

**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.±

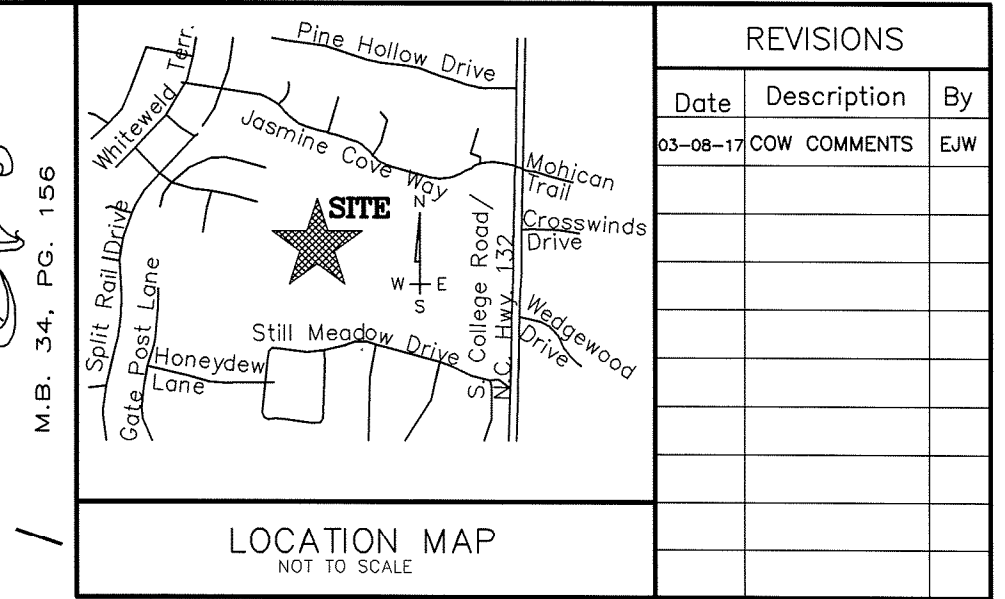
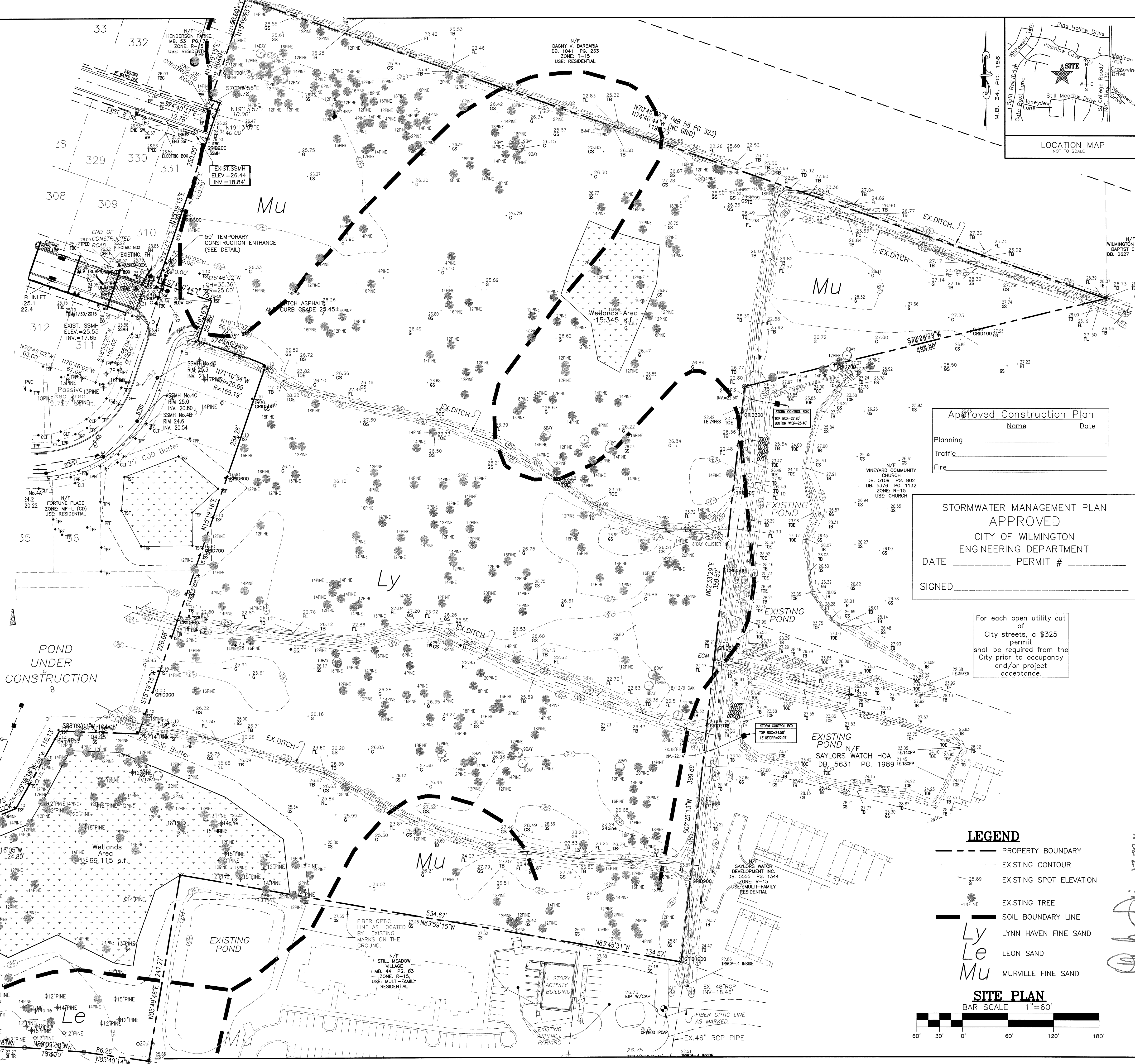
Estimated Impervious Surfaces -  
 Lot Coverage - 5.14 ac.±  
 (@ 4000 s.f./lot)  
 Street Pavement - 1.7 ac.±  
 Sidewalks - 0.6 ac.±  
 Total - 7.44 ac.± (34.1%)

**GENERAL NOTES:**

1. Applicant: Tripp Engineering, P.C.
2. Property owner: Hoosier Daddy, LLC
3. Property developer: Deana Hackney
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 # 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 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 shall be designed & constructed in accordance with 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:
    - LE-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, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
3. Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.
5. Label protective fencing with signs to be placed every 50 linear feet, or at least two (2) per acre, in both English & Spanish Tree Protection Area. Do Not Enter.



REVISIONS		
Date	Description	By
03-08-17	CDW COMMENTS	EJW

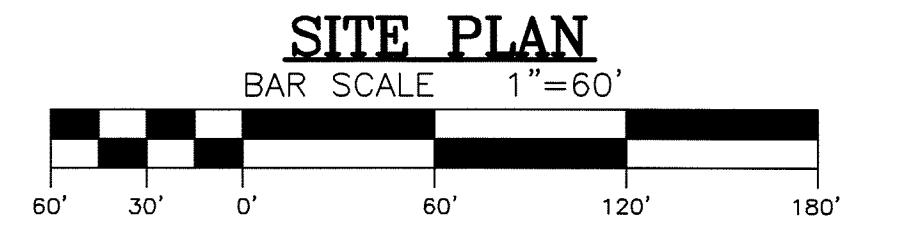
Approved Construction Plan	
Name	Date
Planning	
Traffic	
Fire	

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.

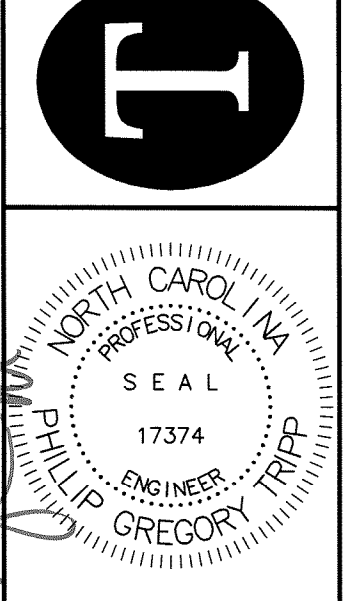
**LEGEND**

	PROPERTY BOUNDARY
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING TREE
	SOIL BOUNDARY LINE
	LYNN HAVEN FINE SAND
	LEON SAND
	MURVILLE FINE SAND



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  
 © 2016 TRIPP ENGINEERING, P.C.



DATE 12-28-16  
 DESIGN PGT  
 DRAWN EJW

**C1**  
 SHEET 1 OF 9  
 14023

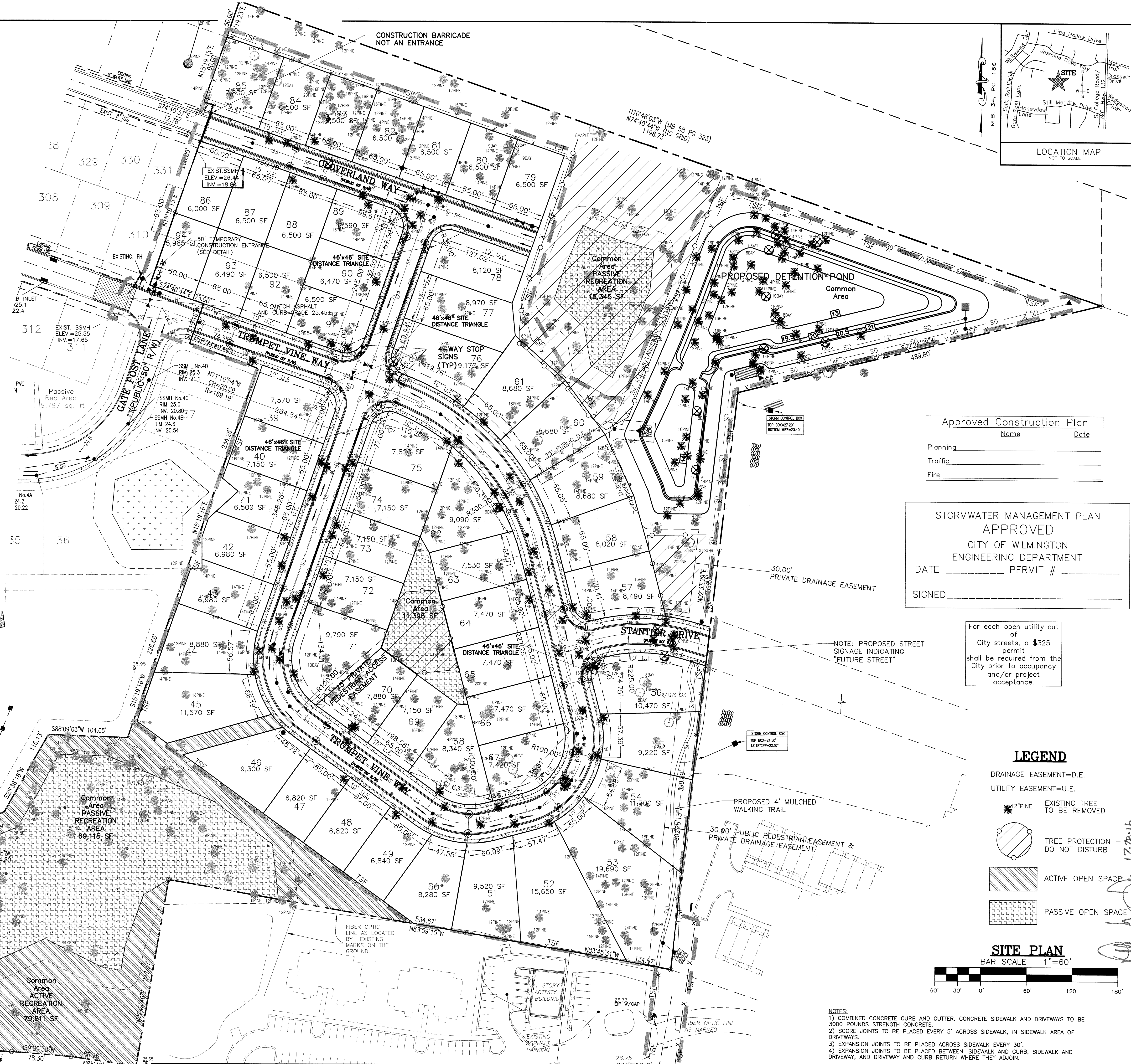


**PRELIMINARY PLAN NOTES:**

1. THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE PRELIMINARY PLAN AS APPROVED BY SRB.
2. WATER AND SEWER UTILITIES SHALL BE LOCATED UNDER THE ASPHALT TO AVOID LANDSCAPING CONFLICTS.
3. IN ACCORDANCE WITH CITY TECHNICAL STANDARDS, SIDEWALKS SHALL BE INSTALLED BY THE DEVELOPER WITHIN THE DEVELOPMENT AND ALONG GATE POST LANE AND GODDWOOD WAY.
4. A TREE PRESERVATION PLAN AND TREE REMOVAL PERMIT SHALL APPLY TO THIS PROJECT AND CITY STAFF WILL REVIEW THE REQUEST TO CONFORM WITH ACCEPTABLE LIMITS OF CLEARING AND TREE PRESERVATION.
5. THE APPLICANT IS REQUIRED TO WORK WITH STAFF TO PRESERVE TREES TO THE MAXIMUM EXTENT PRACTICAL. TREES DESIGNATED TO BE PRESERVED SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. TREE CLEARING WILL BE LIMITED TO ESSENTIAL SITE IMPROVEMENTS WITHIN THE PROJECT LIMITS AS SHOWN ON THE APPROVED SITE PLAN.
6. THE PROPOSED AREAS ON THE PRELIMINARY PLAN THAT ARE DESIGNATED TO BECOME COMMON AREA ARE TO BE CLEARLY LABELED.
7. CLEAR NOTATIONS AND LABELS AS TO WHETHER EXISTING AND PROPOSED EASEMENTS ARE PUBLIC OR PRIVATE SHALL BE ADDED TO THE PRELIMINARY PLAN.
8. IF APPLICABLE, RESOURCE AREAS, BUFFERS AND SETBACKS PER REQUIREMENTS OF THE LDC SHALL BE SHOWN AND LABELED ON THE PRELIMINARY PLAN.
9. BEFORE RECORDATION OF ANY FINAL PLATS, THE REQUIREMENTS OF THE LDC SECTION 18-65 - 18-70 SHALL BE SATISFIED BY THE SUBDIVIDER.
10. ALL CITY, STATE AND FEDERAL REGULATIONS SHALL BE MET.
11. ALL TECHNICAL REVIEW COMMITTEE COMMENTS SHALL BE FOLLOWED.
12. AN ACCEPTABLE PRELIMINARY PLAN WHICH ADEQUATELY ADDRESSES ALL TRC/SRB COMMENTS SHALL BE SUBMITTED TO THE SUBDIVISION COORDINATOR FOR SIGNATURE WITHIN THIRTY (30) CALENDAR DAYS OF SRB APPROVAL.
13. DRIVEWAY LOCATIONS FOR LOTS BEING SHOWN AS LOCATED AT THE INTERSECTION OF TRUMPET VINE WAY AND TRUMPET VINE WAY SHALL BE PLACED AS FAR FROM THE STREET INTERSECTION AS POSSIBLE.
14. THE PROPOSED STUB STREET BEING SHOWN AS CONNECTING TO THE VINEYARD COMMUNITY CHURCH PROPERTY SHALL BE EXTENDED TO THE PROPERTY LINE, NAMES (CITY GIS APPROVED REQUIRED), SIGNED AND POSTED APPROPRIATELY AS A FUTURE STREET CONNECTION TO SOUTH COLLEGE ROAD.
15. ALL APPLICABLE PUBLIC AND/OR PRIVATE EASEMENT SHALL BE IDENTIFIED ON THE PRELIMINARY PLAN THAT IS SUBMITTED TO STAFF FOR APPROVAL.

**REQUIREMENTS GRANTED**

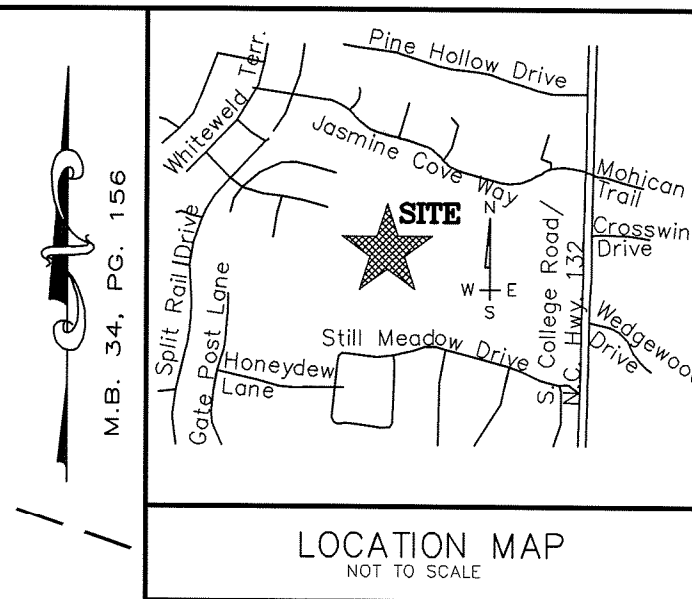
1. A WAIVER FROM THE MINIMUM CENTERLINE CURVE TANGENT AND SEPARATION BETWEEN CURVES AS SHOWN ON THE PRELIMINARY PLAT.
2. A WAIVER FROM MINIMUM STREET SEGMENT LENGTHS AND MINIMUM OFFSET REQUIRED FOR INTERSECTION SPACING.



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)



REVISIONS

Date	Description	By
03-08-17	COW & EC COMMENTS	EJW
04-28-17	COW COMMENTS	EJW

Approved Construction Plan

Name \_\_\_\_\_ Date \_\_\_\_\_

Planning \_\_\_\_\_

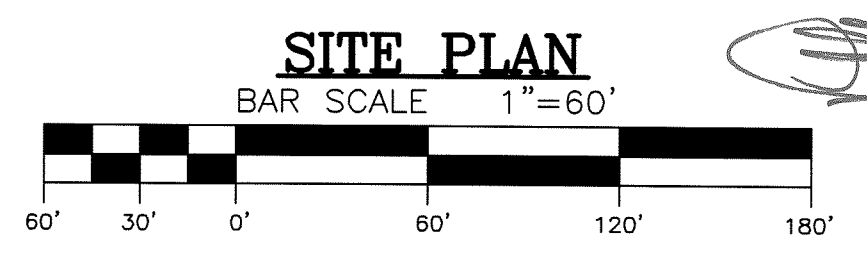
Traffic \_\_\_\_\_

Fire \_\_\_\_\_

STORMWATER MANAGEMENT PLAN  
APPROVED  
CITY OF WILMINGTON  
ENGINEERING DEPARTMENT  
DATE \_\_\_\_\_ PERMIT # \_\_\_\_\_  
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For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

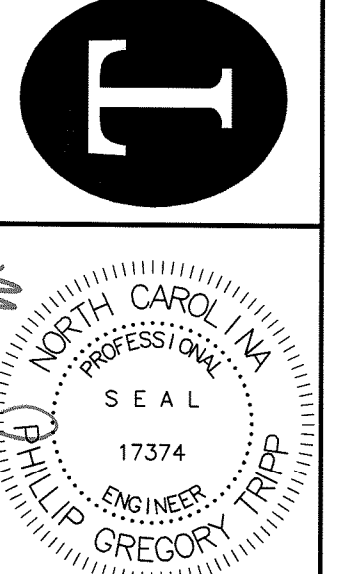
- LEGEND**
- DRAINAGE EASEMENT=D.E.
  - UTILITY EASEMENT=U.E.
  - EXISTING TREE TO BE REMOVED
  - TREE PROTECTION - DO NOT DISTURB
  - ACTIVE OPEN SPACE
  - PASSIVE OPEN SPACE



- 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  
© 2015 TRIPP ENGINEERING, P.C.



DATE 12-28-16  
DESIGN PGT  
DRAWN EJW

**C2**  
SHEET 2 OF 9  
14023



**Development Data:**

Total Tract Area = 21.77 ac.  
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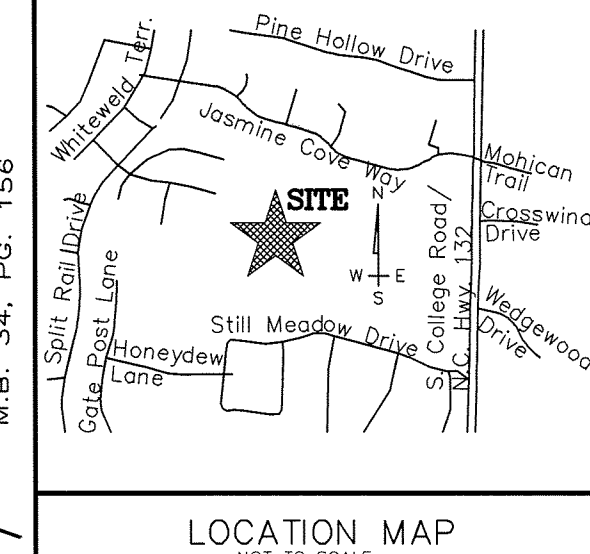
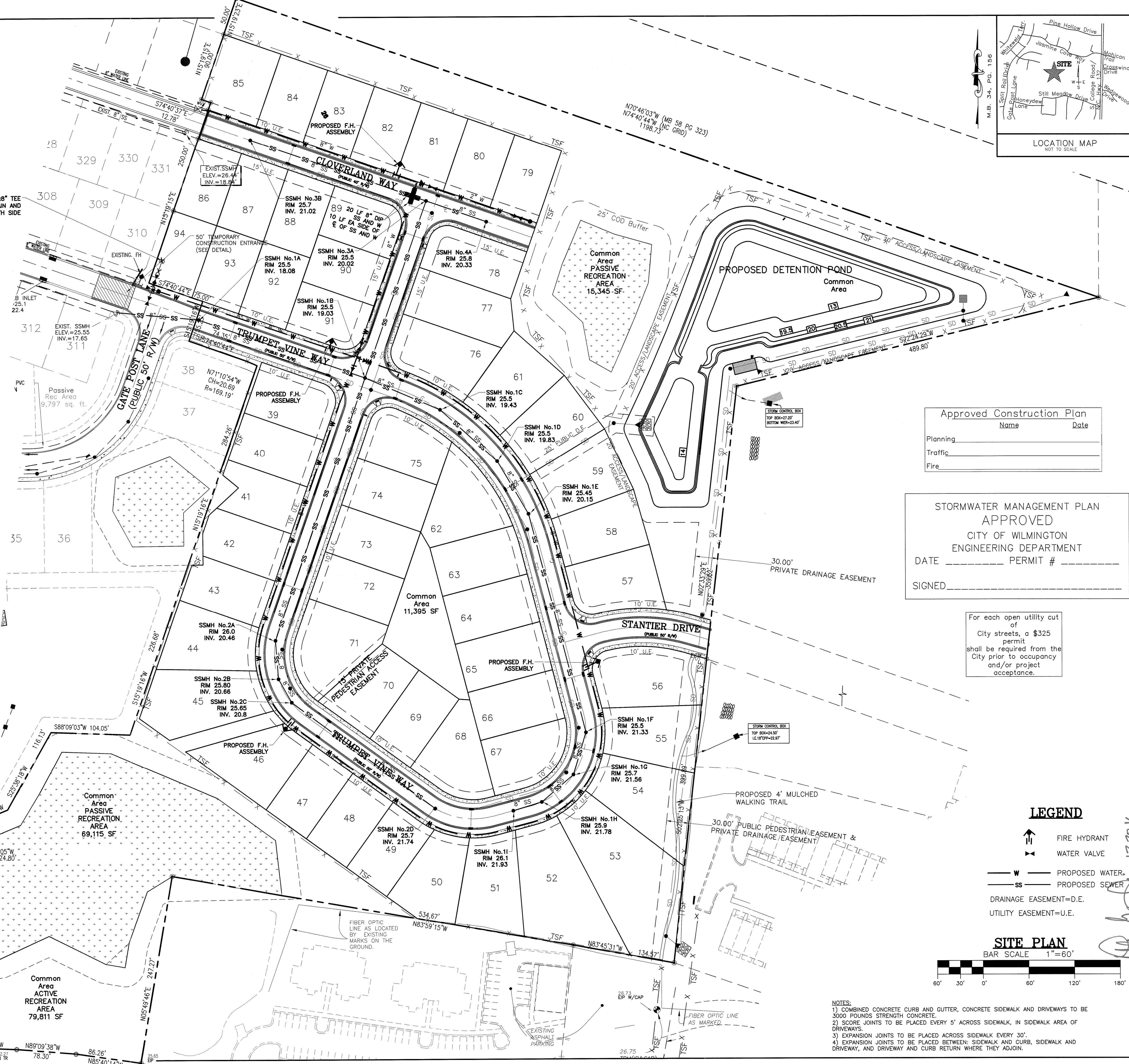
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3. Property developer: Deans Hackney
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10. This site is not impacted by any recognized historic or archeological significance.
11. No cemeteries were evidenced on the site.
12. There is no evidence 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 Barnyards Creek watershed, Cape Fear River Basin.
15. All development shall be in accordance with the City of Wilmington Land Development Code.
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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:
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  - 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.
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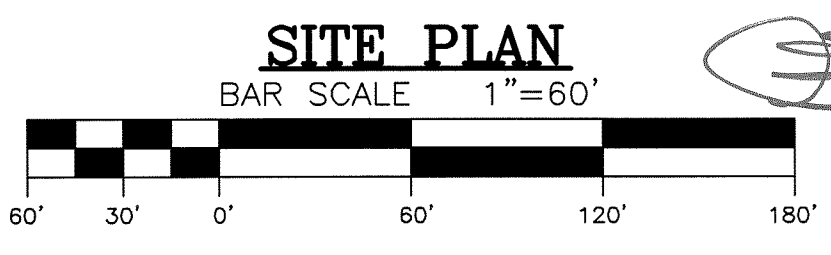
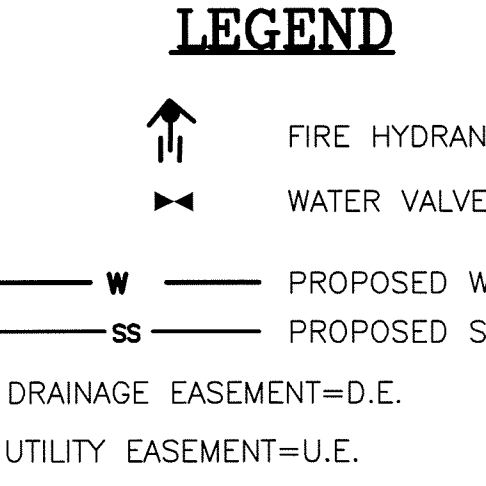
REVISIONS		
Date	Description	By
03-08-17	COM & EC COMMENTS	EJW
04-28-17	COM COMMENTS	EJW

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

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

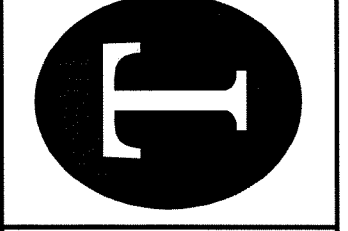
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UTILITY PLAN  
**FORTUNE PLACE II**  
 WILMINGTON, NORTH CAROLINA

**TRIPP ENGINEERING, P.C.**  
 419 Chestnut Street  
 Wilmington, North Carolina 28401  
 Phone 910-763-5100  
 Fax 910-763-5631  
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DATE 12-28-16  
 DESIGN PGT  
 DRAWN EJW

**C3**  
 SHEET 3 OF 9  
 14023



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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 Daddy, LLC 3. Property developer: Deas Haddock, LLC 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. DAMA 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 Barnyards 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 the 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 throughways, 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-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, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, tools, materials, or vehicles are permitted within the tree protection fencing. 3. Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods. 4. Label protective fencing with signs to be placed every 50' linear feet, or at least two (2) per area, in both English & Spanish "Tree Protection Area: Do Not Enter."

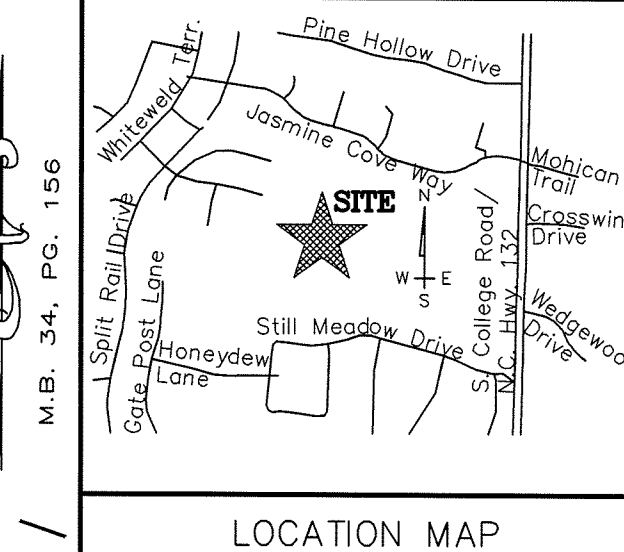
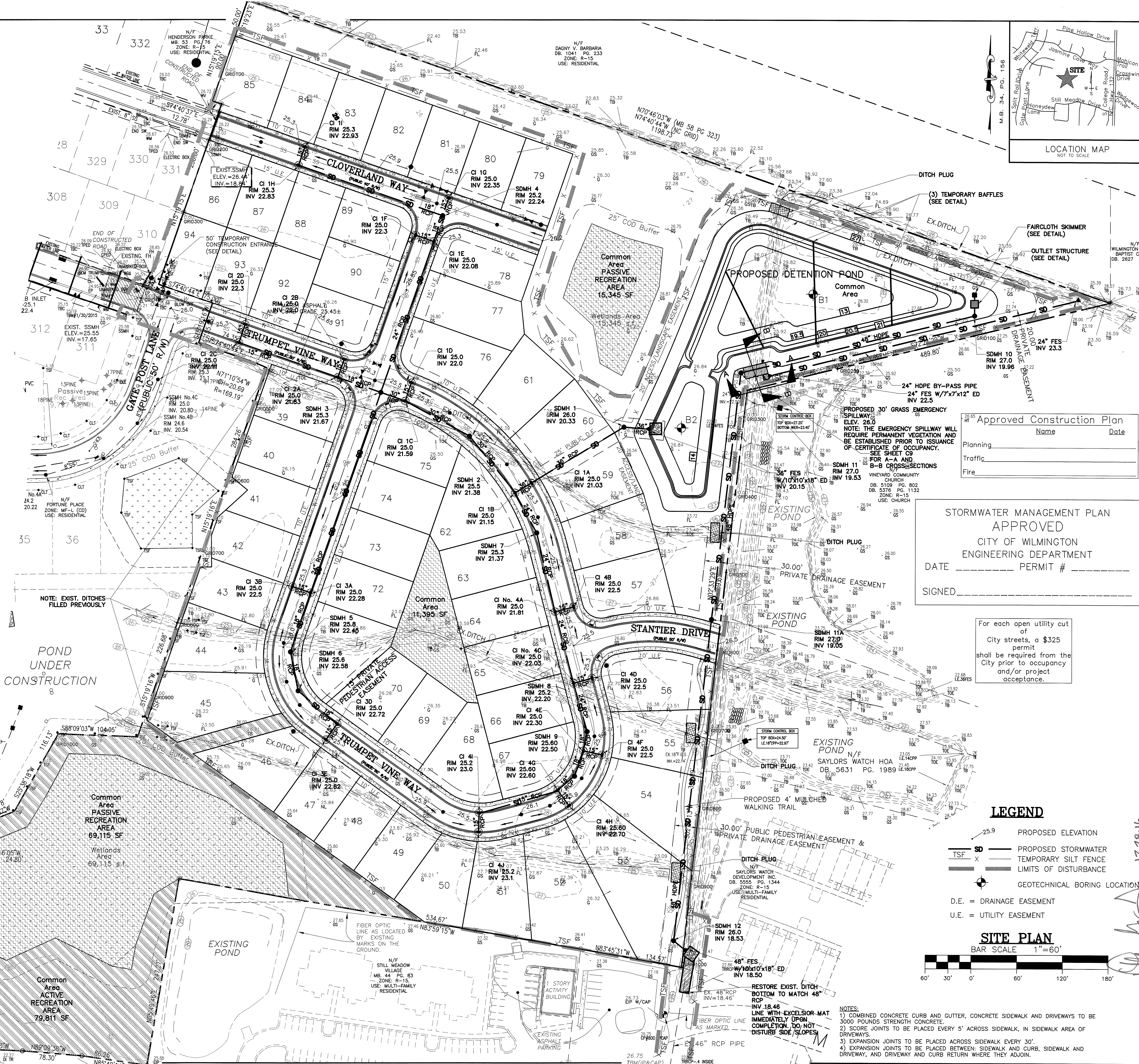


Table with 3 columns: Date, Description, By. Includes revision entries for COW & FC COMMENTS and COW COMMENTS.

Approved Construction Plan form with fields for Name and Date. Includes checkboxes 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.

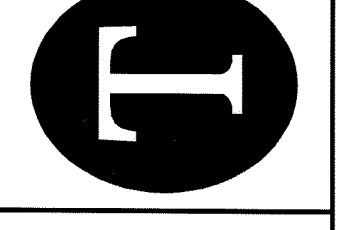
LEGEND defining symbols for Proposed Elevation, Proposed Stormwater, Temporary Silt Fence, Limits of Disturbance, Geotechnical Boring Location, D.E. = Drainage Easement, U.E. = Utility Easement.

SITE PLAN BAR SCALE 1"=60' with graphical scale from 0 to 180 feet.

- 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.

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



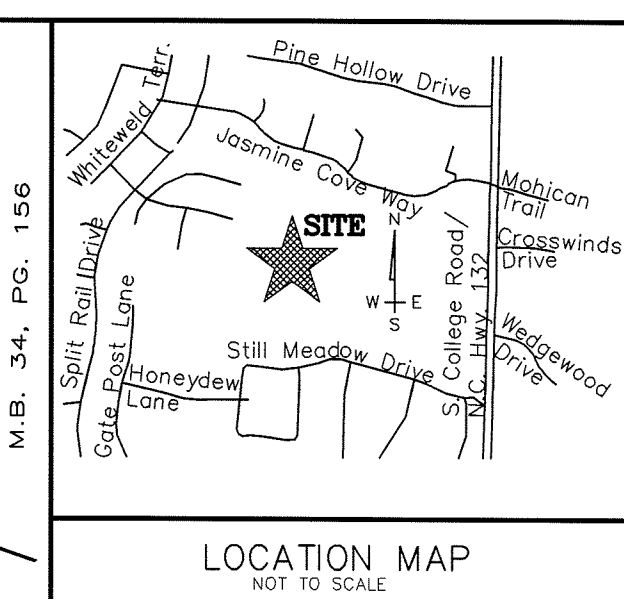
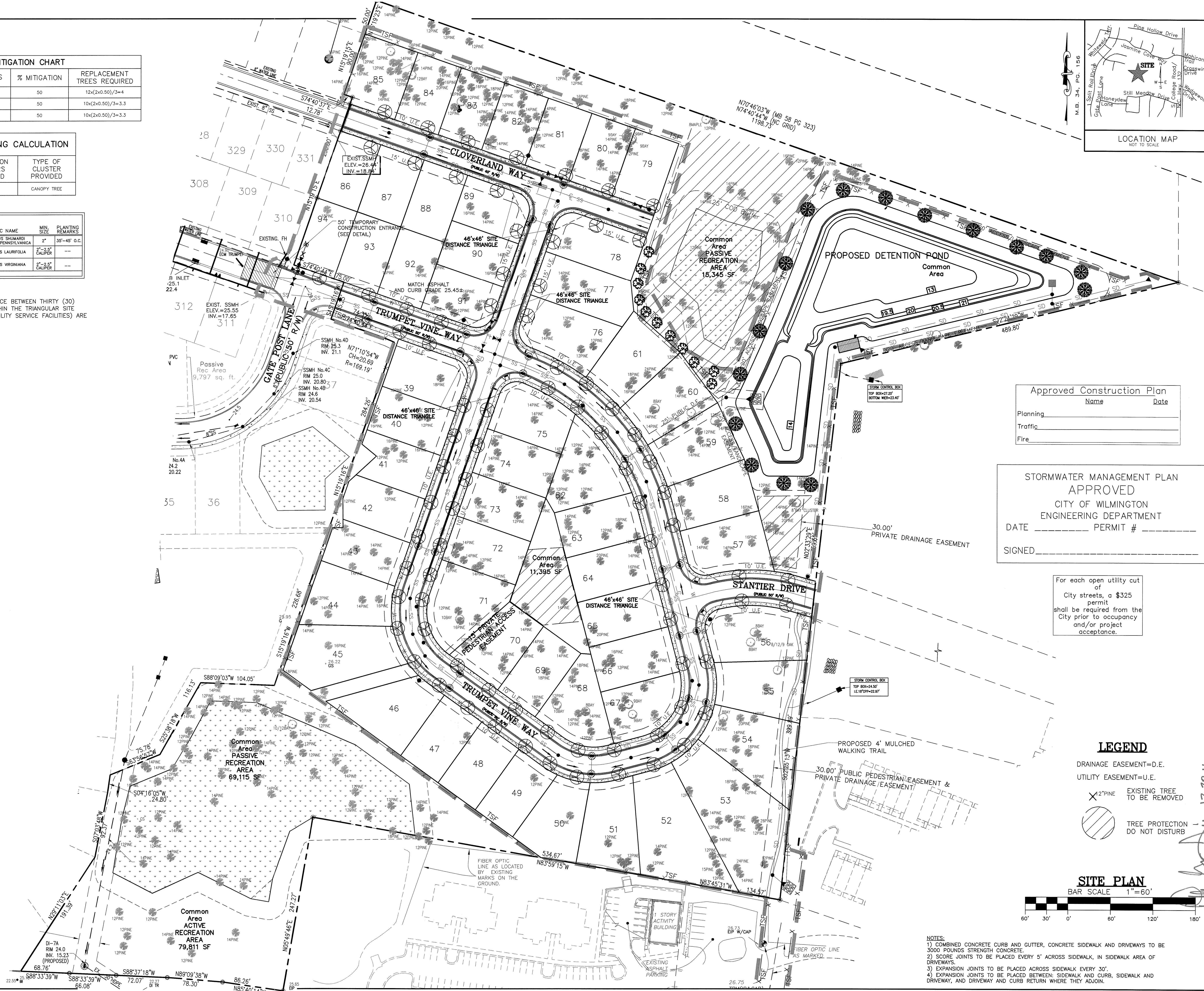
SIGNIFICANT TREE MITIGATION CHART				
TREE TYPE	TREE SIZE	# OF TREES	% MITIGATION	REPLACEMENT TREES REQUIRED
GLM	12 IN.	1	50	12x(2x0.50)/3=4
GLM	10 IN.	1	50	10x(2x0.50)/3=3.3
OAK	10 IN.	1	50	10x(2x0.50)/3=3.3

**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 O.C. = "ON CENTER"					
SYM. NO.	TYPE	COMMON NAME	SCIENTIFIC NAME	MIN. SIZE	PLANTING REMARKS
LI 80	TREE	SHUMARD 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
03-08-11	COV & EG COMMENTS	EJW
04-28-11	COV COMMENTS	EJW

Approved Construction Plan

Name \_\_\_\_\_ Date \_\_\_\_\_

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

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

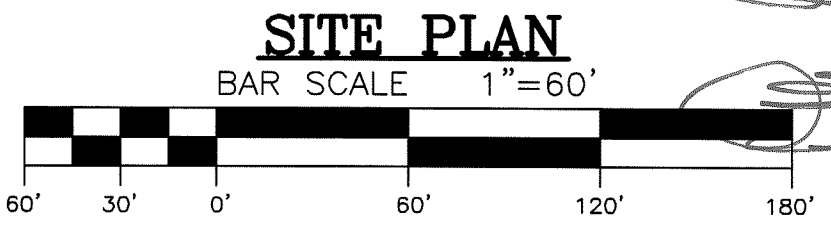
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

**LEGEND**

DRAINAGE EASEMENT=D.E.  
UTILITY EASEMENT=U.E.

X 12" PINE EXISTING TREE TO BE REMOVED

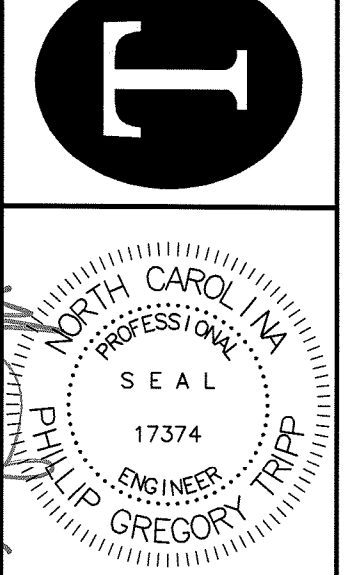
(Circle with diagonal lines) TREE PROTECTION DO NOT DISTURB



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.

LANDSCAPE 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  
© 2011 TRIPP ENGINEERING, P.C.



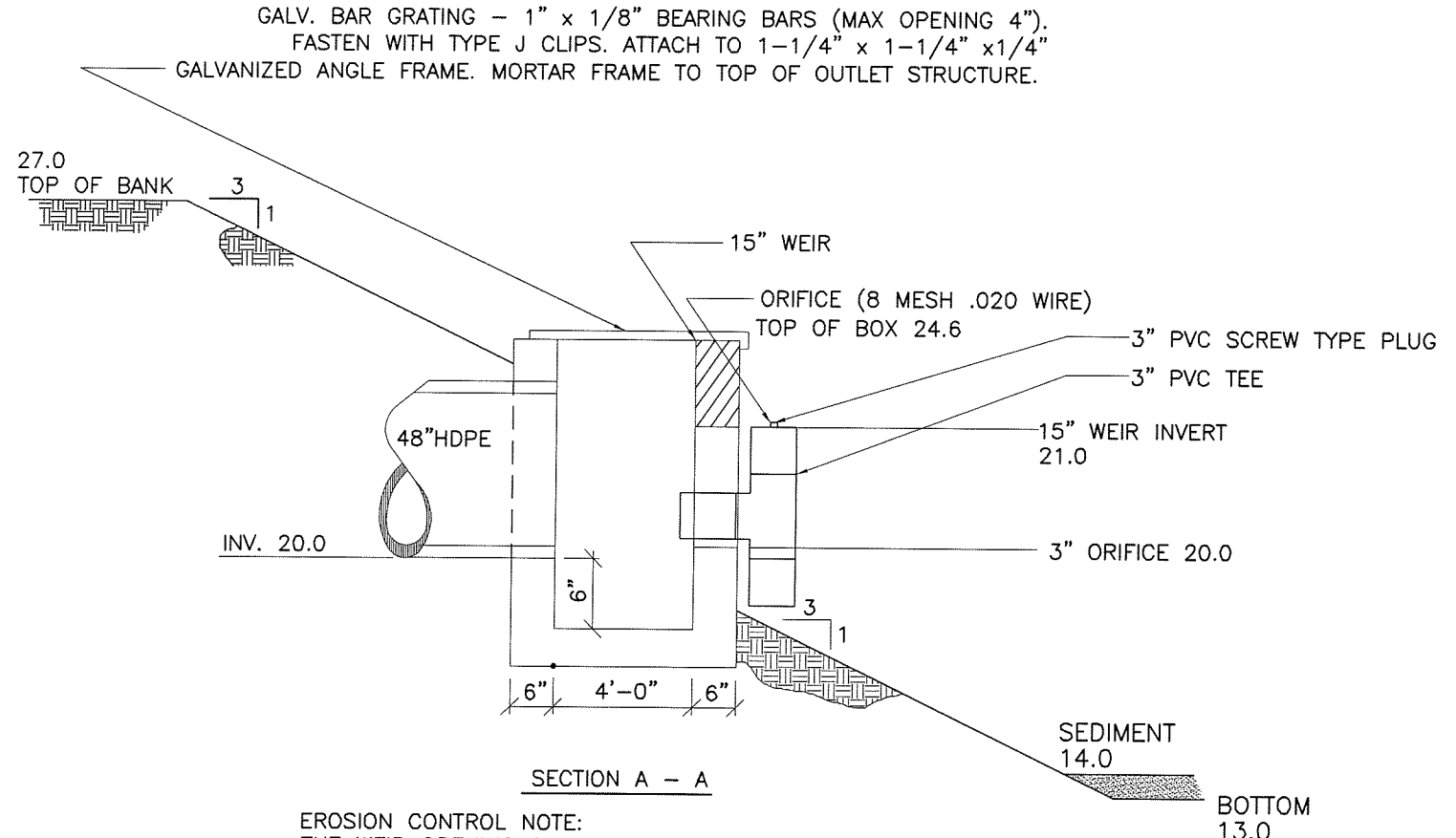
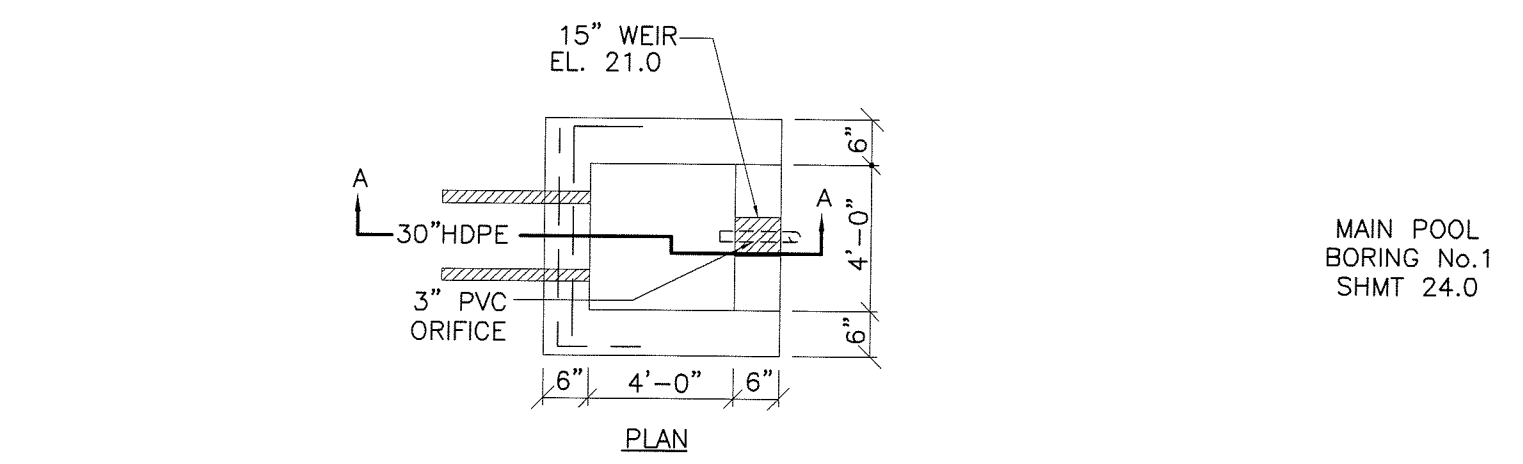
DATE 12-28-16  
DESIGN PGT  
DRAWN EJW

**C5**  
SHEET 5 OF 9  
14023





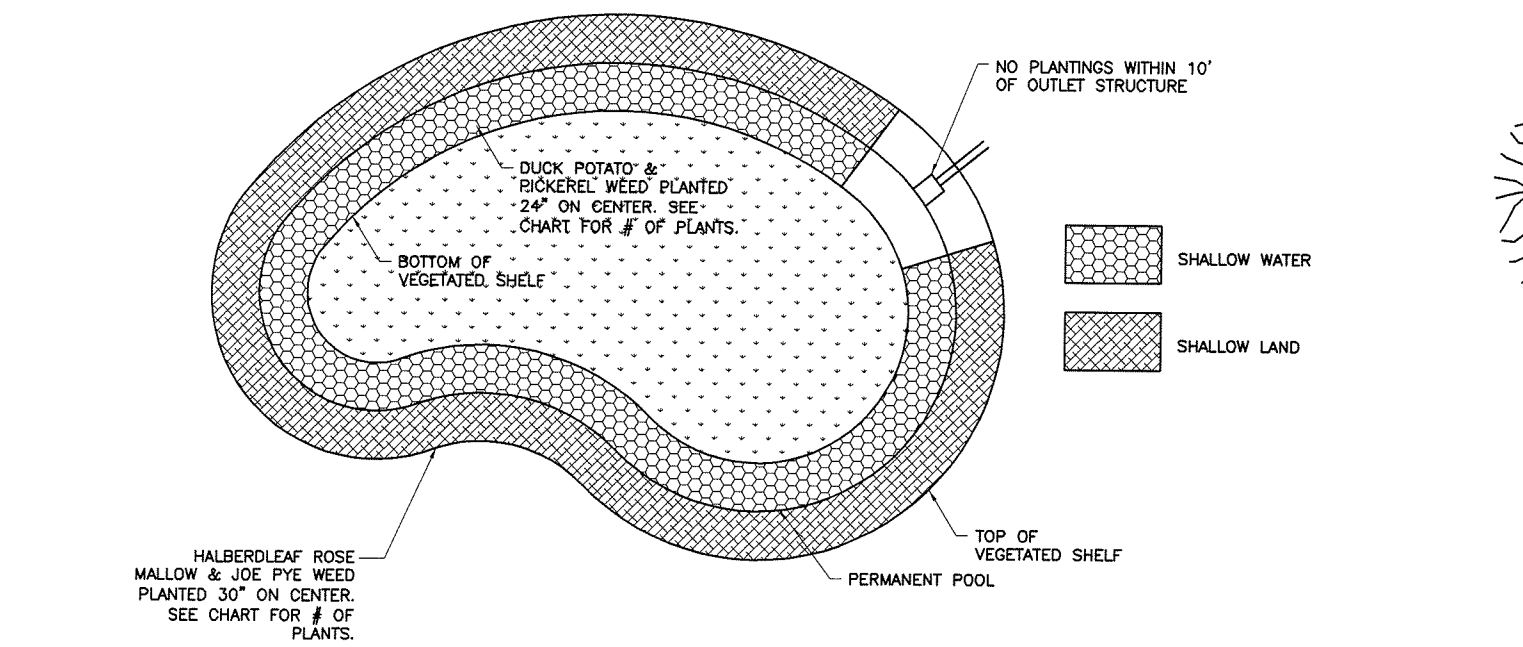




**DETENTION POND OUTLET STRUCTURE**  
NTS

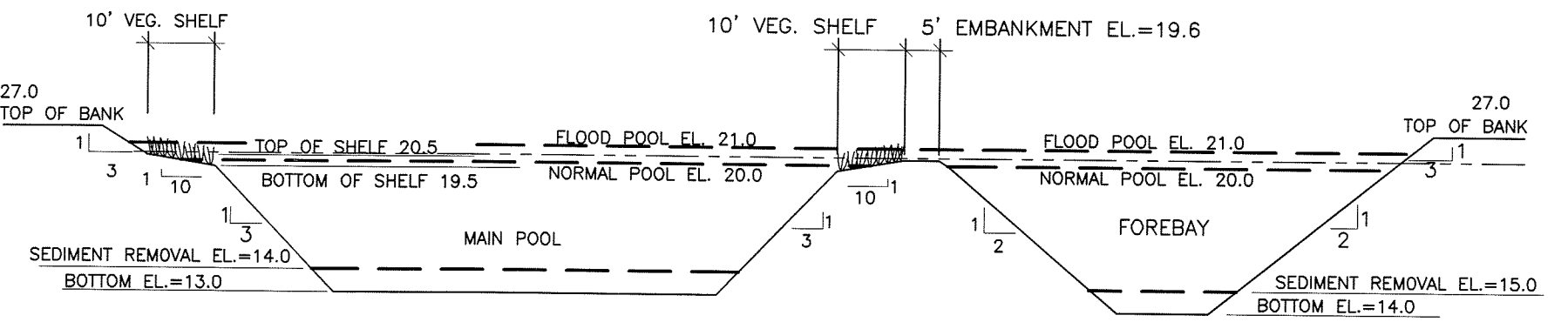
PLANT TYPE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	NOTES
HERBACEOUS	527	SAGITTARIA LATIFOLIA	DISK POTATO	CONT.	4" POT	24" O.C.
HERBACEOUS	527	PONTEDERA CORDATA	PICKEREL WEED	CONT.	4" POT	24" O.C.

PLANT TYPE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	NOTES
HERBACEOUS	357	HEBISCUS LAEVIS	HALBERDLEAF ROSE	CONT.	4" POT	30" O.C.
HERBACEOUS	356	EUPATORIUM	JOE PYE WEED	CONT.	4" POT	30" O.C.



**TYPICAL VEGETATED SHELF LANDSCAPING DETAIL**  
NTS

- Notes:
- 1) NO PLANTINGS WITHIN 10' OF OUTLET STRUCTURE.
  - 2) ALL LANDSCAPE MATERIAL, INCLUDING GRASS, SHOULD BE PLANTED IN GOOD SOIL. NATIVE UNDERSEED SOILS MAY BE SUITABLE FOR PLANTING IF AMENDED WITH 4" OF WELL-AEDED COMPOST TILLED INTO THE SUBGRADE. COMPOST SHOULD MEET SPECIFICATIONS FOR GRADE A COMPOST QUALITY.
  - 3) A MINIMUM TWO-YEAR WARRANTY PERIOD STIPULATING REQUIREMENTS FOR PLANT SURVIVAL/REPLACEMENT.
  - 4) PERMANENT VEGETATED STABILIZATION OF THE POND SIDESLOPES WILL BE REQUIRED PRIOR TO FINAL INSPECTION.



- \* POND SLOPE TO BE SEEDED IN ACCORDANCE TO SEEDING SPECIFICATIONS
- \* A PUMP WILL BE PROVIDED TO DRAIN THE BASIN FOR MAINTENANCE AND EMERGENCIES
- \* SEE TYPICAL VEGETATED SHELF LANDSCAPING DETAIL
- \* PERMANENT VEGETATED STABILIZATION OF THE POND SIDESLOPES WILL BE REQUIRED PRIOR TO FINAL INSPECTION.

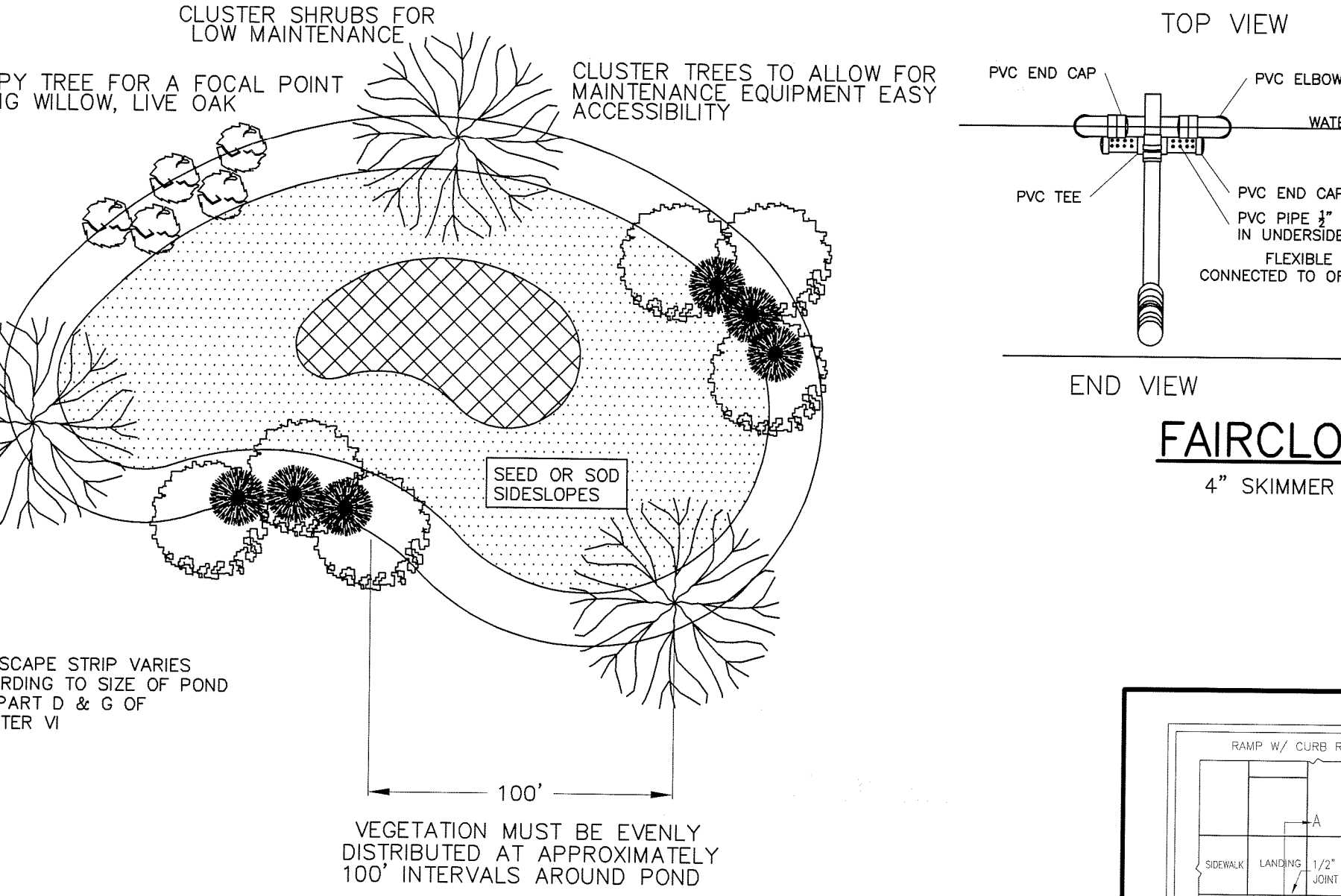
**DETENTION POND & FOREBAY SECTION**  
NTS



**CLAY LINED POND DETAIL**  
NTS



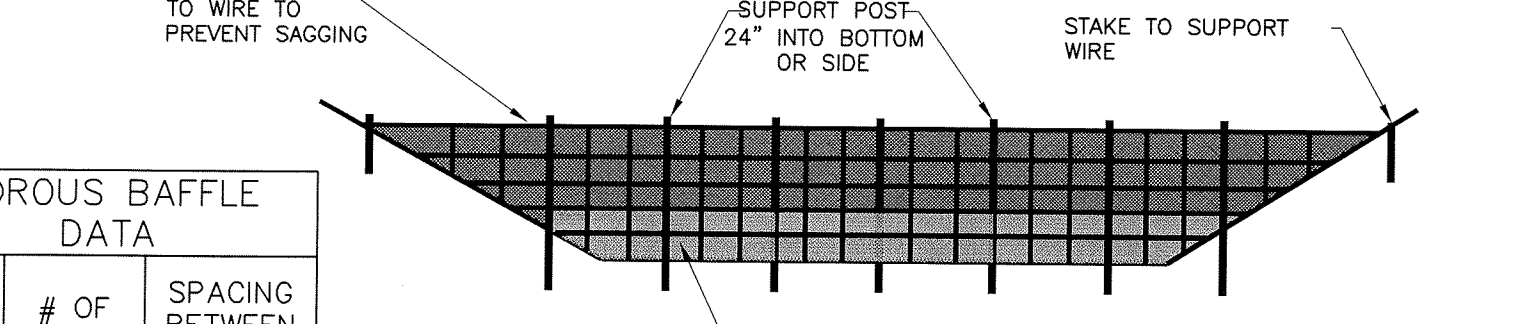
**GRASS EMERGENCY SPILLWAY**  
NTS



- Notes:
1. If possible, locate pond where vegetation exists.
  2. Suggest minimal clearing to conserve visual quality of site and minimize the additional of tree planting. An irregular shape provides a more natural appearance.
  3. Landscape strip shall be a maximum slope of 7:1 in order to plant vegetation.
  4. Provide a minimum of 3 inches of mulch around all vegetation.

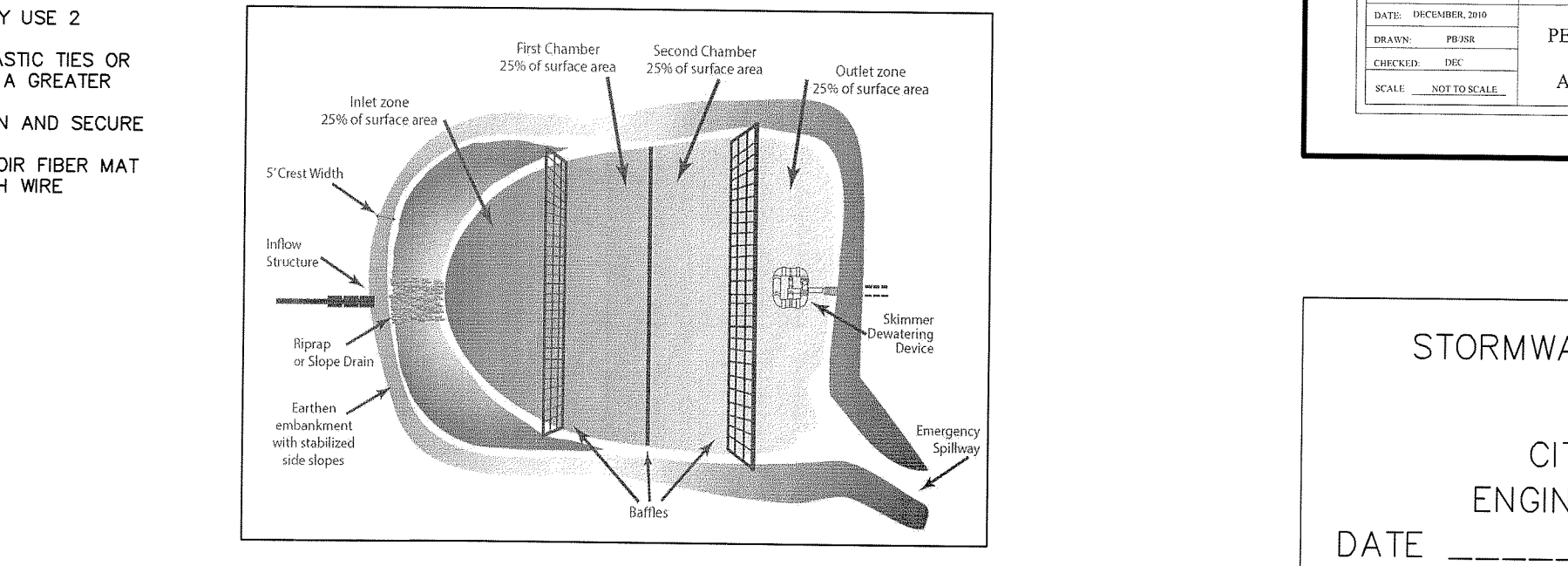
**TYPICAL CITY OF WILMINGTON STORMWATER FACILITY LANDSCAPING PLAN**  
NTS (SD 15-16)

- BAFFLE CONSTRUCTION SPECIFICATION:**
1. GRADE THE BASIN SO THAT THE BOTTOM IS LEVEL FRONT TO BACK AND SIDE TO SIDE.
  2. INSTALL THE COR FIBER BAFFLES IMMEDIATELY UPON EXCAVATION OF THE BASINS.
  3. INSTALL POSTS ACROSS THE WIDTH OF THE SEDIMENT TRAP.
  4. STEEL POSTS SHOULD BE DRIVEN TO A DEPTH OF 24 INCHES AND SPACED A MAXIMUM OF 4 FEET APART. THE TOP OF THE FABRIC SHOULD BE 6 INCHES HIGHER THAN THE INVERT OF THE SPILLWAY. TOPS OF BAFFLES SHOULD BE 2 INCHES LOWER THAN THE TOP OF THE EARTHEN EMBANKMENT.
  5. INSTALL AT LEAST THREE ROWS OF BAFFLES BETWEEN THE INLET AND OUTLET DISCHARGE POINT. BASINS LESS THAN 20 FEET IN LENGTH MAY USE 2 BAFFLES.
  6. ATTACH A 9 GAUGE HIGH TENSION WIRE STRAND TO THE STEEL POSTS AT A HEIGHT OF 6 INCHES ABOVE THE SPILLWAY ELEVATION WITH PLASTIC TIES OR WIRE FASTENERS TO PREVENT SAGGING. IF THE TEMPORARY SEDIMENT BASIN WILL BE CONVERTED TO A PERMANENT STORMWATER BASIN OF A GREATER DEPTH, THE BAFFLE HEIGHT SHOULD BE BASED ON THE POOL DEPTH DURING USE AS A TEMPORARY SEDIMENT BASIN.
  7. EXTEND 9 GAUGE MINIMUM HIGH TENSION WIRE STRAND TO SIDE OF BASIN OR INSTALL STEEL T-POSTS TO ANCHOR BAFFLE TO SIDE OF BASIN AND SECURE TO VERTICAL END POSTS.
  8. DRAPE THE COR FIBER MAT OVER THE WIRE STRAND MOUNTED AT A HEIGHT OF 6 INCHES ABOVE THE SPILLWAY ELEVATION. SECURE THE COR FIBER MAT TO THE WIRE STRAND WITH PLASTIC TIES OR WIRE FASTENERS. ANCHOR THE MATTING TO THE SIDES AND FLOOR OF THE BASIN WITH 12 INCH WIRE STAPLES, APPROXIMATELY 1 FT APART, ALONG THE BOTTOM AND SIDE SLOPES OF THE BASIN.
  9. DO NOT SPLICE THE FABRIC, BUT USE A CONTINUOUS PIECE ACROSS THE BASIN.
  10. ADJUSTMENTS MAY BE REQUIRED IN THE STAPLING REQUIREMENTS TO FIT INDIVIDUAL SITE CONDITIONS.



**CROSS SECTION OF POROUS BAFFLE**  
NTS

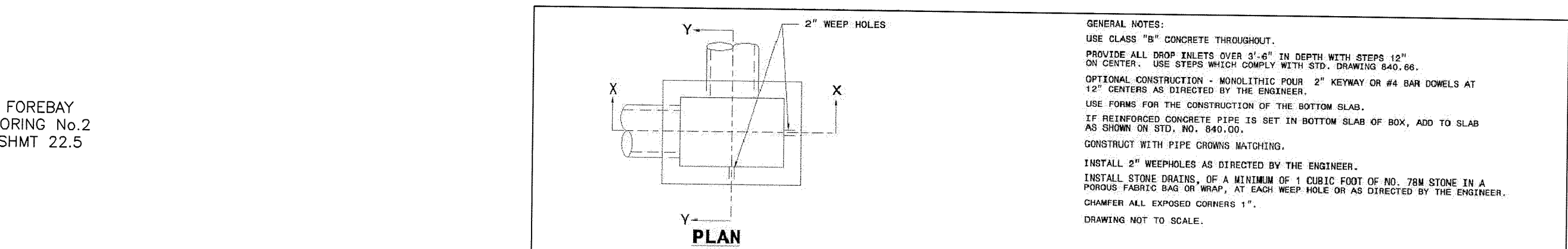
Basin #	# of Baffles	Spacing between Baffles
1	3	100.0'



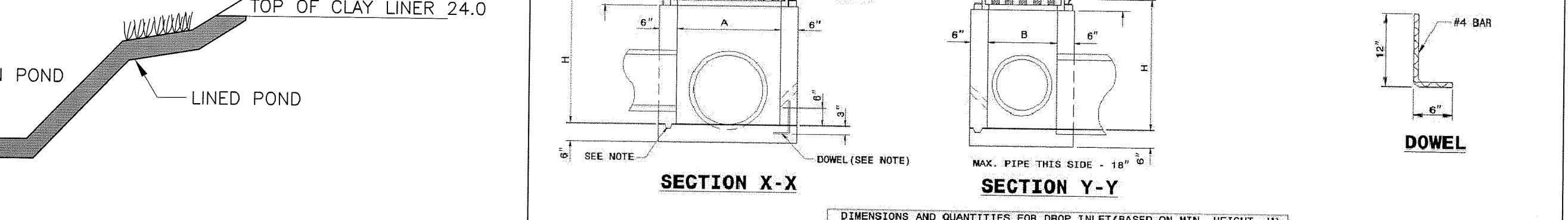
**BAFFLE SPACING DETAIL**  
NTS

Basin #	# of Baffles	Spacing between Baffles
1	3	100.0'

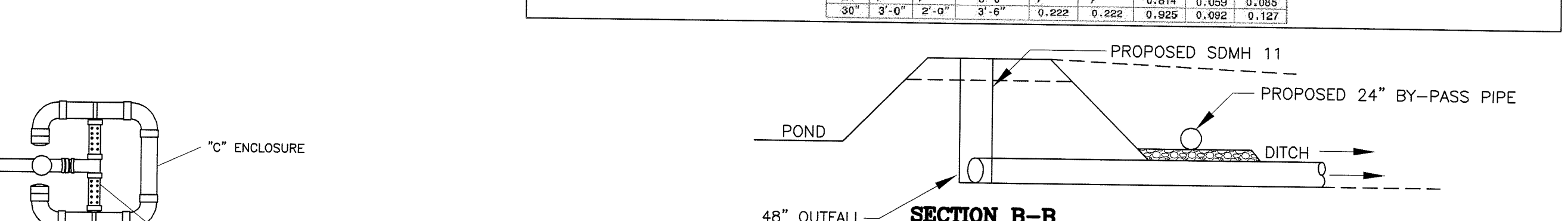
**CROSS SECTION OF POROUS BAFFLE**  
NTS



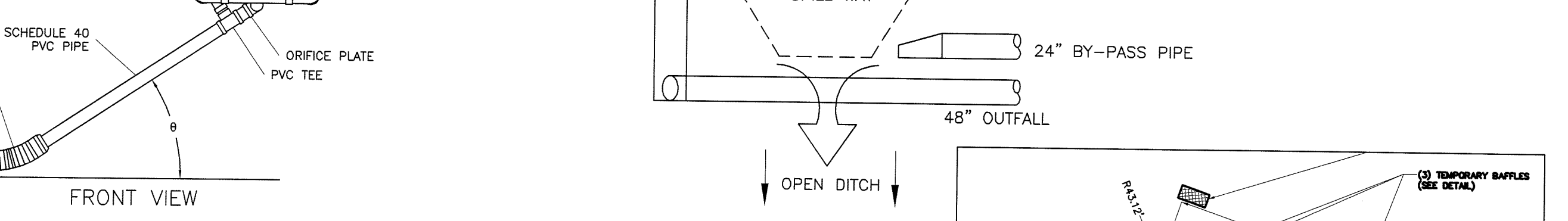
**FAIRCLOTH SKIMMER DETAIL**  
4" SKIMMER W/3.5" ORIFICE  
NTS



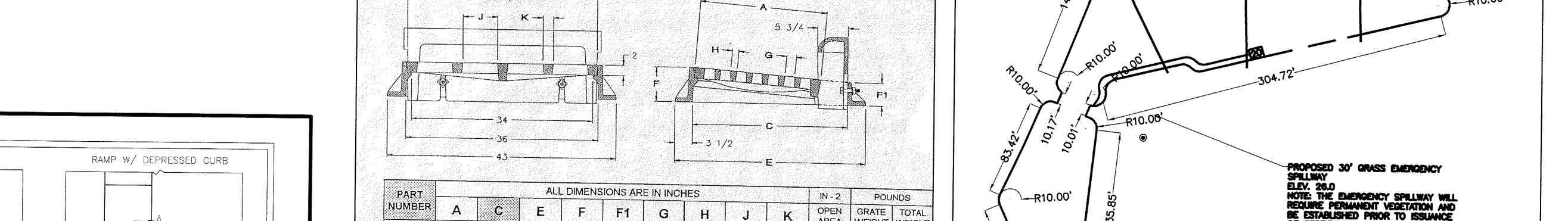
**NORMAL POOL POND DIMENSIONS**  
1" = 100'



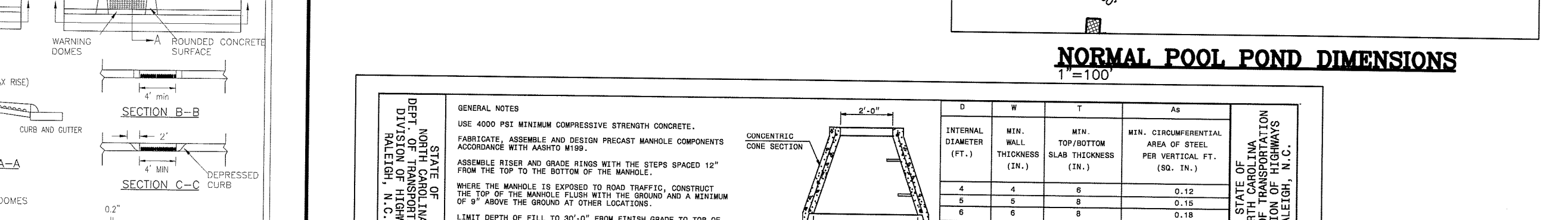
**CURB AND GUTTER V-4080-1**  
NTS (VULCAN FOUNDRY)



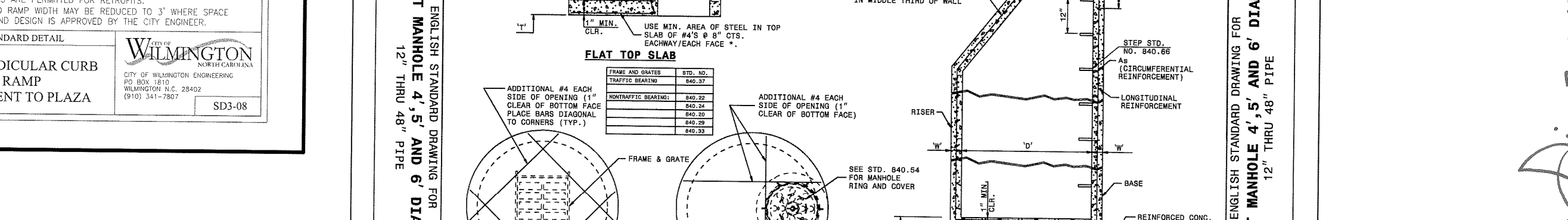
**TYPICAL MANHOLE SECTION**  
SHEET 1 OF 1  
840.52



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



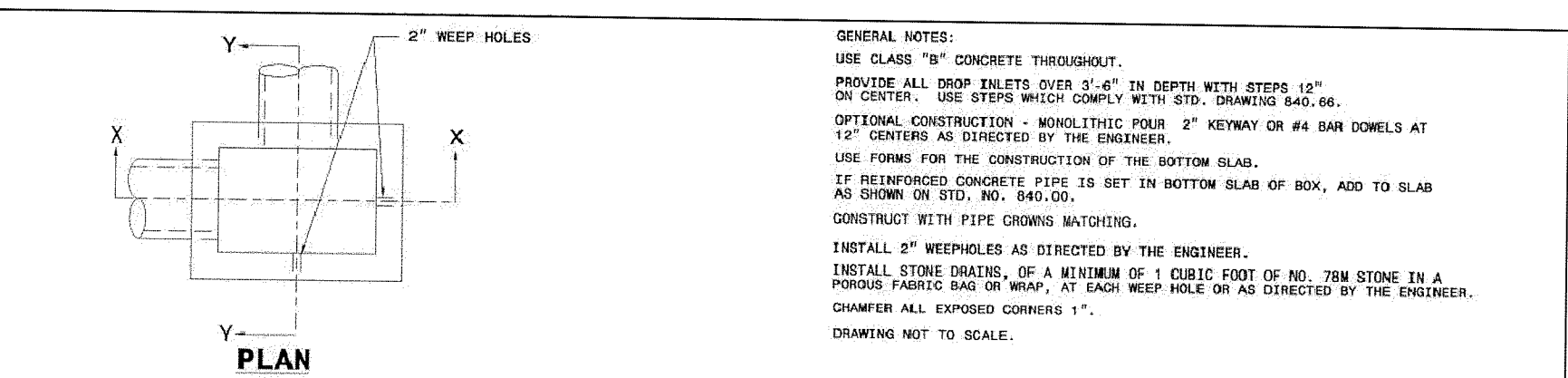
**PERPENDICULAR CURB RAMP ADJACENT TO PLAZA**  
SD3-08



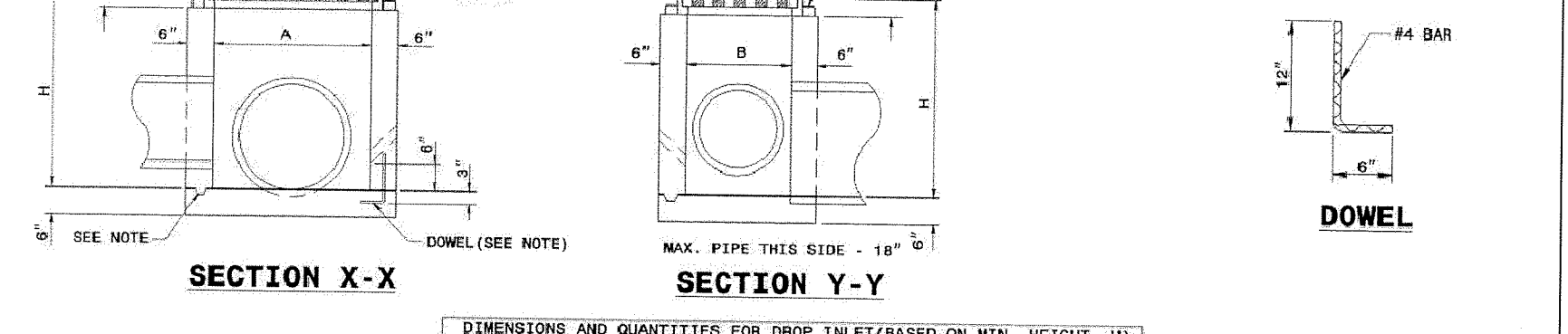
**CROSS SECTION OF POROUS BAFFLE**  
NTS

Basin #	# of Baffles	Spacing between Baffles
1	3	100.0'

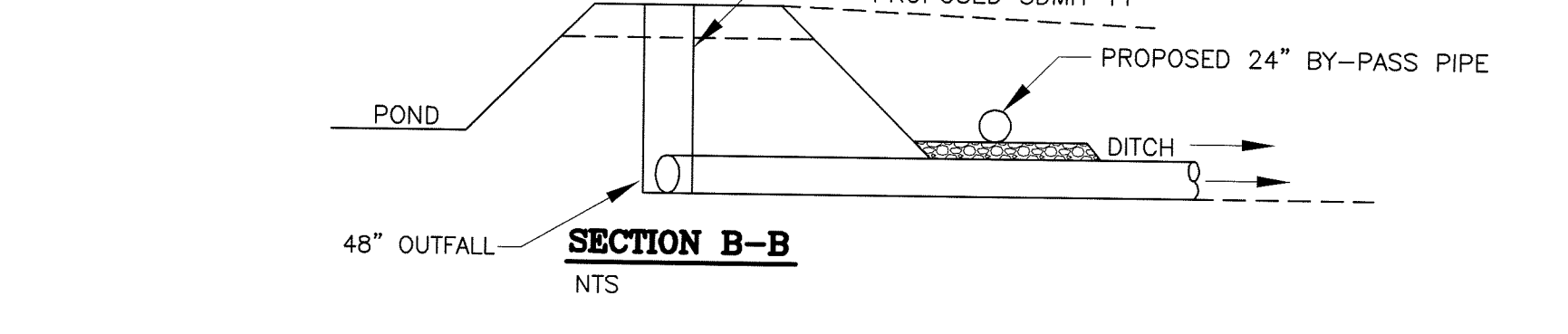
**CROSS SECTION OF POROUS BAFFLE**  
NTS



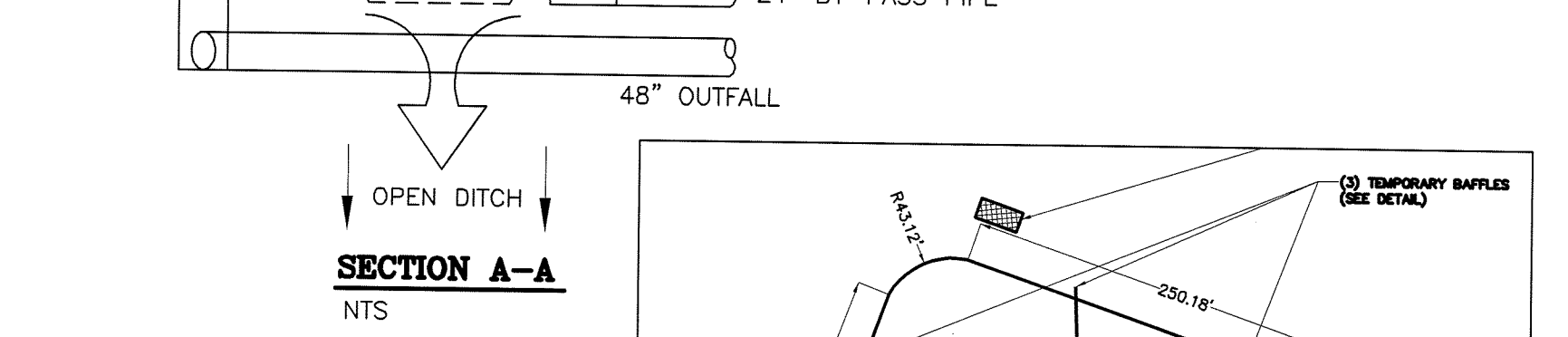
**PLAN WITH GRATE & FRAME REMOVED**



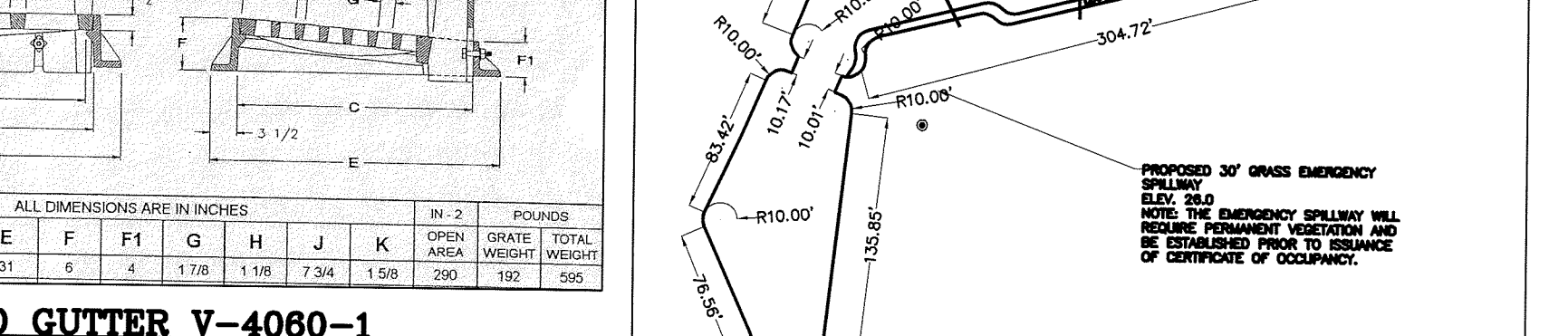
DIMENSIONS AND QUANTITIES FOR DROP INLET (BASED ON MIN. HEIGHT, H)									
DIMENSIONS OF BOX & PIPE				CUBIC YARDS CONC. IN BOX		DEDUCTIONS FOR ONE PIPE			
PIPE SIZE	SPARK WIDEN.	MIN. HEIGHT	HEIGHT	SLAB	NO. REINFORC.	C.W.	R.C.	NO. REINFORC.	NO. REINFORC.
12"	3'-0"	2'-0"	2'-0"	0.222	0.022	0.015	0.058	0.048	0.033
15"	3'-0"	2'-0"	2'-0"	0.222	0.022	0.015	0.058	0.048	0.033
18"	3'-0"	2'-0"	2'-0"	0.222	0.022	0.015	0.058	0.048	0.033
24"	3'-0"	2'-0"	2'-0"	0.222	0.022	0.015	0.058	0.048	0.033
30"	3'-0"	2'-0"	2'-0"	0.222	0.022	0.015	0.058	0.048	0.033



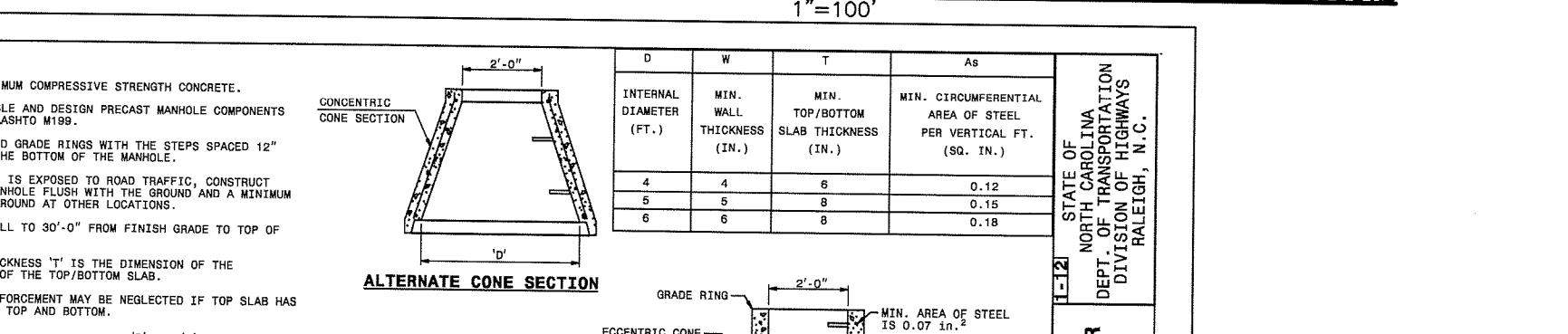
**SECTION B-B**  
NTS



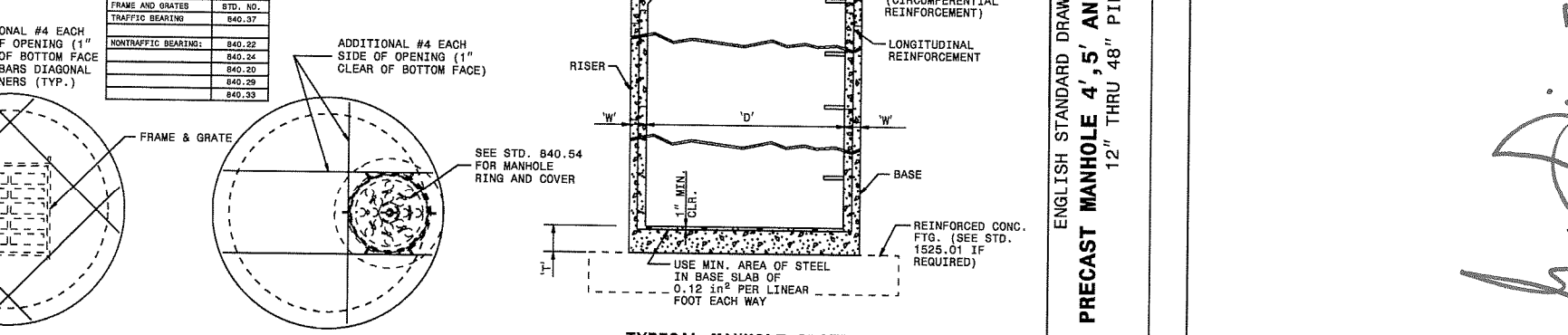
**SECTION A-A**  
NTS



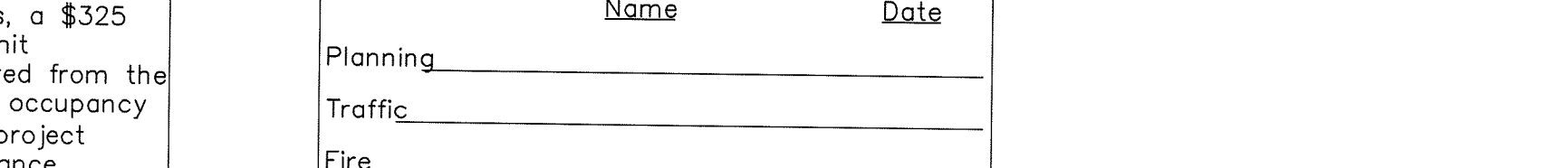
**NORMAL POOL POND DIMENSIONS**  
1" = 100'



**TYPICAL MANHOLE SECTION**  
SHEET 1 OF 1  
840.52



**PERPENDICULAR CURB RAMP ADJACENT TO PLAZA**  
SD3-08

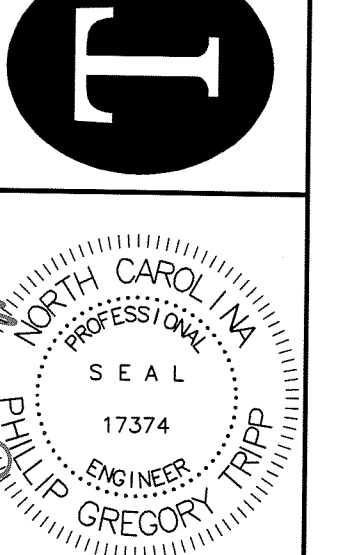


**CROSS SECTION OF POROUS BAFFLE**  
NTS

Date	Description	By
03-08-17	REVISED COMMENTS	EJW

DETAILS AND NOTES  
**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  
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DATE 03-08-17  
DESIGN PGT  
DRAWN EJW

C9  
SHEET 9 OF 9  
14023