



**NEW HANOVER COUNTY  
PLANNING & INSPECTIONS  
DEPARTMENT  
CONVENTIONAL SUBDIVISION**

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> Bill Clark Homes of Wilmington		<b>Date of Application</b> 3/1/2017
<b>Address</b> 230 East Arlington Boulevard		<b>City, State, Zip</b> Greenville, NC 27858
<b>Email Address</b> lweaver@billclarkhomes.com		<b>Telephone Number of Owner</b> 252-353-2443
<b>Name of Surveyor (if different than Owner)</b> Stroud Engineering, P.A.		<b>Telephone Number of Surveyor (if different than Owner)</b> 910-815-0775
<b>Address of Surveyor (if different than Owner)</b> 102-D Cinema Drive		<b>City, State, Zip</b> Wilmington, NC 28403
<b>Email Address (if different than Owner)</b> agreene@stroudengineer.com		<b>Parcel ID Number</b> R08100-006-242-000 & R08100-006-240-000
<b>Location of Property</b> 0 Black Horse Trail	<b>Square Feet/Acres on Plat</b> 20.15	<b>Land Classification</b> Transition
<b>Project Name</b> Homestead Estates at River Oaks Section 8 Phase 2		<b>Type of Project</b> Conventional R-15 Single Family Detached

**SUBMISSION REQUIREMENTS**

1. Your application must contain a site plan conforming to the requirements of Section 32 of the Subdivision Ordinance. The application will be regarded as incomplete until the following items are received by Planning & Zoning.
2. Your application must include a **\$300.00 fee** and **15 folded maps** of the proposed Conventional Development. This fee should be payable to New Hanover County and **must** accompany this application. Applications for Conventional Development are received and acted upon by the County's Technical Review Committee. Planning & Zoning will send a copy to each appropriate agency. Once written agency comments have been received along with water, sewer and general drainage approvals, the site plan will be placed on the agenda for the next regularly scheduled Technical Review Committee (TRC) meeting. **Written agency comments must be received three (3) weeks prior to the meeting before being placed on the TRC agenda.**
3. **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.
4. **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.
5. **You are encouraged to arrange an informal conference with Planning & Zoning 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 is available to help your 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

  
\_\_\_\_\_  
Print Name

✓ = STAFF

## CONVENTIONAL SUBDIVISION CHECKLIST



### Site Plan Requirements

- ✓  Scale no smaller than one inch to two hundred feet (1"= 200')
- ✓  Detailed vicinity map with north arrow
- ✓  Title Information: Name of designer, engineer, or surveyor
- ✓  Owner's name, address, and phone number on plan
- ✓  Developer (if other than owner) and development name
- ✓  Adjacent property owners, subdivisions, streets with their locations
- N/A  County/municipal boundaries in area (if applicable)
- ✓  Existing zoning district **R-15**
- ✓  Boundary line of tract to be developed drawn accurately to scale along with bearings and distance dimensions
- ✓  Topographic relief at two-foot intervals with topo source
- ✓  Location of right-of-way widths of all streets and easements (and other areas to be dedicated to public use)
- ✓  Unduplicated street names and subdivision designations
- ✓  Total acres proposed in development
- Location of (COD) conservation areas **COMBINED W/ 404**
- ✓  Average lot size, total number of lots
- Location of AEC's within 575' SA waters (if applicable)
- Location of 100-year flood plain (note if not applicable) **LABEL**
- ✓  Boundaries of all open space areas and acres
- N/A  Hurricane evacuation plan from barrier islands (if applicable)
- N/A  Proposed location of planned thoroughfares (if applicable)
- ✓  Sidewalks, pedestrian easements, and bike routes (if applicable)
- ✓  Tree retention and landscaping in accordance with Section 67 of the Zoning Ordinance
- Approvals of water and sewer by County Engineering and/or Environmental Health **AQUA OF NC**
- ✓  Location of fire hydrants in accordance with Section 52-8
- ✓  Block lengths greater than 400' but less than 1000', cul-de-sacs less than 500' designed to NCDOT
- ✓  Blocks to have two tiers/ double frontage lots avoided
- Buffer strips (if applicable)
- ✓  Correct building setback lines
- ✓  Major street intersection at least 800' apart
- ✓  Street jogs greater than 200'
- ✓  Lots conform to zoning ordinance, depth 4 x mean width **R-15**
- ✓  Corner lots conform to building lines on both streets
- ✓  Side lot lines substantially at right angles or radial to street lines
- ✓  Connections to adjacent streets **CATAMARAN**
- ✓  Temporary turn-arounds access adjacent property
- Approximate location of 404 Wetlands & Section 10 Wetlands
- ✓  Location of marshes, water courses, ditches, drainage channels, subsurface drainage structures, and proposed method of disposing drainage run-off
- ✓  Location and size of all drainage easements (ditched or piped) whether located within or outside proposed development
- ✓  Location of sanitary sewers (other than septic tanks) utility easements, storm drainage, new water supplies, connections existing systems, & utility easements at least 15' (if applicable)
- ✓  Roadway cross-section displaying payment width, amount ABC, asphalt depth and drainage design
- ✓  Typical cross-section drainage ways
- ✓  Drainage easements not less than 30' wide with ditch off centered 20' to 10'
- ✓  Streets intersect not less than 75 degrees
- ✓  Traffic Impact Analysis (if applicable) **N/A**
- ✓  Street inter-connectivity (Index 1.4 or greater)
- Barrier, riverine, and estuarine island regulations (if applicable)
- Street lights
- ✓  Significant Tree Survey

Project: PW-103-8  
Engineer: DLM  
Date: 3/13/2016

## **Homestead Estates at River Oaks Section 8, Phase 2 Project Narrative**

### **Introduction**

Phase 2 of Homestead Estates at River Oaks consists of two  $\pm 10$  acre parcels located at the east and west termini of Yucca Lane. These areas were identified as “Future Development” on the Section 8, Phase 1 preliminary plan for what was then known as River Oaks. Together, the east and west Phase 2 parcels total 20.15 acres and will accommodate 35 single family lots at a net density of 1.74 units per acre.

The Homestead Estates at River Oaks subdivision is located in southern New Hanover County. Section 8, Phase 1A is completed and construction has begun on Phase 1B. Phase 2 is intended to be a continuation of phase 1 with respect to public infrastructure design criteria and housing type.

The site is bounded to the south by The Cape subdivision, the north and west by earlier sections of River Oaks subdivision, and to the east by a series of smaller subdivisions which are accessed via Carolina Beach Road.

Upland portions of the site are wooded with a thin stand of immature pines with a typical DBH of 12 to 18 inches. These areas are mostly clear of underbrush due to recent mowing. No significant trees, as defined by the NHC Zoning Ordinance, are located within the proposed Yucca Lane R/W. The proposed lots will be selectively cleared at the time of home construction. Soils in upland areas are typically Kureb, and well drained Leon sands. Wetlands are dominated by a mix of sweetbays and gums along with a dense evergreen underbrush. Soils in wetland areas are typically Pamlico muck and poorly drained Leon and Torhunta sands.

### **Roadways**

Phase 2 is afforded access via extensions of Yucca Lane. These extensions—900 LF to the east and 435 LF to the west—will be dedicated as public, built to NCDOT specifications, and offered to the State for adoption upon satisfaction of residency requirements. The roads will feature curb and gutter with curb outlet swales. The 5’ wide sidewalk located along the south side of Yucca Lane will be extended to the proposed cul de sacs.

### **Utilities**

The site is afforded water and sewer by Aqua, NC. Extension of the existing water and sewer mains will be required to provide service to the 35 proposed residences. Phase 2 will drain to the pump station which was constructed along Royal Fern Drive in Phase 1. Approximately 1,400 LF each of gravity sewer main and water main will be installed in Phase 2.

Three additional fire hydrants will be provided throughout the subdivision and have been modeled to verify that adequate flow and pressure are available. Blow offs will be provided at all dead ends.

### **Stormwater**

The project drains generally from northeast to southwest directly to the Cape Fear River via existing ditches along the western and southern edges of the site and a culvert under River Road.

An NCDEQ low density curb and gutter stormwater permit has been obtained for all of Section 8. A site plan revision is required for "Future Development" areas beyond phase 1. Stormwater management practices within Phase 2 will be consistent with this permit. This phase proposes 24.8% impervious. Development of future phases will result in an overall impervious of 24% within section 8 in accordance with NCDEQ low density curb outlet regulations. Each curb outlets will discharge to a 100 LF vegetated trapezoidal outlet swale with a 5 foot wide bottom and 5:1 side slopes. Outlet swales are designed with a 0.5% longitudinal slope and will pass the 10 year storm with a velocity not to exceed 2 feet per second. Runoff directed to the road and, ultimately, the curb outlet systems, is limited mostly to the R/W. Drainage from lots are directed to adjacent existing and/or proposed drainage features.

The NHC stormwater permit for phase 1 does not extend to this phase, though the means of detention will be the same. Effective detention will provided by routing runoff through extensive wetland areas to increase the time of concentration. Effective disconnection of impervious surfaces will also be utilized to the greatest extent practicable. These measures paired with the low density development plan and the draining of Leon soils through the installation of drainage improvements will yield a postdevelopment drainage scenario that mimics the predevelopment drainage conditions and will achieve the required detention.

### **Erosion Control**

Silt fence will be used to contain sediment around portions of the site which will drain towards adjoining property or wetlands. The curb outlet swales will be used to direct drainage to temporary sediment traps at the perimeter of the project. Hardware cloth and gravel type protection is proposed at each curb outlet. Stone construction entrances will be used at both existing ends of Yucca Lane to prevent transport of sediment away from the jobsite.