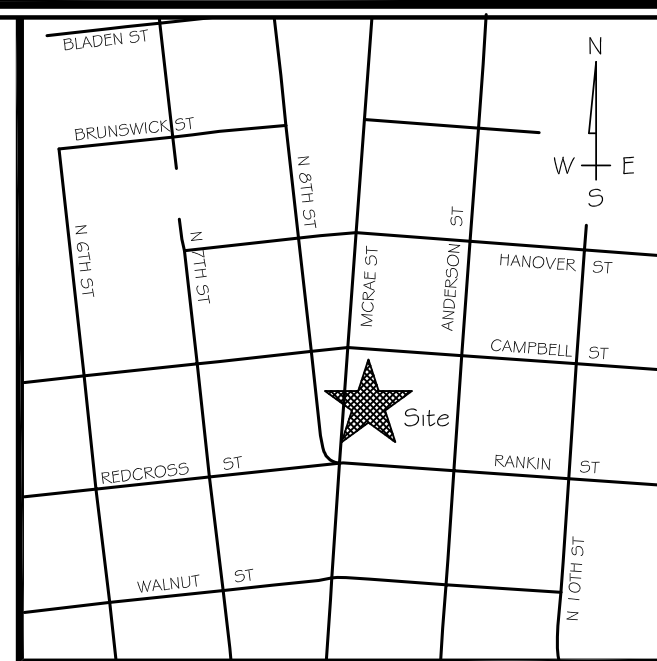


Tree Preservation Notes:

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."
5. A landscaping plan, indicating the location of required street trees shall be submitted to the Traffic Engineering Division and Parks & Recreation Department for review and approval prior to the recording of the Final Plat. Plan shall adhere



Vicinity Map
(No Scale)

Utility Notes:

1. Tract can be serviced by public water & sanitary sewer mains available from Cape Fear Public Utility Authority system.
2. All utility services, such as electric power, CATV, gas & telephone shall be installed underground.
3. Solid waste disposal will be curbside cart pickup by City of Wilmington.

Fire & Life Safety Notes:

1. Construction Type - 5B
2. Buildings will not have sprinkler systems.
3. Additional fire protection and/or accessibility requirements may be determined during detailed design & permitting due to any special circumstances or changes concerning the project.

Development Data:

Development Lot Area: 24,770 s.f.
 Proposed Land Use: 2 Lots each with "Attached: Townhouse" (Total 6 Townhomes w/ 2-3 Bedrooms per unit)
 Unit Density:
 Lot 1 - 3 Units @ min. 3500 s.f./unit = 10,500 s.f. req'd.
 Lot 1 Area = 12,385 s.f. (Density 10.6 units/ac.)
 Lot 2 - 3 Units @ min. 3500 s.f./unit = 10,500 s.f. req'd.
 Lot 2 Area = 12,385 s.f. (Density 10.6 units/ac.)
 Lot Coverage: (No Max.)
 Lot 1 - 12,385 s.f. w/ 2,500 s.f. = 20.2%
 Lot 2 - 12,385 s.f. w/ 2,500 s.f. = 20.2%
 Bldg. Heights: 3-Story / Max. 3'
 Parking:
 6 - 3BR units @ min. 2.25 sp/unit = 14
 6 - 3BR units @ max. 2.75 sp/unit = 17
 ** 2 Garage-front Parking Pad spaces per unit = 12 + 6 Guest spaces = Total 18 **

Trp Generation:

Land Use (ITE Code)	Intensity	24-Hour Volumes	AM Peak Hour Trps		PM Peak Hour Trps	
			Enter	Exit	Enter	Exit
Single-family / Attached (215)	6 DU	57	1	3	4	2

Existing Surface Coverage: 0 s.f.

New Surfaces:
 Rooftops - 5,000 s.f. ±
 Drive Pmnt & Parking - 6,000 s.f. ±
 Walks - 250 s.f. ±
 Total - 11,250 s.f. ± (45.4%)

Approximate Area of Disturbance: 0.5 ac. ±

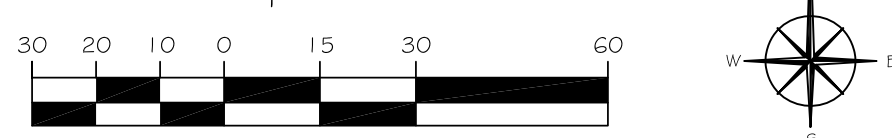
General Notes:

1. New Hanover County Parcel No.:
 PIN 3 12817.00.5844 - 508 McRae St.
 PID R04813-023-006-000
 PIN 3 12817.00.5868 - 510 McRae St.
 PID R04813-023-005-000
 PIN 3 12817.00.5911 - 512 McRae St.
 PID R04813-023-004-000
 PIN 3 12817.00.5911 - 516 McRae St.
 PID R04813-023-004-000
2. Total Tract Area: 24,770 s.f. (0.57 ac. ±)
3. Existing Zoning District: CB
 Proposed Zoning District: R-3 (CD)
 Setbacks - 10' Front
 5' Side Street
 5' Interior Side
 15' Rear
 Max. Bldg Coverage - N/A
4. CAMA Land Classification: Urban
5. Create Wilmington Designation: Neighborhood-Scale Infill

Development Notes:

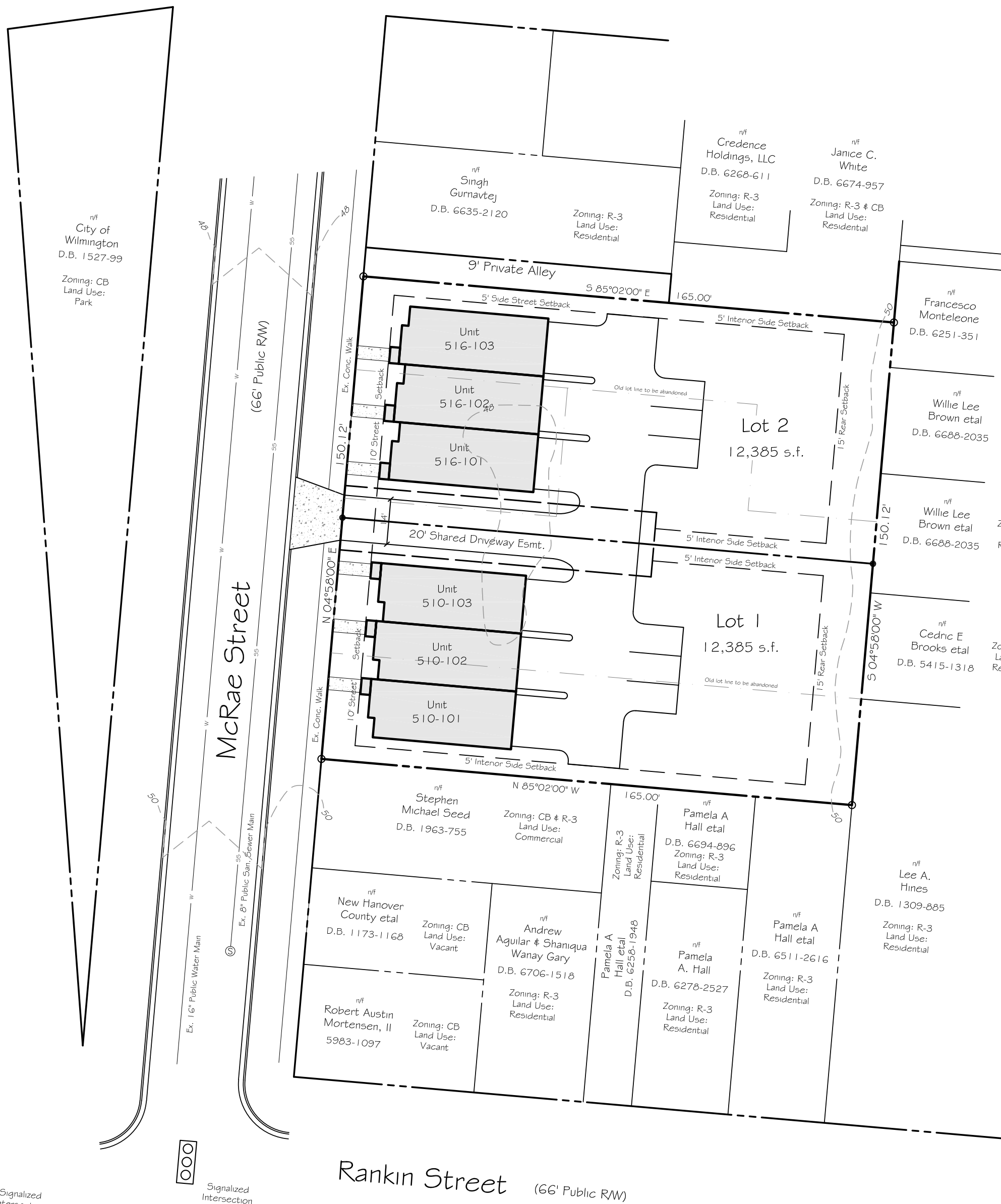
1. All development shall be in accordance with the City of Wilmington Land Development Code.
2. Project shall comply with all Federal, State & New Hanover County regulations.

Graphic Scale



Ex. Fire Hydrant

Campbell Street



N. 8th Street

McRae Street

Rankin Street (66' Public RW)

Anderson St.

Red Cross St.

Site Inventory Notes:

1. Soils Type: Bh (Baymeade-Urban land complex) & Ku (Kureb Urban land complex)
2. This property is not impacted by any AEC.
3. There are no Conservation Overlay boundaries affecting this property.
4. This site is not impacted by any recognized historic or archeological significance.
5. No cemeteries were evidenced on the site.
6. No regulated trees were found on the development tract.
7. There are no jurisdictional wetlands within the project boundaries.
8. There is no evidence of endangered species or habitat issues on the site.
9. This tract is not impacted by any flood hazard area as evidenced on N.C. Flood Map 3720312800K, dated August 28, 2018.
10. The site drainage flows into the Burnt Mill Creek watershed.

Project No.:	24-23
Scale:	1" = 30'
Date:	05/28/24
Revisions:	

Owner:
 Robert Austin Mortensen, II
 3766 Mudfish Lane
 Kissimmee, FL 34744
 Developer:
 TBM Partners
 6131 Falls of Neuse Rd., Ste. 200
 Raleigh, NC 27609

Conditional District
 Concept Plan
 Case No. CD - - 724

Property Addresses: 508, 510, 512 & 516 McRae Street
McRae Townhomes
 Wilmington Township / New Hanover County / North Carolina

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

Design Solutions