



NEW HANOVER COUNTY  
PLANNING & INSPECTIONS  
DEPARTMENT  
**PERFORMANCE RESIDENTIAL  
DEVELOPMENT**

230 Government Center Drive  
Suite 110  
Wilmington, NC 28403  
910-798-7165 phone  
910-798-7053 fax  
www.nhcgov.com

<b>Name of Applicant or Owner</b> McAdams Homes, LLC	<b>Date of Application</b> 09/22/2016
<b>Address</b> 6626-C Gordon Road	<b>City, State, Zip</b> Wilmington, NC 28411
<b>Email Address</b> adamsosne@yahoo.com	<b>Telephone Number of Owner</b> 910-799-3006
<b>Name of Surveyor (if different than Owner)</b> GSP Consulting	<b>Telephone Number of Surveyor (if different than Owner)</b> 910-442-7870
<b>Address of Surveyor (if different than Owner)</b> 6626-C Gordon Road	<b>City, State, Zip</b> Wilmington, NC 28411
<b>Email Address (if different than Owner)</b> gpape@gsp-consulting.com	<b>Parcel ID Number</b> R08500-002-037-000
<b>Location of Property</b> 7230 Carolina Beach Road, Wilmington, NC 28412	<b>Square Feet/Acres on Plat</b> 513,318 SF/11.784 Ac.
<b>Project Name</b> 7230 Carolina Beach Road	<b>Land Classification</b> Transition

**SUBMISSION REQUIREMENTS**

The application will be regarded as incomplete until the following items are received by Planning & Zoning.

Your application must include a **\$300.00 fee** and **15 folded maps** of the proposed Performance Residential Development. This fee should be payable to New Hanover County and **must** accompany this application. Applications for Performance Residential Development are received and acted upon by the County's Technical Review Committee. Planning & Zoning staff will send a copy to each appropriate agency. **Written agency comments must be received three (3) weeks prior to the meeting before being placed on the TRC agenda.**

1. **Streets** - Written comments from the North Carolina Department of Transportation approving the design of all public streets or a letter from the County Engineer approving the design of all private streets.
2. **Water and Sewer**- A letter from the appropriate State or local health agency approving the design of such systems and commitment allocation to serve the project.
3. **Drainage**- The location of all marshes, watercourses, ditches, drainage channels, with proposed drainage and utility easements water and sewer for the proposed subdivision.
4. A letter from the Soil Conservation Service indicating any acreage from Class IV soils on the property.
5. A letter from County Fire Services approving fire hydrant location and street design.
6. **You are encouraged to arrange an informal conference with planning staff at least two (2) weeks prior to submitting an application. By attending this conference, you will improve your chances of submitting a complete and acceptable application.** You should bring a rough sketch of your proposal to this conference. Planning & Zoning staff will proceed to advise you of environmental problems, point out significant design problems, describe the required improvements, and advise you regarding the required approval letters for water and sewer. A checklist outlining these requirements is available to help you through this process.

I certify that all information presented in this application is accurate to the best of my knowledge.

  
\_\_\_\_\_  
Signature of Property Owner and/or Developer

Adam Sosne  
\_\_\_\_\_  
Print Name



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***PERFORMANCE DEVELOPMENT  
CHECKLIST & DENSITY CALCULATIONS***

**Site Plan Requirements (Section 51.5-2 of Zoning Ordinance)**

- Scale no smaller than one inch to two hundred feet (1"=200')
- Vicinity or location map
- Name of designer, engineer, or surveyor
- North arrow and date
- Owner's name, address, and phone number on plan
- Developer (if other than owner) and development name
- Boundary line of tract to be developed drawn accurately to scale with bearings and distance dimensions
- Tax map, block and parcel numbers
- Total gross acres in tract
- Total acres occupied by all structures including street right-of-way and parking areas
- Total acres & boundaries of land lying within the 100-year flood plain and below mean high water mark, plus delineation of 100-year flood boundary
- Boundaries of all open space areas
- Location of all existing and proposed structures
- Total number of dwelling units to be constructed with number of bedrooms per unit and location of all multiple dwelling units
- Location of right-of-way widths of all streets and easements (and other areas to be dedicated to public use)
- Location and width of all streets, plus names and designation
- Location and description of all recreational areas and facilities
- Location of natural features including topographical information (contour interval 2 feet), watercourses, approximate forest lines and topo source
- Location and size of all proposed utility and drainage facilities
- Areas to be maintained by association clearly indicated on plan
- 20' Setback between attached structures and from peripheral lot lines, 10' setback between detached structures
- Parking complies with Article VIII of Zoning Ordinance
- Conservation Resources Areas identified (COD)
- Approximate location of 404 Wetlands & Section 10 Wetlands
- Street Cross Section with typical marl and asphalt depths
- Within area of proposed thoroughfare (show location if applicable)

- Tree retention and landscaping in accordance with Section 67
- Private streets acceptable to County Engineer or public streets acceptable to NCDOT
- Total acres submerged land, plat area per dwelling unit & acreage of open space
- Hurricane evacuation plan (if applicable)
- Unduplicated Development and street names
- Names and locations of adjoining subdivisions, streets, adjacent property owners
- Roadway cross-section and drainage design
- Lot lines, lot numbers, and setback lines
- Block lengths greater than 400' but less than 1000', cul-de-sacs less than 500'
- Street jogs are no less than 200'
- Street inter-connectivity, (Index 1.4 or greater)
- Significant tree survey
- Traffic Impact Analysis (TIA)
- Water/ Sewer Capacity Letters
- Street lights
- Fire hydrant and locations
- Sidewalks & Pedestrian easements
- Double frontage lots shall be avoided

**DENSITY CALCULATIONS:**

Less: Area in lakes, ponds, or marshes. Area in Class IV soils as confirmed by Soils Conservation Service. (In lieu of Subtracting Dorovan, Johnston and/or Pamilco soils the developer may choose to preserve 100% of such areas as conservation space.  
 Maximum Density for applicable zone  
 Circle: R-10=3.3, R-15=2.5, R-20=1.9

**Gross Tract Acreage:** 11.784  
- 0  
**Net Tract Acreage** 11.784

**Equal Number of units permitted on site**

**Total Number Units Permitted:** <sup>30</sup> \_\_\_\_\_ (Net Acreage times Applicable zone factor)

**Staff Use Only:**

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