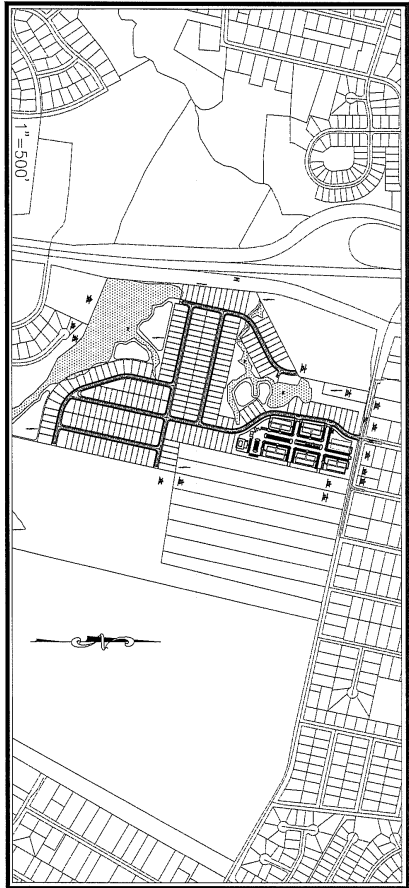


# PRELIMINARY PLAN FOR THE LANDING AT LEWIS PLANTATION WILMINGTON, NORTH CAROLINA MAY 2017



### LEGEND

DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL	[Symbol]	[Symbol]
PROPERTY LINE	[Symbol]	[Symbol]
ROADWAY CENTERLINE	[Symbol]	[Symbol]
RIGHT OF WAY LINES	[Symbol]	[Symbol]
EXISTENCE LINE	[Symbol]	[Symbol]
CURB & GUTTER	[Symbol]	[Symbol]
SEWER FACILITIES	[Symbol]	[Symbol]
STORM SEWER FACILITIES	[Symbol]	[Symbol]
WATERWAYS	[Symbol]	[Symbol]
PROPOSED LOT AND ST. OPEN SPACE LABEL	[Symbol]	[Symbol]
PROPOSED LOT AND ST. OPEN SPACE	[Symbol]	[Symbol]
BUILDING SET BACKS	[Symbol]	[Symbol]
PRIVATE SANITARY SET BACKS	[Symbol]	[Symbol]

**DEVELOPER/OWNER**  
  
**MCADAMS HOMES, LLC**  
 6626-C GORDON ROAD  
 WILMINGTON, NC 28411  
 PHONE: (910) 799-3006

**PREPARED BY:**  
  
**GSP CONSULTING, PLLC**  
**ENGINEERING**  
 6636 Gordon Road, Unit C, Wilmington, North Carolina 28411 Tel: 910-423-9700 Fax: 910-799-6659 License # P02716

### INDEX OF SHEETS

SHEET NO.	COVER SHEET
SHT C-0	GENERAL NOTES
SHT C-1	GENERAL NOTES
SHT C-2-1	EXISTING CONDITIONS PLAN
SHT C-2-2	EXISTING CONDITIONS PLAN
SHT C-2-3	EXISTING CONDITIONS PLAN
SHT C-2-4	EXISTING CONDITIONS PLAN
SHT C-2-5	EXISTING CONDITIONS PLAN
SHT C-3-1	PRELIMINARY PLAN
SHT C-3-2	PRELIMINARY PLAN
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SHT C-3-4	PRELIMINARY PLAN
SHT C-3-5	PRELIMINARY PLAN

### SITE DATA TABLE

<b>GENERAL NOTES:</b>	1. NEW PAVEMENT COUNTY PROJECT NOS. 100-100-008-01-000 PM 3184 & 31511000 / PD R04200-008-01-0-000 PM 3184 & 31511000 / PD R04200-008-01-0-000 PM 3184 & 228833000 / PD R04200-008-01-0-000 PM 3184 & 228833000 / PD R04200-008-01-0-000 SITE ADDRESS: 4718 GORDON ROAD
<b>SETBACKS:</b>	2. TOTAL TRACT AREA: 65.19 AC. (1,707,914 S.F.)
<b>SETBACKS:</b>	3. EXISTING ZONING DISTRICT: R-2 & R4
<b>SETBACKS:</b>	4. PROPOSED ZONING DISTRICT: R-15 (Urban District)
<b>SETBACKS:</b>	5. CUL-DE-SAC CLASSIFICATION: URBAN
<b>SETBACKS:</b>	6. ROADS WITHIN THE SUBDIVISION WILL BE FINISHED.
<b>SETBACKS:</b>	7. THE PROPERTY DOES CONTAIN WETLANDS WHICH HAVE BEEN APPROVED BY THE USACE.
<b>DEVELOPMENT DATA:</b>	TOTAL TRACT AREA = 1,707,914 S.F. (65.19 AC.) TOTAL BUILDING AREA = 6,570,000 S.F. (150.00 AC.) TOTAL PAVED AREA = 6,570,000 S.F. (150.00 AC.) TOTAL DEVELOPMENT AREA = 2,801,245 S.F. = 64.25 AC.
<b>PROPOSED RESIDENTIAL:</b>	226 SINGLE FAMILY LOTS + 192 APARTMENT UNITS = 428 TOTAL UNITS 428 SWS/0.75 AC. = 6.32 DWS/AC. AREA OF LOTS = 3,851 AC. APARTMENT AREA = 988 AC. OPEN SPACE & REC. AREAS =
<b>PROPOSED OPEN SPACE:</b>	158 AC. (68.9 AC. = 2,982 AC. IMPROVED REC. AREAS = 1,268,739 S.F. = 28.89 AC. UNIMPROVED REC. AREAS = 320,000 S.F. = 7.28 AC. AVERAGE LOT SIZE = 7,222 S.F. ROAD WIDTHS = 50-75 FT. ROAD UTILITIES = 47' URBAN ROAD
<b>PAVING:</b>	64 - 1.88 UNITS x 1.5 S.W. UNIT = 96 12 - 1.88 UNITS x 2.0 S.W. UNIT = 24 12 - 1.88 UNITS x 2.0 S.W. UNIT = 24 7,000 S.F. CURB/SEWER/LEAKING CENTER = 1.97 / 1,000 S.F. = 7 *** 377 TOTAL STAKES PROVIDED (2 1/2" I/O) ***
<b>APPROVED SERVICES:</b>	PROPOSED BVA =
<b>UTILITIES:</b>	68,000 S.F. BILINGS/1015 = 61,500 S.F. SEWER/1015 = 1,300,000 S.F. (12.3 AC.)
<b>UTILITY DEPARTMENT REQUESTS:</b>	PROPOSED SEWER CAPACITY = 844 GPM + 7,048 S.F. DRAINAGE LEAKING CENTER PROPOSED STORM CAPACITY = 1,000 GPM + 10,000 S.F. DRAINAGE LEAKING CENTER PROPOSED WATER CAPACITY = 4,500 GPM + 8,500 S.F. + 4,200 GPM + 1,000 S.F. = 137,800 GPM 428 UNITS @ 400 GPM + 7,000 S.F. CURB/SEWER/LEAKING CENTER & 10,000 S.F. DRAINAGE LEAKING CENTER = 1,000 GPM + 10,000 S.F. = 10,000 GPM 1,000 GPM + 10,000 S.F. + 1,000 GPM + 10,000 S.F. = 10,000 GPM

PROJECT NAME: THE LANDING AT LEWIS PLANTATION  
 GSP CONSULTING, PROJECT # 2017-0002

