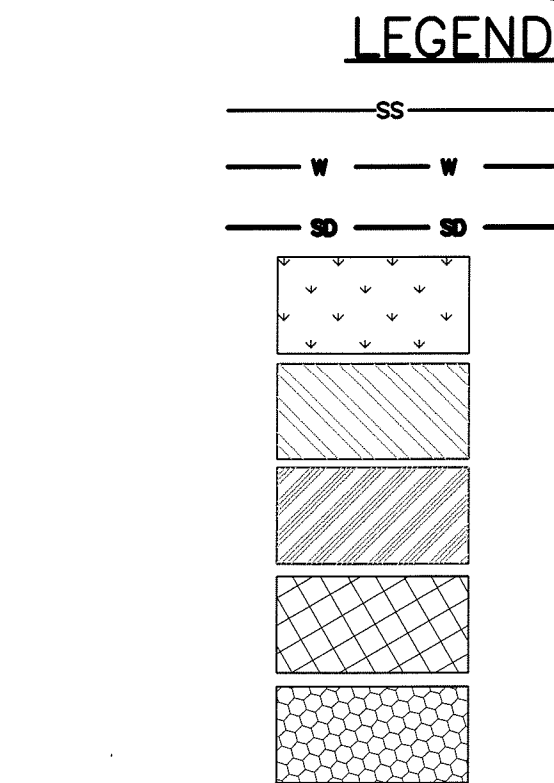
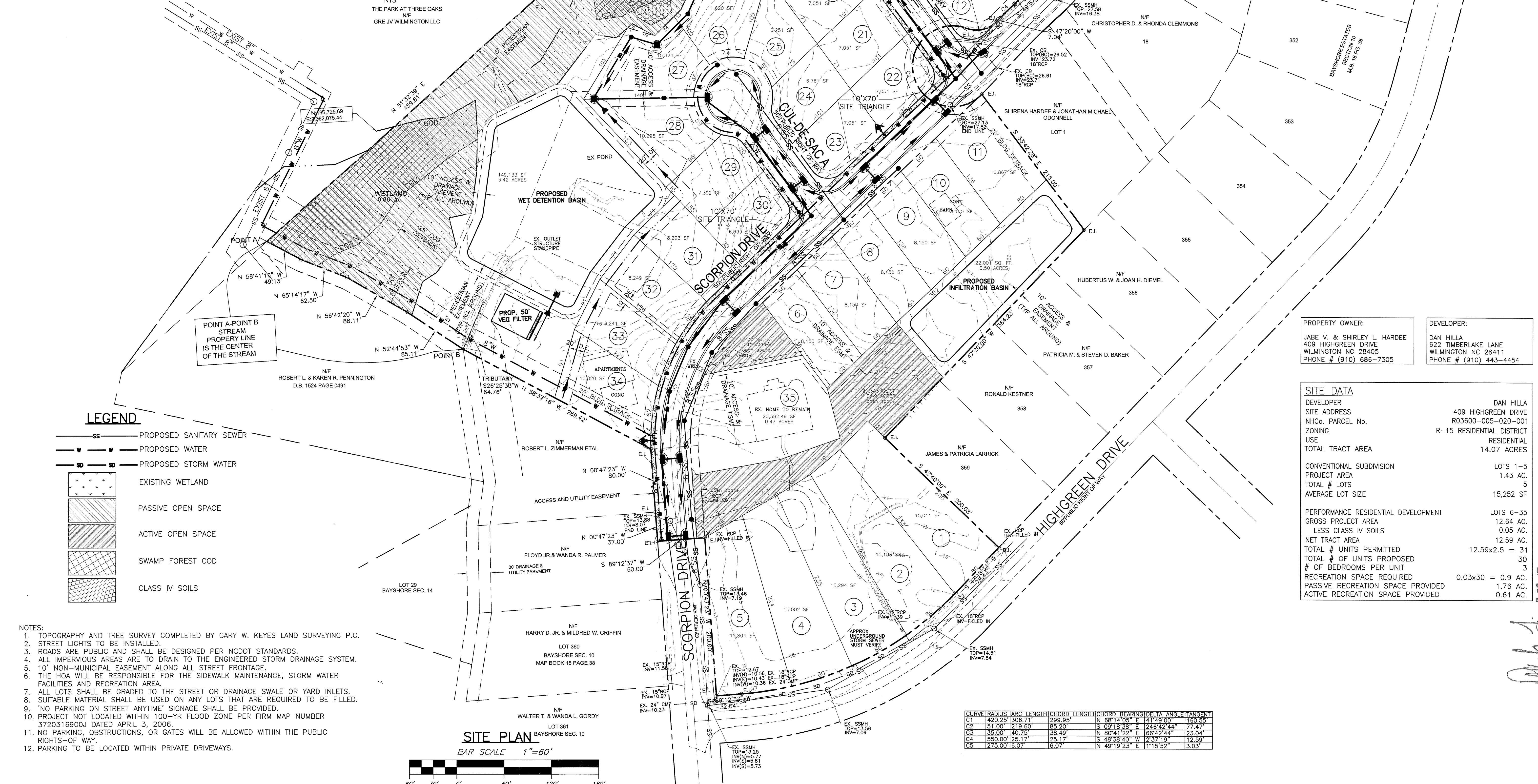
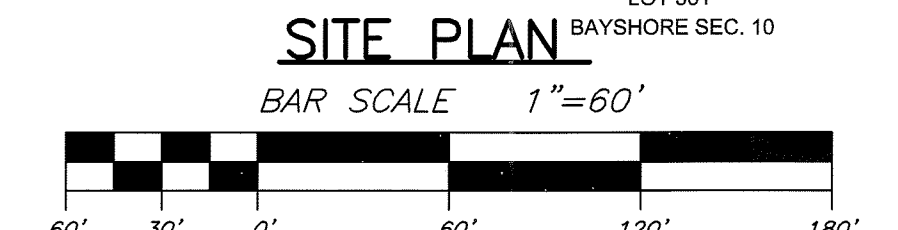


REVISIONS		
No./Date	Description	By



- NOTES:
- TOPOGRAPHY AND TREE SURVEY COMPLETED BY GARY W. KEYES LAND SURVEYING P.C.
 - STREET LIGHTS TO BE INSTALLED.
 - ROADS ARE PUBLIC AND SHALL BE DESIGNED PER NCDOT STANDARDS.
 - ALL IMPERVIOUS AREAS ARE TO DRAIN TO THE ENGINEERED STORM DRAINAGE SYSTEM.
 - 10' NON-MUNICIPAL EASEMENT ALONG ALL STREET FRONTAGE.
 - THE HOA WILL BE RESPONSIBLE FOR THE SIDEWALK MAINTENANCE, STORM WATER FACILITIES AND RECREATION AREA.
 - ALL LOTS SHALL BE GRADED TO THE STREET OR DRAINAGE SWALE OR YARD INLETS.
 - SUITABLE MATERIAL SHALL BE USED ON ANY LOTS THAT ARE REQUIRED TO BE FILLED.
 - 'NO PARKING ON STREET ANYTIME' SIGNAGE SHALL BE PROVIDED.
 - PROJECT NOT LOCATED WITHIN 100-YR FLOOD ZONE PER FIRM MAP NUMBER 3720316900 DATED APRIL 3, 2006.
 - NO PARKING, OBSTRUCTIONS, OR GATES WILL BE ALLOWED WITHIN THE PUBLIC RIGHTS-OF-WAY.
 - PARKING TO BE LOCATED WITHIN PRIVATE DRIVEWAYS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	420.25	306.71	299.95	N 88°14'05" E	41°49'00"	180.55
C2	51.00	219.60	85.20	S 09°18'38" E	246°42'44"	77.47
C3	35.00	40.75	38.49	N 80°41'22" E	65°42'44"	23.04
C4	550.00	125.17	25.17	S 49°38'40" W	23°37'19"	12.59
C5	275.00	6.07	6.07	N 49°19'23" E	1°15'52"	3.03

PROPERTY OWNER:
JABE V. & SHIRLEY L. HARDEE
409 HIGHGREEN DRIVE
WILMINGTON NC 28405
PHONE # (910) 686-7305

DEVELOPER:
DAN HILLA
622 TIMBERLAKE LANE
WILMINGTON NC 28411
PHONE # (910) 443-4454

SITE DATA

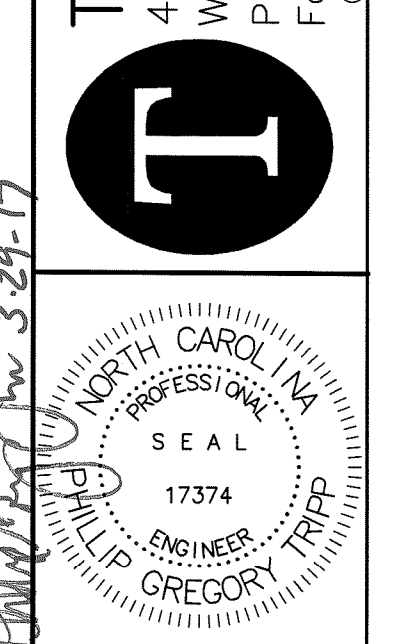
DEVELOPER	DAN HILLA
SITE ADDRESS	409 HIGHGREEN DRIVE
NHCo. PARCEL No.	R03600-005-020-001
ZONING	R-15 RESIDENTIAL DISTRICT
USE	RESIDENTIAL
TOTAL TRACT AREA	14.07 ACRES

CONVENTIONAL SUBDIVISION	LOTS 1-5
PROJECT AREA	1.43 AC
TOTAL # LOTS	5
AVERAGE LOT SIZE	15,252 SF

PERFORMANCE RESIDENTIAL DEVELOPMENT	LOTS 6-35
GROSS PROJECT AREA	12.64 AC.
LESS CLASS IV SOILS	0.05 AC.
NET TRACT AREA	12.59 AC.
TOTAL # UNITS PERMITTED	12.59x2.5 = 31
TOTAL # OF UNITS PROPOSED	30
# OF BEDROOMS PER UNIT	3
RECREATION SPACE REQUIRED	0.03x30 = 0.9 AC.
PASSIVE RECREATION SPACE PROVIDED	1.76 AC.
ACTIVE RECREATION SPACE PROVIDED	0.61 AC.

TRC PLAN
CONVENTIONAL AND PERFORMANCE RESIDENTIAL
CATHERINE'S COVE
WILMINGTON, NORTH CAROLINA

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Fax 910-763-5631
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DATE 03-29-17
DESIGN PGT
DRAWN MLV

C1
SHEET 1 OF 1
17020