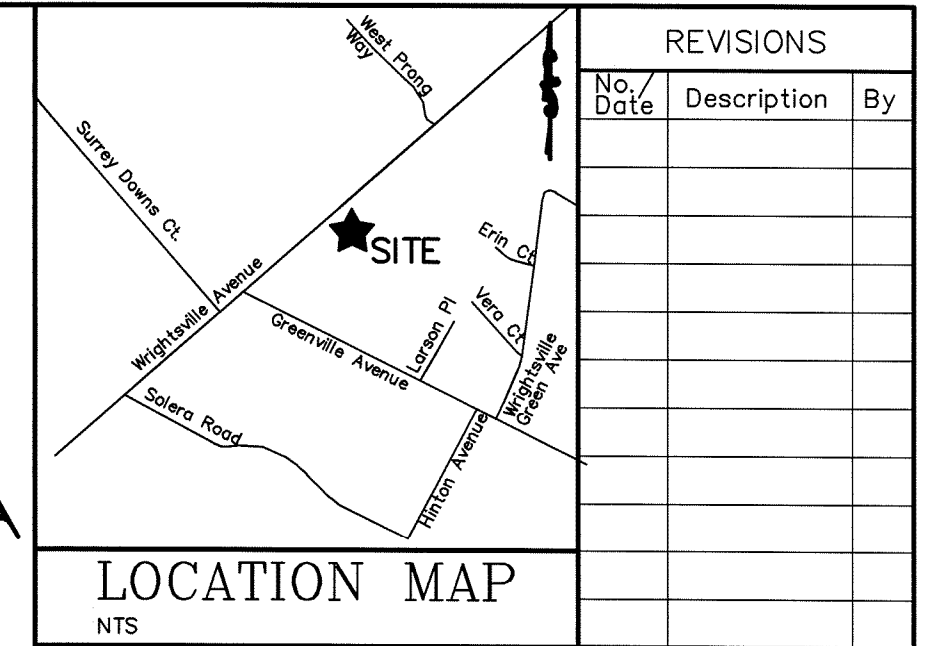


- SITE INVENTORY NOTES:**
- PREPARER OF THE PLAN: TRIPP ENGINEERING, P.C.
  - APPLICANT NAME: CHRIS MURRAY
  - SITE ADDRESS OF THE DEVELOPMENT: 6317 WRIGHTSVILLE AVE.
  - PROPERTY OWNER: CM & KW INVESTMENTS LLC
  - DEVELOPER: CHRIS MURRAY
  - PROPERTY BOUNDARY: SEE PLAN  
TAX PARCEL INFORMATION: R05616-001-013-000
  - PROPERTY ZONING: R-5 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: LE-LEON SAND
  - CAMA AEC: N/A
  - CAMA LAND CLASSIFICATION: WATERSHED RESOURCE PROTECTION
  - 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



REVISIONS		
No.	Date	Description

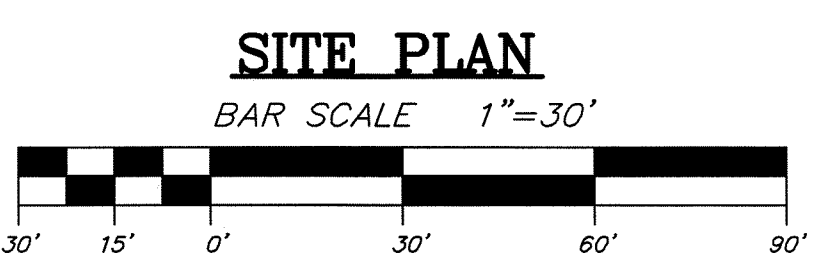
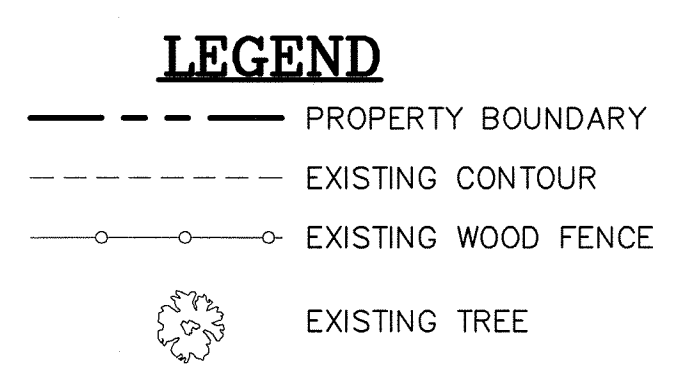
Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

DRAINAGE PLAN  
APPROVED  
CITY OF WILMINGTON  
STORMWATER DISCHARGE  
PERMIT NOT REQUIRED

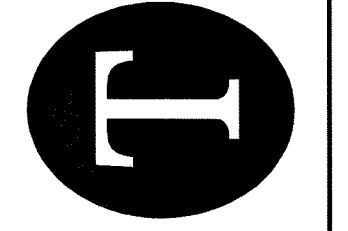
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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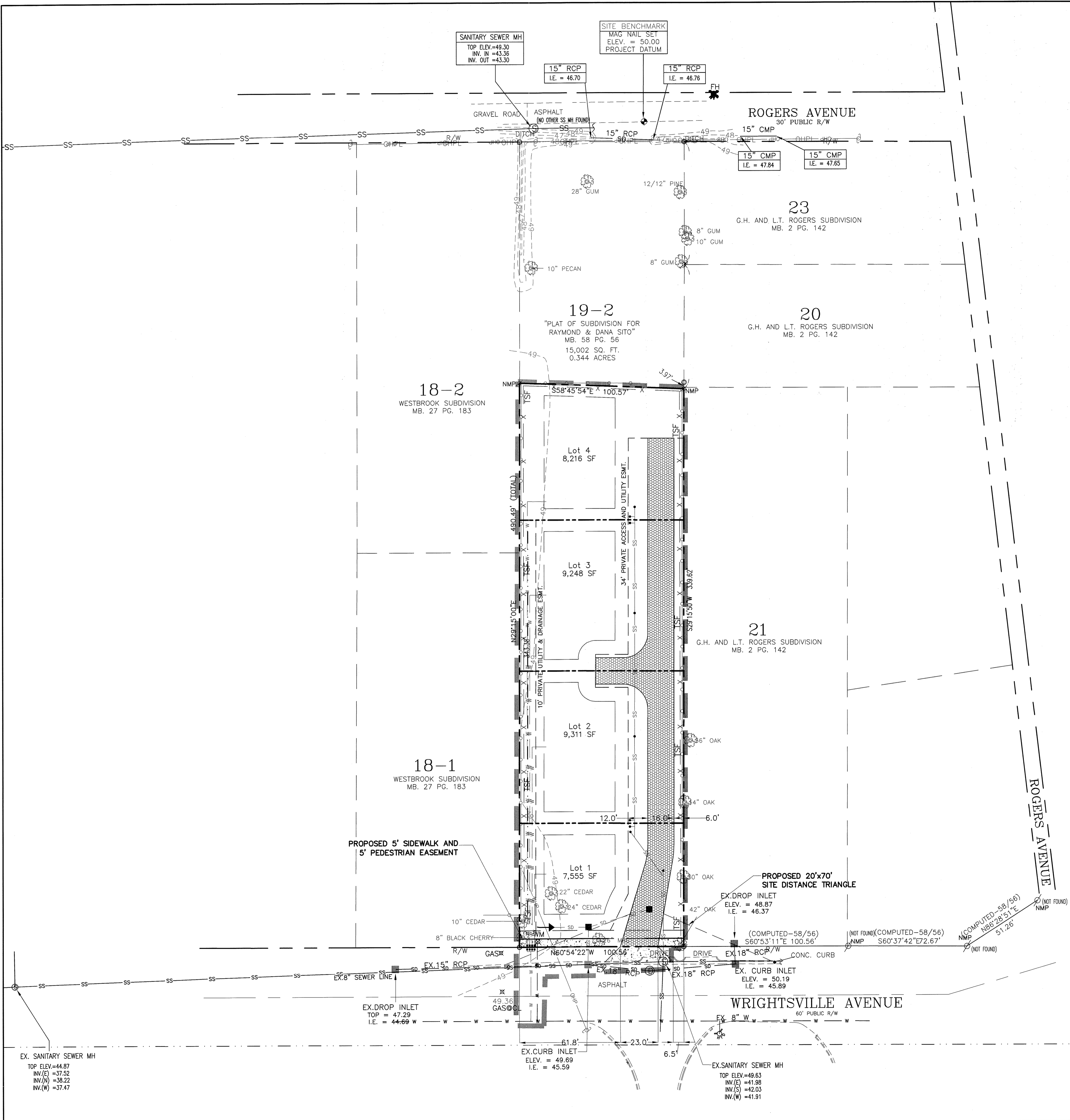


EXISTING CONDITIONS, SITE INVENTORY PLAN  
**VILLE TERRACE**  
WILMINGTON, NORTH CAROLINA

**TRIPP ENGINEERING, P.C.**  
419 Chestnut Street  
Wilmington, North Carolina 28401  
Phone 910-763-5100  
Fax 910-763-5631  
© 2014 TRIPP ENGINEERING, P.C.  
LICENSE NO. C-1297



DATE 11-07-16  
DESIGN PGT  
DRAWN EJW



**NOTES:**

**ZONING:**

- 1) TOPOGRAPHY AND TREE SURVEY COMPLETED BY DANFORD AND ASSOC. LAND SURVEYING, P.C.
- 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 MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- 3) PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. NCDOT/CITY OF WILMINGTON WILL NOT ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
- 4) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
- 5) NO EXISTING EASEMENTS.
- 6) ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED UNLESS THE ACCESS EASEMENT IS IMPROVED TO A CITY STANDARD STREET.

**SOLID WASTE:**

- 1) LOTS TO USE CURBSIDE 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.
- 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. CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- 5) ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- 6) CONTACT TRAFFIC ENGINEERING AT 741-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- 7) ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- 8) NO ROWS TO BE CLOSED.
- 9) NO STREETS PROPOSED.
- 10) NO OFF SITE PARKING PROPOSED.
- 11) PRIVATE ACCESS EASEMENT IS PROPOSED.
- 12) DRIVEWAY TO BE IMPROVED TO CITY STANDARDS.
- 12) A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.

**LANDSCAPING:**

- 1) A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND THE PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN.
- 2) 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.

**CFPUA:**

- 1) PROJECT SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
- 2) IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPERS SIDE OF THE WATER METER BOX.
- 3) ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA'S CONNECTION CONTROL REGULATION. CALL 332-6419 FOR INFORMATION.
- 4) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USE/COOR OR ASSE.
- 5) PUBLIC WATER AND SEWER EXIST WITHIN WRIGHTSVILLE AVE. R/W. NO RECORDS OF INDIVIDUAL EASEMENTS EXIST.
- 6) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.

**DRAINAGE:**

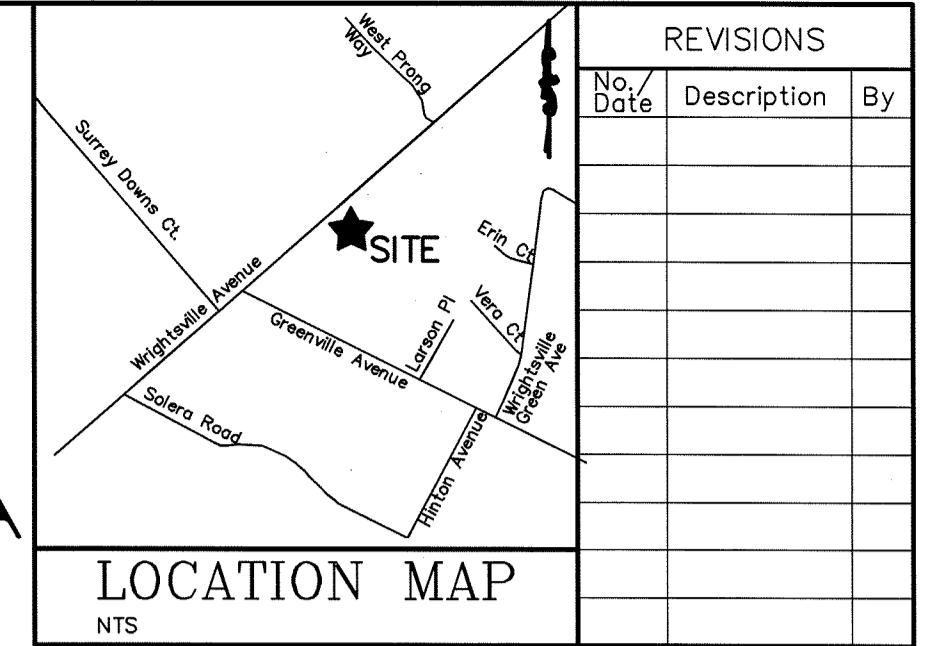
- 1) CONVEYANCE: LOTS TO SHEET FLOW TO OPEN GRASS SWALE OR PRIVATE ROADWAY.

**ENVIRONMENTAL:**

- 1) CLEARING AND GRADING SHALL BE LIMITED TO THAT NECESSARY FOR ESSENTIAL SITE IMPROVEMENTS. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, PROTECTED TREES SHALL ONLY BE REMOVED FROM INDIVIDUAL HOME SITES AND COMMON AREAS AS NECESSARY TO ACCOMMODATE ESSENTIAL SITE IMPROVEMENTS. NON-MUNICIPAL EASEMENTS AND ALLOWABLE BUILDING ENVELOPES AS DETERMINED BY ESTABLISHED SETBACKS OR STORMWATER ALLOCATIONS.
- 2) NO WETLANDS EXIST ON SITE.

**CONDITIONS:**

- 1) THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL REGULATIONS AND REQUIREMENTS IMPOSED BY THE LAND DEVELOPMENT CODE, THE CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL, AND ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAW, ORDINANCE OR REGULATION, AS WELL AS ANY CONDITION STATED BELOW. IN THE EVENT OF CONFLICT, THE MORE STRINGENT REQUIREMENT OR HIGHER STANDARD SHALL APPLY.
- 2) APPROVAL OF THIS ZONING REQUEST DOES NOT CONSTITUTE TECHNICAL APPROVAL OF THE SITE PLAN. FINAL APPROVAL BY THE TECHNICAL REVIEW COMMITTEE AND THE ISSUANCE OF ALL REQUIRED PERMITS MUST OCCUR PRIOR TO RELEASE OF THE PROJECT FOR CONSTRUCTION.
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- 4) THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE PLAN AS SUBMITTED FEBRUARY 23, 2016. THE PERMITTED USE SHALL BE RESTRICTED TO A FOUR-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT HAVING A TOTAL OF 4 DWELLING UNITS.
- 5) THE PROPOSED BUILDING ELEVATIONS FOR THE SUBJECT PROPERTY SHALL BE CONSISTENT WITH THOSE SUBMITTED ON MARCH 30, 2016 AND IN ACCORDANCE WITH THE WRIGHTSVILLE CORRIDOR 2030 PLAN.
- 6) ALL EXISTING PROTECTED TREES NOT IMPACTED BY ESSENTIAL SITE IMPROVEMENTS SHALL BE PRESERVED OR MITIGATED.
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REVISIONS		
No.	Description	By

**SITE DATA:**

PROPERTY OWNER: CM & KW INVESTMENTS LLC  
 PROJECT ADDRESS: 6317 WRIGHTSVILLE AVE.  
 PIN NUMBER: R05616-001-013-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE. R-5 (CD)  
 ZONING DISTRICT: RESIDENTIAL DISTRICT (CONDITIONAL DISTRICT)  
 TRACT AREA: 34,333 SF (0.79 AC)  
 DISTURBED AREA: 0.90 AC

SETBACKS REQUIRED: FRONT: 30'  
 REAR: 25'  
 SIDE: 10'

PROPOSED BUILDING SETBACKS: FRONT: 30'  
 REAR: 25'  
 SIDE: 10'

BUILDING HEIGHT: 35' MAXIMUM

PERVIOUS DRIVE: 5,625 SF (16%)  
 MAXIMUM IMPERVIOUS NOT TO EXCEED 40% PER LOT

BUILDING USE: RESIDENTIAL  
 (4) 3 BEDROOM SINGLE FAMILY RESIDENCES

PARKING REQUIRED: 2.5 SPACES/UNIT  
 PARKING PROVIDED: 1 CAR GARAGE AND 2 DRIVEWAY SPACES

CAMA LAND USE: WATERSHED RESOURCE PROTECTION

PUBLIC WATER AND SEWER BY CFPUA  
 EXISTING WATER FLOW: 0 GPD  
 PROPOSED WATER FLOW: 1,600 GPD  
 (4 @ 400 GPD)  
 EXISTING SEWER FLOW: 0 GPD  
 PROPOSED SEWER FLOW: 1,440 GPD  
 (4 @ 360 GPD)

**LEGEND**

- SS PROPOSED SEWER
- W PROPOSED WATER
- SD PROPOSED STORM WATER
- TSF x TSF TEMPORARY SILT FENCE
- LIMITS OF DISTURBANCE
- [Hatched] PROPOSED POROUS PAVEMENT

**ENVIRONMENTAL:**

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Approved Construction Plan

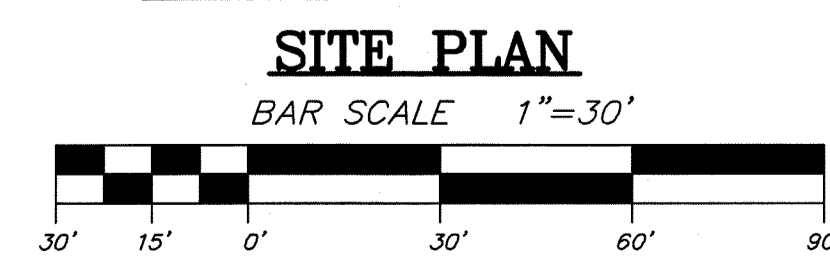
Name	Date
Planning	
Traffic	
Fire	

DRAINAGE PLAN APPROVED  
 CITY OF WILMINGTON

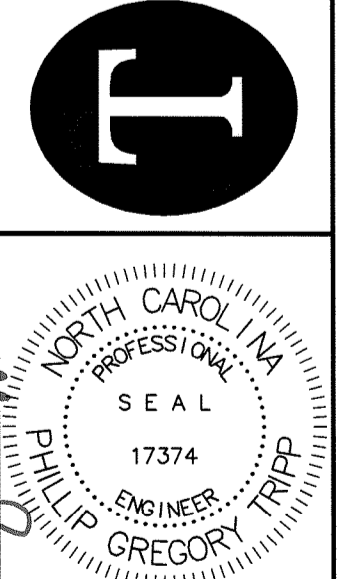
STORMWATER DISCHARGE PERMIT NOT REQUIRED

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

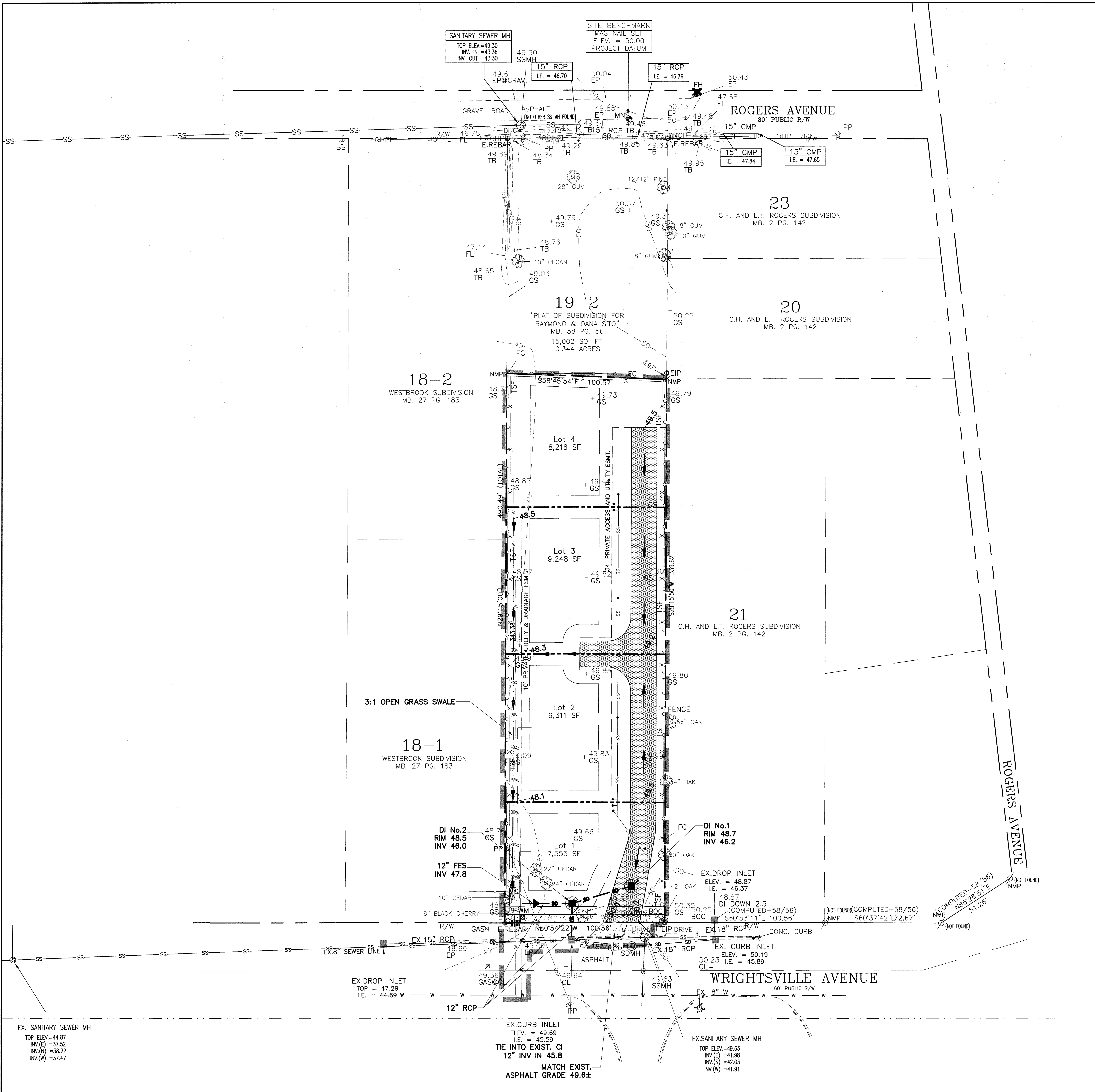
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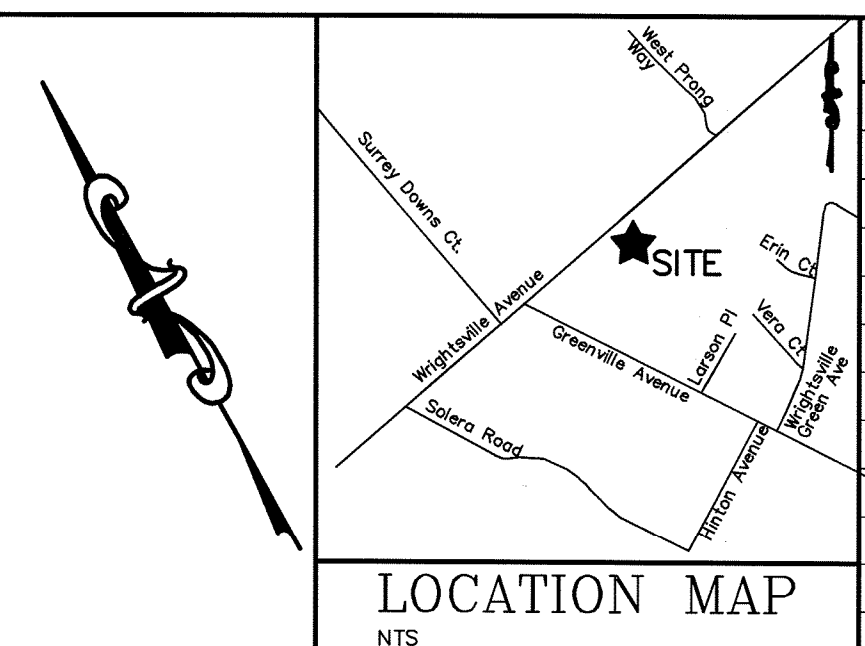
TRIPP ENGINEERING, P.C. SITE AND TRAFFIC PLAN  
 419 Chestnut Street  
 Wilmington, North Carolina 28401  
 Phone 910-763-5100  
 Fax 910-763-5631  
 © 2016 TRIPP ENGINEERING, P.C.



DATE 11-07-16  
 DESIGN PGT  
 DRAWN EJW



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**SITE DATA:**

PROPERTY OWNER: CM & KW INVESTMENTS LLC  
 PROJECT ADDRESS: 6317 WRIGHTSVILLE AVE  
 PIN NUMBER: R05616-001-013-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE. R-5 (CD)  
 ZONING DISTRICT: RESIDENTIAL DISTRICT (CONDITIONAL DISTRICT)  
 TRACT AREA: 34,333 SF (0.79 AC)  
 DISTURBED AREA: 0.90 AC

SETBACKS REQUIRED: FRONT: 30'  
 REAR: 25'  
 SIDE: 10'

PROPOSED BUILDING SETBACKS: FRONT: 30'  
 REAR: 25'  
 SIDE: 10'

BUILDING HEIGHT: 35' MAXIMUM

PERVIOUS DRIVE: 5,825 SF (16%)  
 MAXIMUM IMPERVIOUS NOT TO EXCEED 40% PER LOT

BUILDING USE: RESIDENTIAL  
 (4) 3 BEDROOM SINGLE FAMILY RESIDENCES

PARKING REQUIRED: 2.5 SPACES/UNIT  
 PARKING PROVIDED: 1 CAR GARAGE AND 2 DRIVEWAY SPACES

CAMA LAND USE: WATERSHED RESOURCE PROTECTION

PUBLIC WATER AND SEWER BY CFPIA  
 EXISTING WATER FLOW: 0 GPD  
 PROPOSED WATER FLOW: 1,600 GPD  
 (4 @ 400 GPD)  
 EXISTING SEWER FLOW: 0 GPD  
 PROPOSED SEWER FLOW: 1,440 GPD  
 (4 @ 360 GPD)

**REVISIONS**

No./Date	Description	By

**GRADING, DRAINAGE, EROSION CONTROL AND STORMWATER MANAGEMENT PLAN**  
**VILLE TERRACE**  
 WILMINGTON, NORTH CAROLINA

**TRIPP ENGINEERING, P.C.**  
 419 Chestnut Street  
 Wilmington, North Carolina 28401  
 Phone 910-763-5100  
 Fax 910-763-5631  
© LICENSE NO. C-11927

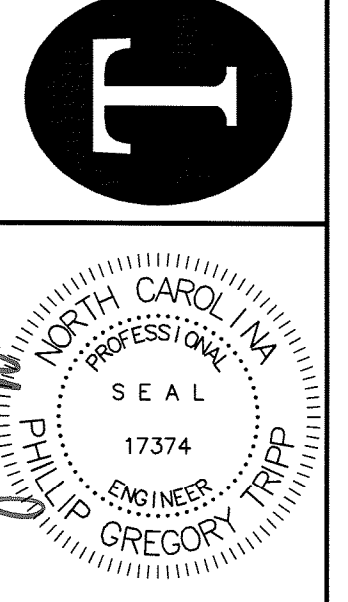
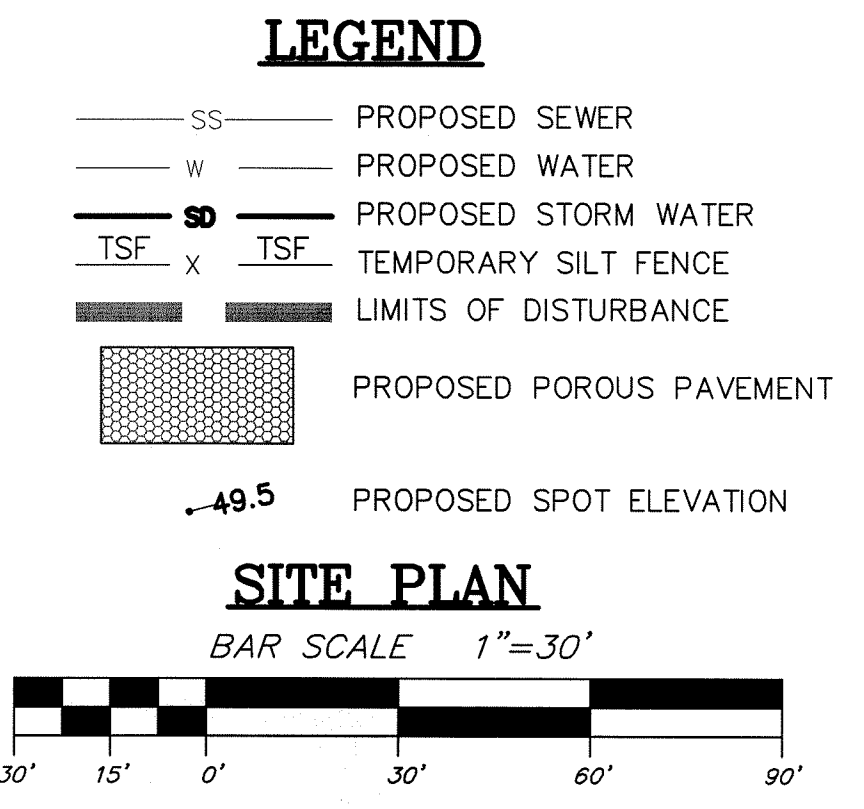
Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

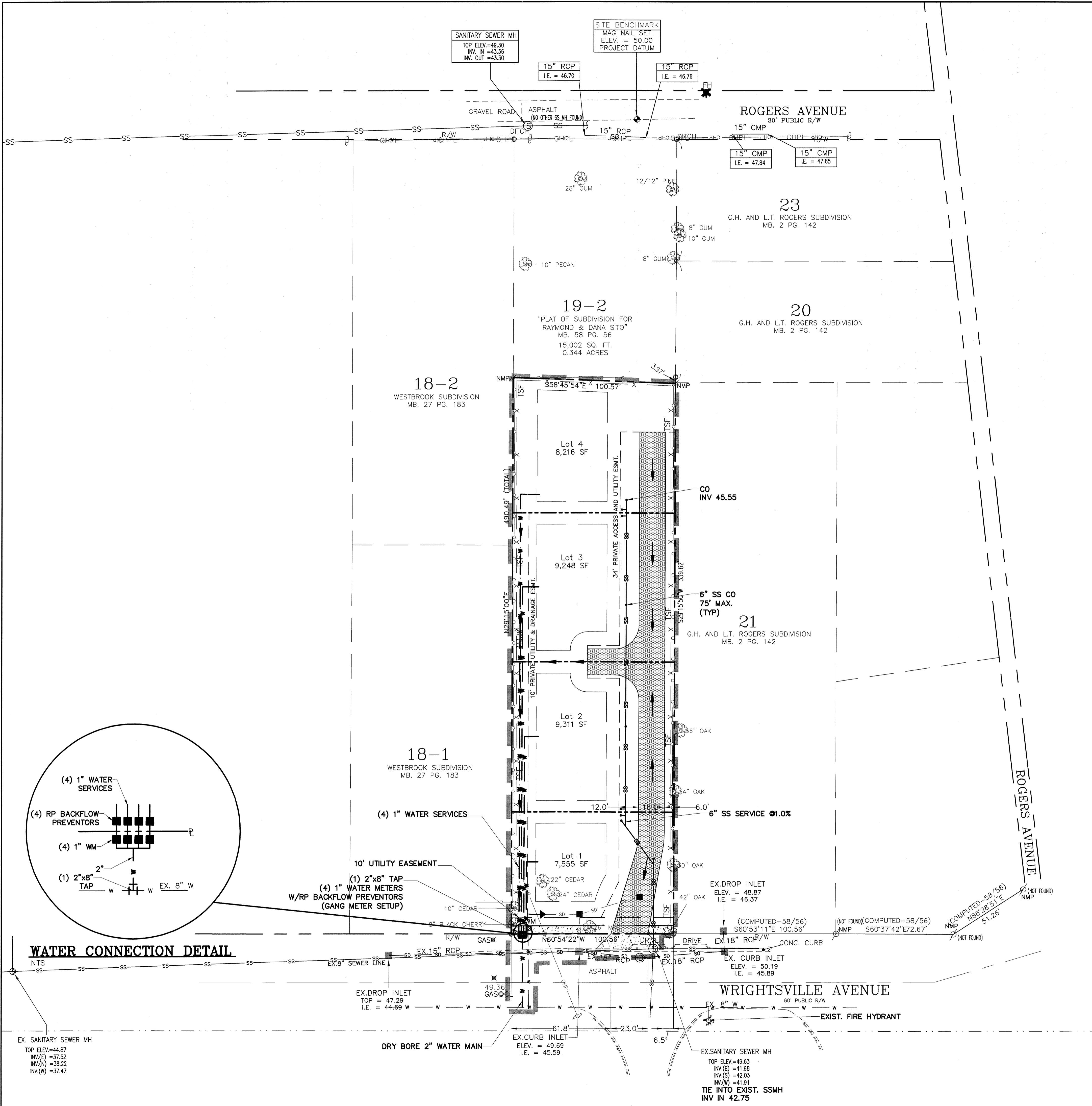
DRAINAGE PLAN APPROVED  
 CITY OF WILMINGTON  
 STORMWATER DISCHARGE PERMIT NOT REQUIRED

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

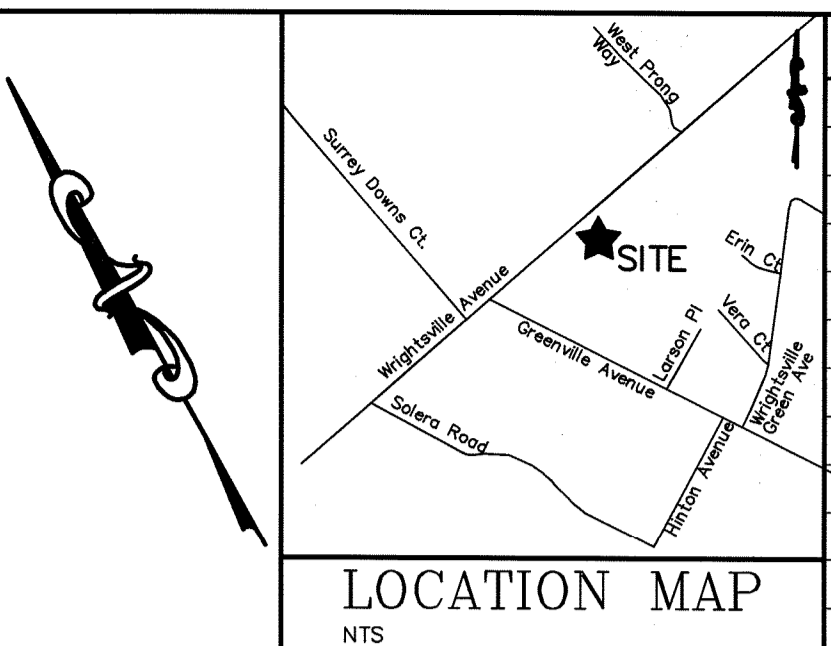
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



DATE: 11-07-16  
 DESIGN: PGT  
 DRAWN: EJW



- NOTES:**
- ZONING**
- 1) TOPOGRAPHY AND TREE SURVEY COMPLETED BY DANFORD AND ASSOC. LAND SURVEYING, PC.
  - 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 MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
  - 3) PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. NCDOT/CITY OF WILMINGTON WILL NOT ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
  - 4) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
  - 5) NO EXISTING EASEMENTS.
  - 6) ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED UNLESS THE ACCESS EASEMENT IS IMPROVED TO A CITY STANDARD STREET.
- SOLID WASTE**
- 1) LOTS TO USE CURBSIDE 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.
  - 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. CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
  - 5) ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
  - 6) CONTACT TRAFFIC ENGINEERING AT 741-7888 TO DISCUSS STREET LIGHTING OPTIONS.
  - 7) ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
  - 8) NO ROWS TO BE CLOSED.
  - 9) NO STREETS PROPOSED.
  - 10) NO OFF SITE PARKING PROPOSED.
  - 11) PRIVATE ACCESS EASEMENT IS PROPOSED.
  - 12) DRIVEWAY TO BE IMPROVED TO CITY STANDARDS.
  - 13) A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
- LANDSCAPING**
- 1) A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND THE PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.
  - 2) NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR DISTANCE PROPOSED BACKFLOW BOXES (AND ALL UTILITY SERVICE FACILITIES) ARE LESS THAN 30" IN HEIGHT.
- CFPIA**
- 1) PROJECT SHALL COMPLY WITH THE CFPIA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS SHALL BE INSTALLED AND ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
  - 2) IF THE CONTRACTOR DESIRES CFPIA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPERS SIDE OF THE WATER METER BOX.
  - 3) ANY IRRIGATION SYSTEM SUPPLIED BY CFPIA WATER SHALL COMPLY WITH THE CFPIA'S CONNECTION CONTROL REGULATION. CALL 332-6419 FOR INFORMATION.
  - 4) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPIA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USE/COOR OR ASSE.
  - 5) PUBLIC WATER AND SEWER EXIST WITHIN WRIGHTSVILLE AVE. R/W. NO RECORDS OF INDIVIDUAL EASEMENTS EXIST.
  - 6) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.
- DRAINAGE**
- 1) CONVEYANCE: LOTS TO SHEET FLOW TO OPEN GRASS SWALE OR PRIVATE ROADWAY.
- ENVIRONMENTAL**
- 1) CLEARING AND GRADING SHALL BE LIMITED TO THAT NECESSARY FOR ESSENTIAL SITE IMPROVEMENTS. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, PROTECTED TREES SHALL ONLY BE REMOVED FROM INDIVIDUAL HOME SITES AND COMMON AREAS AS NECESSARY TO ACCOMMODATE ESSENTIAL SITE IMPROVEMENTS. NON-MUNICIPAL EASEMENTS AND ALLOWABLE BUILDING ENVELOPES AS DETERMINED BY ESTABLISHED SETBACKS OR STORMWATER ALLOCATIONS.
  - 2) NO WETLANDS EXIST ON SITE.
- CONDITIONS**
- 1) THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL REGULATIONS AND REQUIREMENTS IMPOSED BY THE LAND DEVELOPMENT CODE, THE CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL AND ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAW, ORDINANCE OR REGULATION, AS WELL AS ANY CONDITION STATED BELOW. IN THE EVENT OF CONFLICT, THE MORE STRINGENT REQUIREMENT OR HIGHER STANDARD SHALL APPLY.
  - 2) APPROVAL OF THIS REZONING REQUEST DOES NOT CONSTITUTE TECHNICAL APPROVAL OF THE SITE PLAN. FINAL APPROVAL BY THE TECHNICAL REVIEW COMMITTEE AND THE ISSUANCE OF ALL REQUIRED PERMITS MUST OCCUR PRIOR TO RELEASE OF THE PROJECT FOR CONSTRUCTION.
  - 3) IF, FOR ANY REASON, ANY CONDITION FOR APPROVAL IS FOUND TO BE ILLEGAL OR INVALID OR IF THE APPLICANT SHOULD FAIL TO ACCEPT ANY CONDITION FOLLOWING APPROVAL, THE APPROVAL OF THE SITE PLAN FOR THE DISTRICT SHALL BE NULL AND VOID AND OF NO EFFECT AND PROCEEDINGS SHALL BE INSTITUTED TO REZONE THE PROPERTY TO ITS PREVIOUS ZONING CLASSIFICATION.
  - 4) THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE PLAN AS SUBMITTED FEBRUARY 23, 2016. THE PERMITTED USE SHALL BE RESTRICTED TO A FOUR-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT HAVING A TOTAL OF 4 DWELLING UNITS.
  - 5) THE PROPOSED BUILDING ELEVATIONS FOR THE SUBJECT PROPERTY SHALL BE CONSISTENT WITH THOSE SUBMITTED ON MARCH 30, 2016 AND IN ACCORDANCE WITH THE WRIGHTSVILLE CORRIDOR 2030 PLAN.
  - 6) ALL EXISTING PROTECTED TREES NOT IMPACTED BY ESSENTIAL SITE IMPROVEMENTS SHALL BE PRESERVED OR MITIGATED.
  - 7) ALL CITY, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED.



**SITE DATA:**

PROPERTY OWNER: CM & NW INVESTMENTS LLC  
 PROJECT ADDRESS: 6317 WRIGHTSVILLE AVE.  
 PIN NUMBER: R05616-001-013-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE. R-5 (CD)  
 ZONING DISTRICT: RESIDENTIAL DISTRICT (CONDITIONAL DISTRICT)  
 TRACT AREA: 34,333 SF (0.79 AC)  
 DISTURBED AREA: 0.90 AC

SETBACKS REQUIRED: FRONT: 30', REAR: 25', SIDE: 10'

PROPOSED BUILDING SETBACKS: FRONT: 30', REAR: 25', SIDE: 10'

BUILDING HEIGHT: 35' MAXIMUM

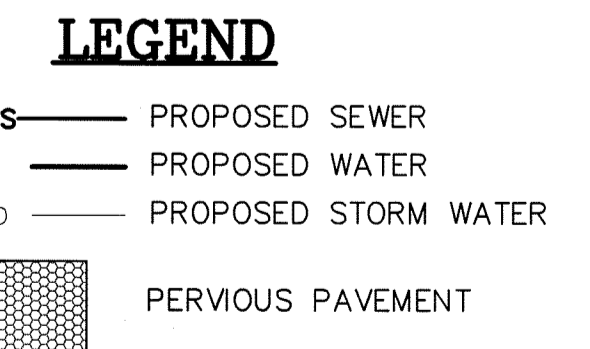
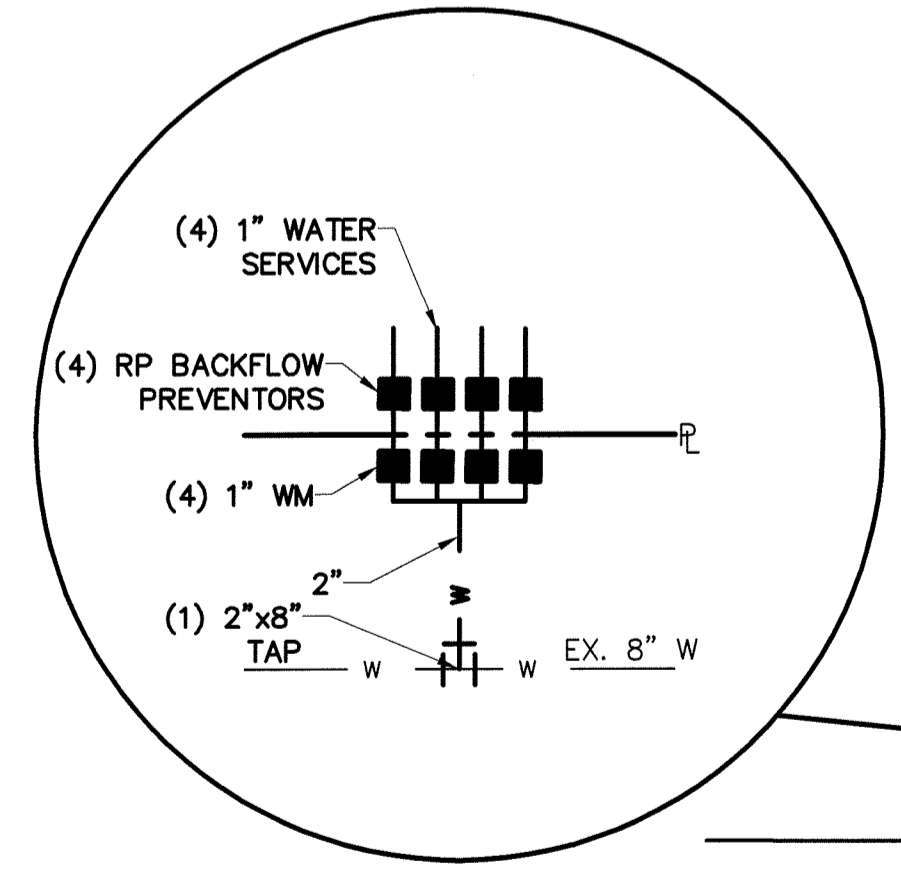
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Approved Construction Plan

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

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

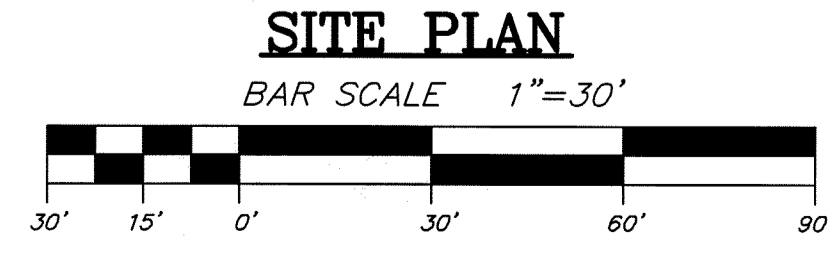
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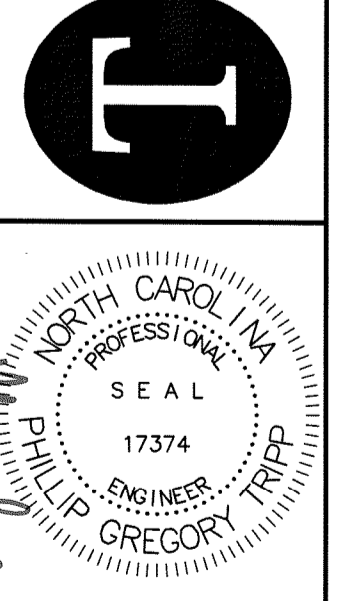


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No./Date	Description	By

UTILITY PLAN  
 VILLE TERRACE  
 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 11-07-16  
 DESIGN PGT  
 DRAWN EJW

C4  
 SHEET 4 OF 5  
 16024

