

# NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE  
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N&T #19094

## PRELIMINARY PLAN—MAJOR SUBDIVISION APPLICATION

This application form must be completed as part of a subdivision preliminary plan application submitted through the county's online COAST portal. The main procedural steps in the submittal and review of applications are outlined in the flowchart below. More specific submittal and review requirements, as well as the standards to be applied in reviewing the application, are set out in Section 10.3.7(D)(1) of the Unified Development Ordinance.



### 1. Applicant and Property Owner Information

|   |   |
|---|---|
| <b>Applicant/Agent Name</b><br>William Bland, President | <b>Owner Name</b> (if different from Applicant/Agent)<br>John A. Elmore, Member-Manager |
| <b>Company</b><br>Hanover Development Company, Inc.     | <b>Company/Owner Name 2</b><br>TDR-HL, LLC  |
| <b>Address</b><br>P.O. Box 1625                         | <b>Address</b><br>P.O. Box 381  |
| <b>City, State, Zip</b><br>Wrightsville Beach, NC 28480 | <b>City, State, Zip</b><br>Wrightsville Beach, NC 28480                                 |
| <b>Phone</b><br>910-231-6099                            | <b>Phone</b><br>910-520-0596  |
| <b>Email</b><br>w.j.bland@gmail.com                     | <b>Email</b><br>johnelmore@mindspring.com   |

### 2. Subject Property Information

|   |  |
|---|--|
| <b>Address/Location</b><br>7300 Block of Springwater Drive                          | <b>Parcel Identification Number(s)</b><br>R02800-004-104-000                 |
| <b>Total Parcel(s) Acreage</b><br>5.27  | <b>Existing Zoning and Use(s)</b><br>R-5, Moderate-High Residential District |
| <b>Development Name</b><br>Hanover Reserve Phase 4 (Townhomes, Section 1, 41 Units) |  |

### 3. Subdivision Type (initial)

|              |                            |
|--------------|----------------------------|
| Conventional | Performance <i>JGC/asn</i> |
|--------------|----------------------------|

### 4. Density Calculations (required for performance subdivisions)

|  |      |
|--|------|
| Gross Tract Acreage:   | 6.58 |
| Less: Area in lakes, ponds, marshes, or Class IV soils. Class IV soils that are preserved within open space may be included within the net area. | - 0  |
| Net Tract Acreage  | 6.58 |
| Multiplied by maximum density for applicable zoning district:  | X 8  |
| Total Number of Units Permitted<br>(net acreage times maximum density for zoning district)   | 52   |

### 5. Traffic Impact

*→ Already has an Approved TIA.*

Please provide the estimated number of trips generated for the proposed use(s) based off the most recent version of the Institute of Transportation Engineers (ITE) Trip Generation Manual. A Traffic Impact Analysis (TIA) must be completed for all proposed developments that generate more than 100 peak hour trips, and the TIA must be included with this application.

ITE Land Use (Code):

Trip Generation Variable (gross floor area, dwelling units, etc.):

|                     |                     |
|---------------------|---------------------|
| AM Peak Hour Trips: | PM Peak Hour Trips: |
|---------------------|---------------------|

### 6. Application Requirements

Staff will use the following checklist to determine the completeness of your application. Please verify all of the listed items are included and confirm by initialing under "Applicant Initial". If an item is not applicable, mark as "N/A". Applications determined to be incomplete must be corrected in order to be processed for further review.

You are encouraged to arrange an informal conference with planning staff at least two weeks prior to submitting an application. By attending this pre-application conference, you will improve your chances of submitting a complete and acceptable application.

#### Application Checklist

- This application form, completed and signed
- Application fee: \$300 *(to be mailed in)*
- Traffic Impact Analysis (for developments that generate more than 100 peak hour trips) *(Already has Approved TIA)*
- Preliminary Plan including the elements on the attached checklist
- One (1) hard copy of ALL documents AND 3 hard copies of the preliminary plan.
- Additional hard copies may be required by staff depending on the size of the document/site plan.
- One (1) digital PDF copy of ALL documents AND plans

| Applicant Initial | Staff Initial |
|-------------------|---------------|
| <i>WJS</i>        |               |
| <i>WJS</i>        |               |
| <i>WJS</i>        |               |
| <i>WJS</i>        |               |
| <i>WJS</i>        |               |
| <i>WJS</i>        |               |
| <i>WJS</i>        |               |

*Submitted by email only to Brad Schuler @ NHC*

## 7. Acknowledgement and Signatures

By my signature below, I understand and accept all of the conditions, limitations, and obligations of the preliminary subdivision approval for which I am applying. I understand that the existing Official Zoning Map is presumed to be correct. I certify that this application is complete and that all information presented in this application is accurate to the best of my knowledge, information, and belief.

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

John A. Elmore, Member-Manager  
\_\_\_\_\_

Print Name

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

William Bland, President  
\_\_\_\_\_

Print Name

## Preliminary Plan Checklist

The following table lists elements that must be included on the Preliminary Plan. Please make sure to include all applicable items to ensure all of the appropriate regulations may be reviewed.

| <b>General</b>                   |   |
|----------------------------------|---|
| 1                                | Development name  |
| 2                                | Property owner's name and address   |
| 3                                | Developer (if different from owner)   |
| 4                                | Name of designer, engineer or surveyor  |
| 5                                | Scale no smaller than one inch to two hundred feet (1"=200')  |
| 6                                | North arrow   |
| 7                                | Vicinity of location map  |
| 8                                | Date or dates plan was made   |
| 9                                | Tax Map, block and parcel numbers   |
| 10                               | Boundary line of tract to be developed drawn accurately to scale with linear and angular dimensions   |
| 11                               | Total gross and net acreage of tract to be developed  |
| 12                               | Existing site features and improvements including: <ul style="list-style-type: none"> <li>• Street right-of-ways, utilities including fire hydrants, structures and parking areas</li> <li>• Property lines and names of adjoining property owners</li> </ul>   |
|                                  |   |
| 13                               | Total acreage of areas occupied by all structures, including streets and parking areas  |
| <b>Development Information</b>   |   |
| 14                               | All proposed site features and development improvements including: <ul style="list-style-type: none"> <li>• Location and size of proposed lots with dimensions and lot numbers</li> <li>• Number of dwelling units to be constructed with number of bedrooms per unit</li> <li>• Location of multiple dwelling unit structures (duplexes, townhomes, condos, apartments, etc.)</li> <li>• Location, width, and designation of street right-of-ways, easements, and pedestrian facilities</li> <li>• Cross section of streets and pedestrian facilities, and drainage design</li> <li>• Location and size of all proposed stormwater and drainage facilities</li> <li>• Location and size of all proposed utilities including fire hydrants and street lights</li> <li>• Boundaries and acreage of all open space, recreation space, and common area, and all other areas to be maintained by a homeowner association</li> </ul> |
|                                  |   |
|                                  |   |
|                                  |   |
|                                  |   |
|                                  |   |
|                                  |   |
|                                  |   |
| 15                               | Proposed density, minimum lot size, and average lot size  |
| 16                               | Setback lines and parking areas   |
| <b>Environmental Information</b> |   |
| 17                               | Topographical information (contour interval of 2 feet) and source   |
| 18                               | Natural features including watercourses and forest lines  |
| 19                               | Approximate location of regulated wetlands (401 & 404)  |
| 20                               | Location and acreage of areas identified as conservation resources in the Conservation Overlay District   |
| 21                               | Boundary of Special Flood Hazard Areas  |
| 22                               | Location and size of significant trees, noting the trees proposed to be removed and mitigation tactic   |
| 23                               | Location of required or proposed bufferyards  |
| 24                               | Areas and acreage of land identified as Class IV Soils by the 1980 NHC Soils Report, or by a licensed Soil Scientist.   |

*J. Johnson*

