

NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE

230 Government Center Drive, Suite 110

Wilmington, North Carolina 28403

Telephone (910) 798-7165

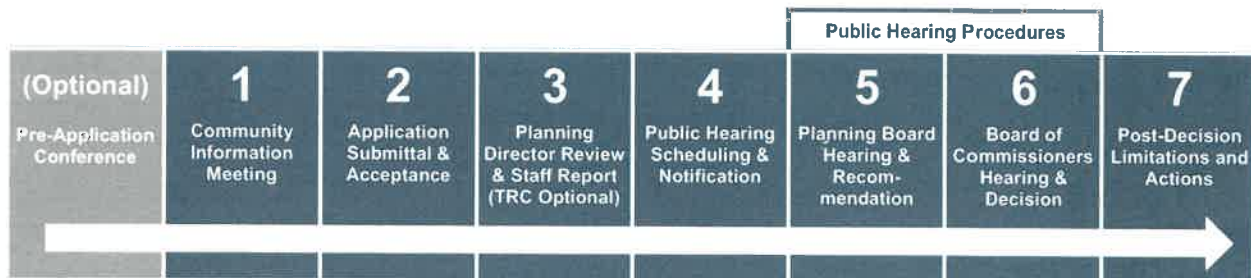
FAX (910) 798-7053

planningdevelopment.nhcgov.com



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

Applicant/Agent Name Cindee Wolf	Owner Name (if different from Applicant/Agent) Royall Nelson Revocable Living Trust
Company Design Solutions	Company/Owner Name 2 Contact: Ladd Nelson
Address PO Box 7221	Address 7422 Sea Lilly Lane
City, State, Zip Wilmington, NC 28406	City, State, Zip Wilmington, NC 28409
Phone 910-620-2374	Phone 910-612-5663
Email cwolf@lobodemar.biz	Email ladd5252@gmail.com

2. Subject Property Information

Address/Location 7422 Sea Lilly Lane	Parcel Identification Number(s) 313107.68.4377 [R08500-004-001-007]
Total Parcel(s) Acreage 8.95 ac.+/-	Existing Zoning and Use(s) R-15

Applicant Tracking Information (This section completed by staff)

Case Number:	Date/Time received: 3/11/2020 Before 5PM	Received by: GS
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3. Subdivision Type (initial)

Conventional <input checked="" type="checkbox"/>	Performance
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4. Density Calculations (required for performance subdivisions) N/A

Gross Tract Acreage:	
Less: Area in lakes, ponds, or marshes. Areas in Class IV soils as confirmed by Soil & Water Conservation. (In lieu of subtracting Dorovan, Johnston, and/or Pamlico soils, the developer may choose to preserve 100% of such areas as conservation space)	-
Net Tract Acreage	
Multiplied by maximum density for applicable zoning district:	X
Total Number of Units Permitted (net acreage times maximum density for zoning district)	

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.

Applications are reviewed by the County's Technical Review Committee (TRC), and planning staff will send a copy to each appropriate agency in advance of the TRC meeting. Written agency comments must be received 3 weeks prior to the meeting before being placed on the TRC agenda.

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.

<i>Application Checklist</i>	<i>Applicant Initial</i>	<i>Staff Initial</i>
<input type="checkbox"/> This application form, completed and signed	CAW	GS
<input type="checkbox"/> Application fee: \$300	CAW	GS
<input type="checkbox"/> Site Plan including the elements on the applicable attached checklist	CAW	GS
<input type="checkbox"/> A letter from the appropriate utility provider that water and sewer capacity is available (or planned) to serve the project as designed.	Pending	-
<input type="checkbox"/> A letter from Soil & Water Conservation indicating any acreage from Class IV soils on the property.	N/A Pending Review	-
<input type="checkbox"/> A letter from County fire Services approving fire hydrant location and street design.	Pending Review	-
<input type="checkbox"/> One (1) hard copy of ALL documents AND 5 hard copies of the site plan. Additional hard copies may be required by staff depending on the size of the document/site plan.	CAW	GS
<input type="checkbox"/> One (1) digital PDF copy of ALL documents AND plans	CAW	GS

5. 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.

If applicable, I also appoint the applicant/agent as listed on this application to represent me and make decisions on my behalf regarding this application during the review process. The applicant/agent is hereby authorized on my behalf to:

1. Submit an application including all required supplemental information and materials;
2. Appear at public hearings to give representation and comments; and
3. Act on my behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of this application.

x Ladd Nelson

Signature of Property Owner(s)

LADD S NELSON

Print Name(s)

x Cynthia A. Wolf

Signature of Applicant/Agent

CYNTHIA A WOLF

Print Name

Note: This form must be signed by the owner(s) of record. If there are multiple property owners, a signature is required for each owner of record.

Site Plan Checklist—Conventional Subdivision

Scale no smaller than 1" = 200 ft.	X
Detailed vicinity map with north arrow	X
Title information: Name of designer, engineer, or surveyor	X
Owner's name, address, and phone number	X
Developer (if other than owner) and development name	X
County/municipal boundaries in area (if applicable)	X
Existing zoning district	X
Boundary line of tract to be developed drawn accurately to scale along with bearings and distance dimensions	X
Topographic relief at two-foot intervals with topo source	X
Location of right-of-way widths of all streets and easements (and other areas to be dedicated to public use)	X
Unduplicated street names and subdivision designations	X
Total acres proposed in development	X
Location of conservation resource areas	X
Average lot size, total number of lots	X
Location of AECs within 575'SA waters (if applicable)	X
Location of 100-year flood plain (note if not applicable)	X
Boundaries of all open space areas and acres	X
Hurricane evacuation plan from barrier islands (if applicable)	n/a
Proposed location of planned thoroughfares (if applicable)	n/a
Sidewalks, pedestrian easements, and bike routes (if applicable)	X
Tree retention and landscaping in accordance with UDO Article 5	n/a
Approvals of water and sewer by County Engineering and/or Environmental Health	AQUA Utility pending
Location of fire hydrants	pending
Block lengths greater than 400' but less than 1,000'; cul-de-sacs less than 500' designed to NCDOT standards	X
Blocks to have two tiers/double frontage lots avoided	X
Buffer strips (if applicable)	n/a
Correct building setback lines	X
Major street intersections at least 800' apart	X
Street jogs greater than 200'	X
Lots conform to zoning requirements, depth 4 x mean width	X
Corner lots conform to building lines on both streets	X
Side lot lines substantially at right angles or radial to street lines	X
Connections to adjacent streets	X
Temporary turn-arounds access adjacent property	X
Approximate location of 404 Wetlands and Section 10 Wetlands	X
Location of marshes, water courses, ditches, drainage channels, subsurface drainage structures, and proposed method of disposing of drainage run-off	X
Location and size of all drainage easements (ditched or piped) whether located within or outside proposed development	X
Location of sanitary sewers (other than septic tanks), utility easements, storm drainage, new water supplies, connections with existing systems, & utility easements at least 15' (if applicable)	X
Roadway cross-section displaying pavement width, amount ABC, asphalt depth, and drainage design	X
Typical cross-section drainage ways	n/a
Drainage easements not less than 30' wide with ditch off centered 20' to 10'	X
Streets intersect not less than 75 degrees	X
Traffic Impact Analysis (if applicable)	n/a
Street inter-connectivity (index 1.4 or greater)	X
Barrier, riverine, and estuarine island regulations (if applicable)	X
Street lights	n/a
Significant Tree Survey	None identified within existing RIW's n/a