

- GENERAL NOTES:**
- NEW HANOVER COUNTY PARCEL NOS.:
 PIN 314918.31150.000 / PID R04300-008-012-000
 PIN 314914.335311.000 / PID R04300-008-013-000
 PIN 314914.324937.000 / PID R04300-008-014-000
 PIN 314914.323936.000 / PID R04300-008-014-001
 PIN 314914.228693.000 / PID R04300-008-015-000
 SITE ADDRESS: 4718 GORDON ROAD
 - TOTAL TRACT AREA: 84.94 AC.± (3,700,032 S.F.)
 - ZONING DISTRICT: (CUD) R-15
 SETBACKS:
 25' PERIMETER SETBACK (FOR STRUCTURES OVER 25' SETBACK TO BE INCREASED BY 1' WHEN ADJACENT TO RESIDENTIALLY ZONED PROPERTIES)
 SINGLE FAMILY - 10' SEPARATION BETWEEN STRUCTURES
 MULTI-FAMILY - 20' SEPARATION BETWEEN STRUCTURES
 - THIS PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720314900K, EFFECTIVE DATE AUGUST 28, 2018, ELEVATION 17.0.
 - CAMA LAND CLASSIFICATION: URBAN MIXED-USE.
 - ROADS WITHIN THE SUBDIVISION WILL BE PRIVATE.
 - THIS PROPERTY DOES CONTAIN WETLANDS WHICH HAVE BEEN APPROVED BY THE USACOE.
 - THIS PROPERTY WAS LOGGED SEVERAL YEARS AGO AND BECAUSE OF THIS NO SIGNIFICANT TREES WERE FOUND ONSITE.

DEVELOPMENT DATA:

TOTAL TRACT AREA = 3,700,032 SF = 84.94 AC.±

DEVELOPMENT AREAS:

	PREVIOUS APPROVAL	REVISION
SINGLE FAMILY HOMES -	1,356,948 SF = 31.15 AC.±	1,490,425 SF = 34.22 AC.±
TOWNHOMES -	196,474 SF = 4.51 AC.±	196,474 SF = 4.51 AC.±
APARTMENTS -	414,804 SF = 9.52 AC.±	414,804 SF = 9.52 AC.±
RIGHT OF WAY -	411,071 SF = 9.44 AC.±	448,229 SF = 10.29 AC.±

DENSITY:

190 SINGLE FAMILY LOTS + 40 TOWNHOME UNITS + 192 APARTMENT UNITS = 422 TOTAL UNITS
 422 UNITS/85.19 AC = 4.95 UNITS/AC

207 SINGLE FAMILY LOTS + 40 TOWNHOME UNITS + 192 APARTMENT UNITS = 439 TOTAL UNITS
 439 UNITS/84.94 AC = 5.17 UNITS/AC

OPEN SPACE & REC. AREAS -

OPEN SPACE = 35% X 84.94 AC. = 29.73 AC
 IMPROVED REC AREAS = 15% X 84.94 AC. = 12.74 AC.
 TOTAL OPEN SPACE PROVIDED = 1,349,281 SF = 30.98 AC.
 IMPROVED REC AREA PROVIDED = 572,185 SF = 13.14 AC.
 AVERAGE LOT SIZE - 7,144 SF

ROAD LENGTHS -

	PREVIOUS APPROVAL	REVISION
	9,036 LF	9,893 LF

BLDG. HGTS. -

APARTMENTS - 40' MEAN ROOF
 TOWNHOMES - 25' MEAN ROOF
 SINGLE FAMILY - 25' MEAN ROOF

PARKING -

TOWNHOMES: 2.0 SP./UNIT REQUIRED = 40 UNITS * 2.0 SP./UNIT = 80 SPACES REQ'D
 3.0 SP./UNIT PROVIDED @ 1.0 SP./GARAGE + 2.0 SP./18'X18' DRIVEWAY
 = 40 UNITS * 3.0 SP./UNIT = 120 SPACES PROVIDED

APARTMENTS:

64 - 1 BR UNITS X 1.5 SP./UNIT = 96
 116 - 2 BR UNITS X 2.0 SP./UNIT = 232
 12 - 3 BR UNITS X 2.0 SP./UNIT = 24
 7,000 SF CLUBHOUSE/LEASING CENTER - 1 SP./400 SF = 18
 TOTAL REQUIRED SPACES = 370
 *** 377 TOTAL SPACES PROV'D. (12 H/C) ***

IMPERVIOUS SURFACES -

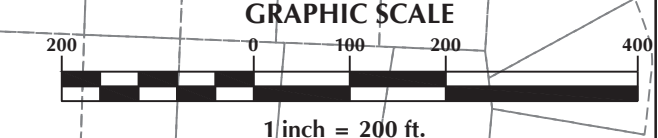
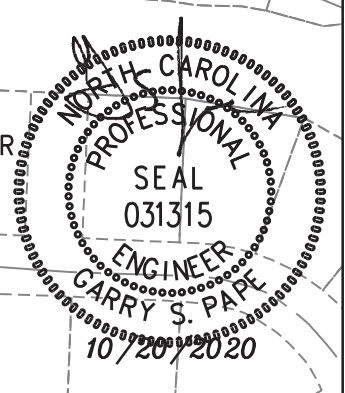
PROPOSED BUA -

BUILDINGS/LOTS -	902,109 S.F.
PAVEMENT -	369,558 S.F.
SIDEWALKS -	61,587 S.F.
AMENITIES -	30,000 S.F.
TOTAL	1,363,253 S.F. (36.9%)

UTILITY CAPACITY REQUESTS:

PROPOSED SEWER CAPACITY -
 180 UNITS @ 240 GPD + 259 UNITS @ 360 GPD + 7,000 SF CLUBHOUSE/LEASING CENTER @ 60 GPD/100SF + 100 PERSON POOL FACILITY @ 10 GPD/PERSON = 43,200 GPD + 93,240 GPD + 4,200 GPD + 1,000 GPD = 141,640 GPD

PROPOSED WATER CAPACITY -
 439 UNITS @ 400 GPD + 7,000 SF CLUBHOUSE/LEASING CENTER @ 60 GPD/100SF + 100 PERSON POOL FACILITY @ 10 GPD/PERSON = 175,600 GPD + 4,200 GPD + 1,000 GPD = 180,800 GPD



No.	Revision	Date	By

Designer	GSP	Scale	1" = 200'
Drawn By	GSP	Date	December 2017
License #	P-0718	Job No.	2017-0002

**THE LANDING
AT LEWIS CREEK ESTATES**
 Wilmington New Hanover County North Carolina

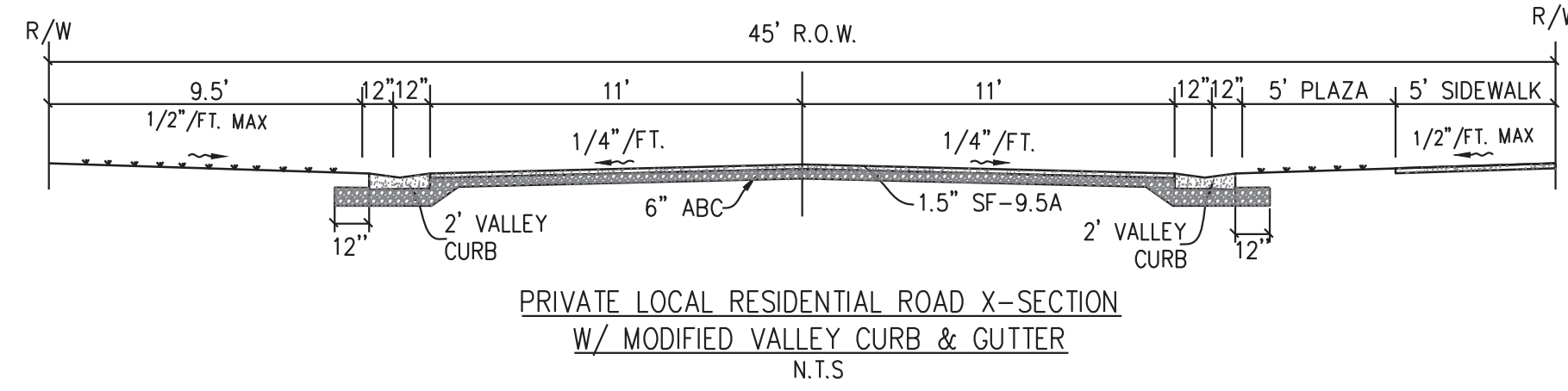
OVERALL PRELIMINARY PLAN

PREPARED FOR:
 McADAMS HOMES, LLC
 6626-C GORDON ROAD
 WILMINGTON, NC 28411
 910-799-3006

**GSP CONSULTING, PLLC
ENGINEERING**

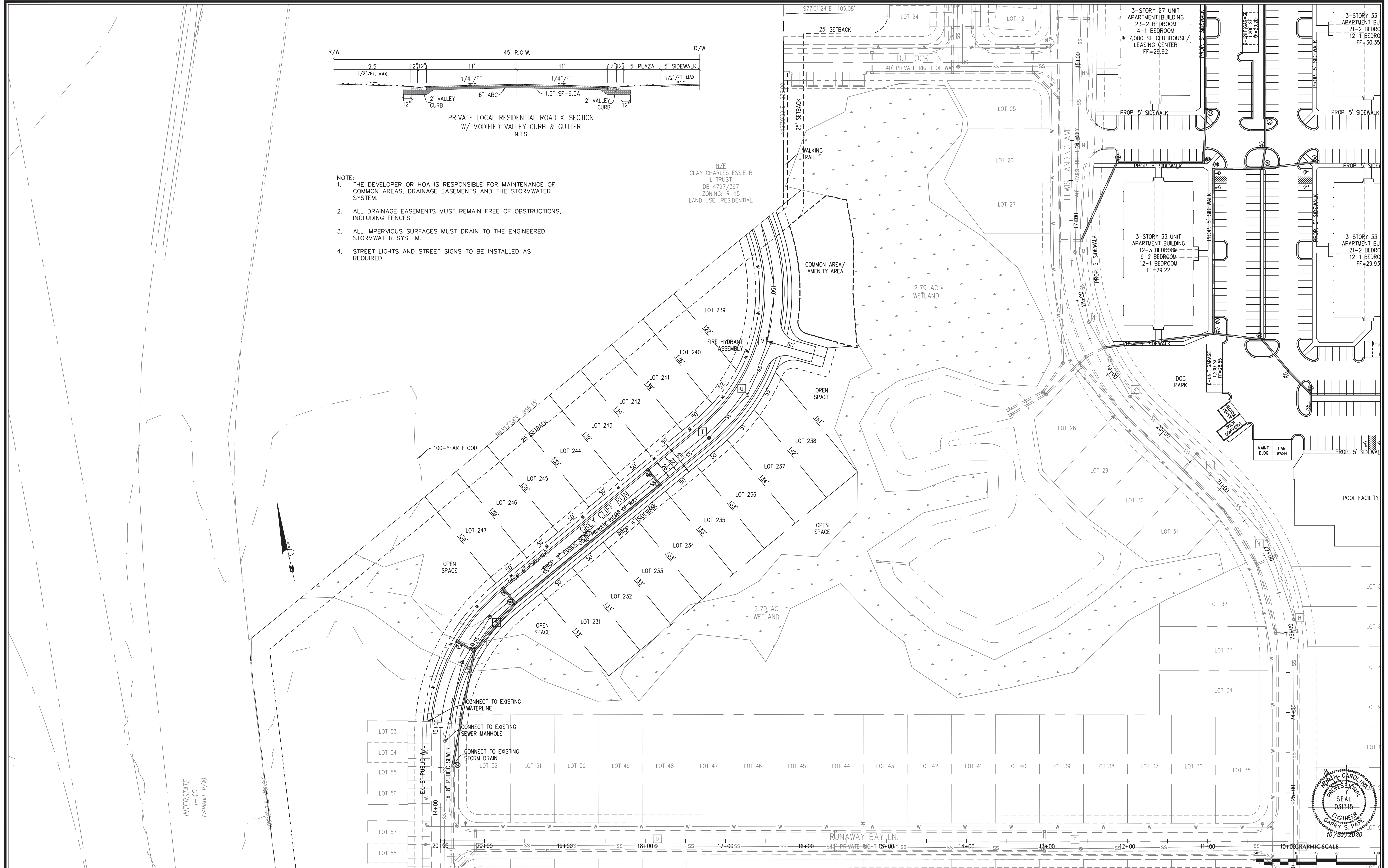
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

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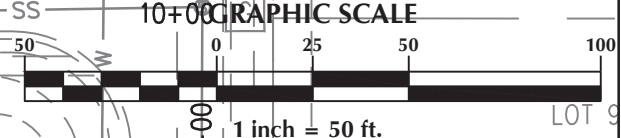
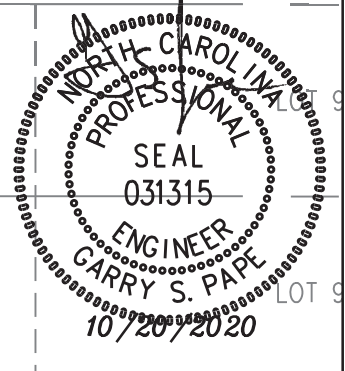


- NOTE:
1. THE DEVELOPER OR HOA IS RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS, DRAINAGE EASEMENTS AND THE STORMWATER SYSTEM.
 2. ALL DRAINAGE EASEMENTS MUST REMAIN FREE OF OBSTRUCTIONS, INCLUDING FENCES.
 3. ALL IMPERVIOUS SURFACES MUST DRAIN TO THE ENGINEERED STORMWATER SYSTEM.
 4. STREET LIGHTS AND STREET SIGNS TO BE INSTALLED AS REQUIRED.

N/E
CLAY CHARLES ESSIE R
L TRUST
DB 4797/397
ZONING: R-15
LAND USE: RESIDENTIAL



INTERSTATE
I-40
(VARIABLE R/W)



No.	Revision	Date	By

Designer	GSP	Scale	1" = 50'
Drawn By	GSP	Date	December 2017
License #	P-0718	Job No.	2017-0002

**THE LANDING
AT LEWIS CREEK ESTATES**
Wilmington New Hanover County North Carolina

PRELIMINARY PLAN

PREPARED FOR:
McADAMS HOMES, LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

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ENGINEERING**
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