

NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE

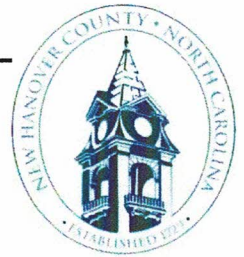
230 Government Center Drive, Suite 110

Wilmington, North Carolina 28403

Telephone (910) 798-7165

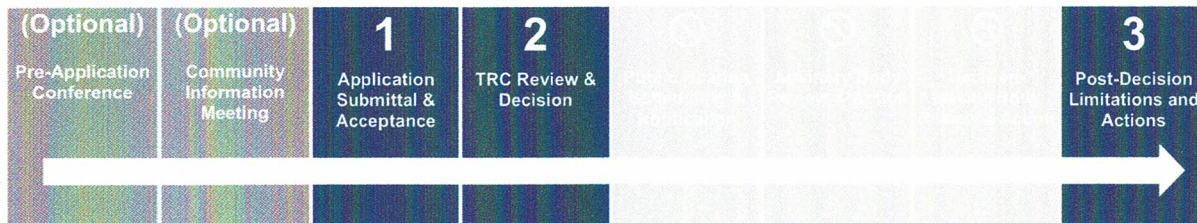
FAX (910) 798-7053

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

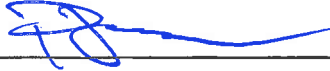
Applicant/Agent Name MURRAY FARM DEVELOPERS, LLC	Owner Name (if different from Applicant/Agent)
Company MURRAY FARM DEVELOPERS, LLC	Company/Owner Name 2
Address 60 GREGORY ROAD, SUITE 1	Address
City, State, Zip BELVILLE, NC 28451	City, State, Zip
Phone 910.791.6707	Phone
Email aengebretson@paramounte-eng.com	Email

2. Subject Property Information

Address/Location OLD MARKET ST/SHIRAZ WAY	Parcel Identification Number(s) R02900-004-007-000, R02900-004-008-000, R02900-004-010-001, R02900-00-000,
Total Parcel(s) Acreage ± 52.39	Existing Zoning and Use(s) R-15, R-20
Development Name THE OAKS AT MURRAY FARMS	R03700-001-007-000, R03700-001-006-000, R03700-001-003-000, R03700-001-002-000, R02900-004-009-000

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

TS Kelly

Print Name

Signature of Property Owner and/or Developer

Print Name

3. Subdivision Type (initial)

Conventional	<i>Conditional Rezone</i>	Performance
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4. Density Calculations (required for performance subdivisions)

Gross Tract Acreage:	
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.	—
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)	

5. Traffic Impact

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):	<i>210¹220</i>
Trip Generation Variable (gross floor area, dwelling units, etc.):	<i>SEE TIA</i>
AM Peak Hour Trips:	<i>SEE TIA (121)</i>
PM Peak Hour Trips:	<i>SEE TIA (121)</i>

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
- ☐ Traffic Impact Analysis (for developments that generate more than 100 peak hour trips)
- ☐ 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>AHE</i>	_____
<i>AHE</i>	_____
<i>AHE</i>	_____
<i>AHE</i>	_____
<i>COAST</i>	_____
<i>AHE</i>	_____

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.

General		
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"> • Street right-of-ways, utilities including fire hydrants, structures and parking areas • Property lines and names of adjoining property owners 	
13	Total acreage of areas occupied by all structures, including streets and parking areas	
Development Information		
14	All proposed site features and development improvements including: <ul style="list-style-type: none"> • Location and size of proposed lots with dimensions and lot numbers • Number of dwelling units to be constructed with number of bedrooms per unit • Location of multiple dwelling unit structures (duplexes, townhomes, condos, apartments, etc.) • Location, width, and designation of street right-of-ways, easements, and pedestrian facilities • Cross section of streets and pedestrian facilities, and drainage design • Location and size of all proposed stormwater and drainage facilities • Location and size of all proposed utilities including fire hydrants and street lights • Boundaries and acreage of all open space, recreation space, and common area, and all other areas to be maintained by a homeowner association 	
15	Proposed density, minimum lot size, and average lot size	
16	Setback lines and parking areas	
Environmental Information		
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 regulated 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.	