

Date Received _____
Fee: \$2,500.00

Permit Number _____



**CITY OF SOUTHPORT
PLANNED BUILDING GROUP
Apartments, Townhouses, Condominiums, and Mixed Use
Site Development Plan Application**

Name of Applicant _____
Address of Applicant _____
Phone # of Applicant _____

Applicant must meet with the Planning Director prior to submittal of this application

Name of Owner _____
Address of Owner _____
Phone # of Owner _____

Address/Location of Property _____
Zoning District of Property _____
Parcel Size _____
Number of Dwelling Units _____
Number of Parking Spaces _____
Residential floor area _____
Business/Commercial Floor Area _____
Impervious surface area _____

Plans for the property are required as part of the application. Following is a checklist of items required to be included on the plans. The plans **MUST** accompany the application in order for it to be considered complete. **Please acknowledge inclusion of each item with a check in the appropriate box, sign, date, and submit to the Planning Department at the Code Enforcement/Building Inspections Division office. Incomplete applications will not be reviewed.**

- Names of the development, owner(s), and developer,
- Exact boundary lines of the development by lengths and bearings and the location of intersecting boundary lines and adjoining lands, along with the total acreage of the tract,

- Scale denoted both graphically and numerically,
- Plans for utility layouts, including sewers, storm sewer, water distribution lines, natural gas, telephone and electric service, connections to existing systems or plans for individual water supply systems and sewage disposal systems. Plans must show line sizes, the location of fire hydrants, blow-offs, manholes, pumps, force mains, gate valves, daily estimated sewer flow figures,
- Zoning Designation and Zoning Boundaries
- Street names, if applicable,
- Location, purpose, and dimensions of areas to be used for uses other than residential (i.e. parks, easements, etc.),
- Minimum building setback lines,
- Names of owners of adjoining properties and any adjoining subdivisions of record (or proposed and under review),
- The location and dimensions of all rights-of-way, utility or other easements, riding trails, natural buffers, pedestrian or bicycle paths and areas to be dedicated to public or property owner's use with a statement of the purpose of each,
- Right-of-way lines, and pavement widths of all streets and the location and width of all adjacent streets and easements,
- Property lines, buildings, or other structures, water courses, railroads, bridges, culverts, storm drains (both on the land to be subdivided and on the land immediately adjoining), corporate limits, and extraterritorial jurisdiction limits,
- Sufficient engineering data to determine readily, and to be reproducible on the ground, every straight or curved line. (For more information, see Article 13 of the UDO.)
- Accurate locations and descriptions of all monuments, markers, and control points,
- Deed or master restrictions, proposed articles of incorporation and by-laws of property owner's association, or any other similar covenants,
- Date of survey and plat preparation,
- North arrow and declination,
- Name and location of any property within the development or within any contiguous property, that is listed in the US Department of Interior's National Register of Historic Places or any property that has been designated by local ordinance as a "historic property" pursuant to GS chapter 160A, Article 19, Part 3A,
- Name(s), address(es), telephone number(s), of the owner(s), registered surveyor(s), land planner(s), architect(s), landscape architect(s), and professional engineer(s) responsible for the subdivision and the registration number(s) and seal(s) of the professional engineer(s) and registered surveyor(s). Surveys to be signed, sealed and dated with error of closure,
- Flood hazard areas according to FEMA flood insurance rate map,
- Topographic information showing vertical contour every two feet,
- Boundaries of area's of environmental concern (CAMA, Corp of Engineers) with approved plan,
- Total project area, wetland area, upland area,
- Total number of multi-family dwellings and total number of dwelling units,

- Total residential floor area in the development,
- Total number of floors in each building/structure,

- Total height of each building/structure,
- Total open space area(s),
- Total number of parking spaces, and
- Traffic Impact Study documentation.

Applicant's Signature

Date

Owner's Signature if Applicant is not the owner

Discussion Between City Staff And The Applicant Does Not Bind The City. The Applicant Should Expect That Additional Issues Will Likely Be Raised By The City At Later Stages In The Process.

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