



NEW HANOVER COUNTY PLANNING DEPARTMENT

HIGH DENSITY CHECKLIST & DENSITY CALCULATIONS

Site Plan Requirements

- _____ Scale no smaller than one inch to two hundred feet
- _____ 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 linear and angular dimensions
- _____ 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

High Density Regulations

- _____ Areas to be maintained by **Homeowners Association** clearly indicated on plan
- _____ Physical Access to open space by all residents
- _____ No economic restrictions on users
- _____ Direct access to minor or major arterial
- _____ Required buffer yards shown on site plan
- _____ Compliance with Impervious Surface Ratio
- _____ Compliance with Table of District Improvements (water, sewer, storm drainage, curb and gutter)
- _____ Site in transition area
- _____ Setbacks
- _____ Parking complies with Article VIII of Zoning Ordinance
- _____ Drainage plan approved
- _____ Water supply/sewage disposal capacity approved
- _____ Schedule for completion of improvements
- _____ Conservation resources identified
- _____ Air Quality/Complex Source Permit
- _____ Approximate location of 404 Wetlands & Section 10 Wetlands

Subdivision Requirements: The following items must be shown on plan.

- _____ 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
- _____ Location of Areas of Environmental Concern
- _____ Block lengths greater than 400' but less than 1000'
- _____ Blocks to have 2 tiers

- _____ Cul-de-sacs less than 500'
- _____ Drainage easements not less than 30' in width
- _____ Utility easements at least 15'
- _____ Street intersect not less than 800' apart
- _____ Street jogs are more than 200'
- _____ Side lot lines substantially at right angles or radical to street lines
- _____ Connections to adjacent streets (Street inter-connectivity)
- _____ Significant tree survey
- _____ TIA (100 peak hour trips or more)
- _____ Water/ Sewer Capacity Letters
- _____ Streetlights
- _____ Fire hydrant and locations
- _____ Sidewalks & Pedestrian easements
- _____ Double frontage lots shall be avoided

DENSITY CALCULATIONS

To Calculate the Base Site Area

Gross Site Area Less:

- Land used as open space in prior residential development
- Land used for commercial, office and institutional, and light industrial purposes in the Planned Development District
- Water bodies and areas below mean water line if tidally or non-tidally influenced
- Previously approved open space

Equal Base Site Area

= _____

Density Allowance

Base Site Area

District Density Factor

R-10=17; R-15=10.2; R-20=4.25, O&I=10.2

PD Inside Urban Transition=4.25

PD Outside Urban Transition=2.5

x _____

Equals Number of Units Permitted on Site

= _____