

Development Notes:

- All development shall be in accordance with the City of Wilmington Land Development Code.
- Project shall comply with all Federal, State & New Hanover County regulations.

Utility Notes:

- Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Utility Authority public mains.
- Solid waste disposal will be serviced by City of Wim. by curb-side cart pickup.

Fire & Life Safety Notes:

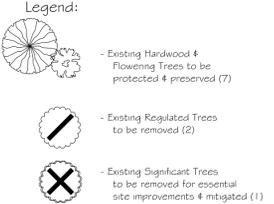
- Construction Type - SB
- Existing building is not sprinkled & neither will new homes include sprinkler systems.
- Additional fire protection and/or accessibility requirements may be required due to any special circumstances or changes concerning the project.
- Contractor shall maintain all-weather access for emergency vehicles to structures at all times during construction.
- Landscaping or parking cannot block or impede fire hydrants. A 3-foot clear space shall always be maintained around the circumference of hydrants.

Tree Preservation Notes:

- Tree Preservation / Removal Permit is required prior to cleaning & land disturbance.
- 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.
- Signage with "Tree Protection Area: Do Not Enter," in both English & Spanish, shall be placed every 50 ft., with at least two (2) signs per every protection area.
- 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.

Site Inventory Notes:

- Soils Type: Ku (Urban-Urban land complex)
- This property is not impacted by any AEC.
- There are no Conservation Overlay boundaries affecting this property.
- This site is not impacted by any recognized historic or archeological significance.
- No cemeteries were evidenced on the site.
- There is no evidence of jurisdictional wetlands on the site.
- There is no evidence of endangered species or habitat issues on the site.
- This property is not within any flood hazard area as evidenced on N.C. Flood Map 37203146.
- The site drainage flows into the Hewletts Creek drainage basin, into SC classified waters.

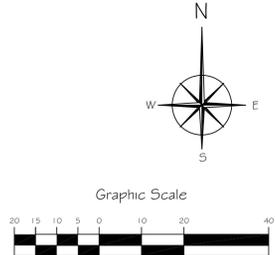


Trip Generation used for TIA:

Land Use (ITE Code)	Intensity	24-Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips	
			Enter	Exit	Enter	Exit
Single-Family (210)	4 DU	45	1	3	3	2

General Notes:

- New Hanover County Parcel No.: 314606.49.4650 (R06205-004-008-000)
- Total Tract Area: 16,808 s.f. ± / 0.386 ac. ±
- Existing Zoning District: R-15
Proposed Zoning District: R-5 (CD)
Setbacks - 10' Front
10' Corner Side
15' Rear
7' Interior Side
ADU Setbacks - 5' Side
5' Rear
- Land Classification: Urban
- Comp Plan Area of Opportunity: Live / Work Innovation Zone



P.O. Box 7221
Wilmington, NC 28406
Tel. 910-620-2374

Design Solutions

RMTM, LLC
D.B. 5545-1705
Zoning: R-15
Land Use: Vacant

RECEIVED
By Todd Rademacher at 8:55 am, Dec 16, 2025

Project No.: 25-44
Scale: 1"=20'
Date: 12/15/25
Revision:

Owner:
Greenwood Cottages, L.L.C.
P.O. Box 344
Blowing Rock, NC 28605

Concept Plan
Case No.: CD - - 226

Property Addresses: 5324 Wrightsville Avenue
Greenwood Cottages Division
Wilmington Township / New Hanover County / North Carolina