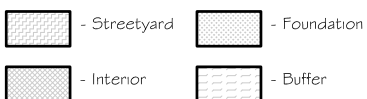


n/f  
John M. Blackman  
D.B. 5725-254  
Zoning: RA  
Land Use: Residential

Preliminary Landscape Calculations:

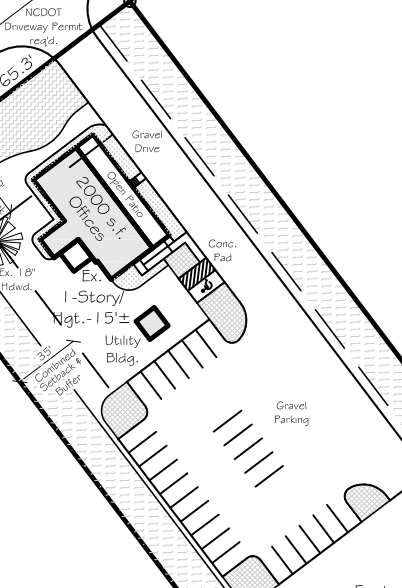
	Req'd.	Prov'd.
Castle Hayne Road Streetyard - 165 l.f. frontage - 24 l.f. driveway = 141 X 25 (1-1 District factor) @ 1 tree / 600 s.f. @ 6 shrubs / 600 s.f.	3525 s.f. 6 35	3641 s.f.
Parking Area Interior - 18,200 s.f. x 8%	1456 s.f.	1758 s.f.
Foundation Plantings - Bldg. facades to parking 93 l.f. X 12' Hgt. X 12%	134 s.f.	746 s.f.
Front facade (reduced setback) 44 l.f. X 12' Hgt. X 12%	63 s.f.	405 s.f.
Overall Site - 5.0 ac. ± development area x 15 trees/ac.	75	75+ <small>(All existing trees to be preserved)</small>

Legend:



Castle Hayne Rd.  
N 57° 11' E 165.3'

\*\* Note:  
Add'l. streetyard landscaping & foundation plantings to be installed to mitigate for non-conforming front setback encroachment of existing structure.



Existing trees to be retained in buffer yards & supplemented as necessary to provide 100% visual screening per Ordinance requirement.

Open Yard

n/f  
Wilma S. Cayton Heirs  
D.B. 579-659  
Zoning: R-20  
Land Use: Residential

n/f  
Maude Ree Dupnest Heirs  
D.B. 598-657  
Zoning: R-20  
Land Use: Residential

Existing vegetation to remain undisturbed

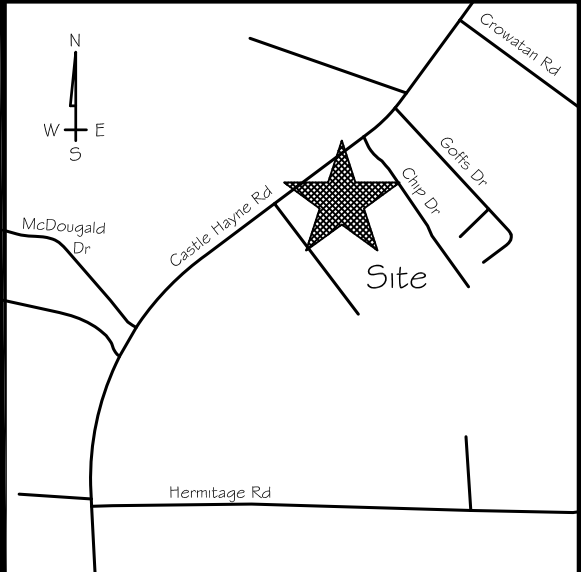
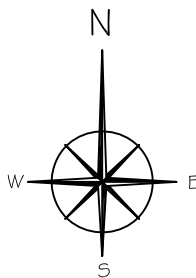
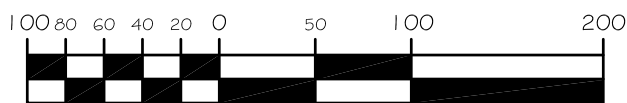
General Notes:

1. New Hanover County Parcel No.:  
322119.72.2211  
[PID / RO1700-004-028-000]
2. Total Project Area: 5.00 ac. ±
3. Existing Zoning District: R-20  
Proposed Zoning District: (CZD) B-2
4. Comprehensive Plan Classification:  
Community Mixed-Use &  
Employment Center

Development Notes:

1. All development shall be in accordance with the New Hanover County Zoning Ordinance.
2. Project shall comply with all Federal, State & New Hanover County regulations.

Graphic Scale



Vicinity Map  
(No Scale)

Site Inventory Notes:

1. Soil Types: Pn (Pantego loam) & Le (Leon sand).
2. This property is not impacted by any AEC.
3. This property is not impacted by any Conservation Overlay District.
4. This site is not impacted by any recognized historic or archeological significance.
5. No cemeteries were evidenced on the site.
6. No jurisdictional wetlands have been identified within the development area.
7. There is no evidence of endangered species or habitat issues on the site.
8. This property is not within a flood hazard area as evidenced on N.C. Flood Panel 37203221.
9. The site drainage flows into the Prince George Creek watershed.

n/f  
Claudio &  
Gwendolyn Degiffarde  
D.B. 1402-330  
Zoning: R-20  
Land Use: Residential



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

Design Solutions

Owner:  
Sweetwater Landscapes  
PO Box 40  
Holly Springs, NC 27540  
www.sweetwaternc.com

Conditional  
Zoning District  
Concept Plan

06/12/18

Scale: 1" = 100'

Property Address: 4300 Castle Hayne Road

# Sweetwater Landscapes

Cape Fear Township / New Hanover County / North Carolina