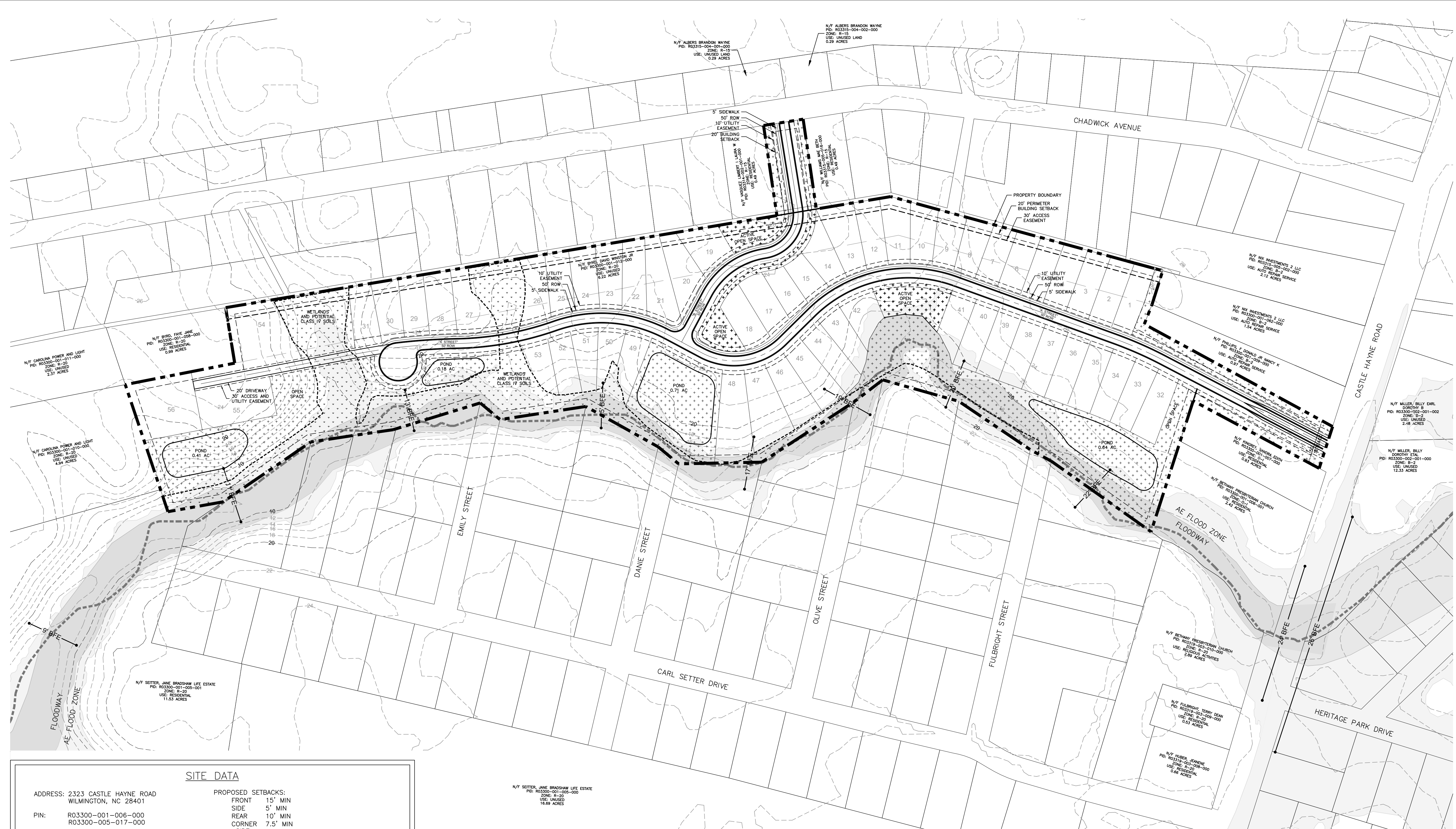




**Coastal Land Design, PLLC**  
 Civil Engineering / Landscape Architecture  
 Land Planning / Construction Management  
 NCBELS Firm License P-0369  
 P.O. Box 1172 Phone: 910-254-8333  
 Wilmington, NC 28402 Fax: 910-254-0502  
 www.cldd.com

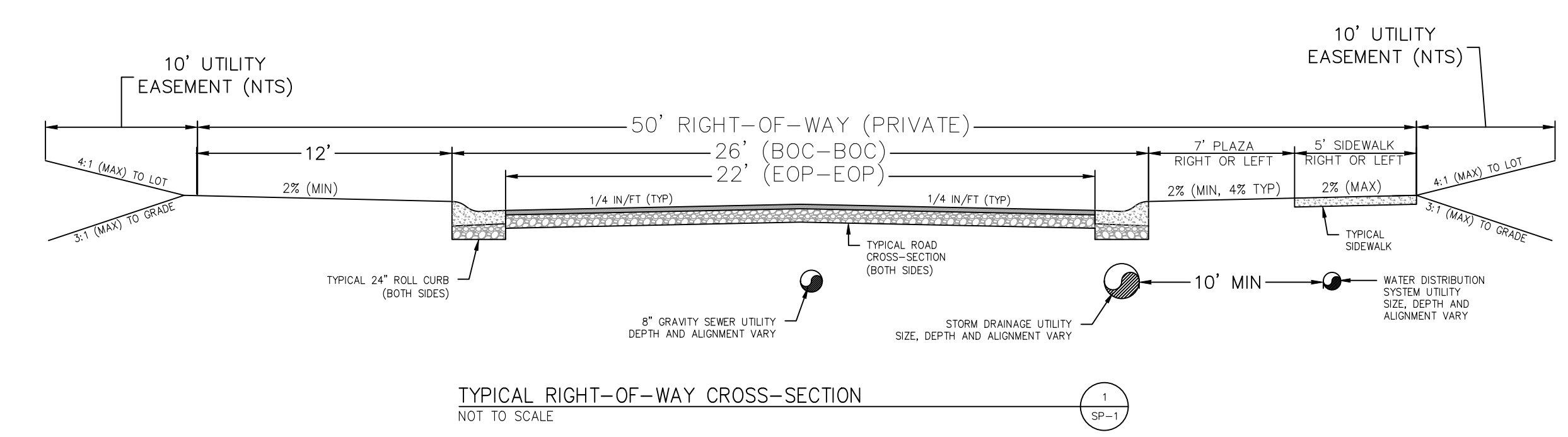
**"WINDY WOODS"**  
 New Hanover County, NC  
**PRELIMINARY  
 DEVELOPMENT PLAN**



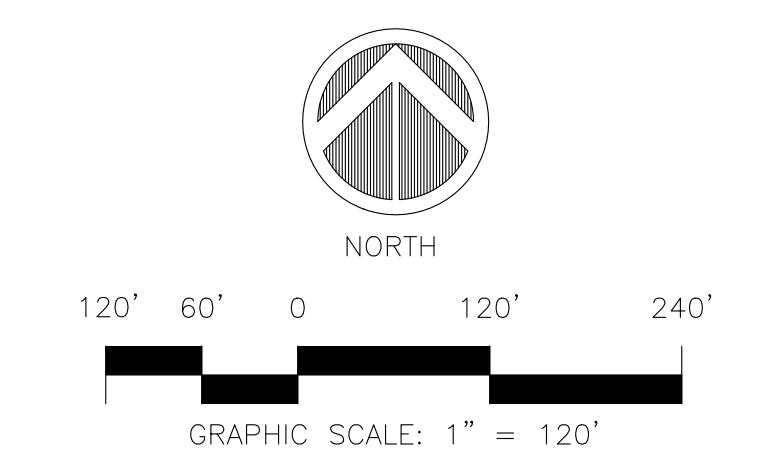
SITE DATA	
ADDRESS: 2323 CASTLE HAYNE ROAD WILMINGTON, NC 28401	PROPOSED SETBACKS: FRONT 15' MIN SIDE 5' MIN REAR 10' MIN CORNER 7.5' MIN SIDE
PIN: R03300-001-006-000 R03300-005-017-000	AREA IN FLOODWAY: 2.64 AC
OWNER: JORDAN, ROBERT H. JR PO BOX 610 LENOIR, NC 28645	SUBDIVISION STREETS: ALL STREETS TO BE PRIVATE
DEVELOPER: STEVE SHUTTLEWORTH 711 CAROLINA BEACH AVE N CAROLINA BEACH, NC 28428 (719) 499-1373	CONNECTIVITY RATIO: 1.5 (3 LINKS / 2 NODES)
AREA: 30.11 ACRES ZONING: R-20 EX USE: UNDEVELOPED PRO USE: PERFORMANCE RESIDENTIAL	PROPOSED UTILITIES: CFPWA - WATER AND SEWER UTILITIES TO BE PUBLIC

DENSITY CALCULATIONS	
GROSS ACREAGE:	30.11 ACRES*
ALLOWED DENSITY:	1.9 UNITS/ACRE
ALLOWED UNITS:	57 UNITS
PROPOSED UNITS:	56 UNITS
TOTAL OCCUPIED AREA:	18.45 AC (LOTS AND ROW)
AVERAGE LOT SIZE:	0.25 AC
SMALLEST LOT:	0.15 AC
LARGEST LOT:	0.59 AC
*WETLANDS AND CLASS IV SOILS ARE TO BE PLACED IN HOA CONSERVATION	

RECREATION / OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE @ 0.03 AC/LOT:	1.68 AC
REQUIRED 50% ACTIVE OPEN SPACE:	0.84 AC
PROPOSED OPEN SPACE: (INCLUDING WETLANDS)	11.65 AC
PROPOSED ACTIVE OPEN SPACE:	0.94 AC
ALL OPEN SPACE TO BE MAINTAINED BY HOA.	



LEGEND	
[Symbol]	AE FLOOD ZONE
[Symbol]	FLOODWAY
[Symbol]	WETLANDS AND POTENTIAL CLASS IV SOILS
[Symbol]	OPEN SPACE
[Symbol]	WILDCAT BRANCH
[Symbol]	EX. CONTOURS
[Symbol]	BASE FLOOD ELEVATION



- 1) TOPO AND PARCEL DATA OBTAINED FROM NEW HANOVER COUNTY.
  - 2) SOIL DATA OBTAINED FROM USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS).
  - 3) FLOOD HAZARD AREAS OBTAINED FROM NC FLOOD RISK INFORMATION SYSTEM (FRIS).
  - 4) WETLAND DATA PROVIDED BY SOUTHERN ENVIRONMENTAL GROUP.
- THIS DATA IS PRELIMINARY IN NATURE AND IS TO BE CONFIRMED WITH AN OFFICIAL SURVEY

REV	DATE	DESCRIPTION	INIT
1	10/9/18	INITIAL TRC SUBMISSION	

Address:  
 2323 Castle Hayne Road  
 Wilmington, NC 28401

APPROVED: JFB	PROJECT: 175-02
CHECKED: JFB	SCALE: 1" = 120'
DESIGNED: SL	RELEASE: -

SHEET  
**SP-01**