



NEW HANOVER COUNTY
PLANNING & LAND USE

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

**PERFORMANCE RESIDENTIAL
DEVELOPMENT**

Name of Applicant or Owner SOUTHERN DESTINY, L.L.C.	Date of Application NOVEMBER 13, 2018
Address 8610 SEDGLEY DRIVE	City, State, Zip WILMINGTON, NC 28412
Email Address LADD5252@GMAIL.COM	Telephone Number of Owner 910-612-5663
Name of Planner (if different than Owner) CINDEE WOLF / DESIGN SOLUTIONS	Telephone Number of Surveyor (if different than Owner) 910-620-2374
Address of Planner (if different than Owner) PO BOX 7221	City, State, Zip WILMINGTON, NC 28406
Email Address (if different than Owner) CWOLF@LOBODEMAR.BIZ	Parcel ID Number 312107.78.1205 & 313109.07.8399
Location of Property 7300 CAROLINA BEACH ROAD	Square Feet/Acres on Plat 52.68 AC.
Project Name WINDSOR PINES - TRACTS 4 & 5	Land Classification GENERAL RESIDENTIAL

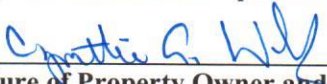
SUBMISSION REQUIREMENTS

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.

 11/13/18
Signature of Property Owner and/or Planner

Cindee Wolf / Design Solutions
Print Name



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PLANNING & INSPECTIONS
DEPARTMENT

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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 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: 52.68
 - 0

Net Tract Acreage 52.68

Equal Number of units permitted on site

Total Number Units Permitted: 132 (Net Acreage times Applicable zone factor)

Staff Use Only:
