



# NEW HANOVER COUNTY PLANNING DEPARTMENT

## *PERFORMANCE DEVELOPMENT CHECKLIST & DENSITY CALCULATIONS*

### Site Plan Requirements (Section 69.2 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 Pamilco 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

**Equal Number of units permitted on site**

**Gross Tract Acreage:** \_\_\_\_\_

- \_\_\_\_\_

**Net Tract Acreage** \_\_\_\_\_

**Total Number Units Permitted:** \_\_\_\_\_ (Net Acreage times Applicable zone factor)

***Staff Use Only:***

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