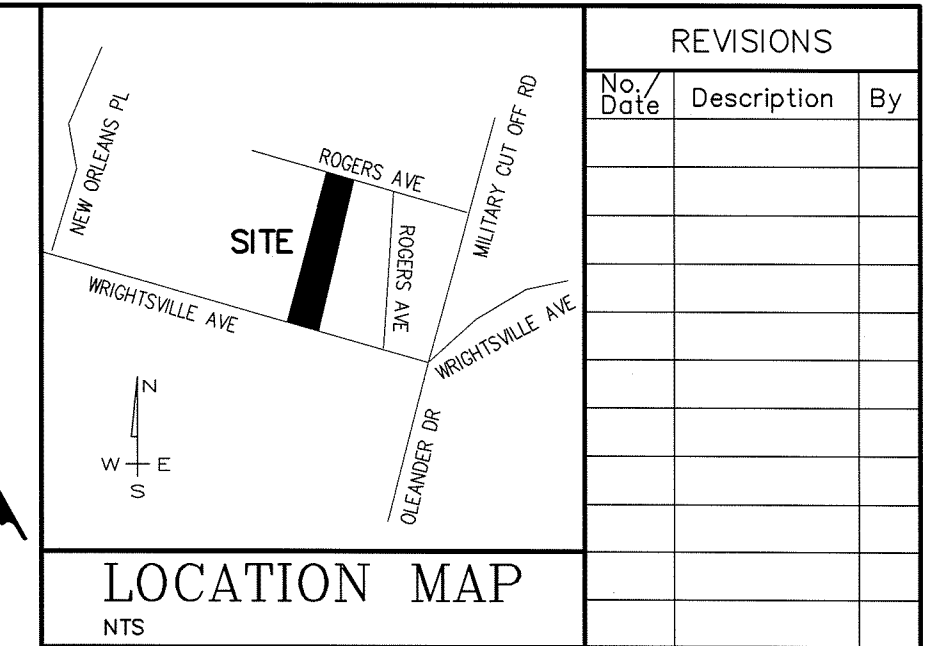


- SITE INVENTORY NOTES:**
- PREPARER OF THE PLAN: TRIPP ENGINEERING, P.C.
 - APPLICANT NAME: CHRIS MURRAY
 - SITE ADDRESS OF THE DEVELOPMENT: 6317 WRIGHTSVILLE AVE.
 - PROPERTY OWNER: CM & KW INVESTMENTS LLC
 - DEVELOPER: CHRIS MURRAY
 - PROPERTY BOUNDARY: SEE PLAN
TAX PARCEL INFORMATION: R05616-001-013-000
 - PROPERTY ZONING: R-5 RESIDENTIAL (CD)
 - 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	By

Approved Construction Plan

Name	Date
Planning	_____
Traffic	_____
Fire	_____

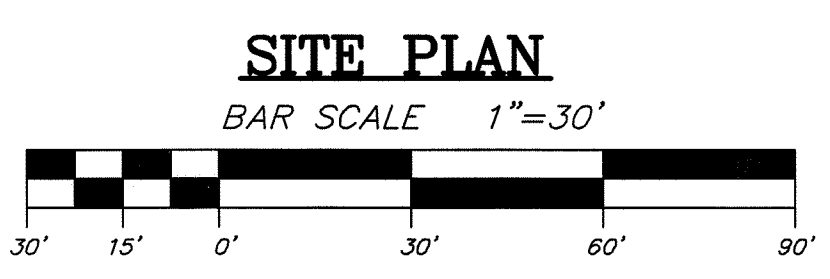
CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

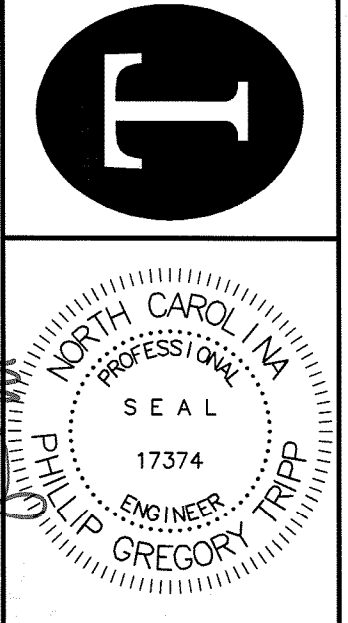
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

- LEGEND**
- PROPERTY BOUNDARY
 - - - EXISTING CONTOUR
 - EXISTING WOOD FENCE
 - EXISTING TREE

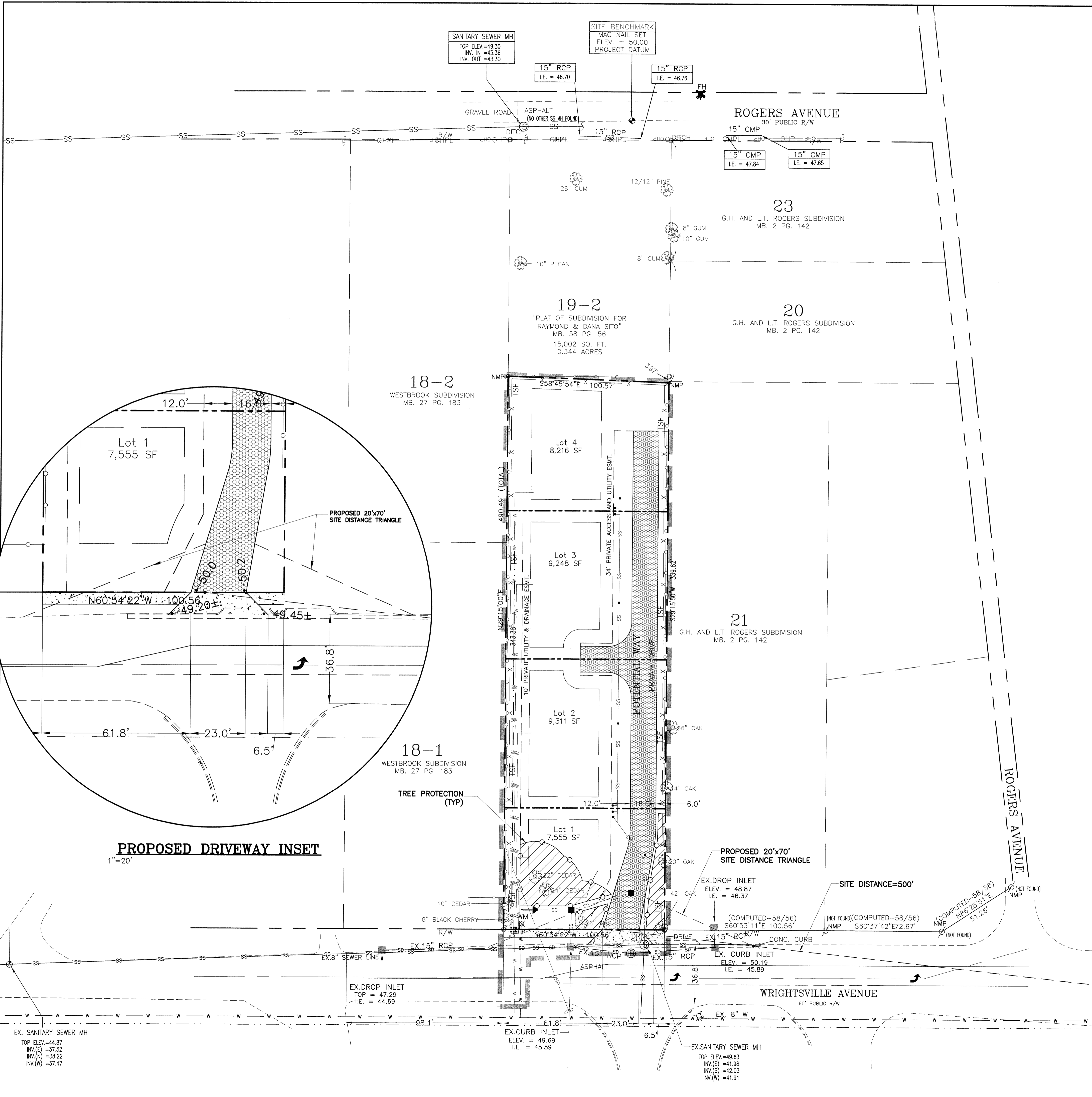


EXISTING CONDITIONS, SITE INVENTORY PLAN
VILLE TERRACE
WILMINGTON, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© 2014 TRIPP ENGINEERING, P.C.



DATE 03-02-17
DESIGN PGT
DRAWN EJW

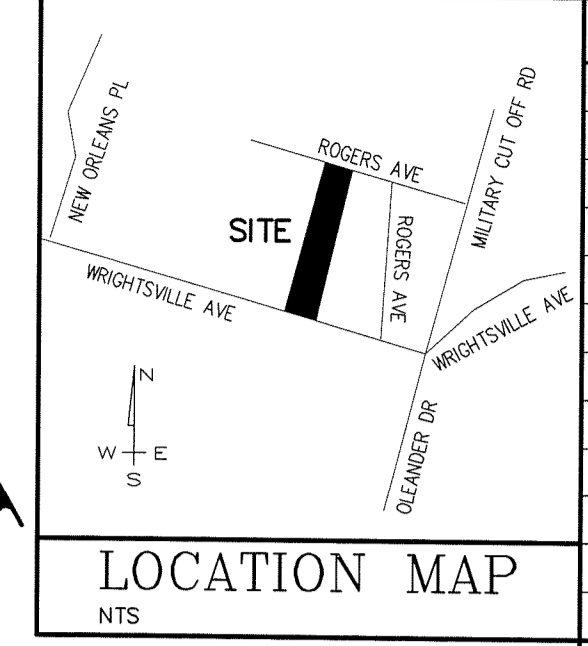


- NOTES:**
- 1) TOPOGRAPHY AND TREE SURVEY COMPLETED BY DANFORD AND ASSOC. LAND SURVEYING, P.C.
 - 2) PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 - 3) PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. NC DOT/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 NC DOT 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.
 - 14) 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 STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
 - 14) IF THESE UNITS ARE SOLD AT ANY POINT, THE BUYER MUST RECEIVE A SUBDIVISION STREET DISCLOSURE STATEMENT.

- 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 50' IN HEIGHT.
- CEDUA:**
- 1) PROJECT SHALL COMPLY WITH THE CFPWA 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 CFPWA 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 BOY.
 - 3) ANY IRRIGATION SYSTEM SUPPLIED BY CFPWA WATER SHALL COMPLY WITH THE CFPWA'S CONNECTION CONTROL REGULATION. CALL 332-8419 FOR INFORMATION.
 - 4) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USCFOCHR 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.
 - 7) IF EXISTING SERVICE CANNOT BE USED, IT WILL NEED TO BE PROPERLY ABANDONED.

- 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 & KW INVESTMENTS LLC
 APPLICANT MAILING ADDRESS: 3330 RIVER ROAD WILMINGTON, NC 28412
 APPLICANT PHONE NUMBER: 910.763.5100
 APPLICANT EMAIL ADDRESS: CDUMURRAY708@GMAIL.COM

PROJECT ADDRESS: 6317 WRIGHTSVILLE AVE.
 PIN NUMBER: R05616-001-013-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.
 ZONING DISTRICT: R-5 (CD)
 TRACT AREA: 34,333 SF (0.79 AC)
 DISTURBED AREA: 0.90 AC
 SETBACKS REQUIRED: FRONT: 20', REAR: 15', INTERIOR SIDE: 7', CORNER SIDE: 10.5'

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

BUILDING HEIGHT: 35' MAXIMUM

ON-SITE IMPERVIOUS AREAS: EXISTING IMPERVIOUS: 0 SF
 OFF-SITE SIDEWALK: 505 SF
 OFF-SITE DRIVEWAY APRON: 305 SF
 TOTAL OFF-SITE IMPERVIOUS: 805 SF

PERVIOUS DRIVE (NO SW CREDIT): 5,640 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 CFPWA
 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)

Approved Construction Plan

Name: _____ Date: _____

Planning: _____

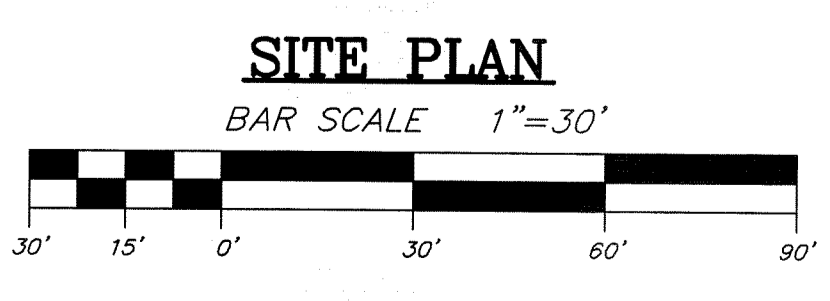
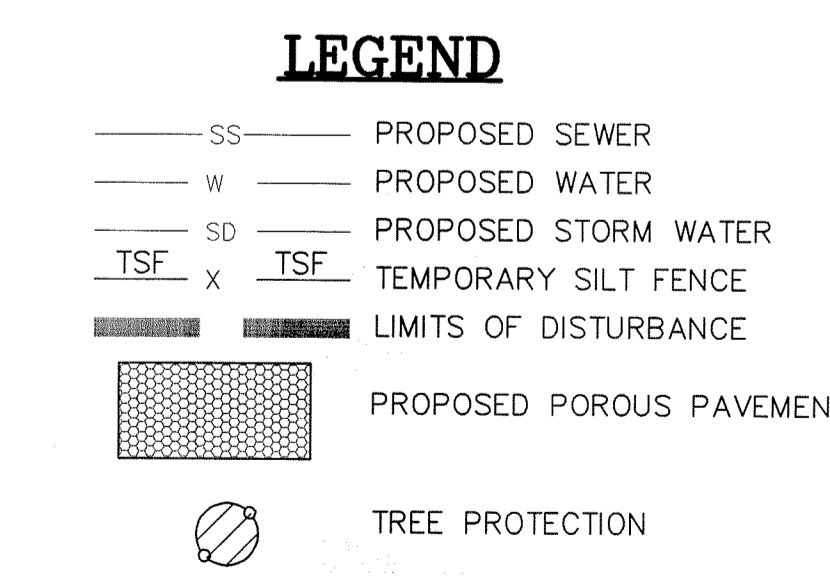
Traffic: _____

Fire: _____

City of Wilmington North Carolina
 Public Services Engineering Division
 APPROVED DRAINAGE PLAN

Date: _____ Permit #: _____

Signed: _____

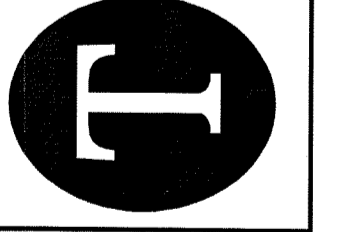


For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

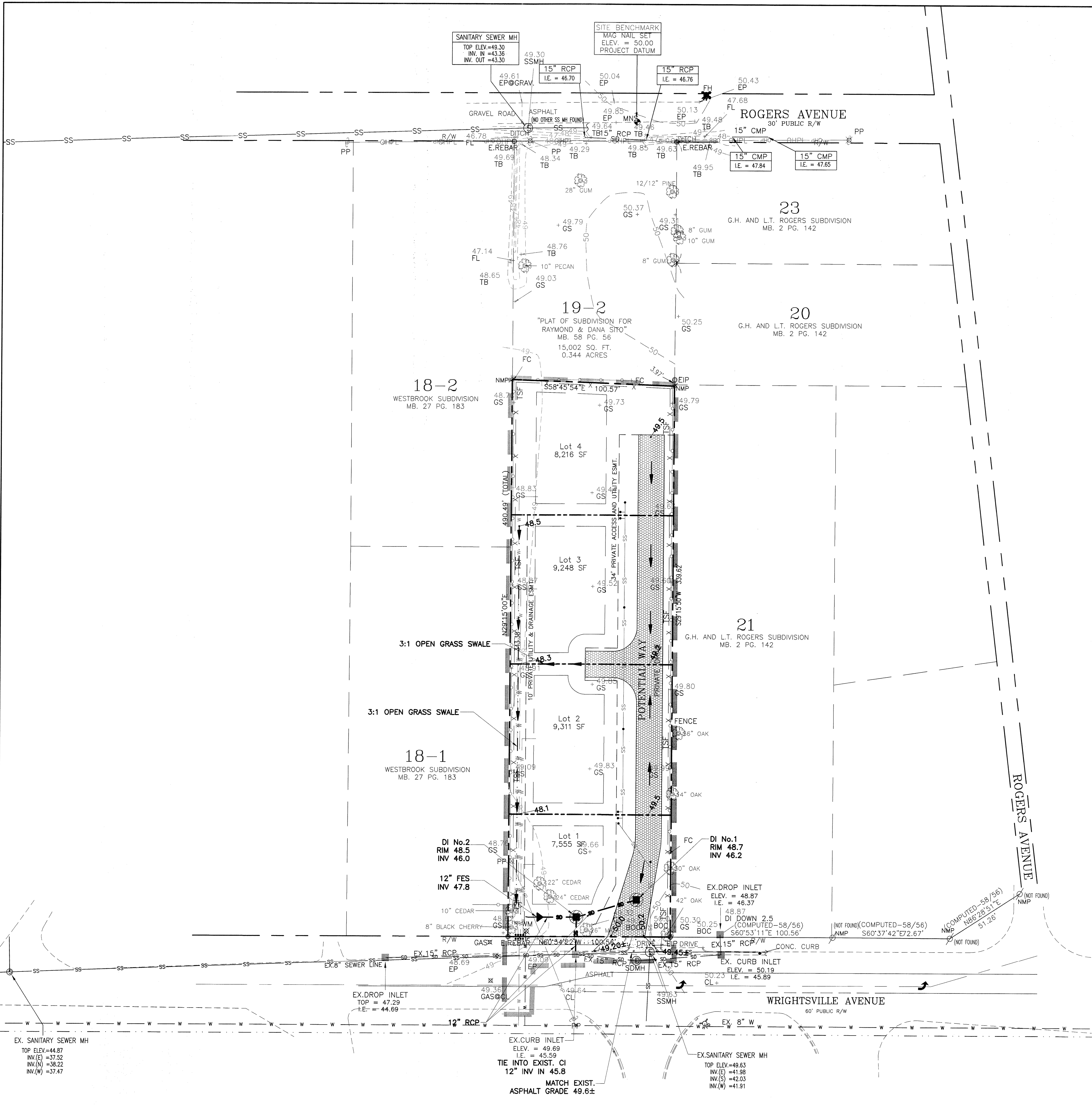
REVISIONS		
No.	Date	Description

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

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 03-02-17
 DESIGN PGT
 DRAWN EJW



- NOTES:**
- 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.

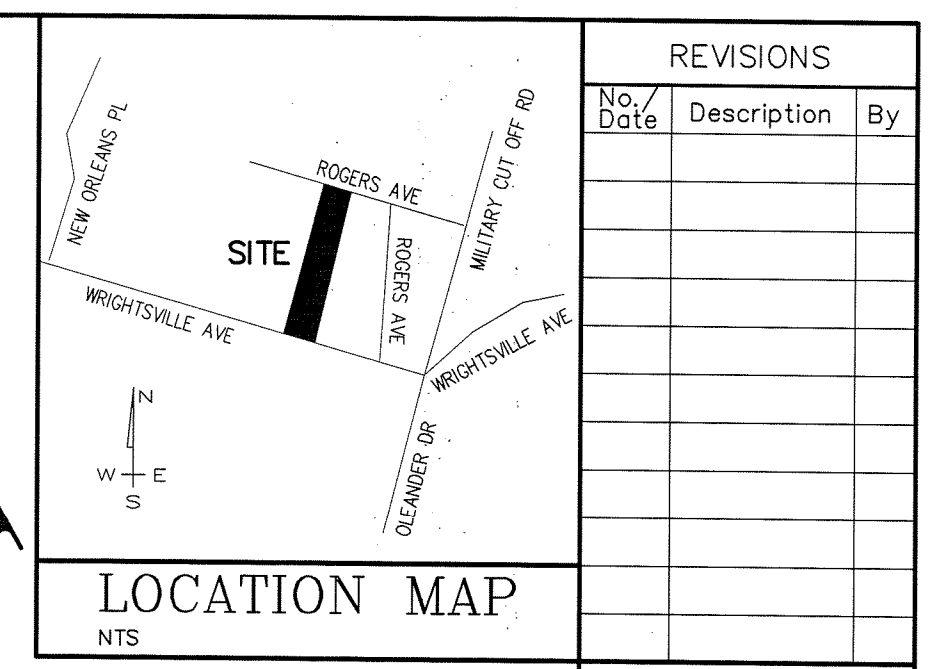
- SOLID WASTE:**
- 1) LOTS TO USE CURBSIDE ROLL-OUT TYPE CARTS.
- TRAFFIC:**
- 1) ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NDOT STANDARDS.
 - 2) ONCE STREETS ARE OPEN TO TRAFFIC CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF 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.
 - 14) 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 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
 - 14) IF THESE UNITS ARE SOLD AT ANY POINT, THE BUYER MUST RECEIVE A SUBDIVISION STREET DISCLOSURE STATEMENT.

- 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 DEVICES (AND ALL UTILITY SERVICE FACILITIES) ARE LESS THAN 30' IN HEIGHT.

- CFPIA:**
- 1) PROJECT SHALL COMPLY WITH THE CFPIA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
 - 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 USCFOCCHR 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.
 - 7) IF EXISTING SERVICE CANNOT BE USED, IT WILL NEED TO BE PROPERLY ABANDONED.

- 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 & KW INVESTMENTS LLC
 APPLICANT MAILING ADDRESS: 3330 RIVER ROAD WILMINGTON, NC 28412
 APPLICANT PHONE NUMBER: 910.760.3107
 APPLICANT EMAIL ADDRESS: CDUMURRAY70@GMAIL.COM

PROJECT ADDRESS: 6317 WRIGHTSVILLE AVE.
 PIN NUMBER: R05616-001-013-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.	
ZONING DISTRICT	R-5 (CD)
TRACT AREA	34,333 SF (0.79 AC)
DISTURBED AREA	0.90 AC
SETBACKS REQUIRED	FRONT: 20' REAR: 15' INTERIOR SIDE: 7' CORNER SIDE: 10.5'
PROPOSED BUILDING SETBACKS	FRONT: 30' REAR: 25' SIDE: 10'
BUILDING HEIGHT	35' MAXIMUM
ON-SITE IMPERVIOUS AREAS:	
EXISTING IMPERVIOUS	0 SF
OFF-SITE SIDEWALK	505 SF
OFF-SITE DRIVEWAY APRON	805 SF
TOTAL OFF-SITE IMPERVIOUS	805 SF
PERVIOUS DRIVE (NO SW CREDIT)	5,640 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)

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

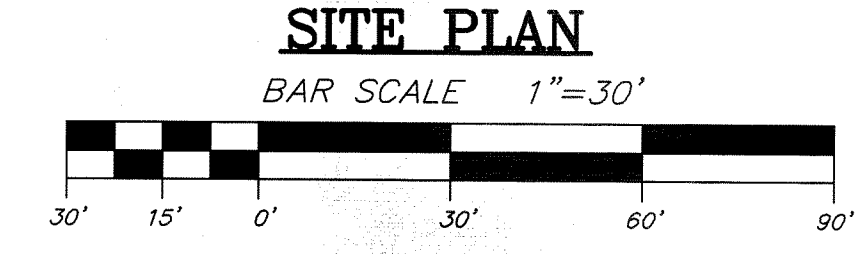
CITY OF WILMINGTON NORTH CAROLINA
 Public Services Engineering Division
 APPROVED DRAINAGE PLAN

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

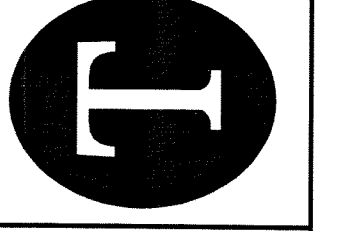


REVISIONS

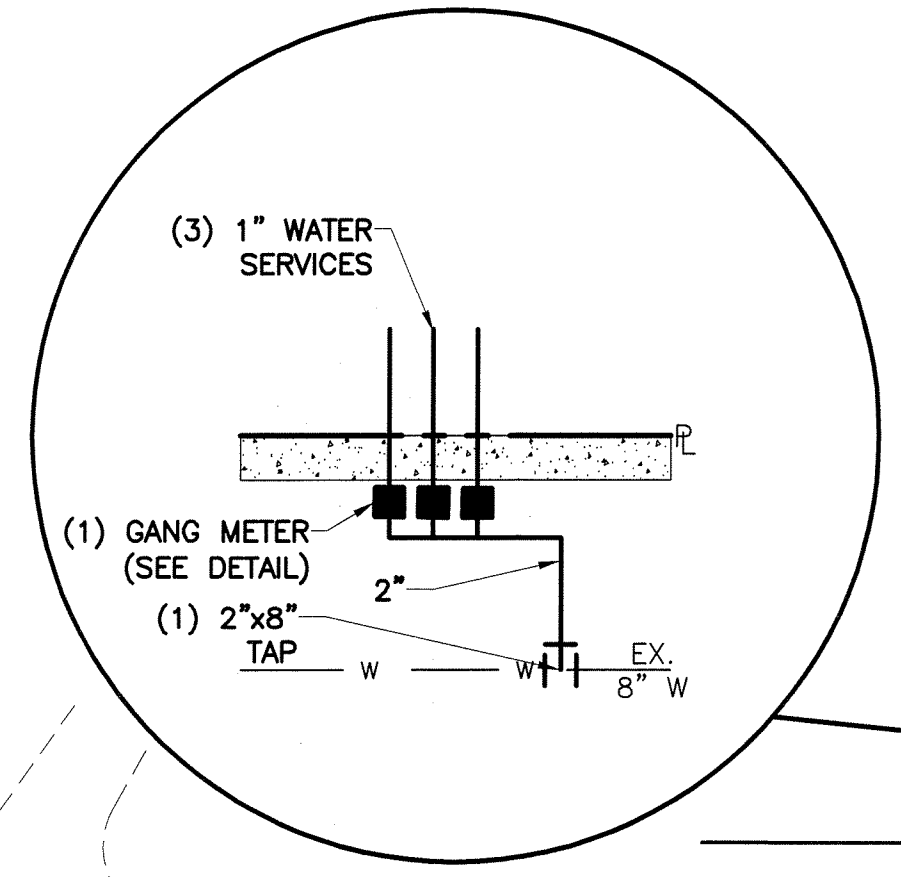
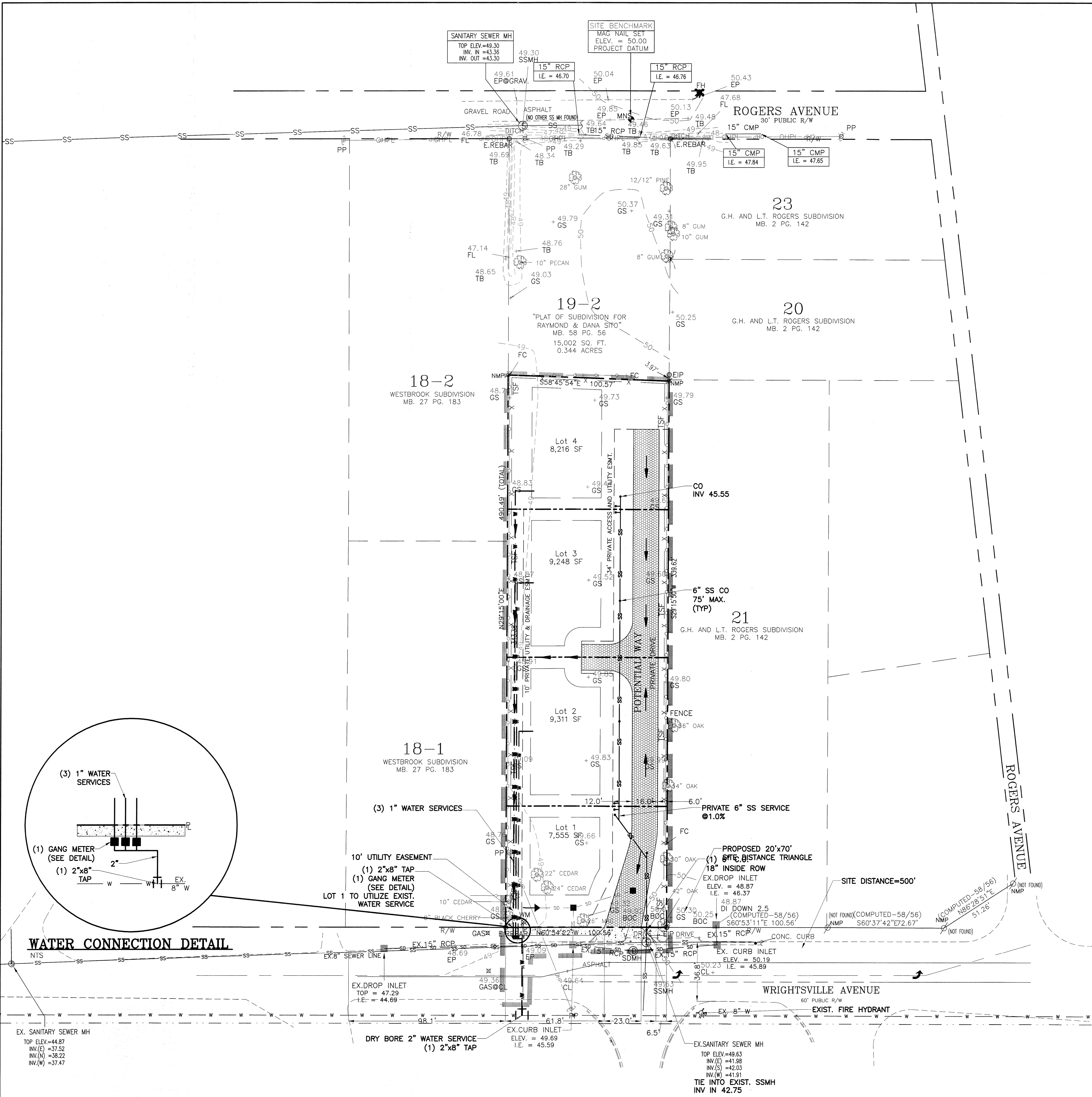
No.	Date	Description	By

TRIPP ENGINEERING, P.C.
 GRADING, DRAINAGE, EROSION CONTROL
 AND STORMWATER MANAGEMENT PLAN
VILLE TERRACE
 WILMINGTON, NORTH CAROLINA

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



DATE 03-02-17
 DESIGN PGT
 DRAWN EJW



WATER CONNECTION DETAIL

- NOTES:**
- 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 CARS.
- 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.
 - 14) IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVISION MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVISION SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
 - 15) IF THESE UNITS ARE SOLD AT ANY POINT, THE BUYER MUST RECEIVE A SUBDIVISION STREET DISCLOSURE STATEMENT.

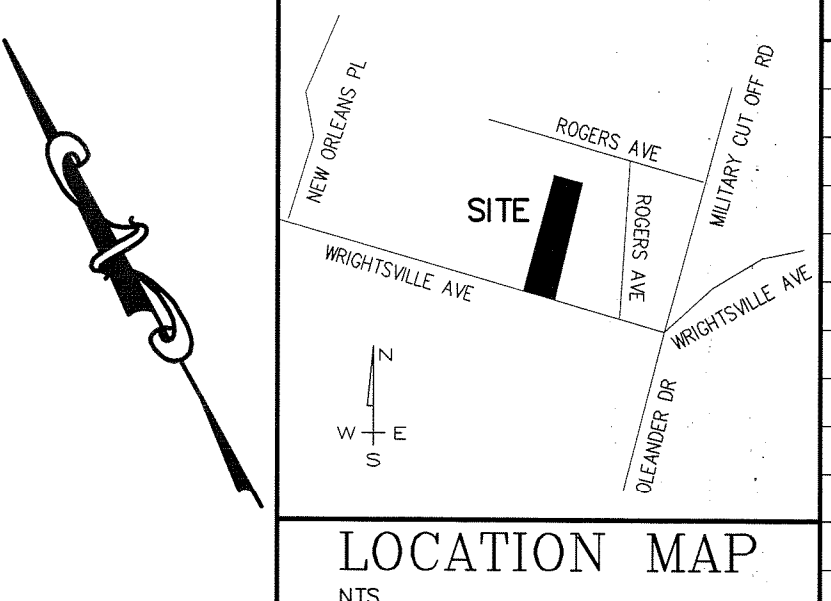
- LANDSCAPING:**
- 1) A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND THE PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN.
 - 2) NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SITE DISTANCE. PROPOSED BACKFLOW DEVICES (AND ALL UTILITY SERVICE FACILITIES) ARE LESS THAN 30" IN HEIGHT.

- CFRUA:**
- 1) PROJECT SHALL COMPLY WITH THE CFRUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
 - 2) IF THE CONTRACTOR DESIRES CFRUA 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 CFRUA WATER SHALL COMPLY WITH THE CFRUA'S CONNECTION CONTROL REGULATION. CALL 332-6419 FOR INFORMATION.
 - 4) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFRUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USE/POUCH 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.
 - 7) IF EXISTING SERVICE CANNOT BE USED, IT WILL NEED TO BE PROPERLY ABANDONED.

- 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 & KW INVESTMENTS LLC
APPLICANT MAILING ADDRESS	3333 RIVER ROAD WILMINGTON, NC 28412
APPLICANT PHONE NUMBER	910.790.3107
APPLICANT EMAIL ADDRESS	CDMURRAY@GMAIL.COM
PROJECT ADDRESS	6317 WRIGHTSVILLE AVE.
PROJECT NUMBER	R05616-001-013-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.

ZONING DISTRICT: R-5 (CO)
RESIDENTIAL DISTRICT (CONDITIONAL DISTRICT)

TRACT AREA: 34,333 SF (0.79 AC)
DISTURBED AREA: 0.90 AC

SETBACKS REQUIRED: FRONT: 20'
REAR: 15'
INTERIOR SIDE: 7'
CORNER SIDE: 10.5'

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

BUILDING HEIGHT: 35' MAXIMUM

ON-SITE IMPERVIOUS AREAS:
EXISTING IMPERVIOUS: 0 SF
OFF-SITE IMPERVIOUS:
OFF-SITE SIDEWALK: 505 SF
OFF-SITE DRIVEWAY APRON: 300 SF
TOTAL OFF-SITE IMPERVIOUS: 805 SF

PERVIOUS DRIVE (NO SW CREDIT): 5,640 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 CFRUA
EXISTING WATER FLOW: 0 GPD
PROPOSED WATER FLOW: 0 GPD
(4 @ 400 GPD)
EXISTING SEWER FLOW: 0 GPD
PROPOSED SEWER FLOW: 1,440 GPD
(4 @ 360 GPD)

Approved Construction Plan

Name: _____ Date: _____

Planning: _____

Traffic: _____

Fire: _____

LEGEND

- SS - PROPOSED SEWER
- W - PROPOSED WATER
- SD - PROPOSED STORM WATER
- (Hatched) - PERVIOUS PAVEMENT

SITE PLAN

BAR SCALE 1"=30'

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

REVISIONS

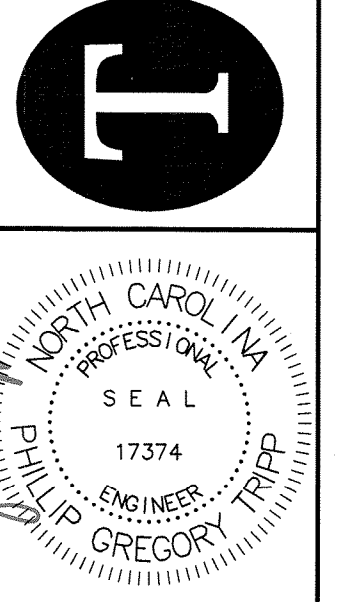
No.	Date	Description	By

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
© 2016, TRIPP ENGINEERING, P.C.
© 1998-2016, C.E.1977



DATE 03-02-17
DESIGN PGT
DRAWN EJW

C4

SHEET 4 OF 5
16024

