

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.

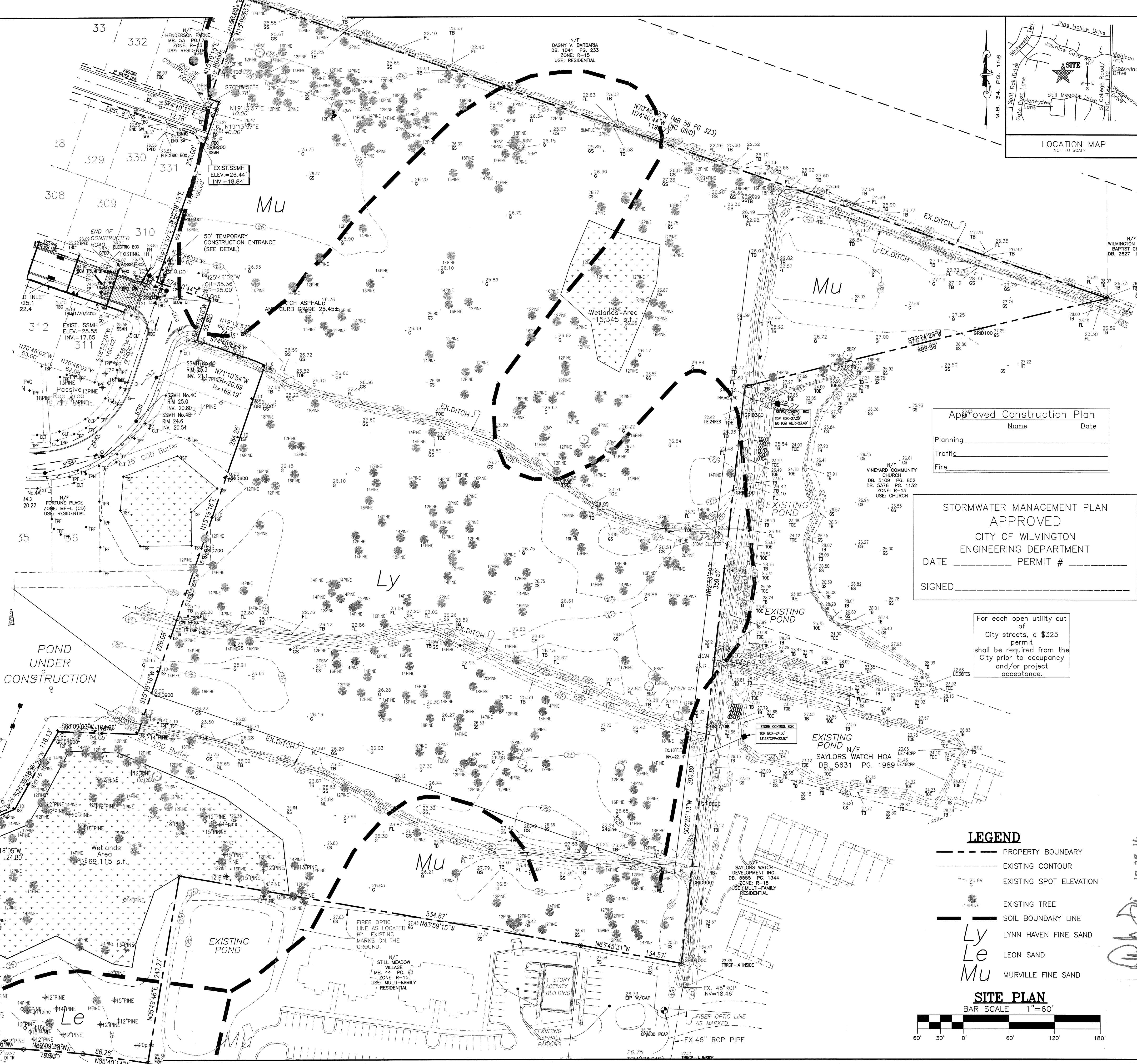
** 1.83 ac.+ Active prov'd. ** ** 2.20 ac.+ Passive prov'd. **

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: Hooser Dobby, LLC 3. Property developer: Dagna Hackney 4. Site address: 4900 Gate Post Lane 5. Zone: MF-L (CO) 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 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 # 3720313400U, Effective April 3, 2006. 14. The tract is within the Metts 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: LY-Leon Sand LY-Lynn Haven Fine Sand MU-Murville Fine Sand 33. All reinforced concrete storm drain pipe shall be class IV. 34. No obstructions are permitted in the space between thirty (30) inches and ten (10) feet above the ground within the triangular site distance, proposed backflow boxes (and all utility service facilities) are less than 30" in height. 35. A utility cut permit is required for each open cut of a city street in certain cases an entire resurfacing of the area being open cut may be required. Contact 341-5888 for more details. 36. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced. 37. All weather emergency vehicle access shall be maintained at all times. Tree Protection Notes: 1. Tree Preservation / Removal Permit is required prior to clearing & land disturbance. 2. Prior to any clearing 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."



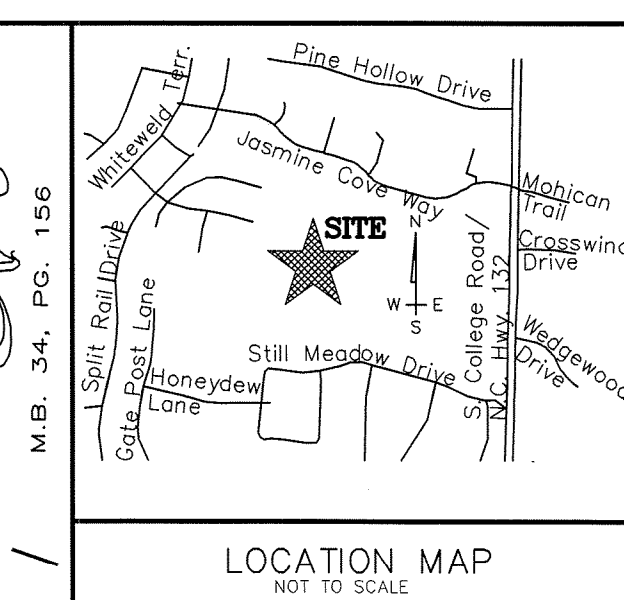
Approved Construction Plan table with columns for Name and Date. Rows for Planning, Traffic, and Fire.

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.

- LEGEND: PROPERTY BOUNDARY, EXISTING CONTOUR, EXISTING SPOT ELEVATION, EXISTING TREE, SOIL BOUNDARY LINE, LYNN HAVEN FINE SAND, LEON SAND, MURVILLE FINE SAND.

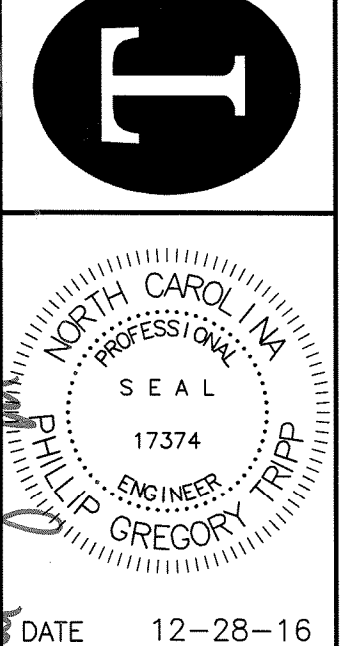
SITE PLAN BAR SCALE 1"=60'



REVISIONS table with columns for Date, Description, and By.

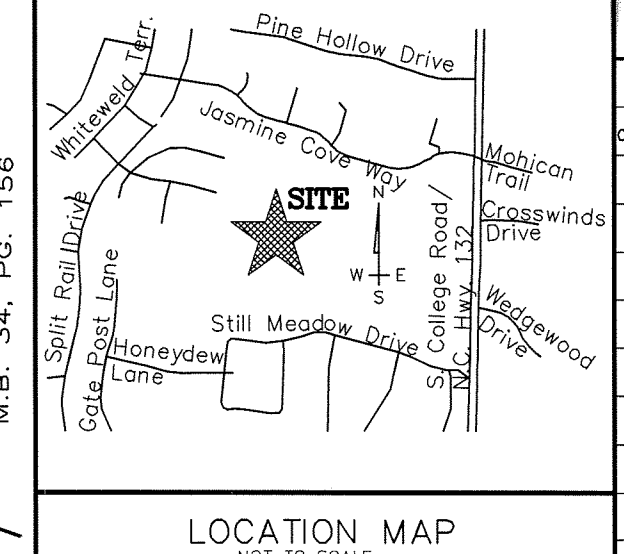
EXISTING CONDITIONS AND SITE INVENTORY PLAN FORTUNE PLACE II NEW HANOVER COUNTY, NORTH CAROLINA

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



DATE 12-28-16 DESIGN PGT DRAWN EJW

C1 SHEET 1 OF 9 14023

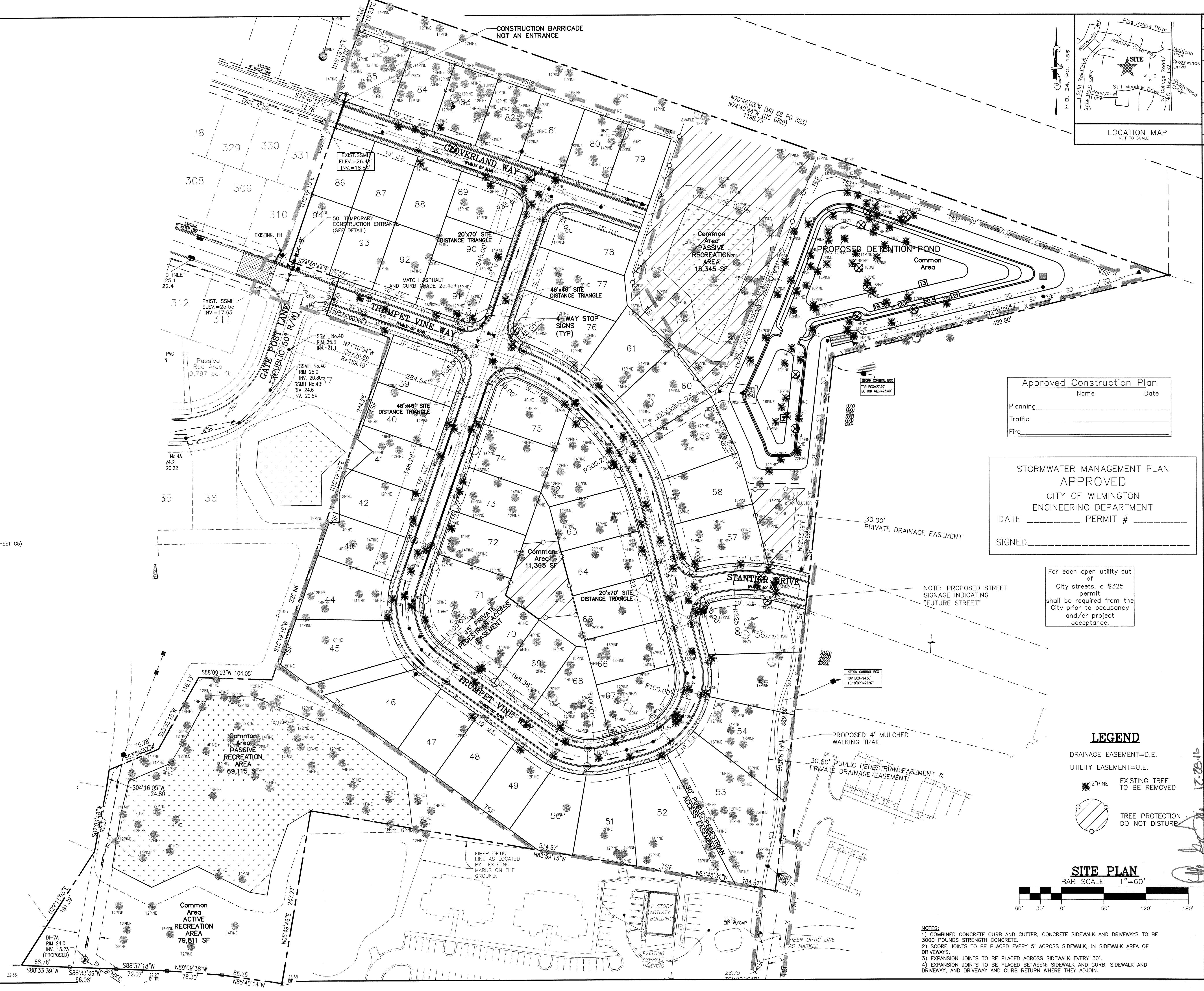


REVISIONS		
Date	Description	By
03-08-17	CON & EC COMMENTS	EJW

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
* SIGNIFICANT TREES TO BE MITIGATED (SEE SHEET C5)



Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

STORMWATER MANAGEMENT PLAN
APPROVED

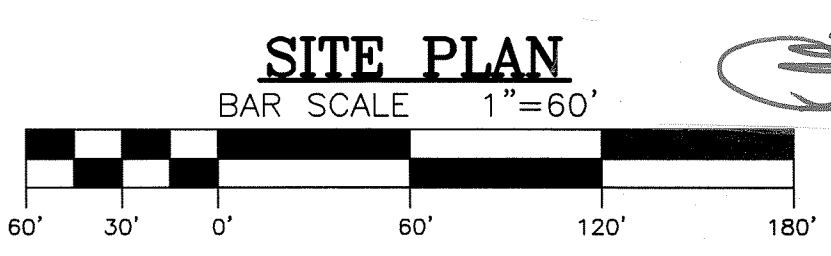
CITY OF WILMINGTON
ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

SIGNED _____

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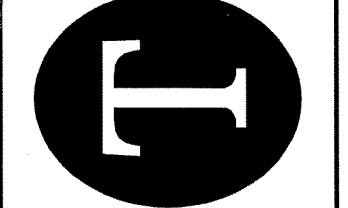
- LEGEND**
- DRAINAGE EASEMENT=D.E.
 - UTILITY EASEMENT=U.E.
 - EXISTING TREE TO BE REMOVED
 - TREE PROTECTION DO NOT DISTURB



- 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.

SITE AND TREE REMOVAL 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



DATE 12-28-16
DESIGN PGT
DRAWN EJW

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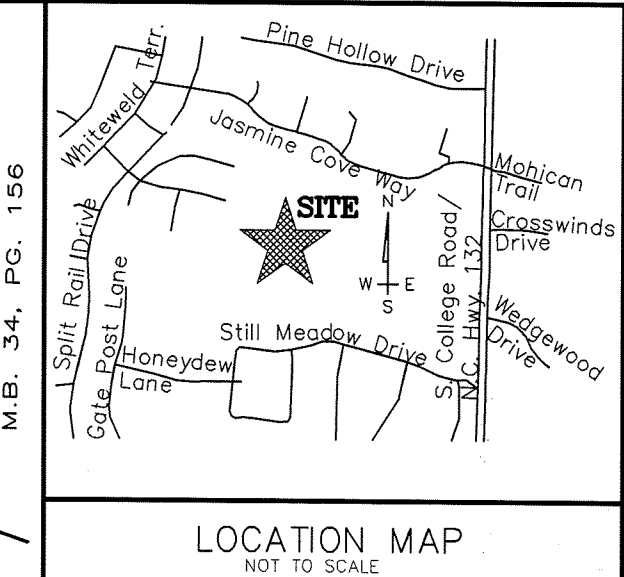
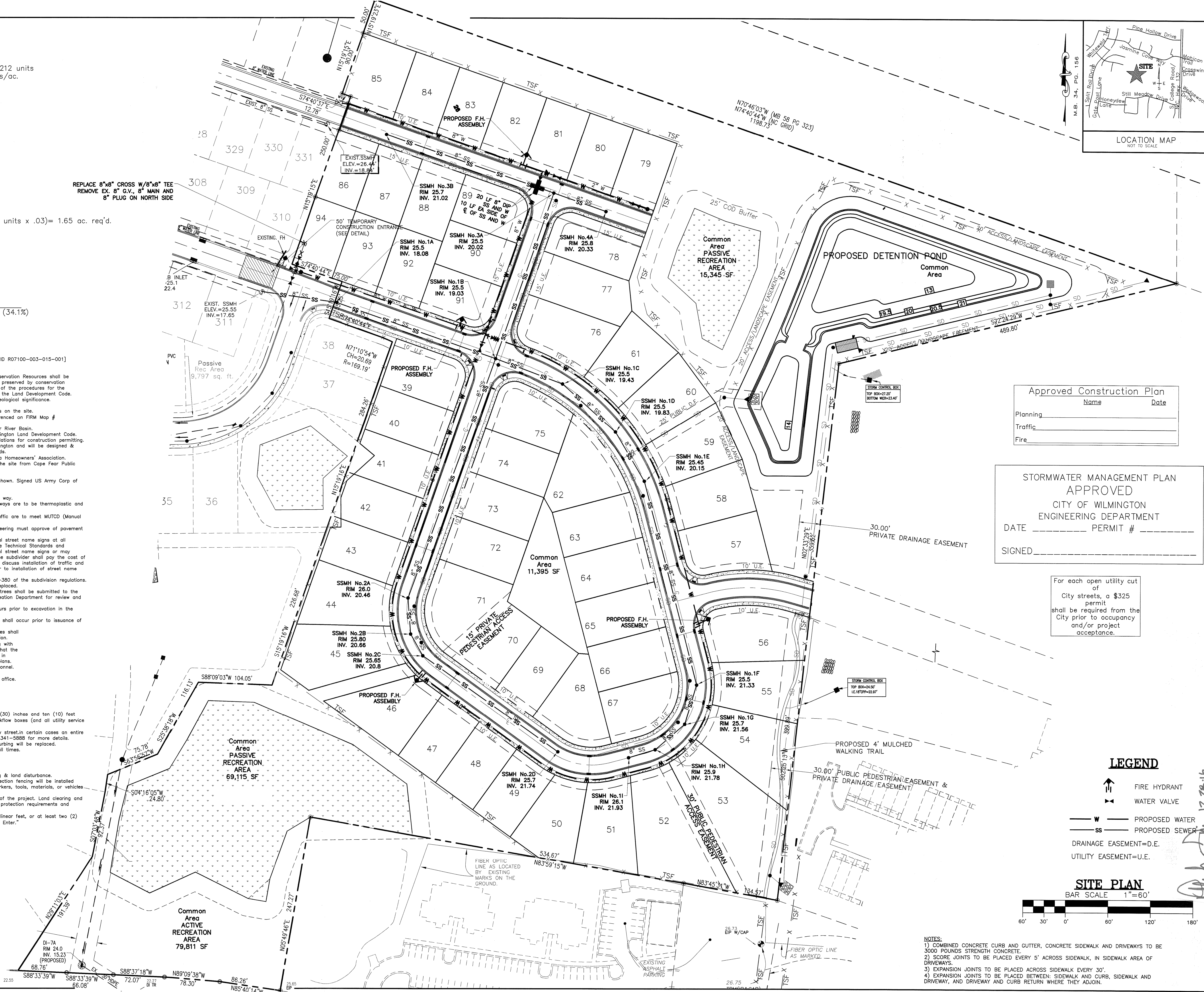
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- 1. Applicant: Tripp Engineering, P.C.
- 2. Property owner: Hoosier Daddy, LLC
- 3. Property developer: Deana Hootney
- 4. Site address: 4900 Gate Post Lane
- 5. Zone: MF-L (CD)
- 6. New Hanover County Parcel Nos.: PIN 3134(06)-39-4823 [PID R07100-003-015-001]
- 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 # 3720313400D, Effective April 3, 2006.
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- 33. Soil Types:
 - LE-Leon Sand
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- 34. All reinforced concrete storm drain pipe shall be class IV.
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REVISIONS

Date	Description	By
03-08-17	COW & EC COMMENTS	EJW

Approved Construction Plan

Name	Date
Planning	
Traffic	
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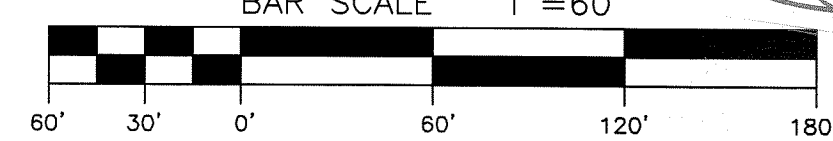
STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

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LEGEND

- FIRE HYDRANT
- WATER VALVE
- PROPOSED WATER
- PROPOSED SEWER
- DRAINAGE EASEMENT=D.E.
- UTILITY EASEMENT=U.E.

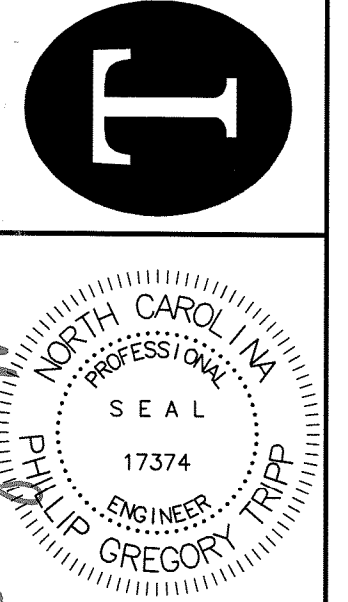
SITE PLAN



- NOTES:
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UTILITY 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
© 2016 TRIPP ENGINEERING, P.C.



DATE 12-28-16
DESIGN PGT
DRAWN EJW

C3
SHEET 3 OF 9
14023

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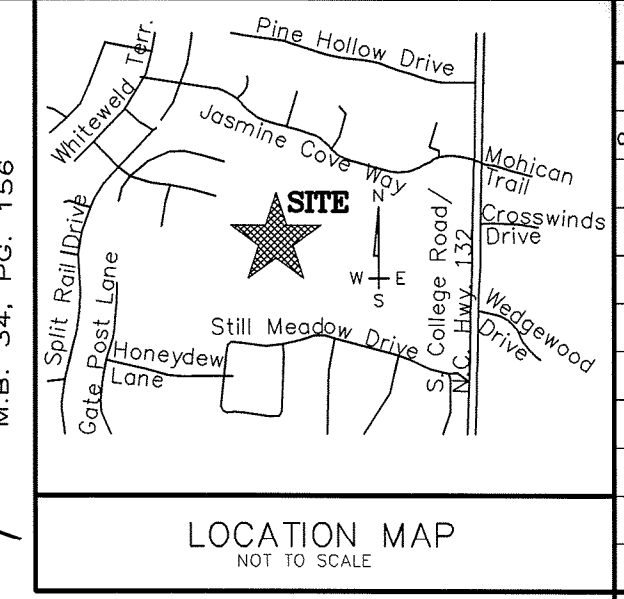
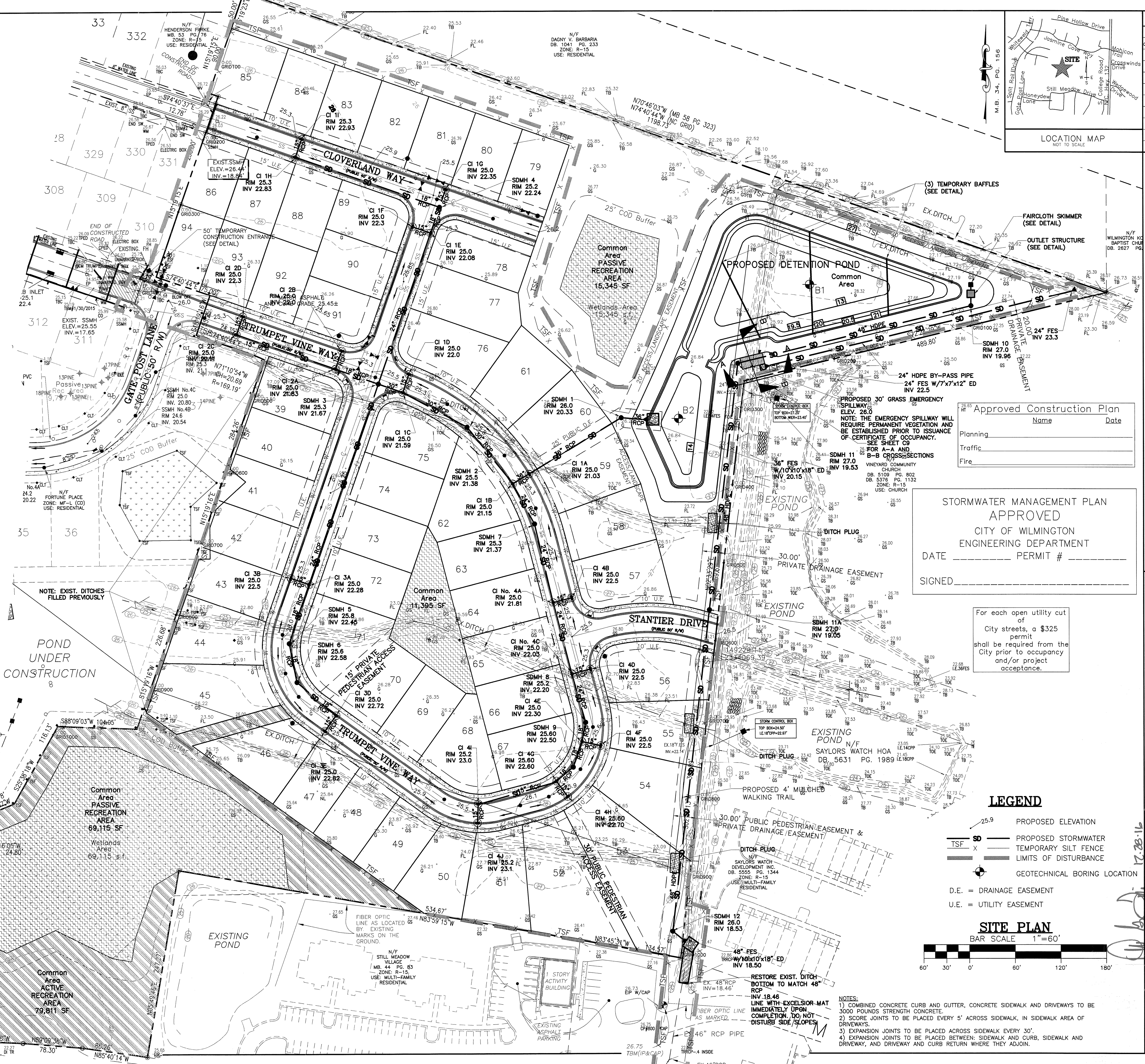


Table with 3 columns: Date, Description, By. Row 1: 03-08-17, COW & EC COMMENTS, EJW.

(3) TEMPORARY BAFFLES (SEE DETAIL)

EX-DITCH

FAIRCLOTH SKIMMER (SEE DETAIL)

OUTLET STRUCTURE (SEE DETAIL)

PROPOSED DETENTION POND

Common Area

24" HDPE BY-PASS PIPE

24" FES W/7'x7'x12" ED

PROPOSED 30' GRASS EMERGENCY SPILLWAY

NOTE: THE EMERGENCY SPILLWAY WILL REQUIRE PERMANENT VEGETATION AND BE ESTABLISHED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. SEE SHEET C9

FOR A-A AND B-B CROSS SECTIONS

VINEYARD COMMUNITY CHURCH DB: 5109 PG: 802 DB: 5376 PG: 1132 ZONE: R-15 USE: CHURCH

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

STORMWATER MANAGEMENT PLAN APPROVED

CITY OF WILMINGTON ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

SIGNED _____

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LEGEND

25.9 PROPOSED ELEVATION

SD PROPOSED STORMWATER

TSF x TEMPORARY SILT FENCE

LIMITS OF DISTURBANCE

GEOTECHNICAL BORING LOCATION

D.E. = DRAINAGE EASEMENT

U.E. = UTILITY EASEMENT

SITE PLAN

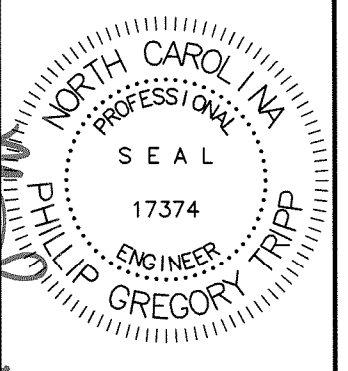
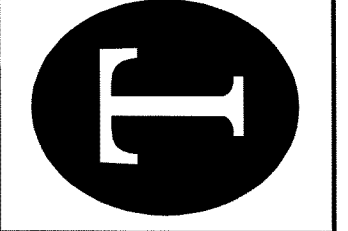
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60' 30' 0' 60' 120' 180'

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GRADING, DRAINAGE, EROSION CONTROL AND STORMWATER MANAGEMENT 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



DATE 12-28-16 DESIGN PGT DRAWN EJW

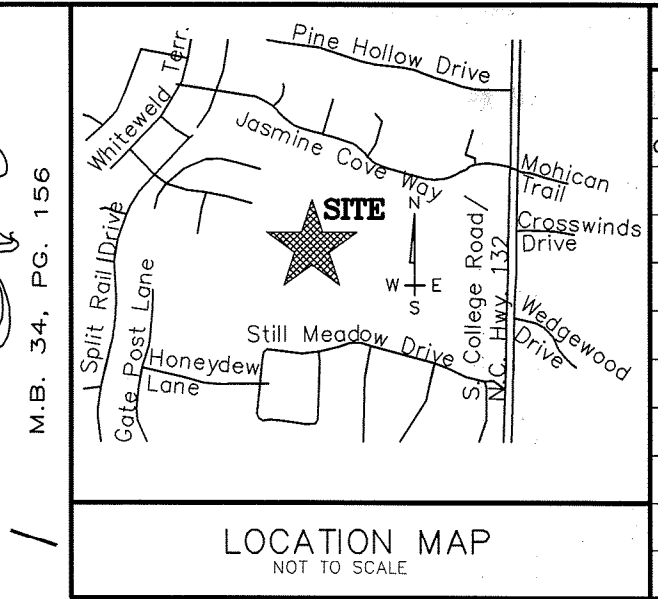
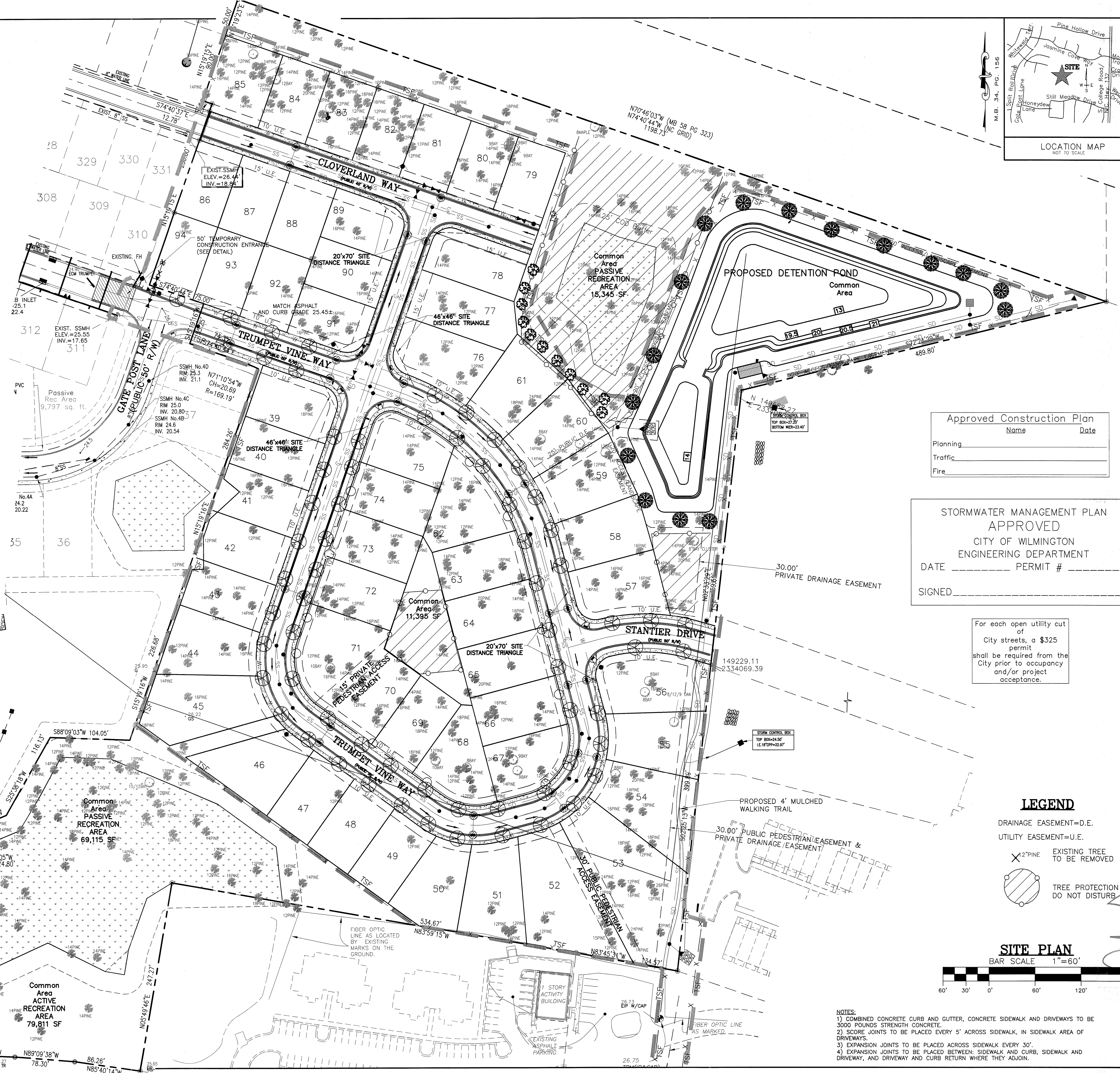
C4 SHEET 4 OF 9 14023

SIGNIFICANT TREE MITIGATION CHART				
TREE TYPE	TREE SIZE	# OF TREES	% MITIGATION	REPLACEMENT TREES REQUIRED
GUM	12 IN.	1	50	12x(2x0.50)/3=4
GUM	10 IN.	1	50	10x(2x0.50)/3=3.3
OAK	10 IN.	1	50	10x(2x0.50)/3=3.3

STORMWATER FACILITY LANDSCAPING CALCULATION			
TOP OF BANK LINEAR FOOTAGE	VEGETATION CLUSTERS REQUIRED	VEGETATION CLUSTERS PROVIDED	TYPE OF CLUSTER PROVIDED
1477	1477 / 100 = 14.77	15	CANOPY TREE

PLANT LIST					
SYM. NO.	TYPE	COMMON NAME	SCIENTIFIC NAME	MIN. SIZE	PLANTING REMARKS
LI 64	TREE	SHEDDING OAK	QUERCUS SHUMARDII	2"	35'-45' O.C.
OL 11	TREE	DARLINGTON OAK	QUERCUS LAURIFOLIA	2"-2.5" CALIPER	---
OV 15	TREE	LIVE OAK	QUERCUS VIRGINIANA	2"-2.5" CALIPER	---

NOTE:
1. NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SITE DISTANCE. PROPOSED BACKFLOW BOXES (AND ALL UTILITY SERVICE FACILITIES) ARE LESS THAN 30" IN HEIGHT.



REVISIONS		
Date	Description	By
03-08-17	REVISED PER COMMENTS	EJW

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

STORMWATER MANAGEMENT PLAN APPROVED

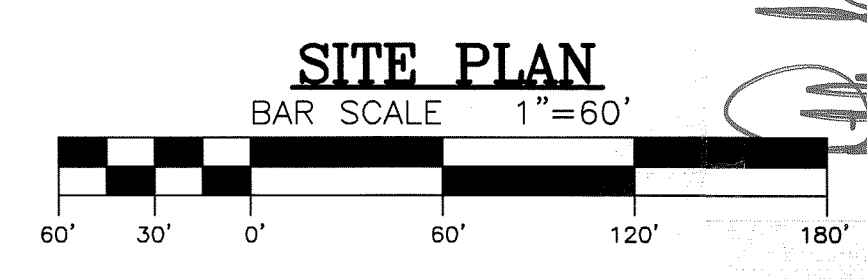
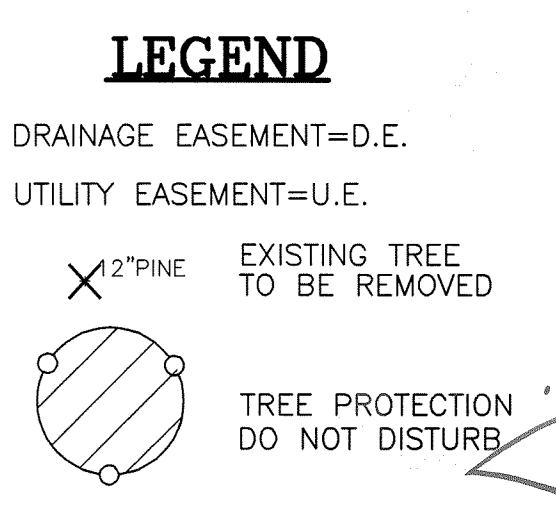
CITY OF WILMINGTON

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.



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.

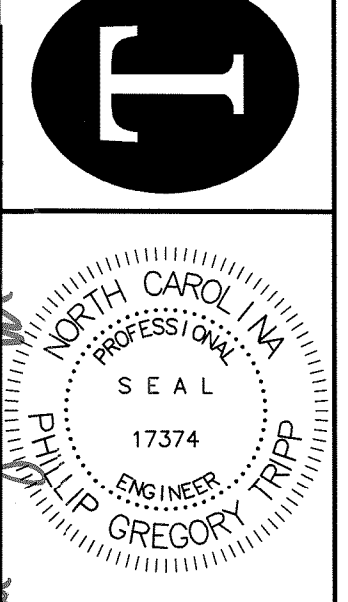
LANDSCAPE PLAN

FORTUNE PLACE II

WILMINGTON, NORTH CAROLINA

TRIPP ENGINEERING, P.C.

419 Chestnut Street
Wilmington, North Carolina 28401
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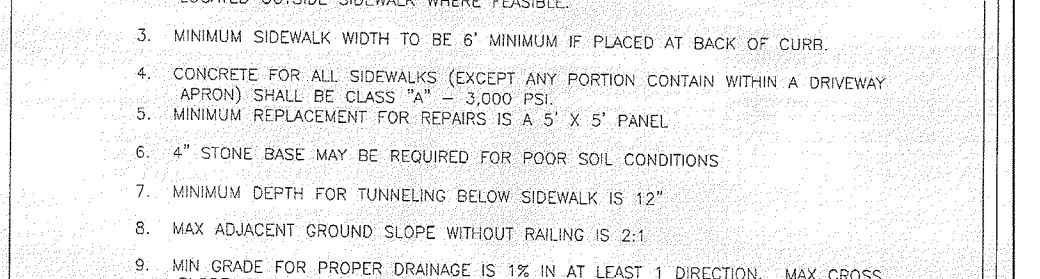
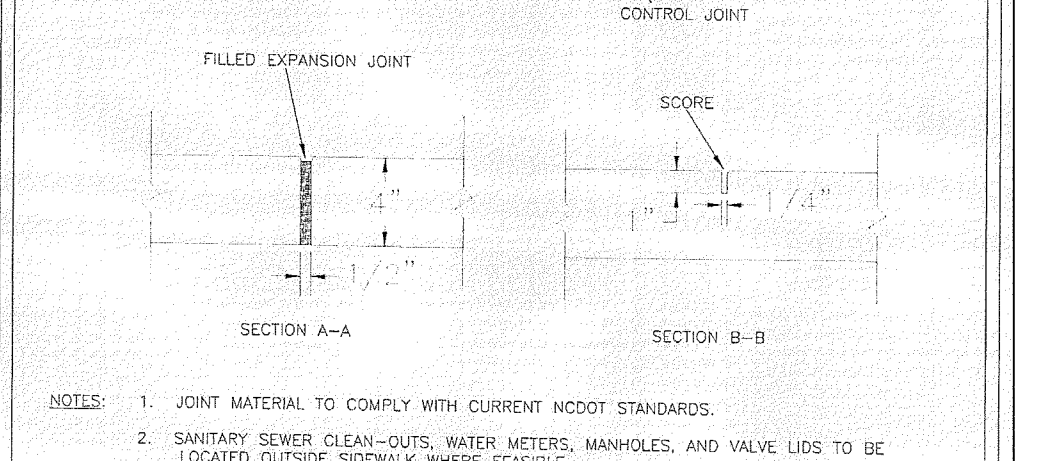
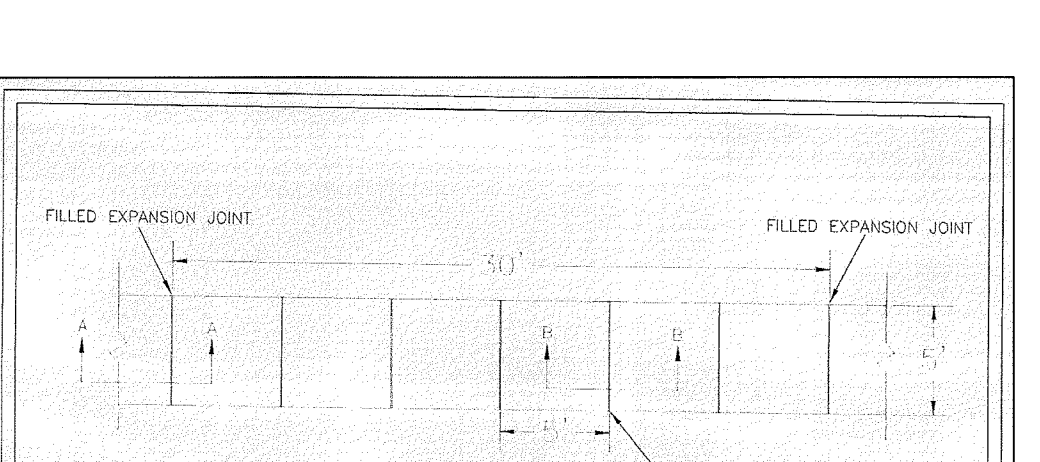
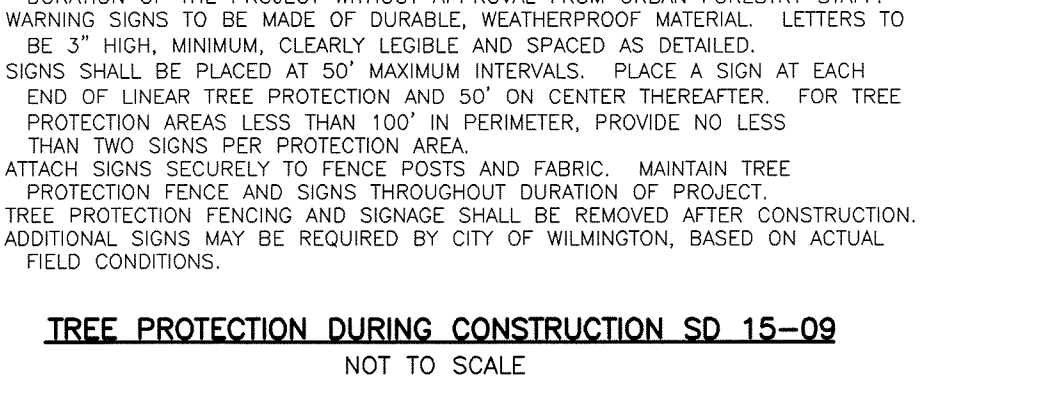
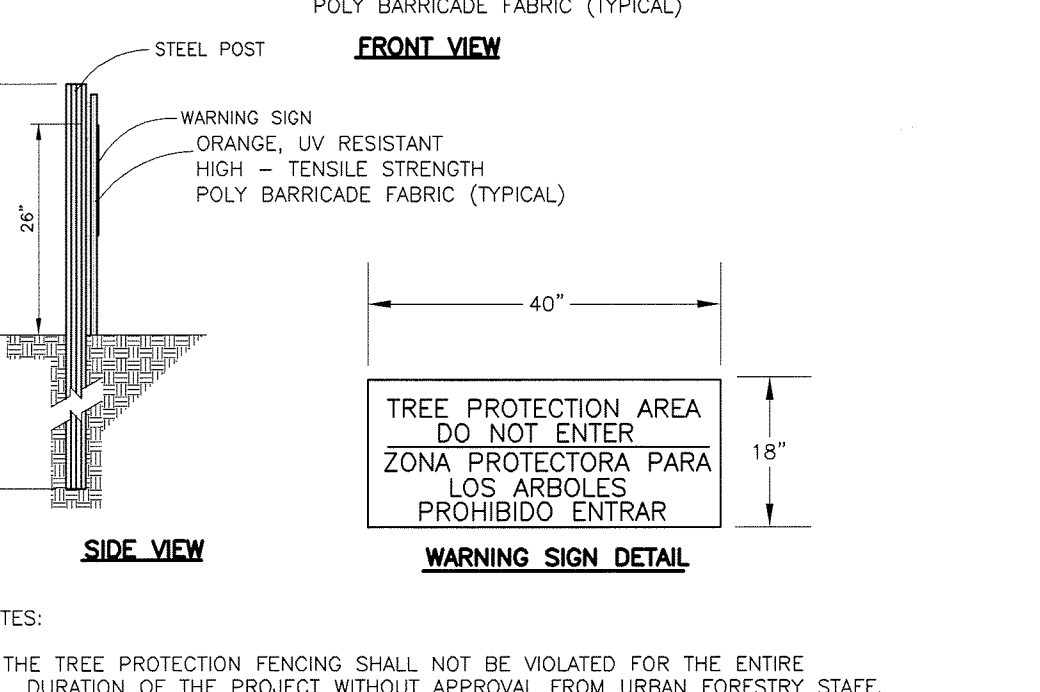
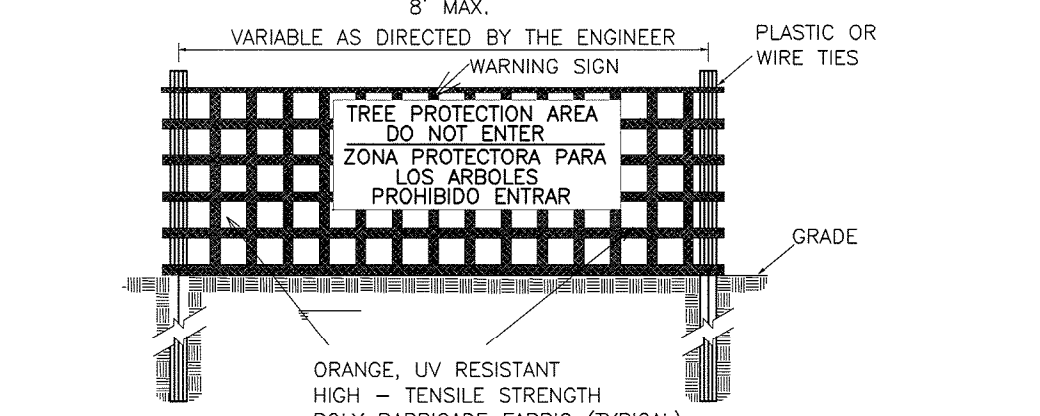
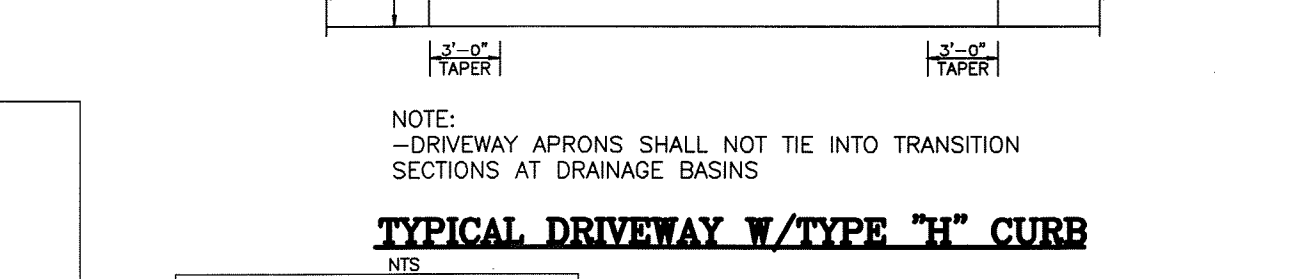
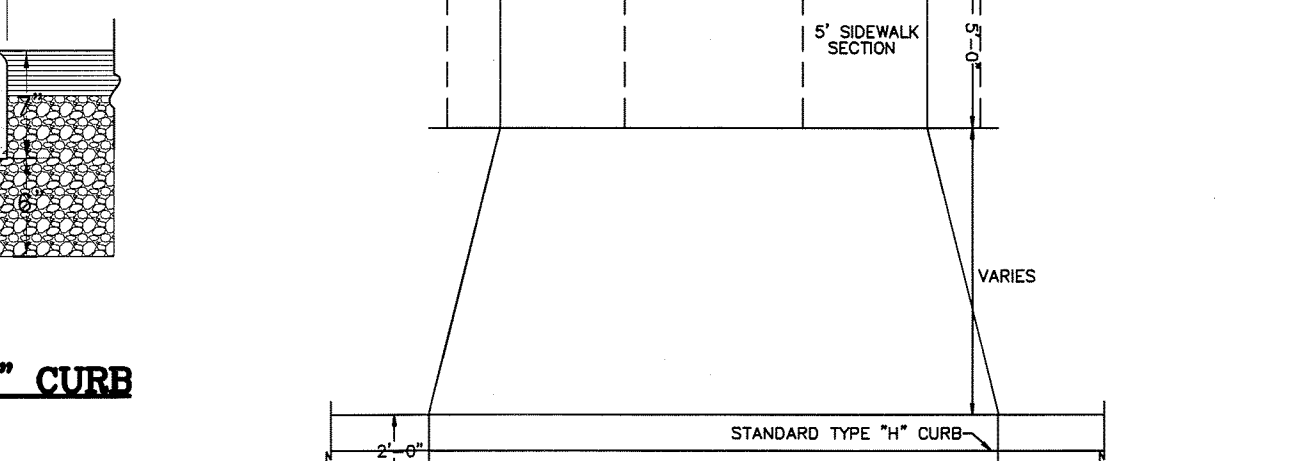
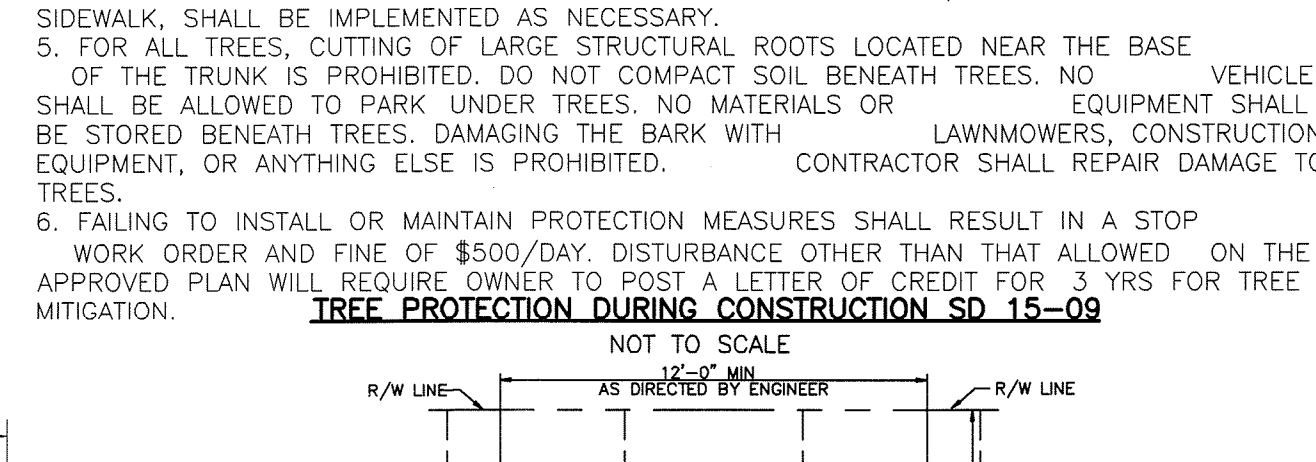
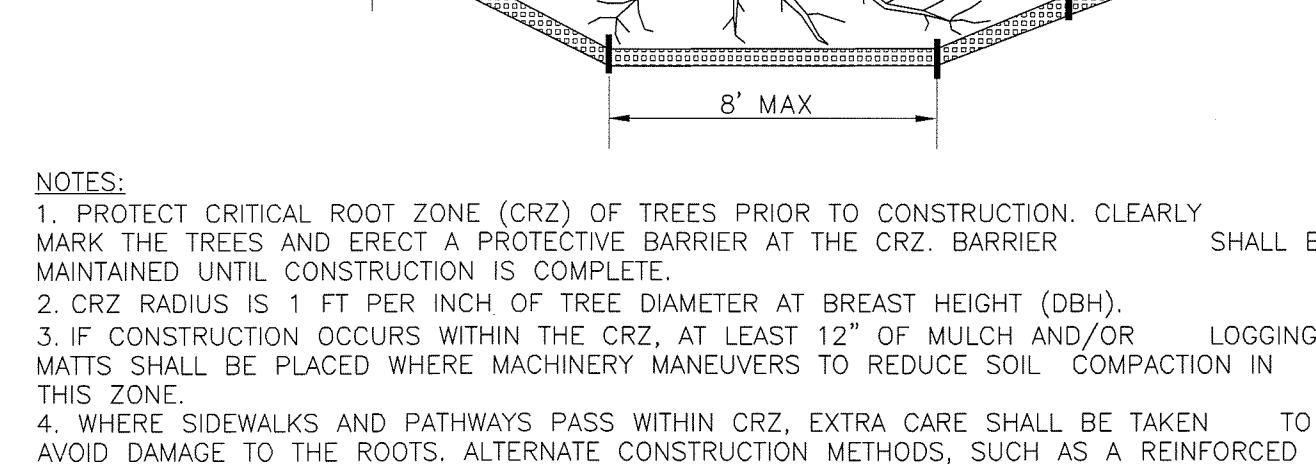
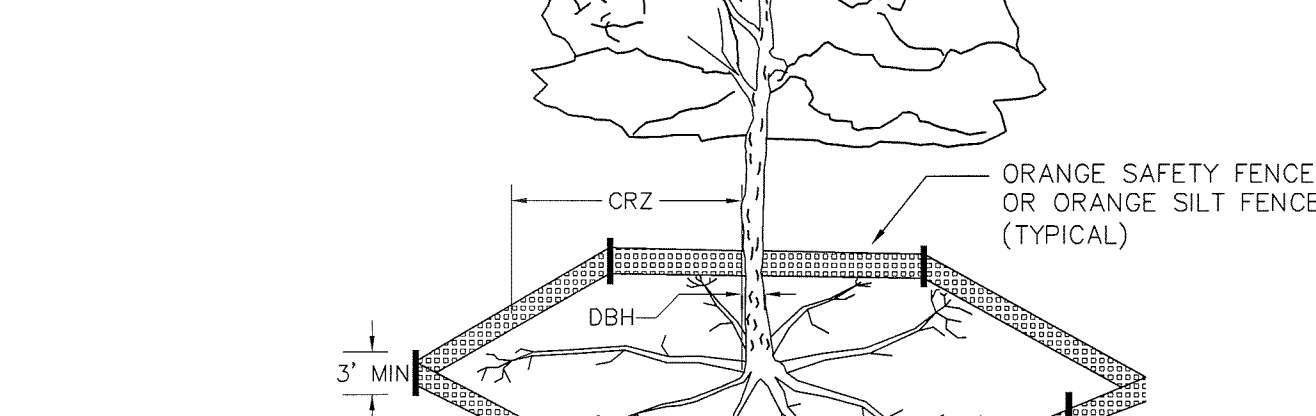
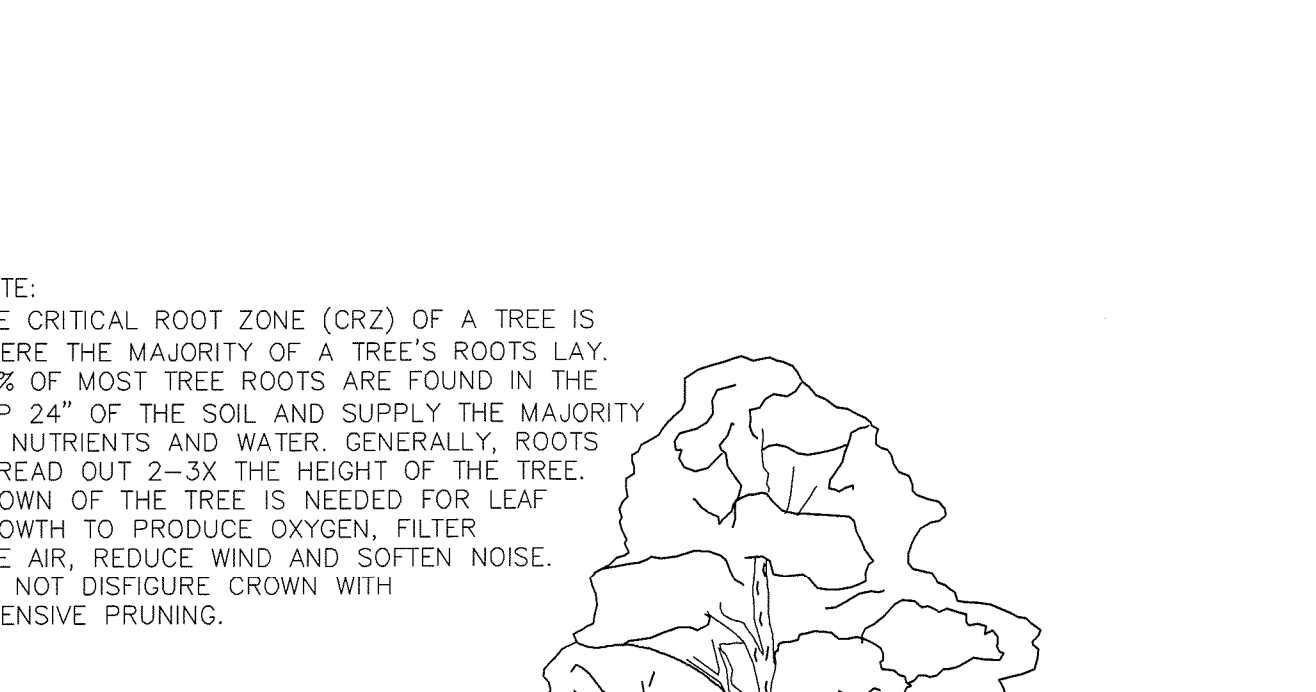
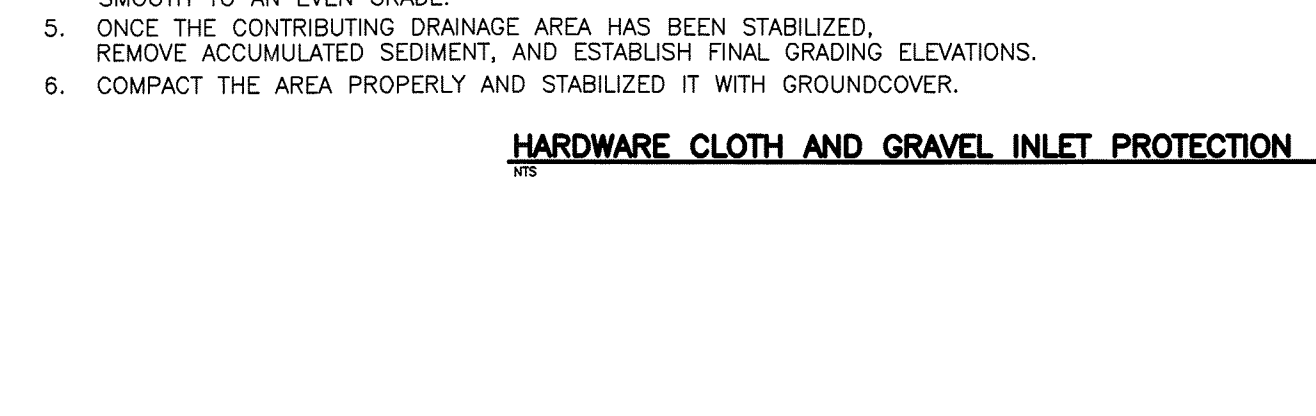
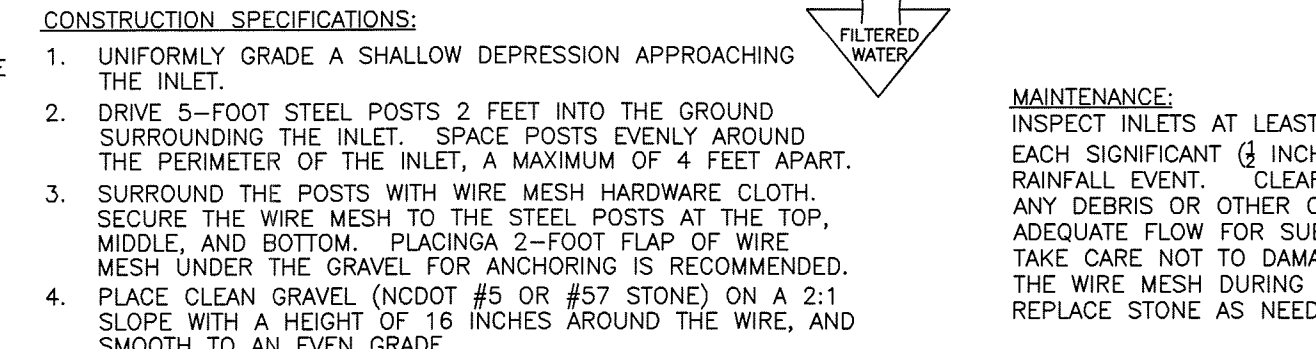
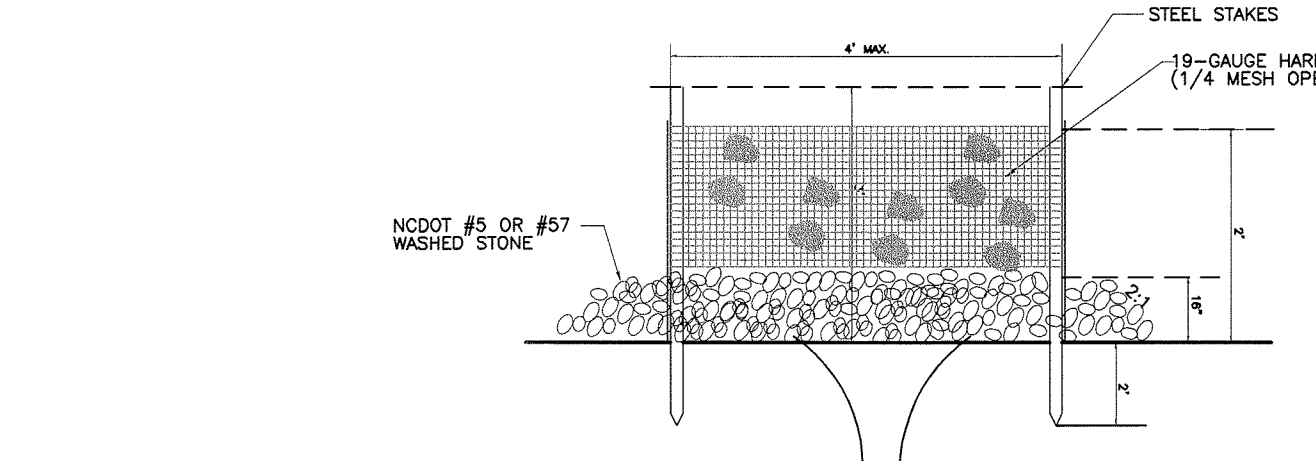
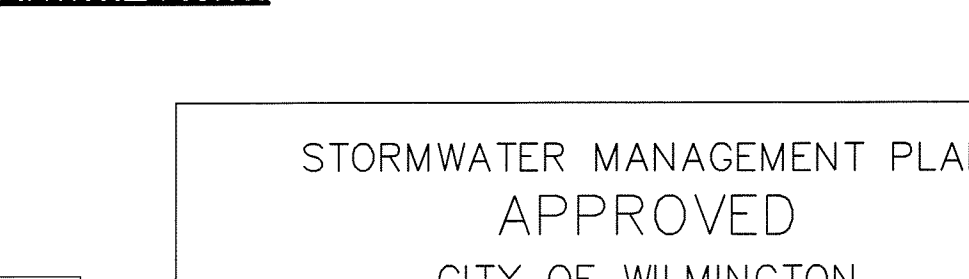
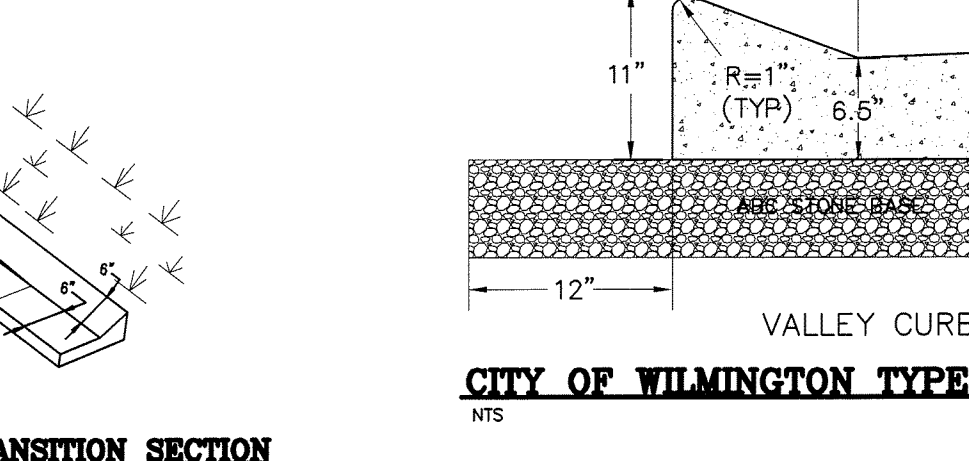
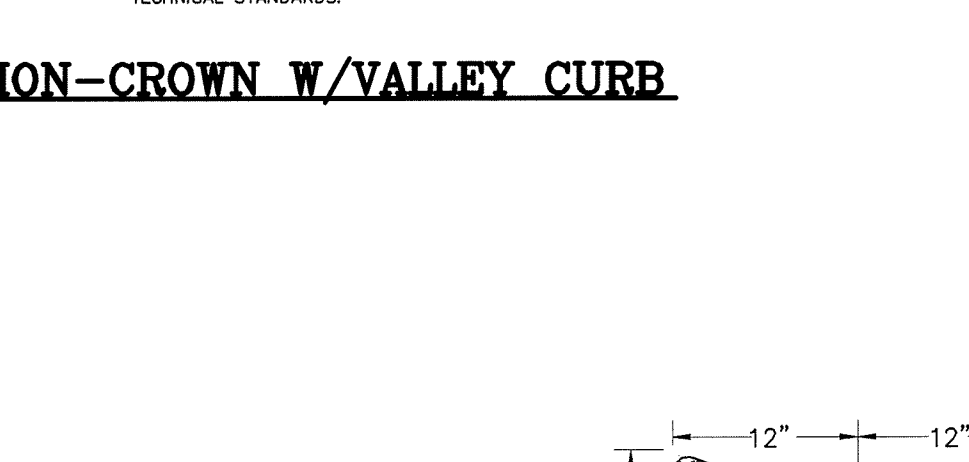
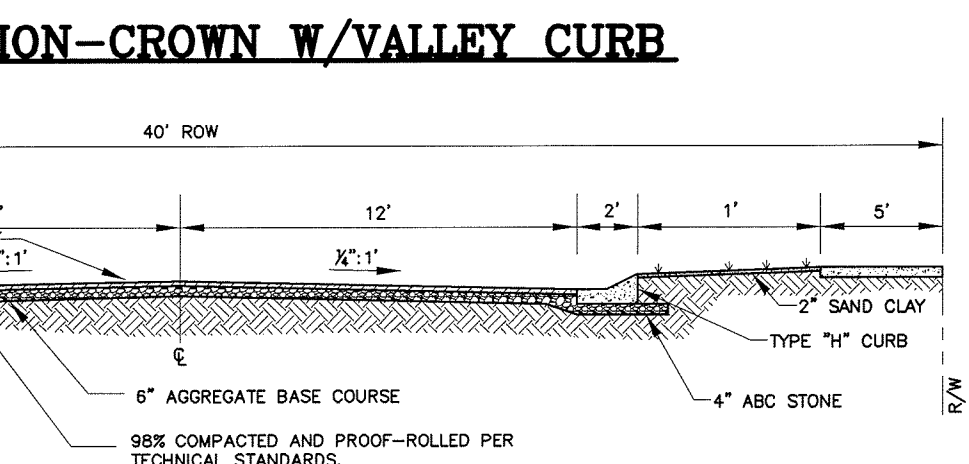
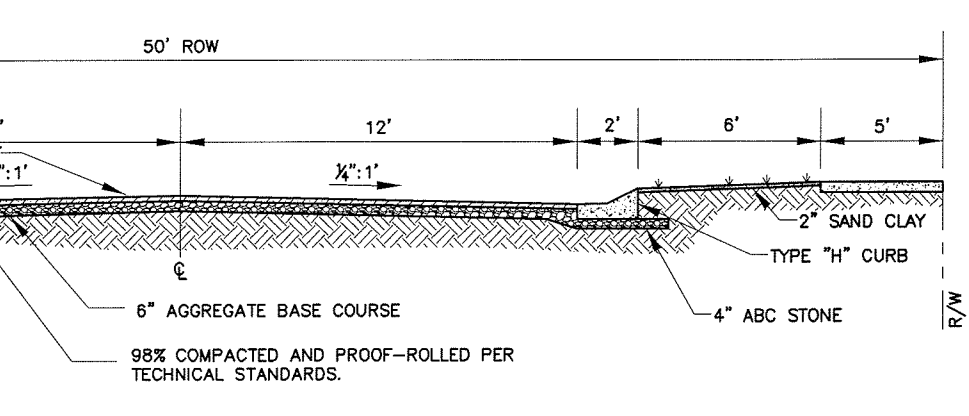
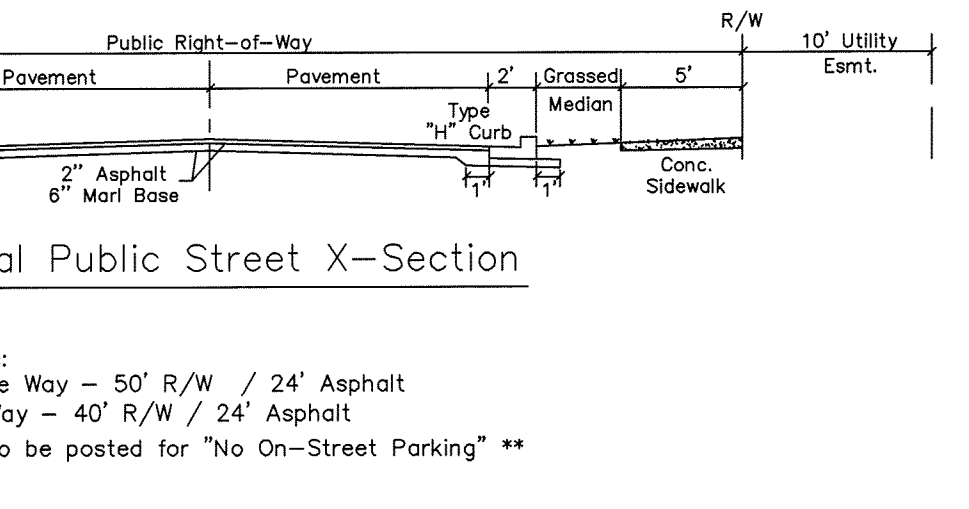
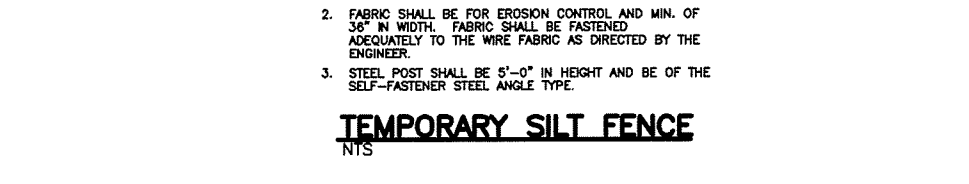
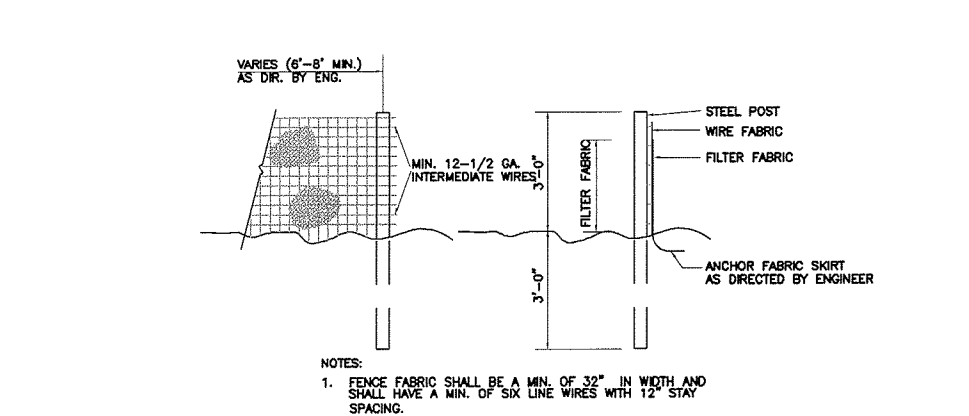
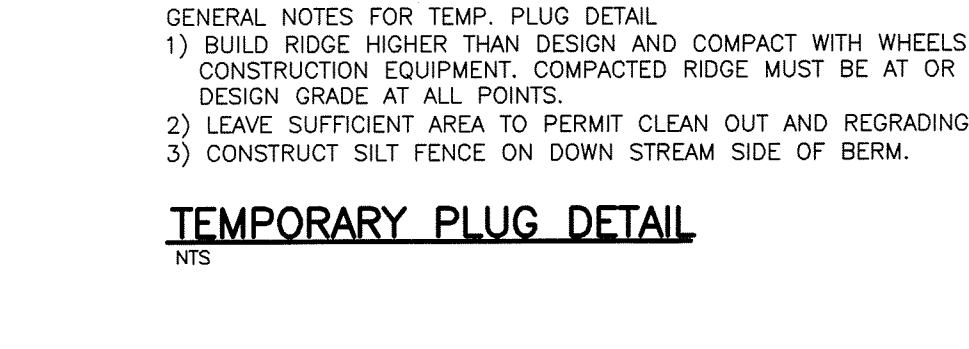
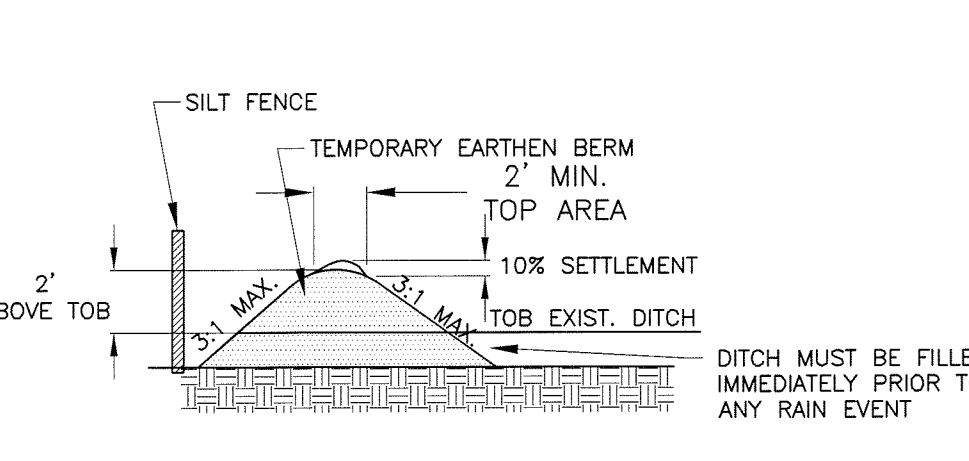
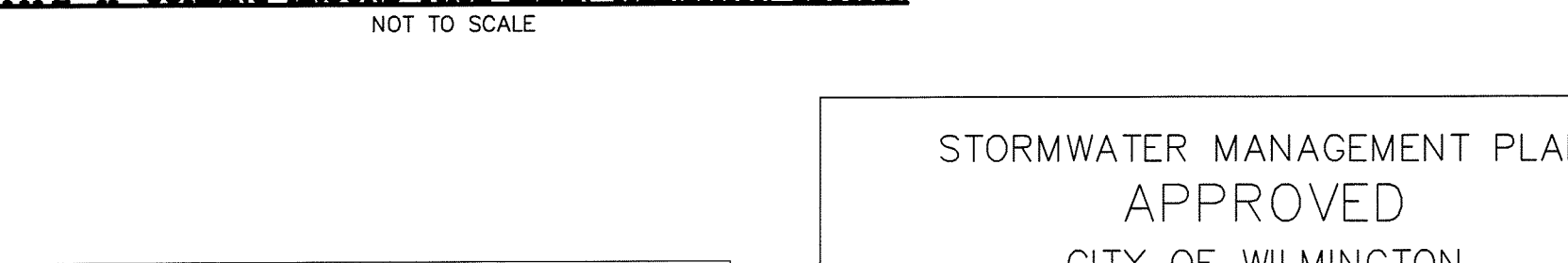
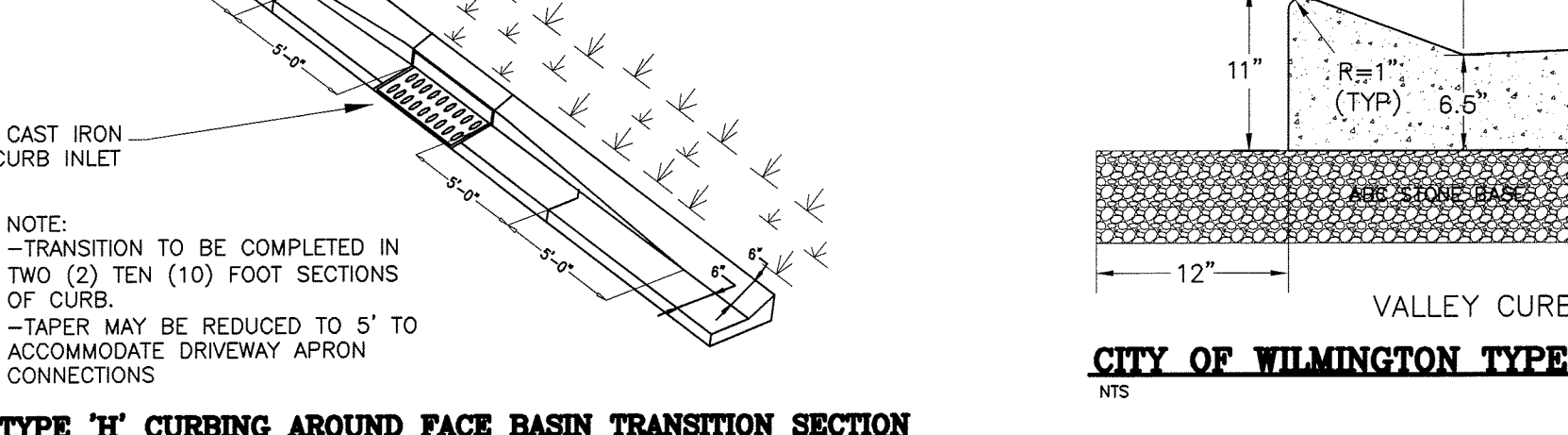
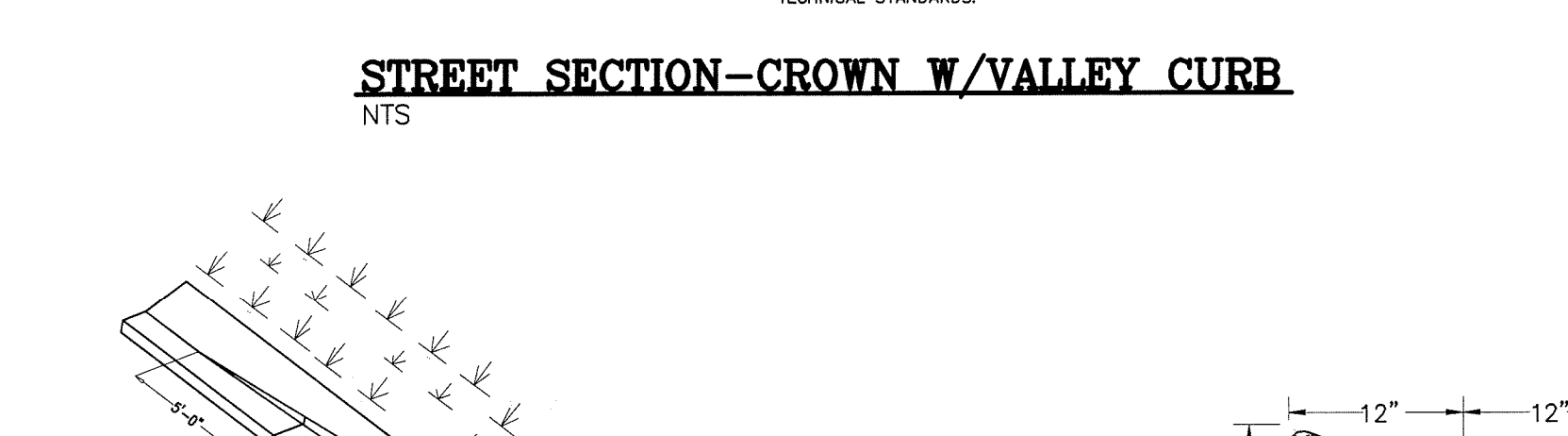
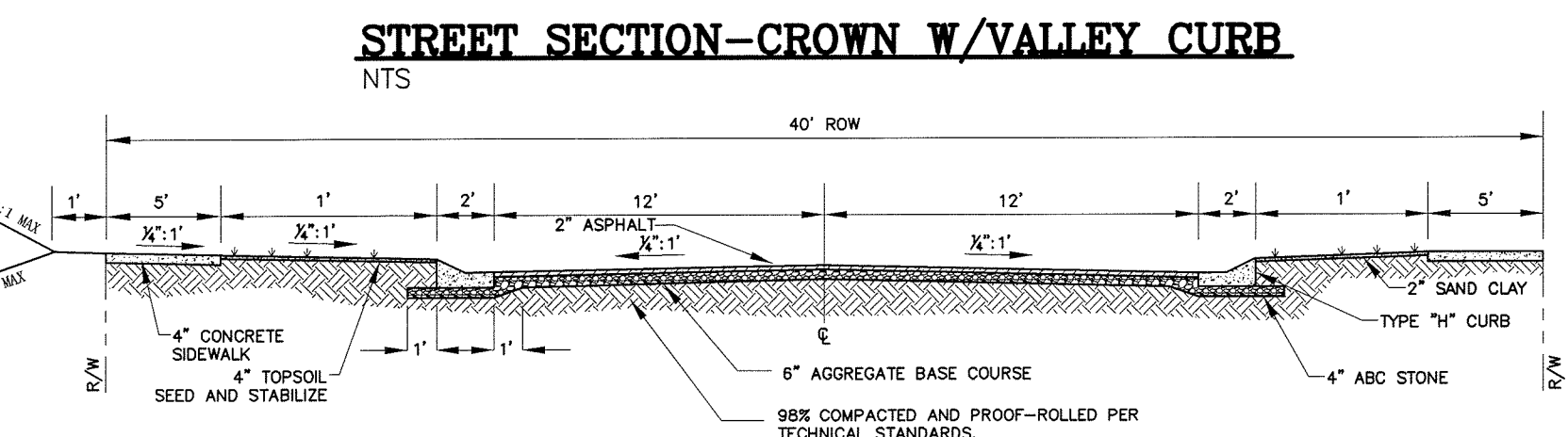
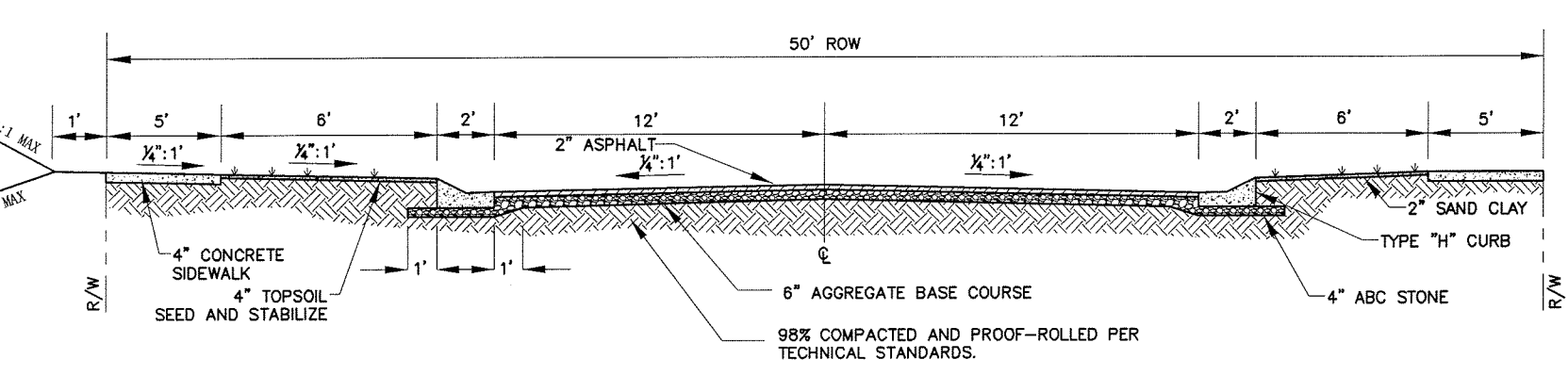
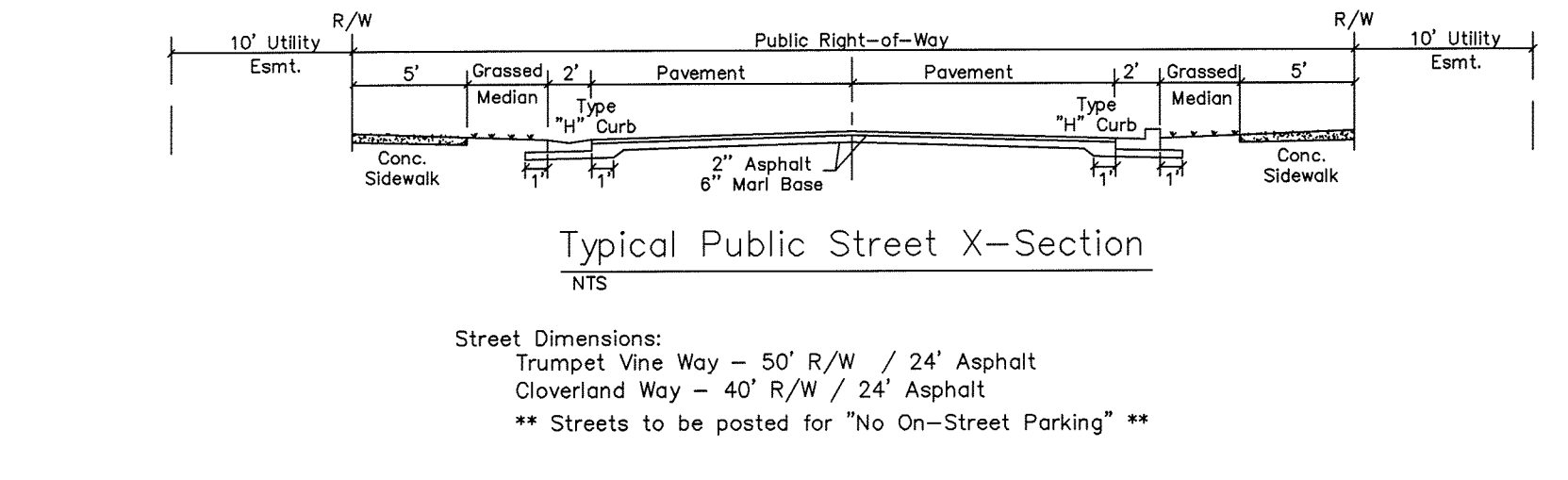
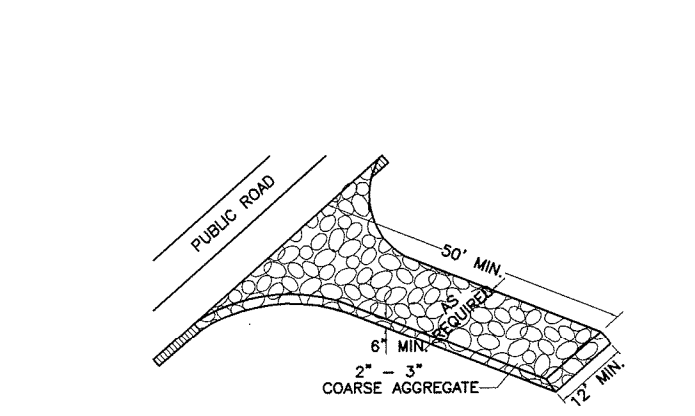
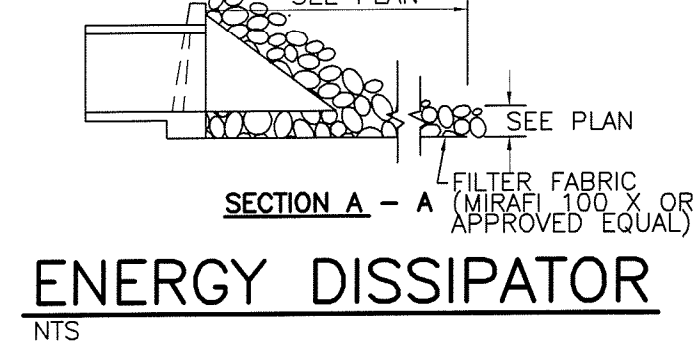
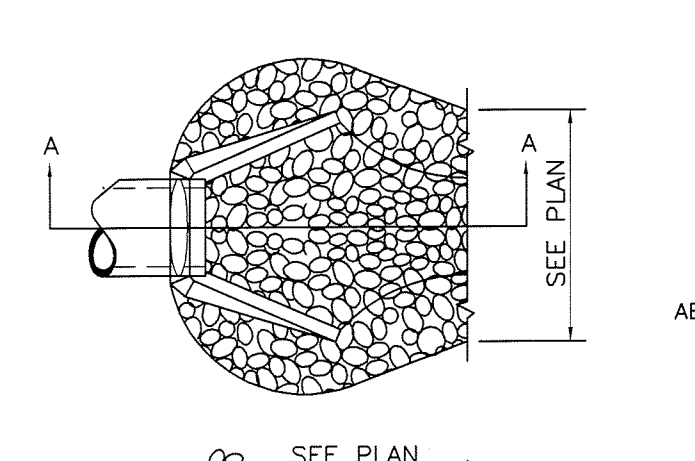


DATE 12-28-16
DESIGN PGT
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SHEET 5 OF 9

14023



SITE AREA DESCRIPTION	STABILIZATION TIMEFRAME	STABILIZATION TIMEFRAME EXCEPTIONS
PERMETER 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 THAN 4:1	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 PERMETERS AND HOW ZONES)

SEEDING MIXTURE	RATE (lb/acre)
PENACOLA BANANAS	10
SEVILLA LERZBACH	10
COLBY BERKLAND GRASS	10
GERMAN MILLET	30
TALL FESCUE	30

SEEDING DATES	SEEDING MIXTURE	RATE (lb/acre)
APRIL 1 - JULY 15	SPRING-SUMMER PERMANENT GRASSING DETAIL	SEE TABLE
AUGUST 1 - DECEMBER 31	FALL-WINTER PERMANENT GRASSING DETAIL	SEE TABLE

SEEDING DATES	SEEDING MIXTURE	RATE (lb/acre)
MOUNTAINS - MAY 15 - AUG. 15	TEMPORARY SUMMER GRASSING DETAIL	SEE TABLE
PLATEAU - JUN. 1 - MAY 1	TEMPORARY SUMMER GRASSING DETAIL	SEE TABLE
COASTAL PLAIN - APR. 15 - AUG. 15	TEMPORARY SUMMER GRASSING DETAIL	SEE TABLE

SEEDING DATES	SEEDING MIXTURE	RATE (lb/acre)
MOUNTAINS - AUG. 15 - DEC. 15	TEMPORARY FALL GRASSING DETAIL	SEE TABLE
PLATEAU - MAY 1 - AUG. 15	TEMPORARY FALL GRASSING DETAIL	SEE TABLE
COASTAL PLAIN - APR. 15 - AUG. 15	TEMPORARY FALL GRASSING DETAIL	SEE TABLE

SEEDING DATES	SEEDING MIXTURE	RATE (lb/acre)
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SEEDING DATES	SEEDING MIXTURE	RATE (lb/acre)
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PLATEAU - JUN. 1 - MAY 1	TEMPORARY FALL GRASSING DETAIL	SEE TABLE
COASTAL PLAIN - APR. 15 - AUG. 15	TEMPORARY FALL GRASSING DETAIL	SEE TABLE

REVISIONS

Date	Description	By
03-08-17	CONTRACT COMMENTS	EJW

ENERGY DISSIPATOR

GENERAL NOTES FOR TEMP. PLUG DETAIL

- BUILD RIDGE HIGHER THAN DESIGN AND COMPACT WITH WHEELS OF CONSTRUCTION EQUIPMENT. COMPACTED RIDGE MUST BE AT OR ABOVE DESIGN GRADE AT ALL POINTS.
- LEAVE SUFFICIENT AREA TO PERMIT CLEAN OUT AND REGRADING.
- CONSTRUCT SILT FENCE ON DOWN STREAM SIDE OF BERM.

TEMPORARY PLUG DETAIL

GENERAL NOTES FOR TEMP. PLUG DETAIL

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TEMPORARY GRASED CONSTRUCTION ENTRANCE

GENERAL NOTES FOR TEMP. PLUG DETAIL

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TEMPORARY SILT FENCE

GENERAL NOTES FOR TEMP. PLUG DETAIL

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HARDWARE CLOTH AND GRAVEL INLET PROTECTION

GENERAL NOTES FOR TEMP. PLUG DETAIL

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TREE PROTECTION DURING CONSTRUCTION SD 15-09

GENERAL NOTES FOR TEMP. PLUG DETAIL

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TEMPORARY FALL GRASSING DETAIL

GENERAL NOTES FOR TEMP. PLUG DETAIL

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TEMPORARY FALL GRASSING DETAIL

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DETAILS AND NOTES

TRIPP ENGINEERING, P.C.

419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631

DATE 12-28-16
DESIGN PGT
DRAWN EJW

C8

SHEET 8 OF 9
14023

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 _____

APPROVED

CITY OF WILMINGTON
ENGINEERING DEPARTMENT

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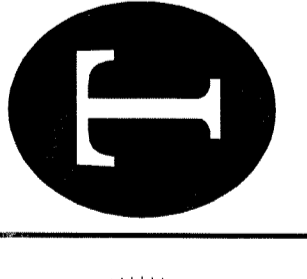
REVISIONS

Date	Description	By
03-08-17	FOR & E3 COMMENTS	EJW

DETAILS AND NOTES

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

FORTUNE PLACE II
NEW HANOVER COUNTY, NORTH CAROLINA



DATE 03-08-17
DESIGN PGT
DRAWN EJW

C9
SHEET 9 OF 9
14023

