



**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

Name of Applicant or Owner Bill Clark Homes of Wilmington, LLC	Date of Application March 7, 2017
Address 127 Racine Drive	City, State, Zip Wilmington, NC 28403
Email Address lweaver@billclarkhomes.com	Telephone Number of Owner 252-814-1481
Name of Surveyor (if different than Owner) Stroud Engineering, PA	Telephone Number of Surveyor (if different than Owner) 910-815-0775
Address of Surveyor (if different than Owner) 102-D Cinema Drive	City, State, Zip Wilmington, NC 28403
Email Address (if different than Owner) jfentress@stroudengineer.com	Parcel ID Number R07600-004-011-000
Location of Property Piner Rd., across from Myrtle Grove Middle School	Square Feet/Acres on Plat 3.0
Project Name Kaylies Cove (formerly known as Piner Run)	Land Classification R-15

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.**

- 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.
- 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.
- Drainage**- The location of all marshes, watercourses, ditches, drainage channels, with proposed drainage and utility easements water and sewer for the proposed subdivision.
- A letter from the Soil Conservation Service indicating any acreage from Class IV soils on the property.
- A letter from County Fire Services approving fire hydrant location and street design.
- 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

Edward H. Clark, Manager

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
- N/A 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 LABEL ACTIVE : PASSIVE REC AREA
- ✓ 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 LABEL
- ✓ 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) → CHECK
- N/A Approximate location of 404 Wetlands & Section 10 Wetlands
- ✓ Street Cross Section with typical marl and asphalt depths
- N/A Within area of proposed thoroughfare (show location if applicable)

Tree retention and landscaping in accordance with Section 67 (NEED TREE SURVEY)

- ✓ 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

N/A 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) shown as 1.25

Significant tree survey (NEED)

N/A Traffic Impact Analysis (TIA)

Water/ Sewer Capacity Letters (CFPUA)

- ✓ Street lights (NOTED)
- ✓ Fire hydrant and locations
- ✓ Sidewalks & Pedestrian easements
- ✓ Double frontage lots shall be avoided ok

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 Pamlico 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: 31.4 acres

- _____

Net Tract Acreage 31.4 acres

Equal Number of units permitted on site

Total Number Units Permitted: 79 (Net Acreage times Applicable zone factor) ^{good}

Staff Use Only: 03.23.17

- NEED TREE SURVEY
- LINKS VS NODES = 1.25 (1.4 req)
- LABEL ACTIVE ; PASSIVE REC AREA ON PLAN
- ROAD CONST. ; CONNECTED : BROWN PELICAN ; MYRTLE GARDENS
- 20' A EASE MT TO REMAIN?
- ✓ CHECK COO : N/A

Narrative for Kaylies Cove (formerly known as Piner Run)

Project Summary

The purpose of this revised narrative is to propose the addition of 8 lots to Kaylies Cove (formerly Piner Run) located on Piner Road across from Myrtle Grove Middle School. This proposal would add an additional 3.0 acres and 8 lots to the original development plan of approximately 28.4 acres and 71 lots. The new parcel (part of parcel ID: R07600-004-011-000) is currently being subdivided from the Roger Tract so that it may be registered at the New Hanover County Register of Deeds. This addition will also be afforded public water and sewer. Sedimentation & Erosion Control and Stormwater permits have been obtained for the original development plan and will be modified to cover the Roger Tract. As previously noted, during construction normal business hours and days will be used. The project will not exceed an exorbitant amount of traffic or noise.

Site Description

The topography of the additional parcel is flat, with slopes of 0% to 2% on sections and slopes to 5% around ditches. The site is presently wooded. On the south-western boundary there is a ditch. Attached is a map illustrating that there are no wetlands on the property. The site drains into an unnamed tributary to Mott Creek which subsists in the Cape Fear River Basin.

Adjoining Property

Adjoining properties are both residential and commercial. There are also several surrounding schools.

Soils

The provided soils information in the project area is mapped by the Natural Resources Conservation Service and shown on the custom soil resource map attached. The site is predominantly one type of soil, Murville, with a small portion Leon soil. Murville soil is a fine sand found in flat areas. The infiltration rate of this soil is high. The other small portion of Leon is also typically found in flat areas with 0-2% slopes. The infiltration rate is moderately high to high.