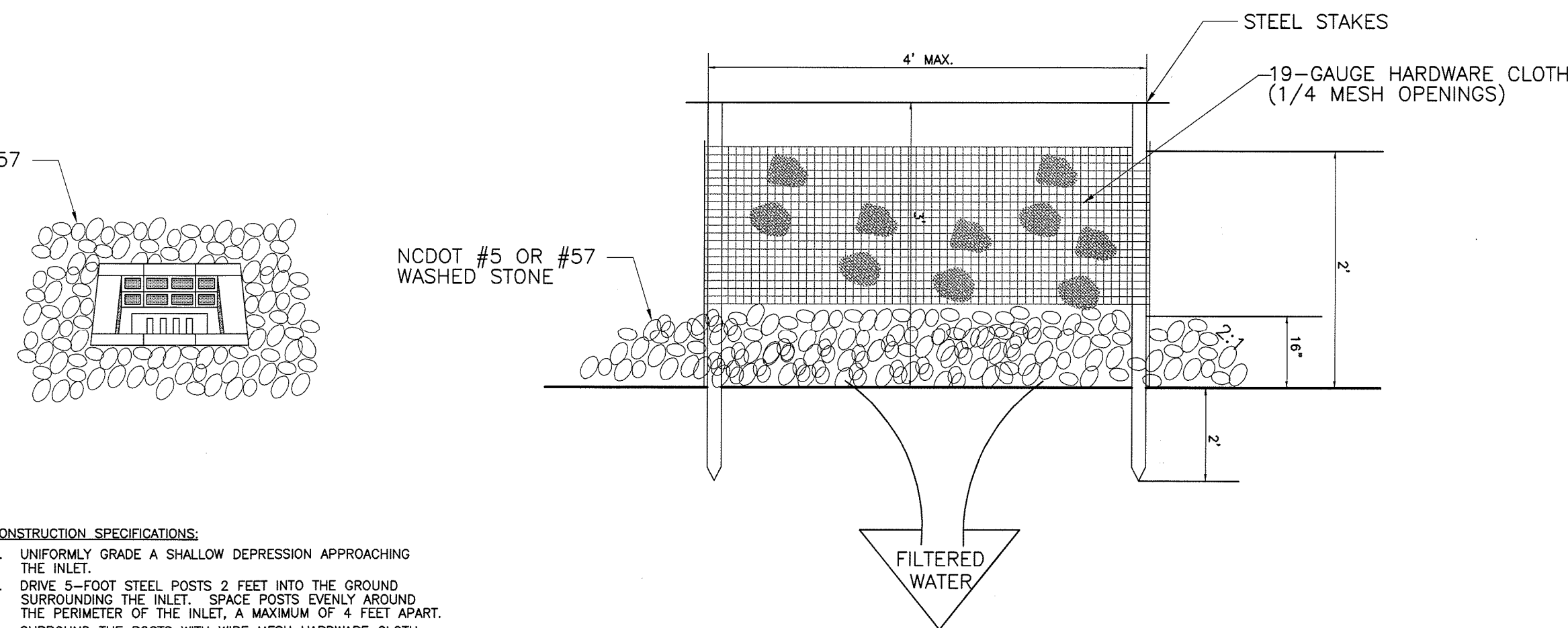
Approved Construction Plan

Name	Date
Planning _____	_____
Traffic _____	_____
Fire _____	_____



TEMPORARY GRAVELED CONSTRUCTION ENTRANCE
NTS

NC DOT #5 OR #57 WASHED STONE



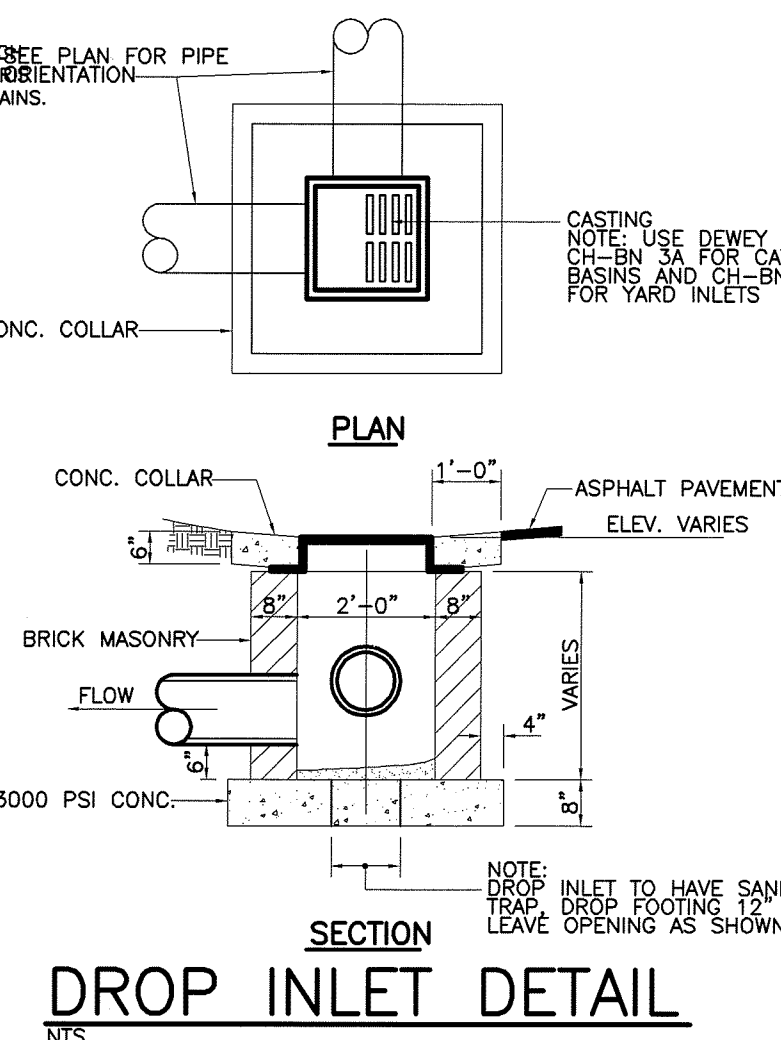
CONSTRUCTION SPECIFICATIONS:

- UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
- DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
- SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE AND BOTTOM. PLACING A 2-FOOT FLAP OF WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
- PLACE CLEAN GRAVEL (NC DOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 18 INCHES AROUND THE WIRE, AND SMOOTH TO EVEN GRADE.
- ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
- COMPACT THE AREA PROPERLY AND STABILIZE IT WITH GROUND COVER.

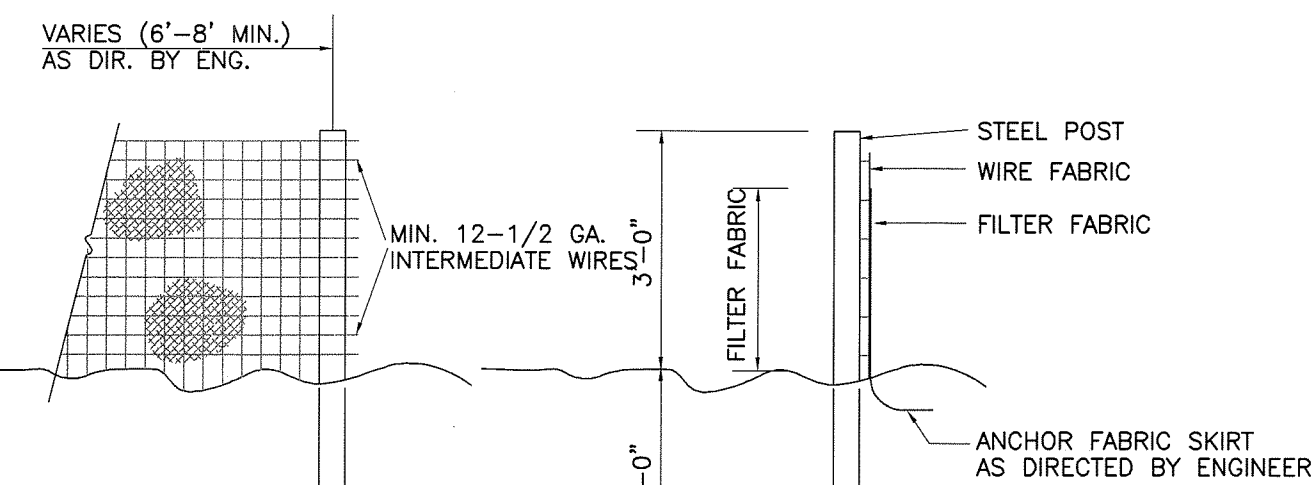
MAINTENANCE:

INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRITMENT OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.

HARDWARE CLOTH AND GRAVEL INLET PROTECTION
NTS

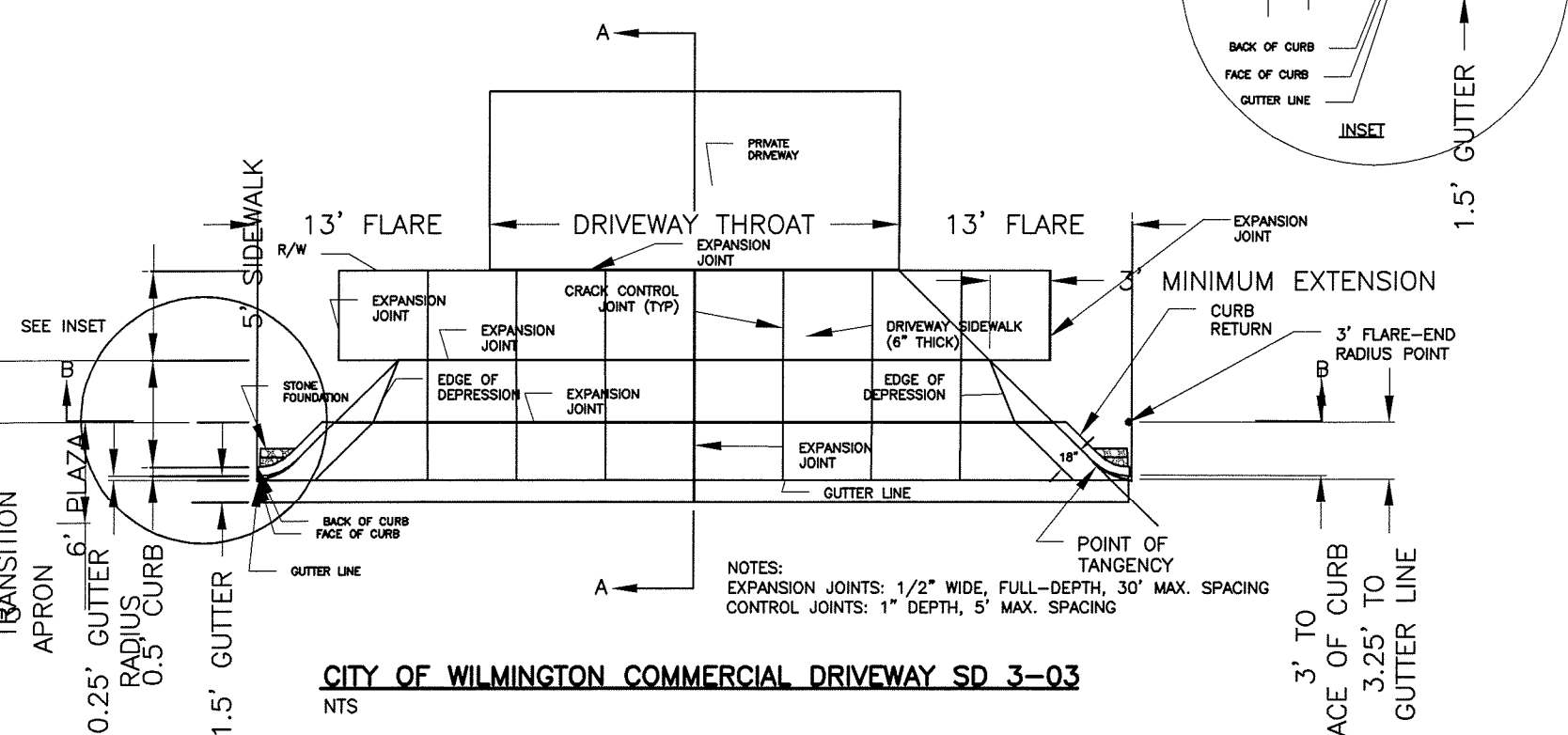
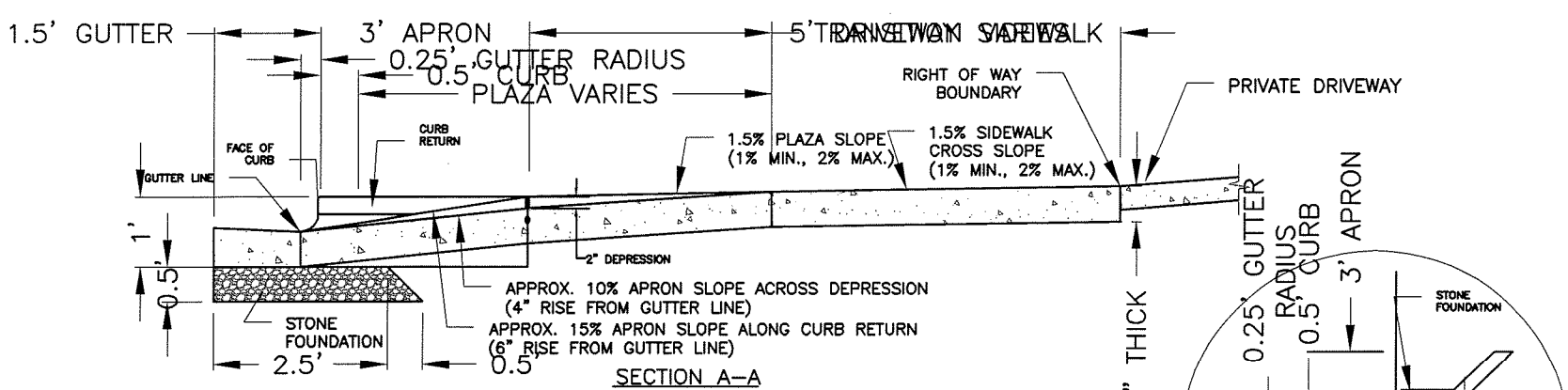
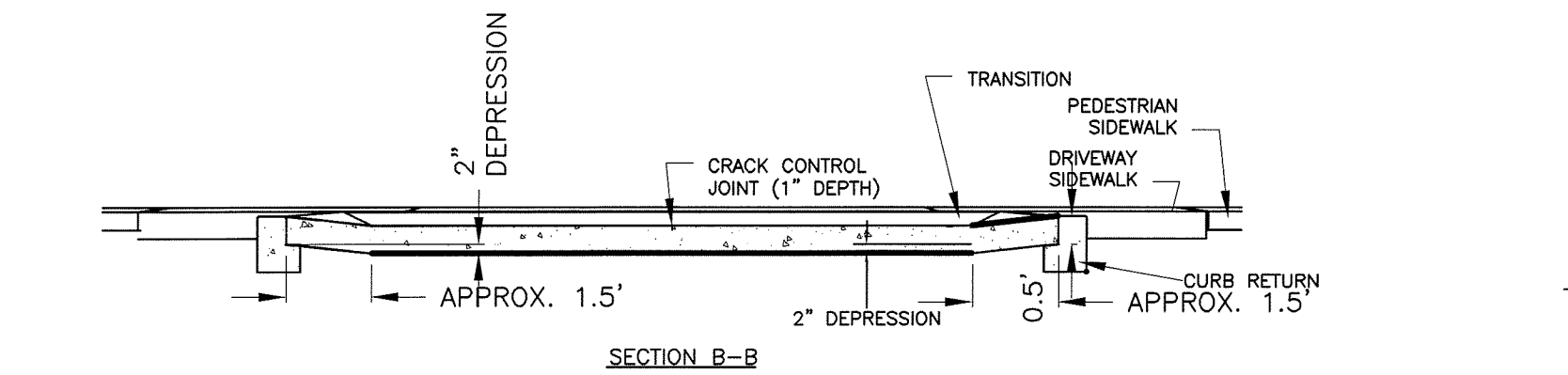


DROP INLET DETAIL
NTS



- NOTES:**
- FENCE FABRIC SHALL BE A MIN. OF 32" IN WIDTH AND SHALL HAVE A MIN. OF SIX LINE WIRES WITH 12" STAY SPACING.
 - FABRIC SHALL BE FOR EROSION CONTROL AND MIN. OF 36" IN WIDTH. FABRIC SHALL BE FASTENED ADEQUATELY TO THE WIRE FABRIC AS DIRECTED BY THE ENGINEER.
 - STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER STEEL ANGLE TYPE.

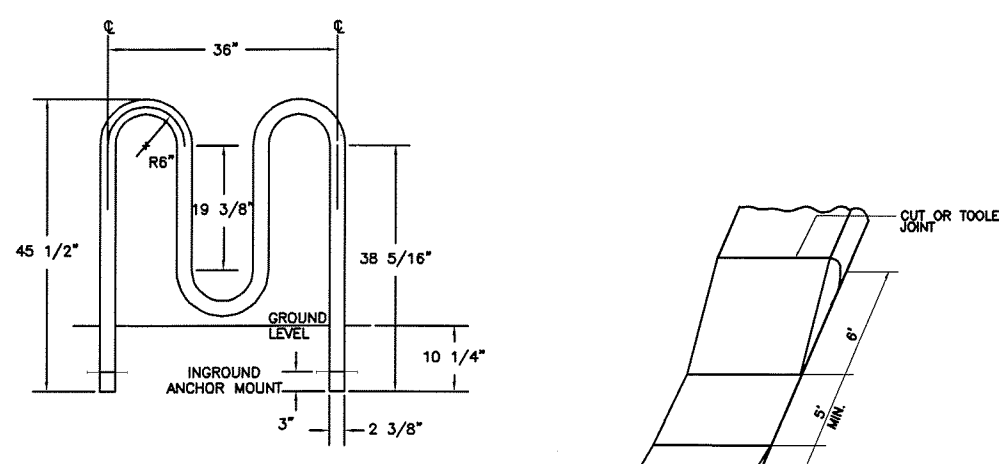
TEMPORARY SILT FENCE
NTS



CITY OF WILMINGTON PAVEMENT SECTION
NTS

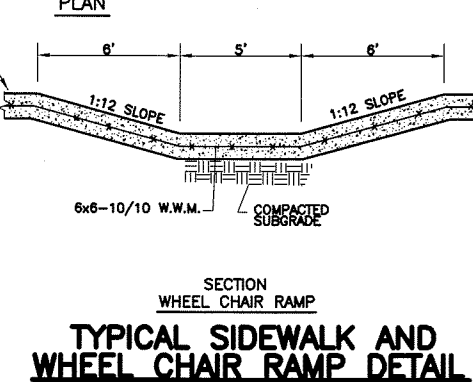
CITY OF WILMINGTON SIDEWALK SD 3-10
NTS

- NOTES:**
- JOINT MATERIAL TO COMPLY WITH CURRENT NC DOT STANDARDS.
 - SANITARY SINKER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVES TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
 - MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
 - CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAINED WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3000 PSI.
 - MINIMUM REINFORCEMENT FOR SIDEWALKS IS A 5' X 5' PANEL.
 - 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS.
 - MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12".
 - MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1.
 - MIN GRADE FOR PROPER DRAINAGE IS 1/8" IN AT LEAST 1' DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 0.3% FOR IF LIMITED BY EXISTING CONDITIONS OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

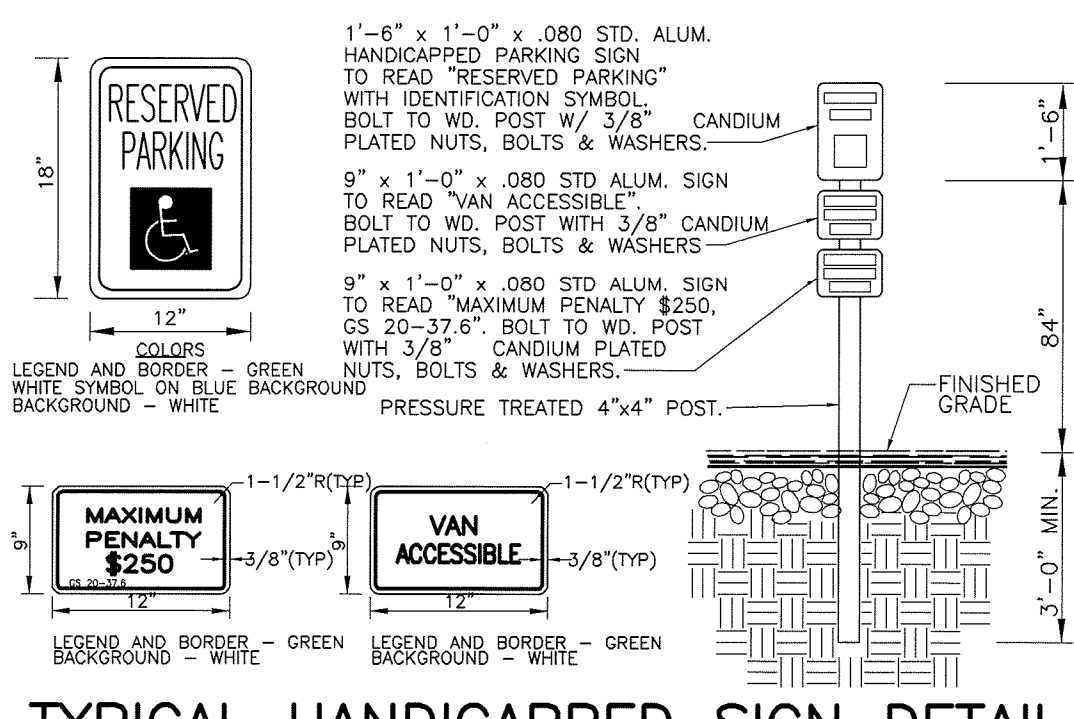


5 CAPACITY BIKE RACK
NTS

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



TYPICAL SIDEWALK AND WHEEL CHAIR RAMP DETAIL
NTS



TYPICAL HANDICAPPED SIGN DETAIL
NTS

SITE AREA DESCRIPTION	STABILIZATION TIMEFRAME	STABILIZATION TECHNIQUE/EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETER AND HOW ZONES)

NPDES GROUND STABILIZATION CRITERIA
NTS

SPRING-SUMMER PERMANENT GRASSING DETAIL SEEDING MIXTURE

SPECIES	RATE (lb/acre)
PENSACOLA BAHIAGRASS	10
COMMON BERMUDA GRASS	10
CERAM MILEET	10
TALL FESCUE	10

- SEEDING NOTES:**
- WHERE A NEAT APPEARANCE IS DESIRED, OVERT SEED.
 - USE CROWN BERMUDA GRASS ONLY ON ISOLATED SITES WHERE IT CANNOT BECOME A PEST. BERMUDA GRASS MAY BE REPLACED WITH 50 LB/ACRE CRACKBERRY.

- SEEDING DATES:**
APRIL 1 - JULY 15
- SOIL AMENDMENTS:**
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 3,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 500 LB/ACRE 10-10-10 FERTILIZER.

- MULCH:**
APPLY 4,000 LB/ACRE STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT, NAILING, OR NETTING. OR BY COMING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

- MAINTENANCE:**
REFER TO THE VEGETATION PLAN FOR ALL SPECIES. RESEED AND FERTILIZE IN JANUARY OR FEBRUARY. AS SOON AS PRACTICABLE, RESEED AND FERTILIZE DURING WINTER MONTHS. AS THE WINTER MONTHS APPROACH, RESEED AND FERTILIZE DURING WINTER MONTHS. AS THE WINTER MONTHS APPROACH, RESEED AND FERTILIZE DURING WINTER MONTHS. AS THE WINTER MONTHS APPROACH, RESEED AND FERTILIZE DURING WINTER MONTHS.

FALL-WINTER PERMANENT GRASSING DETAIL SEEDING MIXTURE

SPECIES	RATE (lb/acre)
TALL FESCUE (BLEND OF TWO OR MORE IMPROVED VARIETIES)	200

- SEEDING DATES:**
OCTOBER - DECEMBER
- SOIL AMENDMENTS:**
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 3,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 500 LB/ACRE 10-10-10 FERTILIZER.

- MULCH:**
APPLY 4,000 LB/ACRE STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT, NAILING, OR NETTING. OR BY COMING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

- MAINTENANCE:**
REFER TO THE VEGETATION PLAN FOR ALL SPECIES. RESEED AND FERTILIZE IN JANUARY OR FEBRUARY. AS SOON AS PRACTICABLE, RESEED AND FERTILIZE DURING WINTER MONTHS. AS THE WINTER MONTHS APPROACH, RESEED AND FERTILIZE DURING WINTER MONTHS. AS THE WINTER MONTHS APPROACH, RESEED AND FERTILIZE DURING WINTER MONTHS.

LATE WINTER & EARLY SPRING PERMANENT GRASSING DETAIL SEEDING MIXTURE

SPECIES	RATE (lb/acre)
Rye (Grass)	120
Orchardgrass (Knee in Piedmont and Coastal Plain)	50

- SEEDING DATES:**
MOUNTAINS - APRIL 15 - MAY 15
PIEDMONT - APRIL 15 - MAY 15
COASTAL PLAIN - APRIL 15 - MAY 15
- SOIL AMENDMENTS:**
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

- MULCH:**
APPLY 4,000 LB/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT, NAILING, OR NETTING. OR BY COMING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

- MAINTENANCE:**
REFER TO THE VEGETATION PLAN FOR ALL SPECIES. RESEED AND FERTILIZE IN JANUARY OR FEBRUARY. AS SOON AS PRACTICABLE, RESEED AND FERTILIZE DURING WINTER MONTHS. AS THE WINTER MONTHS APPROACH, RESEED AND FERTILIZE DURING WINTER MONTHS.

TEMPORARY SUMMER GRASSING DETAIL SEEDING MIXTURE

SPECIES	RATE (lb/acre)
CROWN MILEET	120

- SEEDING NOTES:**
MOUNTAINS - MAY 15 - AUG. 15
PIEDMONT - MAY 15 - AUG. 15
COASTAL PLAIN - APR. 15 - AUG. 15
- SOIL AMENDMENTS:**
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

- MULCH:**
APPLY 4,000 LB/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT, NAILING, OR NETTING. OR BY COMING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

- MAINTENANCE:**
REFER TO THE VEGETATION PLAN FOR ALL SPECIES. RESEED AND FERTILIZE IN JANUARY OR FEBRUARY. AS SOON AS PRACTICABLE, RESEED AND FERTILIZE DURING WINTER MONTHS. AS THE WINTER MONTHS APPROACH, RESEED AND FERTILIZE DURING WINTER MONTHS.

TEMPORARY FALL GRASSING DETAIL SEEDING MIXTURE

SPECIES	RATE (lb/acre)
Rye (Grass)	120

- SEEDING NOTES:**
MOUNTAINS - AUG. 15 - DEC. 15
PIEDMONT - AUG. 15 - DEC. 15
COASTAL PLAIN - AUG. 15 - DEC. 15
- SOIL AMENDMENTS:**
FOLLOW SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 FERTILIZER.

- MULCH:**
APPLY 4,000 LB/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT, NAILING, OR NETTING. OR BY COMING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

- MAINTENANCE:**
REFER TO THE VEGETATION PLAN FOR ALL SPECIES. RESEED AND FERTILIZE IN JANUARY OR FEBRUARY. AS SOON AS PRACTICABLE, RESEED AND FERTILIZE DURING WINTER MONTHS. AS THE WINTER MONTHS APPROACH, RESEED AND FERTILIZE DURING WINTER MONTHS.

- SITE WORK NOTES**
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIARIZED WITH EXISTING CONDITIONS BOTH ON AND IMMEDIATELY ADJACENT TO THE SITE.
 - CLEARING: CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE DESIGNATED TO REMAIN.
 - GRUBBING AND STRIPPING: CONTRACTOR SHALL RAKE AND REMOVE ROOTS, STUMPS, VEGETATION, DEBRIS, EXISTING STRUCTURES ABOVE AND BELOW GRADE, ORGANIC MATERIAL OR ANY OTHER UNSUITABLE MATERIAL WITHIN LIMITS OF CONSTRUCTION.
 - MUCKING: CONTRACTOR SHALL COORDINATE WITH OWNER AND THEIR GEOTECHNICAL REPRESENTATIVE TO COORDINATE REMOVAL OF ANY SOFT AREAS.
 - DISPOSAL: CLEARED, GRUBBED, STRIPPED OR OTHER WASTE MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A PROPERLY PERMITTED FACILITY.
 - FILL AND COMPACTION SHOULD COMPLY WITH GEOTECHNICAL REPORT.
 - THE CONTRACTOR SHALL NOTE THAT THE GRADING PLAN MAY NOT REPRESENT A BALANCED EARTHWORK CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUT AND FILL QUANTITIES AND COMPLETE INSTALLATION TO SPECIFIED GRADES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DISCONNECTION/RECONNECTION AND/OR THE RELOCATION OF ALL EXISTING UTILITIES WITH APPROPRIATE PERSONNEL.
 - EXISTING SURVEYING PERFORMED BY DEREK DANFORTH AND SUPPLIED BY THE OWNER. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE. FURTHERMORE, THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES OR QUESTIONS TO THE ENGINEER PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL PROVIDE ANY AND ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK UNLESS OTHERWISE DIRECTED BY OWNER.
 - ALL PVC UTILITY MAINS SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER AT FINAL GRADE.
 - ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO MEET ALL LOCAL AND STATE CODES. METERS, TAPS, MATERIALS, WORKMANSHIP AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH ALL REQUIREMENTS.
 - ALL PAVEMENT BASES AND FINISHES SHALL CONFORM TO NC DOT STANDARDS INCLUDING WORKMANSHIP, MATERIALS AND EQUIPMENT. APPROPRIATE BARRICADES, SIGNS, LIGHTS OR OTHER TRAFFIC CONTROL DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH NC DOT TO MAINTAIN SAFETY AND TWO WAY TRAFFIC.
 - ALL AREAS SHALL BE PREPARED FOR POSITIVE DRAINAGE. THE CONTRACTOR SHALL NOT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION. ALL AREAS SHALL BE SLOPED TO DRAIN AWAY FROM BUILDINGS AT ALL TIMES.
 - CONCRETE CURB SHALL BE CLASS III WITH RUBBER GASKETED JOINTS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
 - USE WHITE LANE MARKING PAINT FOR ALL PAVEMENT MARKINGS. PAINT SHALL BE A CHLORINATED RUBBER ALKYL, FS TT-P-115, TYPE III, FACTORY MIXED, QUICK DRYING, NON BLEEDING. REFLECTIVE MATERIAL MAY BE ADDED AT OWNER'S OPTION FOR NIGHT REFLECTING.
 - DUCTILE IRON SHALL BE CLASS 50.
 - CONCRETE FOR WALLS, CURBS AND DRIVES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS - AIR ENTRAINED.
 - FIELD TESTING SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY PAID FOR BY THE OWNER. FURTHER TESTING REQUIRED DUE TO A FAILED TEST WILL BE PAID FOR BY THE CONTRACTOR.
 - SEE GEOTECHNICAL REPORT NO. _____ DATED _____ BY _____ FOR ADDITIONAL REQUIREMENTS.

- CONSTRUCTION SEQUENCE**
- NO CUT SLOPE OR FILL SLOPE SHALL EXCEED A RISE OR FALL OF ONE FOOT FOR EVERY RUN OF 3 FEET (1 VERTICAL TO 3 HORIZONTAL).
 - NO SEDIMENT WILL BE ALLOWED TO EXIT THE SITE. ALL EROSION SHALL BE CONTROLLED INCLUDING SIDE SLOPES DURING AND AFTER CONSTRUCTION.
 - INSTALL PRIMARY EROSION MEASURES BEFORE BEGINNING CONSTRUCTION INCLUDING BUT NOT LIMITED TO GRAVELED CONSTRUCTION ENTRANCE, SILT FENCE, CHECK DAMS, ETC. INSTALL ALL SECONDARY EROSION CONTROL MEASURES AS SOON AS POSSIBLE AFTER BEGINNING CONSTRUCTION.
 - ALL EROSION CONTROL MEASURES TO BE INSPECTED AFTER EACH RAIN. SILT FENCE AND INLET PROTECTION ARE TO BE CLEANED WHEN 0.5 FEET OF SEDIMENT HAS ACCUMULATED IN FRONT OF THE DEVICE OR WHEN THEY LEAK OR FAIL. SEDIMENT TRAPS ARE CLEANED OUT AS STATED OR WHEN FULL.
 - IF APPLICABLE, CONSTRUCT PROPOSED RETENTION POND TO ACT AS A SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATION OF SILT AS REQUIRED TO ALLOW PROPER FUNCTIONING. RESTORE POND TO DESIGN LEVELS AT THE COMPLETION OF CONSTRUCTION.
 - IF APPLICABLE, INSTALL INLETS WITH INLET PROTECTION TO ACT AS SILT TRAPS DURING CONSTRUCTION. REMOVE ACCUMULATED SILT AS NEEDED TO PREVENT SILT FROM ENTERING STORM DRAIN PIPING.
 - A 4" LAYER OF TOPSOIL SHALL BE APPLIED TO ALL NEW AREAS TO BE GRASSED.
 - MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PROJECT IS COMPLETE.
 - MORE STRINGENT MEASURES MAY BE REQUIRED TO HALT EROSION IF THOSE ON THIS PLAN PROVE TO BE LESS EFFECTIVE.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF CONSTRUCTION. ALL PERMANENT MEASURES SHALL BE WELL ESTABLISHED PRIOR TO PROJECT COMPLETION.

- MAINTENANCE PLAN**
- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF INCH RAINFALL.
 - ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED, WASHED OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
 - SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPAIRED WHEN THE SEDIMENT POOL NO LONGER DRAINS AS DESIGNED. DEBRIS WILL BE REMOVED FROM THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. SILT SACKS WILL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND BEAVER DAMS, DANDY SACKS AND SOCKS ONCE A WEEK AND AFTER EVERY RAIN EVENT.
 - DIVERSION DITCHES WILL BE CLEANED OUT IMMEDIATELY TO REMOVE SEDIMENT OR OBSTRUCTIONS FROM THE FLOW AREA. THE DIVERSION RIDGES WILL ALSO BE REPAIRED. SWALES MUST BE TEMPORARILY STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY PHASE OF ACTIVITY ASSOCIATED WITH A SWALE.
 - SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF FILLED. THE SEDIMENT FENCE WILL BE NECESSARY TO MAINTAIN A BARRIER. STAKES MUST BE STEEL. STAKE SPACING WILL BE 8 FEET MAX WITH THE USE OF EXTRA STRENGTH FABRIC, WITHOUT WIRE BACKING. STAKE SPACING WILL BE 8 FEET MAX WHEN STANDARD STRENGTH FABRIC AND WIRE BACKING ARE USED. IF ROCK FILTERS ARE DESIGNED AT LOW POINTS IN THE SEDIMENT FENCE THE ROCK WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF FULL OF SEDIMENT, NO LONGER DRAINS AS DESIGNED OR IS DAMAGED.
 - SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. THE ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR WHEN THE ROCK IS DISLODGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED WEEKLY AND WILL BE KEPT CLEAN.
 - SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN WHEN THE DESIGN STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR IF THE ROCK IS DISLODGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED FROM BAFFLES WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED WEEKLY AND WILL BE KEPT CLEAN.
 - ALL SEEDED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATION PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL AREAS WILL BE STABILIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS.
 - FLOCCULATES WILL BE USED TO ADDRESS TURBIDITY ISSUES. THE PUMPS, HOSES AND INJECTION SYSTEMS WILL BE CHECKED FOR PROBLEMS OR TURBID DISCHARGES DAILY.

- SITE EROSION CONTROL NOTES**
- LOCATE AREAS DESIGNATED FOR MANAGEMENT AND DEMOLITION DEBRIS, CONSTRUCTION AND DOMESTIC WASTE, AND HAZARDOUS OR TOXIC WASTE. THIS LOCATION SHALL BE AT LEAST 50' AWAY FROM STORM DRAIN INLETS AND SURFACE WATERS UNLESS IT CAN BE SHOWN THAT NO OTHER ALTERNATIVES ARE REASONABLY AVAILABLE.
 - CONCRETE MATERIALS ON-SITE, INCLUDING EXCESS CONCRETE, MUST BE CONTROLLED AND MANAGED TO AVOID CONTACT WITH SURFACE WATERS. WATERS FROM CONCRETE SLURRY SHALL BE DISCHARGED FROM THE SITE.
 - LITTER AND SANITARY WASTE: THE PERMITTEE SHALL CONTROL THE MANAGEMENT AND DISPOSAL OF LITTER AND SANITARY WASTE FROM THE SITE.
 - LOCATE EARTHEN-MATERIAL STOCK PILE AREAS AT LEAST 50' AWAY FROM STORM DRAIN INLETS AND SURFACE WATERS UNLESS IT CAN BE SHOWN THAT NO OTHER ALTERNATIVES ARE REASONABLY AVAILABLE.
 - CONCRETE MATERIALS ON-SITE, INCLUDING EXCESS CONCRETE, MUST BE CONTROLLED AND MANAGED TO AVOID CONTACT WITH SURFACE WATERS. WATERS FROM CONCRETE SLURRY SHALL BE DISCHARGED FROM THE SITE.
 - ANY HAZARDOUS CONCRETE RESIDUE WILL BE DISPOSED OF, OR RECYCLED ON SITE, IN ACCORDANCE WITH LOCAL AND STATE SOLID WASTE REGULATIONS.
 - SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE: SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
 - ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
 - CONDITIONS-NOT MEETING THE STABILIZATION REQUIREMENTS ABOVE, THE FOLLOWING CONDITIONS OR EXCEPTIONS SHALL APPLY. EXTENSIONS OF TIME MAY BE APPROVED BY THE PERMITTING AUTHORITY BASED ON WEATHER OR OTHER SITE-SPECIFIC CONDITIONS THAT MAKE COMPLIANCE IMPRACTICABLE.
 - ALL SLOPES 50' IN LENGTH OR GREATER SHALL APPLY TO GROUND COVER WITHIN 7 DAYS EXCEPT WHEN THE SLOPE IS FLATTER THAN 4:1. SLOPES LESS THAN 50' SHALL APPLY GROUND COVER WITHIN 14 DAYS EXCEPT WHEN SLOPES ARE STEEPER THAN 3:1. THE 7-DAY REQUIREMENT APPLIES.
 - ANY SLOPE GRATER THAN 3:1 SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT.
 - SLOPES 10' OR LESS IN LENGTH SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT EXCEPT WHEN THE SLOPE IS STEEPER THAN 4:1.
 - ALTHOUGH STABILIZATION IS USUALLY SPECIFIED AS GROUND COVER, OTHER METHODS, SUCH AS CHEMICAL STABILIZATION, MAY BE ALLOWED ON A CASE-BY-CASE BASIS.
 - FOR PORTIONS OF PROJECTS WITHIN THE SEDIMENT CONTROL COMMISSION-DEFINED "HIGH QUALITY WATER ZONE" (SIA NCAC 04A.0105), STABILIZATION WITH GROUND COVER SHALL BE ACHIEVED AS SOON AS PRACTICABLE, BUT IN ANY EVENT ON ALL AREAS OF THE SITE WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACT.

REVISIONS

No./Date	Description	By

DETAILS AND NOTES

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PROFESSIONAL ENGINEER
17374
SEAL

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

Approved Construction Plan
Name _____ Date _____
Planning _____
Traffic _____
Fire _____

DATE 10-31-16
DESIGN PGT
DRAWN EJW

C5
SHEET 5 OF 5
16007