

WINDY WOODS SUBDIVISION

New Hanover County, North Carolina

DEVELOPER:

Steve Shuttleworth
711 Carolina Beach Avenue North
Carolina Beach, NC 28428
(719) 499-1373

ENGINEER:



Coastal Land Design, PLLC

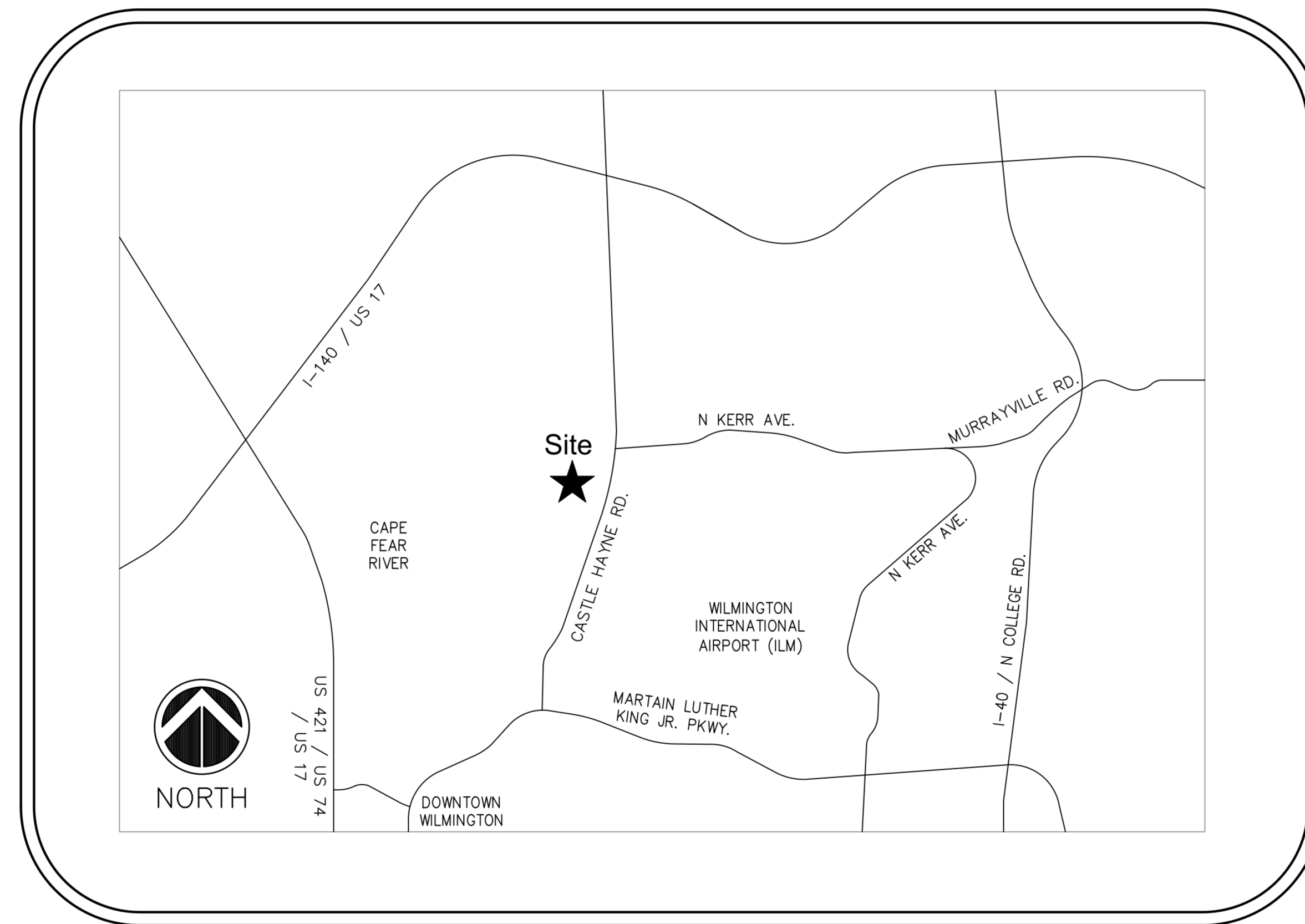
Civil Engineering / Landscape Architecture
Land Planning / Construction Management

NCBELS Firm License No:

P.O. Box 1172 P-0369 Phone: 910-254-9333
Wilmington, NC 28402 www.cldeng.com Fax: 910-254-0502

SURVEYOR:

Base Line Survey, LLC
PO Box 15966
Wilmington, NC
(910) 338-1880
contact@baselinesurveync.com



VICINITY MAP

TOWNCREEK TOWNSHIP, BRUNSWICK COUNTY, NC
NOT TO SCALE

CONTENTS	
SHEET	NAME
COVER	WINDY WOODS SUBDIVISION
SP-01	PRELIMINARY SITE PLAN
U-1	UTILITY PLAN



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"WINDY WOODS"
New Hanover County, NC

PRELIMINARY
DEVELOPMENT PLAN

REV	DATE	DESCRIPTION	INT
2	10/25/18	FIRST TRC COMMENT REVISIONS	
1	10/9/18	INITIAL TRC SUBMISSION	

Address:
2323 Castle Hayne Road
Wilmington, NC 28401

ISSUED FOR AGENCY
REVIEW ONLY

NOT RELEASED
CONSTRUCTION

BEFORE YOU DIG, CALL

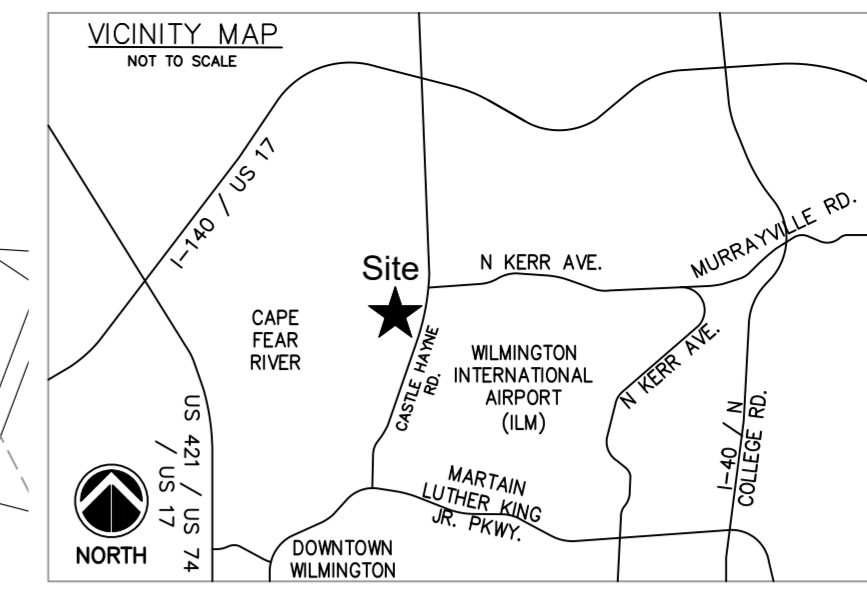


APPROVED:	PROJECT: 175-02
CHECKED:	SCALE:
DESIGNED:	RELEASE:

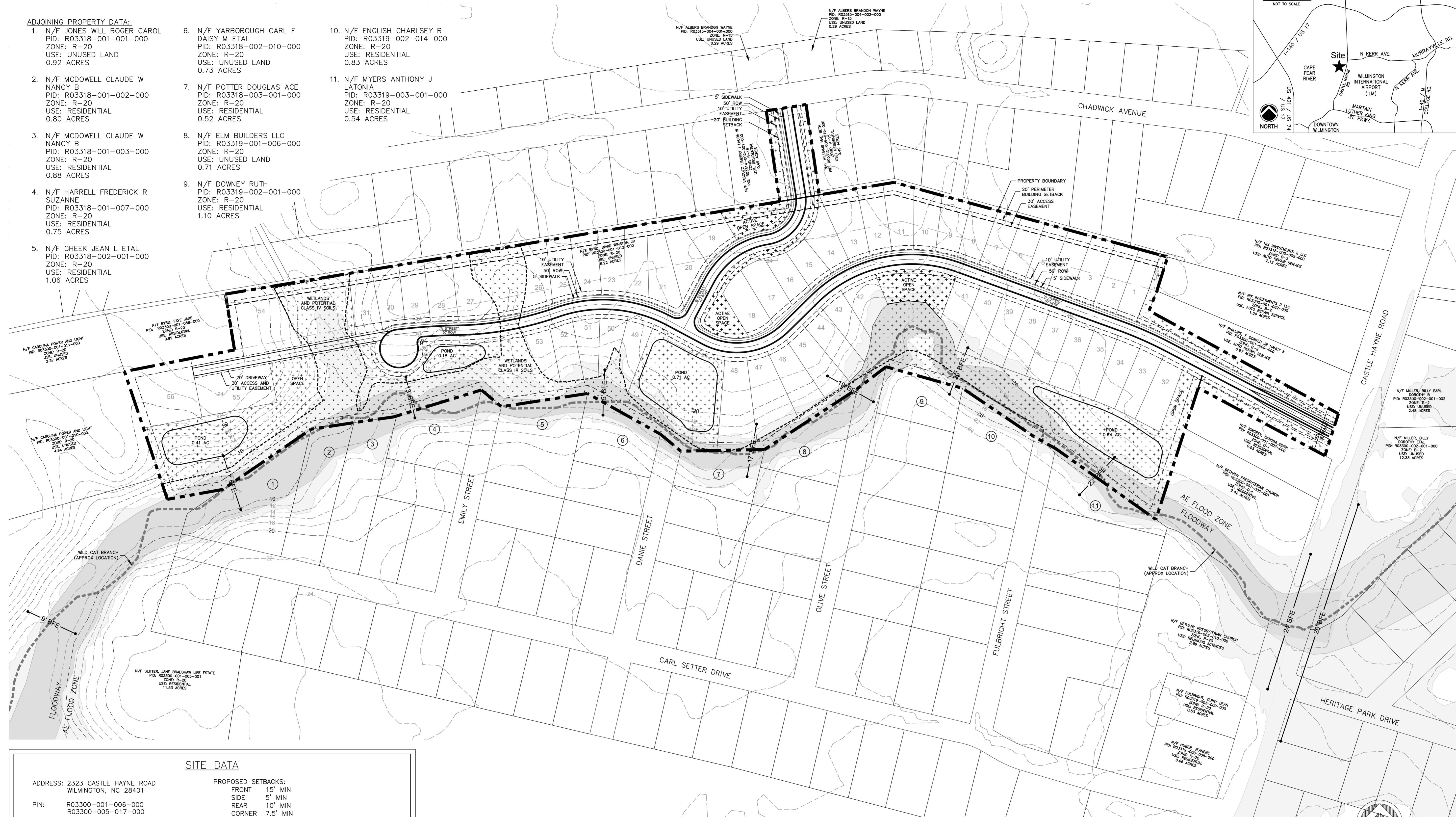
SHEET
COVER

ADJOINING PROPERTY DATA:

- | | | |
|--|--|--|
| 1. N/F JONES WILL ROGER CAROL
PID: R03318-001-001-000
ZONE: R-20
USE: UNUSED LAND
0.92 ACRES | 6. N/F YARBOROUGH CARL F
DAISY M ETAL
PID: R03318-002-010-000
ZONE: R-20
USE: UNDEVELOPED LAND
0.73 ACRES | 10. N/F ENGLISH CHARLSEY R
LATONIA
PID: R03319-002-014-000
ZONE: R-20
USE: RESIDENTIAL
0.83 ACRES |
| 2. N/F MCDOWELL CLAUDE W
NANCY B
PID: R03318-001-002-000
ZONE: R-20
USE: RESIDENTIAL
0.80 ACRES | 7. N/F POTTER DOUGLAS ACE
PID: R03318-003-001-000
ZONE: R-20
USE: RESIDENTIAL
0.52 ACRES | 11. N/F MYERS ANTHONY J
LATORIA
PID: R03319-003-001-000
ZONE: R-20
USE: RESIDENTIAL
0.54 ACRES |
| 3. N/F MCDOWELL CLAUDE W
NANCY B
PID: R03318-001-003-000
ZONE: R-20
USE: RESIDENTIAL
0.88 ACRES | 8. N/F ELM BUILDERS LLC
PID: R03319-001-006-000
ZONE: R-20
USE: UNDEVELOPED LAND
0.71 ACRES | |
| 4. N/F HARRELL FREDERICK R
SUZANNE
PID: R03318-001-007-000
ZONE: R-20
USE: RESIDENTIAL
0.75 ACRES | 9. N/F DOWNEY RUTH
PID: R03319-002-001-000
ZONE: R-20
USE: RESIDENTIAL
1.10 ACRES | |
| 5. N/F CHEEK JEAN L ETAL
PID: R03318-002-001-000
ZONE: R-20
USE: RESIDENTIAL
1.06 ACRES | | |



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PRELIMINARY DEVELOPMENT PLAN

REV	DATE	DESCRIPTION	INIT
2	10/25/18	FIRST TRC COMMENT REVISIONS	
1	10/19/18	INITIAL TRC SUBMISSION	

Address:
2323 Castle Hayne Road
Wilmington, NC 28401

SITE DATA

ADDRESS: 2323 CASTLE HAYNE ROAD
WILMINGTON, NC 28401

PIN: R03300-001-006-000
R03300-005-017-000

OWNER: JORDAN, ROBERT H. JR
PO BOX 610
LENOIR, NC 28645

DEVELOPER: STEVE SHUTTLEWORTH
711 CAROLINA BEACH AVE N
CAROLINA BEACH, NC 28428
(719) 499-1373

AREA: 30.11 ACRES
ZONING: R-20
EX USE: UNDEVELOPED
PRO USE: PERFORMANCE RESIDENTIAL

PROPOSED SETBACKS:
FRONT 15' MIN
SIDE 5' MIN
REAR 10' MIN
CORNER 7.5' MIN SIDE

AREA IN FLOODWAY: 2.64 AC

SUBDIVISION STREETS: ALL STREETS TO BE PRIVATE

CONNECTIVITY RATIO: 1.5 (3 LINKS / 2 NODES)

PROPOSED UTILITIES: CFPWA - WATER AND SEWER UTILITIES TO BE PUBLIC

TOTAL BEDROOMS: APPROX 168 (3 PER LOT)

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)

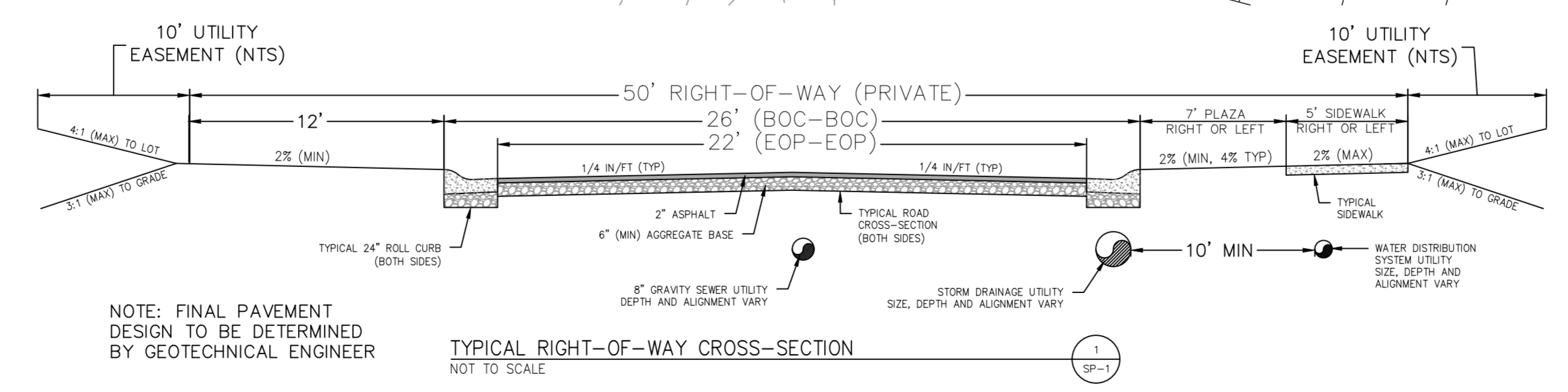
AVERAGE LOT SIZE: 0.25 AC
SMALLEST LOT: 0.15 AC
LARGEST LOT: 0.59 AC

*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: 11.65 AC (INCLUDING WETLANDS)
PROPOSED ACTIVE OPEN SPACE: 0.94 AC

ALL OPEN SPACE TO BE MAINTAINED BY HOA.



NOTE: FINAL PAVEMENT DESIGN TO BE DETERMINED BY GEOTECHNICAL ENGINEER

PRIVATE ROADS CERTIFICATION:
I (WE) HEREBY CERTIFY THAT ALL PRIVATE ROADS AS DEPICTED ON SUBDIVISION PLAT _____ HAVE BEEN DESIGNED, INSTALLED, INSPECTED, AND APPROVED IN ACCORDANCE WITH SECTION 52-4 OF THE NEW HANOVER COUNTY SUBDIVISION ORDINANCE AND ALL APPLICABLE NEW HANOVER COUNTY CODES PRIOR TO FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION.

BY CERTIFYING THE CONSTRUCTION OF THESE ROADS AS PRIVATE, THERE ARE NO GUARANTEES OR ASSURANCES OF ACCEPTANCE OF SAID ROADS BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

CERTIFIED PROFESSIONAL ENGINEER _____ DATE _____

- NOTES:
- SITE DATA SOURCE INFORMATION: THIS DATA IS PRELIMINARY IN NATURE AND IS TO BE CONFIRMED WITH AN OFFICIAL SURVEY.
 - SOIL DATA OBTAINED FROM USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS).
 - FLOOD HAZARD AREAS OBTAINED FROM NC FLOOD RISK INFORMATION SYSTEM (FRIS).
 - WETLAND DATA PROVIDED BY SOUTHERN ENVIRONMENTAL GROUP.
 - A TREE SURVEY WILL BE CONDUCTED IN ORDER TO SPECIFY EXISTING SIGNIFICANT TREES TO BE PRESERVED/REMOVED AND TO CALCULATE REQUIRED MITIGATION.
 - STREET LIGHTS WILL BE INSTALLED PER THE NEW HANOVER COUNTY ORDINANCE. LIGHTING PLAN WILL BE DESIGNED BY DUKE ENERGY.
 - WATER AND SEWER UTILITIES TO BE PROVIDED BY CFPWA.
 - THE 56 LOTS WILL PRODUCE 610 VEHICLES PER DAY, 45 AM PEAK HOUR TRIPS, 58 PM PEAK HOUR TRIPS. NO TIA IS REQUIRED.

GRAPHIC SCALE: 1" = 120'

LEGEND

- AE FLOOD ZONE
- FLOODWAY
- WETLANDS AND POTENTIAL CLASS IV SOILS
- OPEN SPACE
- WILDCAT BRANCH
- EX. CONTOURS
- BASE FLOOD ELEVATION

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

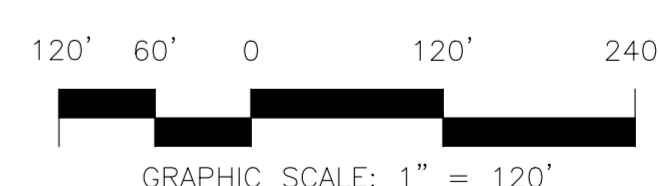
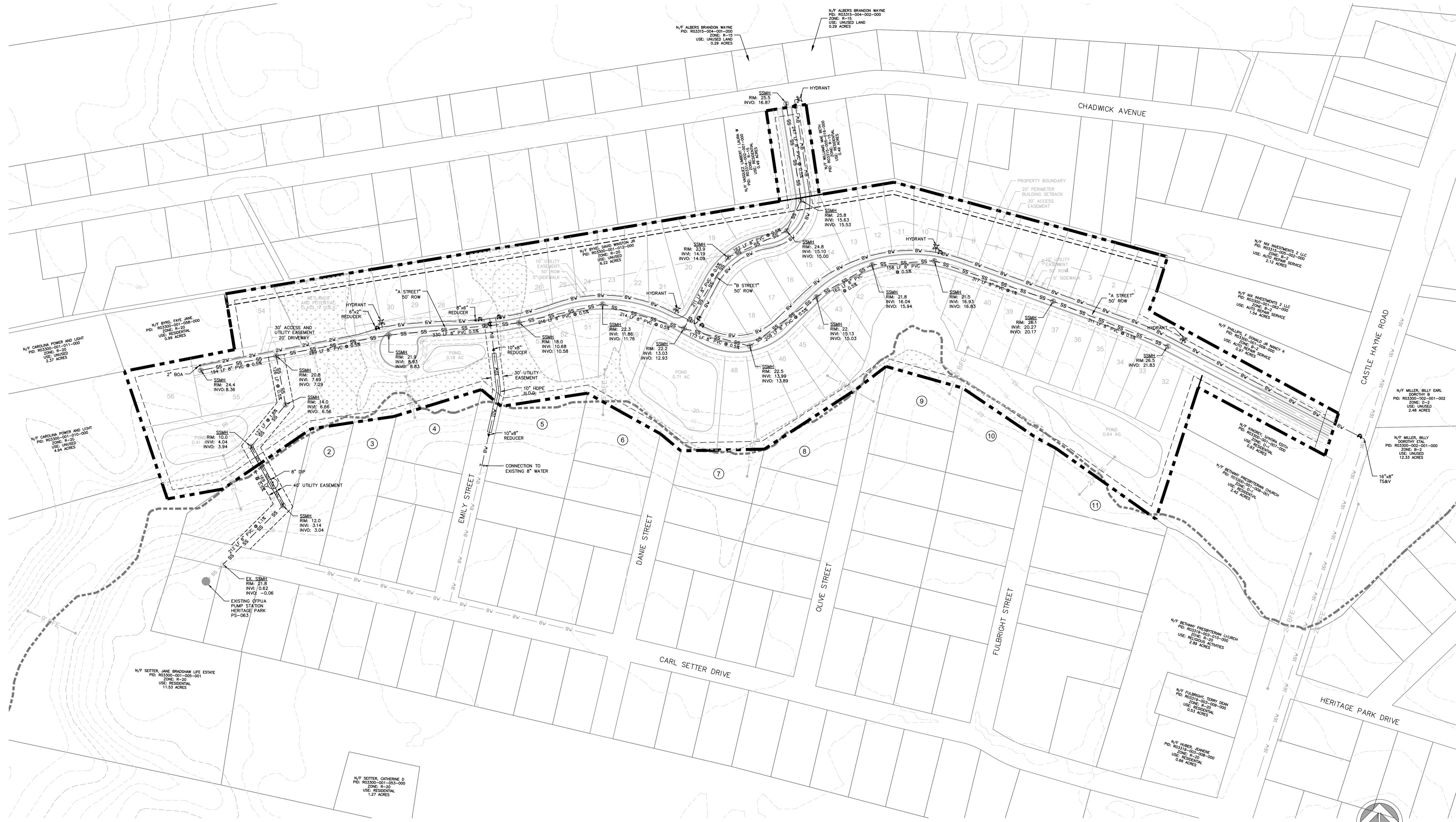
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UTILITY PLAN



- NOTES:**
1. SITE DATA SOURCE INFORMATION: THIS DATA IS PRELIMINARY IN NATURE AND IS TO BE CONFIRMED WITH AN OFFICIAL SURVEY.
 - 1.1. TOPO AND PARCEL DATA OBTAINED FROM NEW HANOVER COUNTY.
 - 1.2. SOIL DATA OBTAINED FROM USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS).
 - 1.3. FLOOD HAZARD AREAS OBTAINED FROM NC FLOOD RISK INFORMATION SYSTEM (FRIS).
 - 1.4. WETLAND DATA PROVIDED BY SOUTHERN ENVIRONMENTAL GROUP.
 2. A TREE SURVEY WILL BE CONDUCTED IN ORDER TO SPECIFY EXISTING SIGNIFICANT TREES TO BE PRESERVED/REMOVED AND TO CALCULATE REQUIRED MITIGATION.
 3. STREET LIGHTS WILL BE INSTALLED PER THE NEW HANOVER COUNTY ORDINANCE. LIGHTING PLAN WILL BE DESIGNED BY DUKE ENERGY.
 4. WATER AND SEWER UTILITIES TO BE PROVIDED BY CFPA.
 5. THE 56 LOTS WILL PRODUCE 610 VEHICLES PER DAY, 45 AM PEAK HOUR TRIPS, 58 PM PEAK HOUR TRIPS. NO TIA IS REQUIRED.

LEGEND

	AE FLOOD ZONE		HYDRANT
	FLOODWAY		VALVE (8"G.V. TYP)
	WETLANDS AND POTENTIAL CLASS IV SOILS		SANITARY SEWER MAN HOLE
	WILDCAT BRANCH		REDUCER
	EX. CONTOURS		
	BASE FLOOD ELEVATION		

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