

PUD SITE SPECIFIC PLAN & MASTER LAND USE PLAN UPDATE APPLICATION



102 Town Hall Dr., Leland, NC 28451
www.townofleland.com

Planning and Inspections Department
Phone 910-371-3390 Fax 910-371-1158

FEE
\$700 + \$5/lot (includes master plan update)

Instructions

- You are encouraged to arrange an informal pre-application conference with staff prior to the date upon which you intend to submit an application. By attending this conference, it will help you submit a complete and acceptable application. You should bring a rough sketch of your proposal to this conference. Staff will point out any significant design problems, advise you regarding the required approval letters, and generally assist you in preparing an acceptable application.
- Provide twelve (12) 24" X 36" paper copies of the maps and plans in question for technical review. Additional copies will be needed prior to Planning Board and Town Council.
- Provide digital PDF copies of all plans, maps, applications, and supporting documents.
- The property owner or his authorized agent should complete the application. Where an agent is making it, the written authorization may be shown on the face of the draft plan.
- Please complete and submit with this application a Floodplain Development Permit Application.
- Please make sure that you have obtained a copy of the Town of Leland PUD Ordinance (Codified Version) and have complied with the requirements of Article 9 Sec. 30-313 Planned Unit Developments.

Project Information

Development Name: _____

Phase: _____ Section _____

Property Owner Information

Name(s): _____

Address: _____

City: _____ State _____ Zip _____

Phone: _____ Alternate Phone: _____

E-Mail Address: _____

Consultant Information

Name(s): _____

Address: _____

City: _____ State _____ Zip _____

Phone: _____ Alternate Phone: _____

E-Mail Address: _____

Statistical Summary

of proposed residential lots _____

Minimum lot size (sf) _____

Density _____

Maximum lot size (sf) _____

Total acreage _____

Average lot size (sf) _____

Acreage in open space _____

HOA? Yes No

(Dedicated passive of which 25% is to be dedicated for active open space)

Roads

Public (Provide the total gross linear footage of all public roads.)

Total Linear Feet _____

Private

Both

Sidewalks Provided Yes No

Streetlights Provided Yes No

Water and Sewer

Public Water Well

Public Sewer Septic

Gallons Per Day _____

Please Specify the Provider of Water & Sewer Supply: Water: _____

Sewer: _____ Other: _____

All requests from a prospective sewer user whose allocation will come from the Town of Leland that is in excess of 2,000 gallons of wastewater per day must be approved in advance by the Leland Town Council. Please check with the Planning Staff when completing out this application if you have any questions.

Proposed use of the land: (Please Check all that fits the project type)

Residential, single family

Residential, multiple family

Types of multiple family structures and numbers of each (e.g. duplex): _____

Condominium (Number of units _____)

Commercial or Industrial (% of Gross Site _____)

Other (please describe) _____

Certification

I certify that I am authorized to make this application, that the information provided is correct to the best of my knowledge, and that I am authorized to grant, and do grant, permission to the local zoning official to enter on the property described above for the purpose of inspections. I understand that since this is a new use, I may be required to update the premises to become zoning compliant. I understand that this application is not a building permit and that the proposed use will require a separate review and approval for compliance with the Town's Building and Fire Codes. I also understand that a building permit is required before the start any structural work or occupancy can occur. I understand that if this application is approved, failure to meet any conditions of the approval shall result in the revocation of any permit(s) based upon this certificate. I also understand that failure to do so could result in fines and/or revocations of this zoning compliance permit, should it be approved.

Applicant's Signature

Applicant's Printed Name

Date

Site Specific Plan Checklist

Items listed in this checklist must be included on the site plan provided by the applicant to the Planning Staff. Site plans should be drawn at a scale no less than one inch equals 100 feet on a sheet no larger than 24"x 36" folded to 8"x 11" size. All preliminary developmental plans must be prepared by a licensed professional surveyor, engineer, and/or architect/site designer.

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the zoning ordinance, subdivision regulations, and any other development related ordinances of the Town of Leland.

Basic Information

- Date, Scale, North Arrow, Vicinity Map.
- Detailed boundary descriptions of proposed site including location of corner or boundary markers as located on ground with lengths and bearings of property lines.
- Project name, owner's name and address, name of engineer, architect/site designer, and/or surveyor.
- Location and size or width of all public R.O.W and/or easements within, bounding or intersecting the site including floodplain/floodway areas.
- Zoning of subject tract and abutting tracts
- Existing and proposed topographic contours at vertical intervals no greater than (5) five feet. Of development area
- The location, name, pavement width and right of way width of existing streets

Site Layout Information

- Acreage of Proposed Site
- The location of all existing and proposed drainage facilities necessary to serve the site (including easements)
- Location and square footage of existing and proposed structures
- Use of existing and proposed structures
- Front, rear and side yard setbacks of all structures (existing and proposed)
- The location, name, pavement width, curb type, right-of-way width, pavement type, sidewalk location and curb cuts of all proposed street and parking facilities and site improvements (refer to Section 19.92 9)
- The location of any proposed open spaces
- Buffer and screening devices proposed to separate Uses within the development
- Location of outside waste facilities/trash receptacles and screening
- Exterior lighting proposed and existing
- Schedule of densities showing the number and type of dwellings per acre

Parking Area

- Total parking area in square feet
- Total number of parking spaces required and provided (show calculations)
- Marked parking spaces showing width, depth and layout dimensions
- Driveway line markings and wheel stop locations
- Parking stalls marked and designated for handicapped persons, location of ramps per ADA Code
- Locations and size of loading areas (Cannot use required parking areas)
- Location and width of all curb cuts and driving lanes
- Ingress and egress points
- Fire lanes/emergency vehicle access lanes