Pender County

Agenda

Planning Board Meeting

Tuesday, January 4, 2022 @ 7:00 PM

Pender County Public Assembly Room

		Presenter	Page
1.	CALL TO ORDER		
2.	ROLL CALL		
3.	INVOCATION		
4.	PLEDGE OF ALLEGIANCE		
5.	ELECTION OF OFFICERS		
6.	ADOPTION OF AGENDA		
7.	ADOPTION OF MINUTES		
	7.1. Planning Board Meeting Minutes from 11/2/2021 Planning Board Meeting Minutes 11/2/2021 - Pdf		3 - 12
8.	PRESENTATIONS		
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9.	PUBLIC COMMENT		
10.	PUBLIC HEARINGS		
11.	ADOPTION OF 2022 MEETING SCHEDULE		
	11.1. Adoption of the 2022 Planning Board Meeting Schedule 2022 Proposed Meeting Schedule - Pdf		261 - 262
12.	DISCUSSION		
13.	NEXT MEETING DATE February 1, 2022 805 S. Walker Str. Burgaw, NC 28425 BOCC Chambers		
14.	ADJOURNMENT		

Pender County
Planning Board Meeting Minutes from 11/2/2021

TO:	Planning Board
FROM:	Stephanie Jagoda
DATE:	January 4, 2022
SUBJECT:	Planning Board Meeting Minutes from 11/2/2021

MINUTES
Planning Board Meeting
Tuesday, November 2, 2021
Pender County Public Assembly Room
7:00 PM

MEMBERS PRESENT: Theatrice McClammy
Delva Jordan
Damien Buchanan
John Gruntfest
Jeffrey Pitts
Norman K. (Ken) Teachey

MEMBERS ABSENT: Jeff Beaudoin

OTHERS PRESENT: Travis Henley, Planning Director
Stephanie Jagoda, AdministrativeSpecialist
Other Staff and Members of the Public.

1 CALL TO ORDER
Chairman called meeting to order 7:00 pm.

2 ROLL CALL

3 INVOCATION

4 PLEDGE OF ALLEGIANCE

5 ADOPTION OF AGENDA

a) Motion to approve the agenda

Moved by Jeffrey Pitts, seconded by Damien Buchanan

Motion approved

	For	Against	Abstained	Absent
Theatrice McClammy	x			
Delva Jordan	x			
Jeff Beaudoin				x
Damien Buchanan	x			

John Gruntfest	x			
Jeffrey Pitts	x			
Norman K. (Ken) Teachey	x			
	6	0	0	1

CARRIED.

6 ADOPTION OF MINUTES

a) Motion to adopt the minutes from September 1, 2021

Moved by John Gruntfest, seconded by Norman K. (Ken) Teachey

Motion approved

	For	**Against**	**Abstained**	**Absent**
Theatrice McClammy	x			
Delva Jordan	x			
Jeff Beaudoin				x
Damien Buchanan	x			
John Gruntfest	x			
Jeffrey Pitts	x			
Norman K. (Ken) Teachey	x			
	6	0	0	1

CARRIED.

7 PUBLIC COMMENT

8 PUBLIC HEARINGS

a) REZONE 2021-26

Sonya and Randall Edens, applicant, and owner, are requesting approval of a Conditional Zoning Map Amendment to rezone approximately 3.64 acres of land located on the northern corner of the intersection of NC HWY 210 and Whispering Pines Court from RP, Residential Performance zoning district to GB-CZ4, General Business Conditional Zoning District 4 to develop a Recreational Vehicle (RV), Boat, and Trailer Storage Lot. The subject property is located in the Topsail Township and may be further identified by Pender County PIN 3283-10-9257-0000.

Gideon Smith, Senior Planner, presented on behalf of the applicant. The applicant is proposing to rezone approximately 3.64 acres from RP, Residential Performance zoning district to GB-CZ4, General Business Conditional Zoning District 4 to allow for an outdoor Recreational Vehicle (RV), Boat, and Trailer Storage Lot. The proposed storage lot will be fenced with two automated gates, allowing it to be a 24-hour, self-serve business for customers to drop off or pick up their vehicles at their convenience. According to the applicant, no structures are currently proposed on the subject site, however, if at some point in the future a building is proposed, all applicable setbacks and landscaping buffers must be met in accordance with this conditional district request. In addition, any changes to an approved conditional zoning district or to the standards, uses, requirements, or conditions attached to the approved conditional zoning district will be required to follow the same review procedures as the original Conditional Rezoning, including Planning Board and Board of County Commissioners consideration. According to the applicant's site plan, the subject site will be developed in four phases with at grade gravel surfacing (parking). Additional information regarding the development is detailed in subsequent sections in this report.

The planning board requested confirmation on the inconsistency with the Land Use Plan and the density of the parcel and current by-right density, as well as the date of the Land Use Plan and if the by-pass was considered in the plan.
Gideon Smith, Senior Planner, stated the reason its inconsistent is because its not part of a planned development. The density is 3 to 6 units per acre. Current by-right density would be 2 to 3 units per 15,000 square foot lot. The Land Use Plan was adopted in 2018 and the by-pass was considered at that time.

Sonya Edens, applicant, stated to the board that after the General Use Rezoning application was presented in July and was tabled the applicant held a public input meeting. The information expressed at the meeting have been incorporated in the conditions of approval.
The board requested clarification on the phasing of the project including the fence and conditions. Also, projected height of anything on the parcel and if the fence could be 10 instead of 8 feet in height. Parking, lighting, and road maintenance were brought up as well.

Sonya Edens, applicant, stated she thought max height would be 10 to 12 feet for an RV and the phasing would be done based on needs. Ms. Edens stated they would consider the 10-foot fence, but it would for sure be made to not see through. Also, would have assigned spots and the lighting would be installed. She stated that they would help maintain the

access road along with other property owners due to the road being private. Ms. Edens clarified to the board the concerns from the public access meeting. Access, drainage, and operating hours and fencing. There would be no on-site security and access in the property would be with a key fab or phone application. The property would be accessible 24 hours a day. A storm water plan is currently being drafted.

Trey Thurman, attorney, suggested that a condition of no occupancy of the RVs on the property and the applicant agreed.

Randall Edens, 15226 US HWY 17, Hampstead, NC declined to comment.

Hugh Hawthorne, 101 Holiday Drive, requested clarification how this plan is different than the last application, is the property for sale, if the property is sold why does it have to stay a storage business and road access safety.

Trey Thurman, attorney, rezoning applications are applied to the property not the owner.

Gideon Smith, Senior Planner, explained that this request is bounded by the conditional rezoning and conditions and specific site plan. The request that was presented in July was for a general use rezoning not specific to any use. All conditions would transfer with the property.

Travis Henley, Planning Director, indicated that the access road was developed before turn arounds and width conditions were enforced by the county.

Nick Eddy, 1955 Hwy 210, requested clarification on what property is being rezoned, will it affect future rezoning request. As a homeowner already displaced by the bypass and moved his house, he is concerned with the future of the area.

Travis Henley, Director of Planning, stated this answer requires us to be very speculative. If this rezoning was approved by the board with the inconsistencies, state law states rezoning in this category automatically amends the Land Use Map. Staff uses the Future Land Use Map to evaluate proposals so therefore the amended map would affect future rezoning requests.

Sonya Edens, applicant, stated the road is a two-lane, and the second entrance could possibly block one lane but not both as the gates will be

automatic. Spot zoning with residential and commercial mix is not an option for this property. Property is not for sale. She suggested the use of landscaping as the buffer and discussion of possible use tall trees and making the buffer more visual softening to address Mr. Buchanan's concerned with visual appearance of property and the line of sight.

Mr. McClammy, Chairman, opened the floor for discussion from the board. Ken Teachey, Board Member, expressed concern with the property being in the middle of residential area, concerned with future rezoning of the area. Delva Jordan, Vice Chairman, expressed some concerns regarding the bypass and that this was considered a residential area. Also, concerned about accessibility. Damian Buchanan, Board Member, expressed concerns If pursued, with spot rezone that the language in that sets future standards. Really needs to see changes to the road line of sight in that buffer off 210 and specifics on fencing and landscaping. Concerned with what fence will look like because it is so residential, chain link with plastic lacing is not very attractive. John Gruntfest, board member stated it was great use of the land as it sits but would like to take in consideration of the neighbors and the corridor to see if road can be widened.

Travis Henley, Director, stated the only way to live in a camper that is not in an RV park or campground, was after Florence for 1 year due to shortage of housing. When it is tied to the private residence as it is being repaired.

The board stated for 3 conditional items, 2 currently listed in the application and one additional to include language stating no residential occupancy in stored property.

The Chairman asks when this would be coming back before the board with only 1 item currently on the December 7th Planning Board agenda, Trey Thurman, Attorney, indicated that it could be tabled without a date.

Damien Buchanan, board member, makes a motion to table until applicant is ready to include 3 conditions increasing setback along 210 and potential road widening, specific landscaping, and maintenance of whispering pines road.

Delva Jordan, Vice Chairman, expressed concern with overstepping bounds as a condition/option of widening road 210 because at one time we could not take in consideration the bypass.

Travis Henley, Director, indicated the widening of 210 has been studied in the past and is still on the table.

Moved by Damien Buchanan, seconded by John Gruntfest

Motion to Table for future review

	For	Against	Abstained	Absent
Theatrice McClammy	x			
Delva Jordan	x			
Jeff Beaudoin				x
Damien Buchanan	x			
John Gruntfest	x			
Jeffrey Pitts		x		
Norman K. (Ken) Teachey	x			
	5	1	0	1

CARRIED.

b) ZTA 2021-14

Pender County, applicant, is requesting the approval of a Zoning Text Amendment to the Pender County Unified Development Ordinance. Specifically, the request is to amend Section 4.10.2 "GI: General Industrial" and Section 5.3.12.F "Industrial Parks" to revise and clarify standards related to building height within approved Industrial Parks within the GI, General Industrial zoning district. A detailed description of the proposed changes is available in the Pender County Planning and Community Development Department Offices.

Travis Henley, Director of Planning, presented the request for approval of a zoning text amendment in the UDO specifically to amend section 4.10.2 GI which describes the general industrial zoning district and section 5.3.12.F which describes industrial parks to revise and clarify standards related to maximum building height within approved industrial parks that are within the general industrial zoning district. Currently, maximum building height can be increased when setbacks from property lines are increased. However, in scenarios where industrial uses are concentrated together in an Industrial Park, it is more appropriate to base maximum building height on distance from the building to the external boundary of the park itself, as it is at that point those different types of land uses can interact. Pender County, applicant, has requested this text amendment to the Unified Development Ordinance to provide clarity as to the regulation of maximum building height within approved Industrial Parks. Currently, any building proposed within the GI, General Industrial zoning district has a baseline maximum building

height of fifty (50) feet. Section 4.10.2 of the Pender County Unified Development Ordinance allows for additional building height above 50 feet when the proposed building is further from its property lines than is required by the Ordinance, at a ratio of one additional foot of building height for every one additional foot of setback. For example, the required setbacks within the GI, General Industrial zoning district are 50 feet from the front property line and 25 feet from the sides and rear property lines. If a building is proposed to be 100 feet from the front property line and 75 feet from the sides and rear property lines, then the maximum height for this building would be 100 feet, due to the 50-foot increase in setbacks from all property lines. This regulation is currently applicable to all properties within the GI, General Industrial zoning district and is intended to allow for increased height for industrial buildings in a way that maintains harmony within the surrounding community, particularly when bordering against non-industrial uses. The proposed text amendment is in recognition of the concentration of industrial uses within Industrial Parks, and as such, tying maximum building height to setbacks from property lines within the Industrial Park is not the intent of this section of the Ordinance. The proposed text amendment seeks to rectify this by tying maximum height not to the individual property lines within an Industrial Park, but to the external boundaries of the Industrial Park as approved via Special Use Permit.

Theo McClammy, Planning Board Chairman, inquired if the consistency in this recommendation is similar to other industrial parks. Travis Henley, Director of Planning, indicates that it is similar to New Hanover but may not be working exactly same way. Industrial uses are becoming more complex, and more people are looking at Pender County.

Delva Jordan, Planning Board Vice Chairman, was concerned if this going to detour people from considering Pender County. Travis Henley, Director, states this amendment is less strict than New Hanover and what we currently have.

Moved by Damien Buchanan, seconded by Jeffrey Pitts

Motion Approved

	For	**Against**	**Abstained**	**Absent**
Theatrice McClammy	x			
Delva Jordan	x			
Jeff Beaudoin				x
Damien Buchanan	x			
John Gruntfest	x			
Jeffrey Pitts	x			

Norman K. (Ken) Teachey	x			
	6	0	0	1

CARRIED.

9 ITEMS FROM THE COUNTY ATTORNEY, PLANNING DIRECTOR AND STAFF

Motion to schedule Meeting Date

a) Chairman asks for motion to add the first meeting date of 2022 session as January 4, 2022 to be held in Burgaw County Commissioners Chamber.

Moved by Jeffrey Pitts, seconded by Norman K. (Ken) Teachey

Motion Approved

	For	**Against**	**Abstained**	**Absent**
Theatrice McClammy	x			
Delva Jordan	x			
Jeff Beaudoin				x
Damien Buchanan	x			
John Gruntfest	x			
Jeffrey Pitts	x			
Norman K. (Ken) Teachey	x			
	6	0	0	1

CARRIED.

10 NEXT MEETING DATE

December 7,2021
805 S. Walker St
Burgaw, NC 28425

11 CLOSED SESSION (IF APPLICABLE).

a) Motion to go into closed session made at 8:55 P.M. Motion to enter into closed session pursuant to G.S. 143-318.11: 3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open

merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time; 4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations. The action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session; The Board exited closed session at 9:35 P.M.

12 ADJOURNMENT

Pender County
REZONE 2021-26 Whispering Pines

TO:	Planning Board
FROM:	Travis Henley
DATE:	January 4, 2022
SUBJECT:	REZONE 2021-26

SUMMARY:
Sonya and Randall Edens, applicant and owner, are requesting approval of a Conditional Zoning Map Amendment to rezone approximately 3.64 acres of land located on the northern corner of the intersection of NC HWY 210 and Whispering Pines Court from RP, Residential Performance zoning district to GB-CZ4, General Business Conditional Zoning District 4 in order to develop a Recreational Vehicle (RV), Boat, and Trailer Storage Lot. The subject property is located in the Topsail Township and may be further identified by Pender County PIN 3283-10-9257-0000.

ACTION REQUESTED:
Approval of Rezoning

ATTACHMENTS:
REZONE 2021-26 Staff Report
REZONE 2021-26 Application
REZONE 2021-26 Narrative
REZONE 2021-26 Proposed Site Plan
Attachment 1 - Public Input Meeting Package
Attachment 2 - TRC Comments Package

STAFF REPORT FOR REZONE 2021-26
CONDITIONAL REZONING APPLICATION

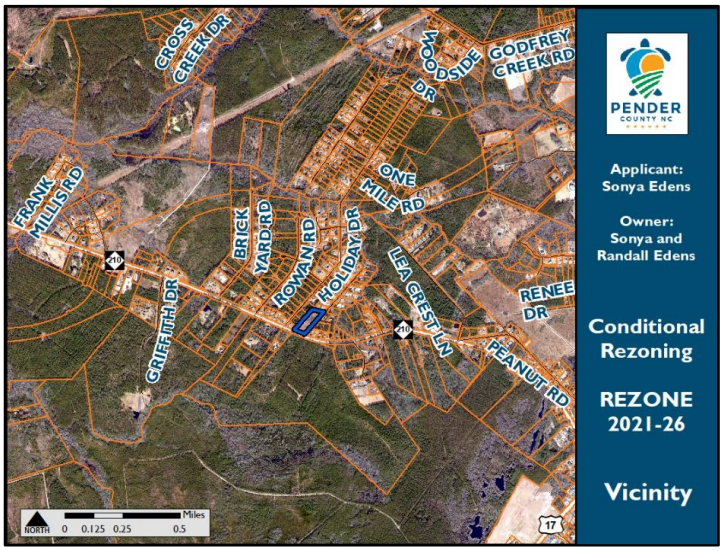
APPLICATION SUMMARY	
Case Number	REZONE 2021-26
Hearing Dates	November 2, 2021 Planning Board (Tabled) January 4, 2022 Planning Board February 22, 2022 Board of Commissioners
Applicant	Sonya Edens
Property Owner(s)	Randall and Sonya Edens
Parcel Identification Number	3283-10-9257-0000
Acreage	3.64
Township	Topsail
Current Zoning District	RP, Residential Performance
Proposed Zoning District	GB-CZ4, General Business Conditional Zoning District 4
Pender 2.0 Future Land Use Category	Medium Density Residential

CONDITIONAL REZONING PROPOSAL

Sonya and Randall Edens, applicant, and owner, are requesting approval of a Conditional Zoning Map Amendment to rezone approximately 3.64 acres from RP, Residential Performance zoning district to GB-CZ4, General Business Conditional Zoning District 4 in order to develop a Recreational Vehicle (RV), Boat, and Trailer Storage Lot.

LOCATION

The subject property consists of one tract of land and is located on the northern corner of the intersection of NC HWY 210 and Whispering Pines Court in the Topsail Township.



PLANNING BOARD ACTION

The Planning Board considered this application at the November 2, 2021 meeting. At the meeting, the Planning Board tabled the request (5-1) for the applicant to provide additional information and detail regarding the landscaping, buffering, and fencing around the perimeter of the proposed RV, Boat, and Trailer Storage lot. In addition, the Board requested the applicant improve the current condition of Whispering Pines Court.

As a result of the discussion at this hearing, the applicant has obtained the requested information to present to the Board and has agreed to 8 conditions of approval as outlined below.

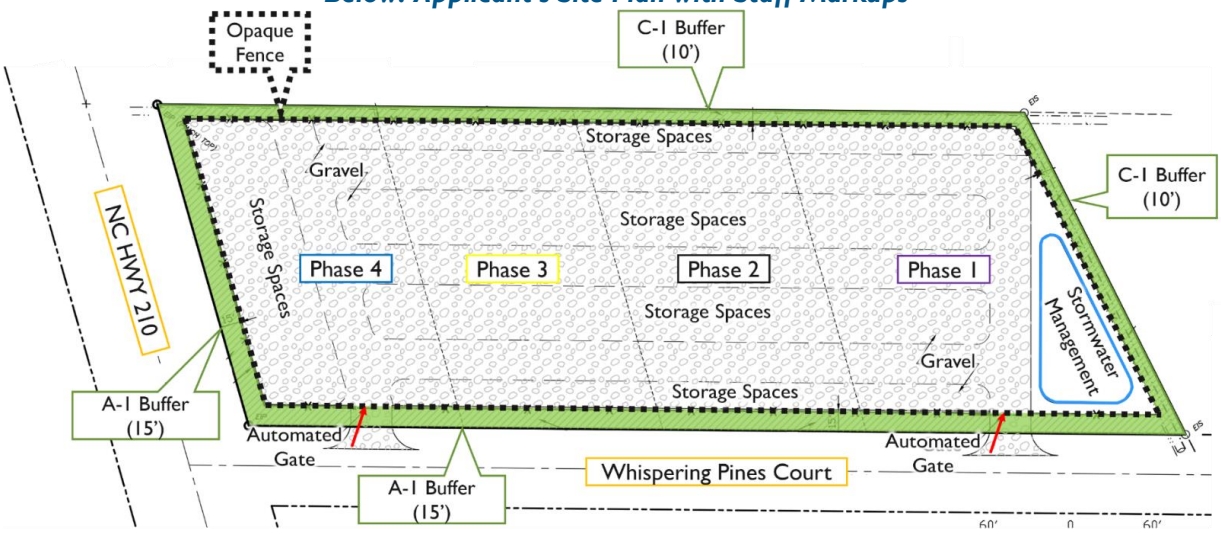
CONDITIONAL REZONING PROPOSAL

The applicant is proposing to rezone approximately 3.64 acres from RP, Residential Performance zoning district to GB-CZ4, General Business Conditional Zoning District 4 to allow for an outdoor Recreational Vehicle (RV), Boat, and Trailer Storage Lot. The proposed storage lot will be fenced with two automated gates, allowing it to be a 24-hour, self-serve business for customers to drop off or pick up their vehicles at their convenience.

According to the applicant, no structures are currently proposed on the subject site, however, if at some point in the future a building is proposed, all applicable setbacks and landscaping buffers must be met in accordance with this conditional district request. In addition, any changes to an approved conditional zoning district or to the standards, uses, requirements, or conditions attached to the approved conditional zoning district will be required to follow the same review procedures as the original Conditional Rezoning, including Planning Board and Board of County Commissioners consideration.

According to the applicant's site plan, the subject site will be developed in four phases with at-grade gravel surfacing (parking). Additional information regarding the development is detailed in subsequent sections in this report.

Below: Applicant's Site Plan with Staff Markups



Below: Aerial of the Subject Site



Dimensional Requirements

Dimensional standards within the conditional zoning districts are specific to individual parcels or parcels included in a conditional rezoning application and submitted site plan. The applicant is proposing the below minimum dimensional standards and are to be applied uniformly to all buildings and vehicle storage areas on the subject property.

Proposed Setback Standards in GB-CZ4		
Property Boundaries	**Minimum Structure Setbacks**	**Minimum Storage Area Setbacks**
Front (NC HWY 210)	25’	15’
Side (Whispering Pines Ct)	10’	15’
Side (Opposite Whispering Pines Ct)	10’	10’
Rear (Opposite NC HWY 210)	10’	10’
Corner	12’	12’
Max. Building Height	40’	N/A
Structure Separation	20’	N/A

Any changes to an approved conditional zoning district or to the standards, uses, requirements, or conditions attached to the approved conditional zoning district will be required to follow the same review procedures as the original Conditional Rezoning, including Planning Board and Board of County Commissioners consideration. If a property is not included in a master development plan, dimensional standards must be reviewed and approved by the Planning Board.

Allowable Uses

In accordance with Section 3.3.9.B of the Pender County Unified Development Ordinance (UDO), all proposed uses shall be specified in the conditional rezoning application and submitted site plan. All proposed uses included on the applicant's submittal are sourced from Section 5.2.3 of the UDO and are permitted as part of a conditional zoning district. The proposed uses for the subject property are included in the table below.

Proposed Allowable Uses in GB-CZ4	
NAICS Code/Use Type	**Use**
53	Real Estate and Rental & Leasing; Specifically Recreational Vehicle (RV) and Trailer Storage
Miscellaneous Use: Storage of boats and watercraft outdoors or on dry stack structures	Outdoor boat and watercraft storage

All other uses not included in this conditional rezoning request are subject to subsequent review and approval by the Planning Board and Board of County Commissioners through the same conditional rezoning process as originally submitted.

TRANSPORTATION INFRASTRUCTURE

Access

Access to the subject site is proposed via Whispering Pines Court, a private, local road that connects directly to NC HWY 210, an NCDOT maintained Minor Arterial Road based on the WMPO Functional Classification Map. As proposed, the subject site will be accessed via two driveways connections along the northern portion of Whispering Pines Court. If approved, the location of these driveways will be verified by NCDOT and the Fire Marshal's office as part of the Technical Review Committee (TRC) review process. Any changes to the location of these driveways may be subject to subsequent review by the Planning Board and Board of County Commissioners via a conditional rezoning amendment application.

Traffic

A Traffic Impact Analysis (TIA) is not required for the proposed conditional district because it is estimated to generate less than 100 trips in the morning and evening peak hours and less than 1,000 trips per day. According to the Wilmington Urban Area Metropolitan Planning Organization (WMPO), the proposal is not expected to substantively increase the average daily trips on both NC HWY 210 and Whispering Pines Court. However, any traffic requirements will be addressed by NCDOT during the Driveway Permitting process, if required, and will be required to be compliant with their standards.

Because a Traffic Impact Analysis is not required at this time, the volume to capacity ratio for NC HWY 210 near the subject site has been provided. This ratio is based on average daily trips and the design characteristics of a given roadway, which can provide a general idea of the function of such roadway. Based upon the available volume to capacity data, NC HWY 210 in this area has capacity to handle the anticipated traffic volume increases as result of the proposed rezoning.

NCDOT Average Annual Daily Traffic (AADT) – 2019; WMPO Roadway Capacities – 2019

Road	Location	Volume	Capacity	V/C
NC HWY 210	1500-1600 Block	9,300	20,942	0.44

Parking
The UDO does not establish parking minimums for RV, Boat, and Trailer Storage lots. As proposed, the subject site's drive aisles and the RV, Boat, and Trailer storage areas will consist of an all-weather surfacing material (i.e. gravel). The submitted site plan is found to be in conformance with the UDO at this time. However, parking will be reevaluated through the zoning approval process for conformance with all other parking design standards.

Landscaping and Buffering
The table below outlines the required buffers in the GB, General Business zoning district based on the adjacent land uses to the subject property, all of which are to be applied to this conditional district. As proposed, the submitted site plan illustrates the type of buffer along each property boundary, all of which are compliant with UDO requirements. Landscaping and buffering will be reevaluated through the zoning approval process for conformance with all other landscaping and buffering standards.

Required and Proposed Buffers for GB-CZ4	
Buffer Type	**Location of Buffer**
Type A	Adjacent NC HWY 210 & Whispering Pines Court
Type B[1]	Along all other boundaries
Type C	Adjacent to all single-family residential uses

[1] Not applicable for the proposed GB-CZ4 zoning district.

OTHER INFRASTRUCTURE

Utilities
According to available GIS data, Pender County Utilities (PCU) has a water main on the development's side of NC HWY 210, indicating public water services are available through PCU. Any connection to this system would require review and approval from PCU.

Based on comments provided by Pluris Hampstead, LLC, private wastewater lines are not in the vicinity of the subject property. Unless another wastewater service provider can be utilized, any proposed development may be required to design an on-site wastewater system. Any final zoning approvals are contingent upon review and approval by all appropriate local and state agencies.

Schools
The proposed non-residential use will have no impact on the school districts in the area.

Stormwater
As proposed, the subject property's stormwater facility will be constructed near the northern property boundary. Please refer to the site plan illustrated on Page 2 of this report. Although not engineered and designed at this time, any stormwater facility is required to meet the standards outlined in Section 7.9 of the UDO. Compliance with these standards will be verified during TRC review if this request is approved. Certification from a licensed engineer that the project meets these requirements shall also be required at administrative approval of the development, and all necessary state permits will be required prior to administrative approval for land disturbing activities.

ENVIRONMENTAL CONCERNS	
Special Flood Hazard Areas	The subject property does not contain any Special Flood Hazard Areas[1].
Wetlands	Portions of the subject property may contain wetlands[2]. The location of any wetlands will be verified during the site development plan review process, and any development within wetlands is subject to review and approval from the U.S. Army Corps of Engineers.
Areas of Environmental Concern	The subject property does not contain any Areas of Environmental Concern (AEC)[3].

[1] According to the effective regulatory and preliminary Flood Insurance Rate Maps from the NC Flood Risk Information System (NC FRIS)
[2] According to the NC Division of Coastal Management (NC DCM)
[3] According to the North Carolina Department of Environmental Quality (NCDEQ)

External Permits
If approved, all applicable local, state, and federal agency permits including, but not limited to a Stormwater Management permit, Sedimentation and Erosion Control permit, wetlands impact permits, etc. will be required prior to the approval zoning approval.

PUBLIC INPUT MEETING

The applicant held a public input meeting at the subject property on Monday, October 11, 2021. According to the information provided by the applicant, 3 nearby residents attended the meeting citing concerns regarding access, roadway maintenance of Whispering Pines Court, and stormwater. Attendees also had general inquiries regarding access via NC HWY 210, proposed fencing, and hours of operation. A summary of the report provided by the applicant can be found in Attachment 1 of the Board's packet.

PUBLIC NOTICE

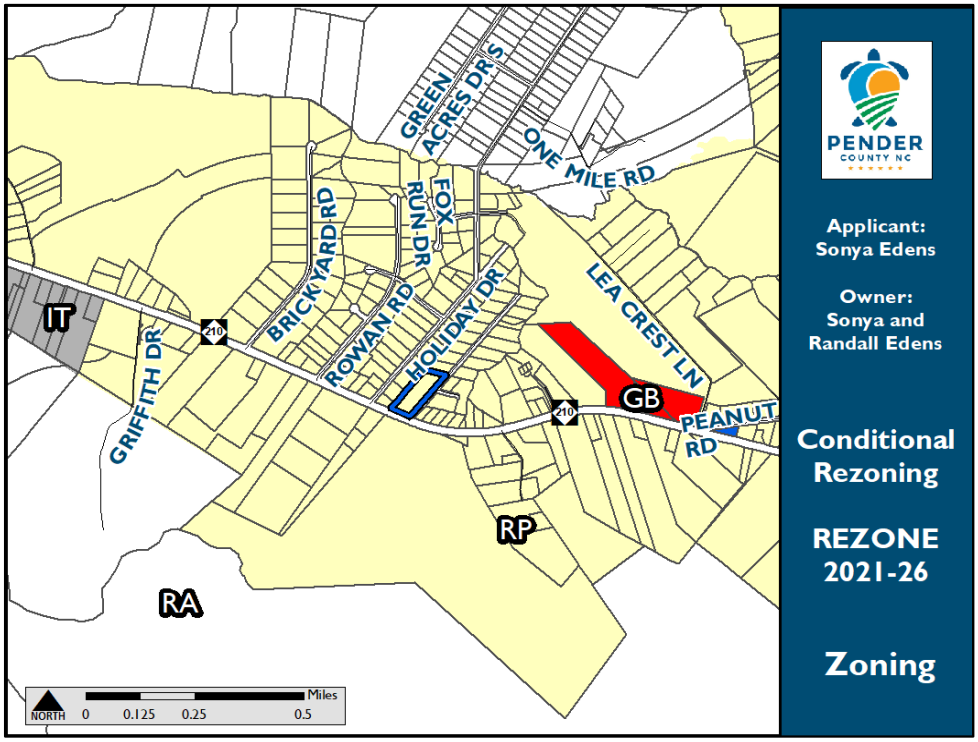
Public Notice for the Conditional Rezoning has been advertised in the Pender-Topsail Post and Voice. In addition, all adjacent property owners within 500' of the proposed development have been given written notice of this request, and a public notice sign has been placed on the subject site.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES

On October 15, 2021, the proposed conditional rezoning site plan was sent to the Pender County Technical Review Committee for review. All Technical Review Committee comments can be found in Attachment 2 of the Board's packet.

EVALUATION

Below: Zoning Map of the Area

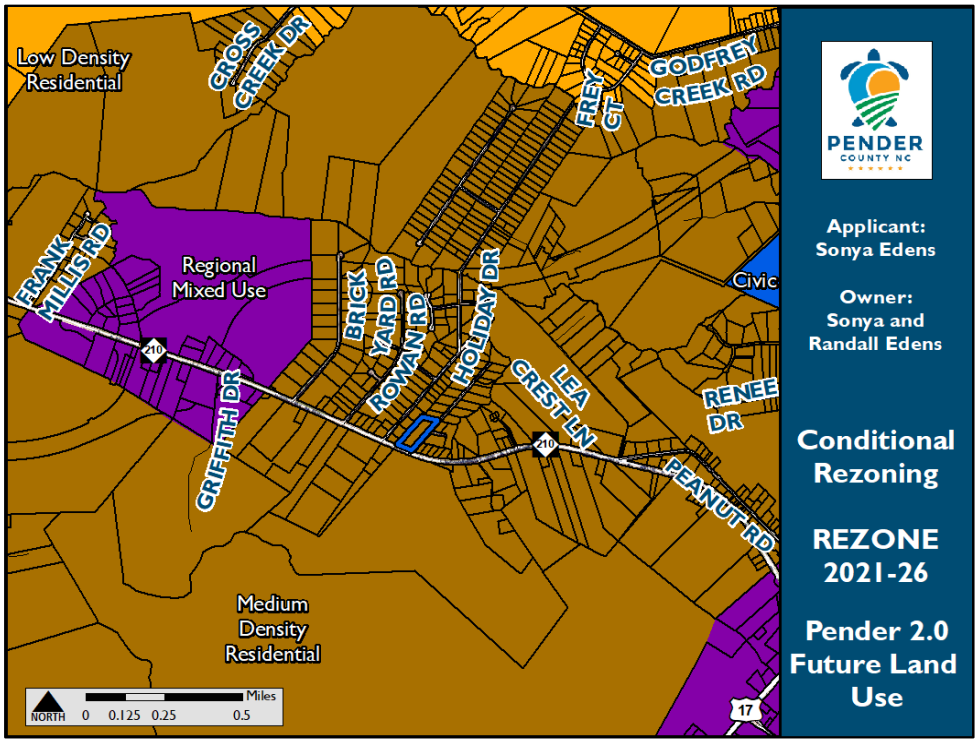


CHARACTERISTICS OF THE SURROUNDING AREA		
	LAND USE	**ZONING**
North	Single-Family Residential, Undeveloped	RP, Residential Performance
East[1]	Single-Family Residential, NC HWY 210 Right-of-Way, Undeveloped	RP, Residential Performance
South	Undeveloped	RP, Residential Performance
West[2]	Single-Family Residential, Undeveloped	RP, Residential Performance

[1] A cluster GB, General Business zoning district is located on the same side of NC HWY 210, approximately 0.25 miles east of the subject site.

[2] A cluster of IT, Industrial Transitional zoning district is located on the opposite side of NC HWY 210, approximately 0.75 miles west of the subject site. Prior to right-of-way acquisition associated with the Hampstead Bypass, Pender EMS & Fire Station #28, Carolina Storage, and D&D Glass Company were located within this cluster. However, due to that NCDOT project, those uses are no longer in operation.

Pender 2.0 Comprehensive Land Use Plan Compliance: The Pender 2.0 Comprehensive Land Use Plan designates the subject property as Medium Density Residential. The Medium Density Residential future land use category is established in areas with proximity to supporting services and a mixture of development types. Appropriate uses are single-family residences, duplexes, townhomes, community recreation and open space uses, and neighborhood-scale institutional uses such as religious and civic organizations.



Although this category is established to primarily include residential uses, some non-residential uses may be consistent if included within master planned communities with well-integrated neighborhood-scale commercial and office uses. The Pender 2.0 Comprehensive Land Use Plan defines "neighborhood scale" as development that conforms to the neighborhood fabric, and the footprint of neighborhood scale structures is typically limited to 15,000 square feet with parking facilities less than 20,000 square feet in area. Inappropriate uses for the Medium Density Residential future land use category are industrial and manufacturing uses, along with commercial office uses not located within a master planned community.

Planning staff find that the request is inconsistent with the Medium Density Residential future land use category because the proposed conditional district does not align with the context of a master planned community as desired by Pender 2.0, and only non-residential developments in a master planned community context are considered appropriate in these areas.

While the proposed zoning map amendment request conflicts with the Future Land Use Map, it is supported by one policy within the Pender 2.0 Comprehensive Land Use Plan:

> **Policy 5.1.K: Commercial Development:** The County supports a wide range of commercial development, particularly those businesses that provide needed services to residents and visitors, provided that the impacts on traffic are minimized.

The proposed conditional rezoning is consistent with the above policy because the proposed use has the ability to provide a needed service to nearby residents and visitors. It is also not anticipated that the proposed use will generate a substantial amount of traffic and impact travel times in the vicinity.

In addition to conflicting with the Future Land Use Map, the proposal was found to conflict with the following two policies within the Pender 2.0 Comprehensive Land Use Plan:

> **Policy 5.1.D: Focused Growth and Development:** The County supports a growth pattern that includes low density single-family residential communities, but also allows for the strategic placement of higher density residential, mixed uses, and commercial development to accommodate and support future population growth, where necessary infrastructure exists or is planned.

> **Policy 5.1.H: Mixed Use Development:** The County supports a wide range of commercial and residential development at varying intensities, when appropriately located, and provided that impacts to adjacent property owners and traffic congestion is mitigated.

While the proposal would allow for non-residential uses to be established, the Future Land Use Map's preferred growth scenario designates specific areas for non-residential development while reserving others for primarily commercial development. In the Medium Density Residential future land use category, non-residential uses are only supported in the context of a master planned community. The proposed general use rezoning does not meet this standard.

Unified Development Ordinance Compliance: Section 3.3.5 of the Unified Development Ordinance provides for standards that shall be followed by the Planning Board and Board of County Commissioners before a favorable recommendation of approval for a rezoning can be made. These standards include evaluating proposals against whether adequate public facilities/services (i.e. water, wastewater, roads, schools, etc.) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change. The standards have been outlined in this report for consideration by the Planning Board and Board of County Commissioners.

In addition, when evaluating an application for the establishment of a conditional zoning district, the reviewing bodies shall consider the following:

3.3.9.B.3 Review Approval Criteria for Conditional Rezoning

i. The Approval Criteria for a Rezoning (Section 3.3.5).

ii. That the application meets the intent of a conditional rezoning, per this subsection.

iii. That the contents of the application are complete, sufficient, and recorded appropriately either as conditions of approval or on the associated site plan or preliminary plat, and that the appropriate procedures have been followed.

iv. The potential impacts and/or benefits on the surrounding area and adjoining properties.

v. The report of results from the public input meeting.

vi. That sufficient guarantee is in place or can be made that any off-site impacts generated by the proposed project shall be mitigated appropriately at the time the need for the mitigating action is generated.

CONDITIONS OF APPROVAL

In accordance with Section 3.3.9.B.4 of the Pender County UDO, the Planning Board and the Board of County Commissioners can add reasonable and appropriate conditions based on mutually established goals with the Applicant and adjacent property owners. Conditions may address parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, stormwater drainage, the provision of open space, and other matters that the participants in the public input meeting, staff, Planning Board and County Commission find appropriate or the petitioner may propose.

Planning staff have identified the following conditions of approval to consider when making a motion for this request. The applicant has agreed to the following conditions for the proposed GB-CZ4 district:

1. The property owner shall construct a 10-foot-tall fence and install fencing slats along all property lines.
2. The property owner shall construct a 4- to 6-foot-tall berm in addition to the required buffer along the property line adjacent to NC HWY 210.
3. The property owner shall maintain, and keep in good condition, the fencing and landscaping along all sides of the RV, Boat, and Trailer Storage Lot.
4. All light fixtures located on site shall only cast light onto areas designated for storage and shall not cast light onto any neighboring properties. All light fixtures shall be shown on Major Site Development Plan application and shall be reviewed for conformance with the Unified Development Ordinance and this condition at the point of final zoning review prior to the opening of the site to the public.
5. No occupancy of vehicles, RVs, trailers, boats, or trucks shall be permitted on the site.

6. Prior final zoning approval, the applicant shall improve the portion of Whispering Pines Court adjacent to the site and have a 3rd party engineer certify the road was built to a higher level of standard than its current state.
7. Vehicles taller than 12 feet in height shall be stored within the inner two storage areas of the site. No vehicles greater than 12 feet in height shall be parked in the exterior storage areas along the perimeter of the site. Measurement shall be taken from the established grade to the highest point of the boat or vehicle, excluding any antennas.
8. The two gates providing access into the site shall be remote activated.

RECOMMENDATION

Planning Staff is submitting the proposal for Planning Board disposition. The proposed conditional rezoning was found to be in conformance with the Pender County Unified Development Ordinance. While the proposal was found to be consistent with one policy within the Pender 2.0 Comprehensive Land Use Plan, the proposal was found to conflict with the Future Land Use Map as well two policies within Pender 2.0. Based on these conflicts with Pender 2.0, Planning staff respectfully recommend denial of the request as outlined in this report.

PLANNING BOARD CONSISTENCY STATEMENT:

TO APPROVE: Motion to approve the Conditional Zoning Map Amendment and to make a finding that although the request is inconsistent overall with the Pender 2.0 Comprehensive Land Use Plan, the approval is consistent with the following policy in the Pender 2.0 Comprehensive Land Use Plan:

- **Policy 5.1.K**

And the proposal is reasonable and in the public interest because [INSERT REASONING] …

TO DENY: Motion to deny the Conditional Zoning Map Amendment and to make a finding that the proposal is inconsistent with the Medium Density Residential future land use category in the Pender 2.0 Comprehensive Land Use Plan, and the following policies in the Pender 2.0 Comprehensive Land Use Plan:

- **Policy 5.1.D**
- **Policy 5.1.H**

The proposed conditional rezoning is not consistent with the Medium Density Residential future land use category classification in the Pender 2.0 Comprehensive Land Use Plan due to its allowance for a non-residential use outside the context of a master planned community, the only instance in which non-residential uses are desired in these areas.

PLANNING BOARD ACTION FOR GB-CZ4 CONDITIONAL DISTRICT November 2, 2021

MOTION	SECONDED
Buchanan	Gruntfest

APPROVED	TABLED	DENIED	UNANIMOUS
–	YES	–	–

McClammy	Jordan	Beaudoin	Buchanan	Gruntfest	Pitts	Teachey
YES	YES	Absent	YES	YES	YES	NO

PLANNING BOARD ACTION FOR GB-CZ4 CONDITIONAL DISTRICT January 4, 2022

MOTION	SECONDED

APPROVED	TABLED	DENIED	UNANIMOUS

McClammy	Jordan	Beaudoin	Buchanan	Gruntfest	Pitts	Teachey

APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	**ZMA-CD**	**Date**	
Application Fee	**$**	**Invoice Number:**	
Pre-Application Conference		**Hearing Date**	

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Sonya Edens	**Owner's Name:**	Randall & Sonya Edens
Applicant's Address:	15226 US Hwy 17	**Owner's Address:**	15226 US Hwy 17
City, State, & Zip	Hampstead, NC 28443	**City, State, & Zip**	Hampstead, NC 28443
Phone Number:	910-619-1737	**Phone Number:**	910-619-1737
Email Address:	Sonya@rscengineering.com	**Email Address:**	sonya@rscengineering.com

Legal relationship of applicant to landowner: Same

SECTION 2: PROJECT INFORMATION

Property Identification Number (PIN):	3283-10-9257-0000	**Total property acreage:**	3.64
Current Zoning District:	RP	**Proposed Zoning District:**	CZ GB
Project Address or Location:	NC 210 and Whispering Pines Ct.		

Proposed Uses to be Considered (Include NAICS Code):

Sector 53: Real Estate and Rental and Leasing (RV and trailer storage)
Miscellaneous Uses: Storage of boats and water craft

Proposed Uses to be Eliminated from Consideration (Include NAICS Code):

SECTION 3: SIGNATURES

Applicant's Signature	Sonya B. [illegible]	**Date:**	9/9/21
Applicant's Name Printed	Sonya Edens	**Date:**	9/9/21
Owner's Signature		**Date:**	
Owner's Name Printed		**Date:**	

NOTICE TO APPLICANT

1. Applicant must also submit the information described on the Rezoning Checklist.
2. Applicant or agent authorized in writing must attend the public hearing.
3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
4. All fees are non-refundable
5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

Conditional (Zoning Map) Amendment Checklist

☑	Signed application form
☐	Application fee – NA
☑	A list of names and addresses, as obtained from the county tax listings & tax abstract, all adjacent property owners, including property owners directly across any road or road easement, & owners of the property under consideration for rezoning.
☑	Two (2) business size envelopes legibly addressed with **first class** postage for each of the adjacent and abutting property owners on the above list.
☑	Accurate legal description or a map drawn to scale showing the property boundaries that are to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.
☑	12 (11"x17") map copies to be distributed to the Planning Board
☑	20 (11"x17") map copies to be distributed to the Board of Commissioners
☑	Digital (.pdf) submission of all application materials
☐	Public Input Meeting Report (Section 3.4.3 or see Public Input Meeting on the first page of this application)
☑	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties. – Narrative
☑	All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application
☑	A generalized site development plan shall include the following items: ☐ A vicinity map drawn to a suitable scale which illustrates adjacent or nearby roadways, railroads, waterways & public facilities. ☐ A (metes and bounds) boundary of the parcel or portion of the parcel to be rezoned and developed. ☐ All existing easements, reservations and rights of way. ☐ Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands. ☐ For residential uses, the number of units, heights and a generalized location. For non-residential uses, the height, approximate footprint and location of all structures. ☐ If a known use is proposed: Traffic impact report, parking and circulation plans illustrating dimensions, intersections and typical cross sections. ☐ All proposed setbacks, buffers, screening and landscaping. ☐ Phasing. ☐ Signage. ☐ Outdoor lighting. ☐ Current zoning district designation and current land use status. ☐ Other information deemed necessary by the Administrator, Planning Board, or Board of Commissioners, including but not limited to a Traffic Impact Analysis or other report from a subject matter expert.

Office Use Only

ZMA-CD Fees: (*$500.00 for first 5 acres; $10/acre thereafter up to 1,000 acres; $5/acre thereafter)*					**Total Fee Calculation: $**		
Attachments Included with Application: (Please include # of copies)							
CD /other digital version	☐ Y ☐ N	Plan Sets	# of large	# of 11X17	Other documents/Reports	☐ Y ☐ N	
Payment Method:	**Cash :** ☐ $_____		**Credit Card:** ☐ Master Card ☐ Visa		**Check:** ☐ Check # _____		
Application received by:						**Date:**	
Application completeness approved by:						**Date:**	
Dates scheduled for public hearing:	☐ **Planning Board:**				☐ **Board of Commissioners:**		

Conditional Rezoning Standards Checklist

When submitting a conditional rezoning application, the site plan and supporting materials must provide proposed standards for a variety of standards which are guided by the zoning district. This may be by requesting custom standards or by requesting the existing standards of an existing general use zoning district. Please provide proposed standards for:

☐	Maximum density – n/a
☑	Setbacks (Front, side, rear, corner)
☐	Minimum lot width/Minimum chord length at the right-of-way for cul de sacs – n/a
☐	Structure separation – n/a
☐	Minimum lot size – n/a
☐	Maximum building height – n/a
☑	Permitted uses (Including NAICS code)
☑	Buffer standards (Depth, number and type of vegetation per 100 linear feet)
☑	Sign standards to the extent that the UDO's requirements are zoning district-specific

Where desired, the applicant must explicitly request varying standards for different uses within the conditional zoning district.

Conditional rezoning applications may not be used to vary from the general standards of the ordinance, including but not limited to:

- Traffic Impact Analysis thresholds
- Stormwater regulations
- Open space/recreational unit requirements
- Street design standards
- Off-street parking standards
- HOA requirements
- Water and wastewater requirements

The Pender County Planning Board and Board of County Commissioners may approve or deny the request entirely, or approve with modifications. Additionally, In approving a petition for the reclassification of property to a conditional zoning district, the Planning Board may recommend, and the Board of Commissioners request that the applicant add reasonable and appropriate conditions to the approval of the petition.

Narrative

NC 210 & Whispering Pines Court

(Proposed Rezone from RP to CZGB)

The request being submitted is to rezone parcel (PIN 3283-10-9257-0000) from RP (Residential Performance) to CZGB (Conditional General Business). The parcel is located at the corner of NC 210 and Whispering Pines Court in Hampstead. It is 3.64 acres in size and is currently vacant. The request to rezone is driven by lack of commercial properties along this section of NC 210 and by the rapid growth and development of residential areas in the Hampstead area. The parcel is located along the stretch between NC 210 and the future bypass which makes the entire corridor a candidate for future GB zoning. It is likely with the bypass construction, this corridor will become more commercial and less residential over time. There are a few parcels currently zoned GB along the NC 210 roadway. The range of uses permitted in the GB zoning district may cause concern from nearby residential property owners. To mitigate this concern, the proposal is for a Conditional General Business Rezoning with the details as summarized below. We believe this use is a need and a good fit for a major highway that provides access from one side of the county to the other. The change of zoning shall not provide any additional burden on the public facilities and services that currently serve the parcel. The proposed change is consistent with the Future Land Use Map which shows Regional Mixed Use in the bypass corridor. In a time where the county is looking to slow the residential growth to allow public facilities and services to catch up, it is a great opportunity to allow for some commercial growth such that the growing population can be adequately serviced.

Uses Proposed:

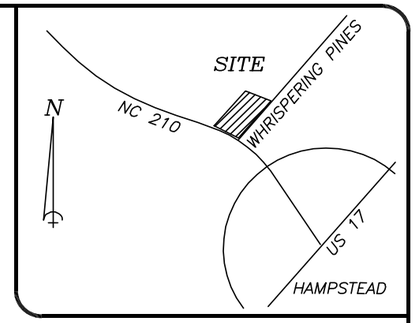
- Sector 53: Real Estate and Rental and Leasing
  - RV and trailer storage
  - Permitted use in GB Zoning
- Miscellaneous Uses: Storage of boats and water-craft outdoors
  - Boat and water-craft storage
  - Permitting via Special Use in GB Zoning

Setbacks & Dimensional Requirements:

- Shall be the same as outlined in the Dimensional Requirements Table
  - Minimum Front Yard Setback: 25'
  - Minimum Side Yard Setback: 10'
  - Minimum Rear Yard Setback: 10'

9/9/21

NOTES
1. SIGN SHALL BE LOCATED ALONG NC210.
2. LOW AMBIANT SECURITY LIGHTING AROUND PERIMETER. SHALL BE NEIGHBOR FRIENDLY.
3. PROPOSED USE = RV, TRAILER AND BOAT STORAGE
4. SET BACKS = 25' FRONT
   10' SIDE
   10' REAR



VICINITY MAP
NOT TO SCALE

NORTH

N.C. HWY. No. 210 (100' PUBLIC R/W)

LOT 23A
MB 19, PG 23

LOT 23
MB 14, PG 4

LOT 22
MB 14, PG 4 3

LOT 21
MB 14, PG 4

OPAQUE FENCE

BUFFER C1 (10')

N 44°35'00"E 687.00'

10'

EX. DITCH

EIP (WITH TOP)

EIS

STORAGE SPACES

GRAVEL

N 61°32'00"W 244.60'

STORAGE SPACES

PHASE 4

PHASE 3

PHASE 2

PHASE 1

STORAGE SPACES

STORAGE SPACES

15'

BUFFER A1 (15')

OPAQUE FENCE

EIP

GATE

S 44°35'00"W 738.18'

BUFFER A1 (15')

GRAVEL

GATE

EX. DITCH

10'

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BUFFER C1 (10')

S 72°05'00"E 268.57'

BRENDA L. CLARK
DB 4149, PG 193

EX. 36" HDPE PIPE

STORMWATER MANAGEMENT

EIS

WHISPERING PINES COURT (60' PRIVATE R/W)

60' 0 60' 120'

SCALE: 1"=60' (Horiz.)

RSC Engineering, PLLC

DESIGN & MAINTENANCE
OF ALTERNATIVE LAND USES

RSC ENGINEERING, PLLC
15226 US HWY 17
HAMPSTEAD, NORTH CAROLINA 28443
PHONE: 910.270.9599 ~ FAX: 910.270.9592
E-Mail: sonya@rscengineering.com

EDENS PROPERTY

WHISPERING PINES COURT
TRACT 3 DEED BOOK 3902 PAGE 287
TOPSAIL TOWNSHIP – PENDER COUNTY – NORTH CAROLINA

CZGB
CONDITIONAL REZONE

DATE:	08/30/2021
SCALE:	1" = 60'
JOB #	XXXXXX
DRAWN BY:	JAR
SHEET	1

Whispering Pines Public Input Meeting Summary

Meeting Details:

- Date: Monday, 10/11/21
- Time: 5pm
- Location: Whispering Pines Site

Attendees:

- Randall & Sonya Edens (Applicants/Owners)
- Brenda Clark (204 Whispering Pines Court)
- Doug Johns (270 & 209 Whispering Pines Court)
- Aubrey Engle (1554 NC Hwy 210 W)
- Donna King (303 Pine Court) – email response (not in attendance)

Summary:

- Provided brief history of why the property is submitted for conditional rezoning (vs. general rezoning)
- Discussed other projects in the area to provide some idea of who we are and how we do things
- Access
    - Concern about the maintenance of the roadway of Whispering Pines Court – it is currently maintained as best possible with only a few of the homeowner's providing assistance
    - Would be an option to have access off of NC 210 W
    - Are (2) entrances needed off of Whispering Pines Court
- Drainage
    - There is concern of controlling stormwater – how does this impact that in the future?
    - Discussed natural drainage patterns for the area in general
- Security & Hours
    - What type of fencing would be around the site?
    - What hours would be available for customers to come in/out?

Results:

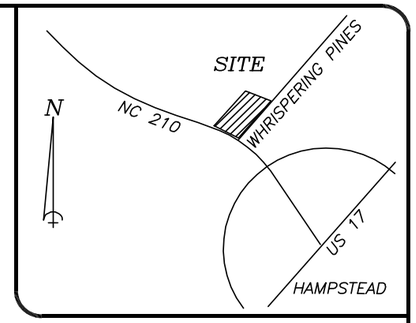
- Access
    - We will look into an access off of NC 210 W, but this will be driven by NCDOT requirements and ability to add a driveway cut.
    - We will look at modifying the site plan to eliminate one of the driveways off of Whispering Pines Court and locate the single driveway as close to NC 210W as feasible.

- Drainage
    - E&SC permit issued (PENDE-2022-009)
    - Drainage and stormwater plans to come pending rezoning approval
- Security & Hours
    - Fence and buffers as shown on the plans
    - Anticipate no onsite staff – all info handled online and customers have access via remote openers to the gate, codes via app on phone, etc. With this route, there is no need to limit access hours.
    - Based on discussion with owners of similar facilities, there is little to no access during off hours (between 9pm – 6am).

Whispering Pines Public Input Meeting
Attendance Roster
Monday, 10/11/21 @ 5pm

Name	Address	Phone	Email
Brenda Clark	204 Whispering Pines ct	(910) 352-3425	
DOUG JOHNS	207 & 209 Whisper Pines	9102703702	
Aubrey Engle	1554 NC Hwy 210 West	9102742978	

NOTES
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3. PROPOSED USE = RV, TRAILER AND BOAT STORAGE
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   10' SIDE
   10' REAR



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NOT TO SCALE

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N.C. HWY. No. 210 (100' PUBLIC R/W)

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MB 14, PG 4

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MB 14, PG 4 3

LOT 21
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15'

EX. 36" HDPE PIPE

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EDENS PROPERTY

WHISPERING PINES COURT
TRACT 3 DEED BOOK 3902 PAGE 287
TOPSAIL TOWNSHIP – PENDER COUNTY – NORTH CAROLINA

CZGB
CONDITIONAL REZONE

DATE:	08/30/2021
SCALE:	1" = 60'
JOB #	XXXXXX
DRAWN BY:	JAR
SHEET	1

Project Information Notice

Date: September 27, 2021

To: Adjacent Property Owners

Re: Whispering Pines

You are invited to attend a public information meeting where the owners of the referenced parcel will present a site plan which shall explain the proposed property use.

A Conditional Zoning District allows particular uses to be established only in accordance with specific standards and conditions pertaining to each individual project. Essentially, this means that only the use, structure(s) and layout of an approved site plan can be developed. A site plan of the proposed use is attached.

The County requires that the owner notify the property owners within an adjacent boundary to the project and hold a meeting for interested parties. The purpose of the meeting is to provide neighbors with an opportunity for explanation of the proposal and to ask questions concerning project improvements, benefits, and impacts.

Due to the current COVID-19 we will hold this meeting on Monday, 10/11/21 at 5:00pm at the site.

In lieu of attendance, you can contact Sonya Edens with comments or questions at sonya@rscengineering.com. If you will forward your comments, concerns and recommendations to this email, your information will be summarized in a report which will be delivered to Pender County.

We appreciate your interest and look forward to being a good neighbor and an asset to the community.

Adjacent Property Owners w/in 500': 210 HWY & Whispering Pines Court

	Name	Address	City	State	Zip
1	Hugh Hawthorne	101 Holiday Drive	Hampstead	NC	28443
2	Coastal Realty Associates LLC	17117 Hwy 17 N	Hampstead	NC	28443
3	Pamela Warner	PO Box 1038	Hampstead	NC	28443
4	Brenda Clark	204 Whispering Pines Court	Hampstead	NC	28443
5	Trustee of Leonard Agnes	272 Ottaway Ave	Holly Ridge	NC	28445
6	Anthony Howard	117 Bermuda Drive	Wilmington	NC	28401
7	Aubrey Engle	1554 Hwy 210 W	Hampstead	NC	28443
8	D F Weir, Jr	7904 Madison Park Lane	Raleigh	NC	27615
9	Randall & Sonya Edens	15226 US Hwy 17	Hampstead	NC	28443
10	Turnstone Properties Inc	PO Box 3353	Wilmington	NC	28406
11	Nathaniel Wright	1735 NC Hwy 210W	Hampstead	NC	28443
12	Virgil Owens	1726 NC Hwy 210W	Hampstead	NC	28443
13	Charles Sarvis	1690 NC Hwy 210W	Hampstead	NC	28443
14	Wayne Walmer	109 Holiday Drive	Hampstead	NC	28443
15	Darien Lanier	203 Whispering Pines Ct	Hampstead	NC	28443
16	Timothy Faulk	205 Whispering Pines Ct	Hampstead	NC	28443
17	Arie Pickett	207 Whispering Pines Ct	Hampstead	NC	28443
18	William Haupert	206 Whispering Pines Ct	Hampstead	NC	28443
19	William Campion	202 Whispering Pines Ct	Hampstead	NC	28443
20	Donna King	303 Pine Ct	Hampstead	NC	28443
21	Ocalla Harper	1534 Hwy 210W	Hampstead	NC	28443
22	Calvin Deans Jr.	1510 Hwy 210W	Hampstead	NC	28443
23	Randall Hudson	1490 Hwy 210W	Hampstead	NC	28443
24	David Akerley	892 Kings Landing Rd	Hampstead	NC	28443
25	Michael Wuske	1430 Hwy 210W	Hampstead	NC	28443
26	Geraldine Wuske	88 Berry Patch Rd	Hampstead	NC	28443

Gideon Smith

From: Gideon Smith
Sent: Friday, October 15, 2021 10:57 AM
To: Gideon Smith
Cc: Travis Henley; Stephanie Jagoda; Vanessa Lacer; Greg Feldman; Carlene Shaw
Subject: Pender County November Board Applications

Good morning everyone,

We have received the below conditional rezoning application to be considered at the November Planning Board meeting. Please provide any comments by Wednesday, October 20, 2021.

The application documents can be downloaded using the below link:
https://pendercountync.sharepoint.com/:f:/s/Planning/ErGPWfljr69PtYqSYPSpQyABUcD25x-P9HWamJ3ef0vcwg?e=sQavBB

The password is **November2PBHearing**

Thanks,
Gideon

1. **REZONE 2021-26 – Whispering Pines Commercial – Conditional Rezoning**
    - Conditional Zoning Map Amendment to rezone approximately 3.64 acres of land located on the northern corner of the intersection of NC HWY 210 and Whispering Pines Court from RP, Residential Performance zoning district to GB-CZ4, General Business Conditional Zoning District 4 in order to develop a Recreational Vehicle (RV), Boat, and Trailer Storage Lot.
    - The subject property is located in the Topsail Township and may be further identified by Pender County PIN 3283-10-9257-0000.
    - The property owner and applicant is Sonya and Randall Edens (sonya@rscengineering.com).
    - The case planner for this project is Greg Feldman (gfeldman@pendercountync.gov).

Gideon Smith | Senior Planner
Pender County Planning & Community Development
(910) 259-1529
gsmith@pendercountync.gov
805 S. Walker Street,
Burgaw, NC 28425

PENDER COUNTY NC

www.pendercountync.gov

Gideon Smith

From: Gideon Smith
Sent: Wednesday, October 27, 2021 8:41 AM
To: Sonya Edens
Subject: Whispering Pines Conditional Rezoning TRC Comments

Ms. Edens,

Below are the TRC comments we have received for the Whispering Pines Conditional Rezoning request. These comments will be included in the Board's packet. Please let me know if you have any questions.

Thanks,
Gideon

Pender County Floodplain Administrator, Daniel Adams 910-259-0231

1. No comment from flood.

Pender County Addressing Coordinator, Mike Dickson 910-259-1442

1. This rezoning, if approved, will be assigned at a later date.
2. The plan does not show a structure, but will still require an address for 911 purposes. This will be created during the building permit approval phase.
3. The address may be located on NC Hwy 210 or Whispering Pines Ct.

NCDOT, Doug Racine 910-467-0500

1. After review, the project does not connect to a state-maintained road, and we would not have any comments.
2. If the applicant were to propose a driveway along NC HWY210, a Driveway Permit would be required.

Gideon Smith | Senior Planner
Pender County Planning & Community Development
(910) 259-1529
gsmith@pendercountync.gov
805 S. Walker Street,
Burgaw, NC 28425

PENDER COUNTY NC

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Pender County
REZONE 2021-24B Sonya Edens US HWY 17

TO:	Planning Board
FROM:	Travis Henley
DATE:	January 4, 2022
SUBJECT:	REZONE 2021-24

SUMMARY:
Sonya and Randall Edens, applicant and owner, are requesting approval of a Zoning Map Amendment to rezone one tract totaling approximately 0.23 acres of land located in the 20600 block of US HWY 17 across from Union Bethel Road from GB, General Business zoning district to RP, Residential Performance zoning district. The subject property is located in the Topsail Township and may be further identified by Pender County PIN 4214-09-8902-0000.

ACTION REQUESTED:
Approval of Rezoning

ATTACHMENTS:
REZONE 2021-24B Staff Report
Application
Narrative
Survey
Attachment 1 - Table of Permitted Uses

STAFF REPORT FOR REZONE 2021-24B
GENERAL USE REZONING APPLICATION

APPLICATION SUMMARY	
Case Number	REZONE 2021-24B
Hearing Date	January 4, 2022 Planning Board February 22, 2022 Board of Commissioners
Applicant	Sonya Edens
Property Owner	Sonya and Randall Edens
Parcel Identification Number	4215-00-6242-0000
Acreage	0.23
Township	Topsail
Zoning District	GB, General Business
Pender 2.0 Future Land Use Category	Low Density Residential

REZONING PROPOSAL

Sonya and Randall Edens, applicant and owner, are requesting approval of a Zoning Map Amendment to rezone one tract totaling approximately 0.23 acres of land from GB, General Business zoning district to RP, Residential Performance zoning district.

LOCATION

The subject property is located on the western side of US HWY 17 (20600 block) immediately across from Union Bethel Road, approximately 0.5 miles south of the intersection of US HWY 17 and Sloop Point Road in the Topsail Township.



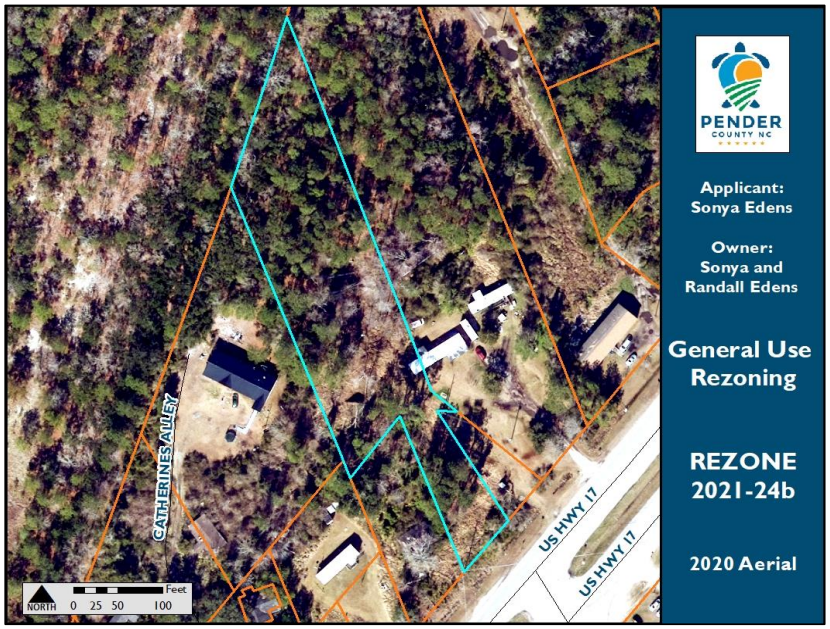
BACKGROUND

At the August 16, 2021 Board of County Commissioners meeting, the 0.97 acre property adjacent to the west (Pender County PIN 4215-00-6231-0000) was rezoned from the RA, Rural Agriculture zoning district to RP, Residential Performance zoning district. The applicant has since obtained the 0.23-acre subject property along US HWY 17 (previously Pender County PIN: 4214-09-8902-0000) and has recombined the two properties, now identified as Pender County PIN: 4215-00-6242-0000.

REZONING PROPOSAL

The applicant is proposing to rezone approximately 0.23 acres from GB, General Business zoning district to RP, Residential Performance zoning district. The applicant has indicated that the subject property will be developed as residential with an affordable housing product. However, because this is a general use rezoning, a conceptual plan is not included within the application. In addition, the site could be developed based upon all uses that are permitted by right or by Special Use Permit in the RP, Residential Performance zoning district.

If approved, the development of the site must comply with the standards of the RP, Residential Performance zoning district. Due to the size of the property and housing type options, any residential development would be required to apply for applicable building permits. At that time, County zoning standards would be reviewed for compliance with the Pender County Unified Development Ordinance (UDO).



If any non-residential development permitted by right or by Special Use Permit were proposed, that development would be reviewed by the Technical Review Committee (TRC) to ensure compliance with applicable County and State regulations.

Dimensional Requirements

As this is a general use rezoning, the standard setbacks in the RP, Residential Performance zoning district apply and are outlined in the table below. The dimensional standards are proposed to apply uniformly to all buildings and uses on the subject property.

Minimum Setback (Residential Performance)	
Front	30'
Side	10'
Rear	25'
Max. Height	35'
Structure Separation	30'

The minimum lot size in this district for single-family dwellings is 15,000 square feet and 22,000 square feet for duplexes. Section 5.3.2.A.1 of the UDO allows up to 3 residential structures on a parcel provided that each principal residential structure meets the minimum lot size, setbacks, and structure separation in that district. All proposed structures would be reviewed to ensure compliance with minimum lot size and minimum setback requirements at the time of building permit application.

Allowable Uses

Because this is a general use rezoning, the site could be developed based upon all uses that are permitted by right or by Special Use Permit in the RP, Residential Performance zoning district. The table below provides a general list of typical developments permitted in the RP, Residential Performance zoning district. A comprehensive list of all uses from Section 5.2.3 of the UDO is included in **Attachment 1**.

	RP, Residential Performance
Permitted Housing Types	Single-family (detached conventional), duplex (attached), accessory dwelling, manufactured home
Nonresidential Uses	≈ 8 uses by-right (solid waste collection, public administration, family care homes, parks, temporary fruit stands, etc. ≈ 33 uses w/ SUP (food/beverage stores, postal services, financial institutions, professional offices, salons, educational services, recreational clubs, etc.)

TRANSPORTATION INFRASTRUCTURE

Access

Access is provided to the subject property via US HWY 17, an NCDOT maintained Principal Arterial Road based on the WMPO Functional Classification Map.

Traffic

Traffic Impact Analyses are not required for general use rezonings because a site-specific development plan is not considered in a case of this type. The Pender County UDO requires a

Traffic Impact Analysis (TIA) to be completed when a development generates 100 trips in the morning or evening peak hours or over 1,000 trips per day.

Because a Traffic Impact Analysis is not required at this time and is unlikely to be required due to the size of the property and maximum number of residential structures permitted, the volume to capacity ratio for US HWY 17 near the subject site has been provided. This ratio is based on average daily trips and the design characteristics of a given roadway, which can provide a general idea of the function of such roadway. Based upon the available volume to capacity data, US HWY 17 in this area has capacity to handle the anticipated traffic volume increases as a result of the proposed rezoning.

NCDOT Average Annual Daily Traffic (AADT) – 2019; WMPO Roadway Capacities – 2019

Road	Location	Volume	Capacity	V/C
US HWY 17	20600 Block	34,500	44,677	0.77

OTHER INFRASTRUCTURE

Utilities

Public water is available through Pender County Utilities (PCU). According to available GIS data, the nearest PCU water main is located across US HWY 17 near Union Bethel Road. Any connection to this system would require review and approval from PCU.

Based on comments provided by Pluris Hampstead, LLC, their private wastewater lines are not in the vicinity of the subject property. Therefore, it is likely that any proposed development on the subject property will utilize private well and septic, which would be reviewed and approved by Pender County Environmental Health once a building permit application is submitted.

Schools

There is no development proposal associated with this general use rezoning. However, because the proposed request is to rezone the subject property to RP, Residential Performance zoning district, which would allow up to three new dwelling units, there is a potential that this proposal will impact the school districts in the area.

ENVIRONMENTAL CONCERNS	
Special Flood Hazard Areas	The subject property does not contain any Special Flood Hazard Areas[1].
Wetlands	The subject property does not appear to contain any wetlands[2, 3]. The location of any wetlands will be verified when a site-specific development plan is submitted for review. Any disturbance within these wetlands is subject to review and approval by the U.S. Army Corps of Engineers.
Areas of Environmental Concern	The subject property does not contain any Areas of Environmental Concern (AEC)[4].
Biodiversity and Wildlife Habitat Assessment[5]	The subject property is unranked in the Biodiversity and Wildlife Habitat Assessment.

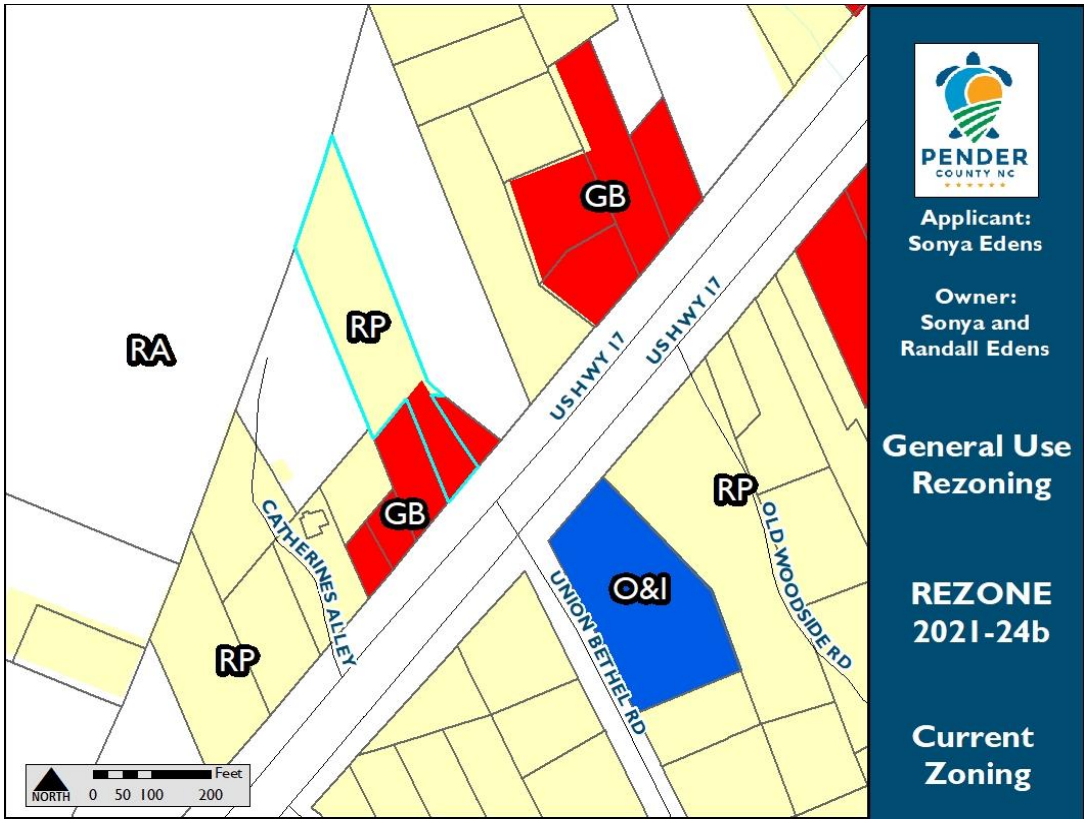
[1] According to the effective regulatory and preliminary Flood Insurance Rate Maps NC Flood Risk Information System (NC FRIS)
[2] According to the NC Division of Coastal Management (NC DCM)
[3] According to the National Wetlands Inventory (NWI)
[4] According to the North Carolina Department of Environmental Quality (NCDEQ)
[5] According to the North Carolina Wildlife Resources Commission (WRC) Biodiversity and Wildlife Habitat Assessment included in their Conservation Planning Tool.

PUBLIC NOTICE

Public Notice for the proposal has been advertised in the Pender-Topsail Post and Voice. In addition, all adjacent property owners within 500' of the proposed development have been given written notice of the request, and a public notification sign has been placed on the property.

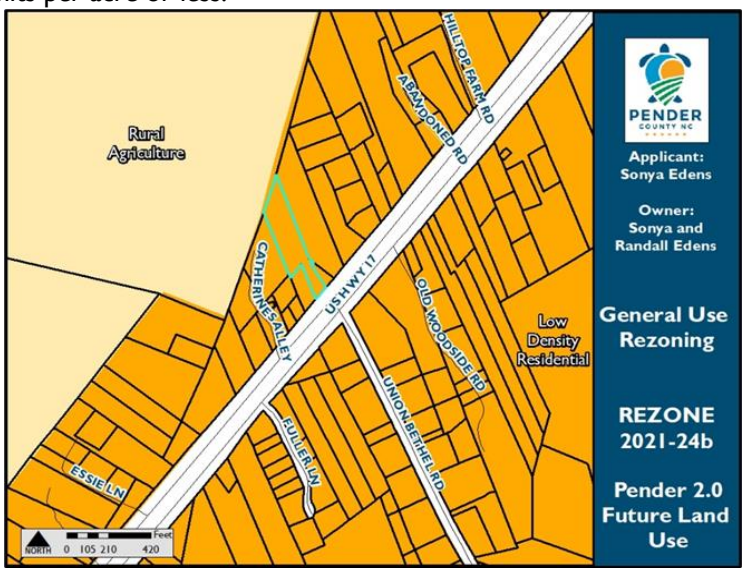
EVALUATION

Below: Zoning Map of the Area



CHARACTERISTICS OF THE SURROUNDING AREA		
	LAND USE	**ZONING**
North	Single-Family Residential	GB, General Business, RA, Rural Agricultural
East	Single-Family Residential and Church	RP, Residential Performance, O&I, Office & Institutional
South	Single-Family Residential	RA, Rural Agricultural, GB General Business, RP, Residential Performance
West	Undeveloped	RA, Rural Agricultural

Pender 2.0 Comprehensive Land Use Plan Compliance: The subject property is located within the Low-Density Residential Future Land Use Classification as shown in the Future Land Use Map within the Pender 2.0 Comprehensive Land Use Plan. This future land use category is established in areas that are typically established single-family neighborhoods with a low-density residential development pattern. Appropriate uses include single-family dwellings and neighborhood-scale institutional facilities. Commercial and industrial uses are inappropriate in these areas, as are large institutions and other significant traffic generators. Duplexes and townhomes may be suitable when proposed as part of a master planned community whereby the dimensional requirements and uses forming the outer boundary of the community are compatible with the adjacent properties or permissible uses. Development density within this category is two dwelling units per acre or less.



The Low-Density Residential future land use category provides opportunities for development densities up to 2 dwelling units per acre (du/ac) and neighborhood-scale institutional facilities. The maximum number of dwellings permitted on the subject site is 4 units, resulting in a density slightly higher (2.86 du/ac) than the preferred density range for this project. However, due to rounding of the density calculation, the proposal has slightly higher density than desired for this future land use category.

The proposed rezoning is also consistent with the Low-Density Residential future land use category because of its location among other single-family residential uses on properties of similar size. In addition, the development pattern of this section of US HWY 17 is generally characteristic of low-density development with limited commercial and institutional development in the vicinity.

In addition to the Future Land Use Map, the Zoning Map Amendment was found to be consistent with three policies within the Pender 2.0 Comprehensive Land Use Plan:

Policy 5.1.D: Focused Growth and Development: The County supports a growth pattern that includes low density single-family residential communities, but also allows for the strategic placement of higher density residential, mixed uses, and commercial development to accommodate and support future population growth, where necessary infrastructure exists or is planned.

Policy 5.1.V: Residential Development: The County supports a range of housing types and development at appropriate densities and locations that are compatible with their surroundings and are in accordance with the future land use map.

Policy 5.1.W: Single-family Residential Development: The County shall maintain areas exclusively for conventional single-family development. Conversion of single-family homes to two-family and/or multi-family residential uses within established single-family neighborhoods shall be discouraged.

The proposed general use rezoning is supported by the above policies because of its proximity to, and consistency with, other low-density single-family uses in the vicinity. The proposed rezoning and allowable uses within the requested zoning district are also compatible with the surrounding area and existing development pattern.

Unified Development Ordinance Compliance: Section 3.3.5 of the Unified Development Ordinance provides for standards that shall be followed by the Planning Board and Board of County Commissioners before a favorable recommendation of approval for a rezoning can be made. These standards include evaluating proposals against whether adequate public facilities/services (i.e. water, wastewater, roads, schools, etc.) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change. The standards have been outlined in this report for consideration by the Planning Board and Board of County Commissioners.

3.3.5 Approval Criteria for Rezoning

The reviewing bodies (Planning Board and Board of Commissioners) shall consider the following matters in deciding a rezoning proposal, in addition to any other considerations as detailed in the specific rezoning application type:

A. Whether the entire range of uses permitted by the proposed change would be appropriate to the area concerned, including that the proposed rezoning not:
    1. be detrimental to the natural environment,
    2. adversely affect the health, safety, or welfare of residents or workers in the area,
    3. be detrimental to the use or development of adjacent property,
    4. materially or adversely affect the character of the general neighborhood, and
    5. be reasonable as it relates to the public interest.
B. Whether adequate public facilities/services (i.e.- water, wastewater, roads, schools, etc.) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change;
C. Whether the proposed change is consistent with the County's Comprehensive Land Use Plan, CAMA Land Use Plan, and any other adopted land use document.

RECOMMENDATION

Planning Staff is submitting the proposal for Planning Board disposition. The proposed Zoning Map Amendment is compliant with the Pender County Unified Development Ordinance. In addition, the request is consistent with the Future Land Use Map, as well as three policies within the Pender 2.0 Comprehensive Land Use Plan, while conflicting with none.

Overall, the proposed RP, Residential Performance zoning district rezoning request is generally consistent with the Pender 2.0 Comprehensive Land Use Plan because it is in line with the recommended densities in the Low-Density Residential future land use category and is compatible with the existing development pattern in this area. Therefore, Planning staff recommend approval of the Zoning Map Amendment as detailed in this report.

PLANNING BOARD ACTION NEEDED:

TO APPROVE: Motion to approve the Zoning Map Amendment and to make a finding that the approval is consistent with the following policies in the Pender 2.0 Comprehensive Land Use Plan:

- **Policy 5.1.D**
- **Policy 5.1.V**
- **Policy 5.1.W**

The proposed rezoning is consistent with the Low-Density Residential Future Land Use classification in the Pender 2.0 Comprehensive Land Use Plan because the density is in line with the density and housing type recommendations for this future land use category, is compatible with the existing development pattern in the area, and can provide for affordable housing options.

TO DENY: Motion to deny the Zoning Map Amendment and to make a finding of denial because although the proposal is consistent with the Pender 2.0 Comprehensive Land Use Plan, said denial is reasonable and in the public interest and does not further the goals of the Pender 2.0 Comprehensive Land Use Plan because [INSERT REASONING]…

PLANNING BOARD ACTION FOR GENERAL USE REZONING

MOTION	SECONDED

APPROVED	DENIED	UNANIMOUS

McClammy	Jordan	Beaudoin	Buchanan	Gruntfest	Pitts	Teachey

Pender County
Planning and Community Development

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Zoning Map Amendment Submission (Rezoning)

Applications will be considered for review by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. ✓ **Pre-submittal Meeting**
   Date of Meeting 10/1/21
2. ✓ **Signed Application**
3. ✓ **Payment** – call for credit card
   $500 for the first 5 acres; $10/ acre thereafter up to 1,000 acres; $5 per acre thereafter
4. ✓ **Requested Revision Boundary Map**
   Rezoning must correspond with the boundary lines of existing platted lots or tracts. Where the boundaries of a rezoning request do not follow a boundary line or a split zoned property line, it must be possible to subdivide and develop that portion of the property outside the proposed rezoning boundary in accordance with the existing zoning and other requirements of this Ordinance. An illustration containing a metes and bounds description is required.
4. ✓ **Narrative**
   A description and/or statement of the present and proposed land use classification and stating why the request is being made and any information that is pertinent to the case.
5. ✓ **Digital Submission**
   For all documents submitted in paper copy, bring a digital copy with paper submission.
6. ✓ **Adjacent Property List**
   A list of names and addresses, of the owners of all properties located within 500-feet of the perimeter of the project bounds as obtained from the county tax listings and tax abstract, of the property under consideration for project parcel.
7. ✓ **Adjacent Property Envelopes**
   The applicant shall provide a set of business envelopes addressed to each person of the owners of all the properties located within 500-feet of the perimeter of the project bounds, accompanied with the amount of postage required for first class postage.

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant Sonya B. Ec Date 10/27/21

Printed Name Sonya Edens

Staff Initials: ____
Date: ____

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	**ZMA**	**Date**	
Application Fee	**$**	**Invoice**	
Pre-Application Conference		**Hearing Date**	

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Sonya Edens	**Owner's Name:**	Randall & Sonya Edens
Applicant's Address:	15226 US 17	**Owner's Address:**	15226 US 17
City, State, & Zip	Hampstead, NC 28443	**City, State, & Zip**	Hampstead, NC 28443
Phone Number:	910-619-1737	**Phone Number:**	910-619-1737
Email Address:	Sonya@rscengineering.com	**Email Address:**	Sonya@rscengineering.com

Legal relationship of applicant to landowner: Self

SECTION 2: PROJECT INFORMATION

Property Identification Number (PIN):	4214-09-8902-0000	**Total property acreage:**	0.23
Current Zoning District:	GB	**Proposed Zoning District:**	RP
Project Address:	20651 US 17		
Description of Project Location:	US 17 across from Union Bethel Rd		

SECTION 3: SIGNATURES

Applicant's Signature	Sonya B. Edens	**Date:**	10/27/21
Applicant's Name Printed	Sonya Edens	**Date:**	10/27/21
Owner's Signature	Sonya B. Edens	**Date:**	10/27/21
Owner's Name Printed	Sonya Edens	**Date:**	10/27/21

NOTICE TO APPLICANT

1. Applicant must also submit the information described on the Rezoning Checklist.
2. Applicant or agent authorized in writing must attend the public hearing.
3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
4. All fees are non-refundable
5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

Rezoning/Zoning Map Amendment Checklist

☑	Signed application form
☑	Application fee
☑	A list of names and addresses, as obtained from the county tax listings and tax abstract, all adjacent property owners, including property owners directly across any road or road easement, and owners of the property under consideration for rezoning.
☑	Two (2) business size envelopes legibly addressed with **first class** postage for each of the adjacent and abutting property owners on the above list.
☑	Accurate legal description or a map drawn to scale showing the property boundaries to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.
☑	18 (11"x17") map copies to be distributed to the Planning Board
☑	20 (11"x17") map copies to be distributed to the Board of Commissioners
☑	Digital (.pdf) submission of all application materials
☑	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties.

Office Use Only

☐	**ZMA Fees:** (*$500.00 for first 5 acres; $10/acre thereafter up to 1,000 acres; $5/acre thereafter)*	**Total Fee Calculation: $**

Attachments Included with Application: (Please include # of copies)

CD /other digital version	☐ Y ☐ N	Plan Sets	# of large	# of 11X17	Other documents/Reports	☐ Y ☐ N

Payment Method:	**Cash :** ☐ **$**_____	**Credit Card:** ☐ Master Card ☐ Visa	**Check:** ☐ Check # _____
Application received by:			**Date:**
Application completeness approved by:			**Date:**

Dates scheduled for public hearing:
☐ **Planning Board:**
☐ **Board of Commissioners:**

RETURN COMPLETED APPLICATION TO:
Pender County Planning & Community Development
805 South Walker Street
P.O. Box 1519
Burgaw, NC 28425

Narrative

PIN: 4214-09-8902-0000 (GB to RP)

The request being submitted is to rezone a single parcel (PIN 4214-09-8902-0000) from GB (General Business) to RP (Residential Performance). The parcel is noted as "AREA" on the submitted survey. The parcel is located on US 17 N in Hampstead directly across US 17 from Union Bethel Road. The parcel is 0.23 acres in size and is currently vacant. The parcel has recently been combined with PIN 4215-00-6231-0000 which was rezoned from RA to RP in August 2021. The request to rezone is driven by desire to place affordable housing on the parcel similar to the adjacent parcels. The parcel is located along a stretch of US 17 that is primarily residential. There is a mix of RA, RP and GB zoned parcels around the subject site. The current use of all adjacent parcels is currently residential. The range of uses permitted in the RP zoning district are appropriate for these parcels as it is surrounded by residential uses. The change of zoning shall not provide any additional burden on the public facilities and services that currently serves the parcel. The proposed change is consistent with the Future Land Use Map which shows Low Density Residential in the area. Rezoning of the parcel would allow for better use of the parcel and provide some affordable housing in the eastern Pender County area.

SURVEY REFERENCE:

DEED BOOK 696 AT PAGE 125
PENDER COUNTY REGISTRY

NOTES:

1. CORNERS ARE MARKED AS NOTED ON MAP.
2. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
3. AREA COMPUTED BY THE COORDINATE METHOD.
4. THIS PROPERTY IS ZONED GB.
5. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARDOUS AREA.
6. NO KNOWN HORIZONTAL CONTROL WITHIN 2,000'.
7. BUILDING SET BACKS REQUIRED TO BE IN ACCORD WITH THE PENDER COUNTY ZONING ORDINANCE.
   GB – (FRONT 25' // SIDE 10' // REAR 10')

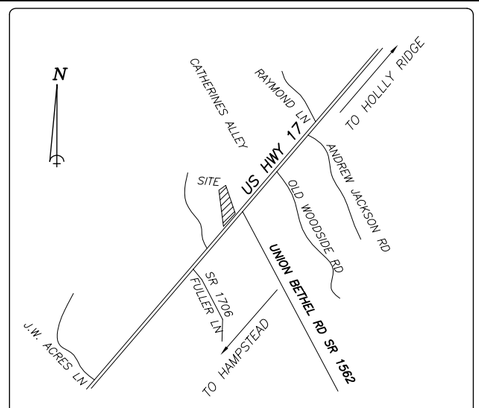
This map is subject to any easements, agreements or rights of way prior to the date of this map that were not visible at my time of inspection.

No complete title search was performed for this survey.

"This lot is adjacent to a natural drainage way or perennial stream or/and a 20 ft. drainage easement is recorded from the lot to a natural drainage way or perennial stream."

LEGEND:

- EIP (EXISTING IRON PIPE) OR EIS (EXISTING IRON STAKE) OR ISS (IRON STAKE SET)
- E"PK" (EXISTING PARKER–KALON NAIL) OR EN&C (EXISTING NAIL & CAP)
- N. C. GRID MONUMENT
- Pt. (POINT)
- PROPERTY LINE
- NON–SURVEYED LINE
- ℄ (CENTER LINE)
- R/W (RIGHT OF WAY)
- OVERHEAD UTILITY LINE
- SWMH (SINGLE WIDE MOBIL HOME)



VICINITY MAP (N.T.S)

STATE OF NORTH CAROLINA — PENDER COUNTY

I, _____ REVIEW OFFICER OF PENDER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS

PENDER COUNTY — NORTH CAROLINA

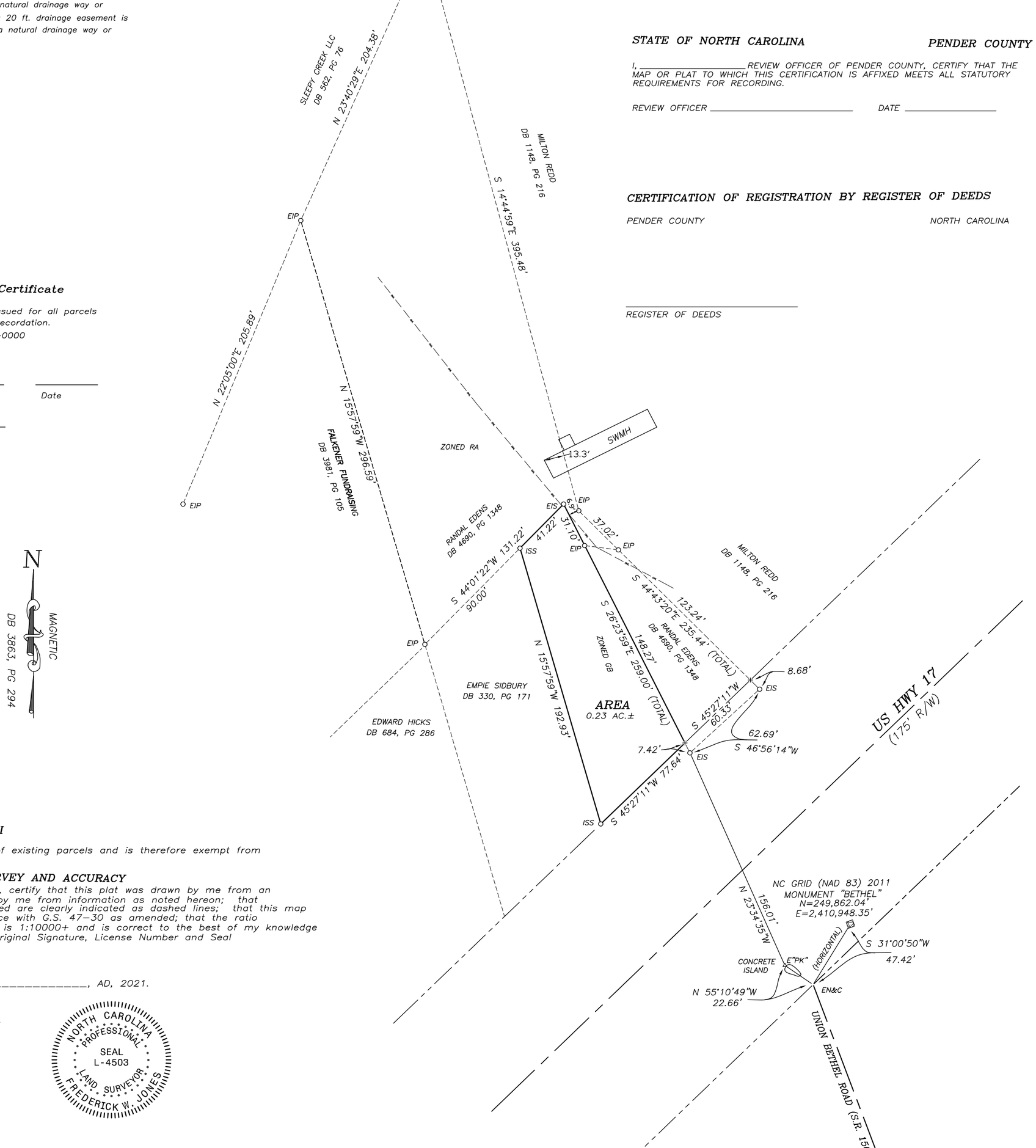
_____
REGISTER OF DEEDS

Parcel Identifier Certificate

Parcel Identifiers will be issued for all parcels shown on this plat after recordation.
TAX PIN #4214–09–8902–0000

_____ _____
Tax Office — Date

_____
PARCEL ID #



Surveyor Certificate II

This plat is of a survey of existing parcels and is therefore exempt from any subdivision ordinance.

CERTIFICATION OF SURVEY AND ACCURACY

I, Frederick W. Jones, PLS, certify that this plat was drawn by me from an actual field survey made by me from information as noted hereon; that the boundaries not surveyed are clearly indicated as dashed lines; that this map was prepared in accordance with G.S. 47–30 as amended; that the ratio of precision as calculated is 1:10000+ and is correct to the best of my knowledge and belief. Witness my original Signature, License Number and Seal

this _____day of _____, AD, 2021.

_____
Frederick W. Jones, PLS
NC License No. L–4503

NORTH CAROLINA PROFESSIONAL SEAL L-4503 LAND SURVEYOR FREDERICK W. JONES

MAP OF SURVEY
FOR
RANDALL EDENS
U.S. HWY. 17
HAMPSTEAD NC 28443

TOPSAIL TOWNSHIP – PENDER COUNTY – NORTH CAROLINA
SCALE: 1" = 50' SEPTEMBER 13, 2021

50 0 50 100 150
GRAPHIC SCALE – FEET

Owner
GILTON H. PITTS
PO BOX 1313
HAMPSTEAD NC 28443

F.W. JONES Surveying Company
N.C. LICENSE No. F–1036
P.O. Box 1471
111 East Fremont Street
Burgaw, NC 28425
Ph: (910) 259–2954
Fx: (910) 259–9040
Em: jonessurveying@bellsouth.net
File: PL 21 EDENS RANDAL CROTTS US 117

Pender County
Planning and Community Development

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Table of Permitted Uses
Pender County Unified Development Ordinance

5.2.3 Table of Permitted Uses

The Table of Permitted Uses shows those principal uses that are permitted by right, permitted subject to limited use standards, or permitted subject to a Special Use Permit.

TABLE OF PERMITTED USES											
P=Permitted Use D=Permitted w/ Use Standards S=Special Use Approval Required SD=Special Use Approval Required w/ Additional Standards PM=Permitted in conjunction w/ the MDP process											
Use Category Specific Use Type		Residential				Mixed Use	Commercial		Industrial		Special Purpose
		Zoning Districts									
Use Type	**Ref NAICS**	**RA**	**RP**	**RM**	**MH**	**PD**	**GB**	**OI**	**IT**	**GI**	**EC**
RESIDENTIAL											
SFD: Detached-Conventional		P	P	P	P	P					
SFD: Detached Zero Lot Line				P		P					
SFD-Attached: Duplex		P	P	P		P					
SFD-Attached: Multiplex				P		P					
SFD-Townhouse (5+ attached)				P		P					
Multifamily (condominium/apartment)				P		P					
Upper Story Residential						P	P	P			
Accessory Dwelling		D	D	P		D					
Accessory Dwelling on Non Residential Principal Uses		D				D			P	P	
Manufactured Home		P	D		P						
Manufactured Home Park					PMD						
ACCESSORY USES AND STRUCTURES											
Accessory Structures		P	P	P	P	P	P	P	P	P	
Cottage Occupations		SD	SD	SD		SD	SD				

Home Occupation		D	D	D	D	D	D				
Agritourism Activities on active farms		D	D	D	D	D	D	D	D	D	D
Sector 21: MINING, QUARRYING, OIL AND GAS EXTRACTION											
Nonmetallic Mineral Mining & Quarrying	2123	S								S	
Except: 212392 Phosphate Rock Mining											
Except: 212321 Borrow Pit Sand Mining			PMDS			PMD					
Sector 22: UTILITIES											
Fossil Fuel Electric Power Generation	221112									S	
Other Electric Power Generation	221119	S	S			S			P	P	
Electric Bulk Power Transmission & Control	221121	S	S	S	S	S	S	S	P	P	
Natural Gas Distribution Except Transmission Lines	221210									P	
Water Supply Facilities*	221310		S			PM				P	
Sewage Treatment Facilities*	221320		S	PMD/S		PMD/S				P	
Except: Sewage Lift Stations*		SD	SD	PMD/S	PMD/S	PMD/S	D	D	D	D	
*County Owned or County Service District Provided Systems=P											

		Zoning Districts									
Use Type	**Ref NAICS**	**RA**	**RP**	**RM**	**MH**	**PD**	**GB**	**OI**	**IT**	**GI**	**EC**
Sector 23: CONSTRUCTION											
Construction of Buildings	236						D		P	P	
Heavy and Civil Engineering Construction	237						D		P	P	
Specialty Trade Contractors	238						D		P	P	
Sectors 31-33 MANUFACTURING											
Artisan Manufacturing		S	S			P	P		P		
Food Manufacturing	311									P	
Beverage and Tobacco Product Manufacturing	312									P	
Textile Mills	313									P	
Textile Product Mills	314									P	
Apparel Manufacturing	315									P	
Wood Product Manufacturing	321								P	P	
Truss Manufacturing	321214						S		P	P	
Prefabricated Wood Building Manufacturing	321992						S		P	P	
Prefabricated Metal Building and Component Manufacturing	332311						S		P	P	

Paper Manufacturing	322									S	
Converted Paper Product Manufacturing	3222									P	
Printing and Related Support Activities	323								P	P	
Petroleum and Coal Products Manufacturing	324									S	
Synthetic Dye and Pigment Manufacturing	32513									P	
Other Basic Organic Chemical Manufacturing	32519									P	
Resin, Synthetic Rubber & Artificial Synthetic Fibers and Filaments Manufacturing	3252									P	
Pharmaceutical Manufacturing	3254								P	P	
Paint, Coating and Adhesive Manufacturing	3255									P	
Soap, Cleaning Compound and Toilet Preparation Manufacturing	3256									P	
Other Chemical Product and Preparation Manufacturing										P	
Except: 32592 Explosive Manufacturing											
Plastics and Rubber Products Manufacturing	326									P	
Clay Product and Refractory Manufacturing	3271									P	
Ready-Mix Concrete Manufacturing	32732									P	
Concrete Pipe, Brick, & Block Manufacturing	32733									P	

		Zoning Districts									
Use Type	**Ref NAICS**	**RA**	**RP**	**RM**	**MH**	**PD**	**GB**	**OI**	**IT**	**GI**	**EC**
Sectors 31-33 MANUFACTURING											
Other Concrete Product Manufacturing	32739									P	
Gypsum Product Manufacturing	32742									P	
Fabricated Product Manufacturing	332									P	
Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing	3327								P	P	
Machinery Manufacturing	333									P	

Computer & Electronic Product Manufacturing	334								P	P	
Electrical Equipment, Appliance, & Component Manufacturing	335									P	
Transportation Equipment Manufacturing	336									P	
Furniture and Related Product Manufacturing	337								P	P	
Miscellaneous Manufacturing	339								P	P	
Sector 42 WHOLESALE TRADE											
Wholesale Trade	42	S							P	P	
Sectors 44-45 RETAIL TRADE											
Motor Vehicle and Parts Dealers	441	S					P		P		
Furniture and Home Furnishings Stores	442						P		P		
Electronics and Appliance Stores	443	S				P	P		P		
Building Material, Garden Equipment & Supplies Dealers	444	S					P		P	P	
Food and Beverage Stores	445	S	S			P	P		P		
Health and Personal Care Stores	446	S	S			P	P	P	P		
Gasoline Stations	447	S				P	P		P		
Clothing and Clothing Accessories Stores	448	S				P	P		P		
Sporting Goods, Hobby, Book, and Music Stores	451					P	P		P		
Miscellaneous Store Retailers	453	S				P	P				
Non store Retailers	454	S				P	P		P		
Liquefied Petroleum Gas Dealers	454312									P	
Sectors 48-49: TRANSPORTATION AND WAREHOUSING											
Air Transportation	481								P	P	
Rail Transportation	482								P	P	
Truck Transportation	484								P	P	
Transit and Ground Passenger Transportation	485								P	P	
Interurban and Rural Bus Transportation	4852						P		P	P	
Taxi and Limousine Service	4853						P		P	P	
School and Employee Bus Transportation	4854								P	P	

Charter Bus Industry	4855								P	P	
Support Activities for Transportation	4881								P	P	
Support Activities for Road Transportation	4884	S					P		P	P	
Postal Services	491110	S	S			P	P	P			
Couriers and Messengers	492						P	P	P	P	
		Zoning Districts									
Use Type	**Ref NAICS**	**RA**	**RP**	**RM**	**MH**	**PD**	**GB**	**OI**	**IT**	**GI**	**EC**
Sectors 48-49: TRANSPORTATION AND WAREHOUSING											
Warehousing and Storage	493	S							P	P	
Sector 51: INFORMATION											
Information	51					P	P	P	P	P	
Finance and Insurance	52	S	S			P	P	P	P	P	
Sector 53: REAL ESTATE AND RENTAL AND LEASING											
Real Estate and Rental and Leasing	53	S	S			P	P	P	P	P	
Commercial and Industrial Machinery and Equipment Rental and Leasing	5324								P	P	
Sector 54: PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES											
Professional, Scientific, & Technical Services	54	S	S			P	P	P	P	P	
Sector 55: MANAGEMENT OF COMPANIES AND ENTERPRISES											
Management of Companies and Enterprises	55	S	S			P	P	P	P	P	
Sector 56: ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES											
Administrative and Support Services	561	S				P	P	P	P	P	
Solid Waste Collection Public	562111	P	P	P	P	P	P	P	P	P	
Solid Waste Collection Private	562111									S	
Solid Waste Landfill	562212									S	
Solid Waste Combustors and Incinerators	562213									S	

Other Nonhazardous Waste Treatment and Disposal	562219	S					S		S	S	
Remediation Services	562910									S	
Materials Recovery Facilities	562920									S	
All Other Waste Management Facilities	56299									S	
Sector 61: EDUCATIONAL SERVICES											
Educational Services	611	P	S			P	P	P			
Business Schools, Computer & Management Training	6114	S				P		P	P		
Technical and Trade Schools	6115	S				P	P	P	P	P	
Other Schools and Instruction	6116	S				P	P	P	P		
Sector 62: HEALTH CARE AND SOCIAL ASSISTANCE											
Ambulatory Health Care Services	621					P	P	P			
Except: Outpatient Mental Health and Substance Abuse Centers	62142						P	S			
Hospitals	622	S				P	P	P			
		Zoning Districts									
Use Type	**Ref NAICS**	**RA**	**RP**	**RM**	**MH**	**PD**	**GB**	**OI**	**IT**	**GI**	**EC**
Sector 62: HEALTH CARE AND SOCIAL ASSISTANCE											
Except: Psychiatric and Substance Abuse Hospitals	6222							S			
Except: Outpatient Mental Health and Substance Abuse Hospitals	62142						S	S			
Nursing and Residential Care Facilities	623	S	S			P	P	P			
Except: Residential Mental Retardation, Mental Health & Substance Abuse Facilities	6232	S						S			
Social Assistance	624	S				P	P	P			
Vocational Rehabilitation Services	6243						P	P	P	P	
Sector 71: ARTS, ENTERTAINMENT, AND RECREATION											
Performing Arts Companies	7111	S				P	P				
Spectator Sports	7112	S					P		P		

Promoters of Performing Arts, Sports and Similar Events	7113	S				S	S				
Agents and Managers for Artists, Athletes, Entertainers and Other Public Figures	7114					P	P	P			
Museums, Historical Sites and Similar Institutions	712	S				P	P	P			
Amusement and Theme Parks	713110	S				S	S				
Amusement Arcades	713120						P				
Golf Courses and Country Clubs	713910	S	PM			P					
Fitness & Recreational Sports Centers	713940	S				P	P	P	P		
Bowling Centers	71395					P	P	P	P		
All Other Amusement & Recreation Industries	71399	S				P	P		P		
Aviation Clubs, Recreational	713990	S	S			P	P		P		
Canoeing, Recreational	713990	S	S			P	P		P		
Fishing Clubs, Recreational	713990	S	S			P	P		P		
Flying Clubs, Recreational	713990	S	S			P	P		P		
Guide Services (i.e. Fishing, Hunting, Tourist)	713990	S	S			P	P		P		
Horse Riding, Recreational	713990	P	S								
Outdoor Shooting Ranges	713990	S									
		Zoning Districts									
Use Type	**Ref NAICS**	**RA**	**RP**	**RM**	**MH**	**PD**	**GB**	**OI**	**IT**	**GI**	**EC**
Sector 72: ACCOMMODATIONS AND FOOD SERVICES											
Hotels and Motels	72111					P	D	D			
Bed and Breakfast Inns	721191	S	S		S	P	P				
All Other Traveler Accommodation	721199	S	S		S	P	P				
RV Parks and Recreational Camps	7212	SD					SD				
Recreational and Vacation Camps	721214	S									S
Rooming and Boarding Houses	721310	S				P	P				
Full Service Restaurants	7221	S				P	P	P	P	P	
Limited Service Eating Places	7222	S				P	P	P	P	P	
Special Food Services	7223	S				P	P	P	P	P	
Drinking Places (Alcoholic Beverages)	7224	S				P	P				

Sector 81: OTHER SERVICES, EXCEPT PUBLIC ADMINISTRATION											
Automotive Repair and Maintenance	8111	S					P		P	P	
Electronic and Precision Equipment Repair and Maintenance	8112	S					P	P	P	P	
Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	8113								P	P	
Personal and Household Goods Repair and Maintenance	8114	S				P	P	P	P	P	
Personal Care Services	8121	P	S			P	P	P	P		
Funeral Homes and Funeral Services	81221	S					P	P	P	P	
Cemeteries and Crematories Except: Private Cemetery	81222	S	S			S	S	S	S	S	
Coin Operated Laundries and Drycleaners	812310	P				P	P				
Dry-cleaning and Laundry Services	812320	S				P	P		P	P	
Linen & Uniform Supply	81233								P	P	
Other Personal Services	8129	S				P	P	P	P		
Pet Care Services	812910	D					D		D	D	
Religious Organizations	8131	P	S			P	P	P	P		
Grant making and Giving Services	8132					P	P	P	P		
Social Advocacy Organizations	8133					P	P	P	P		
Civic and Social Organizations	813410	S	S			P	P	P			
Business, Professional, Labor, Political and Similar Organizations	8139					P	P	P	P		
Public Administration	92	P	P	P	P	P	P	P	P	P	
			Zoning Districts								
Use Type	**Ref NAICS**	**RA**	**RP**	**RM**	**MH**	**PD**	**GB**	**OI**	**IT**	**GI**	**EC**
MISCELLANEOUS USES											
Adult and Sexually Oriented Businesses									S	S	
Adult Retail									S	S	
Bona fide Farm Purposes		D	D	D	D	D	D	D	D	D	D

Child Care Center		P	S			S	P	P			
Community Boating Facility		SD	SD	SD	SD	SD					
Community Boating Facility in conjunction with a Master Development Plan		SD	PMD	PMD	PMD	PMD					
Disaster Volunteer Housing		D	D	D	D	D	D	D	D	D	
Family Care Home		D	D	D	D	D					
Family Child Care Home		P	P			P	P	P			
Industrial Park										SD	
Marina (Commercial)		SD	PMD			PMD					
Portable Storage Containers		D	D	D	D	D	D	D	D	D	
Private Cemetery less than 6,000 sq. ft.		D	D				D	D	D		
Private Cemetery 6,000 sq. ft. and larger		S	S				S	S	S		
Public Parks		P	P	P	P	P	P	P	P	P	
Private Residential Boating Facility		D	D	D	D	D					
Salvage Operations		S								D	
Storage of Merchandise, Materials or Equipment On Site Inside or Outside An Enclosed Building, Excluding Salvage		S							P	P	
Storage of boats and watercraft outdoors or on dry stack structures							S				
Sweepstakes Center							SD		SD	SD	
Telecommunication Facilities		SD	SD			SD	SD	SD	SD	SD	
Telecommunication Facilities – Public Safety		SD	SD			SD	SD	SD	SD	SD	
Temporary Manufactured Homes		P	P			P					
Temporary Modular/Manufactured Offices						P	P	P	P	P	
Temporary Fruit & Vegetable Stands		P	P								
Temporary Buildings for Construction or Development		D	D	D	D	D	D	D	D	D	
Temporary Events		D					D	D	D	D	

Pender County
MDP 2021-35 Silo Ridge

TO:	Planning Board
FROM:	Travis Henley
DATE:	January 4, 2022
SUBJECT:	MDP 2021-35

SUMMARY:
Sidbury Development I, LLC, applicant and owner, is requesting approval of a revision to the Silo Ridge Master Development Plan which currently has approval for a total of 316 lots/units (175 single-family homes and 141 townhomes). The proposed revision will retain the maximum allowable lots/units (316) but modify the Master Development Plan to add duplex units to the permitted housing type and remove the exact proportions of housing type throughout the development. The subject property is within the PD, Planned Development zoning district, consists of approximately 74.52 acres, and is located on the northern side of Sidbury Road, approximately 0.2 miles west of US HWY 17 in the Topsail Township. The subject property may be further identified by Pender County PIN 3271-12-6568-0000.

ACTION REQUESTED:
Approval of Silo Ridge Revision

ATTACHMENTS:
MDP 2021-35 Staff Report Addendum
MDP 2021-35 Silo Ridge MDP Application
MDP 2021-35 Silo Ridge Project Narrative
MDP 2021-35 Silo Ridge Proposed MDP
Attachment 1 - MDP 2020-23 Planning Board Packet Approval
Attachment 2 - Silo Ridge Proposed Preliminary Plat
Attachment 3 - Technical Review Committee Comments

STAFF REPORT ADDENDUM FOR MDP 2021-35
MASTER DEVELOPMENT PLAN REVISION APPLICATION

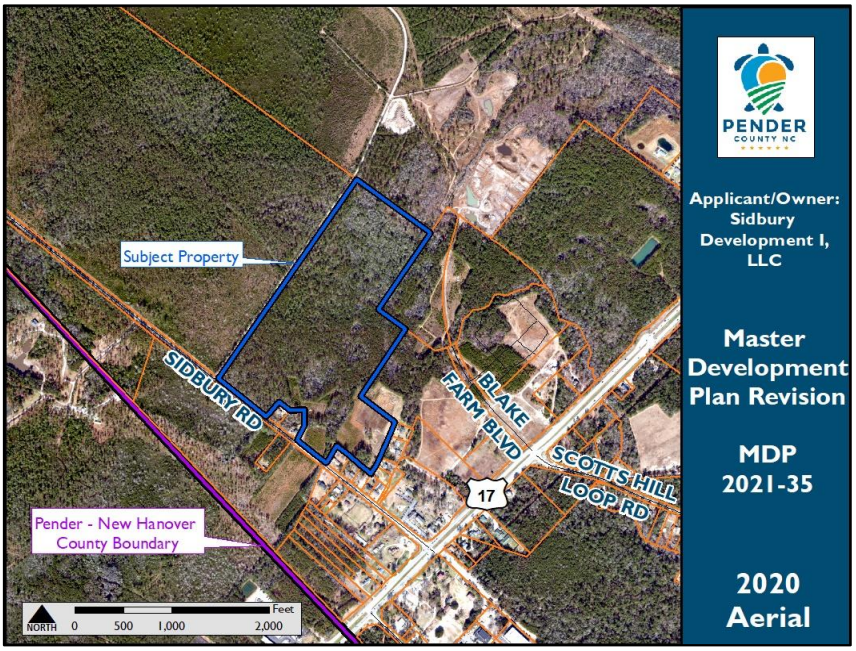
APPLICATION SUMMARY	
Case Number	MDP 2021-35
Hearing Date	January 4, 2022 Planning Board
Applicant & Property Owner	Sidbury Development I, LLC
Parcel Identification Number	3271-12-6568-0000
Acreage	74.52
Township	Topsail
Zoning District	PD, Planned Development
Pender 2.0 Future Land Use Category	Regional Mixed-Use & Medium Density Residential

MASTER DEVELOPMENT PLAN REVISION PROPOSAL

Sidbury Development I, LLC, applicant and owner, is requesting approval of a revision to the Silo Ridge Master Development Plan which currently has approval for a total of 316 lots/units (175 single-family homes; 141 townhomes). The proposed revision will retain the maximum allowable lots/units (316) but modify the Master Development Plan to add duplex units to the permitted housing type and remove the exact proportions of housing type throughout the development.

LOCATION

The subject property consists of 1 tract of land and is located on the northern side of Sidbury Road, approximately 0.2 miles west of US HWY 17 in the Topsail Township



MASTER DEVELOPMENT PLAN REVISION PROPOSAL

The approved Silo Ridge Master Development Plan (MDP 2020-23) received approval on September 1, 2020 for a residential development consisting of 175 single-family homes, 141 townhomes for a total of 316 dwelling units. That approval also included a private well to serve the development.

The applicant is proposing to revise that Master Development Plan by adding duplex units to the permitted housing type. The applicant is also requesting that the specific unit count of each housing type included in the approved Master Development Plan is removed, allowing the developer to set the specific number of single-family lots, duplexes, and townhomes based upon market conditions. If the MDP revision is approved, the applicant will be required to submit a preliminary plat to the Technical Review Committee for review and approval to ensure all Federal, State, and local regulations are met. In addition, all phases of the proposed development shall occur in accordance with the PD, Planned Development zoning district.

The applicant has not requested the total unit count be increased or decreased. As such, the unit count will remain unchanged, and the overall density of the development (6.42 dwelling units per acre) will also remain unchanged. All conditions of approval from the approved Master Development Plan (MDP 2020-23) shall apply to this proposed revision and are outlined on Pages 3 and 4 of this addendum.

Because no other changes to the approved Master Development Plan (MDP 2020-23) are being proposed as part of this revision, Staff has provided the September 1, 2020 Planning Board packet and approval letter as attachment to this report **(Attachment 1)**.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES

On December 2, 2021, the applicant submitted a preliminary plat for review by the Pender County Technical Review Committee **(Attachment 2).** During that review, Staff noted that duplex units were added to the development, and the number of single-family lots and townhome units were modified. Because this differed from the approved Master Development Plan (175 single-family lots and 141 townhomes), Staff informed the applicant that a revision to the Master Development Plan was required. All Technical Review Committee comments can be found in **Attachment 3** of the Board's packet.

Unified Development Ordinance Compliance: Section 3.5.4 of the UDO provides the applicable review procedure for Master Development Plans. This review procedure applies to Master Development Plan revisions as well.

3.5.4 Master Development Plan Review

A. Applicants shall submit the MDP to the Administrator, together with completed application materials.
B. Application form must be completed, and fee paid at the time of submission.
C. The Master Development Plan must meet all the requirements prescribed in Section 6.1, Master Development Plan Contents.
D. The Administrator will forward the MDP to the Technical Review Committee for review. The TRC shall make recommendations concerning whether the plan meets the requirements and or plans of their particular state agency, county department or utility authority.
E. When the submission is complete, the Administrator shall submit the plans, application materials and comments to the Planning Board for its consideration, if required in accordance with Section 3.5.2.
F. The Planning Board shall act on the MDP within 90 days of the date of the presentation of the plan to the Board. The Planning Board shall approve the plan, approve it with required changes or deny the plan. If the Planning Board fails to act within 90 days, the plan shall be deemed approved. The applicant may request additional time if he/she deems it necessary.
G. If the MDP is denied by the Planning Board, the applicant may choose to withdraw the application and resubmit it with changes as a new plan or appeal the Planning Board's decision to Zoning Board of Adjustment.
H. Any decision rendered by the Planning Board is appealable to the Zoning Board of Adjustment within thirty (30) days of the decision.
I. Planning Board Master Development Plan approval shall be valid for two (2) years.

CONDITIONS OF APPROVAL

The same conditions of approval applied to the original Master Development Plan (MDP 2020-23) shall remain in effect and are as follows:

1. Crosswalks shall be provided at all appropriate locations where a sidewalk would cross a street and shall be demonstrated on all Preliminary Plats associated with this Master Development Plans.
2. The applicant shall be required to design their stormwater management system for 50-year storm events to mitigate post storm event runoff.
3. The applicant shall be required to construct a multi-use path along Sidbury Road (SR 1572) to increase pedestrian connectivity within the development and outside the development for future residents of Pender County to utilize.
4. Currently, the northern property line requires an A Buffer as the adjacent tract is vacant. However, a collector street, Huggins Road, will be built along the shared property line. This would require a change in buffering standards from a Buffer A to a Buffer B. The applicant has chosen to place a Buffer C along the shared property line, which is a denser buffer standard than either Buffer A or Buffer B. Therefore, the developer shall be required to construct a C Buffer along the shared property line with the future Huggins Road.

5. The applicant shall be required to construct a C-1 buffer with an eight (8) foot fence along the Sidbury A easement.
6. The applicant shall be required to construct a C-1 Buffer with an eight (8) foot fence along parcels: 3271-11-0760-0000 and 3271-11-2651-0000.

RECOMMENDATION

Planning Staff is submitting the proposal for Planning Board disposition. The request does not increase or decrease the total number of units. Instead, it adds duplex units as a permitted housing type, consistent with the allowable uses of the Pender County Unified Development Ordinance. Although the request is not consistent with Pender County's Unified Development Ordinance, it exhibits the potential for superior design. The proposal is consistent with two (2) goals and three (3) policies within the Pender 2.0 Comprehensive Land Use Plan while conflicting with none. Therefore, Planning Staff respectfully recommends the approval of the Master Development Plan revision as requested and detailed in the report with the conditions stated above. All future development, phases, or changes to the Master Development Plan are subject to the Planning Board review and approval.

PLANNING BOARD ACTION FOR MASTER DEVELOPMENT PLAN (MDP 2020-23) SEPTEMBER 1, 2020

MOTION	SECONDED
PITTS	BUCHANAN

APPROVED	DENIED	UNANIMOUS
YES	–	–

McClammy	Jordan	Beaudoin	Buchanan	Pitts
YES	YES	ABSTAINED	YES	YES

Pender County
Planning and Community Development

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Planned Development & Residential Mixed Zoning Districts
Master Development Plan Submission

Applications will be considered for the Technical Review Committee hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

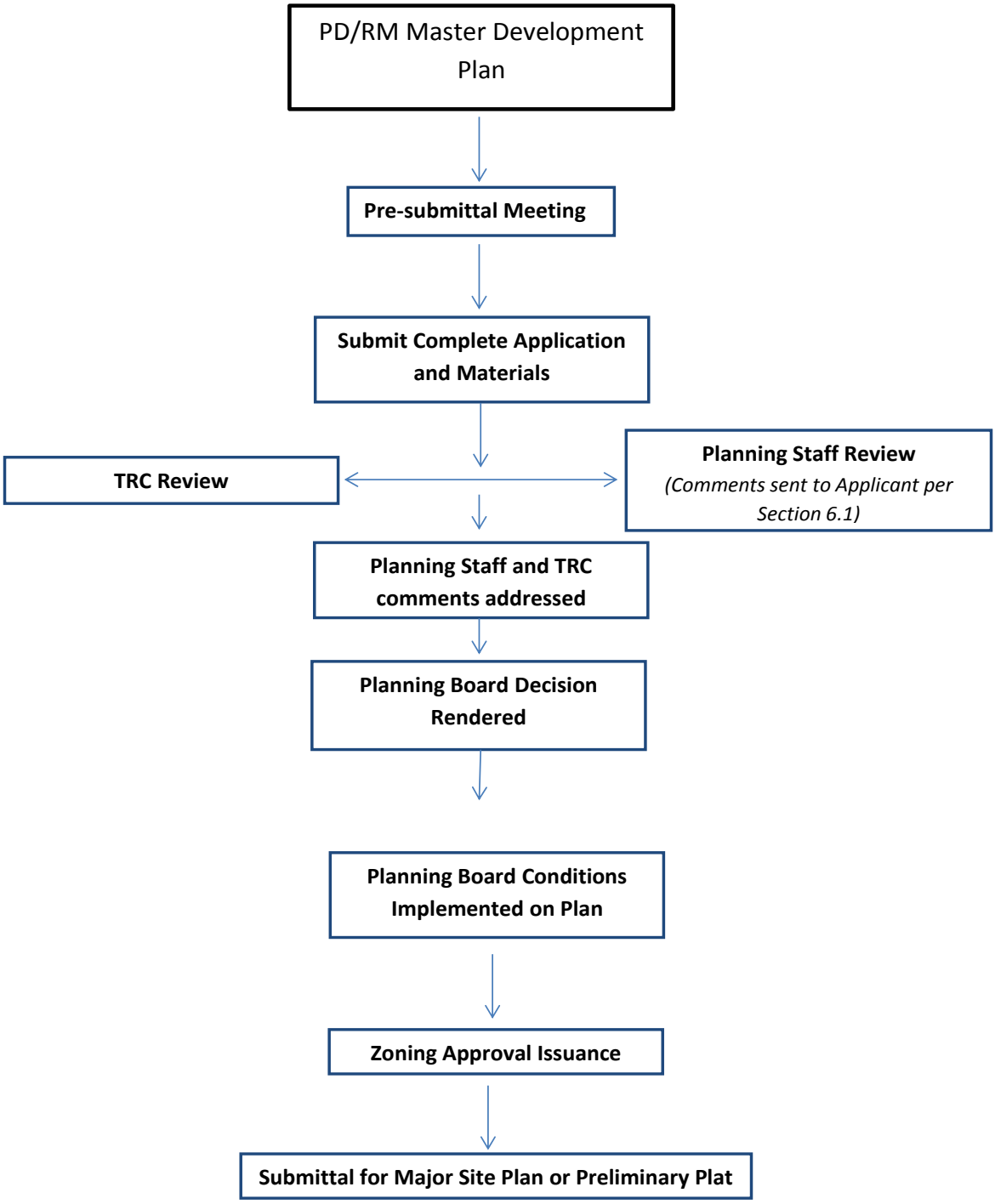
1. _____ **Pre-submittal Meeting**
   Date of Meeting _____
2. _____ **Signed Application**
3. _____ **Payment**
   $500 plus $10 per acre for the first 100 acres, $5 per acre thereafter
4. _____ **Paper Plan Sets**
   One (1) 24 x 36, Fifteen (15) 11 x 17
5. _____ **Digital Submission**
   For all documents submitted in paper copy, bring a digital copy with paper submission.
6. _____ **Adjacent Property List**
   A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the of the perimeter of the project bounds.
7. _____ **Adjacent Property Envelopes**
   The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. _____ **Permits**
   Please include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
9. _____ **Site Plan Requirements**
   A prepared site plan in accordance with the Unified Development Ordinance standards 6.1, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.
   (See Master Development Plan Checklist)

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant _____ Date 12/16/21

Printed Name Grady Gordon

Staff Initials: _____
Date: _____


PD/RM Master Development Plan
Pre-submittal Meeting
Submit Complete Application and Materials
TRC Review
Planning Staff Review
(Comments sent to Applicant per Section 6.1)
Planning Staff and TRC comments addressed
Planning Board Decision Rendered
Planning Board Conditions Implemented on Plan
Zoning Approval Issuance
Submittal for Major Site Plan or Preliminary Plat

		Meeting Date	Complete Application Due Date	Applicant Final Submission for PB	Planning Board Meeting
TRC	**January**	1.8.20	12.13.19	1.17.20	2.4.20
	February	2.5.20	1.17.20	2.14.20	3.3.20
	March	3.4.20	2.14.20	3.13.20	4.7.20
	April	4.1.20	3.13.20	4.17.20	5.5.20
	May	5.6.20	4.17.20	5.15.20	6.2.20 (H)
	June	6.3.20	5.15.20	6.12.20	7.7.20
	July	7.1.20	6.12.20	7.17.20	8.4.20
	August	8.5.20	7.17.20	8.14.20	9.1.20
	September	9.2.20	8.14.20	9.11.20	10.6.20 (H)
	October	10.7.20	9.18.20	10.16.20	11.3.20
	November	11.4.20	10.16.20	11.13.20	12.1.20
	December	12.2.20	11.13.20	12.17.20	1.5.21 (H)

Complete Application Date: All documents must be received by 12PM on the deadline date to be considered a complete application.

Final Applicant Submission for Planning Board: All final documents must be submitted by 10AM or the item will be removed from the Planning Board's Agenda.

Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

Master Development Plan – Mixed Use Districts Specific Requirements

1. Requirements

a. A land use plan
b. Boundaries of existing environmental features as defined
c. The proposed location of entrances to the development
d. Proposed parking areas.
e. The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets -providing access to adjoining parcels
f. The use of adjoining parcels and the location of adjoining streets and utilities
g. The approximate location of sewer
h. Letter of intent for wastewater connection to package plant
i. The approximate location of water mains
j. Wastewater disposal method
k. Water source with statements
l. A conceptual plan for stormwater management
m. The proposed location and arrangement of all streets
n. Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
o. A Traffic Impact Analysis is required when the development generates 100 trips in the morning or peak hours or 1,000 trips per day. The Traffic Impact Analysis must state the dates and times the counts were conducted.
p. The location and treatment proposed for all historical structures
q. Timing of construction for all amenities

2. Roadways

a. Public roadways - Built to NCDOT Subdivision Roads Minimum Construction Standards
b. Private roadways - All designated private streets designed and constructed in compliance with the current NCDOT Subdivision Roads Minimum Construction Standards
c. Private streets will be subject to requirements to construct public collector streets under any of the following conditions (per Section 7.5.3.C)
    - Dimension of more than 5280 ft.
    - -Any street in the subdivision has the potential to serve more than 200 residential or commercial units
    - -Access to any lot or unit in the subdivision is more than 5280 ft. by a private street to a public street
    - -Existing public streets have been dedicated or constructed to the property line of the subdivision
    - -Access to adjacent properties will be hindered as a result of private streets being allowed in the subdivision

3. Access (per Section7.4)

a. All lots shall have direct or indirect access to a public street, private street, or private access easement.
b. Access must provide a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use.

4. Public and Private Street Design (per Section 7.5.1)

a. Adjoining street systems,
b. Existing, planned and proposed streets, topographic, drainage and other natural features of the property,
c. Continuity in existing streets and proposed streets,

Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

d. Adequate right-of-way for collector streets
e. Reasonable access provided to adjacent properties for development
f. Street intersections are directly aligned if possible.
g. If not aligned not offset centerline to centerline by not less than 125 ft.
h. Intersect as nearly as possible at right angles
i. Permanent dead end streets (cul-de-sacs) or temporary dead end (stub) streets are longer than 1,000 ft.
j. Street name approval from the Pender County Addressing Coordinator.
k. Sight triangles as required in the NCDOT

5. Buffers (8.2 please refer to Section 4.15 of the Pender County UDO)

a. Along all boundaries adjacent to a street Buffer A
b. Along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development Buffer C
c. Along all other boundaries Buffer B
d. -Boundaries and location of common open space, with the percentage of the total acreage of the site to be common open space.

6. Housing Types (per Section 4.15)

7. Residential Dimensional Requirements

a. Front Setbacks
b. Side Setback
c. Rear Setbacks
d. Corner Setbacks
e. Building Height
f. Structure Separation
g. Minimum Chord distance
h. Minimum lot width

8. Commercial Dimensional Requirements

a. Front Setbacks
b. Side Setback
c. Rear Setbacks
d. Corner Setbacks
e. Building Height
f. Structure Separation
g. Minimum Chord distance
h. Minimum lot width

9. Density

a. Non-Residential Acreage
b. Wetlands Acreage
c. Passive Open space Acreage
d. Active Open Space Acreage
e. Right of Way Acreage
f. Total Units
g. Developable Land
h. Net Density

10. Open Space Labeled Cleary with Acreages (per Section 7.6)

a. Open Space
b. Passive Open Space
c. Active Open Space

Pender County
Planning and Community Development

Planning Division
805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

MASTER DEVELOPMENT PLAN

Prior to submission of a preliminary master development plan for approval, the applicant shall request a pre-application review conference with the County staff.

1. The purpose of the pre-application conference shall be to discuss the proposal in relation to the requirements of the Land Use Plan and UDO and to obtain advice on the preparation of the master development plan.
2. At the pre-application conference, the applicant shall provide a land use plan describing the following:
    a. The general location of the site.
    b. The general location of proposed roads.
    c. The general location of proposed uses, environmental areas, housing types or open space.
    d. The uses on adjoining properties.
    e. Utility requirements.

The purpose of the master development plan (MDP) is to promote orderly and planned development of property within Pender County. It is the purpose of the MDP to ensure that such development occurs in a manner that suits the characteristics of the land, is harmonious with adjoining property, is in substantial compliance with the goals and policies of the adopted Land Use Plan, and is in the best interest of the general public. The MDP shall be used to illustrate the characteristics of the property proposed for development and of surrounding properties.

**See Figures 2 and 3 at the end of Section 3.4, Pender County UDO for an illustrative process*

1. The MDP shall at least include all contiguous land under single or common ownership in the above zoning districts.
2. A preliminary MDP may be submitted with an application for a conditional rezoning but shall not be considered binding until approval of a final MDP.

Waivers to MDP – Residential Districts

The Administrator may waive the requirements of a MDP in the Residential Districts if the proposed development contains all of the following criteria:

1. Contains ten (10) or less traditional detached single-family dwelling units;
2. Is not an integral portion of a property proposed or planned for future development or subdivision;
3. Is planned to be developed in a manner that is harmonious with surrounding properties and land uses; and
4. Does not substantially affect the purpose and intent of its zoning district and the intent of this article.

Waivers to MDP – Commercial and Industrial Districts

The Administrator may waive the requirement of a MDP in the Commercial and Industrial Districts if the proposed development contains all of the following criteria:

1. If the proposed subdivision or development is less than five (5) acres in size;
2. Includes no new streets, roads or rights-of-way, does not further extend any existing or dedicated street, road or rights-of-way and does not significantly change the layout of any existing or dedicated street, road or rights-of-way;
3. Is not an integral portion of a property proposed or planned for future development or subdivision;
4. That such development is limited to one individual parcel and one single use in accordance with Section 5.2.

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	**MDP**	**Date**	
Application Fee	**$**	**Invoice Number:**	
Pre-Application Conference		**Hearing Date**	

SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Sidbury Development I, LLC	**Owner's Name:**	Sidbury Development I, LLC
Applicant's Address:	6626-C Gordon Road	**Owner's Address:**	6626-C Gordon Road
City, State, & Zip	Wilmington, NC 28411	**City, State, & Zip**	Wilmington, NC 28411
Phone Number:	910-799-3006	**Phone Number:**	910-799-3006
Email Address:	grady@mcadamshomes.net	**Email Address:**	grady@mcadamshomes.net

Legal relationship of applicant to landowner: Owner/Developer

SECTION 2: PROJECT INFORMATION				
Type of Master Development Plan	☒ **Residential** *RP, PD, RM MH District*	☐ **Commercial** *GB, OI, IT, GI District*	☐ **Mixed Use** *PD*	
Property Identification Number (PIN):	3271-12-6568-0000	**Total property acreage:**	74.52	
Zoning Classification:	PD	**Acreage to be disturbed:**	56.15	
Water Provider	P:rivate Water System	**Wastewater Provider:**	Pluris	
Project Address :	Sidbury Road			
Description of Project Location:	Project is located +/-0.30 miles from the intersection of US Hwy 17 & Sidbury Road			
Describe activities to be undertaken on project site:	Project is for the development of a 316 unit subdivision with related site appurtenances			

SECTION 3: SIGNATURES			
Applicant's Signature		**Date:**	12/17/2021
Applicant's Printed Name	Grady Gordon	**Date:**	
Owner's Signature		**Date:**	
Owner's Printed Name		**Date:**	

NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

Office Use Only

☐	**MDP Fees: (***$500.00 plus $10/acre for the first 100 acres $5/acre thereafter)*	**Total Fee Calculation: $**

Attachments Included with Application: (Please include # of copies)

CD /other digital version	☐ Y ☐ N	Plan Sets	# of large	# of 11X17	Other documents/Reports	☐ Y ☐ N

Payment Method:	**Cash :** ☐ **$**_____	**Credit Card:** ☐ Master Card ☐ Visa	**Check:** ☐ Check # _____

Application received by:		Date:
Application completeness approved by:		Date:
Date scheduled for public hearing:		

Contents of a Preliminary Master Development Plan – Residential Districts Site plans shall contain a conceptual plan, showing the location and functional relationship between all proposed housing types and land uses, including the following information:	
	A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses.
	The location and approximate boundaries of proposed housing types conceptually shown in accord and with other non-residential uses dimensional requirements.
	The proposed number of dwelling units of each type in each phase and in the total development accompanied by density calculation of the development.
	The location and approximate boundaries of existing environmental features as defined.
	The location of environmental protection land to be included in common open space.
	The approximate acreage in common open space, each use, housing type and in roads, streets or right-of-ways for each phase and the total development.
	The approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
	The location and general configuration of recreational facilities, with a general statement of the types of recreational facilities to be provided if applicable.
	The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided if applicable.
	The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
	The location and arrangement of street entrances, driveways and parking areas.
	The use of adjoining parcels and the location of adjoining streets and utilities.
	Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
	Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.
	Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
	A conceptual plan for stormwater management with the location of stormwater facilities designed to serve more than one lot.
	Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
	The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or as identified on any historical landmarks survey for Pender County.
	Location and timing of construction for all amenities.
	Landscaping and Buffer requirements per Article 8.
	All subdivided land and parcels shall comply with Section 7.2, Lot Design.
	Homeowners Association shall be required for all major residential subdivisions with privately maintained streets, open space, and other dedicated land as stated in Section 7.3, Homeowners Association Requirements.
	Street layout and access shall conform to Section 7.4, Access and Section 7.5, Street Design
	Calculated open space requirements shall adhere to Section 7.6, Open Space.

Contents of a Preliminary Master Development Plan – Commercial and Industrial Districts The site plan shall contain a conceptual plan, showing the location and functional relationship between streets and land uses, including the following:	
	A conceptual plan, showing the location and arrangement of proposed uses.
	The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or identified on any historical survey for Pender County.
	The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided. The location and approximate boundaries of existing environmental features as defined.
	Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
	Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.
	Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.
	The proposed location of entrances to the development from existing public streets and proposed parking areas.
	The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
	Landscaping and Buffer requirements per Article 8.
	The use of adjoining parcels and the location of adjoining streets and utilities.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
	A conceptual plan for stormwater management and description and the location of all stormwater facilities designed to serve more than one parcel.
Contents of a Preliminary Master Development Plan – Mixed Use Districts Site plan shall contain a conceptual plan, showing the location and functional relationship between all proposed housing types	

and land uses, including the following information:	
	A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses.
	The location and approximate boundaries of existing environmental features as defined.
	The proposed location of entrances to the development from existing public streets and proposed parking areas.
	The approximate acreage in common open space, each use, housing type and in roads, streets or right-of-ways for each phase and the total development.
	The approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
	The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
	The use of adjoining parcels and the location of adjoining streets and utilities.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
	A conceptual plan for stormwater management and description and the location of all stormwater facilities designed to serve more than one parcel.
	The proposed location and arrangement of all streets and utility systems.
	The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided if applicable.
	The location and approximate boundaries of proposed housing types conceptually shown in accord and with other non-residential uses dimensional requirements.
	The proposed number of dwelling units of each type in each phase and in the total development accompanied by density calculation of the development
	Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
	Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.
	Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
	Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
	The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or as identified on any historical landmarks survey for Pender County.
	Location and timing of construction for all amenities.
	Landscaping and Buffer requirements per Article 8.
	All subdivided land and parcels shall comply with Section 7.2, Lot Design.
	Homeowners Association shall be required for all major residential subdivisions with privately maintained streets, open space, and other dedicated land as stated in Section 7.3, Homeowners Association Requirements.
	Street layout and access shall conform to Section 7.4, Access and Section 7.5, Street Design.
	Calculated open space requirements shall adhere to Section 7.6, Open Space.

December 17, 2021

Pender County
Planning and Community Development
805 S. Walker Street
Burgaw, NC 28425

Re: Silo Ridge
Project Narrative

This submittal is for a Master Development Plan revision for the Silo Ridge project located off Sidbury Road adjacent to the Blake Farms Development in Pender County, North Carolina ("Silo Ridge"). This development was previously approved at the September 1, 2020 Planning Board Meeting (Case #MDP 2020-23) to consist of 316 dwelling units with a mixture of single family homes and townhomes to be served by private streets. This revision proposes the same total of 316 dwelling units with a mixture of single family homes, townhomes and duplexes to be served by private streets.

The previous approval equated to a density of 6.42 Units/Acre and this revision remains the same.

For this revision, the UDO requires 9.48 acres (@0.03 acres/unit) of open space. Silo Ridge is proposing 31.77 acres of open space, more than 3 times the requirement. This revision also proposes multiple recreation areas (pool facility, nature trails, a park area, play spaces, dog parks, etc.) throughout the site. The developer is also planning to construct a Multi-Use Path along the frontage of the project. Currently the Article 7.9.D.1.a.ii of the UDO requires high density development to control the peak runoff from the 10-year and 25-year storm events and to be analyzed for the 50-year storm event. Silo Ridge is proposing two wet detention basins designed to control the peak runoff from the 2-year, 10-year, 25-year and 50-year storm events and to be analyzed for the 100-year storm event.

Please contact me immediately at (910) 442-7870 or gpape@gsp-consulting.com if you have any questions or require additional information.

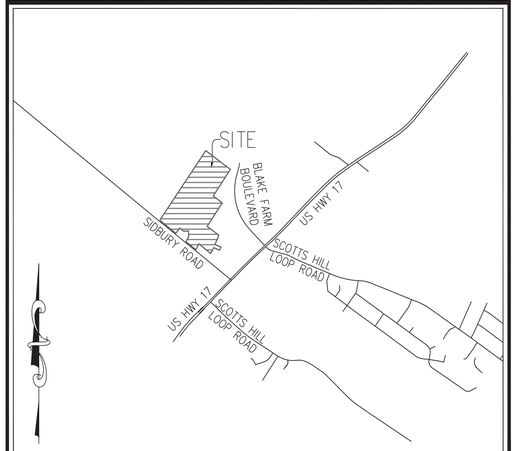
Sincerely,
GSP CONSULTING, PLLC.

Garry S. Pape, P.E.

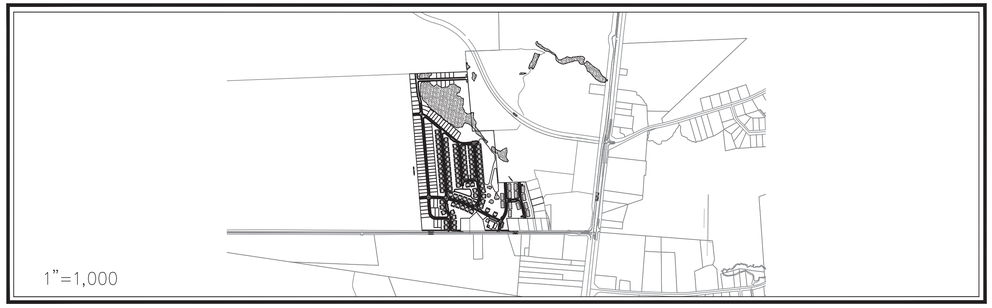
6626-C Gordon Road, Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

MASTER DEVELOPMENT PLAN
FOR
SILO RIDGE
PENDER COUNTY, NORTH CAROLINA
DECEMBER 2021

VICINITY MAP



VICINITY MAP
(NTS)



LEGEND

DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL		
5' CONTOUR INTERVAL		
PROPERTY LINE		
ROADWAY CENTERLINE		
RIGHT OF WAY LIMITS		
EASEMENT LINE		
CURB & GUTTER		
SANITARY SEWER FACILITIES	SS	SS
STORM SEWER FACILITIES		
WATERLINE		
FIRE HYDRANT ASSEMBLY		N/A
WATERWAYS		

PROPOSED		
PROPOSED LOT AND S.F. OPEN SPACE LABEL	X 5,000 s.f. Ⓐ	STREET SIGN
OPEN SPACE		404 WETLANDS
BUILDING SET BACKS		FLOW DIRECTION
PRIVATE SANITARY SET BACKS		

DEVELOPER/PURCHASER

SIDBURY DEVELOPMENT I, LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
PHONE: (910) 799-3006

PREPARED BY:

GSP CONSULTING,PLLC
ENGINEERING
6626 Gordon Road, Unit C, Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659 License # P-0718

INDEX OF SHEETS

SHT C-0	COVER SHEET
SHT C-1	GENERAL NOTES
SHT C-2.1-C-2.4	EXISTING CONDITIONS
SHT C-3.1-C-3.4	SITE PLAN
SHT C-4.1-C-4.4	UTILITY PLAN
SHT C-5.1-C-5.4	GRADING, DRAINAGE & E&SC PLAN
SHT C-6.1-C-6.3	WET DETENTION BASIN DETAILS
SHT C-7	STANDARD DETAILS
SHT C-8	STANDARD DETAILS
SHT C-9	STANDARD DETAILS
SHT C-10	STANDARD DETAILS

SITE DATA TABLE

DEVELOPMENT NOTES:

1. PENDER COUNTY PARCEL NO.: PIN 3261-94-1698-0000
2. TOTAL TRACT AREA: 3,246,149 SF = 74.52 AC.±
3. ZONING: PLANNED DEVELOPMENT (PD)
4. LAND CLASSIFICATION: VACANT
5. THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720327100J, EFFECTIVE DATE 2/16/2007
6. THIS PROPERTY DOES NOT CONTAIN ANY A.E.C. AREAS OR IS UNDER CAMA JURISDICTION.
7. THIS PROPERTY DOES CONTAIN 404 FEDERAL WETLANDS WHICH HAVE BEEN APPROVED BY THE USACOE.

GENERAL NOTES:

1. OWNERSHIP REFERENCE:
   SIDBURY DEVELOPMENT I, LLC
   D.B. 4724 P.G 428
2. PROPERTY IS LOCATED IN PENDER COUNTY AND IS ZONED PLANNED DEVELOPMENT (PD).
3. A HOME OWNERS ASSOCIATION WILL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
4. ALL INTERIOR ROADWAYS TO BE PRIVATE AND BUILT TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
5. INTERIOR ROADWAYS ARE TO BE PRIVATE TO BE OWNED AND MAINTAINED BY THE HOA.
6. A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF ANY LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE.
7. THE DEVELOPERS HAVE THE SOLE RIGHT TO MODIFY THIS MASTER PLAN IN ACCORDANCE WITH MARKET CONDITIONS OR OTHER CONDITIONS WHICH INDICATE A CHANGE IS DESIRED OR REQUIRED. ANY AND ALL CHANGES MUST BE REVIEWED BY THE PLANNING DEPARTMENT AND IN SOME INSTANCES MAY REQUIRE PLANNING BOARD APPROVAL.
8. BUFFERS WILL BE PROVIDED PER CURRENT PENDER COUNTY ZONING ORDINANCE.
9. WETLANDS IMPACTED WILL BE MITIGATED IN ACCORDANCE WITH ANY REQUIREMENTS OF APPLICABLE STATE AND FEDERAL PERMITS.
10. ALL LOTS SHALL MEET CURRENT PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REGULATIONS.
11. IT IS THE INTENT FOR THIS DEVELOPMENT TO INCLUDE A POOL FACILITY AND SIDEWALKS WITHIN THE DEVELOPMENT AS SHOWN ON THE SITE PLAN.

SINGLE FAMILY DEVELOPMENT STANDARDS:

MINIMUM LOT DIMENSIONS:

AREA IN (S.F.)	5,000 SF
MAX USABLE LOT AREA (%)	95%
MIN LOT WIDTH (FT)	40'
MIN CHORD AT ROW (CUL-DE-SAC)	30'
MAX BLDG. HT. (FT)	38'

PROPOSED BUILDING SETBACKS:

FRONT -	15'
REAR -	20'
SIDE -	ZERO LOT LINE (10' MAINTENANCE EASEMENT BETWEEN STRUCTURES, STRUCTURES TO BE A MINIMUM OF 5' FROM SIDE PROPERTY LINE)
CORNER -	10'

ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE

SINGLE FAMILY ATTACHED DEVELOPMENT STANDARDS:

MINIMUM LOT DIMENSIONS:

AREA IN (S.F.)	1,000 SF
MAX USABLE LOT AREA (%)	100%
MIN LOT WIDTH (FT)	24'
MAX BLDG. HT. (FT)	38'

PROPOSED BUILDING SETBACKS:

FRONT -	15'
REAR -	20'
SIDE* -	ZERO LOT LINE (10' MAINTENANCE EASEMENT BETWEEN STRUCTURES)
CORNER -	10'

ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE
*TWO ATTACHED SINGLE FAMILY UNITS LOCATED ON ONE OR TWO LOTS THAT SHARE A COMMON WALL ALONG THE LOT LINE

REQUIRED OPEN SPACE:
316 UNITS * 0.03 AC/UNIT = 9.48 AC±

PROVIDED OPEN SPACE
31.77 AC± TOTAL OPEN SPACE PROVIDED
NOTE: PROPOSED OPENSPACE/RECREATION SPACE AREAS ARE NOT FOR BUILDING OR STRUCTURAL DEVELOPMENT & ARE SUBJECT TO CHANGE

TRIP GENERATION:
92 SINGLE FAMILY HOMES* & 224 TOWNHOME UNITS**:
2,182 - TOTAL DAILY TRIPS
168 - AM PEAK HOUR
209 - PM PEAK HOUR
*PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 210
**PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 230

DEVELOPMENT DATA:

TOTAL TRACT AREA = 3,246,149 SF = 74.52 AC.±
AVERAGE LOT SIZE = 7,121 SF
AREA OF SINGLE FAMILY LOTS = 534,087 SF = 12.26 AC±
AREA OF TOWNHOME/DUPLEX LOTS = 728,331 SF = 16.72 AC±
AREA OF RIGHT OF WAY = 395,830 SF = 9.09 AC±
TOTAL PROPOSED ROAD LENGTH = 10,218 L.F.±

UNIT BREAKDOWN -
2 BEDROOM UNITS = 134 (GARAGE DUPLEX)
3 BEDROOM UNITS = 90 (GARAGE DUPLEX/TOWNHOME)
SINGLE FAMILY LOTS = 92
TOTAL UNITS = 316

PROPOSED BUA (IMPERVIOUS SURFACES)

SINGLE FAMILY LOTS/TH/DUPLEX LOTS -	776,463 S.F.
IMPERVIOUS PAVEMENT -	314,458 S.F.
IMPERVIOUS CONCRETE -	43,428 S.F.
AMENITIES & PUMP STATION -	25,000 S.F.
TOTAL -	1,159,349 S.F. (35.7%)

DEVELOPMENT DATA:

TOTAL TRACT AREA =	74.52 AC
WETLAND ACREAGE =	9.72 AC
RIGHT OF WAY ACREAGE =	10.81 AC
OPEN SPACE ACREAGE =	9.48 AC
ACTIVE =	4.74 AC
PASSIVE =	4.74 AC
TOTAL UNITS =	316
DEVELOPABLE LAND =	49.26 AC
NET DENSITY =	6.42 UNITS/AC

UTILITY DATA:
TOTAL - 316 UNITS @ 190 GPD/UNIT * 2.5 P.F. = 150,100 GPD

DEVELOPMENT NOTES:
1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.

2. PROJECT SHALL COMPLY WITH ALL CITY, STATE & FEDERAL REGULATIONS.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER HARRY S. PAIGE
12/17/2021

NOTE:
ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE & THE STATE OF NORTH CAROLINA

PROJECT NAME: SILO RIDGE
GSP CONSULTING PROJECT #: 2020-0005

COORDINATION NOTES

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
2. ALL WORK IS TO BE IN ACCORDANCE WITH PENDER COUNTY AND THE STATE OF NORTH CAROLINA.
3. THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THE PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE SITE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS. CONTRACTOR SHALL EMPLOY A PROFESSIONAL SURVEYOR TO PERFORM SITE IMPROVEMENT STAKEOUT(S).
4. ANYTIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.

GENERAL NOTES:

1. EXISTING TOPOGRAPHY, BOUNDARY AND UTILITIES, HAVE BEEN PREPARED BY A FIELD SURVEY BY ATLANTIC COAST SURVEY, PLLC (P-0822) AND OTHER AVAILABLE INFORMATION.
2. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF ALL EXISTING UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF DITCHING OPERATIONS BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES. IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF TRENCHING OPERATIONS SO AS TO ELIMINATE OR MINIMIZE DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING LOSS OF UTILITY REVENUES. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC...
3. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
4. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAGMEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE DOT.
5. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. ALL WORK BY THE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK.
7. CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT 1 (800) 632-4949 AND ALLOW THE CENTER TO LOCATE EXISTING UTILITIES BEFORE DIGGING.
8. CONTRACTOR SHALL REMOVE ASPHALT, AGGREGATE BASE COURSE, AND CONCRETE CURB & GUTTER WITHIN LIMITS OF DEMOLITION AS SHOWN ON PLAN.

DEMOLITION NOTES

1. CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY
2. CONTRACTOR IS TO WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW SITE IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND WILL BE UNCLASSIFIED EXCAVATION.
3. DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE DITCHES, FOUNDATIONS, SLABS, STEPS, AND STRUCTURES; ABANDONED UTILITIES, BUILDINGS, PAVEMENTS AND ALL MATERIALS CLEARED AND STRIPPED TO THE EXTENT NECESSARY AS DIRECTED BY THE SOILS ENGINEER FOR THE INSTALLATION OF THE NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING AND AS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST TO OWNER.
5. ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
6. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION
7. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
8. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVER HEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
9. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
10. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.
11. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL NOTES:

1. CLEAR AND REMOVE FROM SITE ALL TREES, ROOTS, ROOT MAT, ETC. FROM THE AREA WITHIN DESIGNATED CLEARING LIMITS.
2. PLANT GRASS OVER ALL GRADED AREAS AS SHOWN IN THE TABLE ON THIS SHEET OF CEASE OF ANY GRADING ACTIVITY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND RESTORING TO PRE-CONSTRUCTION CONDITIONS ANY AREAS OUTSIDE THE PROJECT LIMITS THAT MAY INADVERTENTLY BE DAMAGED DUE TO THE FAILURE OF THE EROSION MEASURES
4. DURING GRADING AND AFTER GRADING HAS BEEN COMPLETED, CONTRACTOR SHALL CONTINUE TO MAINTAIN PERMANENT AND TEMPORARY EROSION CONTROL MEASURES UNTIL FINAL INSPECTION AND APPROVAL BY THE NCDENR DIVISION OF LAND QUALITY.
5. WATER, FERTILIZE, MOW AND MAINTAIN SPRIGGED, SODDED AND PLANTED AREAS UNTIL FINAL APPROVAL BY THE NCDENR DIVISION OF LAND QUALITY.
6. ANY BORROW MATERIAL BROUGHT ONTO SITE MUST BE FROM A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.
7. ANY EXCESS MATERIAL REMOVED FROM SITE MUST BE HAULED TO A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. ALL CONSTRUCTION ENTRANCES WILL BE PERIODICALLY TOP DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. ANY SEDIMENT THAT IS TRACKED INTO THE STREET WILL BE IMMEDIATELY REMOVED.
3. SEDIMENT WILL BE REMOVED BEHIND THE SEDIMENT FENCE WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. SILT FENCE STAKES WILL BE SPACED 6 FEET APART UNLESS A WIRE BACKING IS USED WITH 8 FOOT STAKE SPACING.
4. INSPECT INLET PROTECTION AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.
5. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
6. INSPECT TEMPORARY SEDIMENT TRAPS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. MAKE SURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER. PLACE THE SEDIMENT THAT IS REMOVED IN THE DISPOSAL AREA, AND REPLACE THE PART OF THE GRAVEL FACING THAT IS IMPAIRED BY SEDIMENT.

   IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USUALLY JERKING ON THE ROPE WILL MAKE THE SKIMMER BOB UP AND DOWN AND DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS.

   IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.

   CHECK THE STRUCTURE FOR DAMAGE FROM EROSION OR PIPING. PERIODICALLY CHECK THE DEPTH OF THE SPILLWAY TO ENSURE IT IS A MINIMUM OF 1.5 FEET BELOW THE LOW POINT OF THE EMBANKMENT. IMMEDIATELY FILL ANY SETTLEMENT OF THE EMBANKMENT TO SLIGHTLY ABOVE DESIGN GRADE. ANY RIPRAP DISPLACED FROM THE SPILLWAY MUST BE REPLACED IMMEDIATELY.

   AFTER ALL DEMENT-PRODUCING AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE THE STRUCTURE AND ALL UNSTABLE SEDIMENT. SMOOTH THE AREA TO BLEND WITH THE ADJOINING AREAS, AND STABLIZE PROPERLY.
7. INSPECT EXCELSIOR MATTING AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT REPAIR IMMEDIATELY. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE MATTING. ANY AREAS OF THE MATTING THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STABILIZED. IF PIPING OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA PROTECTED. MONITOR AND REPAIR THE MATTING AS NECESSARY UNTIL GROUND COVER IS ESTABLISHED.
7. INSPECT BAFFLES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. EVENT REPAIR IMMEDIATELY. GOOD CONTACT WITH THE GROUND MUST

   BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

   REMOVE SEDIMENT DEPOSITS WHEN IT REACHES HALF FULL TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BAFFLES. TAKE CARE TO AVOID DAMAGING THE BAFFLES DURING CLEANOUT. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED STORAGE DEPTH.

   AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.

STABILIZATION NOTES

1. ALL DISTURBED AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS OF CEASE OF ANY PHASE OF ACTIVITY AND SLOPES WITHIN 21 CALENDAR DAYS.

PERMANENT SEEDING SCHEDULE – MIXTURE 5CP

SPECIES	RATE (LB/ACRE)
CENTIPEDE GRASS	10-20

Seeding Dates
MARCH – JUNE

Soil Amendments
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 300 LB/ACRE 10-10-10 FERTILIZER.

Mulch
DO NOT MULCH.

Maintenance
FERTILIZE VERY SPARINGLY LB/ACRE NITROGEN IN SPRING WITH NO PHOSPHORUS. CENTIPEDE GRASS CANNOT TOLERATE HIGH PH OR EXCESS FERTILIZER.

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

WINTER AND EARLY SPRING

SPECIES	RATE (LB/ACRE)
Rye (GRAIN)	120
*ANNUAL LESPEDEZA (KOBE IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	50

*OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.

SUMMER

SPECIES	RATE (LB/ACRE)
GERMAN MILLET	40

FALL

SPECIES	RATE (LB/ACRE)
RYE (GRAIN)	120

Seeding dates
COASTAL PLAIN – DEC.1-APR. 15 – LATE WINTER AND EARLY SPRING
APRIL 15 – AUG. 15 – SUMMER
AUG. 15 – DEC. 30 – FALL

Soil amendments
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

Mulch
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

Maintenance
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

GENERAL GRADING NOTES

1. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF SUCH UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF THE DITCHING OPERATION BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF THE TRENCHING OPERATIONS SO AS TO AVOID AND PREVENT DAMAGE TO THE EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING BUT NOT LIMITED TO REPAIRS AND LOSS SERVICE REVENUE. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC...
2. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
3. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAG MEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE NCDOT.
4. ALL MATERIAL CLEARED AND GRUBBED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK, SUCH AS TREES, VEGETATION, FENCING, ETC... SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE OR BURNED IF PROPER PERMITS ARE RECEIVED.

SITE NOTES

1. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
3. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
4. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
5. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
6. THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
7. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
8. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE GIVEN TO THE OWNER FOR REVIEW, NO DEPARTURES FROM THE CONTRACT DOCUMENT SHALL BE MADE WITHOUT THE PERMISSION OF THE OWNER.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COST HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE OTHER OBSTRUCTIONS OR FROM DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTACT NORTH CAROLINA ONE CALL" TOLL FREE 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES.
11. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY, AND LOCAL CODES.
13. FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
14. ALL DIMENSIONS AND RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
16. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

GENERAL STORM SEWER NOTES

1. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENDER COUNTY AND THE STATE OF NORTH CAROLINA REQUIREMENTS AS SPECIFIED ON THE DRAWINGS AND IN THE PROJECT SPECIFICATIONS.
2. BEDDING FOR ALL STORM SEWER PIPE SHALL BE AS SPECIFIED ON THE DRAWINGS, PROJECT SPECIFICATIONS, AND MANUFACTURER SPECIFICATIONS.
3. ALL STORM SEWER PIPES ON PRIVATE PROPERTY TO BE HDPE ADS N-12 OR EQUIVALENT, UNLESS OTHERWISE SPECIFIED. ALL STORM SEWER PIPES LOCATED WITHIN THE PUBLIC ROW TO BE RCP CLASS III.
4. ALL STORM SEWER PIPES SHOWN AS RCP ON THE PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.

EXISTING UTILITY NOTES

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
2. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

UTILITY CONTACTS:

1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING AND DIGGING. 1-800-632-4949

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY CONTRACTOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO ANY EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT
1-800-632-4949

EMERGENCY DIAL 911 POLICE - FIRE - RESCUE

1. GROUND STABILIZATION

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7-DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HQW ZONES)

2. BUILDING WASTES HANDLING

1. NO PAINT OR LIQUID WASTES IN STREAM OR STORM DRAINS.
2. DEDICATED AREAS FOR DEMOLITION, CONSTRUCTION AND OTHER WASTES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
3. EARTHEN-MATERIALS STOCKPILES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
4. CONCRETE MATERIALS MUST BE CONTROU.ED TO AVOID CONTACT WITH SURFACE WATERS, WETLANDS, OR BUFFERS.

3. INSPECTIONS

1. SAME WEEKLY INSPECTION REQUIREMENTS.
2. SAME RAIN GAUGE & INSPECTIONS AFTER 0.5" RAIN EVENT.
3. INSPECTIONS ARE ONLY REQUIRED DURING "NORMAL BUSINESS HOURS".
4. INSPECTION REPORTS MUST BE AVAILABLE ONSITE DURING BUSINESS HOURS UNLESS A SITE-SPECIFC EXEMPTION IS APPROVED.
5. RECORDS MUST BE KEPT FOR 3 YEARS AND AVAILABLE UPON REQUEST.
6. ELECTRONICALLY AVAILABLE RECORDS MAY BE SUBSTITUTED UNDER CERTAIN CONDITIONS.

4. SEDIMENT BASINS

1. OUTLET STRUCTURES MUST WITHDRAW FROM BASIN SURFACE UNLESS DRAINAGE AREA IS LESS THAN 1ACRE.
2. USE ONLY DWQ-APPROVED FLOCCULENTS.

NPDES – SPECIFIC PLAN SHEETS NOTES

1. THIS PAGE IS SUBMITTED TO COMPLY WITH NPDES GENERAL STORMWATER PERMIT NCG010000.
2. THIS PAGE CAN BE APPROVED BY THE COUNTY PURSUANT TO NPDES GENERAL STORMWATER PERMIT NCG010000 ONLY.
3. THIS PAGE OF THE APPROVED PLANSIS ENFORCEABLE EXCLUSIVELY PURSUANT TO NPDES GENERAL STORMWAY'ER.PERMIT NCG010000.
4. THE COUNTY IS NOT AUTHORIZED TO ENFORCE THIS PAGE OF THE PLANS AND IT IS NOT A PART OF THE APPROVED PLANS FOR THE PURPOSES OF ENFORCEMENT ACTION UNDER THE COUNTY CODE.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER LARRY S. PAPE
12/14/2021

No.	Revision	Date	By

Designer: GSP	Scale
Drawn By: GSP	Date: March 2021
License #: P-0718	Job No.: 2020-0005

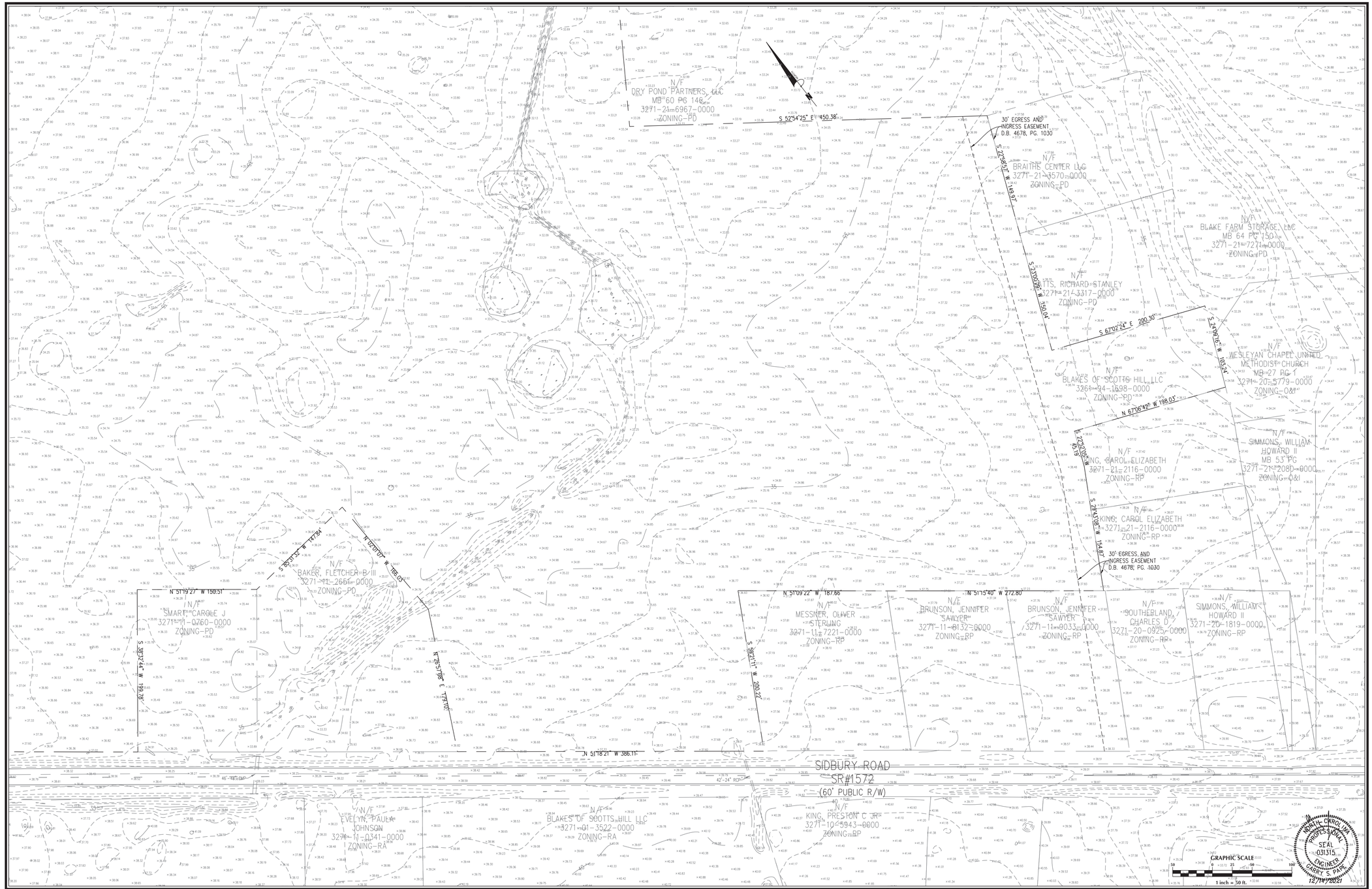
SILO RIDGE
Topsail Township Pender County North Carolina

GENERAL NOTES

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. **C-1**



No.	Revision	Date	By

Designer	GSP
Drawn By	GSP
License #	P-0718
Scale	1"=50'
Date	March 2021
Job No.	2020-0005

SILO RIDGE

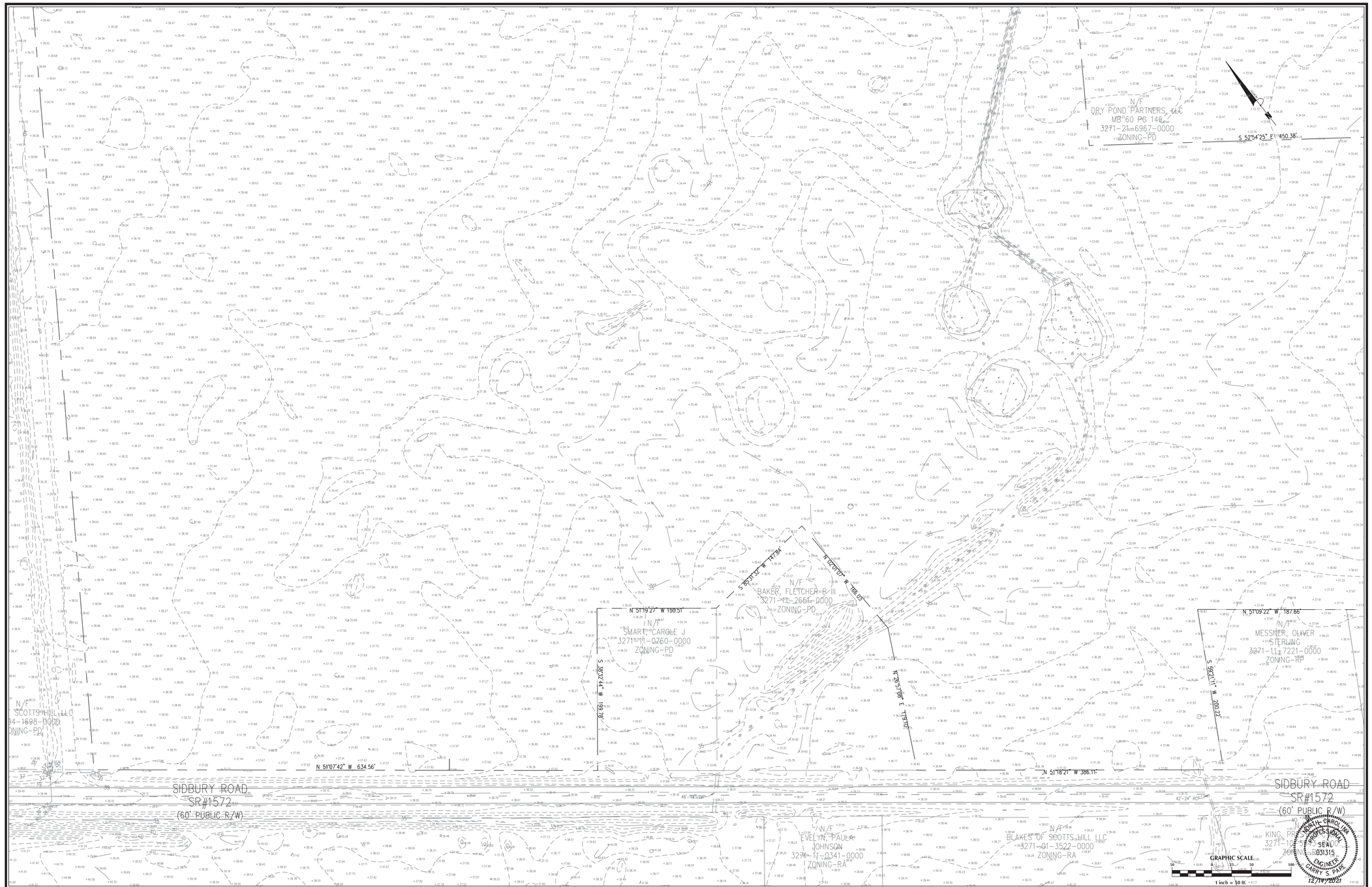
Topsail Township Pender County North Carolina

EXISTING CONDITIONS

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WILMINGTON, NC 28411
910-799-3006

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Sheet No.
C-2.1



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SILO RIDGE

Topsail Township — Pender County — North Carolina

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Sheet No.
C-2.2



No.	Revision	Date	By

Designer	GSP	Scale	1"=50'
Drawn By	GSP	Date	March 2021
License #	P-0718	Job No.	2020-0005

SILO RIDGE
Topsail Township — Pender County — North Carolina

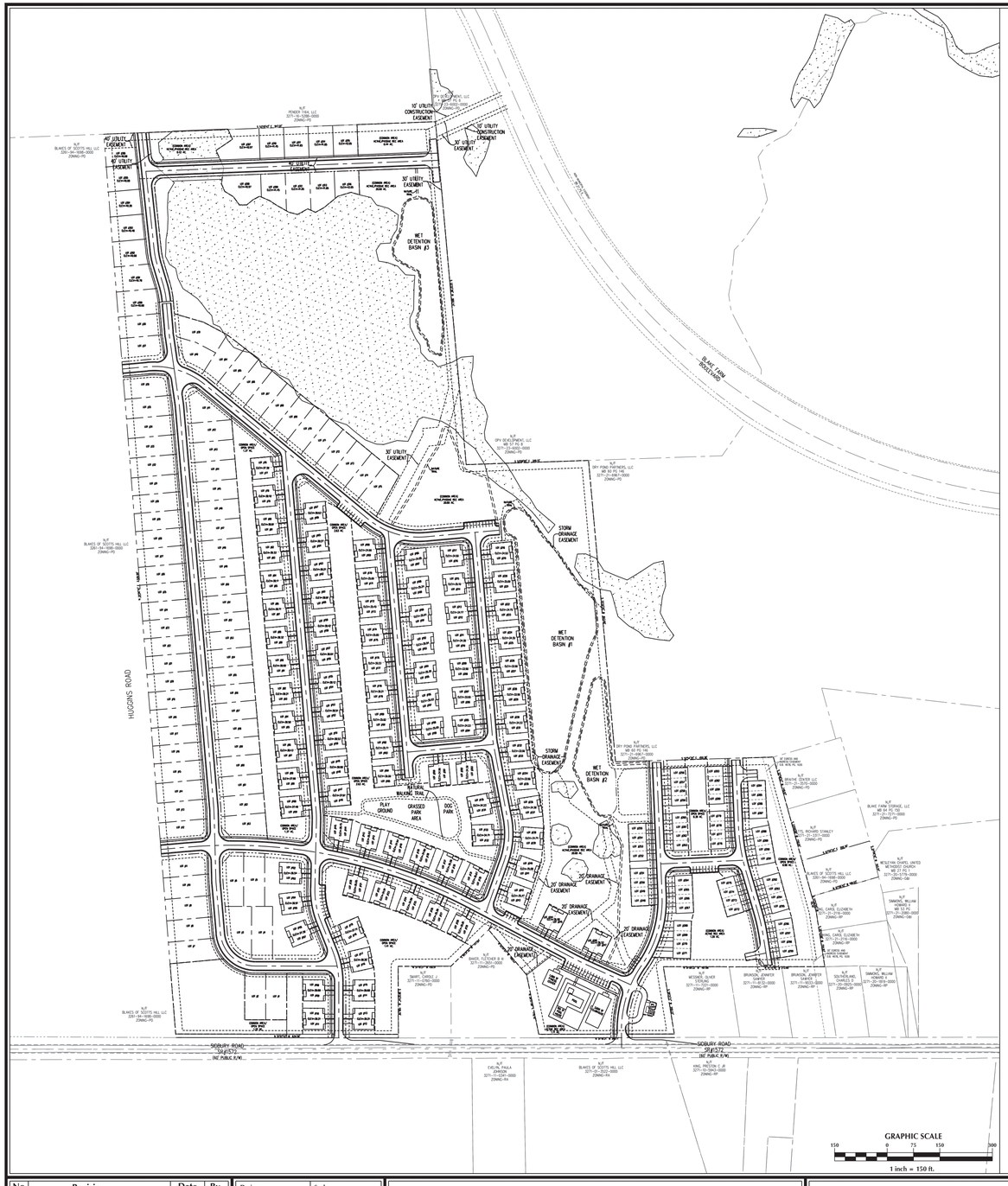
EXISTING CONDITIONS

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

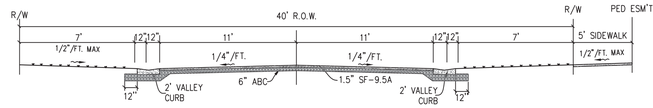
GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-2.3


S 53°19'43" E 947.01'
N/F
PENDER 1164, LLC
3271-16-5288-0000
ZONING-PD
OPV DEVELOPMENT, LLC
MB: 57, PG 6
3271-23-6002-0000
ZONING-PD
EX. 12' GRID PUBLIC W/L
EX. PUBLIC DRIVEWAY
EX. 8" GRID PUBLIC W/L
EX. 6" GRID PUBLIC W/L

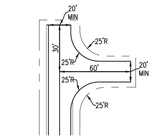


PROJECT PHASING:
PHASING FOR THIS DEVELOPMENT IS ANTICIPATED TO BE ON A 50 LOT BASIS WITH THE FINAL PHASE FINISHING OUT THE DEVELOPMENT.
THE CLUBHOUSE IS TO BE BUILT BY THE 2ND PHASE (WITHIN THE FIRST 100 LOTS).
THE DEVELOPMENT TIMELINE FOR THIS PROJECT IS PREDICATED ON SITE WORK PERMITS WITH THE EXPECTATION OF VERTICAL CONSTRUCTION BEGINNING IN MID 2021.

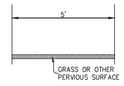


PRIVATE LOCAL RESIDENTIAL ROAD X-SECTION
W/ MODIFIED VALLEY CURB & GUTTER
N.T.S

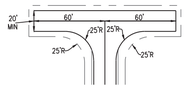
NOTE:
1. THE DEVELOPER OR HOA TO BE RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS, DRAINAGE EASEMENTS AND THE STORMWATER SYSTEM.
2. ALL DRAINAGE EASEMENTS MUST REMAIN FREE OF OBSTRUCTIONS, INCLUDING FENCES.
3. ALL IMPERVIOUS SURFACES MUST DRAIN TO THE ENGINEERED STORMWATER SYSTEM.



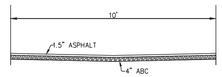
MODIFIED TURNAROUND
NOT TO SCALE



WALKING TRAIL
NOT TO SCALE



TEMPORARY TURNAROUND
NOT TO SCALE



MULTI USE PATH
NOT TO SCALE

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CARRY S. PATRIC
12/17/2021

No.	Revision	Date	By

Designer	GSP	Scale	1"=150'
Drawn By	GSP	Date	March 2021
License #	P-0718	Job No.	2020-0005

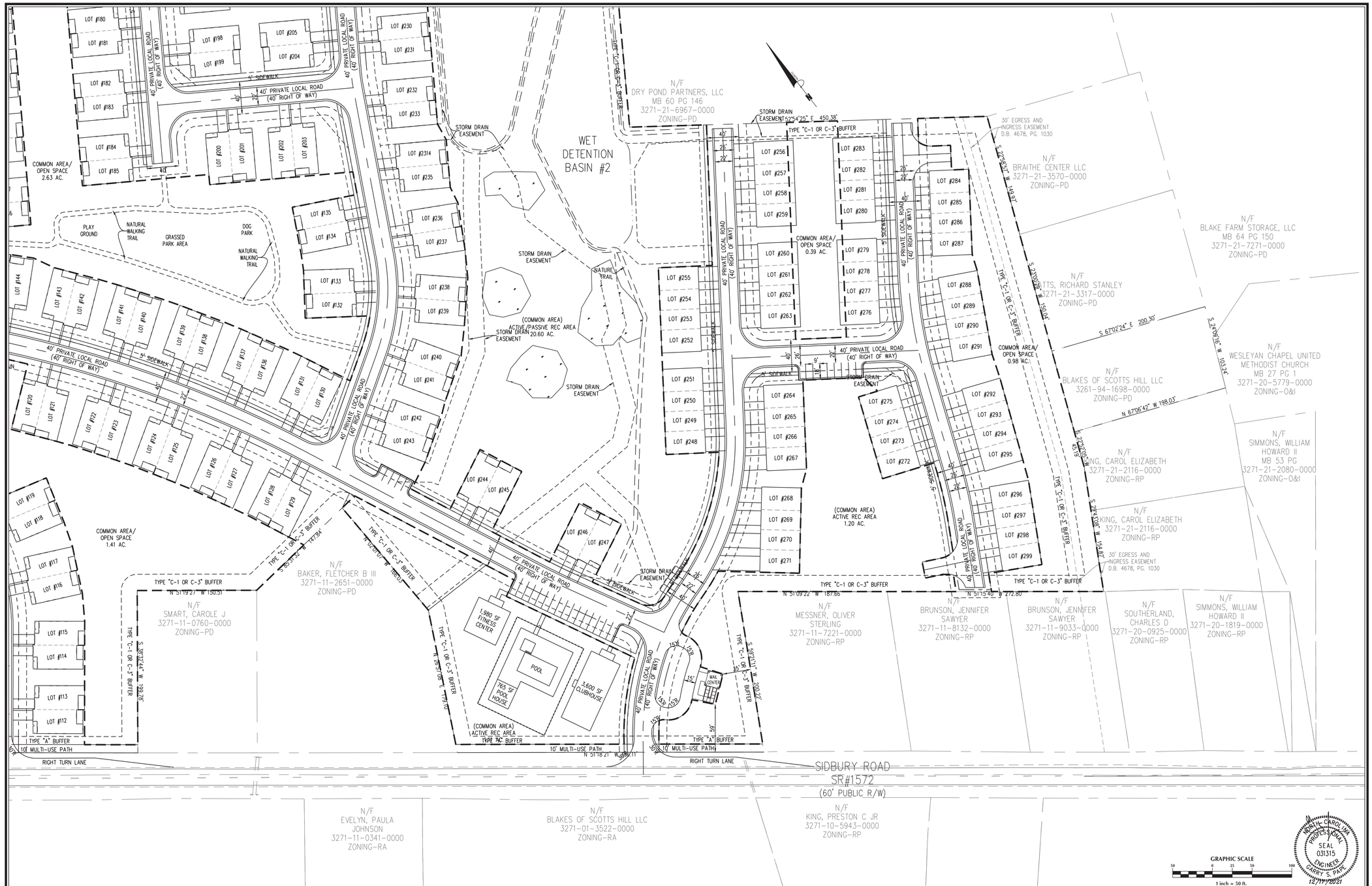
SILO RIDGE
Topsail Township | Pender County | North Carolina

OVERALL SITE PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-3



No.	Revision	Date	By

Designer	GSP
Scale	1"=50'
Drawn By	GSP
Date	March 2021
License #	P-0718
Job No.	2020-0005

SILO RIDGE

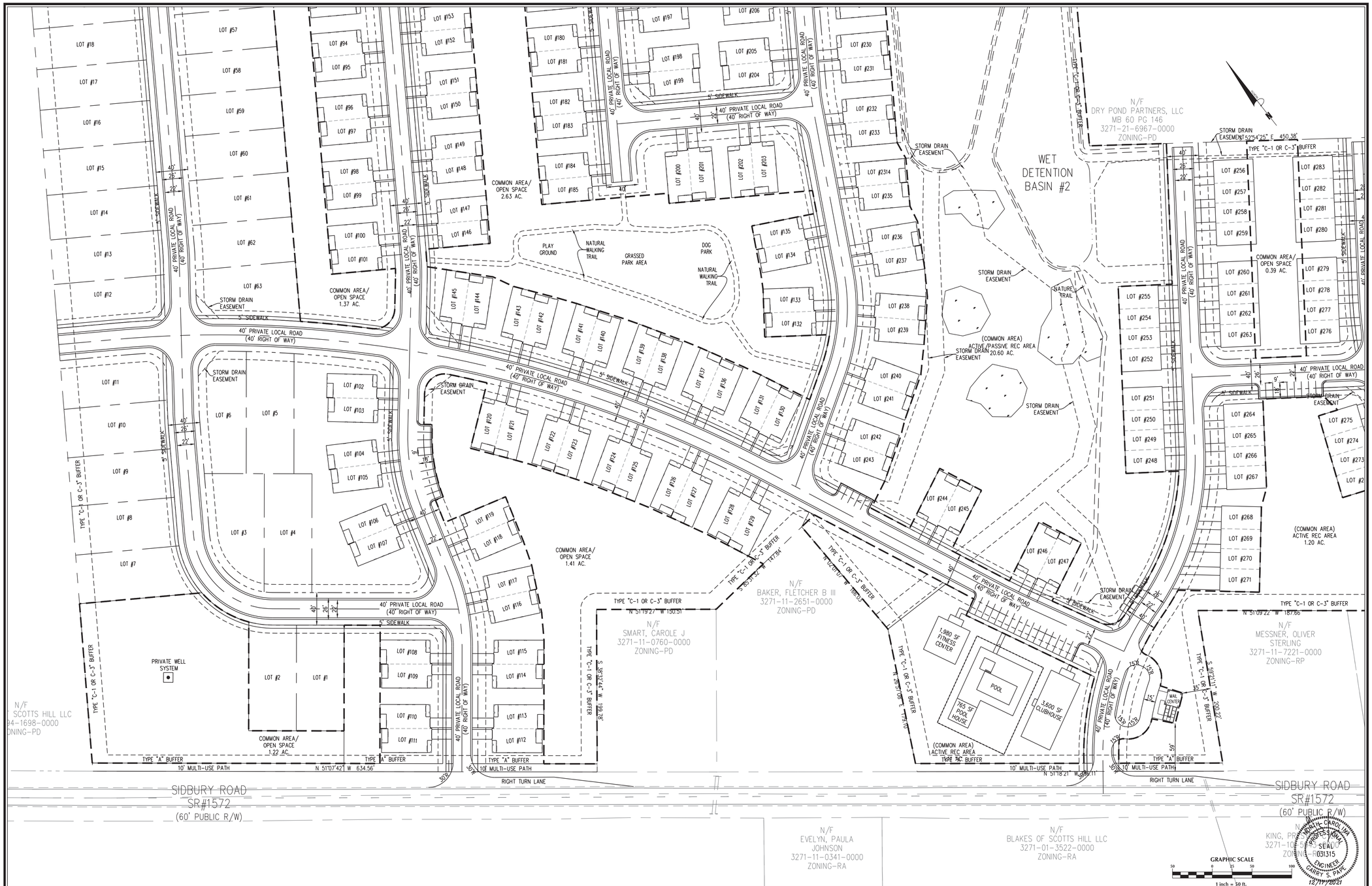
Topsail Township Pender County North Carolina

SITE PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
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6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. **C-3.1**



No.	Revision	Date	By

Designer	GSP
Scale	1"=50'
Drawn By	GSP
Date	March 2021
License #	P-0718
Job No.	2020-0005

SILO RIDGE

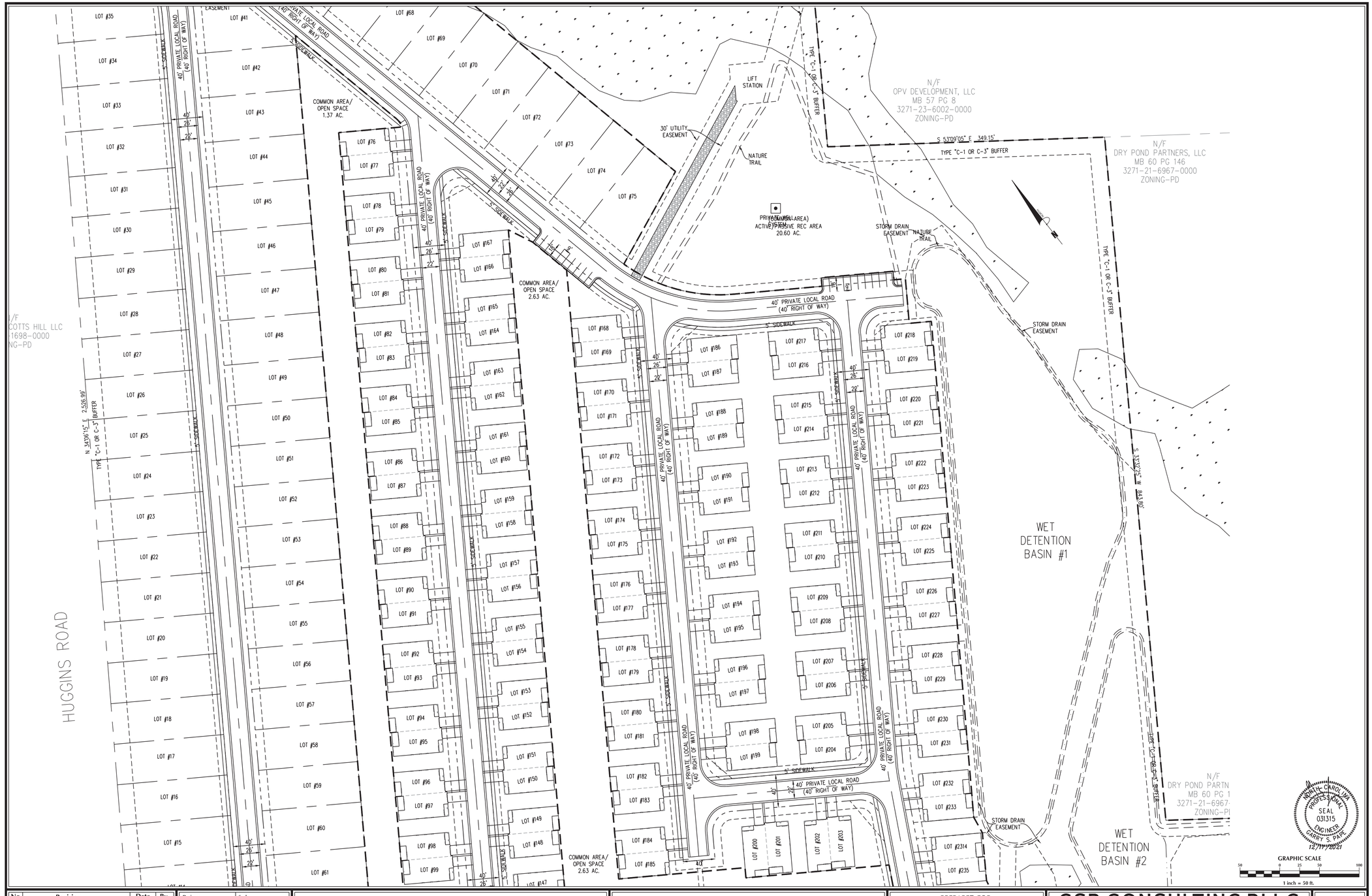
Topsail Township Pender County North Carolina

SITE PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

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Sheet No. **C-3.2**



No.	Revision	Date	By

Designer	GSP
Drawn By	GSP
License #	P-0718
Scale	1"=50'
Date	March 2021
Job No.	2020-0005

SILO RIDGE

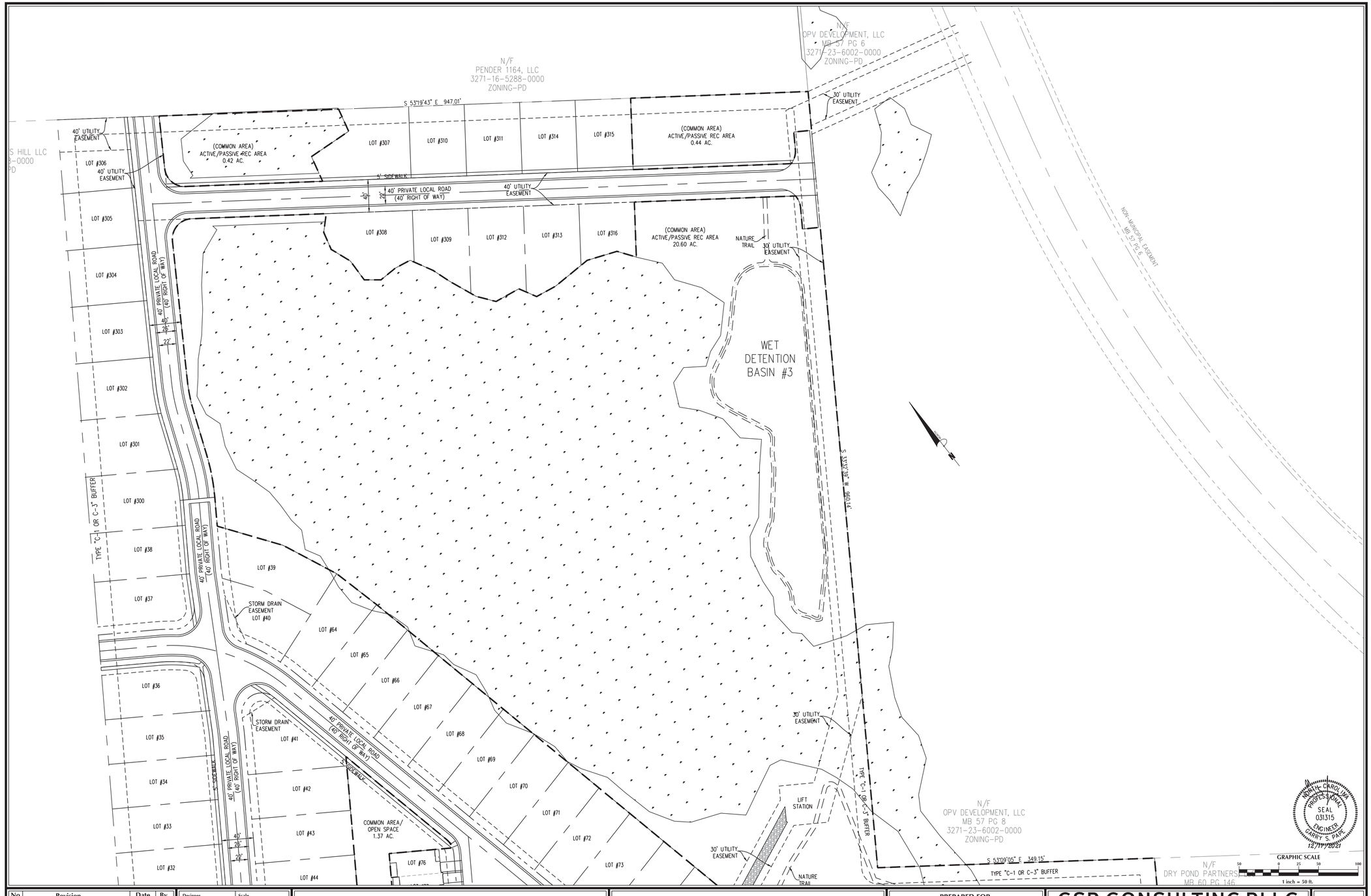
Topsail Township Pender County North Carolina

SITE PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

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6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-3.3



No.	Revision	Date	By

Designer: GSP	Scale: 1"=50'
Drawn By: GSP	Date: March 2021
License #: P-0718	Job No.: 2020-0005

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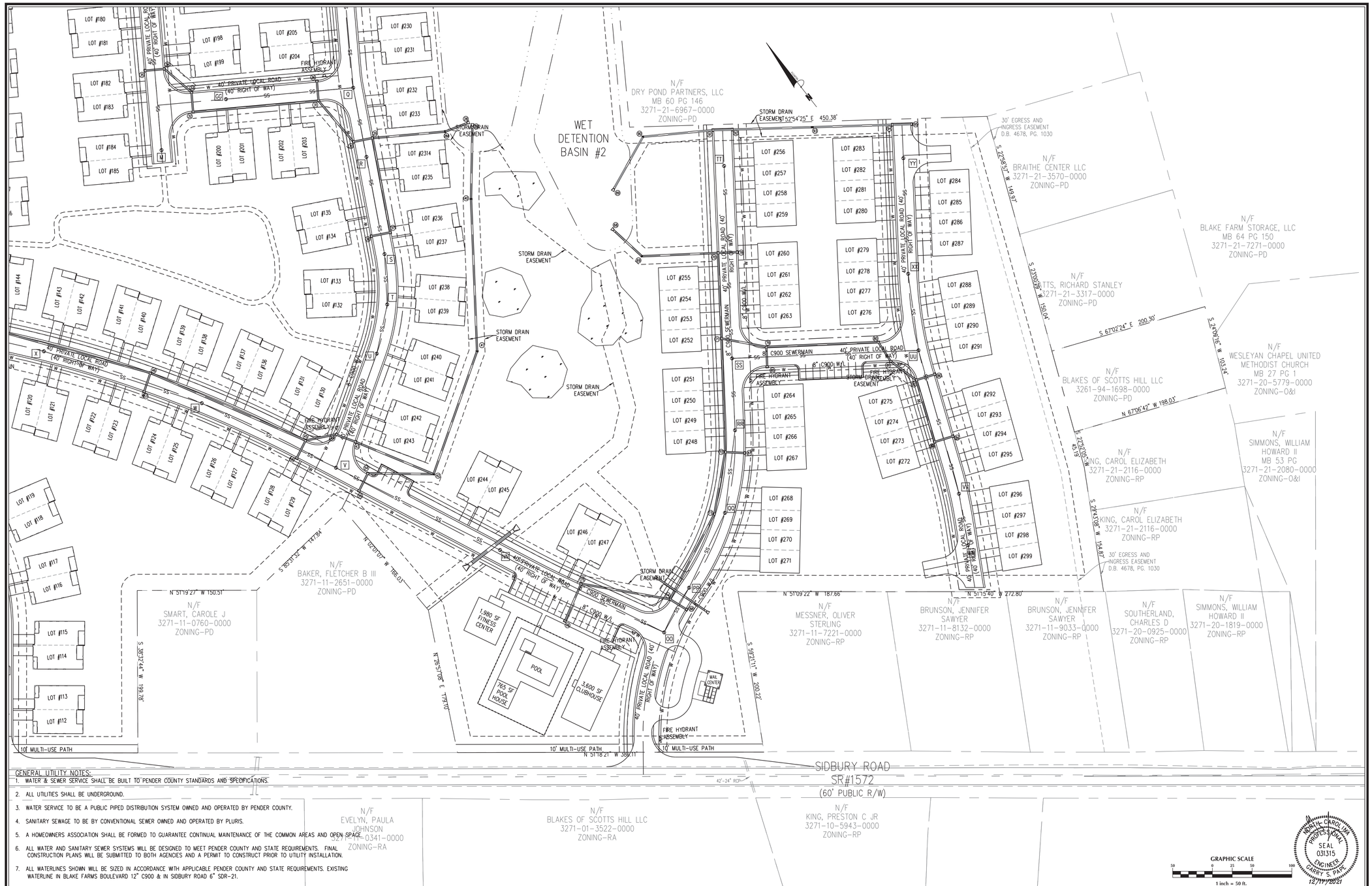
Topsail Township — Pender County — North Carolina

SITE PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

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ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-3.4



GENERAL UTILITY NOTES:

1. WATER & SEWER SERVICE SHALL BE BUILT TO PENDER COUNTY STANDARDS AND SPECIFICATIONS.
2. ALL UTILITIES SHALL BE UNDERGROUND.
3. WATER SERVICE TO BE A PUBLIC PIPED DISTRIBUTION SYSTEM OWNED AND OPERATED BY PENDER COUNTY.
4. SANITARY SEWAGE TO BE BY CONVENTIONAL SEWER OWNED AND OPERATED BY PLURIS.
5. A HOMEOWNERS ASSOCIATION SHALL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
6. ALL WATER AND SANITARY SEWER SYSTEMS WILL BE DESIGNED TO MEET PENDER COUNTY AND STATE REQUIREMENTS. FINAL CONSTRUCTION PLANS WILL BE SUBMITTED TO BOTH AGENCIES AND A PERMIT TO CONSTRUCT PRIOR TO UTILITY INSTALLATION.
7. ALL WATERLINES SHOWN WILL BE SIZED IN ACCORDANCE WITH APPLICABLE PENDER COUNTY AND STATE REQUIREMENTS. EXISTING WATERLINE IN BLAKE FARMS BOULEVARD 12" C900 & IN SIDBURY ROAD 6" SDR-21.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CARREY S. PAIR 12/17/2021

No.	Revision	Date	By

Designer: GSP	Scale: 1"=50'
Drawn By: GSP	Date: March 2021
License #: P-0718	Job No.: 2020-0005

SILO RIDGE

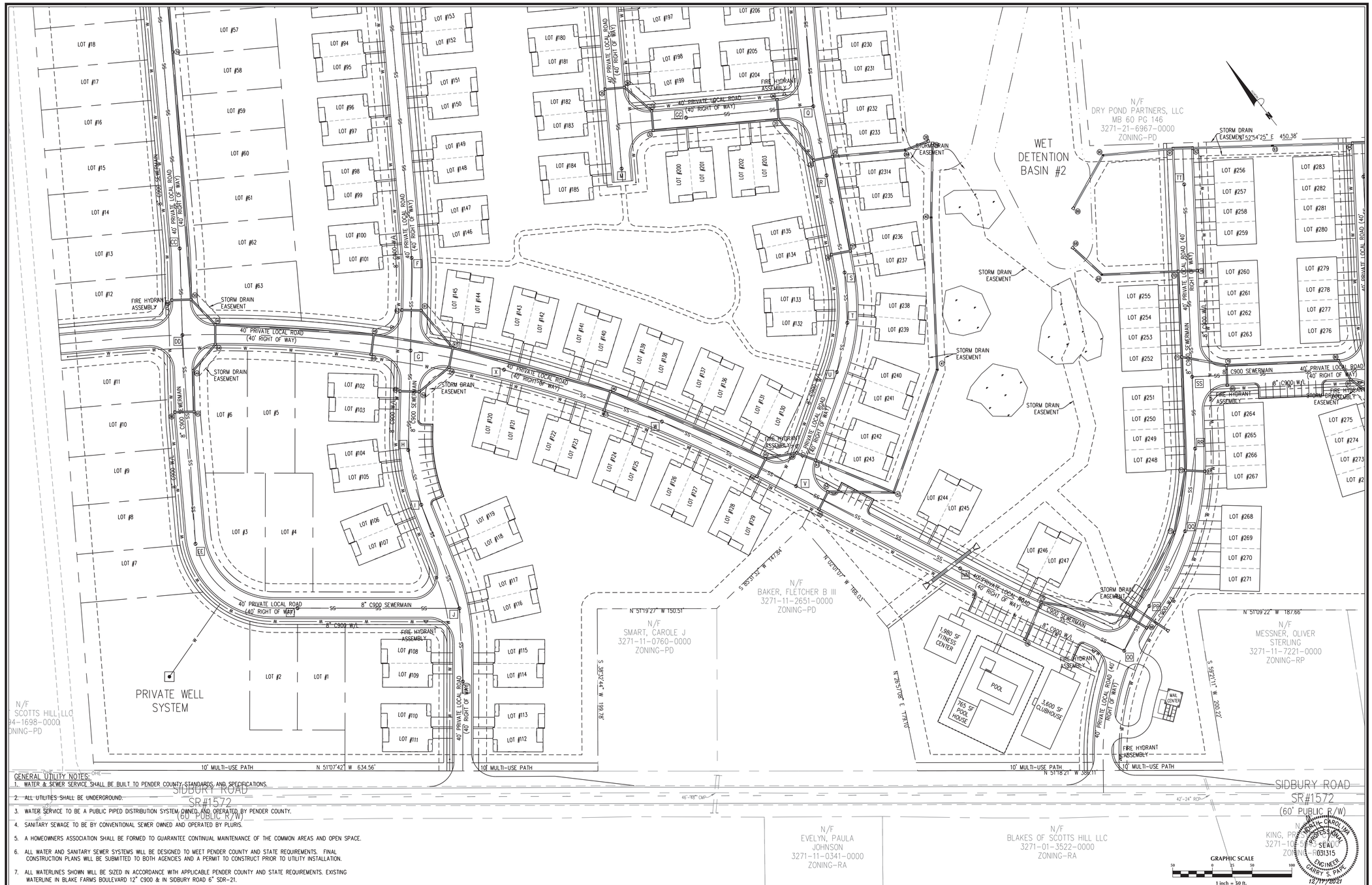
Topsail Township — Pender County — North Carolina

UTILITY PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. **C-4.1**



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No.	Revision	Date	By

Designer	GSP
Scale	1"=50'
Drawn By	GSP
Date	March 2021
License #	P-0718
Job No.	2020-0005

SILO RIDGE

Topsail Township Pender County North Carolina

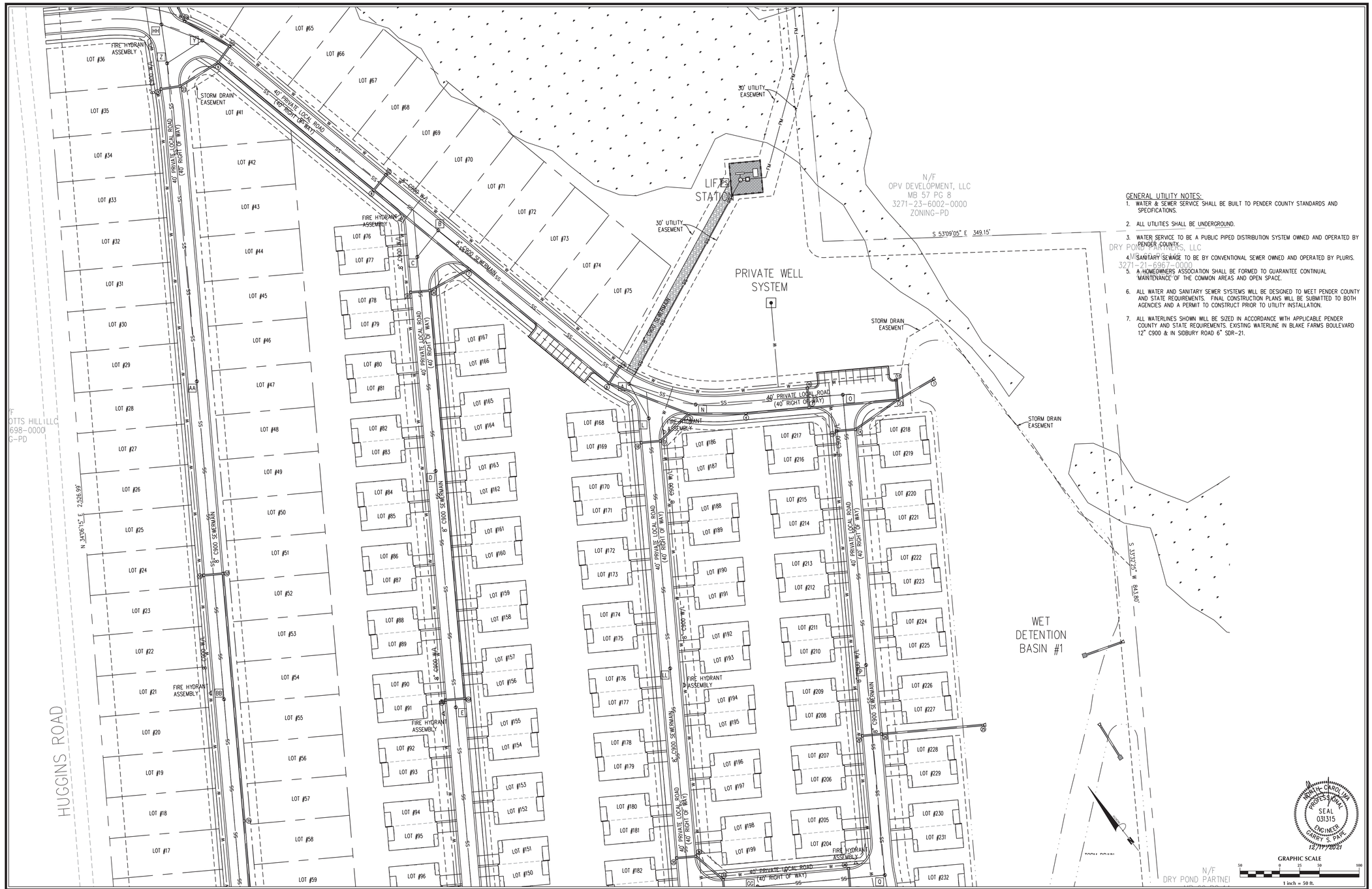
UTILITY PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-4.2

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER GARY S. PAPE
12/17/2021



GENERAL UTILITY NOTES:

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KENNETH CARROLL SHAW PROFESSIONAL ENGINEER SEAL 031315 KENNETH S. SHAW
12/17/2021

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

No.	Revision	Date	By

Designer	GSP
Scale	1"=50'
Drawn By	GSP
Date	March 2021
License #	P-0718
Job No.	2020-0005

SILO RIDGE

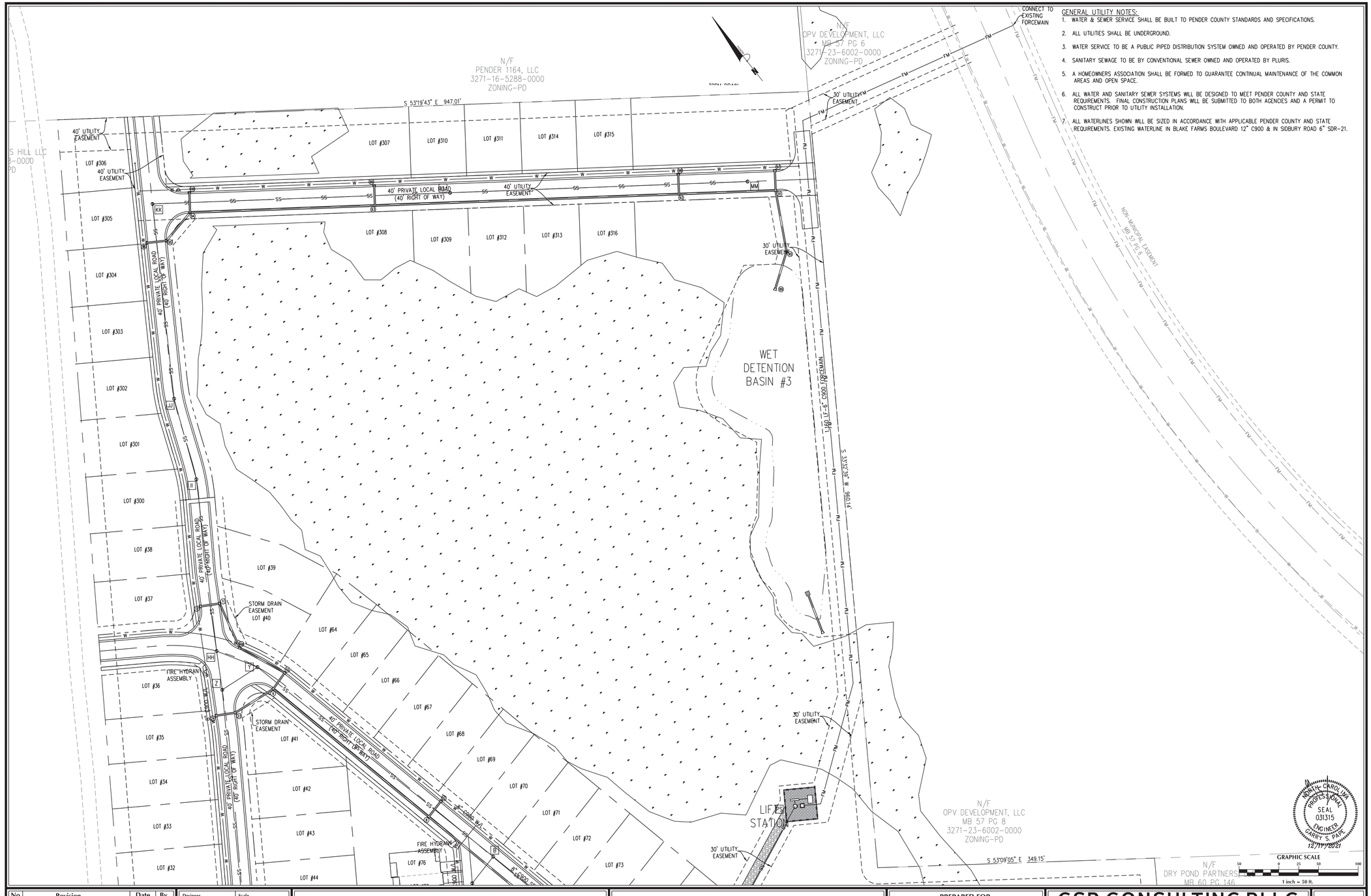
Topsail Township Pender County North Carolina

UTILITY PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. C-4.3



GENERAL UTILITY NOTES:

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NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER GARY S. PAPE 12/17/2021

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

No.	Revision	Date	By

Designer	GSP
Scale	1"=50'
Drawn By	GSP
Date	March 2021
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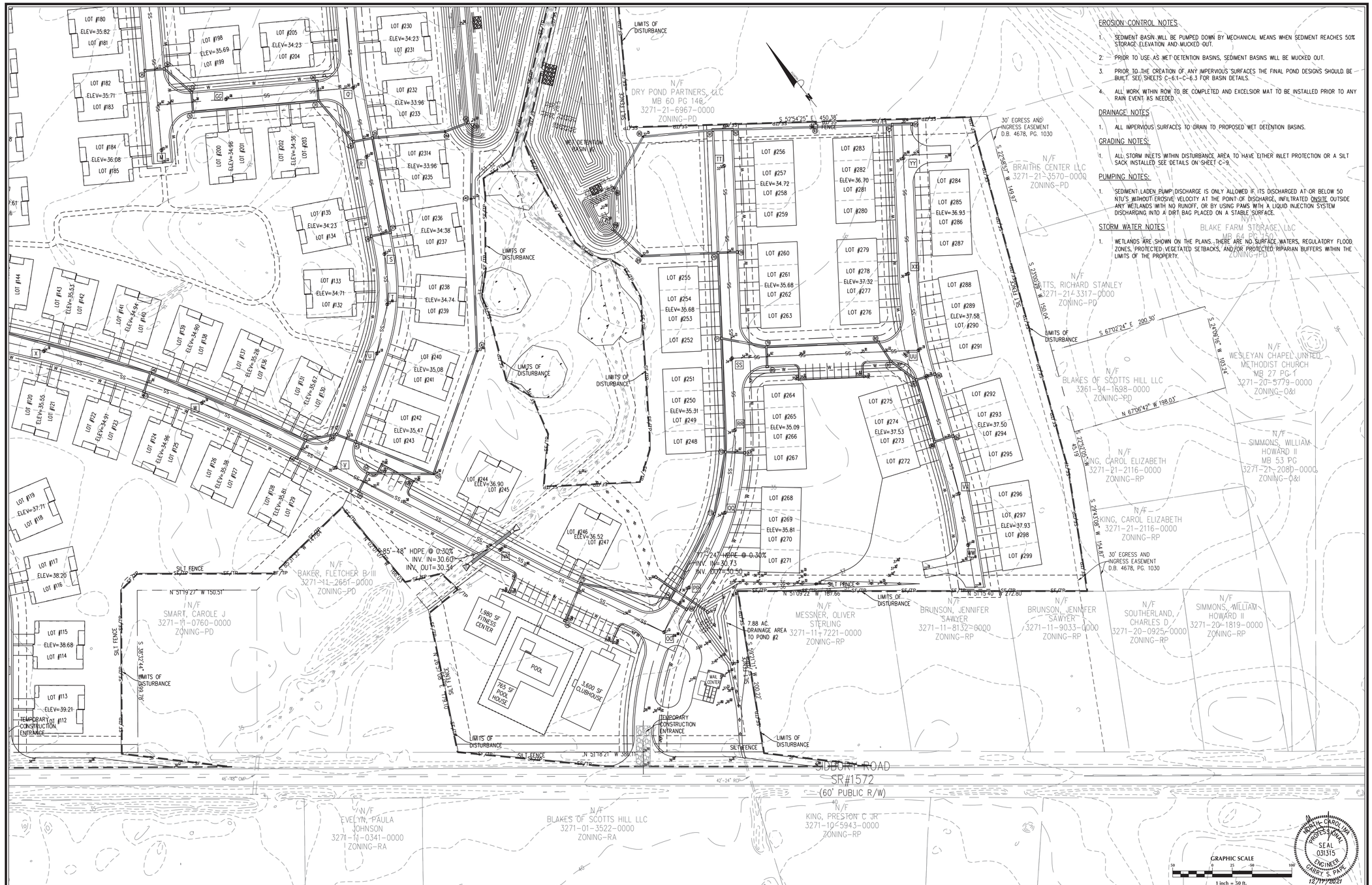
Topsail Township Pender County North Carolina

UTILITY PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-4.4



EROSION CONTROL NOTES

1. SEDIMENT BASIN WILL BE PUMPED DOWN BY MECHANICAL MEANS WHEN SEDIMENT REACHES 50% STORAGE ELEVATION AND MUCKED OUT.
2. PRIOR TO USE AS WET DETENTION BASINS, SEDIMENT BASINS WILL BE MUCKED OUT.
3. PRIOR TO THE CREATION OF ANY IMPERVIOUS SURFACES THE FINAL POND DESIGNS SHOULD BE BUILT. SEE SHEETS C-6.1-C-6.3 FOR BASIN DETAILS.
4. ALL WORK WITHIN ROW TO BE COMPLETED AND EXCELSIOR MAT TO BE INSTALLED PRIOR TO ANY RAIN EVENT AS NEEDED.

DRAINAGE NOTES

1. ALL IMPERVIOUS SURFACES TO DRAIN TO PROPOSED WET DETENTION BASINS.

GRADING NOTES:

1. ALL STORM INLETS WITHIN DISTURBANCE AREA TO HAVE EITHER INLET PROTECTION OR A SILT SACK INSTALLED SEE DETAILS ON SHEET C-9.

PUMPING NOTES:

1. SEDIMENT LADEN PUMP DISCHARGE IS ONLY ALLOWED IF ITS DISCHARGED AT OR BELOW 50 NTU'S WITHOUT EROSIVE VELOCITY AT THE POINT OF DISCHARGE, INFILTRATED ONSITE OUTSIDE ANY WETLANDS WITH NO RUNOFF, OR BY USING PAMS WITH A LIQUID INJECTION SYSTEM DISCHARGING INTO A DIRT BAG PLACED ON A STABLE SURFACE.

STORM WATER NOTES

1. WETLANDS ARE SHOWN ON THE PLANS. THERE ARE NO SURFACE WATERS, REGULATORY FLOOD ZONES, PROTECTED VEGETATED SETBACKS, AND/OR PROTECTED RIPARIAN BUFFERS WITHIN THE LIMITS OF THE PROPERTY.

No.	Revision	Date	By

Designer	GSP
Scale	1"=50'
Drawn By	GSP
Date	March 2021
License #	P-0718
Job No.	2020-0005

SILO RIDGE

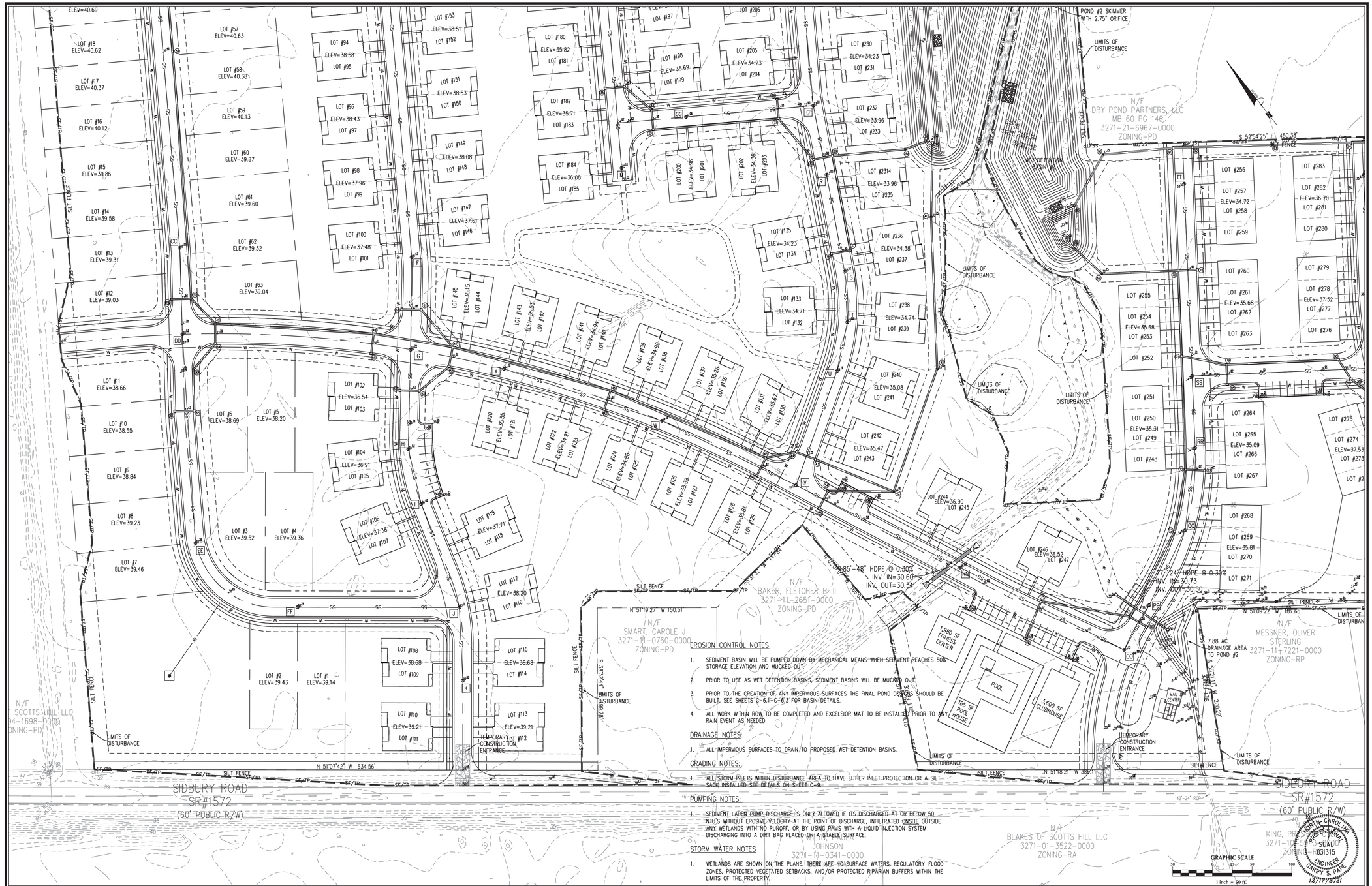
Topsail Township — Pender County — North Carolina

GRADING, DRAINAGE & EROSION & SEDIMENT CONTROL PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. C-5.1



EROSION CONTROL NOTES

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No.	Revision	Date	By

Designer	GSP
Scale	1"=50'
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Date	March 2021
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SILO RIDGE

Topsail Township Pender County North Carolina

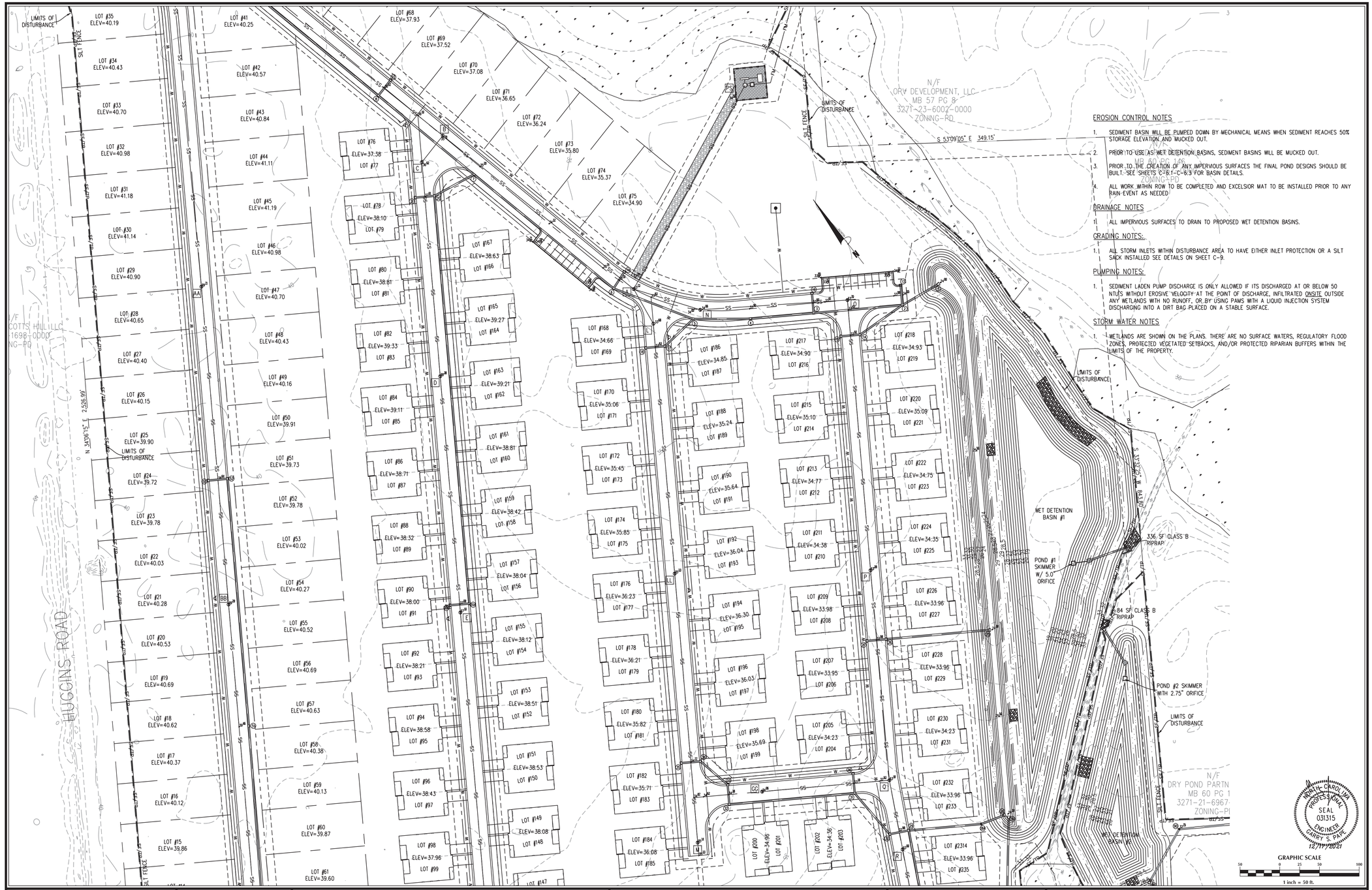
GRADING, DRAINAGE & EROSION & SEDIMENT CONTROL PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
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WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
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Sheet No.
C-5.2

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 031315 GARRY S. PAPE
12/17/2021



EROSION CONTROL NOTES

1. SEDIMENT BASIN WILL BE PUMPED DOWN BY MECHANICAL MEANS WHEN SEDIMENT REACHES 50% STORAGE ELEVATION AND MUCKED OUT.
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NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER LARRY S. PAPE 12/17/2021

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

No.	Revision	Date	By

Designer	GSP
Scale	1"=50'
Drawn By	GSP
Date	March 2021
License #	P-0718
Job No.	2020-0005

SILO RIDGE

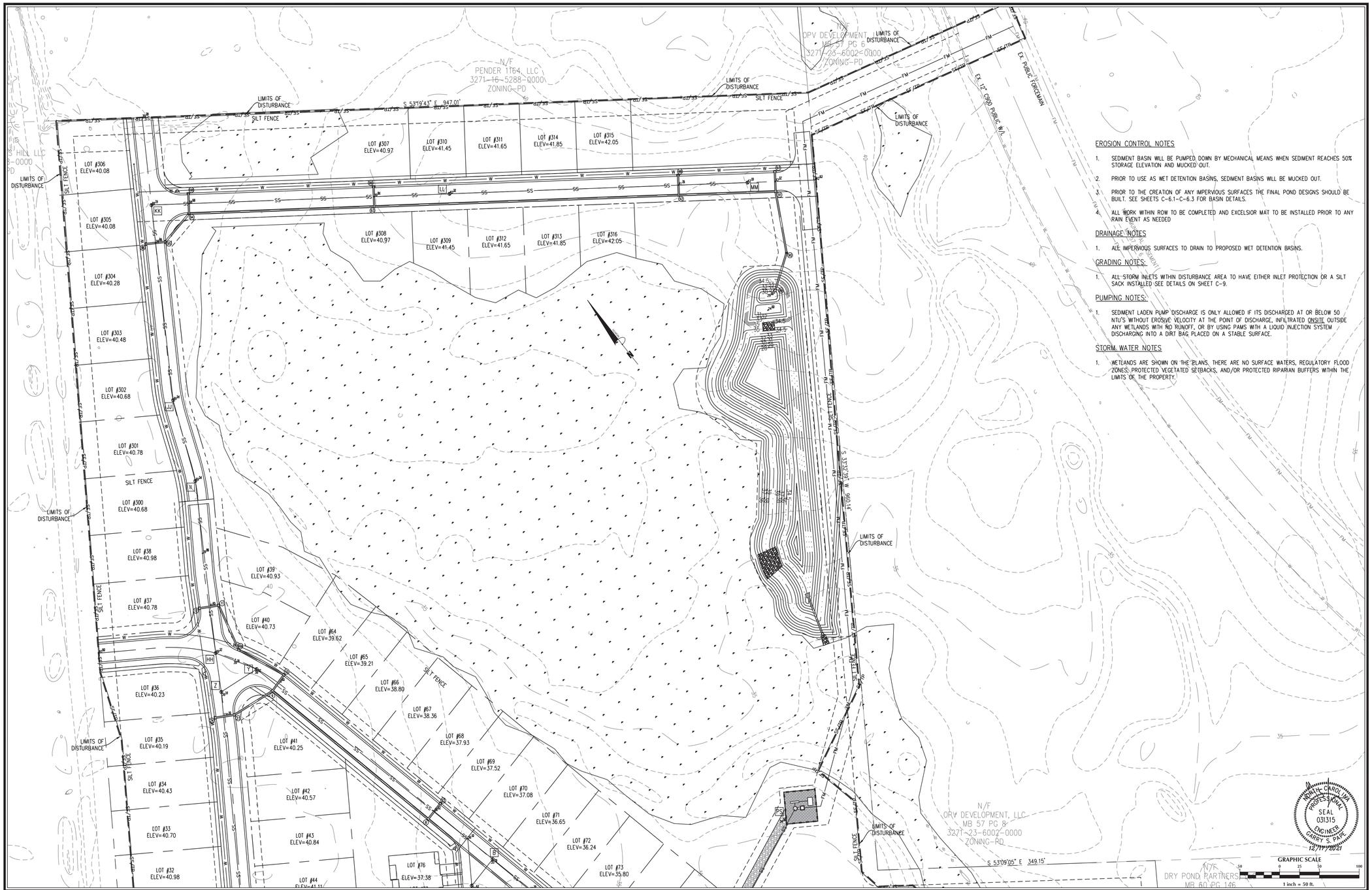
Topsail Township Pender County North Carolina

GRADING, DRAINAGE & EROSION & SEDIMENT CONTROL PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-5.3



EROSION CONTROL NOTES

1. SEDIMENT BASIN WILL BE PUMPED DOWN BY MECHANICAL MEANS WHEN SEDIMENT REACHES 50% STORAGE ELEVATION AND MUCKED OUT.
2. PRIOR TO USE AS WET DETENTION BASINS, SEDIMENT BASINS WILL BE MUCKED OUT.
3. PRIOR TO THE CREATION OF ANY IMPERVIOUS SURFACES THE FINAL POND DESIGNS SHOULD BE BUILT. SEE SHEETS C-6.1-C-6.3 FOR BASIN DETAILS.
4. ALL WORK WITHIN ROW TO BE COMPLETED AND EXCELSIOR MAT TO BE INSTALLED PRIOR TO ANY RAIN EVENT AS NEEDED

DRAINAGE NOTES

1. ALL IMPERVIOUS SURFACES TO DRAIN TO PROPOSED WET DETENTION BASINS.

GRADING NOTES:

1. ALL STORM INLETS WITHIN DISTURBANCE AREA TO HAVE EITHER INLET PROTECTION OR A SILT SACK INSTALLED SEE DETAILS ON SHEET C-9.

PUMPING NOTES:

1. SEDIMENT LADEN PUMP DISCHARGE IS ONLY ALLOWED IF ITS DISCHARGED AT OR BELOW 50 NTU'S WITHOUT EROSIVE VELOCITY AT THE POINT OF DISCHARGE, INFILTRATED ONSITE OUTSIDE ANY WETLANDS WITH NO RUNOFF, OR BY USING PAMS WITH A LIQUID INJECTION SYSTEM DISCHARGING INTO A DIRT BAG PLACED ON A STABLE SURFACE.

STORM WATER NOTES

1. WETLANDS ARE SHOWN ON THE PLANS, THERE ARE NO SURFACE WATERS, REGULATORY FLOOD ZONES, PROTECTED VEGETATED SETBACKS, AND/OR PROTECTED RIPARIAN BUFFERS WITHIN THE LIMITS OF THE PROPERTY.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER LARRY S. PAPE 12/17/2021

GRAPHIC SCALE
-50 0 25 50 100
1 inch = 50 ft.

No.	Revision	Date	By

Designer	GSP
Scale	1"=50'
Drawn By	GSP
Date	March 2021
License #	P-0718
Job No.	2020-0005

SILO RIDGE

Topsail Township Pender County North Carolina

GRADING, DRAINAGE & EROSION & SEDIMENT CONTROL PLAN

PREPARED FOR:
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Sheet No. **C-5.4**

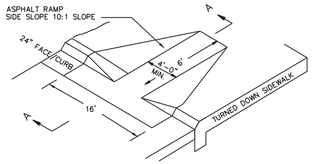
GENERAL NOTES

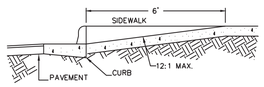
I. LOCATION OF WHEELCHAIR RAMPS:
1. IN ACCORDANCE WITH THE RATIFIED HOUSE BILL 1296, ALL STREET CURBS IN NORTH CAROLINA BEING CONSTRUCTED OR RECONSTRUCTED FOR MAINTENANCE PROCEDURES, TRAFFIC OPERATIONS, REPAIRS, CORRECTION OF UTILITIES OR ALTERED FOR ANY REASON AFTER SEPTEMBER 1, 1973 SHALL PROVIDE WHEELCHAIR RAMPS FOR THE PHYSICALLY HANDICAPPED AT ALL INTERSECTIONS WHERE BOTH CURB AND GUTTERS AND SIDEWALKS ARE PROVIDED AND AT OTHER MAJOR POINTS OF PEDESTRIAN FLOW.
2. WHEELCHAIR RAMPS SHOULD BE LOCATED AS INDICATED IN DETAIL DRAWINGS, HOWEVER EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. MAY AFFECT PLACEMENT.

II. CONSTRUCTION NOTES:
1. NO SLOPE SHALL EXCEED 1"=1" (12:1) ON THE RAMP OR SIDEWALK.
2. IN NO CASE SHALL THE WIDTH OF WHEELCHAIR RAMPS BE LESS THAN 40" (3'-4"). WIDTHS MAY EXCEED 40" IF NECESSARY.
3. USE CLASS "A" CONCRETE WITH THE SURFACE HAVING A ROUGH, NON-SKID TYPE FINISH.
4. 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE WHEELCHAIR RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.
5. CONSTRUCTION METHODS SHALL CONFORM WITH THOSE OF THE GOVERNING BODY WHICH HAS JURISDICTION OF THE PARTICULAR STREET.

III. ADDITIONAL NOTES:
1. THE INSIDE PEDESTRIAN CROSSWALK LINES SHALL BE ESTABLISHED BY BISECTING THE INTERSECTION RADII WHERE MARKED (SEE NOTE 6).
2. THE WHEELCHAIR RAMP SHALL BE LOCATED SO THAT THE BEGINNING OF THE WHEEL CHAIR RAMP WILL BE TWO FEET FROM THE INSIDE PEDESTRIAN CROSSWALK LINE.
3. THE WIDTH OF THE PEDESTRIAN CROSSWALK SHALL BE 10 FEET UNLESS A GREATER WIDTH IS REQUIRED TO ACCOMMODATE THE PEDESTRIAN TRAFFIC.
4. STOP BARS SHALL BE USED WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL, STOP SIGN, OR OTHER LEGAL REQUIREMENTS.
5. PARKING SHALL BE ELIMINATED A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
6. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION. THIS IS AVAILABLE FROM THE SUPERINTENDENT OF DOCUMENTS, U.S GOVERNMENT PRINTING OFFICE, WASHINGTON, D.C. 20402.

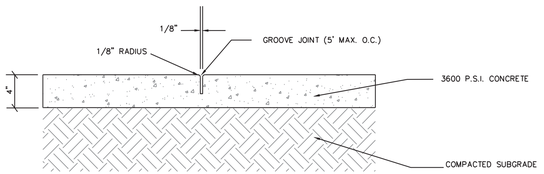
GUIDELINES FOR WHEELCHAIR RAMPS



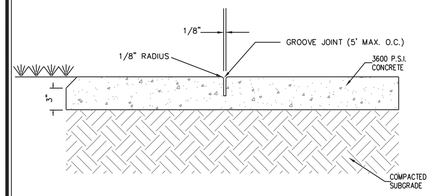


SECTION A–A
WHEELCHAIR RAMP (DROP CURB)

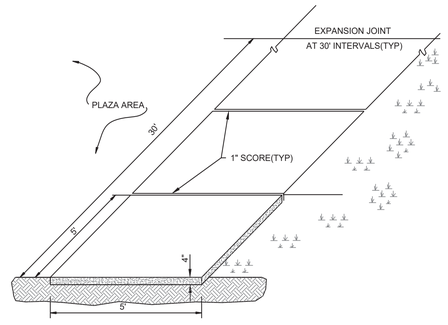
WHEELCHAIR RAMP
N.T.S.



CONCRETE SIDEWALK DETAIL



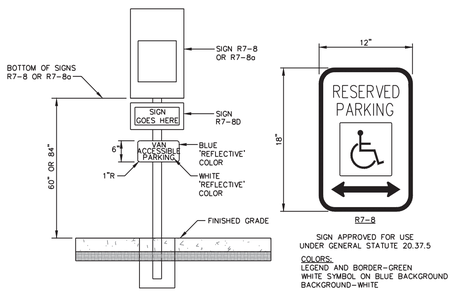
SIDEWALK ADJACENT TO GRASSED AREAS AND PLANTERS



CONCRETE SIDEWALK
N.T.S.

STANDARD SIDEWALK DETAIL
NOT TO SCALE

GENERAL NOTES:
A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK ABUTS ANY CURB & GUTTER AND ANY RIGID STRUCTURES. IN SIDEWALKS & PLAZA AREAS EXPANSION JOINTS ARE REQUIRED AT NO GREATER THAN 30' INTERVALS CONCRETE SHALL BE 3600 PSI. IN 28 DAYS.



SIGN APPROVED FOR USE
UNDER GENERAL STATUTE 20.37.5

COLORS:
LEGEND AND BORDER–GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND–WHITE

HANDICAP PARKING SIGNAGE
NOT TO SCALE

STORM TABLE

FROM	TO	LENGTH (ft)	DIAMETER (in)	INV ELEV DN	SLOPE (%)	INV ELEV UP	RIM ELEV (ft)	MATERIAL	FROM	TO	LENGTH (ft)	DIAMETER (in)	INV ELEV DN	SLOPE (%)	INV ELEV UP	RIM ELEV (ft)	MATERIAL
2	1	23.7	48	24.00	0.30	24.07	33.62	HDPE	69	68	39.3	36	26.00	0.30	26.12	32.75	HDPE
3	2	112.0	48	24.57	0.30	24.91	33.18	HDPE	70	69	95.6	36	26.12	0.30	26.40	34.01	HDPE
4	3	79.9	48	24.91	0.30	25.15	33.48	HDPE	71	70	125.0	30	26.40	0.30	26.78	34.30	HDPE
5	4	72.1	48	25.15	0.30	25.36	33.64	HDPE	72	71	139.8	24	26.78	0.30	27.20	33.65	HDPE
6	5	107.1	48	25.36	0.30	25.68	33.28	HDPE	73	72	77.4	24	27.20	0.30	27.43	34.30	HDPE
7	6	225.1	42	25.68	0.30	26.36	34.88	HDPE	74	73	118.9	24	27.43	0.30	27.79	36.15	HDPE
8	7	154.6	36	26.36	0.30	26.82	36.15	HDPE	75	74	113.5	15	27.79	0.30	28.13	35.15	HDPE
9	8	251.3	30	26.82	0.30	27.58	38.23	HDPE	76	75	50.4	15	30.33	0.30	30.48	35.06	HDPE
10	9	24.7	15	27.58	0.30	27.65	38.23	HDPE									
10A	10	64.4	15	27.65	0.30	27.85	38.74	HDPE									
11	10A	60.4	15	27.85	0.30	28.03	39.24	HDPE	78	70	24.7	15	26.40	0.30	26.48	34.01	HDPE
12	11	24.7	15	28.03	0.30	28.10	39.24	HDPE									
									79	71	57.6	24	26.78	0.30	26.95	34.25	HDPE
13	2	24.7	15	24.57	0.30	24.65	33.62	HDPE	80	79	141.0	24	26.95	0.30	27.38	35.73	HDPE
									81	80	28.9	15	27.38	0.30	27.46	35.88	HDPE
14	2	64.1	15	24.57	0.30	24.76	33.50	HDPE	82	81	39.2	15	27.46	0.30	27.58	36.36	HDPE
15	14	24.7	15	24.76	0.30	24.84	33.50	HDPE	83	82	79.5	15	27.58	0.30	27.82	36.13	HDPE
									84	83	24.7	15	27.82	0.30	27.89	36.13	HDPE
16	3	24.7	15	24.91	0.30	24.98	33.18	HDPE									
									85	79	24.7	15	26.95	0.30	27.03	34.25	HDPE
17	5	48.7	24	25.36	0.30	25.51	33.41	HDPE									
18	17	24.7	15	25.51	0.30	25.58	33.41	HDPE	86	82	24.7	15	27.58	0.30	27.65	36.36	HDPE
19	6	24.7	18	25.68	0.30	25.76	33.28	HDPE	87	72	24.7	15	27.20	0.30	27.27	33.65	HDPE
20	7	56.0	36	26.36	0.30	26.53	36.59	HDPE	88	74	24.7	15	30.89	0.30	30.96	36.15	HDPE
21	20	24.7	24	26.53	0.30	26.60	36.59	HDPE									
									90	89	76.8	24	26.00	0.30	26.23	32.75	HDPE
20A	20	503.8	30	26.60	0.30	28.11	36.67	HDPE	91	90	88.3	24	26.23	0.30	26.50	32.72	HDPE
20B	20A	24.7	18	28.11	0.30	28.19	36.67	HDPE	92	91	24.7	15	26.50	0.30	26.57	32.72	HDPE
									93	92	100.7	15	26.57	0.30	26.87	33.50	HDPE
22	8	24.7	15	26.82	0.30	26.90	36.15	HDPE	94	93	100.7	15	26.87	0.30	27.17	35.05	HDPE
									95	94	24.7	15	27.17	0.30	27.25	35.05	HDPE
23	9	55.9	30	27.58	0.30	27.75	38.68	HDPE									
24	23	24.7	18	27.75	0.30	27.82	38.68	HDPE									
26	25	131.7	24	24.00	0.30	24.40	32.56	HDPE									
27	26	24.7	18	26.40	0.30	26.47	32.56	HDPE									
28A	28	32.5	24	24.00	0.30	24.10	32.75	HDPE									
29	28A	91.6	24	24.10	0.30	24.37	32.48	HDPE									
30	29	24.7	24	27.37	0.30	27.45	32.48	HDPE									
31	30	66.7	24	27.45	0.30	27.65	32.74	HDPE									
32	31	158.5	24	27.65	0.30	28.12	33.94	HDPE									
33	32	24.7	24	28.12	0.30	28.20	33.88	HDPE									
34	33	44.5	18	28.20	0.30	28.33	34.34	HDPE									
35	34	24.7	15	28.33	0.30	28.40	34.34	HDPE									
36	31	24.7	15	27.65	0.30	27.72	32.74	HDPE									
37	29	118.3	15	27.37	0.30	27.73	33.01	HDPE									
38	37	24.7	15	27.73	0.30	27.80	33.03	HDPE									
40	39	92.9	48	24.00	0.30	24.28	32.75	HDPE									
41	40	187.3	48	24.28	0.30	24.84	33.50	HDPE									
42	41	160.8	48	24.84	0.30	25.32	34.00	HDPE									
43	42	105.9	48	25.32	0.30	25.64	34.33	HDPE									
44	43	26.1	48	27.64	0.30	27.72	34.33	HDPE									
45	44	39.4	48	27.72	0.30	27.84	34.45	HDPE									
46	45	212.4	48	27.84	0.30	28.47	33.50	HDPE									
47	46	205.8	48	28.47	0.30	29.09	34.89	HDPE									
48	47	100.9	36	29.09	0.30	29.39	35.69	HDPE									
49	48	200.0	36	29.39	0.30	29.99	37.28	HDPE									
50	49	43.0	30	29.99	0.30	30.12	37.52	HDPE									
51	50	305.5	24	30.12	0.30	31.04	39.04	HDPE									
52	51	305.5	24	31.04	0.30	31.96	38.23	HDPE									
53	52	24.7	15	31.96	0.30	32.03	38.23	HDPE									
54	42	82.8	15	29.32	0.30	29.57	34.90	HDPE									
55	54	24.7	15	29.57	0.30	29.65	34.90	HDPE									
56	45	24.7	15	29.04	0.30	29.11	34.45	HDPE									
57	46	24.7	15	29.87	0.30	29.95	33.50	HDPE									
58	47	24.7	24	29.09	0.30	29.17	34.89	HDPE									
59	58	47.6	24	29.17	0.30	29.31	35.21	HDPE									
60	59	24.7	18	29.31	0.30	29.38	35.21	HDPE									
61	47	60.6	24	29.09	0.30	29.27	35.66	HDPE									
62	61	24.7	18	29.27	0.30	29.35	35.66	HDPE									
63	48	24.7	15	29.39	0.30	29.47	35.69	HDPE									
64	49	24.7	24	31.99	0.30	32.07	37.28	HDPE									
64A	64	42.6	24	32.07	0.30	32.20	37.20	HDPE									
65	64A	50.4	24	32.20	0.30	32.35	37.05	HDPE									
66	65	24.7	18	32.35	0.30	32.42	37.05	HDPE									
67	50	24.7	18	31.34	0.30	31.41	37.52	HDPE									

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER GARRY S. PAPE
12/17/2020

No.	Revision	Date	By

Designer: GSP	Scale: NO SCALE
Drawn By: GSP	Date: March 2021
License #: P-0718	Job No.: 2020-0005

SILO RIDGE
Topsail Township — Pender County — North Carolina

STANDARD DETAILS

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

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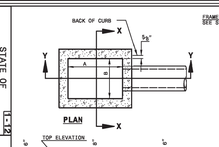
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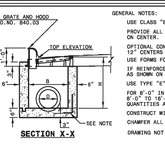
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-12

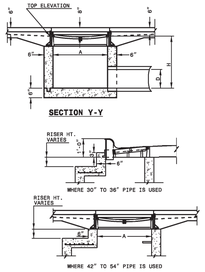
ENGLISH STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE

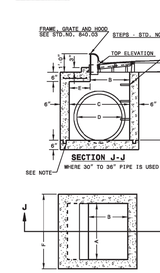
SHEET 1 OF 2
840.02





GENERAL NOTES:
USE CLASS "B" CONCRETE THROUGHOUT.
PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.
OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 2" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.
USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.
USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.
FOR 8'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 8'-0" TO 16'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.
CONSTRUCT WITH PIPE CROWNS MATCHING.
CHAMFER ALL EXPOSED CORNERS 1".
DRAWING NOT TO SCALE.



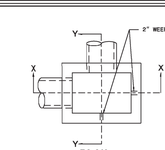


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

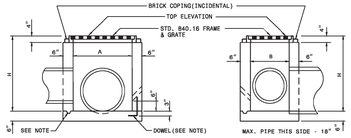
I-12

ENGLISH STANDARD DRAWING FOR
CONCRETE DROP INLET
12" THRU 30" PIPE

SHEET 1 OF 1
840.14



GENERAL NOTES:
USE CLASS "B" CONCRETE THROUGHOUT.
PROVIDE ALL DROP INLETS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.
OPTIONAL CONSTRUCTION - MONOLITHIC POUR 2" KEYWAY OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.
USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD.- NO. 840.00.
CONSTRUCT WITH PIPE CROWNS MATCHING.
SEE STANDARD DRAWING 840.25 FOR ATTACHMENT OF FRAMES AND GRATES NOT SHOWN.
INSTALL 2" WEEPHOLES AS DIRECTED BY THE ENGINEER.
INSTALL STONE DRAINS, OF A MINIMUM OF 1 CUBIC FOOT OF NO. 78M STONE IN A POROUS FABRIC BAG OR WRAP, AT EACH WEEP HOLE OR AS DIRECTED BY THE ENGINEER.
CHAMFER ALL EXPOSED CORNERS 1".
DRAWING NOT TO SCALE.



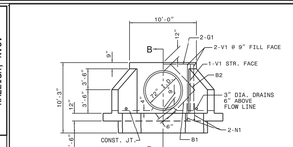
DIMENSIONS AND QUANTITIES FOR DROP INLET(BASED ON WIN. HEIGHT, H)								
DIMENSIONS OF BOX & PIPE				CUBIC YARDS CONC. IN BOX			DEDUCTIONS FOR ONE PIPE	
PIPE	SPAN	WIDTH	MIN. HEIGHT					
D	A	B	H	BOTTOM SLAB	WALL PER FT. HT.	TOP SLAB (INCL. 6" FOR BOTTOM SLAB IF SELECT)	C.Y.	R.C.
12"	3'-0"	2'-0"	2'-0"	0.222	0.222	0.592	0.015	0.026
15"	/	/	2'-3"	/	/	0.648	0.023	0.036
18"	/	/	2'-6"	/	/	0.703	0.033	0.049
24"	/	/	3'-0"	/	/	0.814	0.059	0.085
30"	3'-0"	2'-0"	3'-6"	0.222	0.222	0.925	0.092	0.127

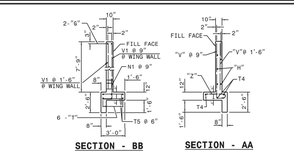
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

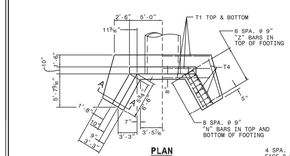
I-12

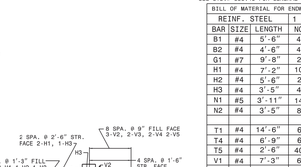
ENGLISH STANDARD DRAWING FOR
CONCRETE DROP INLET
12" THRU 30" PIPE

SHEET 1 OF 1
840.14









STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-18

ROADWAY STANDARD DRAWING FOR
REINFORCED CONCRETE ENDWALL
FOR SINGLE 72" PIPE 90° SKEW

SHEET 1 OF 2
838.39

SEE STD.# 838.45 FOR GENERAL NOTES.

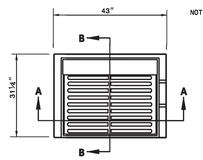
BILL OF MATERIAL FOR ENDWALL				
	REINF. STEEL		1 PIPE	
BAR	SIZE	LENGTH	NO.	EACH
B1	#4	5'-6"	4	15
B2	#4	4'-6"	4	12
G1	#7	9'-8"	2	40
H1	#4	7'-2"	10	48
H2	#4	5'-6"	2	7
H3	#4	3'-5"	4	9
N1	#5	3'-11"	14	57
N2	#4	3'-5"	8	16
T1	#4	14'-6"	6	58
T4	#4	6'-9"	6	27
T5	#4	2'-6"	40	67
V1	#4	7'-3"	6	29
V2	#4	5'-10"	10	39
V3	#4	5'-0"	6	20
V4	#4	4'-1"	6	16
V5	#4	3'-2"	6	13
Z1	#6	4'-8"	6	42
Z2	#5	4'-0"	6	25
Z3	#4	3'-4"	6	13
REINF. STEEL LBS.				555
CON./C.S. CU. YDS				7.1

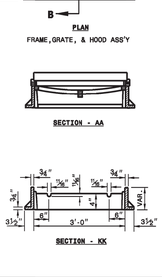
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-12

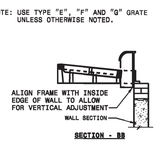
ENGLISH STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

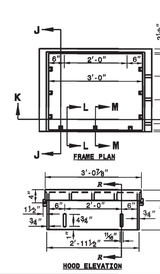
SHEET 2 OF 2
840.03

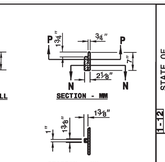




NOTE: USE TYPE "E", "F" AND "G" GRATE UNLESS OTHERWISE NOTED.







STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-12

ENGLISH STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

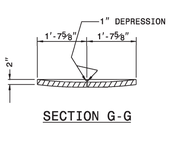
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840.03

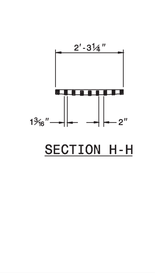
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

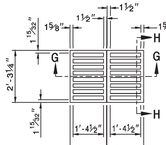
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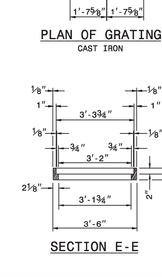
ENGLISH STANDARD DRAWING FOR
DROP INLET FRAME AND GRATES
FOR USE WITH STD. DWG.S 840.14 AND 840.15

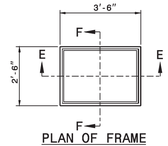
SHEET 1 OF 1
840.16

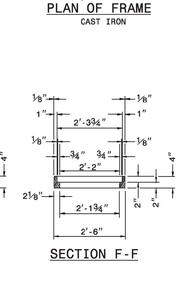










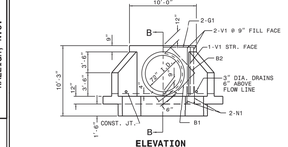


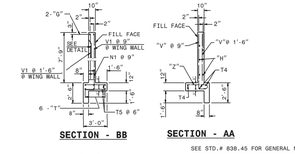
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

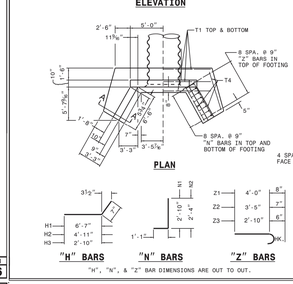
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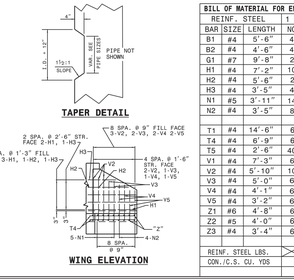
ENGLISH STANDARD DRAWING FOR
DROP INLET FRAME AND GRATES
FOR USE WITH STD. DWG.S 840.14 AND 840.15

SHEET 1 OF 1
840.16









STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-18

ROADWAY STANDARD DRAWING FOR
REINFORCED CONCRETE ENDWALL
FOR SINGLE 72" PIPE 90° SKEW

SHEET 2 OF 2
838.39

SEE STD.# 838.45 FOR GENERAL NOTES.

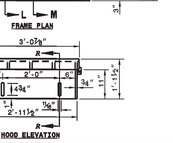
BILL OF MATERIAL FOR ENDWALL				
	REINF. STEEL		1 PIPE	
BAR	SIZE	LENGTH	NO.	EACH
B1	#4	5'-6"	4	15
B2	#4	4'-6"	4	12
G1	#7	9'-8"	2	40
H1	#4	7'-2"	10	48
H2	#4	5'-6"	2	7
H3	#4	3'-5"	4	9
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V4	#4	4'-1"	6	16
V5	#4	3'-2"	6	13
Z1	#6	4'-8"	6	42
Z2	#5	4'-0"	6	25
Z3	#4	3'-4"	6	13
REINF. STEEL LBS.				555
CON./C.S. CU. YDS				7.5

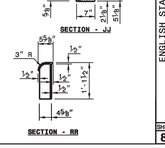
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

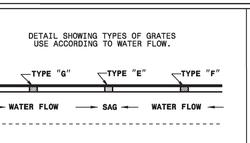
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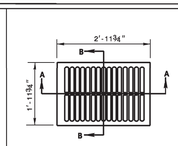
ENGLISH STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

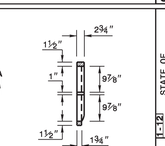
SHEET 2 OF 2
840.03











STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-12

ENGLISH STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

SHEET 2 OF 2
840.03

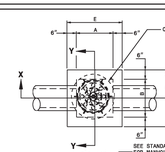
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-12

ENGLISH STANDARD DRAWING FOR
CONCRETE JUNCTION BOX
(WITH OPTIONAL MANHOLE)
12" THRU 66" PIPE

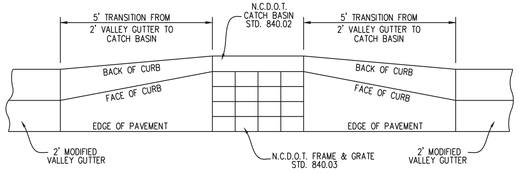
SHEET 1 OF 1
840.31

GENERAL NOTES:
CHAMFER ALL EXPOSED CORNERS 1".
USE CLASS "B" CONCRETE THROUGHOUT.
OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 2" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.
USE FORMS TO CONSTRUCT THE BOTTOM SLAB.
IF REINFORCED CONCRETE PIPE IS SET IN BASE SLAB OF BOX, ADD TO BASE AS SHOWN ON STANDARD NO. 840.00.
PROVIDE ALL JUNCTION BOXES OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTERS IN ACCORDANCE WITH STD. NO. 840.66.
ADJUST THE STEEL, CONCRETE AND BRICK MASONRY QUANTITIES TO INCLUDE THE BOTTOM OF THE MANHOLE (I.E. DIAGONAL BARS AND ADDITIONAL CONCRETE AND BRICK MASONRY) FOR OPTIONAL VARIABLE HEIGHT BRICK MASONRY, OPENING IN TOP SLAB.)
MAX. DEPTH OF THIS STRUCTURE FROM TOP OF BOTTOM SLAB TO TOP ELEVATION IS 12 FEET.



DIMENSIONS AND QUANTITIES FOR CONCRETE JUNCTION BOXES

DIMENSIONS OF BOX AND PIPE				REINFORCEMENT BARS "A"		TOP SLAB DIMENSIONS		CUBIC YARDS IN BOX			TOTAL QUANTITIES BOX AND SLABS		DEDUCTIONS FOR ONE PIPE CU.YDS.	
PIPE	SPAN	WIDTH	HEIGHT	NO.	LENGTH	E	F	TOP SLAB	BOTTOM SLAB	WALL PER FT. HT.	LBS. REINF	CU. YDS. MIN. "H"	C.S.	R.C.
D	A	B	H											
12"	2'-0"	2'-0"	2'-3"	12	2'-9"	3'-0"	3'-0"	0.167	0.167	0.185	22	0.750	0.015	0.024
15"	2'-3"	2'-3"	2'-6"	12	3'-0"	3'-3"	3'-3"	0.196	0.196	0.204	24	0.902	0.023	0.036
18"	2'-6"	2'-6"	2'-9"	14	3'-3"	3'-6"	3'-6"	0.227	0.227	0.232	30	1.065	0.033	0.049
24"	3'-0"	3'-0"	3'-3"	16	3'-9"	4'-0"	4'-0"	0.296	0.296	0.259	40	1.434	0.059	0.085
30"	3'-6"	3'-6"	3'-9"	18	4'-3"	4'-6"	4'-6"	0.375	0.375	0.296	51	1.860	0.092	0.127
36"	4'-0"	4'-0"	4'-3"	20	4'-9"	5'-0"	5'-0"	0.463	0.463	0.333	64	2.341	0.132	0.178
42"	4'-6"	4'-6"	4'-9"	22	5'-3"	5'-6"	5'-6"	0.560	0.560	0.370	77	2.878	0.180	0.243
48"	5'-4"	5'-4"	5'-3"	26	6'-3"	6'-4"	6'-4"	0.743	0.743	0.407	111	3.623	0.235	0.317
54"	5'-10"	5'-10"	5'-9"	28	6'-7"	6'-10"	6'-10"	0.855	0.855	0.444	126	4.283	0.297	0.401
60"	6'-6"	6'-6"	6'-3"	30	7'-3"	7'-6"	7'-6"	1.042	1.042	0.481	145	5.060	0.367	0.495
66"	7'-1"	7'-1"	6'-9"	32	7'-10"	8'-1"	8'-1"	1.210	1.210	0.518	169	5.917	0.444	0.589



TRANSITION FROM 2' MODIFIED VALLEY GUTTER TO N.C.D.O.T. CATCH BASIN
N.T.S.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CHERRY S. PATE 12/7/2021

No.	Revision	Date	By

Designer	GSP
Drawn By	GSP
License #	P-0718
Scale	NO SCALE
Date	March 2021
Job No.	2020-0005

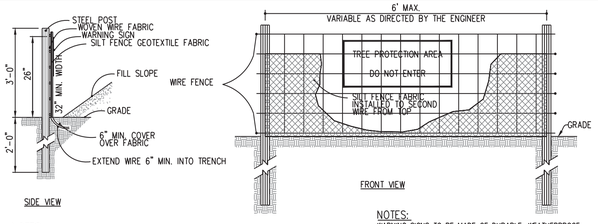
SILO RIDGE
Topsail Township — Pender County — North Carolina

STANDARD DETAILS

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

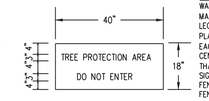
Sheet No.
C-8



NOTES:
1. SYNTHETIC FILTER FABRIC SHOULD BE OF AT LEAST 95% BY WEIGHT OF POLYOLEFINS OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER OR SUPPLIER PER ASTM D 6461 AND SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS PER ASTM D 4355.

2. WIRE FENCE SHALL BE MINIMUM 14 GAUGE WITH A MAXIMUM MESH OPENING OF 6-INCHES.

3. SEE THE NC EROSION AND SEDIMENTATION CONTROL MANUAL FOR OTHER SPECIFICATIONS.

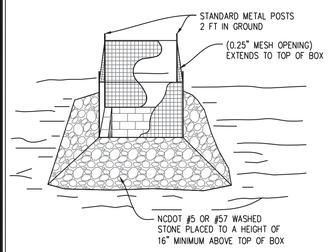


WARNING SIGN DETAIL

NOTES:
WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.

*SIGN TO CONTAIN PHRASE "NO MATERIAL STORAGE"
** SIGN TO BE IN ENGLISH & SPANISH

STANDARD TEMPORARY SILT / TREE PROTECTION FENCE
N.T.S.

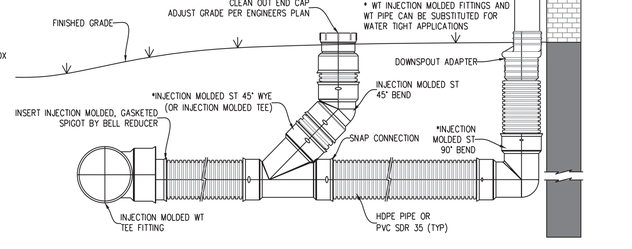


NOTES:
1. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.

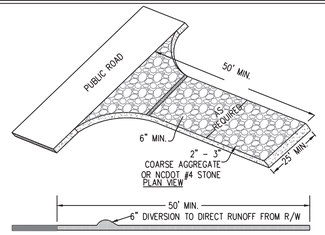
2. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 1-FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.

3. PLACE CLEAN GRAVEL (NC DOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A MIN HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.

STANDARD INLET PROTECTION
NOT TO SCALE

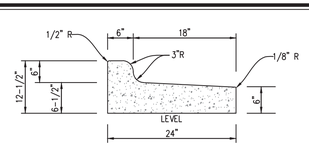


ROOF DRAIN DETAIL WITH CLEANOUT
N.T.S.



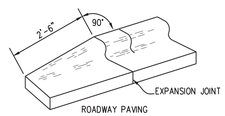
TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.

NOTE:
* INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
* WT INJECTION MOLDED FITTINGS AND WT PIPE CAN BE SUBSTITUTED FOR WATER TIGHT APPLICATIONS



(TO BE USED WHEN PAVEMENT IS SLOPED AWAY FROM ISLAND 1/4' : 1'-0" SLOPE OR AS SHOWN ON PLANS)

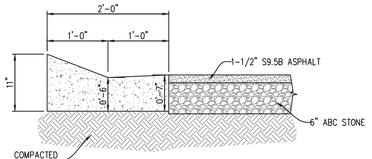
24" CURB AND GUTTER (REVERSE SLOPE)



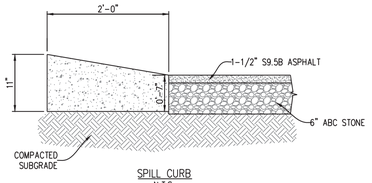
24" CURB & GUTTER TERMINATION DETAIL

CURB AND GUTTER
N.T.S.

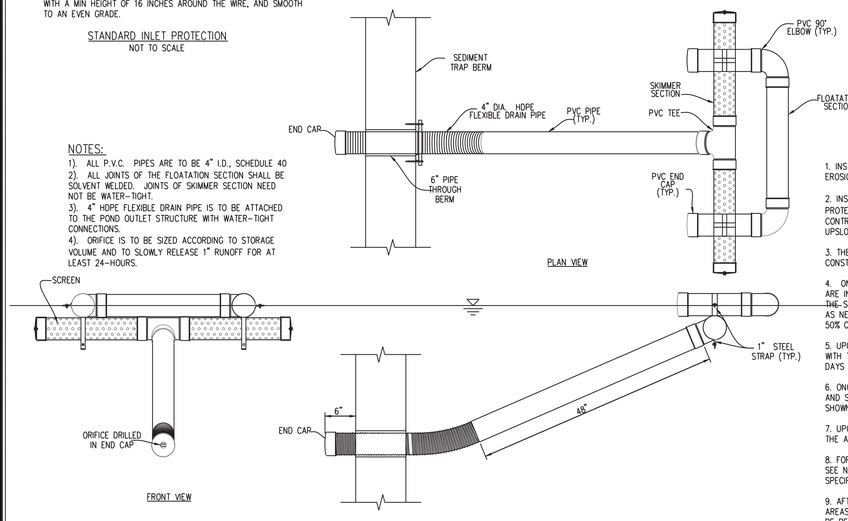
GENERAL NOTES:
CONTRACTION JOINTS SHALL BE SPACED AT MAX. 10' INTERVALS, EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1-1/2" SHALL BE OBTAINED. ALL CONTRACTION JOINTS EXCEPT IN 8" X 6" MEDIAN CURB SHALL BE FILLED WITH JOINT SEALER. EXPANSION JOINTS SHALL BE SPACED AT 90° INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



MODIFIED VALLEY GUTTER
N.T.S.



SPILL CURB
N.T.S.



NOTES:
1). ALL P.V.C. PIPES ARE TO BE 4" I.D., SCHEDULE 40
2). ALL JOINTS OF THE FLOATATION SECTION SHALL BE SOLVENT WELDED. JOINTS OF SKIMMER SECTION NEED NOT BE WATER-TIGHT.
3). 4" HDPE FLEXIBLE DRAIN PIPE IS TO BE ATTACHED TO THE POND OUTLET STRUCTURE WITH WATER-TIGHT CONNECTIONS.
4). ORIFICE IS TO BE SIZED ACCORDING TO STORAGE VOLUME AND TO SLOWLY RELEASE 1" RUNOFF FOR AT LEAST 24-HOURS.

SKIMMER DEWATERING DEVICE
N.T.S.

SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON EROSION & SEDIMENT CONTROL PLAN.

2. INSTALL PERIMETER CONTROLS (TEMPORARY SILT FENCE, TREE PROTECTION FENCING) AS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN. THIS STEP NEEDS TO BE COMPLETED PRIOR TO UPSLOPE LAND DISTURBING ACTIVITIES.

3. THE WET DETENTION BASINS WILL ACT AS SEDIMENT BASINS DURING CONSTRUCTION ACTIVITIES.

4. ONCE PERIMETER CONTROLS AND SEDIMENT TRAPPING MEASURES ARE INSTALLED CLEAR AND GRUB SITE WITHIN LIMITS OF DISTURBANCE. THE SEDIMENT BASINS WILL BE PUMPED DOWN BY MECHANICAL MEANS AS NEEDED TO MUCK OUT SEDIMENT WHEN THE SEDIMENT REACHES 50% CAPACITY.

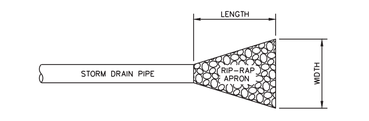
5. UPON BRINGING THE SITE TO ROUGH GRADE, STABILIZE ALL AREAS WITH TEMPORARY VEGETATION IF LEFT UNDISTURBED FOR 15 WORKING DAYS AND ALL SLOPES WITHIN 21 CALENDAR DAYS.

6. ONCE THE ROAD, PARKING AREAS, SANITARY SEWERS, WATERLINES AND STORM SEWERS ARE IN PLACE, INSTALL INLET PROTECTION AS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN.

7. UPON BRINGING THE ROADS TO SUBGRADE ELEVATIONS, STABILIZE THE AREAS BY PLACING STONE BASE AS EARLY AS POSSIBLE

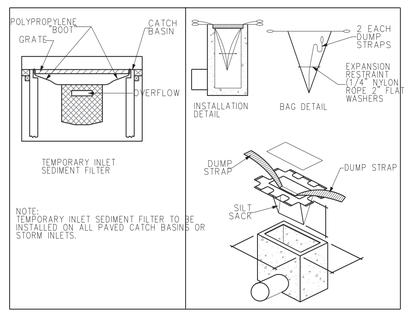
8. FOR TEMPORARY VEGETATIVE STABILIZATION OF ALL DENUDED AREAS SEE NOTE REFERENCING THE EROSION CONTROL PROGRAM AND SPECIFICATIONS ON SHEET C-1.

9. AFTER CONSTRUCTION OPERATIONS HAVE ENDED AND ALL DISTURBED AREAS HAVE BEEN STABILIZED, MECHANICAL SEDIMENT CONTROLS SHALL BE REMOVED. SEDIMENT FROM TEMPORARY SEDIMENT TRAPPING DEVICES SHALL BE DISPOSED OF BY SPREADING ON THE SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL. ALL DENUDED AREAS ARE TO BE PERMANENTLY STABILIZED WITH PERMANENT VEGETATION.



RIPRAP LOCATIONS	LENGTH (FT.)	UPSTREAM WIDTH (FT.)	DOWNSTREAM WIDTH (FT.)
15" CULVERT	7.5	3.75	5.0
18" CULVERT	9.0	4.5	6.0
24" CULVERT	12.0	6.0	8.0
30" CULVERT	15.0	7.5	10.0
36" CULVERT	18.0	9.0	12.0
48" CULVERT	24.0	12.0	16.0

RIP-RAP OUTLET PROTECTION
N.T.S.

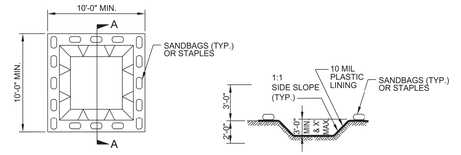


NOTE:
TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS.

SILT SACK DETAIL
NOT TO SCALE

WITH LINER, NO GRAVEL APPROACH

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER



CONCRETE WASHOUT
CLEARLY MARKED SIGNAGE NOTING DEVICE (18"X24" MIN.)

PLAN

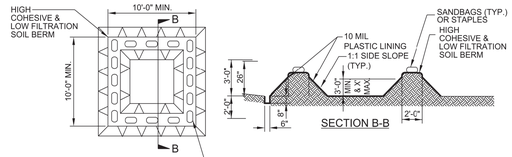
SECTION A-A

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD

2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.

3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

BELOW GRADE WASHOUT STRUCTURE
NOT TO SCALE



CONCRETE WASHOUT
CLEARLY MARKED SIGNAGE NOTING DEVICE (18"X24" MIN.)

PLAN

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD

2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.

3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

ABOVE GRADE WASHOUT STRUCTURE
NOT TO SCALE

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CARRY S. PAGE
12/19/2021

No.	Revision	Date	By

Designer	GSP
Scale	NO SCALE
Drawn By	GSP
Date	March 2021
License #	P-0718
Job No.	2020-0005

SILO RIDGE
Topsail Township — Pender County — North Carolina

STANDARD DETAILS

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. C-9

Pender County
MDP 2020-23

TO:

FROM: Travis Henley

DATE: September 1, 2020

SUBJECT: MDP 2020-23

SUMMARY:
McAdams Homes, LLC, applicant on behalf of Blakes of Scotts Hill, LLC, owner is requesting the approval of a Master Development Plan. The request consists of developing 141 townhomes and 175 single family homes. The development is proposed to be placed on approximately ±74.52 acres of an approximately ±437.2 acres property. The proposed development is located ±.2 miles west of US HWY 17, north of Sidbury Road (SR 1572), and ±.28 miles west of Scotts Hill Loop Road (SR 1571) in the Topsail Township. The subject property is zoned PD, Planned Development zoning district and may be further identified currently by Pender County PIN 3261-94-1698-0000 (PIN subject to change due to recent division, see Map Book 66, Page 41 of the Pender County Register of Deeds).

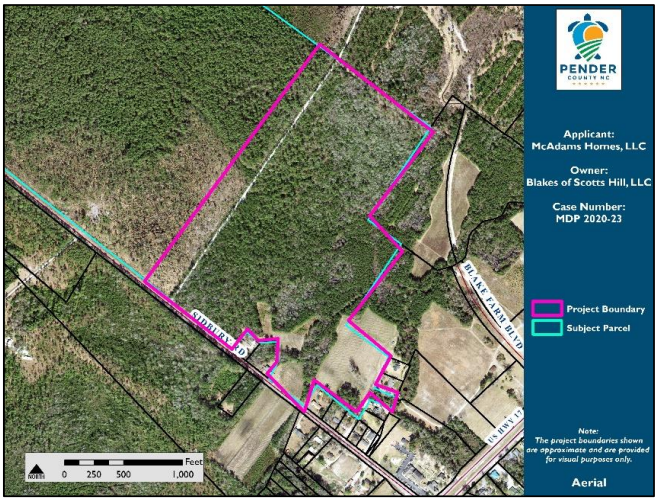
ACTION REQUESTED:
To hold a Public Hearing and consider the Master Development Plan.

ATTACHMENTS:
1. 2020-23 Staff Report
2. 2020-23 Application
3. 2020-23 Site Plan Updated 8-12-2020
4. 2020-23 Narrative Updated 8-11-2020
5. MB 66 Page 41 Exempt Subdivision
6. 2020-23 TRC Comments
7. 2020-23 Scope TIA Approved
8. 2020-23 Letter of Intent to Serve PLURIS
9. 8.2.7 Project Boundary Buffer

PLANNING STAFF REPORT
MASTER DEVELOPMENT PLAN

SUMMARY:

Hearing Date: September 1, 2020 Planning Board
Applicant: McAdams Homes, LLC
Property Owner: Blakes of Scotts Hill, LLC
Case Number: MDP 2020-23



Development Proposal: McAdams Homes, LLC, applicant on behalf of Blakes of Scotts Hill, LLC, owner is requesting the approval of a Master Development Plan. The request consists of developing 141 townhomes, 175 single family homes, and a private well to serve the development.

Property Record Number, Acreage, and Location: The development is proposed to be placed on approximately ±74.52 acres of an approximately ±437.2 acres property. The proposed development is located ±.2 miles west of US HWY 17, north of Sidbury Road (SR 1572), and ±.28 miles west of Scotts Hill Loop Road (SR 1571) in the Topsail Township. The subject property is zoned PD, Planned Development zoning district and may be further identified currently by Pender County PIN 3261-94-1698-0000 (PIN subject to change due to recent division, see Map Book 66, Page 41 of the Pender County Register of Deeds, attachment 5).

Zoning District of Property: The subject property is zoned PD, Planned Development zoning district.

Recommendation:
Planning Staff is submitting the proposal for Planning Board disposition. The request is not consistent with Pender County's Unified Development Ordinance though it exhibits the potential for superior design. The proposal is consistent with two (2) goals and three (3) policies within the Pender 2.0 Comprehensive Land Use Plan while conflicting with none. Therefore, Planning Staff respectfully recommends the approval of the Master Development Plan as requested and detailed in the report with the conditions stated below.

Residential
Use Types
Within the proposed Master Development Plan, there will be two different residential uses: single family detached zero lot line and single family dwelling attached townhomes, which is in compliance with Sections 5.2.3 and 4.8.1.B.C of the Unified Development Ordinance. The Master Development Plan also includes a private well for the community.

Density
The net density of the proposed project is 6.42 units per acre. According to Section 4.8.1.C the net density in the PD, Planned Development Zoning District shall be a maximum of five (5) units per acre and is not in compliance with the required density of the Unified Development Ordinance. The applicant is requesting additional density in accordance with the "superior design" section of the Unified Development Ordinance. The request is outlined in the submitted narrative, shown on the site plan, and detailed thoroughly in this report.

Total Acreage	74.52
Open Space Required	9.48
Open Space Provided	26.77
Active Open Space	4.74
Passive Open Space	4.74
Wetlands Acreage	9.72
Right-of-Way Acreage	10.81
Total Units	316
Developable Land	49.26
Net Density	6.42

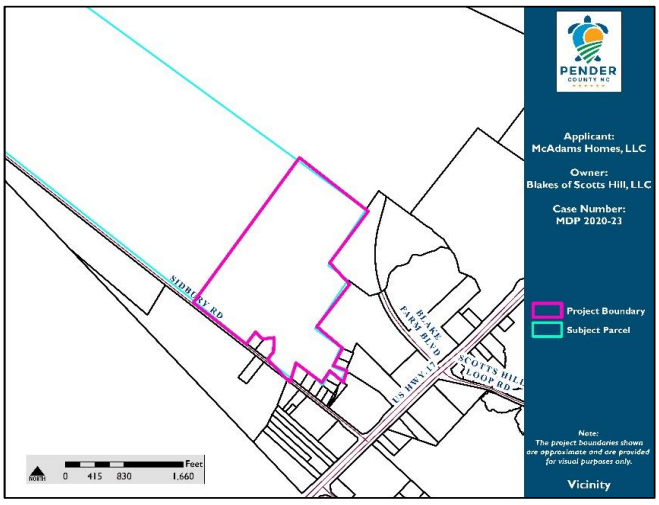
Setbacks

As outlined in the Unified Development Ordinance, Section 4.8.1.D, the minimum distance between structures, minimum lot width, and minimum yard requirements are established as Residential Setbacks in the submitted Master Development Plan and may be modified by the Planning Board. Zero lot lines require a maintenance easement, approximately eight to ten feet in width, on the adjoining lot. The applicant requests the following Residential Setbacks for the dimensional requirements, consistent with the Unified Development Ordinance:

Setback Type	**Proposed Setbacks (ft) Residential**
Front	15
Rear	20
Side	Zero Lot Line
Corner	10
Max. Building Height	38
Min. lot width – single family	40
Min. lot width – townhomes	24
Min. lot size – single family	5,000 sq. Ft.
Min. lot size - townhomes	1,000 sq. ft.

Landscaping and Buffers

All landscape and buffers are to be approved in accordance, with Section 8.2.8, project boundary buffer of the Pender County Unified Development Ordinance. The applicant has provided an A Buffer along all boundaries adjacent to a street. The applicant has provided a C Buffer along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single-family structure is within 50' of the boundary of the development located to the north, east, and west of the proposed Master Development Plan. In places where a B Buffer would be required, the applicant has proposed a C Buffer, a more intense buffer for uses. This is compliant with the Unified Development Ordinance



requirements for a multi-family and Planned Development, PD zoning district buffer requirements specified in 8.2.7 seen below (Attachment 9).

The buffer plan submitted is not sufficient to meet Section 8.1.6.A.1.a. Landscape plans must clearly indicate the name, location, and size of vegetation to be installed. However, the proposed buffer types are in compliance with the Unified Development Ordinance. A buffer plan is not required for Planning Board approval; although it is required prior to obtaining zoning approval for the development.

Open Space
The proposed amount of open space is in compliance with ordinance requirements per Section 7.6.1.C. The ordinance requires 0.03 acres per dwelling unit for a total requirement of 9.48 acres for this project, with at least half of required acreage designated as active open space. The proposal includes at least 4.74 acres of active open space and at least 4.74 acres of passive open space, which is in compliance with the ordinance. The applicant is proposing 26.77 acres of open space, which is 17.29 acres more than what is required by the Unified Development Ordinance. The additional 17.29 acres will be both active and passive open space, to be determined at the Preliminary Plat level. This proposal results in roughly 35.9% of the project area being reserved as some type of open space.

Recreational Units
Recreational units are assigned a financial unit to be achieved via installation on the subject property or through a payment in lieu of in conjunction with the approved Pender County Parks & Recreation Master Plan. The timing of the installation or payment in lieu of installation shall be confirmed on the Master Development Plan per Section 7.6.2 of the Pender County Unified Development Ordinance. Recreational facilities shall be in a configuration and location that is easily accessible to the dwelling units that they are designed to serve and may be placed within active or passive open space required areas.

Developments falling between 301-350 proposed dwelling units are responsible for a Recreational Unit of 3.5 and a Financial Unit of $35,000. The applicant has proposed on the site plan and in the narrative, a pool facility, nature trail, playgrounds, and dog parks to meet the recreational unit requirement.

Roadways
The applicant is proposing private roadways throughout the project. Private roadways are required to be built to NCDOT subdivision road standards as outlined in the NCDOT Subdivision Manual published in January 2010.

Private Roadways
Per Section 7.5.3 all designated private streets are required to be designed and constructed in compliance with the current NCDOT Subdivision Roads Minimum Construction Standards. The proposed private rights-of-ways are identified on the Master Development Plan at forty (40) feet in width for the private local roads; which will meet the NCDOT standards as outlined in the 2010 Subdivision Manual with a curb and gutter section.

The applicant has proposed a sidewalk to be located on one side of the private roadways. This will provide pedestrian connectivity through the proposed development to open space areas and amenities.

Pedestrian Access
Per Section 4.8.1.E.2 pedestrian-oriented communities are encouraged to maximize opportunity for pedestrian activity and improve the quality of the pedestrian experience. The applicant has proposed sidewalks on one side of all roadways internal to the subdivision. The sidewalks will create opportunities for increased pedestrian activity. The submitted sidewalks are in compliance with the Unified Development Ordinance. Crosswalks are

not shown on the plan at this time; however, staff recommend the inclusion of crosswalks to allow safe access to open space.

Street Connectivity and Access
The submitted site plan has proposed direct access to Sidbury Road (SR 1572); this will serve as the primary means of ingress and egress. This connection and entrance are in compliance with Section 4.8.1.E., Section 7.5.1.A.2 layout of streets as to arrangement, width, grade, character, and location shall conform to the adjoining street systems; and Section 7.5.1.A.4 to provide for continuity in existing streets and proposed streets.

The PD, Planned Development zoning district per Section 4.8.1.E requires reasonable access to be provided to adjacent properties for development. Adequate connections to adjacent parcels will promote interconnectivity and build road networks throughout the County. The submitted plan shows stub streets to adjacent parcels for future development connections.

Traffic
Per Section 6.1.2.A.15 of the Pender County Unified Development Ordinance, a Traffic Impact Analysis (TIA) is required when the development generates 100 trips in the morning or peak hours or 1,000 trips per day. The proposed Master Development Plan generates 193 AM Peak trips and 250 PM peak trips with 2,494 total daily trips, therefore, a TIA is required for the proposed development. The applicant has provided an approved scope (attachment 7). Final approval shall be contingent upon the full TIA being approved. The proposed development shall still be subject to all applicable regulations from NCDOT and must produce all applicable permits prior to the issuance of zoning approval, including but not limited to an NCDOT Driveway Permit.

Utilities (Wastewater/ Water)
The applicant intends to utilize PLURIS, LLC for sewer and a private well for water. The applicant has provided a letter of intent from PLURIS, LLC and shall provide a well permit as demonstrated through verification of receipt of the preliminary plat of the development by the Pender County Health Department (attachment 8).

Environmental Concerns
A preliminary analysis indicates that the subject parcel does contain environmentally sensitive areas. Future development proposals shall be required to verify if environmentally sensitive areas exist on the subject property.

Wetlands
A preliminary analysis indicates the presence of wetlands, as do the applicant's plans. A wetland delineation for the Master Development Plan shall be approved by the Army Corps of Engineers prior to preliminary plat approval. Additionally, the applicant has proposed a road over existing wetlands. Any construction within wetlands requires a wetland fill authorization or permit from the Army Corps of Engineers and must be provided to staff prior to preliminary plat approval.

Flood
The subject parcel is not located within any Special Flood Hazard Area (SFHA) according to the 2007 Flood Insurance Rate Maps (FIRMs), and that would not change under the preliminary FIRMs that have not been adopted. No adjacent properties are within an SFHA under currently adopted or preliminary FIRMs.
CAMA

After a preliminary analysis, it appears there are no CAMA Areas of Environmental Concern (AECs) located on the project site.

Tree Survey
The PD, Planned Development zoning district requires a tree survey to be submitted prior to the staff approval of the Master Development Plan. The applicant shall provide this documentation to Planning Staff as defined by Section 8.1.4.3.A.2. Where any significant tree shown on the significant tree survey is proposed to be removed such removal shall be mitigated by the planting on site of two (2) trees of the same species with a minimum caliper of 2" or greater.

Permits
All applicable state and federal agency permits including a Stormwater Management Permit, Erosion Control Plan, wetlands impact permits, and NCDOT Driveway Permit will be required prior to the approval of the for each phase as applicable. There have been no permits submitted for the subject properties.

Technical Review Committee (TRC) Responses:
On August 5, 2020 the Pender County Technical Review Committee reviewed the Master Development Plan. The responses collected can be seen in attachment 6.

EVALUATION

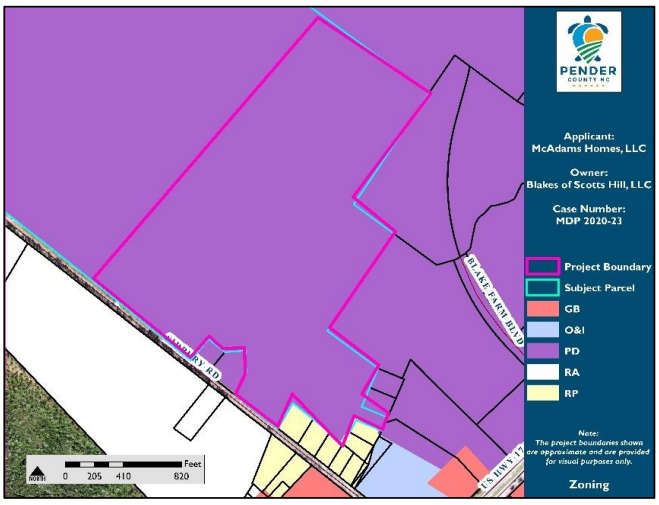
A. Public Notifications*:* Public Notice of the proposal for map change has been advertised in the Pender-Topsail Post and Voice. Adjacent property owners within 500 feet of the proposal have been given written notice of the request, and a public notification sign has been placed on the property.

B. Existing Zoning in Area*:* The subject property is located within the PD, Planned Development zoning district. The properties to the north and west are zoned PD, Planned Development zoning district. The parcels to the east are zoned PD, Planned Development, RP, Residential Performance, and O&I, Office and Institutional zoning district. The parcels to the south are zoned RA, Rural Agriculture, RP, Residential Performance, and GB, General Business zoning district.

C. Existing Land Use in Area: The property to the north and west will be the remainder of the exempt division per Map Book 66, Page 41 of the Pender County Register of Deeds, which is currently vacant (attachment 5). The properties to the north and the east are single family homes, a church, and commercial. Additionally, Pender County has approved an adjacent Master Development Plan for Blake Farm which has multiple phases including residential and commercial uses and primarily is still within the permitting process. One phase of Blake Farm, which includes a self-storage facility, is currently under construction.

D. Unified Development Ordinance Compliance: The subject properties are zoned PD, Planned Development zoning district. Per §4.8.1 of the Pender County UDO:

"The intent of the Planned Development (PD) District is to provide an alternative to a conventional development. The PD zoning districts allow projects of innovative design and layout that would not otherwise be permitted under this Ordinance because of the strict application of zoning district or general development standards. The PD District encourages



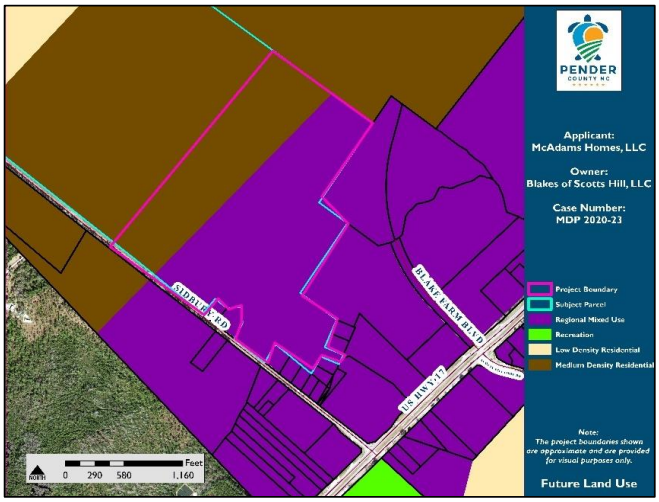
progressive land planning and design concepts."

"In return for greater flexibility in site design requirements, planned developments are expected to deliver exceptional quality community designs that preserve critical environmental resources, provide above-average open space amenities, incorporate creative design in the layout of buildings, open space and circulation; assure compatibility with surrounding land uses and neighborhood character; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure."

"The PD District shall not be used as a means of circumventing the county's adopted land development regulations for routine developments."

The proposal is not in compliance with the Unified Development Ordinance as the Planned Development zoning district has a five unit per acre cap. However, the ordinance allows Planning Board to approve projects with exceptional design to exceed the density cap. The proposal includes innovative designs and layouts with a mixture of residential housing types and providing connectivity to open space and recreational amenities through sidewalks, the nature trail, and a multi-use path along Sidbury Road (SR 1572). Additionally, the applicant has proposed a stormwater management plan for the development which exceeds state and local requirements. The proposal is also providing open space acreage above what is required by the Unified Development Ordinance and amenities throughout the project. Additionally, the Pender County UDO states that one purpose of the PD zoning district is, "to achieve any other goals as stated within adopted County land use and transportation plans, and/or any other adopted County plans." By providing a higher density in a key location with existing infrastructure, the project meets the stated purpose of the PD zoning district through fulfilling the goals of adopted plans.

E. Pender 2.0 Comprehensive Land Use Plan: Most of the subject property is classified as Regional Mixed Use, with a portion classified as Medium Denisty Residential in the Pender 2.0 Comprehensive Land Use Plan. Locations where two Future Land Use classifications meet provide an opportunity for a transition of densities and/or intensities of land use.



The Regional Mixed Use category allows for strategic allocation of future development and population growth while limiting land use conflicts within existing neighborhoods. Growth is focused in areas that are served by water and/or sewer infrastructures and are located along planned major collector roadways and existing primary roadway corridors. Development density within this category allows for up to 15 units per acre for multi-family residential development and up to 10 units per acre for single family development.

The Medium Density Residential uses are vital to supporting Pender County's growing population by strategically locating more dense residential development in areas that will not create conflicts with existing neighborhoods. These uses are located in close proximity to supporting services and a mixture of development types, and are generally found in the southern portion of the County. Appropriate uses include single-family residences, duplexes, townhomes, community recreation and open space uses, and neighborhood-scale

institutional uses such as religious and civic organizations. Townhomes may be suitable when proposed as part of a master planned community whereby the dimensional requirements and uses forming the outer boundary of the community are compatible with the adjacent properties or permissible uses. Clustering of new residential communities is encouraged.

Planned communities may also include well-integrated neighborhood-scale commercial and office uses. Industrial and manufacturing uses, and commercial and office uses not located within a planned community, are inappropriate. Development density within this category is three to six dwelling units an acre or less.

As the majority of the proposed development is in the Regional Mixed Use future land use classification, the project's proposed 6.42 units per acre for a total of 315 units is well within the envisioned density of 15 units an acre or less. Additionally, the most dense portion of the proposal is within this Future Land Use classification.

The proposed development is also consistent with the Medium Density Residential future land use classification. Townhomes can be suitable when included as part of a master planned community and the proposal provides single-family residential uses.

In addition to being consistent with the Future Land Use Map in this area of the County, the proposed development is consistent with the follow goals, objectives, and policies found within the Pender 2.0 Comprehensive Land Use Plan:

Goal 4.3: Provide safe opportunities for walking and cycling, while supporting the need for paratransit service and other alternatives to provide transportation choices for residents and visitors.

Goal 5.1: Land Use and Growth Management: Manage the physical growth and development of Pender County by encouraging more intensive land uses in key locations identified for such growth while preserving and protecting the unique physical character and social assets of the rural heritage and coastal habitat that makes the County a unique place to live.

Policy 5.1.C: Coordination with Infrastructure/Services: The County shall encourage development in areas where the necessary infrastructure – roads, water, sewer, broadband, and schools – is available, planned or can be most cost effectively provided and extended to serve existing and future development. Natural resource conservation should be considered.

Policy 5.1.D: Focused Growth and Development: The County supports a growth pattern that includes low density single-family residential communities, but also allows for the strategic placement of higher density residential, mixed uses, and commercial development to accommodate and support future population growth, where necessary infrastructure exists or is planned.

Policy 5.1.V: Residential Development: The County supports a range of housing types and development at appropriate densities and locations that are compatible with their surroundings and are in accordance with the future land use map.

The proposal achieves consistency with the goals and policies from the Pender 2.0 Comprehensive Land Use Plan by through including sidewalks for internal connectivity and a safe opportunity for pedestrians. The proposal includes detached single-family housing and townhomes in a key location on the future land

use map, providing higher density development with a mix of single family residential and townhomes. Additionally, sufficient infrastructure exists or will be constructed to serve the development.

F. Superior Design

While the Planned Development zoning district has a five unit per acre cap, the ordinance allows Planning Board to approve projects with exceptional design to exceed the density cap. The applicant has demonstrated the potential for superior design, as referenced in 4.8.1.C.2) of the Unified Development Ordinance as a mechanism by which the Planning Board may allow an increase in density in the PD, Planned Development zoning district. This potential is demonstrated through providing a higher density in a key location with existing infrastructure, which allows the project to meet the stated purpose of the PD zoning district through fulfilling the goals of adopted plans. Additionally, the applicant has proposed sidewalks throughout the proposed Master Development Plan to improve connectivity within the development. The applicant has also proposed a multi-use path along Sidbury Road (SR 1572), to increase connectivity within and outside of the development. The applicant has exceeded state and county stormwater requirements by designing their detention basins for the 2-year, 10-year, 25-year, and the 50-year storm events and has analyzed the basins for the 100-storm events. The Future Land Use classifications make this development particularly well suited for a higher density when superior design features have been exhibited.

POTENTIAL CONDITIONS OF APPROVAL

1) Crosswalks shall be provided at all appropriate locations where a sidewalk would cross a street and shall be demonstrated on all Preliminary Plats associated with this Master Development Plans.
2) The applicant shall be required to design their stormwater management system for 50-year storm events to mitigate post storm event runoff.
3) The applicant shall be required to construct a multi-use path along Sidbury Road (SR 1572) to increase pedestrian connectivity within the development and outside the development for future residents of Pender County to utilize.
4) Currently, the northern property line requires an A Buffer as the adjacent tract is vacant. However, a collector street, Huggins Road, will be built along the shared property line. This would require a change in buffering standards from a Buffer A to a Buffer B. The applicant has chosen to place a Buffer C along the shared property line, which is a denser buffer standard than either Buffer A or Buffer B. Therefore, the developer shall be required to construct a C Buffer along the shared property line with the future Huggins Road.

RECOMMENDATION

Planning Staff is submitting the proposal for Planning Board disposition. The request is not consistent with Pender County's Unified Development Ordinance though it exhibits the potential for superior design. The proposal is consistent with two (2) goals and three (3) policies within the Pender 2.0 Comprehensive Land Use Plan while conflicting with none. Therefore, Planning Staff respectfully recommends the approval of the Master Development Plan as requested and detailed in the report with the conditions stated below.

BOARD ACTION FOR MASTER DEVELOPMENT PLAN

Motion: ____ Seconded: ____

Approved: ____Denied: ____ Unanimous: ____ Tabled: ____

Beaudoin: ____ Jordan: ____McClammy: ____ Pitts: ____ Buchanan: ____

Pender County
Planning and Community Development

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Planned Development & Residential Mixed Zoning Districts
Master Development Plan Submission

Applications will be considered for the Technical Review Committee hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. ✓ **Pre-submittal Meeting**
   Date of Meeting 12-4-2020
2. ✓ **Signed Application**
3. ✓ **Payment**
   $500 plus $10 per acre for the first 100 acres, $5 per acre thereafter
4. ✓ **Paper Plan Sets**
   One (1) 24 x 36, Fifteen (15) 11 x 17
5. ✓ **Digital Submission**
   For all documents submitted in paper copy, bring a digital copy with paper submission.
6. **Adjacent Property List**
   A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the of the perimeter of the project bounds.
7. ✓ **Adjacent Property Envelopes**
   The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. ✓ **Permits**
   Please include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
9. ✓ **Site Plan Requirements**
   A prepared site plan in accordance with the Unified Development Ordinance standards 6.1, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.
   (See Master Development Plan Checklist)

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant _____ Date 7/16/20

Printed Name Adam Sosne

Staff Initials: AB
Date: 7-20-2020

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP [illegible]	**Date**	[illegible]
Application Fee	$ 1,245.20	**Receipt No.**	11809
Pre-Application Conference	12-4-[illegible]	**Hearing Date**	9/3 to TRC, 9/1 for PB

SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	McAdams Homes, LLC	**Owner's Name:**	Blakes of Scotts Hill, LLC
Applicant's Address:	6626-C Gordon rd	**Owner's Address:**	100565 US HWY 17
City, State, & Zip	Wilmington, NC	**City, State, & Zip**	Wilmington, NC 28411
Phone Number:	910.798.3006	**Phone Number:**	
Email Address:	Grady@McAdamsHomes.net	**Email Address:**	
Legal relationship of applicant to land owner:			

SECTION 2: PROJECT INFORMATION				
Type of Master Development Plan	☒ **Residential** *RP, PD, RM MH District*	☐ **Commercial** *GB, OI, IT, GI District*	☐ **Mixed Use** *PD*	☐ **Exempt**
Property Identification Number (PIN):	3261-94-1698-0000	**Total property acreage:**	74.52	
Zoning Classification:	PD	**Acreage to be disturbed:**	58.18	
Project Address :				
Description of Project Location:	Sidbury rd near Huggins trail			
Describe activities to be undertaken on project site:	Develop property for single family homes			

SECTION 3: SIGNATURES			
Applicant's Signature	[signature]	**Date:**	7/16/2020
Owner's Signature	Henry C. Blake III member/manager	**Date:**	7/16/2020

NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

Office Use Only

☐	**MDP Fees:** (*$500.00 plus $10/acre for the first 100 acres $5/acre thereafter)*	**Total Fee Calculation: $** 1,215.25

Attachments Included with Application: (Please include # of copies)

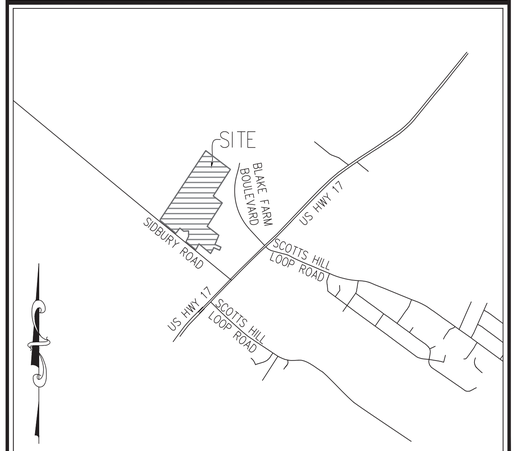
CD /other digital version	☑ Y ☐ N	Plan Sets	# of large 2	# of 11X17 15	Other documents/Reports	☑ Y ☐ N	

Payment Method:	**Cash :** ☐ $_____	**Credit Card:** ☐ Master Card ☐ Visa	**Check:** ☐ Check # 10765

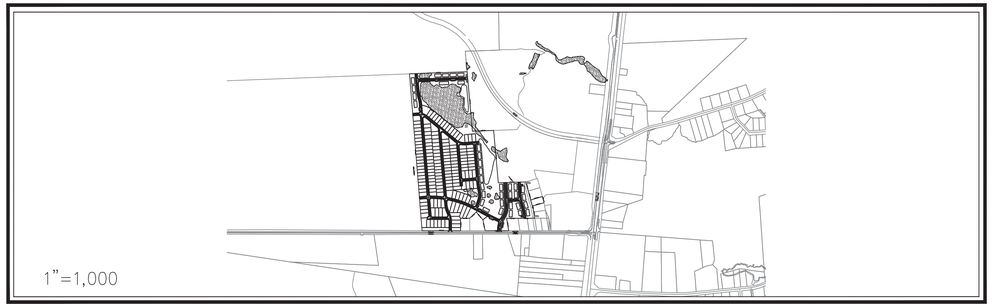
Application received by:	Abie Bonevac	Date: 7/16/2020
Application completeness approved by:	Abie Bonevac	Date: 7/25/2020
Date scheduled for public hearing:	September 1, 2020	

MASTER DEVELOPMENT PLAN
FOR
BLAKE WEST
PENDER COUNTY, NORTH CAROLINA
JULY 2020

VICINITY MAP



VICINITY MAP
(NTS)



LEGEND

DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL		
5' CONTOUR INTERVAL		
PROPERTY LINE		
ROADWAY CENTERLINE		
RIGHT OF WAY LIMITS		
EASEMENT LINE		
CURB & GUTTER		
SANITARY SEWER FACILITIES		
STORM SEWER FACILITIES		
WATERLINE		
FIRE HYDRANT ASSEMBLY		N/A
WATERWAYS		

PROPOSED
X
5,000 s.f.

PROPOSED LOT AND S.F.
OPEN SPACE LABEL (A)
OPEN SPACE
BUILDING SET BACKS
PRIVATE SANITARY SET BACKS
STREET SIGN
404 WETLANDS
FLOW DIRECTION

DEVELOPER/PURCHASER

McADAMS HOMES, LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
PHONE: (910) 799-3006

PREPARED BY:

GSP CONSULTING,PLLC
ENGINEERING
6626 Gordon Road, Unit C, Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659 License # P-0718

INDEX OF SHEETS

SHT C-0	COVER SHEET
SHT C-1	GENERAL NOTES
SHT C-2.1	EXISTING CONDITIONS
SHT C-2.2	EXISTING CONDITIONS
SHT C-2.3	EXISTING CONDITIONS
SHT C-2.4	EXISTING CONDITIONS
SHT C-3.1	SITE PLAN
SHT C-3.2	SITE PLAN
SHT C-3.3	SITE PLAN
SHT C-3.4	SITE PLAN
SHT C-4.1	UTILITY & STORMWATER MANAGEMENT PLAN
SHT C-4.2	UTILITY & STORMWATER MANAGEMENT PLAN
SHT C-4.3	UTILITY & STORMWATER MANAGEMENT PLAN
SHT C-4.4	UTILITY & STORMWATER MANAGEMENT PLAN

SITE DATA TABLE

DEVELOPMENT NOTES:

1. PENDER COUNTY PARCEL NO.: PIN 3261-94-1698-0000
2. TOTAL TRACT AREA: 3,246,149 SF = 74.52 AC.±
3. ZONING: PLANNED DEVELOPMENT (PD)
4. LAND CLASSIFICATION: VACANT
5. THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720327100J, EFFECTIVE DATE 2/16/2007
6. THIS PROPERTY DOES NOT CONTAIN ANY A.E.C. AREAS OR IS UNDER CAMA JURISDICTION.
7. THIS PROPERTY DOES CONTAIN 404 FEDERAL WETLANDS WHICH HAVE BEEN APPROVED BY THE USACOE.

GENERAL NOTES:

1. OWNERSHIP REFERENCE:
   BLAKES OF SCOTTS HILL, LLC
   D.B. 3375 P.G 179
2. PROPERTY IS LOCATED IN PENDER COUNTY AND IS ZONED PLANNED DEVELOPMENT (PD).
3. A HOME OWNERS ASSOCIATION WILL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
4. ALL INTERIOR ROADWAYS ARE TO BE BUILT TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
5. INTERIOR ROADWAYS ARE TO BE PRIVATE TO BE OWNED AND MAINTAINED BY THE HOA.
6. A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF ANY LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE.
7. THIS MASTER PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE IN ACCORDANCE WITH THE PROVISIONS OF PENDER COUNTY DEVELOPMENT ORDINANCE.
8. THE DEVELOPERS HAVE THE SOLE RIGHT TO MODIFY THIS MASTER PLAN IN ACCORDANCE WITH MARKET CONDITIONS OR OTHER CONDITIONS WHICH INDICATE A CHANGE IS DESIRED OR REQUIRED. ANY AND ALL CHANGES MUST BE REVIEWED BY THE PLANNING DEPARTMENT AND IN SOME INSTANCES MAY REQUIRE PLANNING BOARD APPROVAL.
9. BUFFERS WILL BE PROVIDED PER CURRENT PENDER COUNTY ZONING ORDINANCE.
10. WETLANDS IMPACTED WILL BE MITIGATED IN ACCORDANCE WITH ANY REQUIREMENTS OF APPLICABLE STATE AND FEDERAL PERMITS.
11. ALL LOTS SHALL MEET CURRENT PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REGULATIONS.
12. IT IS THE INTENT FOR THIS DEVELOPMENT TO INCLUDE A POOL FACILITY AND SIDEWALKS WITHIN THE DEVELOPMENT AS SHOWN ON THE MDP.

SINGLE FAMILY DEVELOPMENT STANDARDS:

MINIMUM LOT DIMENSIONS:

AREA IN (S.F.)	5,000 SF
MAX USABLE LOT AREA (%)	95%
MIN LOT WIDTH (FT)	40'
MIN CHORD AT ROW (CUL-DE-SAC)	30'
MAX BLDG.. HT. (FT)	38'

PROPOSED BUILDING SETBACKS:

FRONT -	15'
REAR -	20'
SIDE -	ZERO LOT LINE (10' MAINTENANCE EASEMENT BETWEEN STRUCTURES, STRUCTURES TO BE A MINIMUM OF 5' FROM SIDE PROPERTY LINE)
CORNER -	10'

ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE

SINGLE FAMILY ATTACHED DEVELOPMENT STANDARDS:

MINIMUM LOT DIMENSIONS:

AREA IN (S.F.)	1,000 SF
MAX USABLE LOT AREA (%)	100%
MIN LOT WIDTH (FT)	24'
MAX BLDG.. HT. (FT)	38'

PROPOSED BUILDING SETBACKS:

FRONT -	15'
REAR -	20'
SIDE* -	ZERO LOT LINE (10' MAINTENANCE EASEMENT BETWEEN STRUCTURES)
CORNER -	10'

ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE
*TWO ATTACHED SINGLE FAMILY UNITS LOCATED ON ONE OR TWO LOTS THAT SHARE A COMMON WALL ALONG THE LOT LINE

REQUIRED OPEN SPACE:
316 LOTS * 0.03 AC/LOT = 9.48 AC±

PROVIDED OPEN SPACE
26.77 AC± TOTAL OPEN SPACE PROVIDED
NOTE: PROPOSED OPENSPACE/RECREATION SPACE AREAS ARE NOT FOR BUILDING OR STRUCTURAL DEVELOPMENT & ARE SUBJECT TO CHANGE

TRIP GENERATION:
175 SINGLE FAMILY HOMES* & 141 TOWNHOME UNITS**:
2,494 - TOTAL DAILY TRIPS
193 - AM PEAK HOUR
250 - PM PEAK HOUR
*PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 210
**PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 230

DEVELOPMENT DATA:

TOTAL TRACT AREA = 3,246,149 SF = 74.52 AC.±
AVERAGE LOT SIZE = 7,312 SF
AREA OF LOTS/TOWNHOMES = 1,582,868 SF = 36.34 AC±
AREA OF RIGHT OF WAY = 470,736 SF = 10.81 AC±
TOTAL PROPOSED ROAD LENGTH = 11,637 L.F.±

PROPOSED BUA (IMPERVIOUS SURFACES)

LOTS (SINGLE FAMILY) -	525,000 S.F.
BUILDINGS (TOWNHOMES) -	185,000 S.F.
IMPERVIOUS DRIVEWAYS (TOWNHOMES) -	72,500 S.F.
IMPERVIOUS PAVEMENT -	341,000 S.F.
IMPERVIOUS CONCRETE -	43,000 S.F.
AMENITIES -	20,000 S.F.
TOTAL -	1,186,500 S.F. (36.5%)

DEVELOPMENT DATA:

TOTAL TRACT AREA =	74.52 AC
WETLAND ACREAGE =	9.72 AC
RIGHT OF WAY ACREAGE =	10.81 AC
OPEN SPACE ACREAGE =	9.48 AC
ACTIVE =	4.74 AC
PASSIVE =	4.74 AC
TOTAL UNITS =	316
DEVELOPABLE LAND =	49.26 AC
NET DENSITY =	6.42 UNITS/AC

UTILITY DATA:
TOTAL - 316 UNITS @ 190 GPD/UNIT * 2.5 P.F. = 150,100 GPD

DEVELOPMENT NOTES:
1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.

2. PROJECT SHALL COMPLY WITH ALL CITY, STATE & FEDERAL REGULATIONS.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER HARRY S. PAPE
07/17/2020

NOTE:
ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE & THE STATE OF NORTH CAROLINA

PROJECT NAME: BLAKE WEST
GSP CONSULTING PROJECT #: 2020-0005

COORDINATION NOTES

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
2. ALL WORK IS TO BE IN ACCORDANCE WITH PENDER COUNTY AND THE STATE OF NORTH CAROLINA.
3. THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THE PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE SITE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS. CONTRACTOR SHALL EMPLOY A PROFESSIONAL SURVEYOR TO PERFORM SITE IMPROVEMENT STAKEOUT(S).
4. ANYTIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.

GENERAL NOTES:

1. EXISTING TOPOGRAPHY, BOUNDARY AND UTILITIES, HAVE BEEN PREPARED BY A FIELD SURVEY BY ATLANTIC COAST SURVEY, PLLC (P-0822) AND OTHER AVAILABLE INFORMATION.
2. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF ALL EXISTING UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF DITCHING OPERATIONS BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES. IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF TRENCHING OPERATIONS SO AS TO ELIMINATE OR MINIMIZE DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING LOSS OF UTILITY REVENUES. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC...
3. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
4. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAGMEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE DOT.
5. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. ALL WORK BY THE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK.
7. CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT 1 (800) 632-4949 AND ALLOW THE CENTER TO LOCATE EXISTING UTILITIES BEFORE DIGGING.
8. CONTRACTOR SHALL REMOVE ASPHALT, AGGREGATE BASE COURSE, AND CONCRETE CURB & GUTTER WITHIN LIMITS OF DEMOLITION AS SHOWN ON PLAN.

DEMOLITION NOTES

1. CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY
2. CONTRACTOR IS TO WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW SITE IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND WILL BE UNCLASSIFIED EXCAVATION.
3. DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE DITCHES, FOUNDATIONS, SLABS, STEPS, AND STRUCTURES; ABANDONED UTILITIES, BUILDINGS, PAVEMENTS AND ALL MATERIALS CLEARED AND STRIPPED TO THE EXTENT NECESSARY AS DIRECTED BY THE SOILS ENGINEER FOR THE INSTALLATION OF THE NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING AND AS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST TO OWNER.
5. ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
6. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION
7. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
8. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVER HEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
9. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
10. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.
11. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL NOTES:

1. CLEAR AND REMOVE FROM SITE ALL TREES, ROOTS, ROOT MAT, ETC. FROM THE AREA WITHIN DESIGNATED CLEARING LIMITS.
2. PLANT GRASS OVER ALL GRADED AREAS AS SHOWN IN THE TABLE ON THIS SHEET OF CEASE OF ANY GRADING ACTIVITY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND RESTORING TO PRE-CONSTRUCTION CONDITIONS ANY AREAS OUTSIDE THE PROJECT LIMITS THAT MAY INADVERTENTLY BE DAMAGED DUE TO THE FAILURE OF THE EROSION MEASURES
4. DURING GRADING AND AFTER GRADING HAS BEEN COMPLETED, CONTRACTOR SHALL CONTINUE TO MAINTAIN PERMANENT AND TEMPORARY EROSION CONTROL MEASURES UNTIL FINAL INSPECTION AND APPROVAL BY THE NCDENR DIVISION OF LAND QUALITY.
5. WATER, FERTILIZE, MOW AND MAINTAIN SPRIGGED, SODDED AND PLANTED AREAS UNTIL FINAL APPROVAL BY THE NCDENR DIVISION OF LAND QUALITY.
6. ANY BORROW MATERIAL BROUGHT ONTO SITE MUST BE FROM A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.
7. ANY EXCESS MATERIAL REMOVED FROM SITE MUST BE HAULED TO A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. ALL CONSTRUCTION ENTRANCES WILL BE PERIODICALLY TOP DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. ANY SEDIMENT THAT IS TRACKED INTO THE STREET WILL BE IMMEDIATELY REMOVED.
3. SEDIMENT WILL BE REMOVED BEHIND THE SEDIMENT FENCE WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. SILT FENCE STAKES WILL BE SPACED 6 FEET APART UNLESS A WIRE BACKING IS USED WITH 8 FOOT STAKE SPACING.
4. INSPECT INLET PROTECTION AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.
5. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
6. INSPECT TEMPORARY SEDIMENT TRAPS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. MAKE SURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER. PLACE THE SEDIMENT THAT IS REMOVED IN THE DISPOSAL AREA, AND REPLACE THE PART OF THE GRAVEL FACING THAT IS IMPAIRED BY SEDIMENT.

   IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USUALLY JERKING ON THE ROPE WILL MAKE THE SKIMMER BOB UP AND DOWN AND DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS.

   IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.

   CHECK THE STRUCTURE FOR DAMAGE FROM EROSION OR PIPING. PERIODICALLY CHECK THE DEPTH OF THE SPILLWAY TO ENSURE IT IS A MINIMUM OF 1.5 FEET BELOW THE LOW POINT OF THE EMBANKMENT. IMMEDIATELY FILL ANY SETTLEMENT OF THE EMBANKMENT TO SLIGHTLY ABOVE DESIGN GRADE. ANY RIPRAP DISPLACED FROM THE SPILLWAY MUST BE REPLACED IMMEDIATELY.

   AFTER ALL DEMENT-PRODUCING AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE THE STRUCTURE AND ALL UNSTABLE SEDIMENT. SMOOTH THE AREA TO BLEND WITH THE ADJOINING AREAS, AND STABILIZE PROPERLY.
7. INSPECT EXCELSIOR MATTING AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT REPAIR IMMEDIATELY. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE MATTING. ANY AREAS OF THE MATTING THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STABILIZED IMMEDIATELY. IF PIPING OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA PROTECTED. MONITOR AND REPAIR THE MATTING AS NECESSARY UNTIL GROUND COVER IS ESTABLISHED.
7. INSPECT BAFFLES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. EVENT REPAIR IMMEDIATELY. GOOD CONTACT WITH THE GROUND MUST

   BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

   REMOVE SEDIMENT DEPOSITS WHEN IT REACHES HALF FULL TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BAFFLES. TAKE CARE TO AVOID DAMAGING THE BAFFLES DURING CLEANOUT. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED STORAGE DEPTH.

   AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.

STABILIZATION NOTES

1. ALL DISTURBED AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS OF CEASE OF ANY PHASE OF ACTIVITY AND SLOPES WITHIN 21 CALENDAR DAYS.

PERMANENT SEEDING SCHEDULE – MIXTURE 5CP

SPECIES	RATE (LB/ACRE)
CENTIPEDE GRASS	10-20

Seeding Dates
MARCH – JUNE

Soil Amendments
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 300 LB/ACRE 10-10-10 FERTILIZER.

Mulch
DO NOT MULCH.

Maintenance
FERTILIZE VERY SPARINGLY LB/ACRE NITROGEN IN SPRING WITH NO PHOSPHORUS. CENTIPEDE GRASS CANNOT TOLERATE HIGH PH OR EXCESS FERTILIZER.

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

WINTER AND EARLY SPRING

SPECIES	RATE (LB/ACRE)
Rye (GRAIN)	120
*ANNUAL LESPEDEZA (KOBE IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	50

*OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.

SUMMER

SPECIES	RATE (LB/ACRE)
GERMAN MILLET	40

FALL

SPECIES	RATE (LB/ACRE)
RYE (GRAIN)	120

Seeding dates
COASTAL PLAIN – DEC.1-APR. 15 – LATE WINTER AND EARLY SPRING
APRIL 15 – AUG. 15 – SUMMER
AUG. 15 – DEC. 30 – FALL

Soil amendments
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

Mulch
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

Maintenance
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

GENERAL GRADING NOTES

1. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF SUCH UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF THE DITCHING OPERATION BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF THE TRENCHING OPERATIONS SO AS TO AVOID AND PREVENT DAMAGE TO THE EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING BUT NOT LIMITED TO REPAIRS AND LOSS SERVICE REVENUE. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC...
2. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
3. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAG MEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE NCDOT.
4. ALL MATERIAL CLEARED AND GRUBBED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK, SUCH AS TREES, VEGETATION, FENCING, ETC... SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE OR BURNED IF PROPER PERMITS ARE RECEIVED.

SITE NOTES

1. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
3. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
4. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
5. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
6. THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
7. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
8. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE GIVEN TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENT SHALL BE MADE WITHOUT THE PERMISSION OF THE OWNER.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL, ON HIS INITIATIVE AND AT NO EXTRA COST HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE OTHER OBSTRUCTIONS OR FROM DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTACT NORTH CAROLINA ONE CALL" TOLL FREE 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES.
11. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY, AND LOCAL CODES.
13. FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
14. ALL DIMENSIONS AND RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
16. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

GENERAL STORM SEWER NOTES

1. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENDER COUNTY AND THE STATE OF NORTH CAROLINA REQUIREMENTS AS SPECIFIED ON THE DRAWINGS AND IN THE PROJECT SPECIFICATIONS.
2. BEDDING FOR ALL STORM SEWER PIPE SHALL BE AS SPECIFIED ON THE DRAWINGS, PROJECT SPECIFICATIONS, AND MANUFACTURER SPECIFICATIONS.
3. ALL STORM SEWER PIPES ON PRIVATE PROPERTY TO BE HDPE ADS N-12 OR EQUIVALENT, UNLESS OTHERWISE SPECIFIED. ALL STORM SEWER PIPES LOCATED WITHIN THE PUBLIC ROW TO BE RCP CLASS III.
4. ALL STORM SEWER PIPES SHOWN AS RCP ON THE PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.

EXISTING UTILITY NOTES

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
2. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

UTILITY CONTACTS:

1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING AND DIGGING. 1-800-632-4949

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY CONTRACTOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO ANY EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT
1-800-632-4949

EMERGENCY DIAL 911 POLICE - FIRE - RESCUE

1. GROUND STABILIZATION

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7-DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HQW ZONES)

2. BUILDING WASTES HANDLING

1. NO PAINT OR LIQUID WASTES IN STREAM OR STORM DRAINS.
2. DEDICATED AREAS FOR DEMOLITION, CONSTRUCTION AND OTHER WASTES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
3. EARTHEN-MATERIALS STOCKPILES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
4. CONCRETE MATERIALS MUST BE CONTROU.ED TO AVOID CONTACT WITH SURFACE WATERS, WETLANDS, OR BUFFERS.

3. INSPECTIONS

1. SAME WEEKLY INSPECTION REQUIREMENTS.
2. SAME RAIN GAUGE & INSPECTIONS AFTER 0.5" RAIN EVENT.
3. INSPECTIONS ARE ONLY REQUIRED DURING "NORMAL BUSINESS HOURS".
4. INSPECTION REPORTS MUST BE AVAILABLE ONSITE DURING BUSINESS HOURS UNLESS A SITE-SPECIFC EXEMPTION IS APPROVED.
5. RECORDS MUST BE KEPT FOR 3 YEARS AND AVAILABLE UPON REQUEST.
6. ELECTRONICALLY AVAILABLE RECORDS MAY BE SUBSTITUTED UNDER CERTAIN CONDITIONS.

4. SEDIMENT BASINS

1. OUTLET STRUCTURES MUST WITHDRAW FROM BASIN SURFACE UNLESS DRAINAGE AREA IS LESS THAN 1ACRE.
2. USE ONLY DWQ-APPROVED FLOCCULENTS.

NPDES – SPECIFIC PLAN SHEETS NOTES

1. THIS PAGE IS SUBMITTED TO COMPLY WITH NPDES GENERAL STORMWATER PERMIT NCG010000.
2. THIS PAGE CAN BE APPROVED BY THE COUNTY PURSUANT TO NPDES GENERAL STORMWATER PERMIT NCG010000 ONLY.
3. THIS PAGE OF THE APPROVED PLANSIS ENFORCEABLE EXCLUSIVELY PURSUANT TO NPDES GENERAL STORMWAY'ER.PERMIT NCG010000.
4. THE COUNTY IS NOT AUTHORIZED TO ENFORCE THIS PAGE OF THE PLANS AND IT IS NOT A PART OF THE APPROVED PLANS FOR THE PURPOSES OF ENFORCEMENT ACTION UNDER THE COUNTY CODE.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CARRY S. PAPE
07/17/2020

No.	Revision	Date	By

Designer: GSP	Scale
Drawn By: GSP	Date: July 2020
License #: P-0718	Job No.: 2020-0005

BLAKE WEST

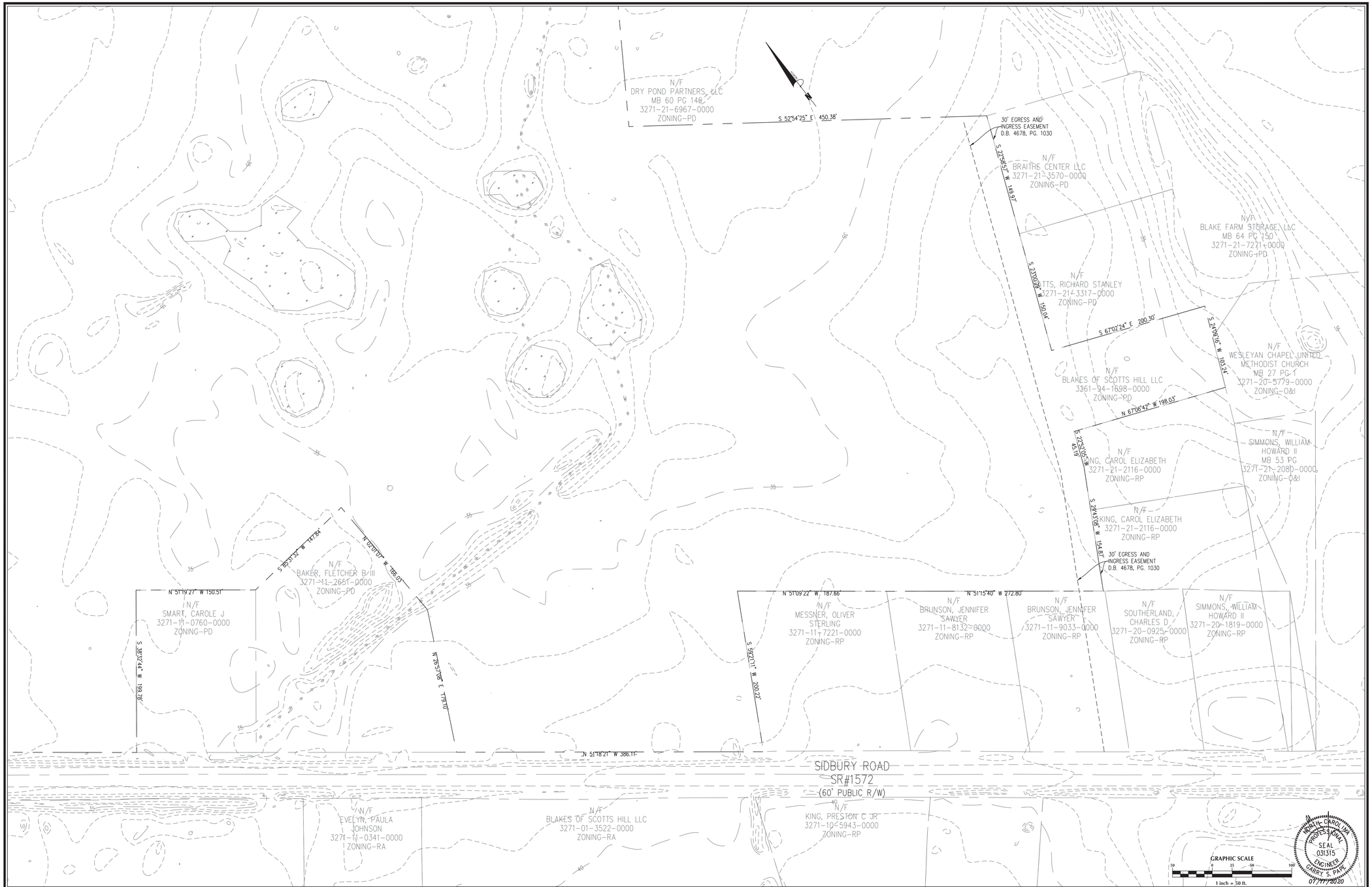
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GENERAL NOTES

PREPARED FOR:
McADAMS HOMES, LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
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6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. C-1



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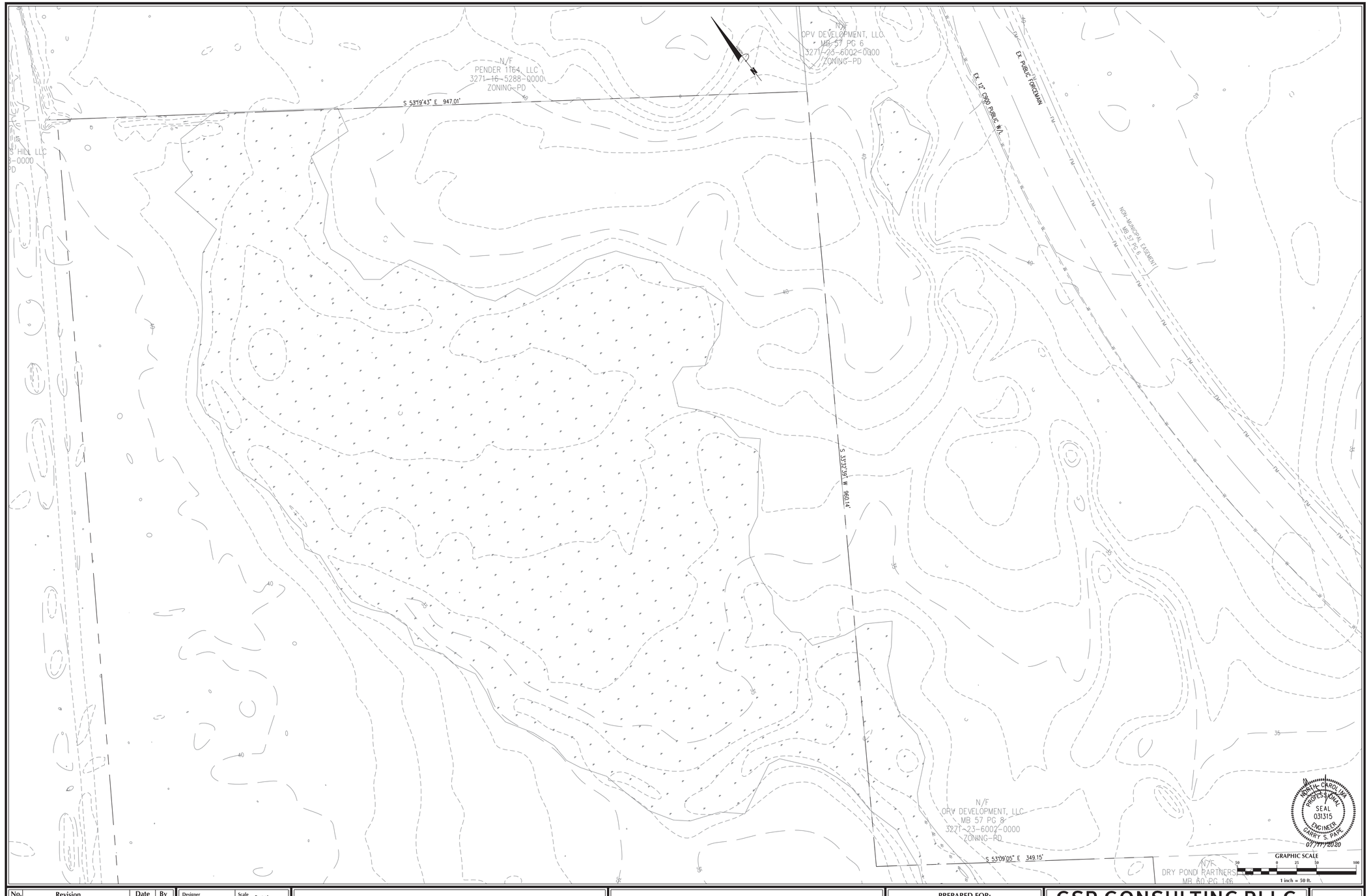
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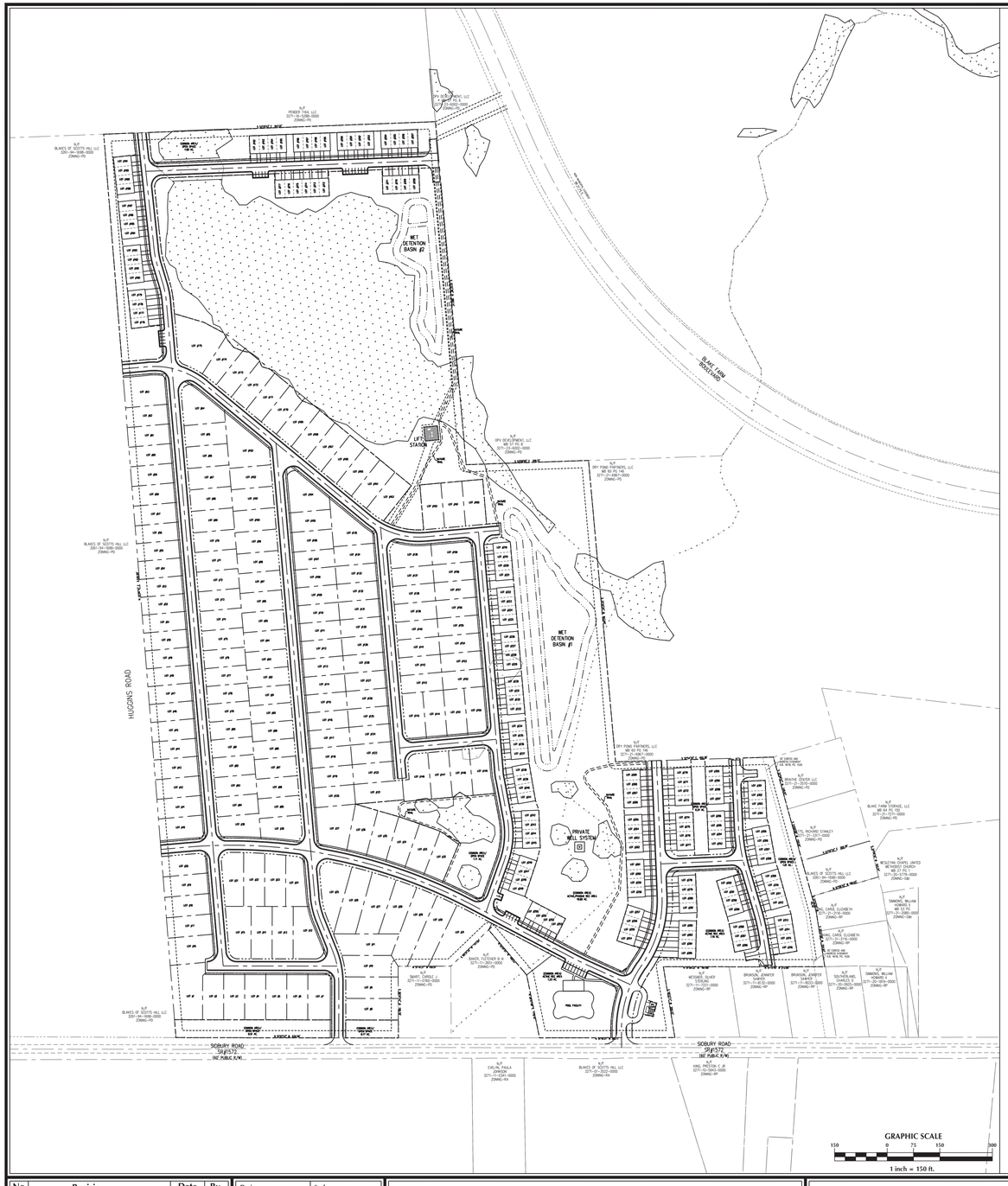
Topsail Township Pender County North Carolina

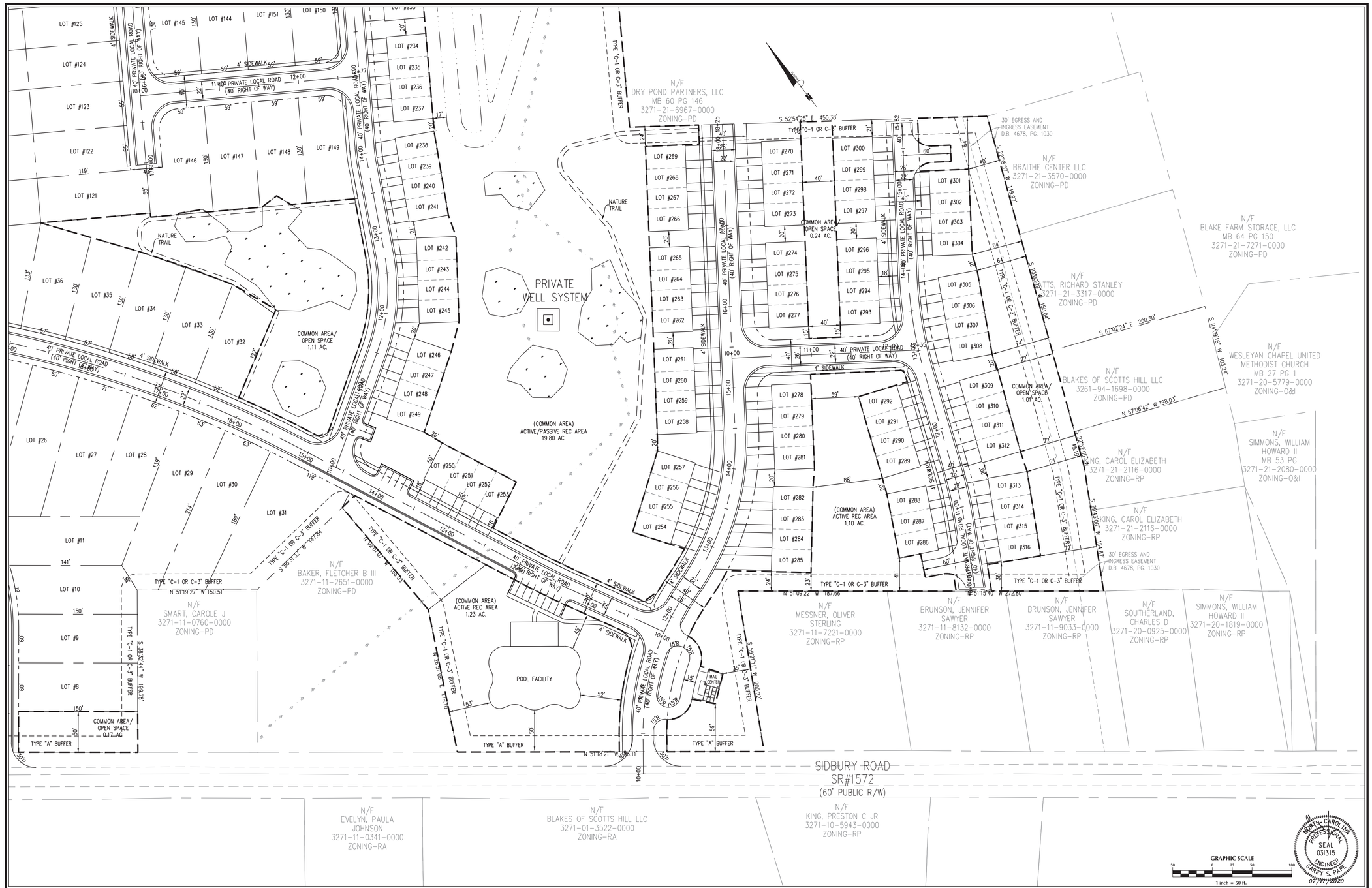
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Sheet No.
C-2.4


N/F
TENDER TINA, LLC
337-01-7371-0000
ZONING-PD
N/F
DFV DEVELOPMENT, LLC
ME 93 PG 140
3271-21-6957-0000
ZONING-PD
N/F
BLAKES OF SCOTTS HILL LLC
3281-19-1598-0000
ZONING-PD
WET DETENTION BASIN #2
BLAKE FARM BOULEVARD
LIFT STATION
N/F
DFV DEVELOPMENT, LLC
ME 93 PG 140
3271-21-6957-0000
ZONING-PD
N/F
DFV POND PARTNERS, LLC
ME 93 PG 140
3271-21-6957-0000
ZONING-PD
WET DETENTION BASIN #1
HUGGINS ROAD
PRIVATE WELL SYSTEM
N/F
DFV POND PARTNERS, LLC
ME 93 PG 140
3271-21-6957-0000
ZONING-PD
N/F
BLAKES OF SCOTTS HILL LLC
3281-19-1598



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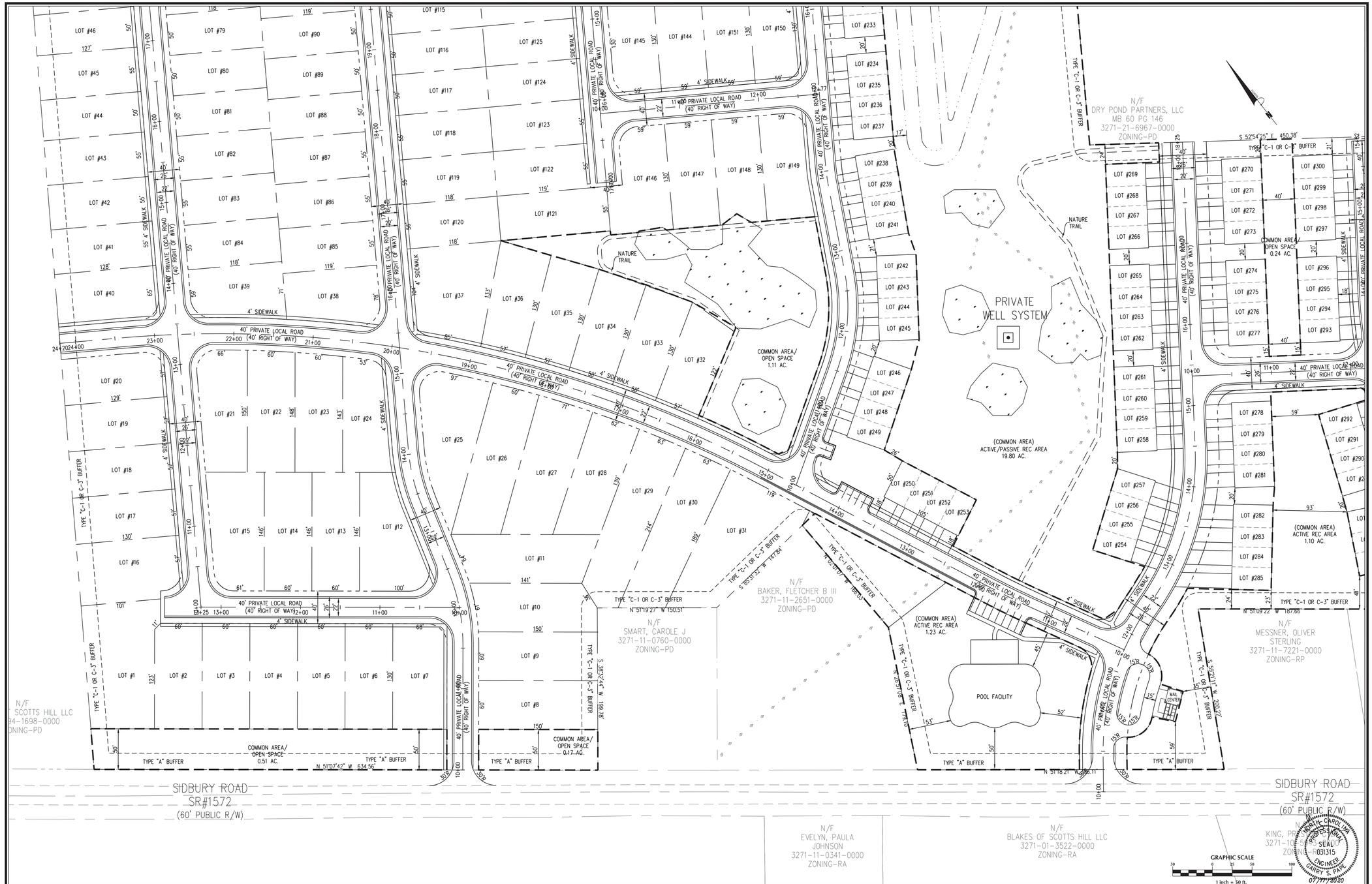
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SITE PLAN

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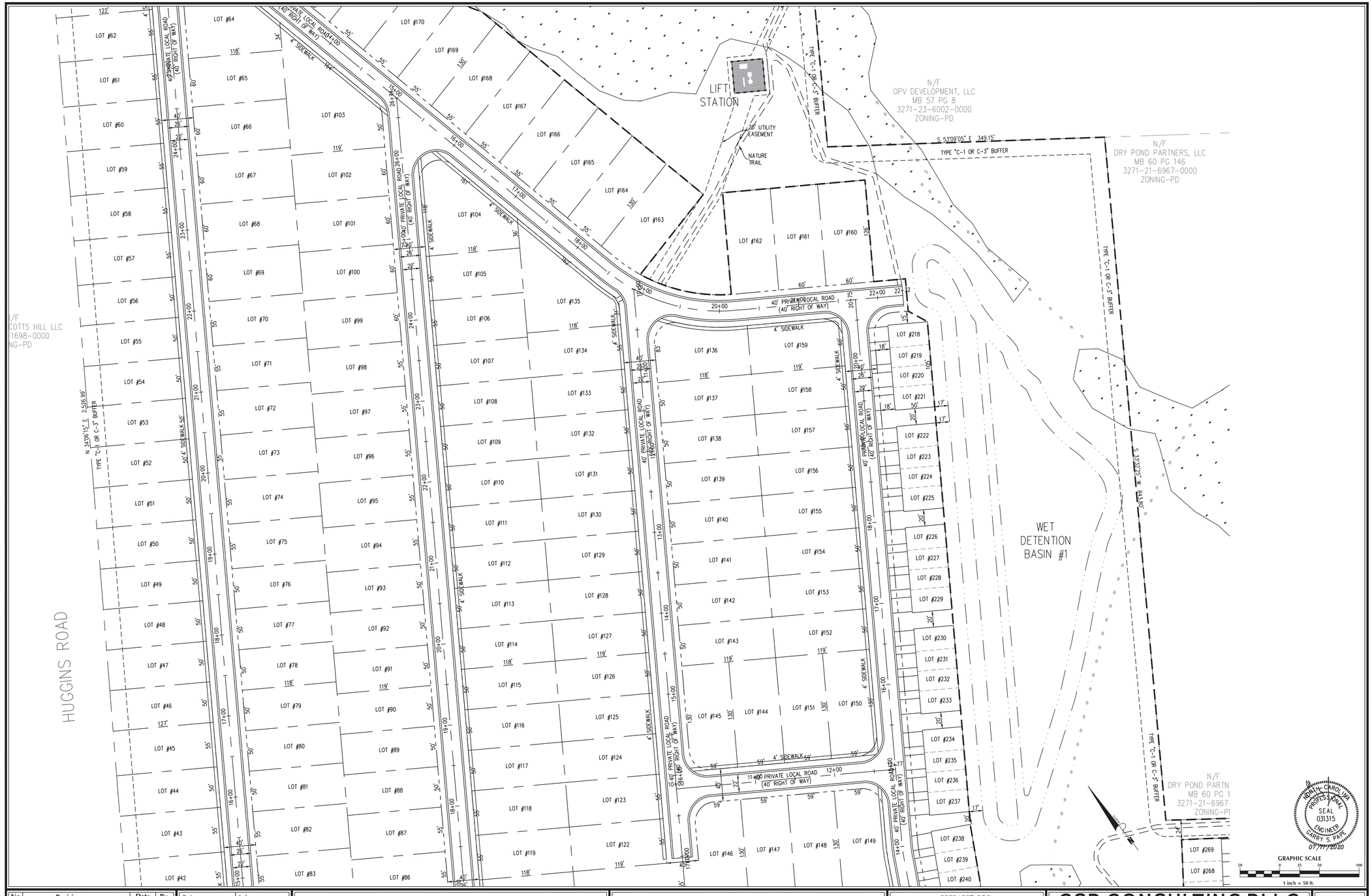
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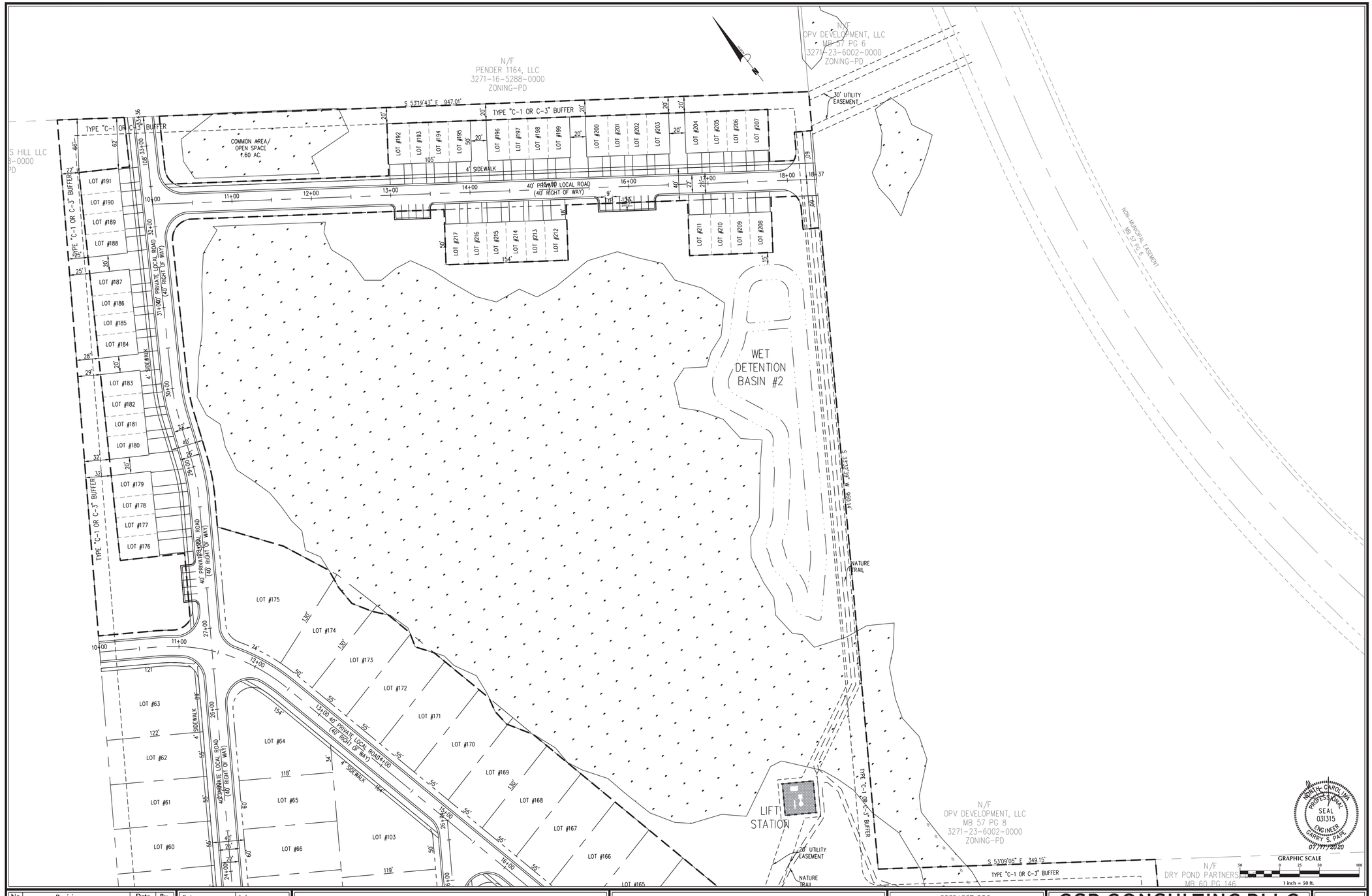
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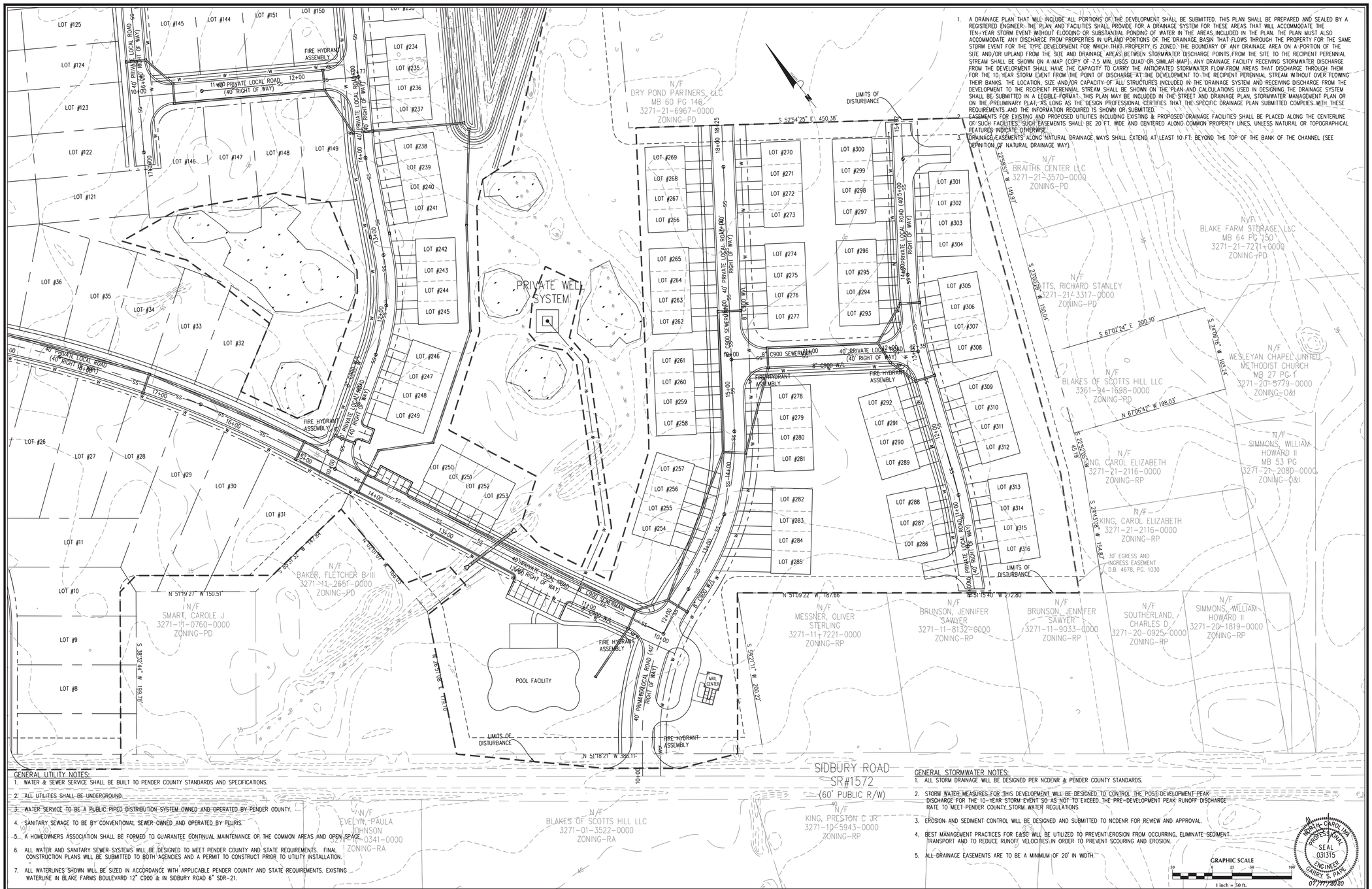
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Sheet No.
C-3.4



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GRAPHIC SCALE
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1 inch = 50 ft.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CARRY S. PAPE
07/17/2020

No.	Revision	Date	By

Designer	GSP
Scale	1"=50'
Drawn By	GSP
Date	July 2020
License #	P-0718
Job No.	2020-0005

BLAKE WEST

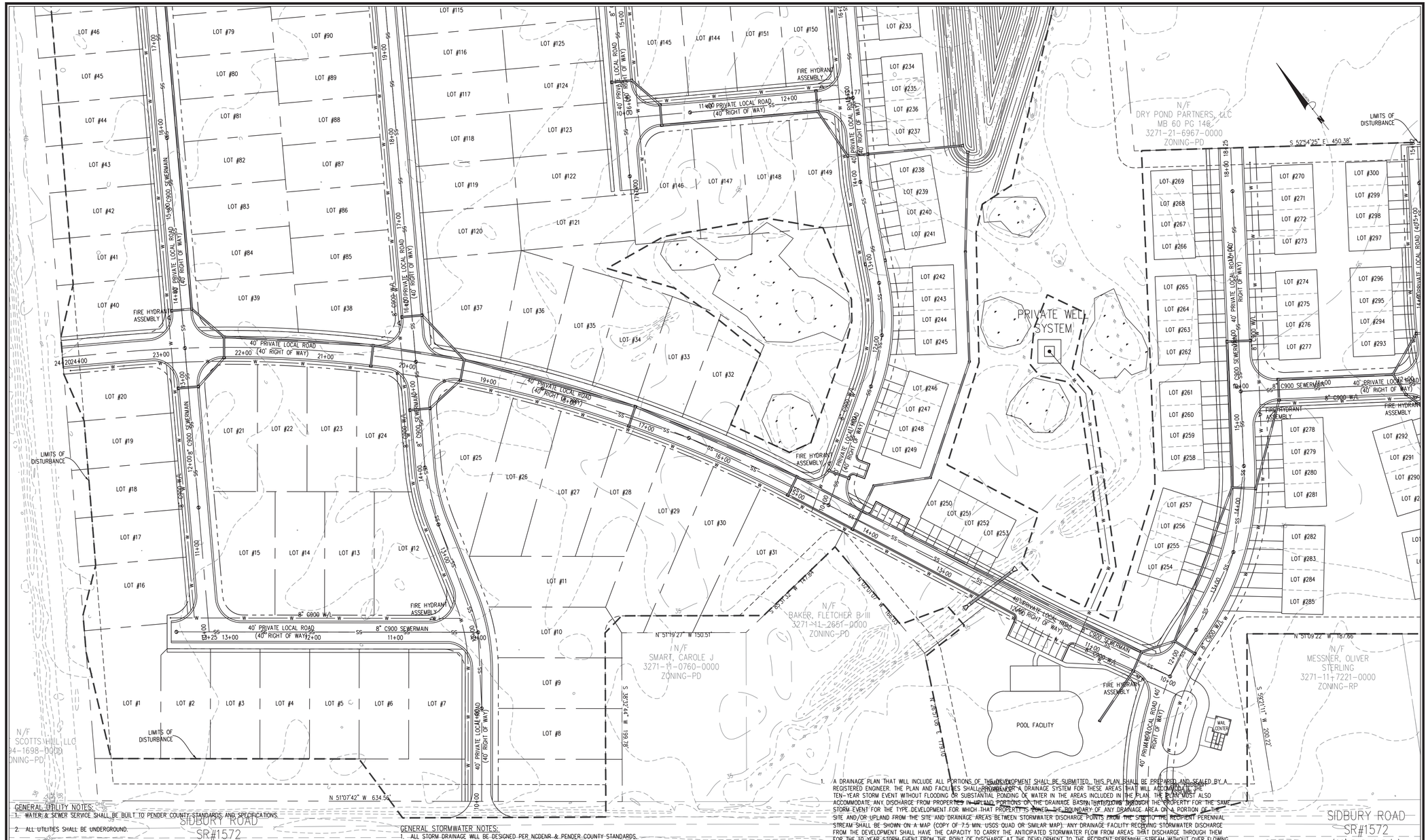
Topsail Township — Pender County — North Carolina

UTILITY & STORMWATER MANAGEMENT PLAN

PREPARED FOR:
McADAMS HOMES, LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-4.1



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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 031315 GARRY S. PAIR
07/17/2020

No.	Revision	Date	By

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BLAKE WEST

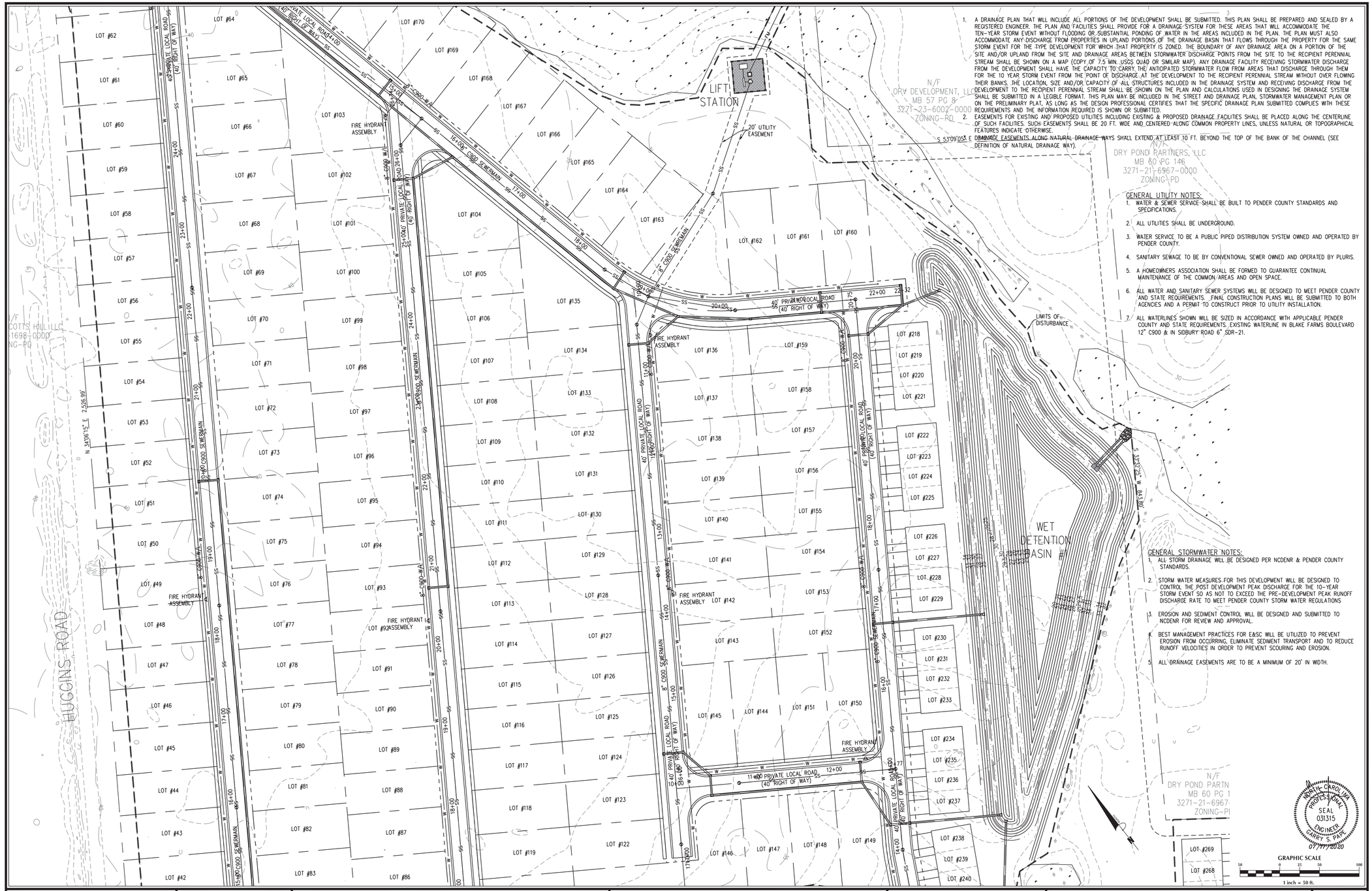
Topsail Township — Pender County — North Carolina

UTILITY & STORMWATER MANAGEMENT PLAN

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Sheet No. **C-4.2**



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NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER HARRY S. PAPE
07/17/2020

No.	Revision	Date	By

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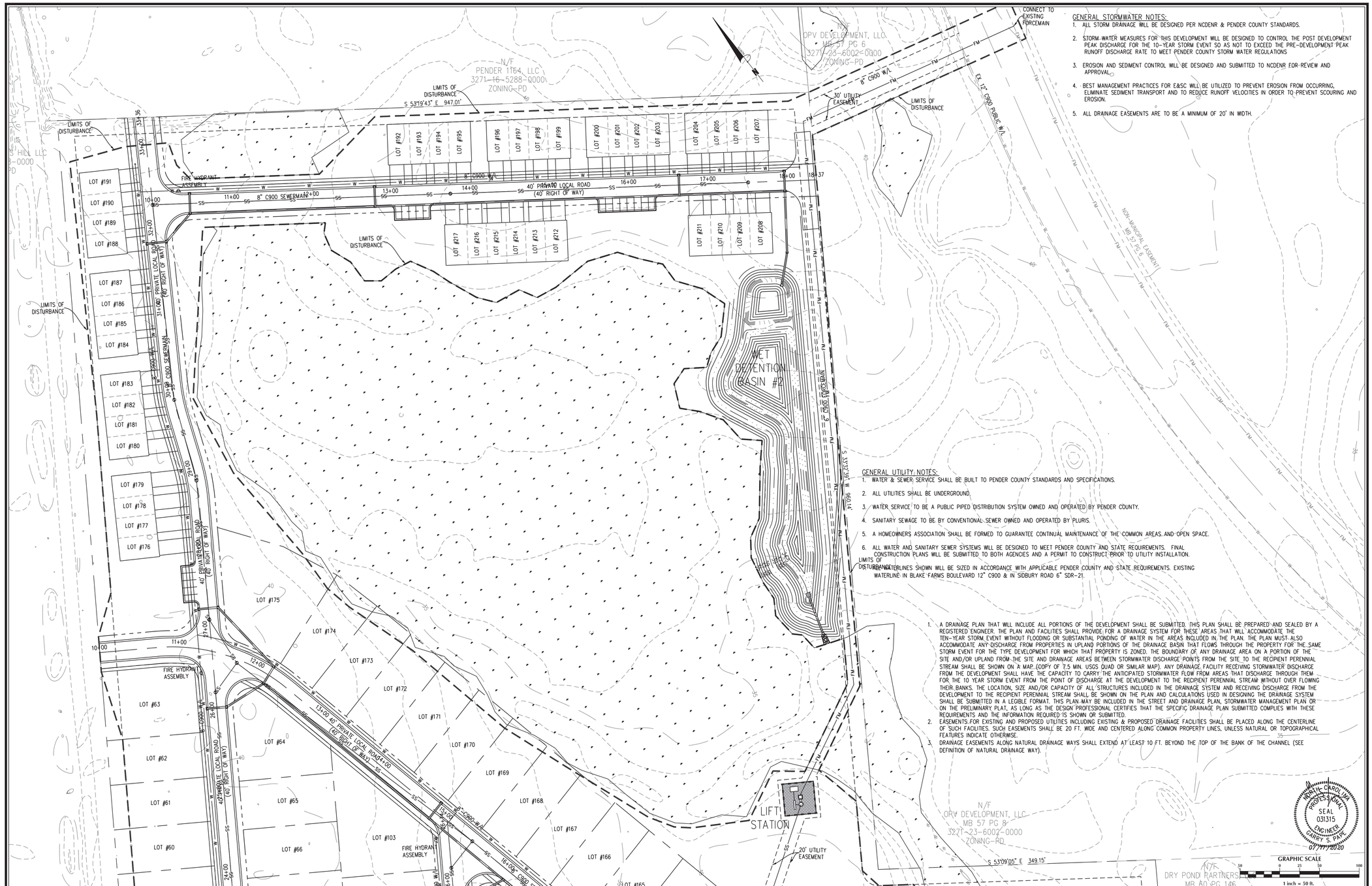
BLAKE WEST
Topsail Township — Pender County — North Carolina

UTILITY & STORMWATER MANAGEMENT PLAN

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Sheet No. **C-4.3**



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NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CARREY S. PAIR 07/7/2020

No.	Revision	Date	By

Designer	GSP
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BLAKE WEST

Topsail Township — Pender County — North Carolina

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Sheet No. **C-4.4**

August 10, 2020

Pender County
Planning and Community Development
805 S. Walker Street
Burgaw, NC 28425

Re: Blake West
Project Narrative

This submittal is for the Blake West project located off Sidbury Road adjacent to the Blake Farms Development in Pender County, North Carolina ("Blake West"). Blake West will consist of 141 townhomes and 175 single family homes served by private streets. Due to the inability of Pender County Utilities to provide water service to this development the developer will be constructing a Private Well system to provide water for the development. This Private Well system will be owned and maintained by the developer. Sewer will be provided by a gravity sewer system within the development discharging to a proposed lift station that will connect to an existing forcemain located within Blake Farms Boulevard Right of Way main. The sewer system for this development will be owned and maintained by Pluris, LLC. The primary stormwater measures for this site will be a closed conduit system that will direct the runoff to two proposed wet detention basins designed to control the peak runoff from the 2-year, 10-year, and 25-year storm events and will be analyzed for the 100-year storm event. Blake West will require approvals from DEQ-Public Water Supply Section for the Private Well system and water line extension, NCDEQ-Division of Water Resources for the lift station and sewer extension and NCDEQ-Division of Energy, Mineral and Land Resources for Stormwater & Erosion & Sediment. Blake West will generate approximately 2,494 total daily trips with 193 trips in the AM peak hour and 250 trips in the PM peak hour based on the ITE Trip Generation Manual 8th edition using ITE Code 210 for single family homes and Code 230 for the townhome units. Davenport and Associates is preparing a TIA for review by Pender County, NCDOT, and the WMPO.

Blake West has a total unit count of 316 units (141 townhomes and 175 single family homes). This equates to a Net Density of 6.42 Units/Developable Acre as calculated by the Pender County Unified Development Ordinance (UDO) Article 4.8.1 C. 1.a-d. The current UDO allows for a maximum density for PD Developments of 5 units/acre, subject to Article 4.8.1.C. 2. which allows for an increase in density by using superior design or the use of additional amenities such as open space. The Pender 2.0: Comprehensive Land Use Plan, adopted on August 20, 2018, designates 81% of the Blake West site as Regional Mixed Use (RMU) and the remaining 19% as Medium Density Residential (MDR). The RMU land classification allows for up to 15 units/acre for multi-family residential development and up to 10 units/acre for single family development. The MDR land classification allows for up to 6 units/acre. Based on the density allowances from the Pender 2.0: Comprehensive Land Use Plan, Blake West would be eligible for a total of 650 units and is requesting only 316 units.

For this development, the UDO requires 9.48 acres (@0.03 acres/unit) of open space. Blake West is proposing 26.77 acres of open space, more than 2.5 times the requirement. Blake West also proposes sidewalks for pedestrian access to the open space areas and multiple recreation areas (pool facility, nature trails, playgrounds, dog parks, etc.) throughout the site. Currently the Article 7.9.D.1.a.ii of the UDO requires high density development to control the peak runoff from the 10-year and 25-year storm events and to be analyzed for the 50-year storm event. Blake West is proposing two wet detention basins designed to control the peak runoff from the 2-year, 10-year, and 25-year storm events and will be analyzed for the 100-year storm event.

Based on Blake West's superior design through increased open space, enhanced storm event treatment, and additional amenities such as a pool facility, sidewalks, nature trails, play spaces, and dog parks, we respectfully request for the increase in density from 5 units/acre to 6.42 units/acre as permitted in Article 4.8.1.C. 2. of the UDO.

6626 Gordon Road, Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Please contact me immediately at (910) 442-7870 or gpape@gsp-consulting.com if you have any questions or require additional information.

Sincerely,

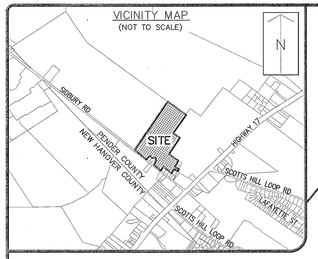
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Garry S. Pape, P.E.

6626 Gordon Road, Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

VICINITY MAP
(NOT TO SCALE)



SYMBOL LEGEND:

EIP	EXISTING IRON PIPE
EIPF	EXISTING IRON PINCH PIPE
ECM	EXISTING CONCRETE MONUMENT
ERW	EXISTING RIGHT-OF-WAY MONUMENT
RBS	REBAR SET
CP	COMPUTED POINT

ABBREVIATIONS:

(ECM)	EXISTING CONCRETE MONUMENT
(EIP)	EXISTING IRON PIPE
(EIP)	EXISTING IRON PIPE
(EIR)	EXISTING IRON ROD
(MP)	MAP/CALCULATED POINT
(PK)	PK NAIL (1 SHOWN AS NOTED)
MB	MAP BOOK
PG	PAGE
DB	DEED BOOK
SF	SQUARE FEET
AC	ACRES

LINETYPE LEGEND:

- SURVEYED LINES (BOUNDARY)
- LINES NOT SURVEYED (ADJOINERS)
- RIGHT-OF-WAY LINE
- FLOOD HAZARD LINE (EFFECTIVE)
- FLOOD HAZARD LINE (PRELIMINARY)
- EASEMENT LINE
- CENTER-LINE OF ROAD
- BREAKLINE
- BUILDING SETBACK LINE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF A SUBDIVISION WITH MY (OUR) OWN FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY, NORTH CAROLINA.

Henry Christopher Blake III 8/7/20
SIGNATURE DATE

Henry Christopher Blake III
NAME (PRINT)

CERTIFICATE OF OWNERSHIP AND DEDICATION

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Toni Blake Hardin 8/7/20
SIGNATURE DATE

Toni Blake Hardin
NAME (PRINT)

CERTIFICATE OF OWNERSHIP AND DEDICATION

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Carol Blake Batts 8/7/2020
SIGNATURE DATE

Carol Blake Batts
NAME (PRINT)

CERTIFICATE OF REGISTRATION BY THE REGISTER OF DEEDS PENDER COUNTY, NORTH CAROLINA

Doc No: 2006784\0
Recorded 08/10/2020 12:07:03 PM
Fee Amt: $42.00 Page 1 of 2
Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 66 PG 41 - 42 (2)

REGISTER OF DEEDS DATE

CERTIFICATE OF ACCURACY & MAPPING

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER UNDER MY SUPERVISION; DEED DESCRIPTION IN DEED BOOK 3375, PAGE 179; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1:10,000+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 7TH DAY OF AUGUST, 2020.

G.S. 47-30 (f) (11) (a)

I HEREBY CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

HOWARD E. HOADLEY – PROFESSIONAL LAND SURVEYOR (#L-3937)

NORTH CAROLINA PROFESSIONAL SEAL L-3937 LAND SURVEYOR HOWARD E. HOADLEY

STATE OF NORTH CAROLINA – PENDER COUNTY

I Amy Everett, A REVIEW OFFICER OF PENDER COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Amy Everett 8/10/20
REVIEW OFFICER DATE

PARCEL IDENTIFIER CERTIFICATE

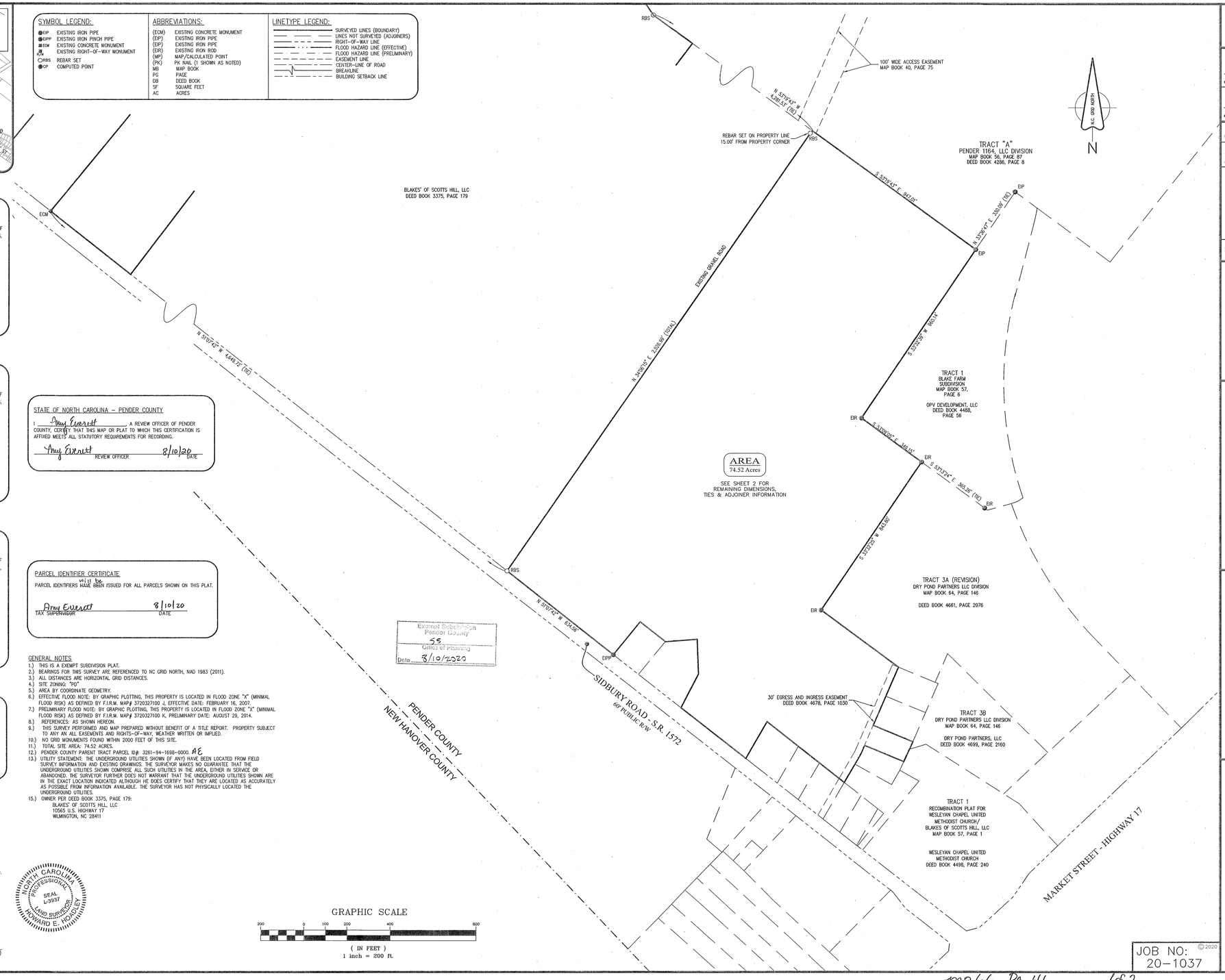
PARCEL IDENTIFIERS HAVE BEEN ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.

Amy Everett will be 8/10/20
TAX SUPERVISOR DATE

GENERAL NOTES

1.) THIS IS A EXEMPT SUBDIVISION PLAT.
2.) BEARINGS FOR THIS SURVEY ARE REFERENCED TO NC GRID NORTH, NAD 1983 (2011).
3.) ALL DISTANCES ARE HORIZONTAL GRID DISTANCES.
4.) SITE ZONING: "RG"
5.) AREA BY COORDINATE GEOMETRY.
6.) EFFECTIVE FLOOD NOTE: BY GRAPHIC PLOTTING, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (MINIMAL FLOOD RISK) AS DEFINED BY F.I.R.M. MAP# 3720327100 J, EFFECTIVE DATE: FEBRUARY 16, 2007.
7.) PRELIMINARY FLOOD NOTE: BY GRAPHIC PLOTTING, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (MINIMAL FLOOD RISK) AS DEFINED BY F.I.R.M. MAP# 3720327100 K, PRELIMINARY DATE: AUGUST 29, 2014.
8.) REFERENCES: AS SHOWN HEREON.
9.) THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. PROPERTY SUBJECT TO ANY AN ALL EASEMENTS AND RIGHTS-OF-WAY, WEATHER WRITTEN OR IMPLIED.
10.) NO GRID MONUMENTS FOUND WITHIN 2000 FEET OF THIS SITE.
11.) TOTAL SITE AREA: 74.52 ACRES.
12.) PENDER COUNTY PARENT TRACT PARCEL ID#: 3261-94-1698-0000. AE
13.) UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN (IF ANY) HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
15.) OWNER PER DEED BOOK 3375, PAGE 179:
BLAKES' OF SCOTTS HILL, LLC
10565 U.S. HIGHWAY 17
WILMINGTON, NC 28411

Exempt Subdivision
Pender County
55
Office of Planning
Date 8/10/2020



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

JOB NO: 20-1037 © 2020

Sheet No.	1 of 2
Scale 1" =	200'
Date	6/18/20
Job No.	20-1037
Designer	
Drawn By	EB3
Checked By	ACS

No.	Revision	Date	By

PREPARED FOR:
BLAKES' OF SCOTTS HILL, LLC
10565 U.S. HIGHWAY 17
WILMINGTON, NC 28411

EXEMPT SUBDIVISION PLAT

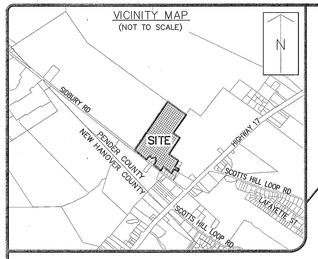
74.52 ACRES TRACT
MADE FROM: A PORTION OF
DEED BOOK 3375, PAGE 179
Topsail Township Pender County North Carolina

ATLANTIC COAST SURVEY, PLLC
P-0822
PO Box 12588 Wilmington, NC 28405
(910) 292-4869 www.atlanticcoastsurvey.com

MB.66 Pg. 41 1of2

Prepared by EB3-6/6/2020-20-1037.dwg

VICINITY MAP
(NOT TO SCALE)



SYMBOL LEGEND:

●EIP	EXISTING IRON PIPE
●EIPF	EXISTING IRON PINCH PIPE
■ECM	EXISTING CONCRETE MONUMENT
R/W	EXISTING RIGHT-OF-WAY MONUMENT
○RBS	REBAR SET
●CP	COMPUTED POINT

ABBREVIATIONS:

(ECM)	EXISTING CONCRETE MONUMENT
(EIP)	EXISTING IRON PIPE
(EIP)	EXISTING IRON PIPE
(EIR)	EXISTING IRON ROD
(MP)	MAP/CALCULATED POINT
(PK)	PK NAIL (1 SHOWN AS NOTED)
MB	MAP BOOK
PG	PAGE
DB	DEED BOOK
SF	SQUARE FEET
AC	ACRES

LINETYPE LEGEND:

- SURVEYED LINES (BOUNDARY)
- LINES NOT SURVEYED (ADJOINERS)
- RIGHT-OF-WAY LINE
- FLOOD HAZARD LINE (EFFECTIVE)
- FLOOD HAZARD LINE (PRELIMINARY)
- EASEMENT LINE
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Henry Christopher Blake III 8/7/20
SIGNATURE DATE

Henry Christopher Blake III
NAME (PRINT)

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Toni Blake Hardin 8/7/20
SIGNATURE DATE

Toni Blake Hardin
NAME (PRINT)

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Carol Blake Batts 8/7/2020
SIGNATURE DATE

Carol Blake Batts
NAME (PRINT)

CERTIFICATE OF REGISTRATION BY THE REGISTER OF DEEDS PENDER COUNTY, NORTH CAROLINA

Doc No: 20067840
Recorded 08/10/2020 12:07:03 PM
Fee Amt: $42.00 Page 1 of 2
Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 66 PG 41 - 42 (2)

REGISTER OF DEEDS DATE

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Amy Everett 8/10/20
REVIEW OFFICER DATE

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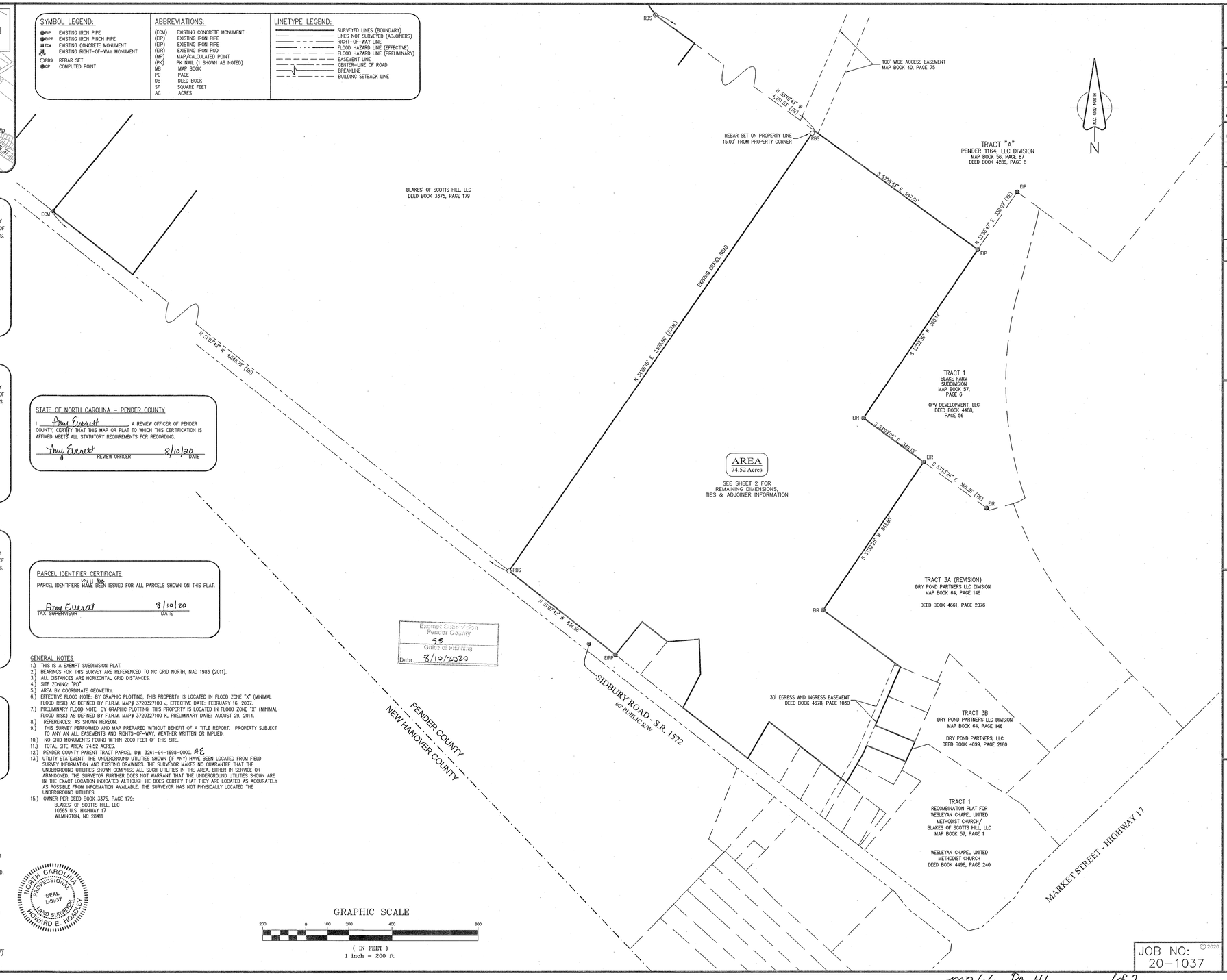
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TAX SUPERVISOR DATE

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BLAKES' OF SCOTTS HILL, LLC
10565 U.S. HIGHWAY 17
WILMINGTON, NC 28411

Exempt Subdivision
Pender County
55
Office of Planning
Date 8/10/2020



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

JOB NO: 20-1037 © 2020

Sheet No.	1 of 2
Scale 1" =	200'
Date	6/18/20
Job No.	20-1037
Designer	
Drawn By	EB3
Checked By	ACS

No.	Revision	Date	By

PREPARED FOR:
BLAKES' OF SCOTTS HILL, LLC
10565 U.S. HIGHWAY 17
WILMINGTON, NC 28411

EXEMPT SUBDIVISION PLAT

74.52 ACRES TRACT
MADE FROM: A PORTION OF
DEED BOOK 3375, PAGE 179
Topsail Township Pender County North Carolina

ATLANTIC COAST SURVEY, PLLC
P-0822
PO Box 12588 Wilmington, NC 28405
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MB.66 Pg. 41 1of2

Prepared by EB3-8/6/2020-20-1037.dwg

Bk 66
Pg 42

BLAKES' OF SCOTTS HILL, LLC
DEED BOOK 3375, PAGE 179

EXISTING GRAVEL ROAD

N 39°09'10" E 2,528.89' (TOTAL)

ECM

N 51°07'42" W 4,648.72' (TIE)

RBS

EMN

S 77°23'19" W
41.94' (TIE)

N 51°07'42" W 634.58'

EIP

N 51°07'27" W 150.57'

S 85°31'32" W 147.84'

EIPP

S 39°29'44" W 199.78'

CAROLE SMART
DEED BOOK 4300,
PAGE 52

S 39°45'08" E
202.39' (TIE)

N 02°01'07" W 168.01'

RECOMBINATION SURVEY FOR:
FLETCHER B. BAKER II AND
WIFE ADRIENNE L. BAKER
MAP BOOK 60, PAGE 61

FLETCHER B. & ADRIENNE L.
BAKER
DEED BOOK 4640,
PAGE 150

EXISTING GARAGE
ACROSS PROPERTY
LINE.

4.1'

6.6'

N 39°57'06" E
124.10' (TIE)

EXISTING BOARD FENCE ACROSS PROPERTY LINE.
ENCROACHMENT AGREEMENT PER DEED BOOK
741, PAGE 331 APPLIES TO GARAGE ONLY
AND DOES NOT INCLUDE THE BOARD FENCE.

SIDBURY ROAD - S.R. 1372
60' PUBLIC R/W

N 51°05'23" W 380.11'

AREA
74.52 Acres

BLAKES' OF SCOTTS HILL, LLC
DEED BOOK 3375, PAGE 179

S 39°01'11" W 200.22'

RBS

N 51°09'22" W 187.06'

EIR

N 51°12'45" W 272.80'

EIPP

OLIVER & PHYLLIS
MESSNER
DEED BOOK 4117,
PAGE 235

TRACT 1
JENNIFER BRUNSON
DEED BOOK 4442,
PAGE 240

TRACT 2
JENNIFER BRUNSON
DEED BOOK 4442,
PAGE 240

S 51°11'25" E 380.07' (TIE)

EIP

CHARLES & JANIE
SOUTHERLAND
DEED BOOK 581,
PAGE 175

WILLIAM & GAIL
SIMMONS
DEED BOOK 3881,
PAGE 173

S 39°43'08" W 134.67'

EIPP

WILLIAM SIMMONS II
DEED BOOK 3089,
PAGE 333

S 22°52'05" W
45.19'

EIPP

N 67°06'42" W 198.03'

CAROL KING
DEED BOOK 681,
PAGE 273

S 34°30'16" W
101.24'

EIPP

EIP

S 67°02'24" E 200.30'

EIPP

RICHARD S. & CAROL B. BATTS
DEED BOOK 609,
PAGE 189

N 22°54'09" E
106.16' (TIE)

EIPP

S 20°20'09" W 150.04'

EIPP

30' EGRESS AND INGRESS EASEMENT
DEED BOOK 4678, PAGE 1030

S 21°39'07" W 189.87'

EIPP

BRAITHE CENTER, LLC
DEED BOOK 4678,
PAGE 1030

N 23°20'01" E
144.54' (TIE)

EIPP

S 68°58'10" E
165.00' (TIE)

S 66°31'38" E
15.15' (TIE)

EIPP

S 32°34'25" E 450.38'

EIR

S 53°57'38" W 960.14'

EIR

S 53°09'05" E 349.15'

EIR

S 53°13'24" E 365.26' (TIE)

EIR

TRACT 1
BLAKE FARM SUBDIVISION
MAP BOOK 57, PAGE 6

OPV DEVELOPMENT, LLC
DEED BOOK 4488, PAGE 56

S 53°22'05" W 843.80'

EIR

TRACT 3A (REVISION)
DRY POND PARTNERS LLC DIVISION
MAP BOOK 64, PAGE 146

DEED BOOK 4661, PAGE 2076

TRACT 3B
DRY POND PARTNERS LLC DIVISION
MAP BOOK 64, PAGE 146

DRY POND PARTNERS, LLC
DEED BOOK 4699, PAGE 2160

TRACT 1
RECOMBINATION PLAT FOR
WESLEYAN CHAPEL UNITED
METHODIST CHURCH/
BLAKES OF SCOTTS HILL, LLC
MAP BOOK 57, PAGE 1

WESLEYAN CHAPEL UNITED
METHODIST CHURCH
DEED BOOK 4498, PAGE 240

MARKET STREET - HIGHWAY 17

N
NC 090 NORTH

NORTH CAROLINA
PROFESSIONAL
SEAL
L-3937
LAND SURVEYOR
HOWARD E. HOARLE

Engineering Division
Pender County
Chief of Planning
Date 8/10/2020

SYMBOL LEGEND:

●EIP	EXISTING IRON PIPE
●EIPP	EXISTING IRON PINCH PIPE
■ECM	EXISTING CONCRETE MONUMENT
⊕	EXISTING RIGHT-OF-WAY MONUMENT
○RBS	REBAR SET
●CP	COMPUTED POINT

ABBREVIATIONS:

(ECM)	EXISTING CONCRETE MONUMENT
(EIP)	EXISTING IRON PIPE
(EIP)	EXISTING IRON PIPE
(EIR)	EXISTING IRON ROD
(MP)	MAP/CALCULATED POINT
(PK)	PK NAIL (1 SHOWN AS NOTED)
MB	MAP BOOK
PG	PAGE
DB	DEED BOOK
SF	SQUARE FEET
AC	ACRES

LINETYPE LEGEND:

- SURVEYED LINES (BOUNDARY)
- LINES NOT SURVEYED (ADJOINERS)
- RIGHT-OF-WAY LINE
- FLOOD HAZARD LINE (EFFECTIVE)
- FLOOD HAZARD LINE (PRELIMINARY)
- EASEMENT LINE
- CENTER-LINE OF ROAD
- BREAKLINE
- BUILDING SETBACK LINE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

JOB NO: 20-1037 © 2020

Prepared for EBS-9/5/2020-20-1037.dwg

Sheet No.	2 of 2
Designer	Scale 1" = 100'
Drawn By EBS	Date 6/18/20
Checked By ACS	Job No. 20-1037

No.	Revision	Date	By

PREPARED FOR:
BLAKES' OF SCOTTS HILL, LLC
10565 U.S. HIGHWAY 17
WILMINGTON, NC 28411

EXEMPT SUBDIVISION PLAT

74.52 ACRES TRACT
MADE FROM: A PORTION OF
DEED BOOK 3375, PAGE 179
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MB. 66 Pg 42 2 of 2

Bk 66
Pg 42

BLAKES' OF SCOTTS HILL, LLC
DEED BOOK 3375, PAGE 179

EXISTING GRAVEL ROAD

N 39°09'10" E 2,528.89' (TOTAL)

ECM

N 51°07'42" W 4,648.72' (TIE)

RBS

EMN

S 77°23'19" W
41.94' (TIE)

N 51°07'42" W 634.58'

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N 51°07'27" W 150.51'

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EIPP

S 39°29'44" W 199.78'

CAROLE SMART
DEED BOOK 4300,
PAGE 52

S 39°45'08" E
202.39' (TIE)

N 00°01'00" W 168.00'

RECOMBINATION SURVEY FOR:
FLETCHER B. BAKER II AND
WIFE ADRIENNE L. BAKER
MAP BOOK 60, PAGE 61

FLETCHER B. & ADRIENNE L.
BAKER
DEED BOOK 4640,
PAGE 150

EXISTING GARAGE
ACROSS PROPERTY
LINE.

4.1'

6.6'

N 39°57'06" E
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EXISTING BOARD FENCE ACROSS PROPERTY LINE.
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SIDBURY ROAD - S.R. 1572
60' PUBLIC R/W

N 51°05'23" W 380.11'

AREA
74.52 Acres

BLAKES' OF SCOTTS HILL, LLC
DEED BOOK 3375, PAGE 179

S 37°09'11" W 200.22'

RBS

N 51°09'22" W 187.06'

EIR

OLIVER & PHYLLIS
MESSNER
DEED BOOK 4117,
PAGE 235

N 37°52'45" W 272.80'

TRACT 1
JENNIFER BRUNSON
DEED BOOK 4442,
PAGE 240

TRACT 2
JENNIFER BRUNSON
DEED BOOK 4442,
PAGE 240

S 51°13'25" E 380.07' (TIE)

EIPP

S 37°52'05" W 804.80'

EIR

S 32°34'25" E 450.38'

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S 39°43'08" W 134.67'

CHARLES & JANIE
SOUTHERLAND
DEED BOOK 581,
PAGE 175

WILLIAM & GAIL
SIMMONS
DEED BOOK 3881,
PAGE 173

WILLIAM SIMMONS II
DEED BOOK 3089,
PAGE 333

S 22°52'05" W
45.19'

EIPP

N 67°06'42" W 198.03'

CAROL KING
DEED BOOK 681,
PAGE 273

S 43°05'15" W
101.24'

EIPP

S 67°02'24" E 200.30'

EIPP

RICHARD S. & CAROL B. BATTS
DEED BOOK 609,
PAGE 189

N 22°54'00" E
105.16' (TIE)

EIPP

S 20°00'05" W 150.04'

EIPP

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EIPP

30' EGRESS AND INGRESS EASEMENT
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BRAITHE CENTER, LLC
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165.00' (TIE)

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S 37°09'05" E 349.15'

EIR

S 53°13'24" E 365.26' (TIE)

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S 53°52'38" W 960.14'

TRACT 1
BLAKE FARM SUBDIVISION
MAP BOOK 57, PAGE 6

OPV DEVELOPMENT, LLC
DEED BOOK 4488, PAGE 56

TRACT 3A (REVISION)
DRY POND PARTNERS LLC DIVISION
MAP BOOK 64, PAGE 146

DEED BOOK 4661, PAGE 2076

TRACT 3B
DRY POND PARTNERS LLC DIVISION
MAP BOOK 64, PAGE 146

DRY POND PARTNERS, LLC
DEED BOOK 4699, PAGE 2160

TRACT 1
RECOMBINATION PLAT FOR
WESLEYAN CHAPEL UNITED
METHODIST CHURCH/
BLAKES OF SCOTTS HILL, LLC
MAP BOOK 57, PAGE 1

WESLEYAN CHAPEL UNITED
METHODIST CHURCH
DEED BOOK 4498, PAGE 240

MARKET STREET - HIGHWAY 17

N
NC 090 NORTH

NORTH CAROLINA
PROFESSIONAL
SEAL
L-3937
LAND SURVEYOR
HOWARD E. HOARLE

Examined and Approved
Pender County
Chief of Planning
Date 8/10/2020

SYMBOL LEGEND:

●EIP	EXISTING IRON PIPE
●EIPP	EXISTING IRON PINCH PIPE
■ECM	EXISTING CONCRETE MONUMENT
⊕	EXISTING RIGHT-OF-WAY MONUMENT
○RBS	REBAR SET
●CP	COMPUTED POINT

ABBREVIATIONS:

(ECM)	EXISTING CONCRETE MONUMENT
(EIP)	EXISTING IRON PIPE
(EIP)	EXISTING IRON PIPE
(EIR)	EXISTING IRON ROD
(MP)	MAP/CALCULATED POINT
(PK)	PK NAIL (1 SHOWN AS NOTED)
MB	MAP BOOK
PG	PAGE
DB	DEED BOOK
SF	SQUARE FEET
AC	ACRES

LINETYPE LEGEND:

- SURVEYED LINES (BOUNDARY)
- LINES NOT SURVEYED (ADJOINERS)
- RIGHT-OF-WAY LINE
- FLOOD HAZARD LINE (EFFECTIVE)
- FLOOD HAZARD LINE (PRELIMINARY)
- EASEMENT LINE
- CENTER-LINE OF ROAD
- BREAKLINE
- BUILDING SETBACK LINE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Prepared for EBS-3/5/2020-20-1037.dwg

JOB NO: 20-1037 © 2020

MB. 66 Pg 42 2 of 2

No.	Revision	Date	By

Sheet No. 2 of 2
Scale 1" = 100'
Designer
Drawn By EBS
Date 6/18/20
Checked By ACS
Job No. 20-1037

PREPARED FOR:
BLAKES' OF SCOTTS HILL, LLC
10565 U.S. HIGHWAY 17
WILMINGTON, NC 28411

EXEMPT SUBDIVISION PLAT

74.52 ACRES TRACT
MADE FROM: A PORTION OF
DEED BOOK 3375, PAGE 179
Topsail Township Pender County North Carolina

ATLANTIC COAST SURVEY, PLLC
P-0822
PO Box 12588 Wilmington, NC 28405
(910) 292-4889 www.atlanticcoastsurvey.com

Technical Review Committee Review and Response

Date: 07/29/2020
Name: Mike Dickson
Phone: 259-1442

Case Name: Blake West
Agency: GIS/Addressing
Email: mdickson@pendercountync.gov

Requirements:

Request must be made to reserve the road names for the ten (10) proposed roads private streets per Pender County's UDO Art.11.5.1.C. The request should include a list of requested names and alternates for review.

Per Pender County UDO Art. 11.5.1.B. A new subdivision shall not be a duplicate or phonetically similar to existing. There are already existing projects and reserved projects under the name of Blake Farms.

Recommendations:

n/a

Comments:

Street signs must meet the county specifications as noted in §11,10.2.A.

Information Requested:

A new new for the subdivision and possible alternates

List of road names and alternates for the proposed streets

Please Follow Up Prior to Meeting: Yes ☐ No ☑

Technical Review Committee Review and Response

Date: _____ Case Name: NCDEQ

Name: _____ Agency: _____

Phone: _____ Email: _____

Requirements:

Recommendations:

The proposed site development will likely require authorizations from the Division of Energy, Mineral and Land Resources, State Stormwater, the Division of Water Resources 401 Buffer Permitting Section and the US Army Corps of Engineers.

Comments:

The proposed site plan development includes upland development and potential impacts to adjacent wetlands and water resources. The impacts to wetlands and water resources include proposed temporary and permanent impacts to wetlands associated with construction of subdivision infrastructure.

Information Requested:

Please Follow Up Prior to Meeting: Yes ☐ No ☐

Abie Bonevac

From: Sam Shore
Sent: Tuesday, August 4, 2020 1:08 PM
To: Tommy Batson; Abie Bonevac
Subject: RE: West Blake Farm Subdivisions

Thanks! Forwarding on to Abie, who is the case planner for this project.

Sam Shore, MPA | Long Range Planner
Pender County Planning & Community Development
805 S. Walker St.
Burgaw, NC 28425
(910) 259-1274

From: Tommy Batson <tbatson@pendercountync.gov>
Sent: Tuesday, August 4, 2020 12:46 PM
To: Sam Shore <sshore@pendercountync.gov>
Subject: West Blake Farm Subdivisions

_X_ 503.1.2 Fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment for impairment of a single road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climate conditions or other factors that could limit access. (Any neighborhood with 30 or more lots)
_X_ 503.2.1 Fire apparatus access roads shall be 20 ft wide by 13.5 ft height. Single travel way of direction must be 12 ft wide.
_X_ 503.2.3 Fire Apparatus road shall support 75,000 lbs. in all weather conditions
_X_ 503.2.4 Turning radius shall be a min of 28 ft
_X_ 503.2.5 Dead ends fire apparatus roads more than 150 ft shall be provided with an approved turn around.
_X_ 503.4 Fire Apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Signage needs to be installed at all entrances of the neighborhood that no street parking is allowed.
_X_ 503.4.1 Traffic calming devices shall be prohibited unless approved by fire code official.
_X_ 503.5 Gates and barricades are required to be approved by fire code official when is affects a fire department access road. Siren Activated
_X_ 505.2 Street and road signs shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadway allows passage by vehicles. Signs shall be an approved size, weather resistant and be maintained until replaced by permanent signs.
_X_ 507.5.1 Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site hydrants and mains shall be provided where required by the fire code official.
Group R-3 and Group U, the distance requirement shall be 600 feet.
Building with automatic sprinkler system shall be 600 feet

Technical Review Committee Review and Response

Date: 7/30/2020
Name: Daniel Adams
Phone: 910-259-0231

Case Name: MDP 2020-23
Agency: Pender County Planning Department
Email: dadams@pendercountync.gov

Requirements:

N/A

Recommendations:

No comment

Comments:

No comment

Information Requested:

No comment

Please Follow Up Prior to Meeting: Yes ☐ No ☑

Technical Review Committee Review and Response

Date: 08/05/20
Name: Brad Haste
Phone: (910)467-0500

Case Name: MDP 2020-23 (Blake West)
Agency: NCDOT
Email: blhaste@ncdot.gov

Requirements:

Recommendations:

Comments:

Driveway permits (applicant currently working on TIA), subdivision plan approval and encroachment submission required.

Information Requested:

Please Follow Up Prior to Meeting: Yes ☐ No ☑

Abie Bonevac

From: Kayla Grubb <Kayla.Grubb@wilmingtonnc.gov>
Sent: Wednesday, August 5, 2020 7:31 AM
To: Abie Bonevac
Subject: [External]Re: Pender County TRC - August 5, 2020

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Abie,

I hope you faired well from the storm this week. I apologize I haven't gotten back to you sooner, but I am having some issues this week connecting to my server. I will send you a review that includes the surrounding projects as soon as I can.

I can tell you that the Hamstead Pines development will not warrant a TIA for 12 single family homes, but the Blake West development will need a traffic study.

Thank you,

Kayla Grubb, E.I.
Project Manager
Wilmington Urban Area Metropolitan Planning Organization
305 Chestnut Street, 4th Floor
Wilmington, NC 28401
(910) 772-4170

From: Abie Bonevac <abonevac@pendercountync.gov>
Sent: Tuesday, July 28, 2020 4:55 PM
To: Abby Lorenzo <Abigail.Lorenzo@wilmingtonnc.gov>; Allen Serkin (Cape Fear COG) <aserkin@capefearcog.org>; Anthony Colon <acolon@pendercountync.gov>; Bill Wilder (Duke Energy) <Bill.wilder@duke-energy.com>; Bradley Haste <blhaste@ncdot.gov>; Brandon Smith <brandon_smith@pender.k12.nc.us>; Carolyn Moser <cmoser@pendercountync.gov>; Chad Coburn <chad.coburn@ncdenr.gov>; Charlie Ring <cring@pendercountync.gov>; Christine Hall (Christine.Hall@ncdenr.gov) <Christine.Hall@ncdenr.gov>; Daniel Adams <dadams@pendercountync.gov>; Daniel Jones <dfjones@ncdot.gov>; darren_lafon@pender.k12.nc.us <darren_lafon@pender.k12.nc.us>; Debra Wilson <debra.wilson@ncdenr.gov>; Dee Turner <dturner@pendercountync.gov>; Dennis Medeiros (dennis.medeiros@piedmontng.com) <dennis.medeiros@piedmontng.com>; Doug Krynicki <dougkrynicki@fourcty.org>; Doug Shipley <dshipley@pendercountync.gov>; EM Director <emdirector@pendercountync.gov>; Emily Greer (USACE) <Emily.C.Greer@usace.army.mil>; GRAY, WALLACE <wg3178@att.com>; Hagan Blake (NCDENR) <hagan.blake@ncdenr.gov>; James R. Proctor <jproctor@pendercountync.gov>; James Upchurch (NCDOT) <jhupchurch@ncdot.gov>; Jason Dail <jason.dail@ncdenr.gov>; Jason Turner <jason.turner@nc.nacdnet.net>; Jimmy Smith - Four County <jimmysmith@fourcty.org>; Josh Norwood <jnorwood@pendercountync.gov>; Kacy Cook <kacy.cook@ncwildlife.org>; Kayla Grubb <Kayla.Grubb@wilmingtonnc.gov>; Kelly Johnson <kelly.p.johnson@ncdenr.gov>; Maria Dunn (maria.dunn@ncwildlife.org) <maria.dunn@ncwildlife.org>; Melissa Long <mlong@pendercountync.gov>; Michael Dickson <mdickson@pendercountync.gov>; Mike Kozlosky <Mike.Kozlosky@wilmingtonnc.gov>; Mike Taylor <mtaylor@pendercountync.gov>; Nathan Henry (NCDCR) <nathan.henry@ncdcr.gov>; Randy Hoffer <rhoffer@plurisusa.com>; Rob Mairs <Robb.Mairs@ncdenr.gov>; Kevin

305 Chestnut Street
PO Box 1810
Wilmington, NC 28402
Ph: (910) 341-3258
Fax: (910) 341-7801
www.wmpo.org

July 16, 2020

Ms. Dionne Brown
Davenport
4600 Marriott Drive, Suite 350
Raleigh, NC 27612

RE: Approved Scope for the Traffic Impact Analysis (TIA) associated with the proposed
McAdams Sidbury Development
Pender County, NC

Dear Ms. Brown,
Based on the information provided in the scoping documents submitted, it is our understanding that the proposed development will consist of:

Phase 1:
- Tract A
  - N/A
- Tract C
  - LUC 210: 100 Single Family Detached Housing dwelling units

Phase 2 (including Phase 1):
- Tract A
  - LUC 210: 100 Single Family Detached Housing dwelling units
- Tract C
  - LUC 210: 100 Single Family Detached Housing dwelling units
  - LUC 220: 125 Multi-Family Housing (Low-Rise) dwelling units

Phase 3 (includes Phases 1-2):
- Tract A
  - LUC 210: 100 Single Family Detached Housing dwelling units
- Tract C
  - LUC 210: 170 Single Family Detached Housing dwelling units
  - LUC 220: 125 Multi-Family Housing (Low-Rise) dwelling units

Full Build:
- Tract A
  - LUC 210: 165 Single Family Detached Housing dwelling units
  - LUC 820: 2,178 SF Shopping Center
- Tract C
  - LUC 210: 170 Single Family Detached Housing dwelling units
  - LUC 220: 125 Multi-Family Housing (Low-Rise) dwelling units

- LUC 820: 2,613 SF Shopping Center

1. Data collection – Analysis Parameters

a) Study Intersections

For existing intersections, provide turning movement counts for Weekday AM peak hour (7:00am – 9:00am) and PM peak hour (4:00pm – 6:00pm), signal timing (if applicable), and lane geometry:

- US 17 at Sidbury Road (signalized superstreet)
- US 17 at u-turn south of Sidbury Road (signalized superstreet)
- Sidbury Road at Tract A Access 1 (unsignalized)
- Sidbury Road at Tract C Access 2 (unsignalized)
- Sidbury Road at Tract C Access 3 (unsignalized)

b) Site Trip Generation, Site Trip Distribution and Background Traffic Assumptions

i. Site Trip Generation Estimate
   - See attached approved trip generation

ii. Site Trip Distribution
   - To be submitted and approved prior to use in TIA.

iii. Adjacent Developments (approved but not yet built)
   - Sidbury Road Development
   - Scott's Hill Medical Development
   - Scoot's Hill Village Development
   - Blake Farms Development
   - Coastal Prep School

iv. Planned Roadway Improvements
   - None

v. Background Traffic Assumptions
   - Horizon year – 2028
   - Growth rate – 1% per year
     i. using November 2019 counts with 1% growth to get existing volumes

2. Capacity Analysis: Weekday AM and PM Peak Hours

a) 2020 Existing Conditions
b) 2022 Phase 1 Future No-Build Conditions
c) 2022 Phase 1 Build Conditions
d) 2022 Phase 1 Build Conditions (with improvements)
e) 2024 Phase 2 Future No-Build Conditions
f) 2024 Phase 2 Build Conditions
g) 2024 Phase 2 Build Conditions (with improvements)
h) 2026 Phase 3 Future No-Build Conditions
i) 2026 Phase 3 Full Build Conditions
j) 2026 Phase 3 Full Build Conditions (with improvements)
k) 2028 Full Build Future No-Build Conditions
l) 2028 Full Build Future Conditions
m) 2028 Full Build Future Conditions (with improvements)

3. Final Report Submittal

a) Completed TIA Application

b) Signed and sealed by a Professional Engineer
c) Three bound copies
d) Electronic copy to include PDF of TIA and Synchro output files, as well as digital Synchro files.

4. Notes

a) This scope shall remain valid for three months from the date of this letter.
b) Please note that if any changes occur (including but not limited to land use, intensity, phasing, and/or site access) additional analysis may be required.

Please contact me at 910-772-4170 with any questions regarding this scope.

Sincerely,

Kayla Grubb, EI
Project Manager
Wilmington Metropolitan Planning Organization

Attachments:
Trip Generation Comments
NCDOT TIA Supplemental Guidelines
Site Map (provided by Davenport)

Ec:
Dan Cumbo, PE, District Engineer, NCDOT
Brad Haste, Assistant District Engineer, NCDOT
Doug Racine, Assistant District Engineer, NCDOT
Steven Gurganus, Deputy District Engineer, NCDOT
Jessi Leonard, PE, Division Traffic Engineer, NCDOT
Mike Kozlosky, Executive Director, WMPO
Travis Henley, MPA, Planning Director, Pender County
Sam Shore, MPA, Long Range Planner, Pender County

PLURIS

Date: July 30, 2020

Re: Certificate of Public Convenience and Necessity

To Whom It May Concern:

Please be advised that Pluris Hampstead, LLC will accept the wastewater generated by the development or address listed below. As the property referenced below is not contiguous to our service area approval by the North Carolina Utility Commission must be granted prior to receiving a sewer permit. All applicable impact fees must also be paid prior to submitting for approval by the North Carolina Utility Commission.

Location: Southwater Village Development at the intersection of Transfer Station Rd and Country Club Rd, Hampstead, NC. Development to consist of 63 single family lots and 18 townhomes - all designed to be 3 bedroom units.

Connected:____ Not Connected: __X__

If you have any questions concerning this matter, please feel free to call upon me at anytime at (910) 327-2880.

With kind regards,

Kaarin Williams
Permitting

1095 Hwy 210 Sneads Ferry, NC 28460 | t: 888-758-7471 | f: 910-327-0374 | www.plurisusa.com

8.2.7 Project Boundary Buffer

The following are the buffering requirements of listed permitted uses in each district and certain special types of development. Special uses may be required to meet additional buffer requirements, but shall in all cases be required to have at a minimum the same buffer as permitted uses. Existing vegetation that meets or exceeds the requirements of the specific buffer is desired and allowed instead of any required new plantings.

Buffers Required for Mobile Home Parks - Mobile home parks shall be required to have the following buffers:	
Location of Buffer for Mobile Home Parks	Type Buffer
Along all boundaries adjacent to a street	Buffer A
Along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the park	Buffer C
Along all other boundaries	Buffer B

Buffers Required for Multifamily and Planned Developments - Multifamily and Planned Developments shall be required to have the following buffers:	
Location of Buffer for Multi-family & Planned Developments	Type Buffer
Along all boundaries adjacent to a street	Buffer A
Along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development	Buffer C
Along all other boundaries	Buffer B

Buffers Required for Shopping Centers - Shopping centers shall be required to have the following buffers:	
Location of Buffer for Shopping Centers	Type Buffer
Along all boundaries adjacent to a street	Buffer A
Along all boundaries adjacent to Residential Districts or uses and adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development	Buffer C
Along all other boundaries	Buffer B
Buffers Required for All Non-residential Uses (Excludes Industrial Uses) in All Residential Districts, (RA, RP, RM, MH) - Residential uses in Residential Districts are not required to have buffers, except as required for mobile home parks, Multifamily and Planned Developments. All commercial or uses other than residential uses (excluding industrial uses) in the Residential Districts shall provide the following buffers: Uses in these districts that require a special use permit will in addition, provide other buffers as specified in the special use permit.	
Location of Buffer for Non-residential Uses in the Residential Districts	Type Buffer
Along all street boundaries of the Development	Buffer A
Along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development	Buffer C
Along all other non-street boundaries	Buffer B

Buffers Required for the Commercial Districts - All uses in the General Business and Office & Institutional Districts shall be required to have the following buffers:	
Location of Buffer for GB and OI Districts	Type Buffer
Along all boundaries adjacent to street right-of-ways	Buffer A
Along all non-street boundaries adjacent to Residential Districts and adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development	Buffer C
Along all other boundaries	Buffer B

Buffers Required For The Industrial Districts And Industrial Uses In Any Other Districts	
Location of Buffer for Industrial Districts	Type Buffer
Along all street boundaries	Buffer D
Along all non-street boundaries adjacent to Residential Districts when adjacent to single family residential structures within 50' of the project boundary	Buffer C
Along all other boundaries	Buffer D

Buffers Required in the Watershed Overlays (WS-PA & WS-CA).	
Type Use	Buffer Requirement Watershed Districts
Bona fide Farms	Bona fide Farms in the Watershed Critical Area District (WSCA) shall maintain a 10 foot permanently vegetated buffer adjacent to all perennial waters as shown on the most recent edition of the USGS 1:24000 (7.5 minute) topographic map. The buffer shall remain vegetated and shall be used only for access and utilities.
Silviculture Activities	Silviculture activities shall maintain buffers (Streamside Management Zones) as described in the Division of Forest Resources Rules and Best Management Practices Manual.
All activities, other than bona fide farms and silviculture activities	All activities, other than bona fide farms and silviculture activities shall maintain a 30 foot vegetated buffer adjacent to all perennial waters as shown on the most recent edition of the USGS 1:24000 (7.5 minute) topographic map. The buffer shall remain vegetated and shall be used only for access and utilities.

8.3 INTERNAL LANDSCAPING IN PARKING AREAS AND OTHER SITE AREAS, OTHER THAN SINGLE FAMILY

8.3.1 Requirements

Any development other than for single family detached and duplex dwellings shall require that all ground surface areas used on commercial, institutional, community facility, industrial, condominium, recreational vehicle parks, or multifamily sites shall have internal landscaping to provide visual and climatic relief from broad expanses of pavement and channelize and define logical areas for pedestrian and vehicular circulation. The following special landscaping requirements apply to commercial, institutional, community facility, industrial, condominium, recreational vehicle parks and multifamily sites.

Pender County
Planning and Community Development

Planning Division
805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

September 3, 2020

McAdams Homes, LLC
6626-C Gordon Rd
Wilmington, NC 28403

Re: MDP 2020-23 Approval (PIN: 3261-94-1698-0000)

Dear McAdams Homes, LLC,

The Pender County Planning Board, at the September 1, 2020 meeting, voted to pass a motion to approve the Master Development Plan known as Silo Ridge. The request consists of developing 141 townhomes, 175 single family homes, and a private well to serve the development. The proposed development is located ±.2 miles west of US HWY 17, north of Sidbury Road (SR 1572), and ±.28 miles west of Scotts Hill Loop Road (SR 1571) in the Topsail Township. The subject property is zoned PD, Planned Development zoning district and may be further identified currently by Pender County PIN 3261-94-1698-0000 (PIN subject to change due to recent division, see Map Book 66, Page 41 of the Pender County Register of Deeds).

There are conditions to the approval as stated below:

1. Crosswalks shall be provided at all appropriate locations where a sidewalk would cross a street and shall be demonstrated on all Preliminary Plats associated with this Master Development Plans.

2. The applicant shall be required to design their stormwater management system for 50-year storm events to mitigate post storm event runoff.

3. The applicant shall be required to construct a multi-use path along Sidbury Road (SR 1572) to increase pedestrian connectivity within the development and outside the development for future residents of Pender County to utilize.

4. Currently, the northern property line requires an A Buffer as the adjacent tract is vacant. However, a collector street, Huggins Road, will be built along the shared property line. This would require a change in buffering standards from a Buffer A to a Buffer B. The applicant has chosen to place a Buffer C along the shared property line, which is a denser buffer standard than either Buffer A or Buffer B. Therefore, the developer shall be required to construct a C Buffer along the shared property line with the future Huggins Road.

5. The applicant shall be required to construct a C-1 buffer with an eight (8) foot fence along the Sidbury A easement.

6. The applicant shall be required to construct a C-1 Buffer with an eight (8) foot fence along parcels: 3271-11-0760-0000 and 3271-11-2651-0000.

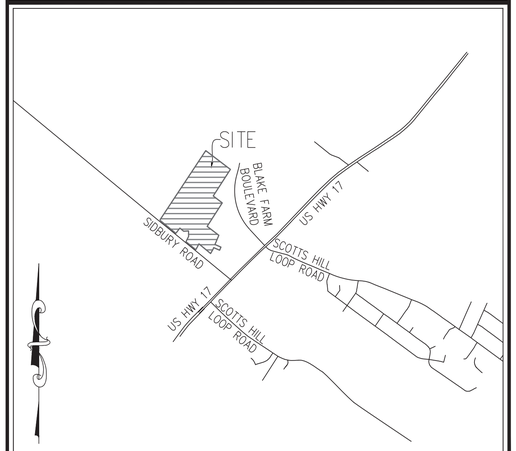
As detailed in the Unified Development Ordinance requirements for Master Development Plan, all items shall be addressed on the site plans before obtaining signatures from Pender County Departments and recording. Please do not hesitate to contact me at (910) 259-1408 if you have any further questions.

Respectfully,

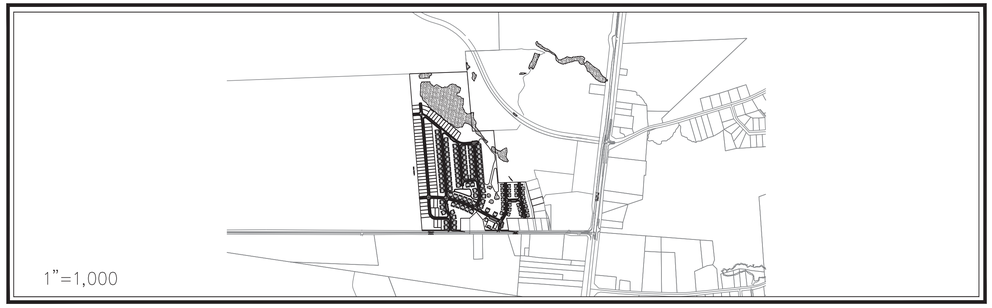
Abie Bonevac, Current Planner I

SITE DEVELOPMENT PLAN
FOR
SILO RIDGE
PENDER COUNTY, NORTH CAROLINA
MARCH 2021

VICINITY MAP



VICINITY MAP
(NTS)



LEGEND

DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL		
5' CONTOUR INTERVAL		
PROPERTY LINE		
ROADWAY CENTERLINE		
RIGHT OF WAY LIMITS		
EASEMENT LINE		
CURB & GUTTER		
SANITARY SEWER FACILITIES	SS	SS
STORM SEWER FACILITIES		
WATERLINE		
FIRE HYDRANT ASSEMBLY		N/A
WATERWAYS		

PROPOSED			
PROPOSED LOT AND S.F.	X 5,000 s.f.	STREET SIGN	
OPEN SPACE LABEL	Ⓐ		
OPEN SPACE		404 WETLANDS	
BUILDING SET BACKS		FLOW DIRECTION	
PRIVATE SANITARY SET BACKS			

DEVELOPER/PURCHASER

SIDBURY DEVELOPMENT I, LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
PHONE: (910) 799-3006

PREPARED BY:

GSP CONSULTING,PLLC
ENGINEERING
6626 Gordon Road, Unit C, Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659 License # P-0718

INDEX OF SHEETS

SHT C-0	COVER SHEET
SHT C-1	GENERAL NOTES
SHT C-2.1-C-2.4	EXISTING CONDITIONS
SHT C-3.1-C-3.4	SITE PLAN
SHT C-4.1-C-4.4	UTILITY PLAN
SHT C-5.1-C-5.4	GRADING, DRAINAGE & E&SC PLAN
SHT C-6.1-C-6.3	WET DETENTION BASIN DETAILS
SHT C-7	STANDARD DETAILS
SHT C-8	STANDARD DETAILS
SHT C-9	STANDARD DETAILS
SHT C-10	STANDARD DETAILS

SITE DATA TABLE

DEVELOPMENT NOTES:

1. PENDER COUNTY PARCEL NO.: PIN 3261-94-1698-0000
2. TOTAL TRACT AREA: 3,246,149 SF = 74.52 AC.±
3. ZONING: PLANNED DEVELOPMENT (PD)
4. LAND CLASSIFICATION: VACANT
5. THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720327100J, EFFECTIVE DATE 2/16/2007
6. THIS PROPERTY DOES NOT CONTAIN ANY A.E.C. AREAS OR IS UNDER CAMA JURISDICTION.
7. THIS PROPERTY DOES CONTAIN 404 FEDERAL WETLANDS WHICH HAVE BEEN APPROVED BY THE USACOE.

GENERAL NOTES:

1. OWNERSHIP REFERENCE:
   SIDBURY DEVELOPMENT I, LLC
   D.B. 4724 P.G 428
2. PROPERTY IS LOCATED IN PENDER COUNTY AND IS ZONED PLANNED DEVELOPMENT (PD).
3. A HOME OWNERS ASSOCIATION WILL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
4. ALL INTERIOR ROADWAYS TO BE PRIVATE AND BUILT TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
5. INTERIOR ROADWAYS ARE TO BE PRIVATE TO BE OWNED AND MAINTAINED BY THE HOA.
6. A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF ANY LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE.
7. THE DEVELOPERS HAVE THE SOLE RIGHT TO MODIFY THIS MASTER PLAN IN ACCORDANCE WITH MARKET CONDITIONS OR OTHER CONDITIONS WHICH INDICATE A CHANGE IS DESIRED OR REQUIRED. ANY AND ALL CHANGES MUST BE REVIEWED BY THE PLANNING DEPARTMENT AND IN SOME INSTANCES MAY REQUIRE PLANNING BOARD APPROVAL.
8. BUFFERS WILL BE PROVIDED PER CURRENT PENDER COUNTY ZONING ORDINANCE.
9. WETLANDS IMPACTED WILL BE MITIGATED IN ACCORDANCE WITH ANY REQUIREMENTS OF APPLICABLE STATE AND FEDERAL PERMITS.
10. ALL LOTS SHALL MEET CURRENT PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REGULATIONS.
11. IT IS THE INTENT FOR THIS DEVELOPMENT TO INCLUDE A POOL FACILITY AND SIDEWALKS WITHIN THE DEVELOPMENT AS SHOWN ON THE SITE PLAN.

SINGLE FAMILY DEVELOPMENT STANDARDS:

MINIMUM LOT DIMENSIONS:

AREA IN (S.F)	5,000 SF
MAX USABLE LOT AREA (%)	95%
MIN LOT WIDTH (FT)	40'
MIN CHORD AT ROW (CUL-DE-SAC)	30'
MAX BLDG.. HT. (FT)	38'

PROPOSED BUILDING SETBACKS:

FRONT - 15'
REAR - 20'
SIDE - ZERO LOT LINE
(10' MAINTENANCE EASEMENT BETWEEN STRUCTURES, STRUCTURES TO BE A MINIMUM OF 5' FROM SIDE PROPERTY LINE)
CORNER - 10'
ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE

SINGLE FAMILY ATTACHED DEVELOPMENT STANDARDS:

MINIMUM LOT DIMENSIONS:

AREA IN (S.F)	1,000 SF
MAX USABLE LOT AREA (%)	100%
MIN LOT WIDTH (FT)	24'
MAX BLDG.. HT. (FT)	38'

PROPOSED BUILDING SETBACKS:

FRONT - 15'
REAR - 20'
SIDE* - ZERO LOT LINE
(10' MAINTENANCE EASEMENT BETWEEN STRUCTURES)
CORNER - 10'
ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE
*TWO ATTACHED SINGLE FAMILY UNITS LOCATED ON ONE OR TWO LOTS THAT SHARE A COMMON WALL ALONG THE LOT LINE

REQUIRED OPEN SPACE:
299 UNITS * 0.03 AC/UNIT = 8.97 AC±

PROVIDED OPEN SPACE
20.10 AC± TOTAL OPEN SPACE PROVIDED
NOTE: PROPOSED OPENSPACE/RECREATION SPACE AREAS ARE NOT FOR BUILDING OR STRUCTURAL DEVELOPMENT & ARE SUBJECT TO CHANGE

TRIP GENERATION:
75 SINGLE FAMILY HOMES* & 224 TOWNHOME UNITS**:
2,019 - TOTAL DAILY TRIPS
155 - AM PEAK HOUR
192 - PM PEAK HOUR
*PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 210
**PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 230

DEVELOPMENT DATA:

TOTAL TRACT AREA =	74.52 AC
WETLAND ACREAGE =	9.72 AC
RIGHT OF WAY ACREAGE =	10.81 AC
OPEN SPACE ACREAGE =	9.48 AC
ACTIVE =	4.74 AC
PASSIVE =	4.74 AC
TOTAL UNITS =	316
DEVELOPABLE LAND =	49.26 AC
NET DENSITY =	6.42 UNITS/AC

DEVELOPMENT DATA:

TOTAL TRACT AREA = 3,246,149 SF = 74.52 AC.±
AVERAGE LOT SIZE = 7,121 SF
AREA OF SINGLE FAMILY LOTS = 534,087 SF = 12.26 AC±
AREA OF DUPLEX LOTS = 728,331 SF = 16.72 AC±
AREA OF RIGHT OF WAY = 395,830 SF = 9.09 AC±
TOTAL PROPOSED ROAD LENGTH = 10,218 L.F.±

UNIT BREAKDOWN -
1 BEDROOM UNITS - 52 (DUPLEX/NO GARAGE)
2 BEDROOM UNITS - 134 (GARAGE DUPLEX)
3 BEDROOM UNITS - 38 (GARAGE DUPLEX)
SINGLE FAMILY LOTS - 75
TOTAL UNITS - 299

PROPOSED BUA (IMPERVIOUS SURFACES)

SINGLE FAMILY LOTS/DUPLEX LOTS -	776,463 S.F.
IMPERVIOUS PAVEMENT -	314,458 S.F.
IMPERVIOUS CONCRETE -	43,428 S.F.
AMENITIES & PUMP STATION -	25,000 S.F.
TOTAL -	1,159,349 S.F. (35.7%)

UTILITY DATA:
TOTAL - 316 UNITS @ 190 GPD/UNIT * 2.5 P.F. = 150,100 GPD

DEVELOPMENT NOTES:
1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.

2. PROJECT SHALL COMPLY WITH ALL CITY, STATE & FEDERAL REGULATIONS.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER HARRY S. PAIR

09/01/2021

NOTE:
ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE & THE STATE OF NORTH CAROLINA

PROJECT NAME: SILO RIDGE
GSP CONSULTING PROJECT #: 2020-0005

COORDINATION NOTES

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
2. ALL WORK IS TO BE IN ACCORDANCE WITH PENDER COUNTY AND THE STATE OF NORTH CAROLINA.
3. THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THE PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE SITE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS. CONTRACTOR SHALL EMPLOY A PROFESSIONAL SURVEYOR TO PERFORM SITE IMPROVEMENT STAKEOUT(S).
4. ANYTIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.

GENERAL NOTES:

1. EXISTING TOPOGRAPHY, BOUNDARY AND UTILITIES, HAVE BEEN PREPARED BY A FIELD SURVEY BY ATLANTIC COAST SURVEY, PLLC (P-0822) AND OTHER AVAILABLE INFORMATION.
2. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF ALL EXISTING UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF DITCHING OPERATIONS BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES. IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF TRENCHING OPERATIONS SO AS TO ELIMINATE OR MINIMIZE DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING LOSS OF UTILITY REVENUES. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC...
3. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
4. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAGMEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE DOT.
5. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. ALL WORK BY THE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK.
7. CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT 1 (800) 632-4949 AND ALLOW THE CENTER TO LOCATE EXISTING UTILITIES BEFORE DIGGING.
8. CONTRACTOR SHALL REMOVE ASPHALT, AGGREGATE BASE COURSE, AND CONCRETE CURB & GUTTER WITHIN LIMITS OF DEMOLITION AS SHOWN ON PLAN.

DEMOLITION NOTES

1. CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY
2. CONTRACTOR IS TO WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW SITE IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND WILL BE UNCLASSIFIED EXCAVATION.
3. DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE DITCHES, FOUNDATIONS, SLABS, STEPS, AND STRUCTURES; ABANDONED UTILITIES, BUILDINGS, PAVEMENTS AND ALL MATERIALS CLEARED AND STRIPPED TO THE EXTENT NECESSARY AS DIRECTED BY THE SOILS ENGINEER FOR THE INSTALLATION OF THE NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING AND AS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST TO OWNER.
5. ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
6. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION
7. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
8. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVER HEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
9. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
10. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.
11. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL NOTES:

1. CLEAR AND REMOVE FROM SITE ALL TREES, ROOTS, ROOT MAT, ETC. FROM THE AREA WITHIN DESIGNATED CLEARING LIMITS.
2. PLANT GRASS OVER ALL GRADED AREAS AS SHOWN IN THE TABLE ON THIS SHEET OF CEASE OF ANY GRADING ACTIVITY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND RESTORING TO PRE-CONSTRUCTION CONDITIONS ANY AREAS OUTSIDE THE PROJECT LIMITS THAT MAY INADVERTENTLY BE DAMAGED DUE TO THE FAILURE OF THE EROSION MEASURES
4. DURING GRADING AND AFTER GRADING HAS BEEN COMPLETED, CONTRACTOR SHALL CONTINUE TO MAINTAIN PERMANENT AND TEMPORARY EROSION CONTROL MEASURES UNTIL FINAL INSPECTION AND APPROVAL BY THE NCDENR DIVISION OF LAND QUALITY.
5. WATER, FERTILIZE, MOW AND MAINTAIN SPRIGGED, SODDED AND PLANTED AREAS UNTIL FINAL APPROVAL BY THE NCDENR DIVISION OF LAND QUALITY.
6. ANY BORROW MATERIAL BROUGHT ONTO SITE MUST BE FROM A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.
7. ANY EXCESS MATERIAL REMOVED FROM SITE MUST BE HAULED TO A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. ALL CONSTRUCTION ENTRANCES WILL BE PERIODICALLY TOP DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. ANY SEDIMENT THAT IS TRACKED INTO THE STREET WILL BE IMMEDIATELY REMOVED.
3. SEDIMENT WILL BE REMOVED BEHIND THE SEDIMENT FENCE WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. SILT FENCE STAKES WILL BE SPACED 6 FEET APART UNLESS A WIRE BACKING IS USED WITH 8 FOOT STAKE SPACING.
4. INSPECT INLET PROTECTION AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.
5. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
6. INSPECT TEMPORARY SEDIMENT TRAPS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. MAKE SURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER. PLACE THE SEDIMENT THAT IS REMOVED IN THE DISPOSAL AREA, AND REPLACE THE PART OF THE GRAVEL FACING THAT IS IMPAIRED BY SEDIMENT.

   IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USUALLY JERKING ON THE ROPE WILL MAKE THE SKIMMER BOB UP AND DOWN AND DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS.

   IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.

   CHECK THE STRUCTURE FOR DAMAGE FROM EROSION OR PIPING. PERIODICALLY CHECK THE DEPTH OF THE SPILLWAY TO ENSURE IT IS A MINIMUM OF 1.5 FEET BELOW THE LOW POINT OF THE EMBANKMENT. IMMEDIATELY FILL ANY SETTLEMENT OF THE EMBANKMENT TO SLIGHTLY ABOVE DESIGN GRADE. ANY RIPRAP DISPLACED FROM THE SPILLWAY MUST BE REPLACED IMMEDIATELY.

   AFTER ALL DEMENT-PRODUCING AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE THE STRUCTURE AND ALL UNSTABLE SEDIMENT. SMOOTH THE AREA TO BLEND WITH THE ADJOINING AREAS, AND STABLIZE PROPERLY.
7. INSPECT EXCELSIOR MATTING AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT REPAIR IMMEDIATELY. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE MATTING. ANY AREAS OF THE MATTING THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STAPLED. IF PIPING OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA PROTECTED. MONITOR AND REPAIR THE MATTING AS NECESSARY UNTIL GROUND COVER IS ESTABLISHED.
7. INSPECT BAFFLES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. EVENT REPAIR IMMEDIATELY. GOOD CONTACT WITH THE GROUND MUST

   BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

   REMOVE SEDIMENT DEPOSITS WHEN IT REACHES HALF FULL TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BAFFLES. TAKE CARE TO AVOID DAMAGING THE BAFFLES DURING CLEANOUT. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED STORAGE DEPTH.

   AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.

STABILIZATION NOTES

1. ALL DISTURBED AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS OF CEASE OF ANY PHASE OF ACTIVITY AND SLOPES WITHIN 21 CALENDAR DAYS.

PERMANENT SEEDING SCHEDULE – MIXTURE 5CP

SPECIES	RATE (LB/ACRE)
CENTIPEDE GRASS	10-20

Seeding Dates
MARCH – JUNE

Soil Amendments
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 300 LB/ACRE 10-10-10 FERTILIZER.

Mulch
DO NOT MULCH.

Maintenance
FERTILIZE VERY SPARINGLY LB/ACRE NITROGEN IN SPRING WITH NO PHOSPHORUS. CENTIPEDE GRASS CANNOT TOLERATE HIGH PH OR EXCESS FERTILIZER.

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

WINTER AND EARLY SPRING

SPECIES	RATE (LB/ACRE)
Rye (GRAIN)	120
*ANNUAL LESPEDEZA (KOBE IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	50

*OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.

SUMMER

SPECIES	RATE (LB/ACRE)
GERMAN MILLET	40

FALL

SPECIES	RATE (LB/ACRE)
RYE (GRAIN)	120

Seeding dates
COASTAL PLAIN – DEC.1-APR. 15 – LATE WINTER AND EARLY SPRING
APRIL 15 – AUG. 15 – SUMMER
AUG. 15 – DEC. 30 – FALL

Soil amendments
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

Mulch
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

Maintenance
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

GENERAL GRADING NOTES

1. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF SUCH UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF THE DITCHING OPERATION BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF THE TRENCHING OPERATIONS SO AS TO AVOID AND PREVENT DAMAGE TO THE EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING BUT NOT LIMITED TO REPAIRS AND LOSS SERVICE REVENUE. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC...
2. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
3. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAG MEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE NCDOT.
4. ALL MATERIAL CLEARED AND GRUBBED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK, SUCH AS TREES, VEGETATION, FENCING, ETC... SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE OR BURNED IF PROPER PERMITS ARE RECEIVED.

SITE NOTES

1. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
3. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
4. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
5. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
6. THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
7. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
8. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE GIVEN TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENT SHALL BE MADE WITHOUT THE PERMISSION OF THE OWNER.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COST HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE OTHER OBSTRUCTIONS OR FROM DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTACT NORTH CAROLINA ONE CALL" TOLL FREE 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES.
11. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY, AND LOCAL CODES.
13. FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
14. ALL DIMENSIONS AND RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
16. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

GENERAL STORM SEWER NOTES

1. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENDER COUNTY AND THE STATE OF NORTH CAROLINA REQUIREMENTS AS SPECIFIED ON THE DRAWINGS AND IN THE PROJECT SPECIFICATIONS.
2. BEDDING FOR ALL STORM SEWER PIPE SHALL BE AS SPECIFIED ON THE DRAWINGS, PROJECT SPECIFICATIONS, AND MANUFACTURER SPECIFICATIONS.
3. ALL STORM SEWER PIPES ON PRIVATE PROPERTY TO BE HDPE ADS N-12 OR EQUIVALENT, UNLESS OTHERWISE SPECIFIED. ALL STORM SEWER PIPES LOCATED WITHIN THE PUBLIC ROW TO BE RCP CLASS III.
4. ALL STORM SEWER PIPES SHOWN AS RCP ON THE PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.

EXISTING UTILITY NOTES

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
2. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

UTILITY CONTACTS:

1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING AND DIGGING. 1-800-632-4949

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY CONTRACTOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO ANY EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT
1-800-632-4949

EMERGENCY DIAL 911 POLICE - FIRE - RESCUE

1. GROUND STABILIZATION

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7-DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HQW ZONES)

2. BUILDING WASTES HANDLING

1. NO PAINT OR LIQUID WASTES IN STREAM OR STORM DRAINS.
2. DEDICATED AREAS FOR DEMOLITION, CONSTRUCTION AND OTHER WASTES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
3. EARTHEN-MATERIALS STOCKPILES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
4. CONCRETE MATERIALS MUST BE CONTROU.ED TO AVOID CONTACT WITH SURFACE WATERS, WETLANDS, OR BUFFERS.

3. INSPECTIONS

1. SAME WEEKLY INSPECTION REQUIREMENTS.
2. SAME RAIN GAUGE & INSPECTIONS AFTER 0.5" RAIN EVENT.
3. INSPECTIONS ARE ONLY REQUIRED DURING "NORMAL BUSINESS HOURS".
4. INSPECTION REPORTS MUST BE AVAILABLE ONSITE DURING BUSINESS HOURS UNLESS A SITE-SPECIFC EXEMPTION IS APPROVED.
5. RECORDS MUST BE KEPT FOR 3 YEARS AND AVAILABLE UPON REQUEST.
6. ELECTRONICALLY AVAILABLE RECORDS MAY BE SUBSTITUTED UNDER CERTAIN CONDITIONS.

4. SEDIMENT BASINS

1. OUTLET STRUCTURES MUST WITHDRAW FROM BASIN SURFACE UNLESS DRAINAGE AREA IS LESS THAN 1ACRE.
2. USE ONLY DWQ-APPROVED FLOCCULENTS.

NPDES – SPECIFIC PLAN SHEETS NOTES

1. THIS PAGE IS SUBMITTED TO COMPLY WITH NPDES GENERAL STORMWATER PERMIT NCG010000.
2. THIS PAGE CAN BE APPROVED BY THE COUNTY PURSUANT TO NPDES GENERAL STORMWATER PERMIT NCG010000 ONLY.
3. THIS PAGE OF THE APPROVED PLANSIS ENFORCEABLE EXCLUSIVELY PURSUANT TO NPDES GENERAL STORMWAY'ER.PERMIT NCG010000.
4. THE COUNTY IS NOT AUTHORIZED TO ENFORCE THIS PAGE OF THE PLANS AND IT IS NOT A PART OF THE APPROVED PLANS FOR THE PURPOSES OF ENFORCEMENT ACTION UNDER THE COUNTY CODE.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CARRY S. PAPE
05/07/2021

No.	Revision	Date	By

Designer: GSP	Scale
Drawn By: GSP	Date: March 2021
License #: P-0718	Job No.: 2020-0005

SILO RIDGE

Topsail Township Pender County North Carolina

GENERAL NOTES

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

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ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. C-1



No.	Revision	Date	By

Designer	GSP
Drawn By	GSP
License #	P-0718
Scale	1"=50'
Date	March 2021
Job No.	2020-0005

SILO RIDGE

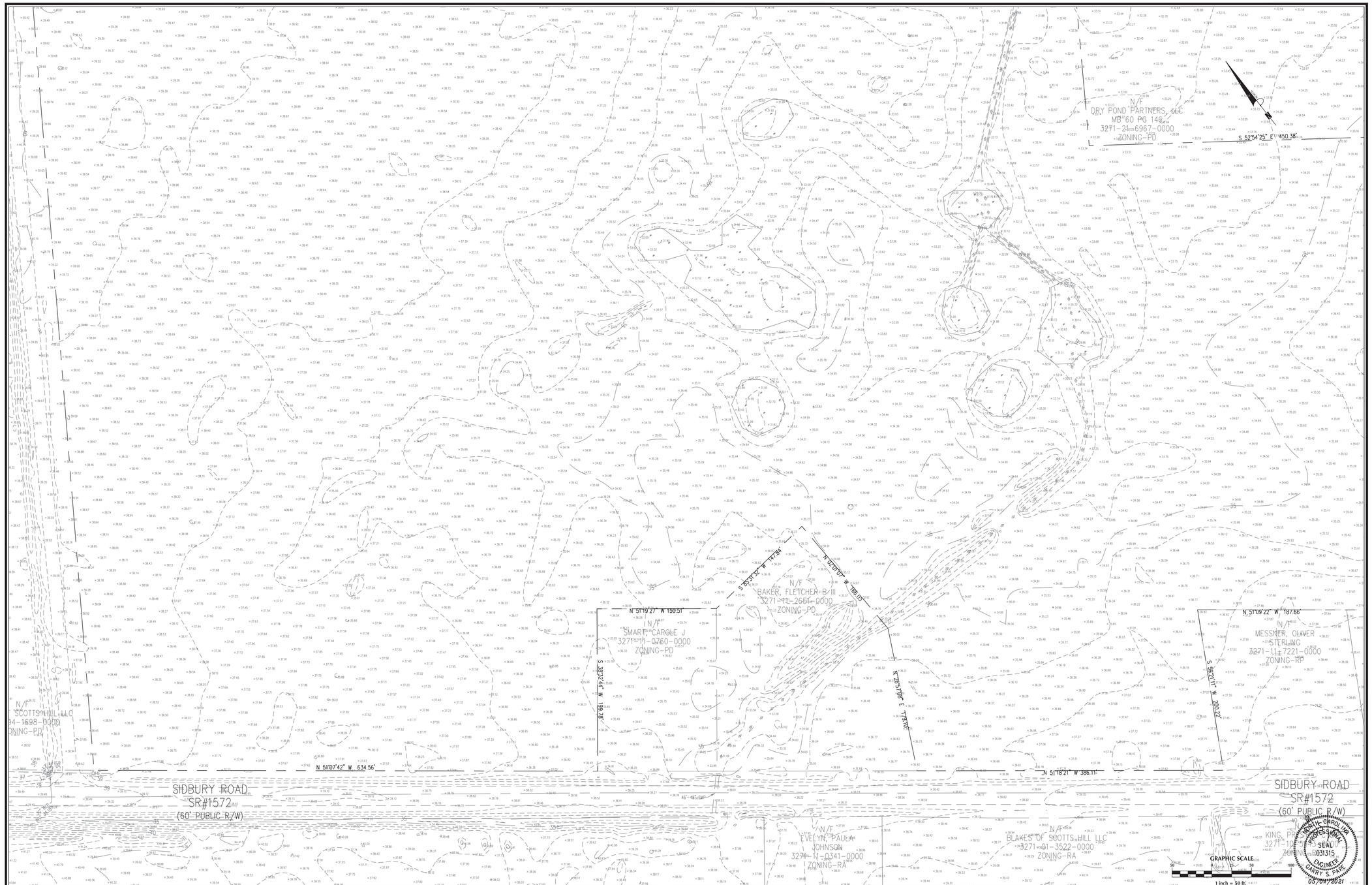
Topsail Township Pender County North Carolina

EXISTING CONDITIONS

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-2.1



No.	Revision	Date	By

Designer GSP	Scale 1"=50'
Drawn By GSP	Date March 2021
License # P-0718	Job No. 2020-0005

SILO RIDGE

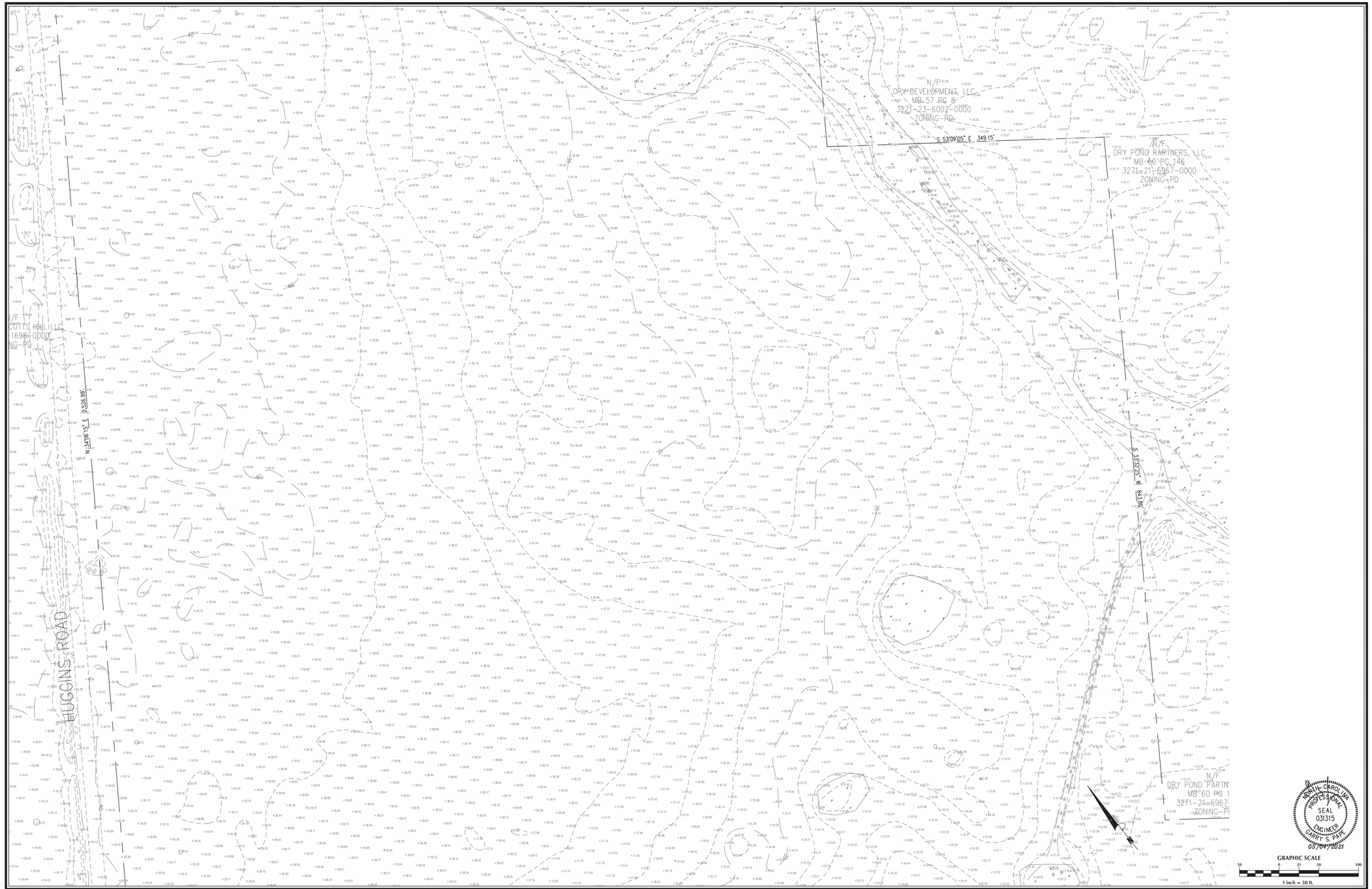
Topsail Township — Pender County — North Carolina

EXISTING CONDITIONS

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. **C-2.2**



No.	Revision	Date	By

Designer	GSP	Scale	1"=50'
Drawn By	GSP	Date	March 2021
License #	P-0718	Job No.	2020-0005

SILO RIDGE
Topsail Township — Pender County — North Carolina

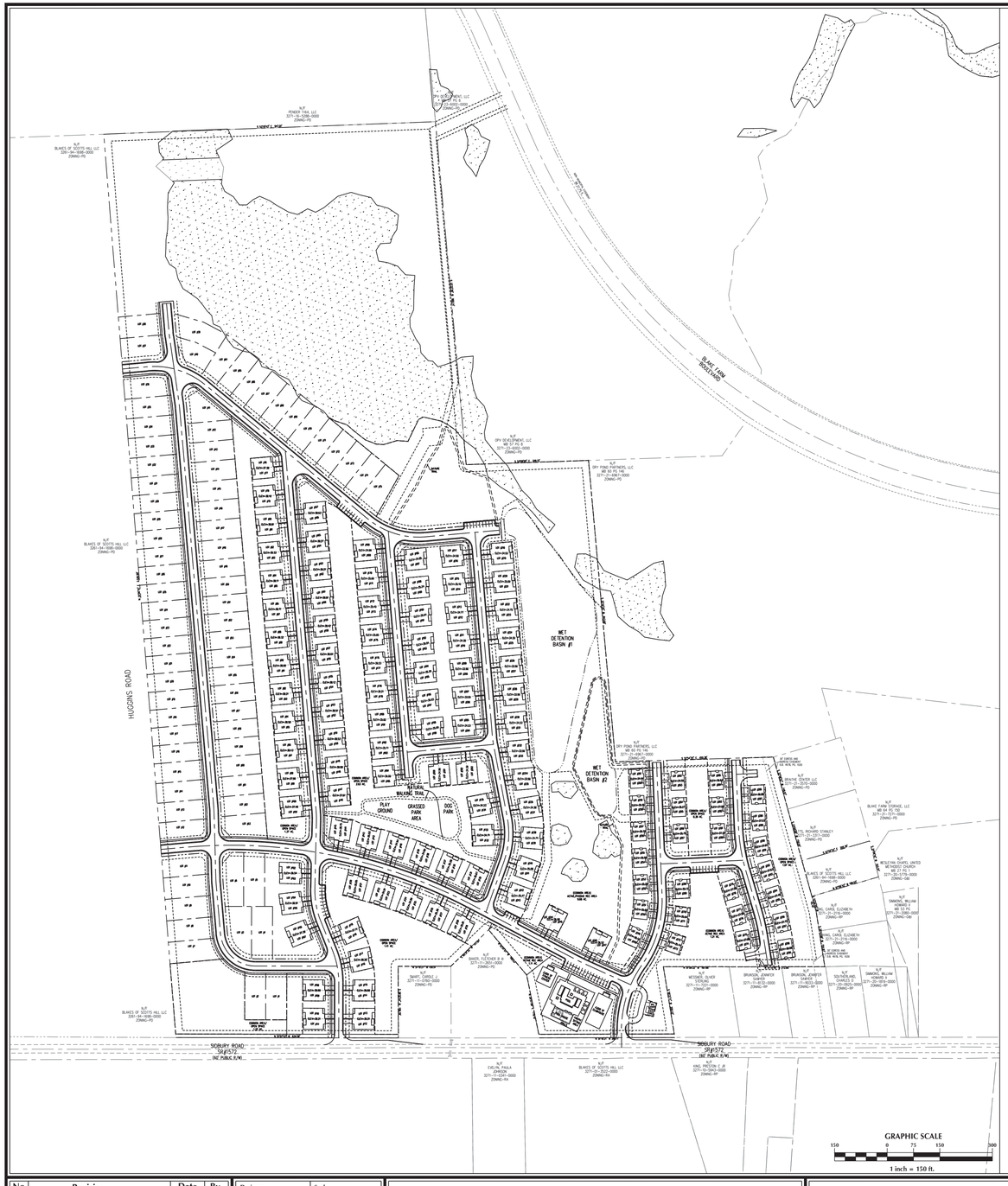
EXISTING CONDITIONS

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

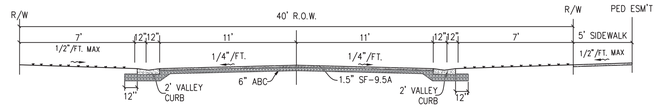
GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-2.3


S 53°19'43" E 947.01'
N/F
PENDER 1164, LLC
3271-16-5288-0000
ZONING-PD
N/F
OPV DEVELOPMENT, LLC
MB: 57 PG 6
3271-23-6002-0000
ZONING-PD
EX. 12' GRID PUBLIC W/L
EX. PUBLIC DRIVEWAY
EX. 8" GRID PUBLIC W/L
EX. 6" GRID PUBLIC W/L

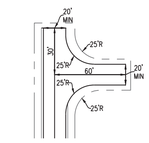


PROJECT PHASING:
PHASING FOR THIS DEVELOPMENT IS ANTICIPATED TO BE ON A 50 LOT BASIS WITH THE FINAL PHASE FINISHING OUT THE DEVELOPMENT.
THE CLUBHOUSE IS TO BE BUILT BY THE 2ND PHASE (WITHIN THE FIRST 100 LOTS).
THE DEVELOPMENT TIMELINE FOR THIS PROJECT IS PREDICATED ON SITE WORK PERMITS WITH THE EXPECTATION OF VERTICAL CONSTRUCTION BEGINNING IN MID 2021.

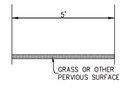


PRIVATE LOCAL RESIDENTIAL ROAD X-SECTION
W/ MODIFIED VALLEY CURB & GUTTER
N.T.S

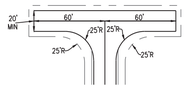
NOTE:
1. THE DEVELOPER OR HOA TO BE RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS, DRAINAGE EASEMENTS AND THE STORMWATER SYSTEM.
2. ALL DRAINAGE EASEMENTS MUST REMAIN FREE OF OBSTRUCTIONS, INCLUDING FENCES.
3. ALL IMPERVIOUS SURFACES MUST DRAIN TO THE ENGINEERED STORMWATER SYSTEM.



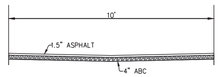
MODIFIED TURNAROUND
NOT TO SCALE



WALKING TRAIL
NOT TO SCALE



TEMPORARY TURNAROUND
NOT TO SCALE



MULTI USE PATH
NOT TO SCALE

NORTH CAROLINA
PROFESSIONAL
SEAL
031315
ENGINEER
GARRY S. PARK
08/09/2021

No.	Revision	Date	By

Designer	GSP	Scale	1"=150'
Drawn By	GSP	Date	March 2021
License #	P-0718	Job No.	2020-0005

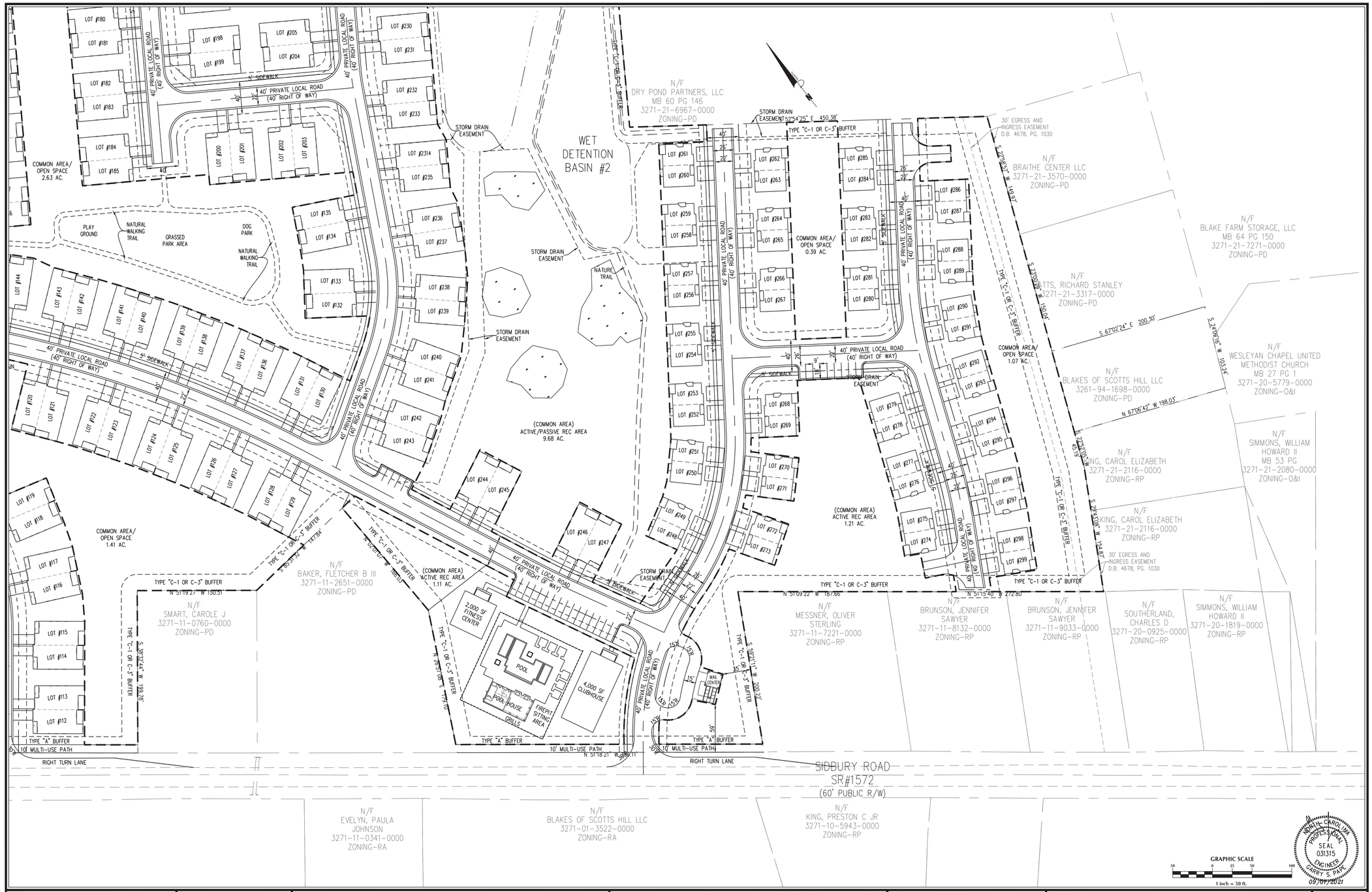
SILO RIDGE
Topsail Township — Pender County — North Carolina

OVERALL SITE PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-3



No.	Revision	Date	By

Designer	GSP
Drawn By	GSP
License #	P-0718
Scale	1"=50'
Date	March 2021
Job No.	2020-0005

SILO RIDGE

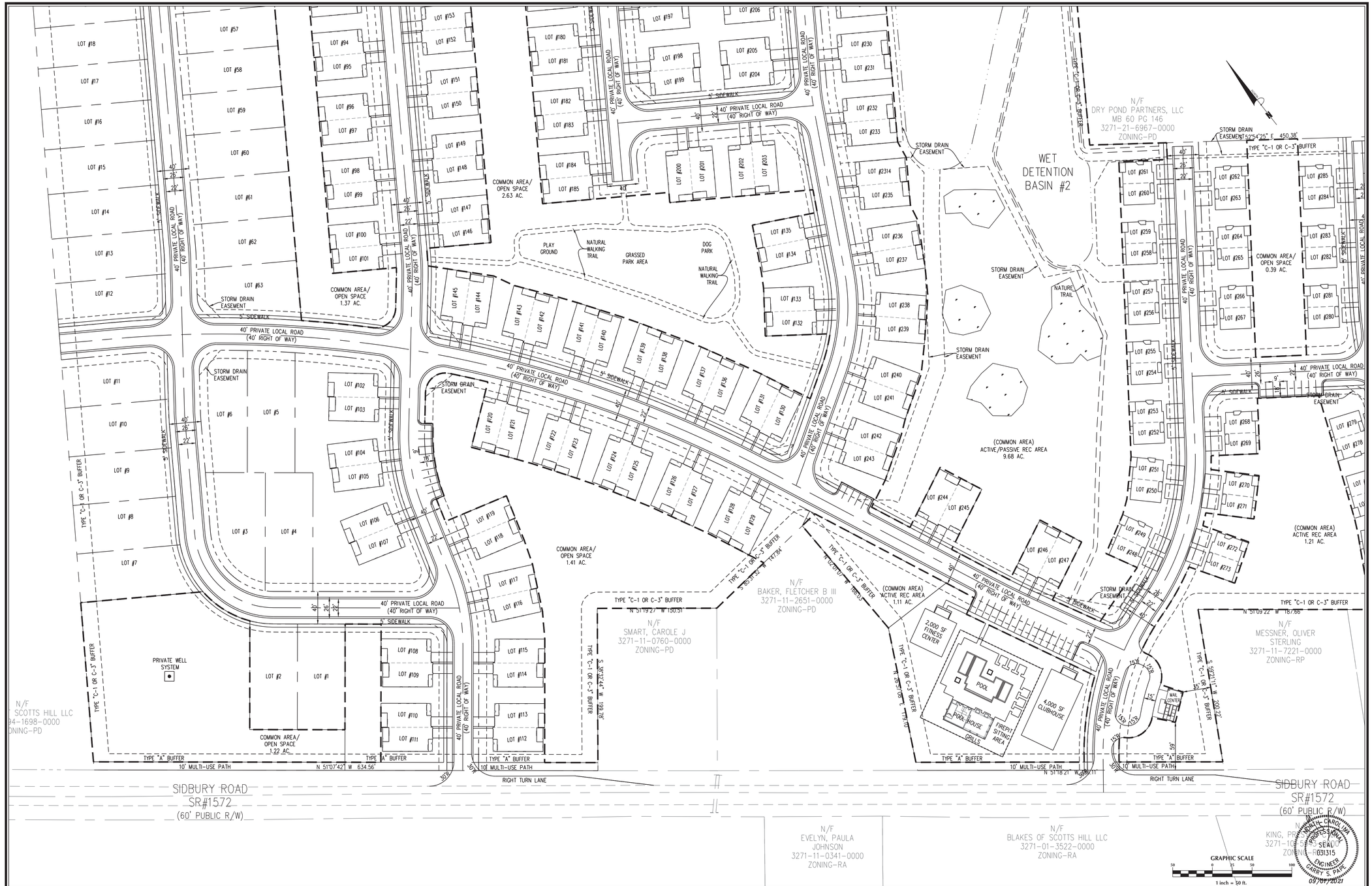
Topsail Township Pender County North Carolina

SITE PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. **C-3.1**



No.	Revision	Date	By

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Scale	1"=50'
Drawn By	GSP
Date	March 2021
License #	P-0718
Job No.	2020-0005

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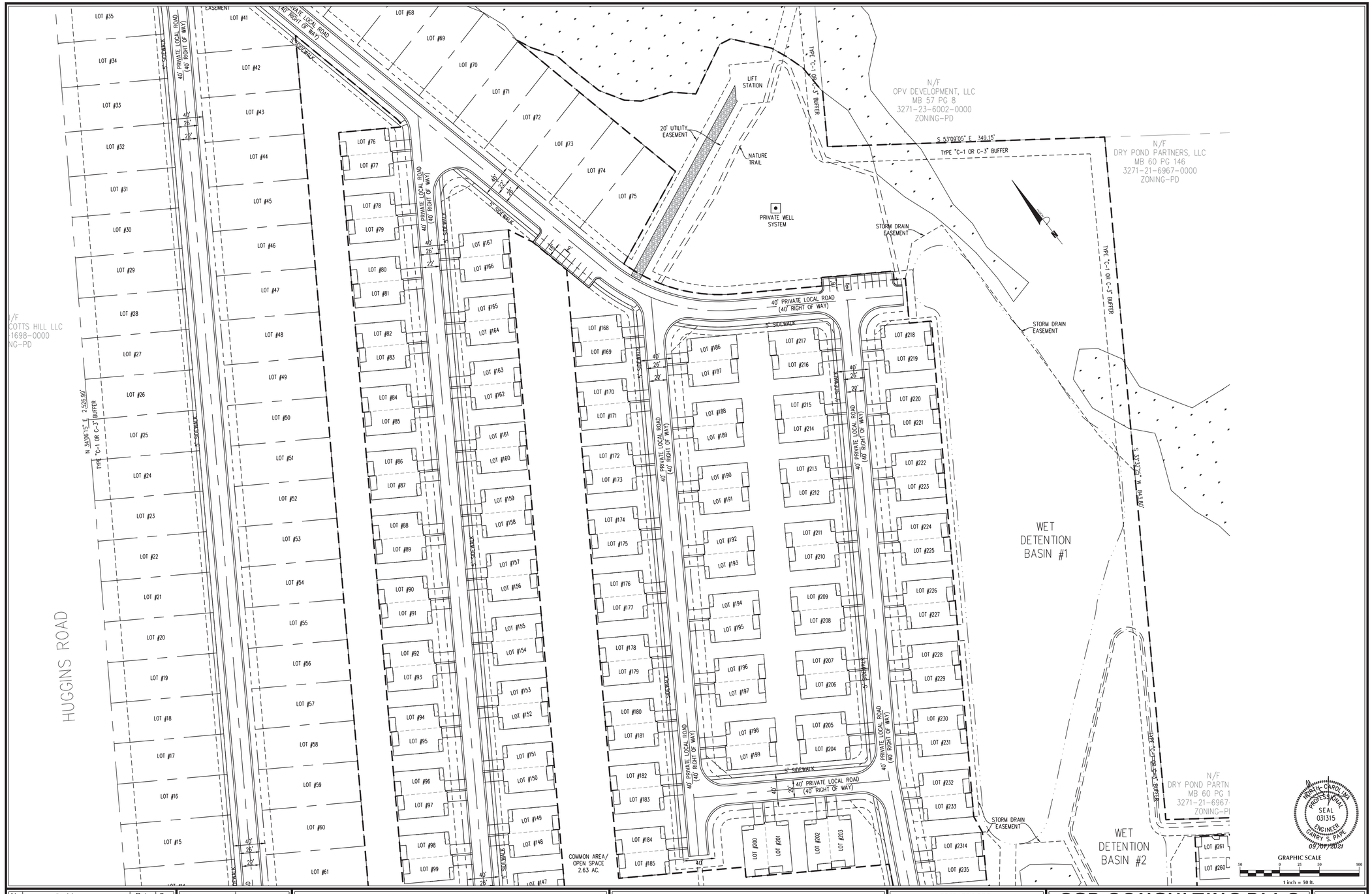
Topsail Township Pender County North Carolina

SITE PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

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Sheet No.
C-3.2



No.	Revision	Date	By

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Drawn By	GSP	Date	March 2021
License #	P-0718	Job No.	2020-0005

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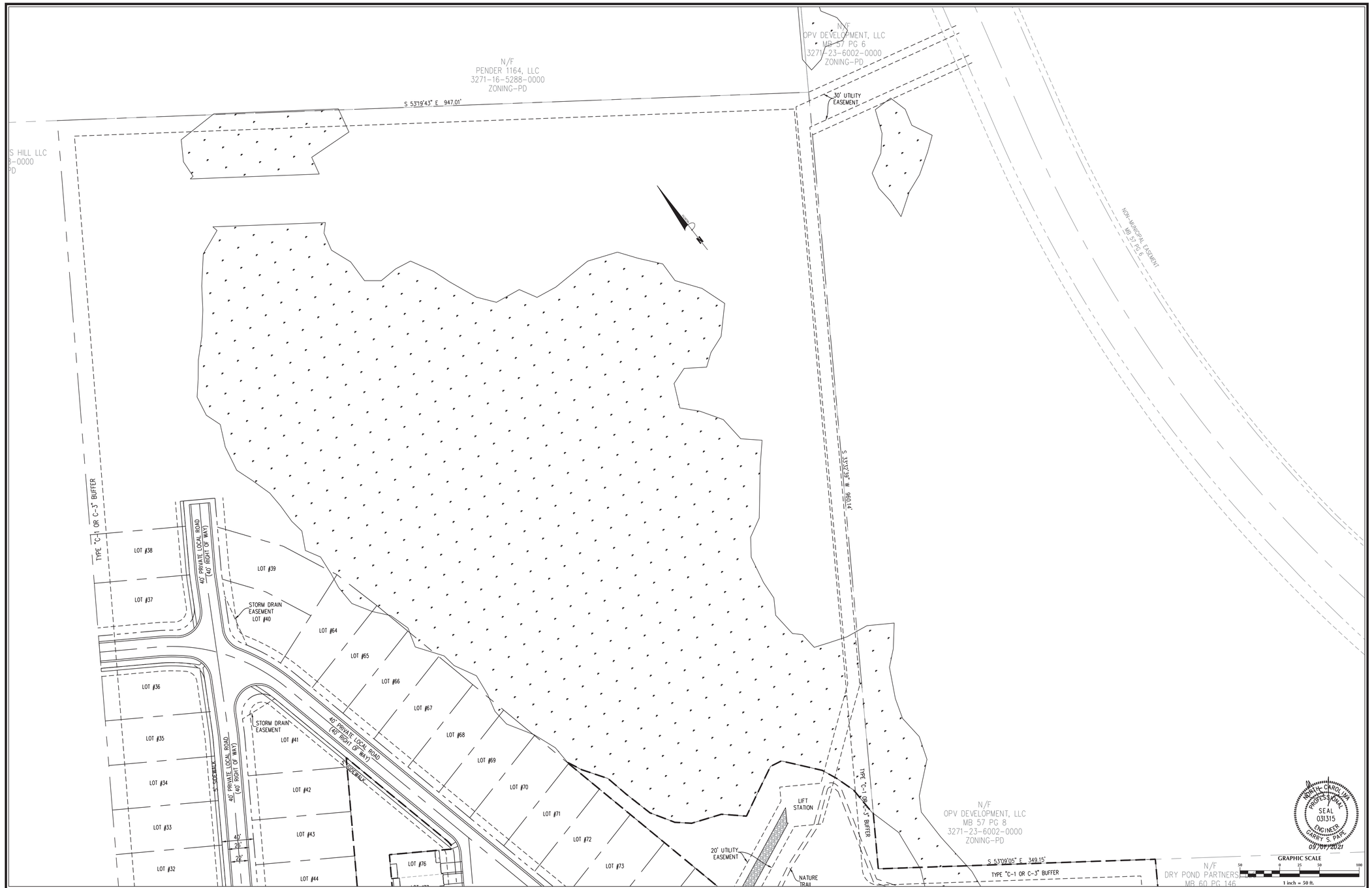
Topsail Township — Pender County — North Carolina

SITE PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

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Sheet No. **C-3.3**



No.	Revision	Date	By

Designer	GSP
Scale	1"=50'
Drawn By	GSP
Date	March 2021
License #	P-0718
Job No.	2020-0005

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Topsail Township Pender County North Carolina

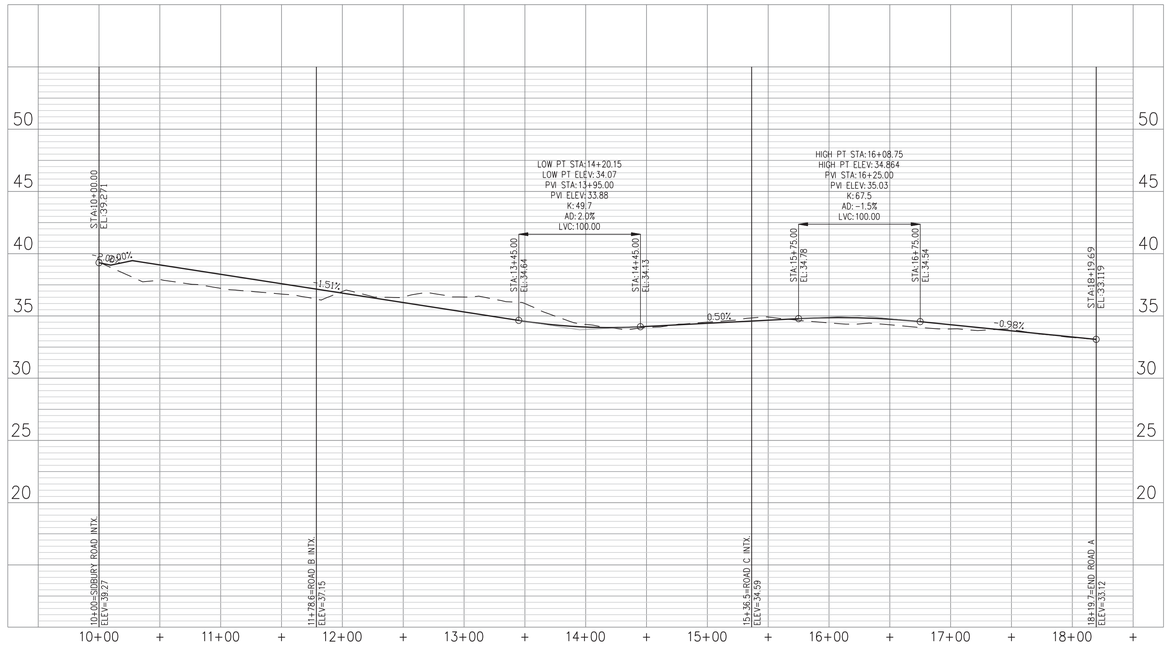
SITE PLAN

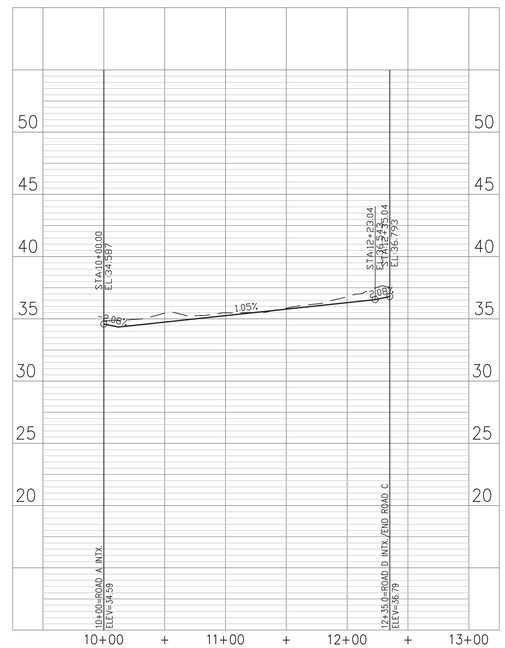
PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

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Sheet No.
C-3.4







NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER GARRY S. PAPE 09/07/2021

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

No.	Revision	Date	By

Designer	GSP
Drawn By	GSP
License #	P-0718
Scale	
Date	March 2021
Job No.	2020-0005

SILO RIDGE

Topsail Township Pender County North Carolina

ROAD A & ROAD C PLAN & PROFILE

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-3.5



NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER GARRY S. PAPE 03/01/2021

No.	Revision	Date	By

Designer	GSP
Drawn By	GSP
License #	P-0718
Scale	
Date	March 2021
Job No.	2020-0005

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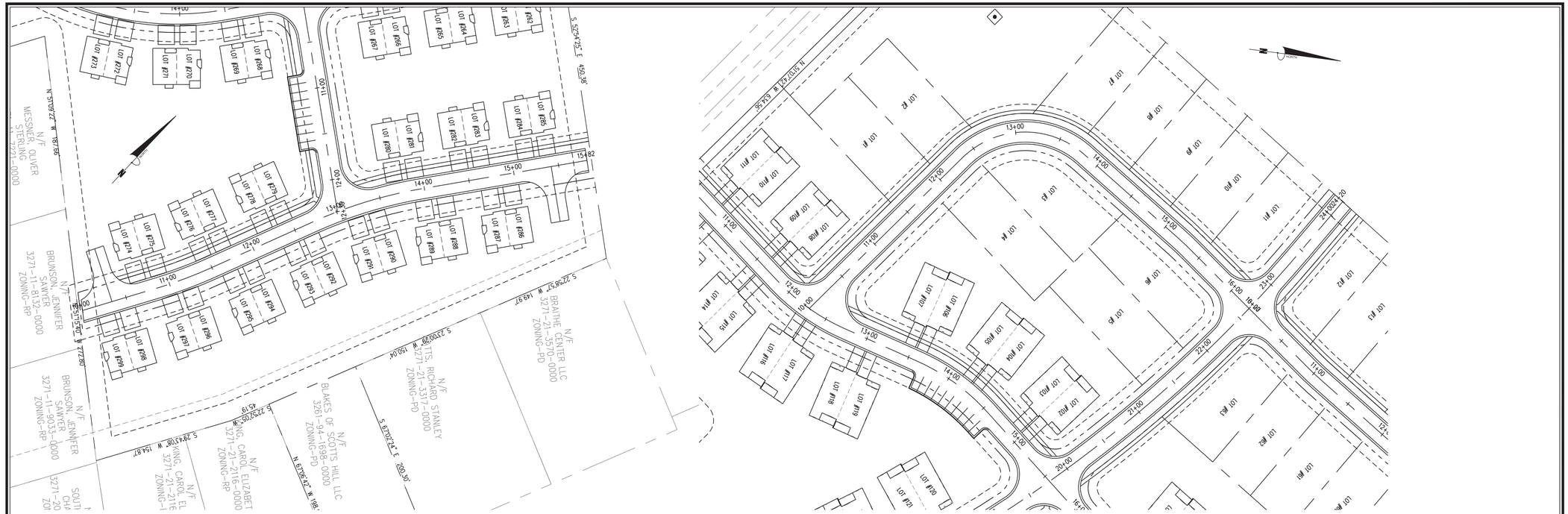
Topsail Township Pender County North Carolina

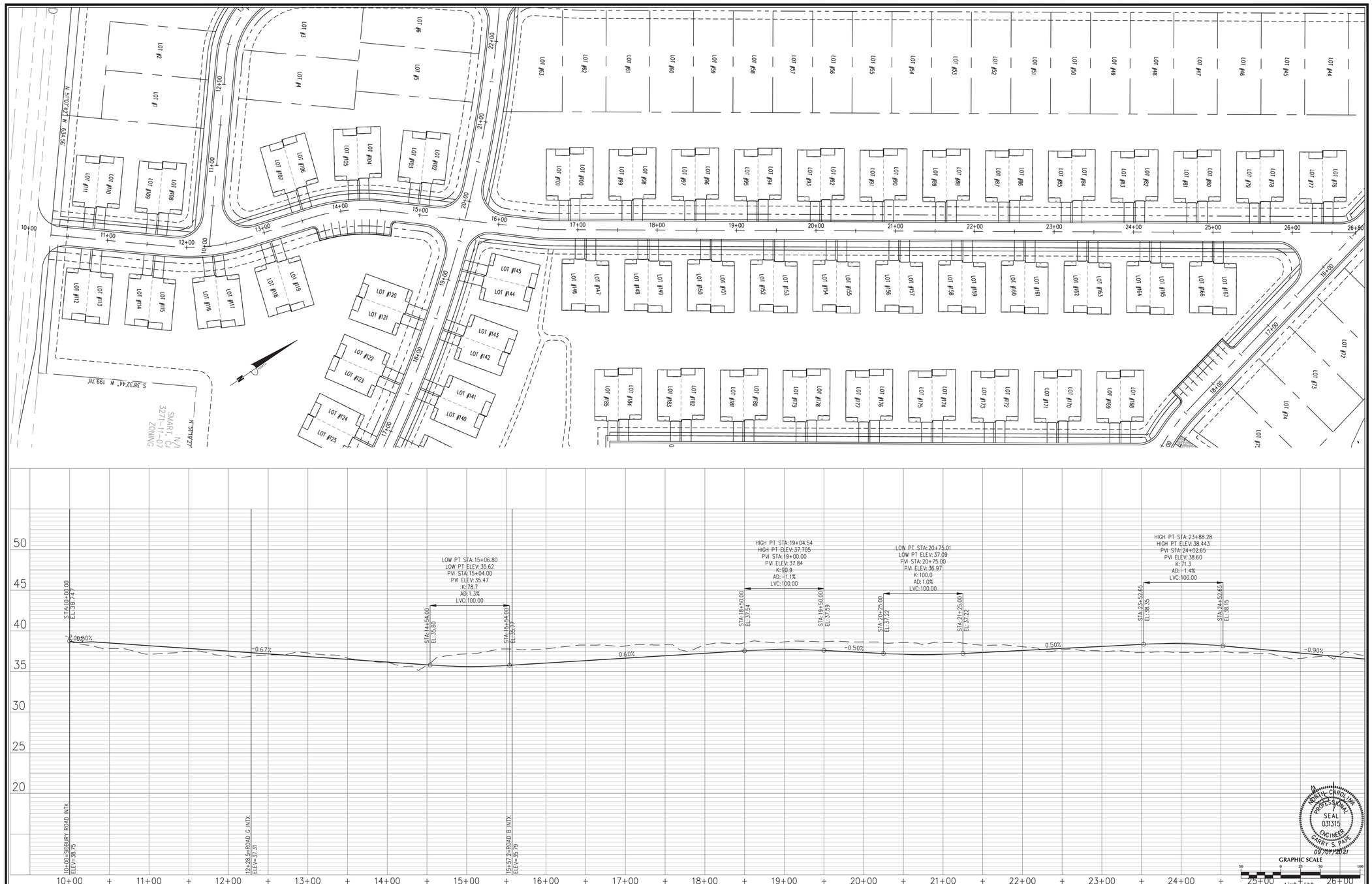
ROAD B PLAN & PROFILE

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. C-3.6


N/F
OLIVER
MESSNER, STERLING
3271-20-2021-0000
N/F
BRUNSON, JENNIFER SAWYER
3271-11-8132-0000
ZONING-RP
N/F
BRUNSON, JENNIFER SAWYER
3271-11-9053-0000
ZONING-RP
N/F
BLAKES OF SCOTTS HILL LLC
3261-94-1698-0000
ZONING-PD
N/F
SCOTTS, RICHARD STANLEY
3271-21-3317-0000
ZONING-PD
N/F
BRAITHE CENTER LLC
3271-21-3570-0000
ZONING-PD
N/F
KING, CAROL ELIZABET
3271-21-2116-0000
ZONING-RP
N/F
KING, CAROL EL
3271-21-2116
ZONING-I
SOUTH
CHA
3271-20
ZON
S 32°34'35" E 450.36'
N 57°09'22" W 187.65'
S 22°36'57" W 149.97'
S 27°00'39" W 130.04'
S 22°52'05" W 45.19'
S 29°47'08" W 154.87'
N 67°06'42" W 198.
S 67°06'42" E 209.30'
LOT #1
LOT #2
LOT #3
LOT #4
LOT #5
LOT #6
LOT #7
LOT #8
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LOT #15
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LOT #20
LOT



No.	Revision	Date	By

Designer: GSP	Scale
Drawn By: GSP	Date: March 2021
License #: P-0718	Job No.: 2020-0005

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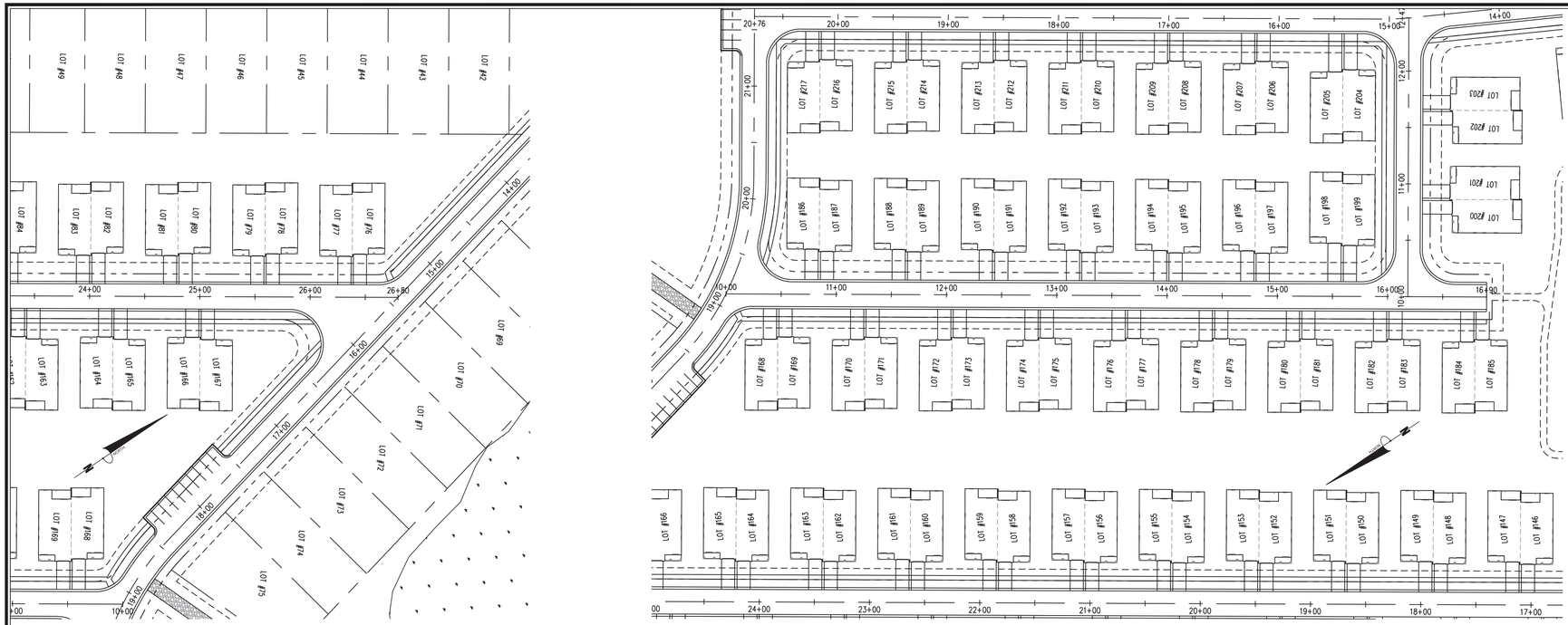
Topsail Township — Pender County — North Carolina

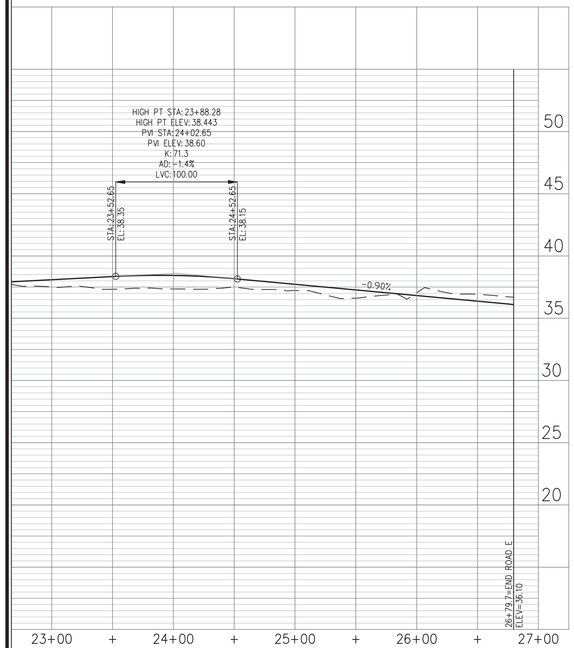
ROAD E PLAN & PROFILE

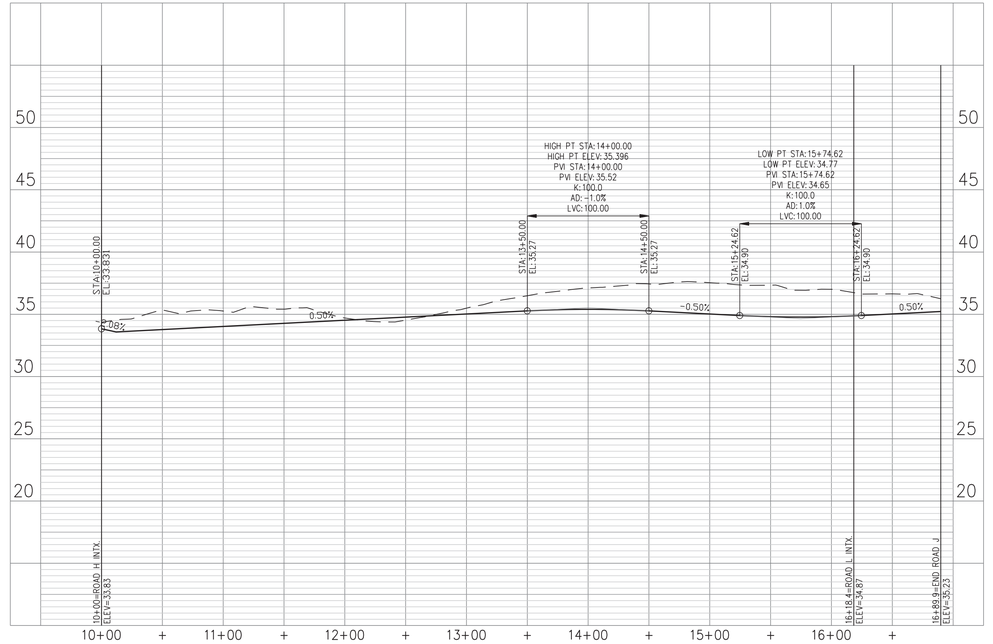
PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
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Sheet No. C-3.8







NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER GARRY S. PAPE
08/09/2021

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

No.	Revision	Date	By

Designer: GSP	Scale
Drawn By: GSP	Date: March 2021
License #: P-0718	Job No.: 2020-0005

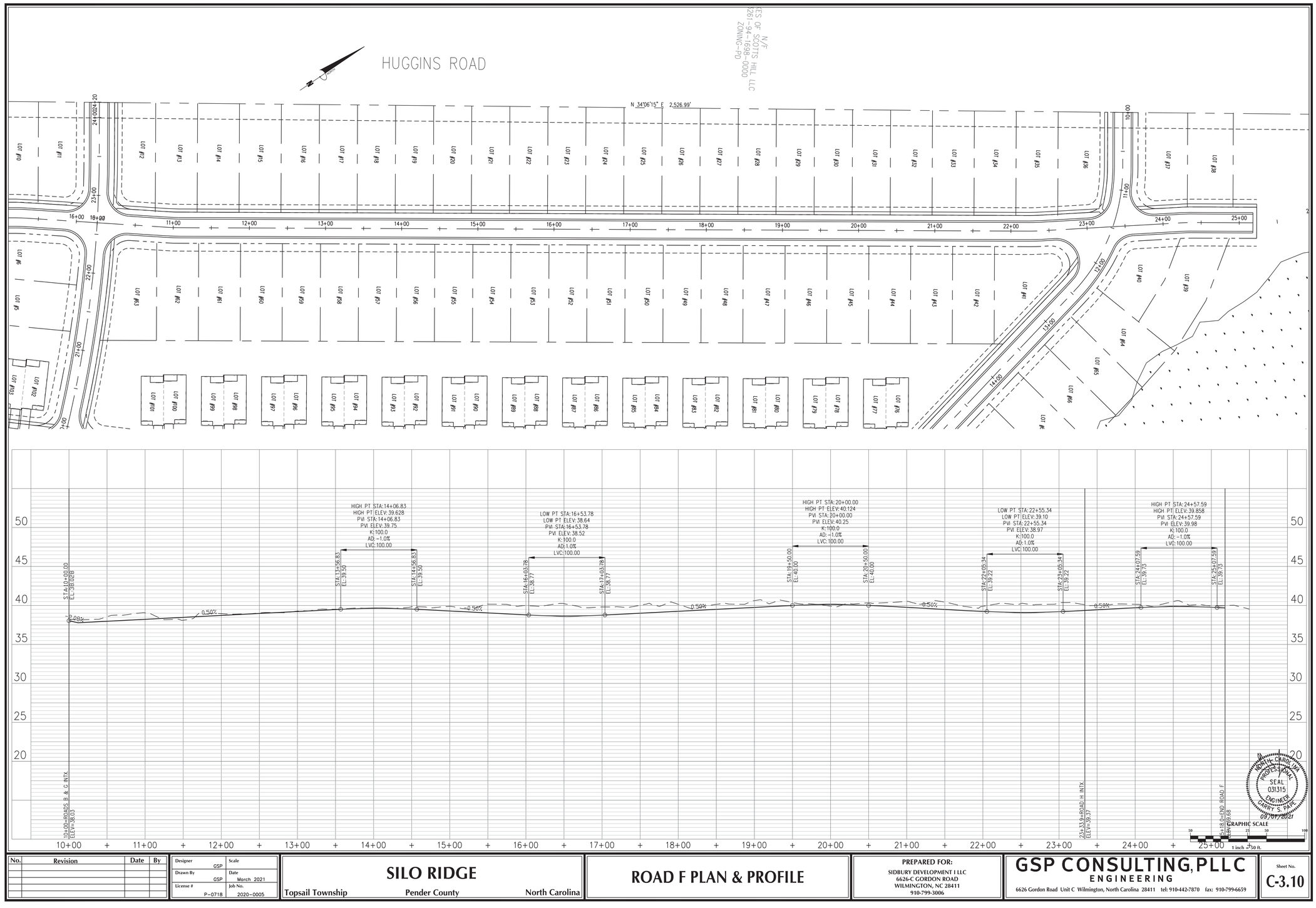
SILO RIDGE
Topsail Township — Pender County — North Carolina

ROAD E & ROAD J
PLAN & PROFILE

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

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ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. **C-3.9**



No.	Revision	Date	By

Designer: GSP	Scale
Drawn By: GSP	Date: March 2021
License #: P-0718	Job No.: 2020-0005

SILO RIDGE

Topsail Township Pender County North Carolina

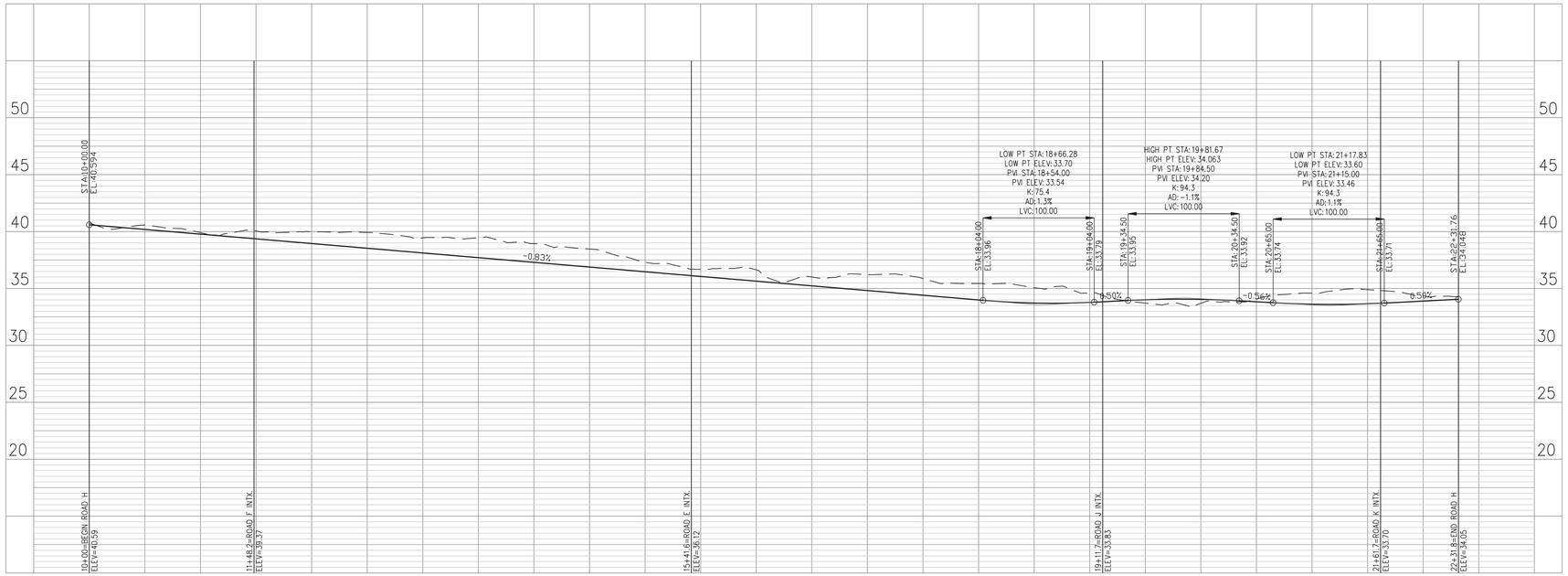
ROAD F PLAN & PROFILE

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

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ENGINEERING
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Sheet No. C-3.10





NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CHARLES S. PAGE 03/09/2021

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

No.	Revision	Date	By

Designer	GSP
Scale	
Drawn By	GSP
Date	March 2021
License #	P-0718
Job No.	2020-0005

SILO RIDGE

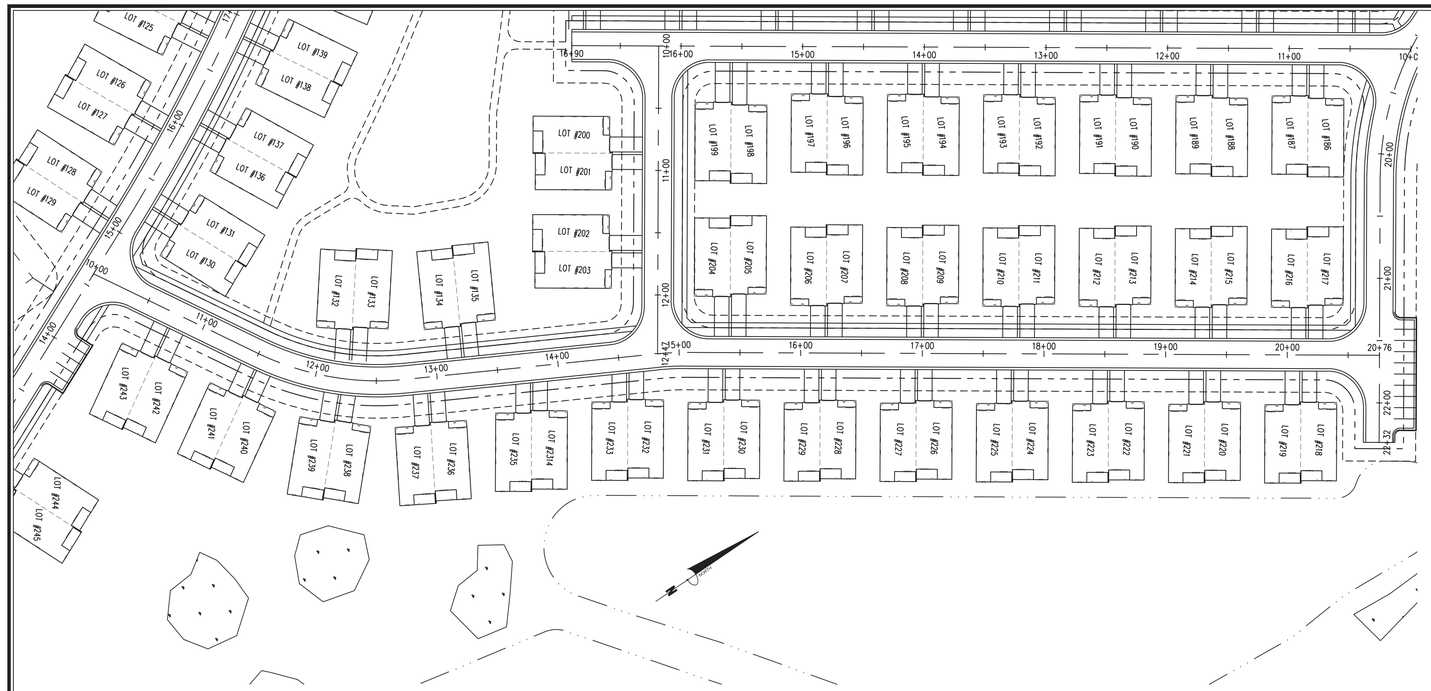
Topsail Township Pender County North Carolina

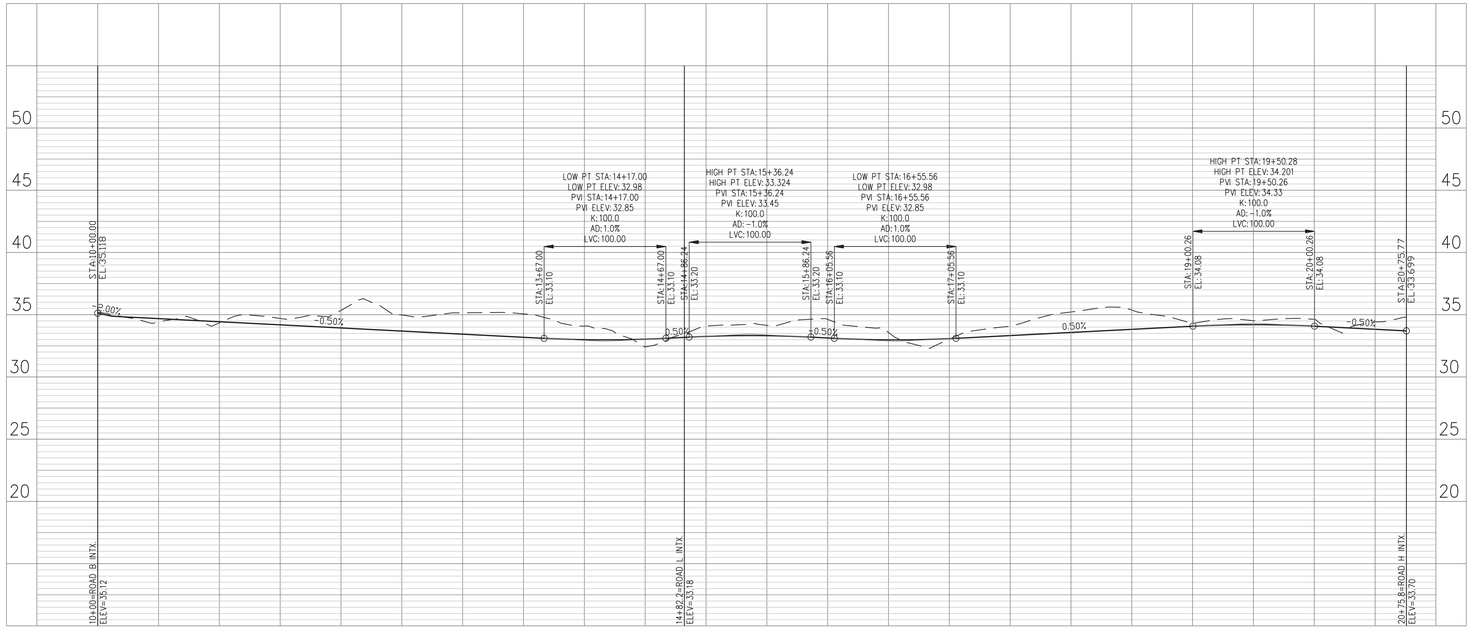
ROAD H PLAN & PROFILE

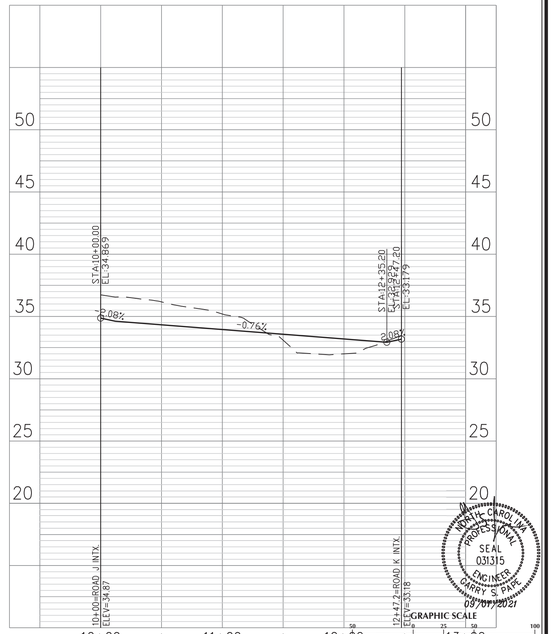
PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

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Sheet No. C-3.11







GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CHERRY S. PAPE
08/07/2021

No.	Revision	Date	By

Designer	GSP
Drawn By	GSP
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Scale	
Date	March 2021
Job No.	2020-0005

SILO RIDGE

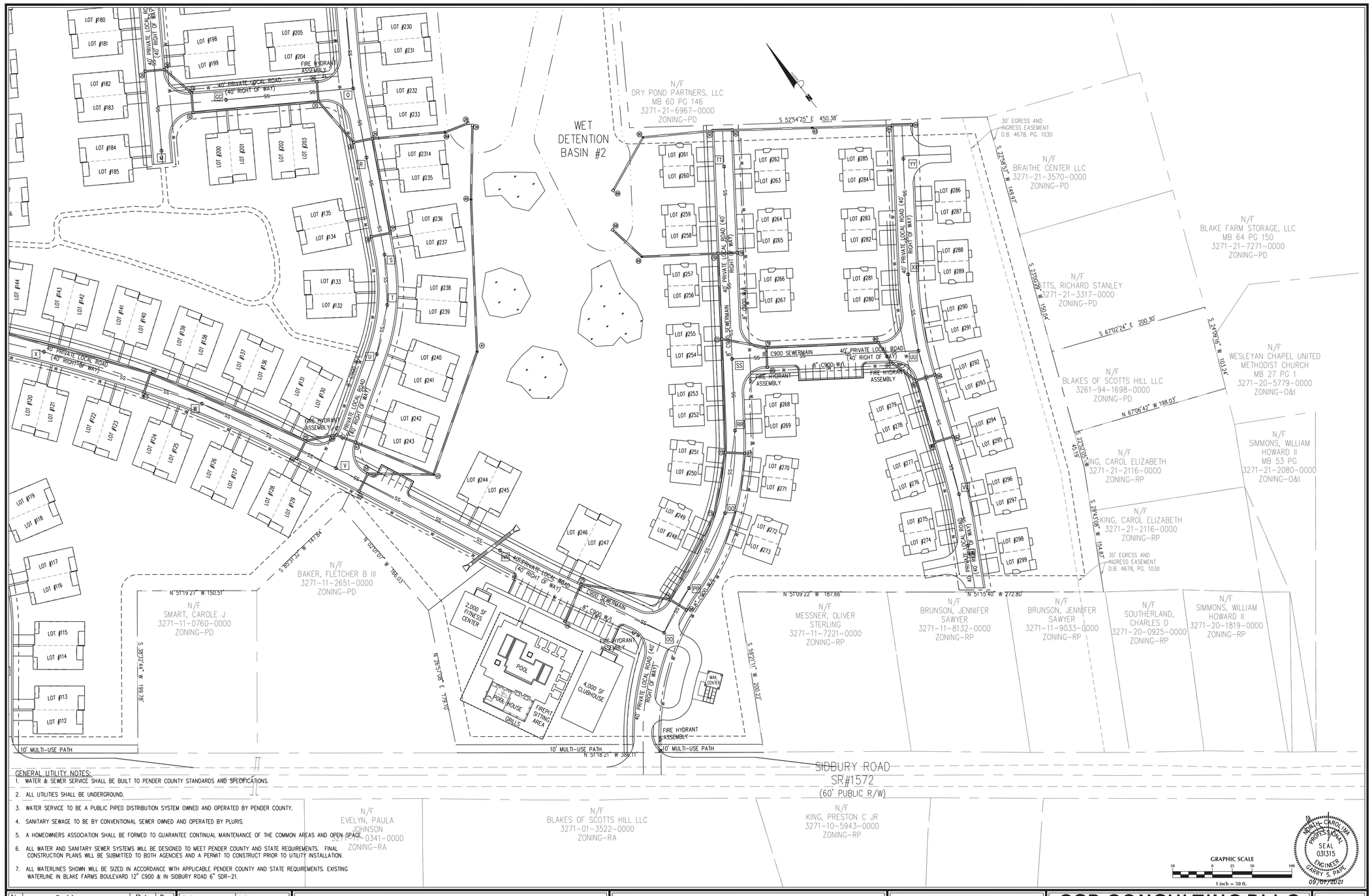
Topsail Township Pender County North Carolina

ROAD K & ROAD L
PLAN & PROFILE

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-3.12



GENERAL UTILITY NOTES:

1. WATER & SEWER SERVICE SHALL BE BUILT TO PENDER COUNTY STANDARDS AND SPECIFICATIONS.
2. ALL UTILITIES SHALL BE UNDERGROUND.
3. WATER SERVICE TO BE A PUBLIC PIPED DISTRIBUTION SYSTEM OWNED AND OPERATED BY PENDER COUNTY.
4. SANITARY SEWAGE TO BE BY CONVENTIONAL SEWER OWNED AND OPERATED BY PLURIS.
5. A HOMEOWNERS ASSOCIATION SHALL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
6. ALL WATER AND SANITARY SEWER SYSTEMS WILL BE DESIGNED TO MEET PENDER COUNTY AND STATE REQUIREMENTS. FINAL CONSTRUCTION PLANS WILL BE SUBMITTED TO BOTH AGENCIES AND A PERMIT TO CONSTRUCT PRIOR TO UTILITY INSTALLATION.
7. ALL WATERLINES SHOWN WILL BE SIZED IN ACCORDANCE WITH APPLICABLE PENDER COUNTY AND STATE REQUIREMENTS. EXISTING WATERLINE IN BLAKE FARMS BOULEVARD 12" C900 & IN SIDBURY ROAD 6" SDR-21.

No.	Revision	Date	By

Designer: GSP	Scale: 1"=50'
Drawn By: GSP	Date: March 2021
License #: P-0718	Job No.: 2020-0005

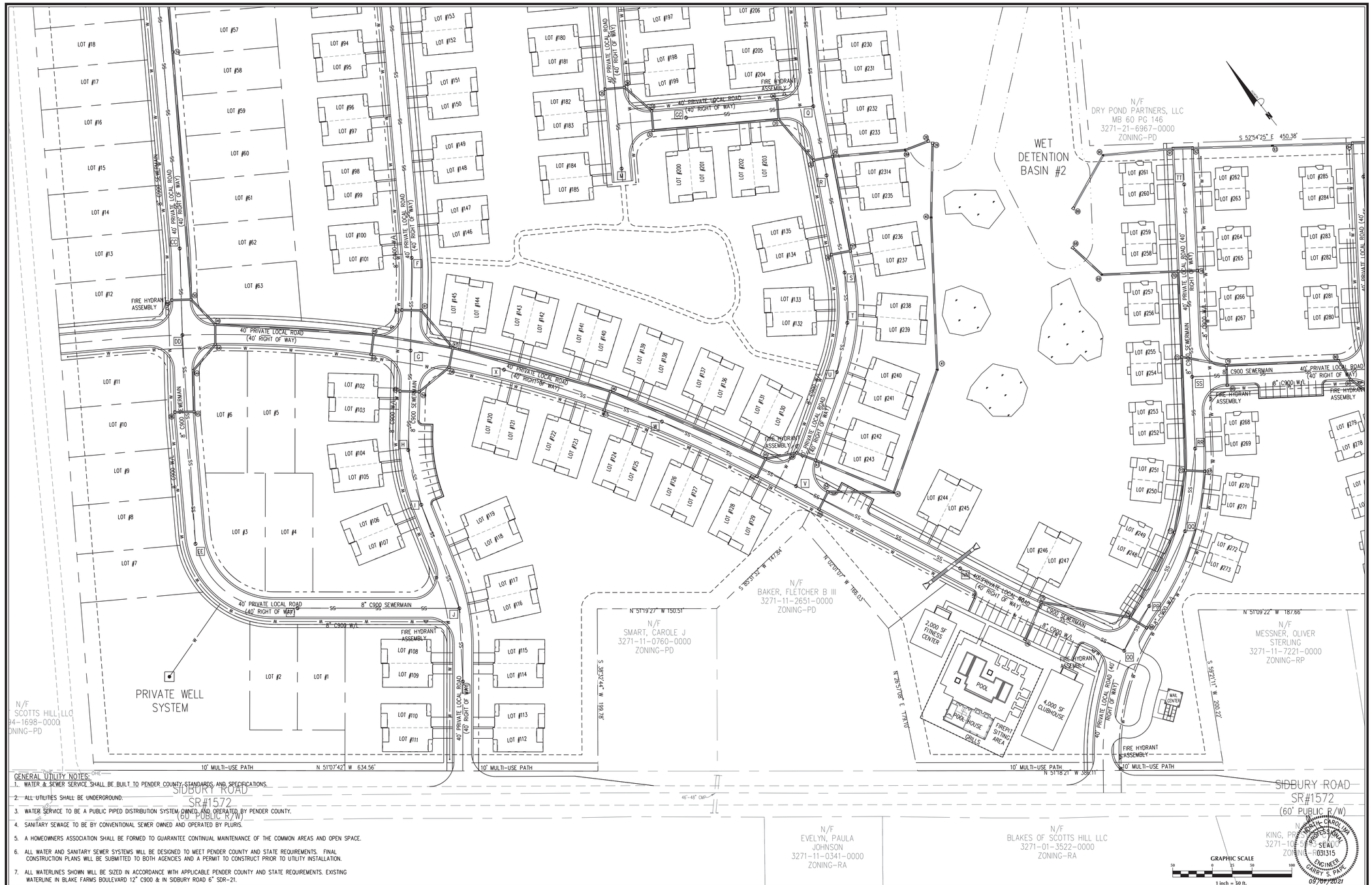
SILO RIDGE
Topsail Township — Pender County — North Carolina

UTILITY PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. **C-4.1**



GENERAL UTILITY NOTES:

1. WATER & SEWER SERVICE SHALL BE BUILT TO PENDER COUNTY STANDARDS AND SPECIFICATIONS.
2. ALL UTILITIES SHALL BE UNDERGROUND.
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No.	Revision	Date	By

Designer	GSP
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SILO RIDGE

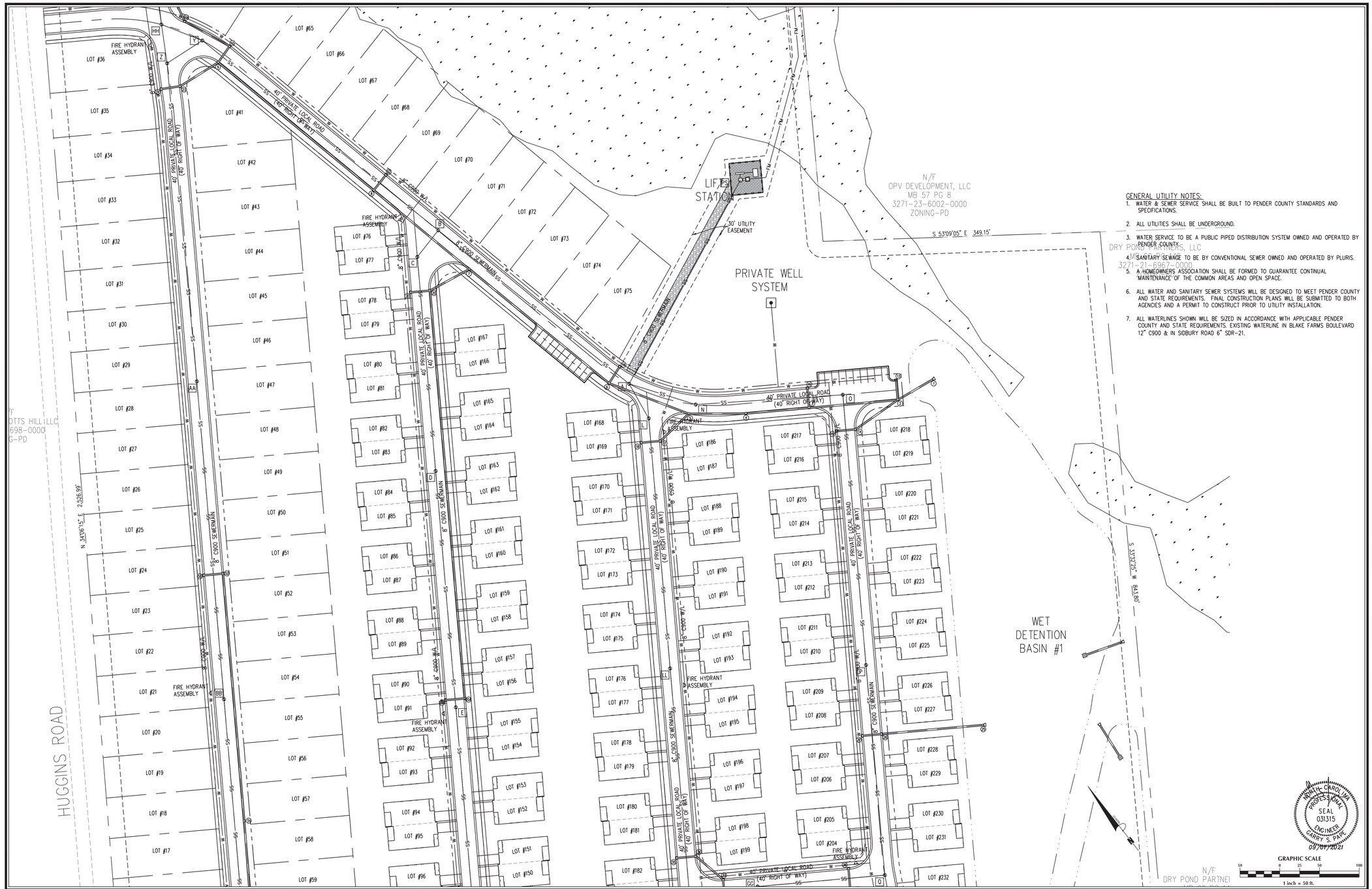
Topsail Township — Pender County — North Carolina

UTILITY PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. **C-4.2**



GENERAL UTILITY NOTES:

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7. ALL WATERLINES SHOWN WILL BE SIZED IN ACCORDANCE WITH APPLICABLE PENDER COUNTY AND STATE REQUIREMENTS. EXISTING WATERLINE IN BLAKE FARMS BOULEVARD 12" C900 & IN SIDBURY ROAD 6" SDR-21.

KENNETH CARROLL SWAIN
PROFESSIONAL ENGINEER
SEAL
031315
ENGINEER
CARRY S. PAPE
09/07/2021

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

No.	Revision	Date	By

Designer	GSP
Scale	1"=50'
Drawn By	GSP
Date	March 2021
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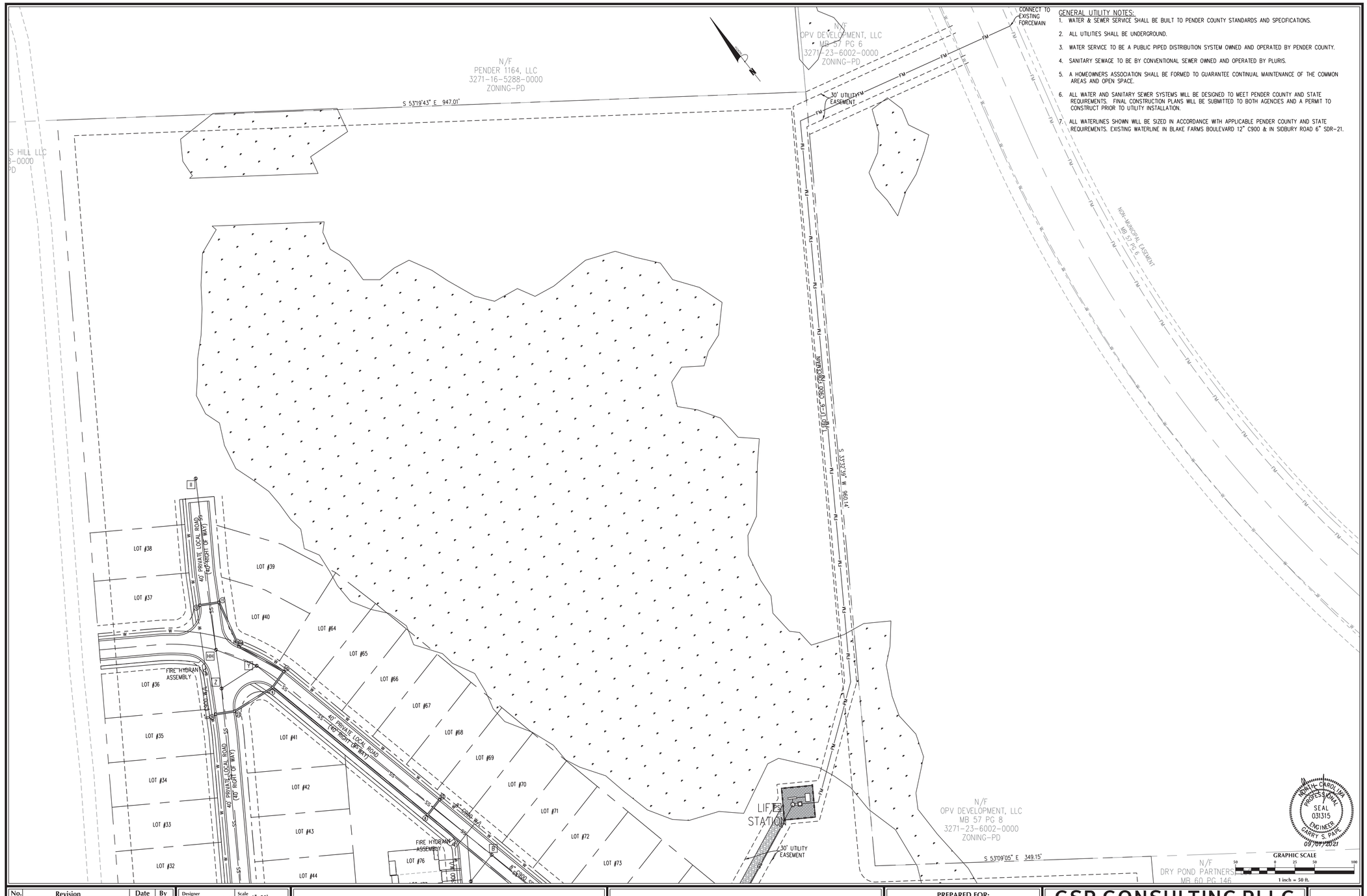
SILO RIDGE
Topsail Township Pender County North Carolina

UTILITY PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-4.3



GENERAL UTILITY NOTES:

1. WATER & SEWER SERVICE SHALL BE BUILT TO PENDER COUNTY STANDARDS AND SPECIFICATIONS.
2. ALL UTILITIES SHALL BE UNDERGROUND.
3. WATER SERVICE TO BE A PUBLIC PIPED DISTRIBUTION SYSTEM OWNED AND OPERATED BY PENDER COUNTY.
4. SANITARY SEWAGE TO BE BY CONVENTIONAL SEWER OWNED AND OPERATED BY PLURIS.
5. A HOMEOWNERS ASSOCIATION SHALL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
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7. ALL WATERLINES SHOWN WILL BE SIZED IN ACCORDANCE WITH APPLICABLE PENDER COUNTY AND STATE REQUIREMENTS. EXISTING WATERLINE IN BLAKE FARMS BOULEVARD 12" C900 & IN SIDBURY ROAD 6" SDR-21.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CARRY S. PAIR
03/09/2021

No.	Revision	Date	By

Designer	GSP
Scale	1"=50'
Drawn By	GSP
Date	March 2021
License #	P-0718
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SILO RIDGE

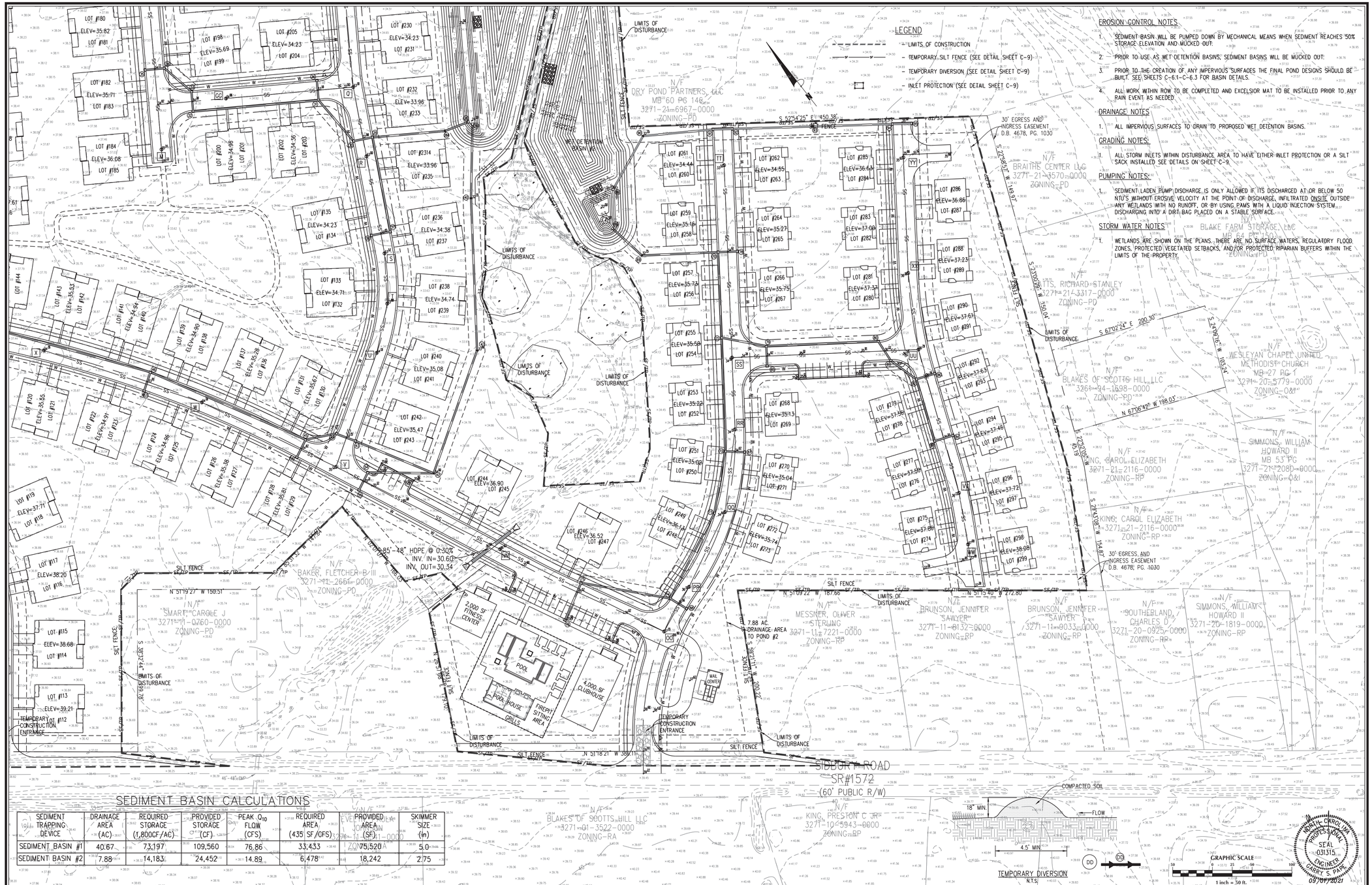
Topsail Township Pender County North Carolina

UTILITY PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. **C-4.4**



SEDIMENT BASIN CALCULATIONS

SEDIMENT TRAPPING DEVICE	DRAINAGE AREA (AC)	REQUIRED STORAGE (1,800CF/AC)	PROVIDED STORAGE (CF)	PEAK Q_{10} FLOW (CFS)	REQUIRED AREA (435 SF/CFS)	PROVIDED AREA (SF)	SKIMMER SIZE (in)
SEDIMENT BASIN #1	40.67	73,197	109,560	76.86	33,433	75,520	5.0
SEDIMENT BASIN #2	7.88	14,183	24,452	14.89	6,478	18,242	2.75

No.	Revision	Date	By

Designer	GSP
Scale	1"=50'
Drawn By	GSP
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License #	P-0718
Job No.	2020-0005

SILO RIDGE

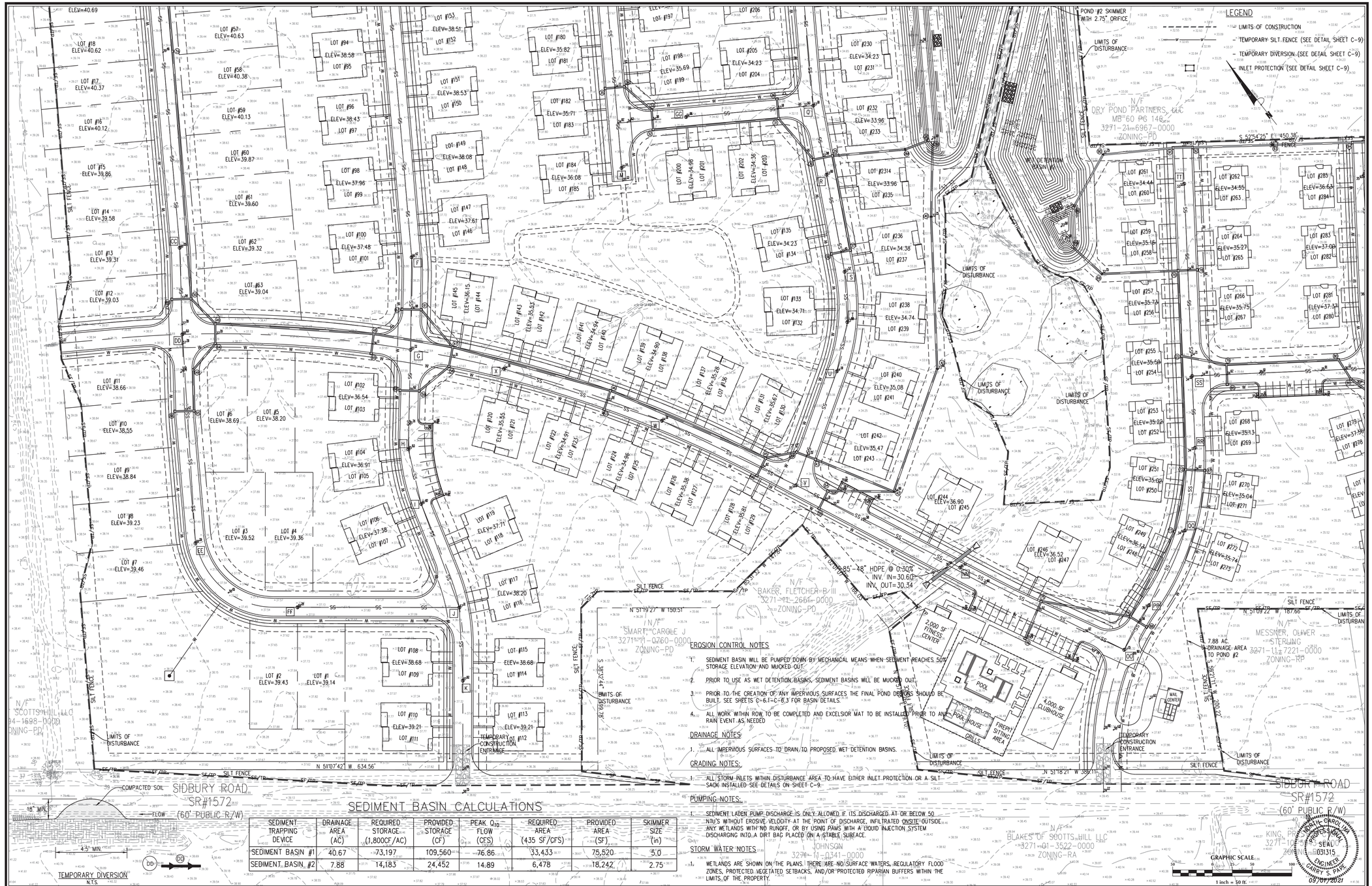
Topsail Township Pender County North Carolina

GRADING, DRAINAGE & EROSION & SEDIMENT CONTROL PLAN

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. C-5.1


LEGEND
LIMITS OF CONSTRUCTION
TEMPORARY SILT FENCE (SEE DETAIL SHEET C-9)
TEMPORARY DIVERSION (SEE DETAIL SHEET C-9)
INLET PROTECTION (SEE DETAIL SHEET C-9)
POND #2 SKIMMER WITH 2.75" ORIFICE
LIMITS OF DISTURBANCE
N/F DRY POND PARTNERS, LLC MB 60 PG 148 3271-24-6967-0000 ZONING-PD
S 52°54'25" E 450.38'
SILT FENCE
SF/TP
SILT FENCE
SF/TP
N 51°19'27" W 150.51'
N/F SMART, CAROLE J 3271-31-0760-0000 ZONING-PD
S 38°32'34" E 187.78'
LIMITS OF DISTURBANCE
N 51°07'42" W 634.56'
SILT FENCE
SF/TP
SILT FENCE
SF/TP
SILT FENCE
SF/TP
SILT FENCE
SF/TP
N 51°09'22" W 187.66'
SILT FENCE
SF/TP
SILT FENCE
SF/TP
N 51°18'21" W 338.11'
SILT FENCE
SF/TP
SILT FENCE
SF/TP
SILT FENCE
SF/TP
SILT FENCE
SF/TP

SEDIMENT BASIN CALCULATIONS

SEDIMENT TRAPPING DEVICE	DRAINAGE AREA (AC)	REQUIRED STORAGE (1,800CF/AC)	PROVIDED STORAGE (CF)	PEAK Q_{10} FLOW (CFS)	REQUIRED AREA (435 SF/CFS)	PROVIDED AREA (SF)	SKIMMER SIZE (in)
SEDIMENT BASIN #1	40.67	73,197	109,560	76.86	33,433	75,520	5.0
SEDIMENT BASIN #2	7.88	14,183	24,452	14.89	6,478	18,242	2.75

EROSION CONTROL NOTES

1. SEDIMENT BASIN WILL BE PUMPED DOWN BY MECHANICAL MEANS WHEN SEDIMENT REACHES 50% STORAGE ELEVATION AND MUCKED OUT.
2. PRIOR TO USE AS WET DETENTION BASINS, SEDIMENT BASINS WILL BE MUCKED OUT.
3. PRIOR TO THE CREATION OF ANY IMPERVIOUS SURFACES THE FINAL POND DESIGNS SHOULD BE BUILT. SEE SHEETS C-6.1 & C-6.3 FOR BASIN DETAILS.
4. ALL WORK WITHIN ROW TO BE COMPLETED AND EXCELSIOR MAT TO BE INSTALLED PRIOR TO ANY RAIN EVENT AS NEEDED

DRAINAGE NOTES

1. ALL IMPERVIOUS SURFACES TO DRAIN TO PROPOSED WET DETENTION BASINS.

GRADING NOTES:

1. ALL STORM INLETS WITHIN DISTURBANCE AREA TO HAVE EITHER INLET PROTECTION OR A SILT SACK INSTALLED SEE DETAILS ON SHEET C-9.

PUMPING NOTES:

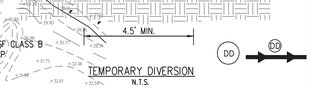
1. SEDIMENT LADEN PUMP DISCHARGE IS ONLY ALLOWED IF ITS DISCHARGED AT OR BELOW 50 NTUS WITHOUT EROSIVE VELOCITY AT THE POINT OF DISCHARGE, INFILTRATED ONSITE OUTSIDE ANY WETLANDS WITH NO RUNOFF, OR BY USING PAMS WITH A LIQUID INJECTION SYSTEM DISCHARGING INTO A DIRT BAG PLACED ON A STABLE SURFACE.

STORM WATER NOTES

1. WETLANDS ARE SHOWN ON THE PLANS. THERE ARE NO SURFACE WATERS, REGULATORY FLOOD ZONES, PROTECTED VEGETATED SETBACKS, AND/OR PROTECTED RIPARIAN BUFFERS WITHIN THE LIMITS OF THE PROPERTY.

LEGEND

- LIMITS OF CONSTRUCTION
- TEMPORARY SILT FENCE (SEE DETAIL SHEET C-9)
- TEMPORARY DIVERSION (SEE DETAIL SHEET C-9)
- INLET PROTECTION (SEE DETAIL SHEET C-9)



TEMPORARY DIVERSION
N.T.S.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CARRY S. PARK
09/07/2021

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

No.	Revision	Date	By

Designer	GSP
Scale	1"=50'
Drawn By	GSP
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Job No.	2020-0005

SILO RIDGE

Topsail Township — Pender County — North Carolina

GRADING, DRAINAGE & EROSION & SEDIMENT CONTROL PLAN

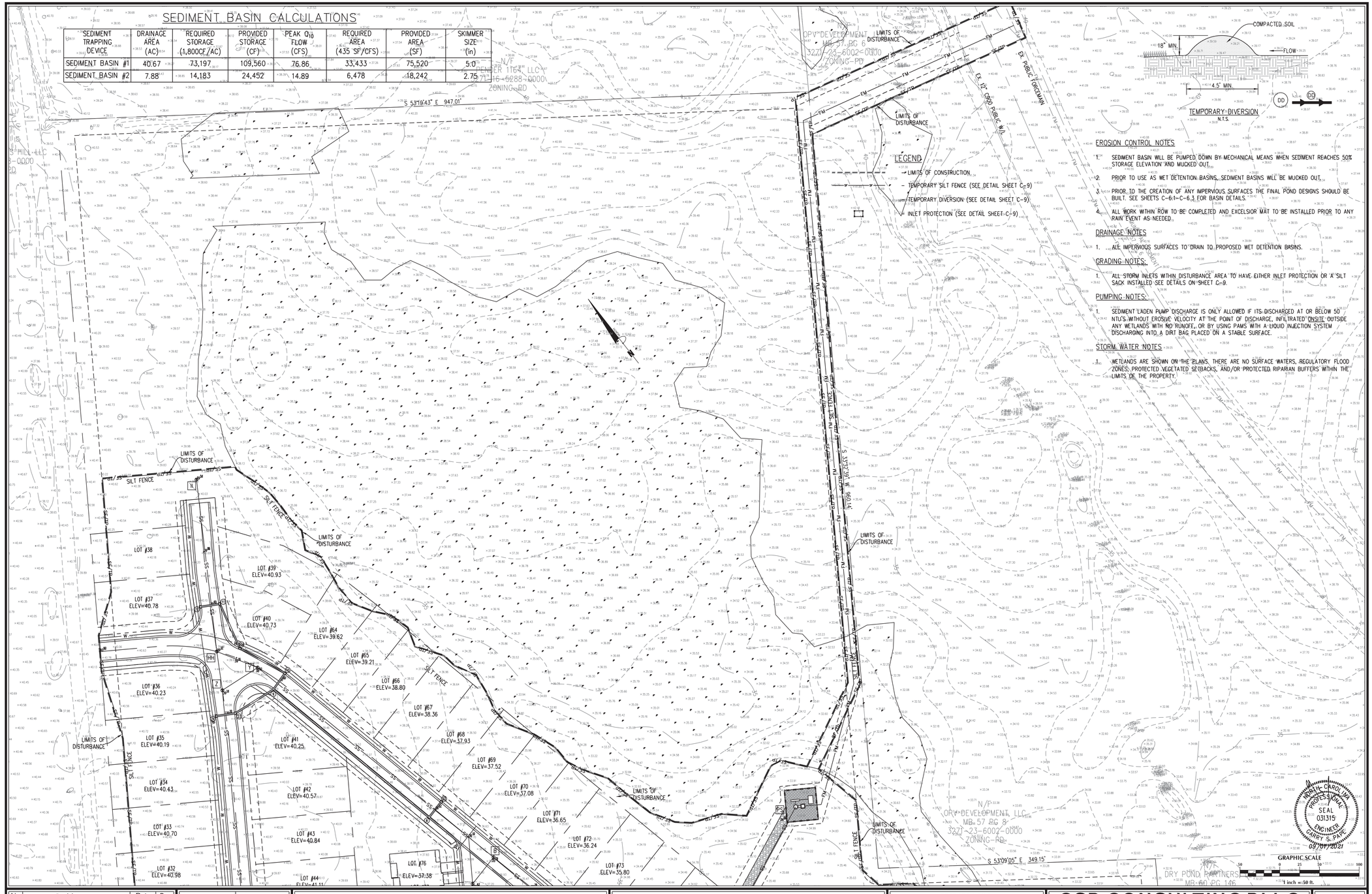
PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

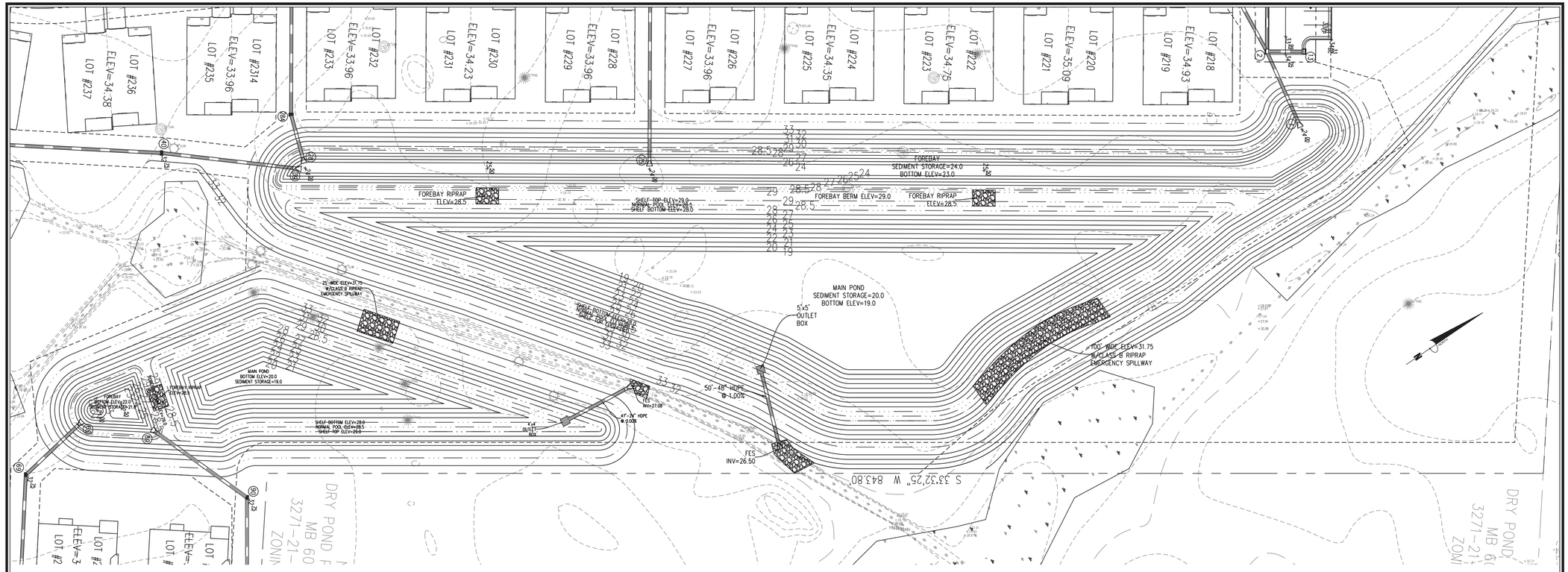
GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. C-5.3

SEDIMENT BASIN CALCULATIONS

SEDIMENT TRAPPING DEVICE	DRAINAGE AREA (AC)	REQUIRED STORAGE (1,800CF/AC)	PROVIDED STORAGE (CF)	PEAK Q10 FLOW (CFS)	REQUIRED AREA (435 SF/CFS)	PROVIDED AREA (SF)	SKIMMER SIZE (in)
SEDIMENT BASIN #1	40.67	73,197	109,560	76.86	33,433	75,520	5.0
SEDIMENT BASIN #2	7.88	14,183	24,452	14.89	6,478	18,242	2.75





NOTES:

1. NO PLANTINGS WITHIN 10' OF OUTLET STRUCTURE.

2. BECAUSE MOST STORMWATER BASINS ARE EXCAVATED TO DEEP SUB-SOILS, THEY OFTEN LACK THE NUTRIENTS AND ORGANIC MATTER NEEDED TO SUPPORT VIGOROUS GROWTH OF PLANTS. ALL LANDSCAPE MATERIAL, INCLUDING GRASS, SHOULD BE PLANTED IN GOOD TOPSOIL. NATIVE UNDERLYING SOILS MAY BE SUITABLE FOR PLANTING IF AMENDED WITH 4 INCHES OF WELL-AGED COMPOST TILLED INTO THE SUBGRADE. COMPOST SHOULD MEET SPECIFICATIONS FOR GRADE A COMPOST QUALITY.

3. A MINIMUM TWO-YEAR WARRANTY PERIOD STIPULATING REQUIREMENTS FOR PLANT SURVIVAL/REPLACEMENT.

NORMAL POOL ELEVATION	SHELF BOTTOM ELEVATION	POND DEPTH (FT)	SHELF BOTTOM AREA (SF)	POND BOTTOM AREA (SF)	SURFACE AREA PROVIDED (SF)	SURFACE AREA REQUIRED (SF)	AVERAGE POND DEPTH (FT)
28.50	28.00	9.0	42,726	14,741	46,653	30,366	6.30

POND CROSS-SECTION
N.T.S.

SHALLOW WATER COMMUNITY (NORMAL POOL TO SHELF BOTTOM) = 3,486 S.F.
@ 50 PLANTS PER 200 SF (24" O.C.) = 872 PLANTS

PLANT TYPE	QTY		BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	NOTES
HERBACEOUS	436		Sagittaria latifolia	Duck Potato	CONT.	4" Pot		24" O.C.
	436		Pontedaria cordata	Pickerelweed	CONT.	4" Pot		24" O.C.

SHALLOW LAND COMMUNITY (NORMAL POOL TO SHELF TOP) = 3,542 S.F.
@ 50 PLANTS PER 200 SF (30" O.C.) = 886 PLANTS

PLANT TYPE	QTY		BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	NOTES
HERBACEOUS	443		Hibiscus coccineus	Scarlet Rose Mallow	CONT.	4" Pot		30" O.C.
	443		Lobelia cardinalis	Cardinal Flower	CONT.	4" Pot		30" O.C.

NOTES:

1. DESIGN ELEVATIONS FOR WET DETENTION BASIN ARE TO AN ELEVATION OF 19.0 IN THE MAIN POND AND 24.0 IN THE FOREBAY WITH SEDIMENT STORAGE DOWN TO 18.0 IN THE MAIN POND AND 23.0 IN THE FOREBAY.
2. ALL IMPERVIOUS SITE AREA TO BE DRAINED TO PROPOSED STORM SYSTEM AND DISCHARGED TO THE WET DETENTION POND.
3. POND WILL BE PUMPED DOWN BY MECHANICAL MEANS IN CASE OF EMERGENCY.
4. PRIOR TO USE AS A WET DETENTION BASIN, SEDIMENT BASIN WILL BE MUCKED OUT & PRIOR TO THE CREATION OF ANY IMPERVIOUS SURFACES THE FINAL POND DESIGN SHOULD BE BUILT POND SIDE SLOPES TO BE SODDED WITH CENTIPEDE GRASS OR EQUIVALENT.
5. ALL SLOPES ABOVE PERMANENT POOL TO BE 3:1 MAX.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER HARRY S. PAIR
09/07/2021

No.	Revision	Date	By

Designer	GSP
Scale	1"=30'
Drawn By	GSP
Date	March 2021
License #	P-0718
Job No.	2020-0005

SILO RIDGE

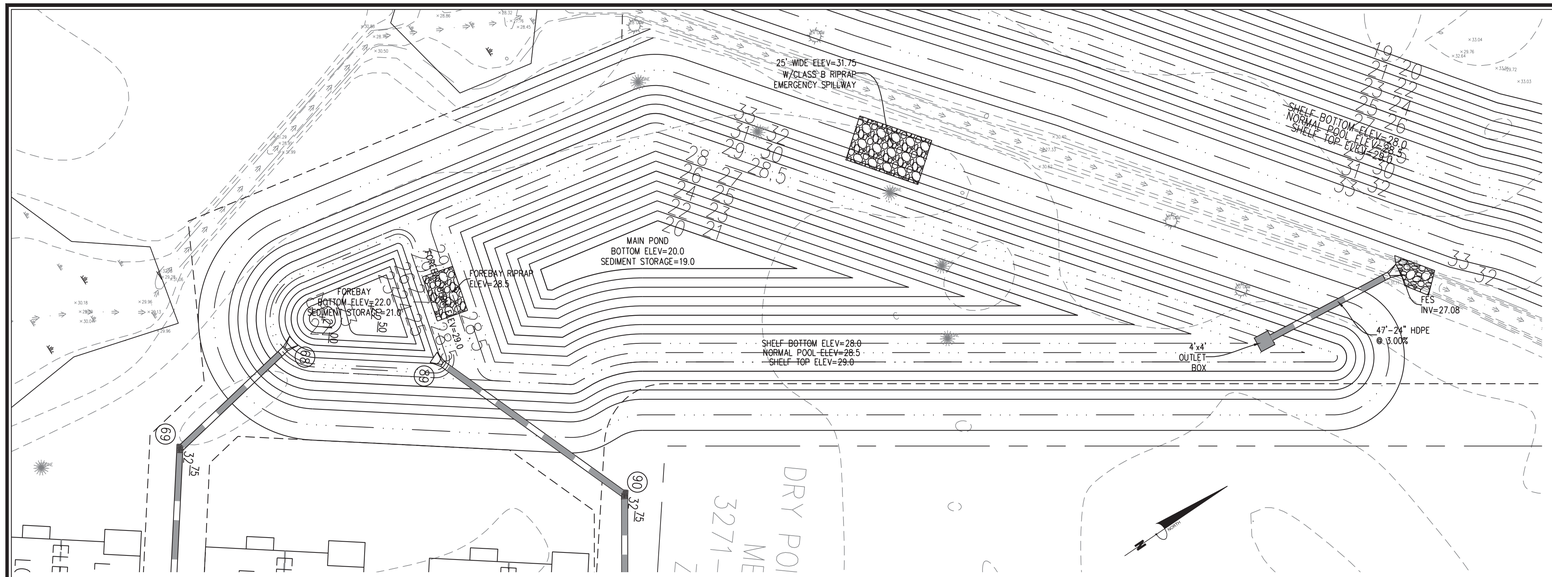
Topsail Township Pender County North Carolina

WET DETENTION BASIN #1 DETAILS

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-6.1

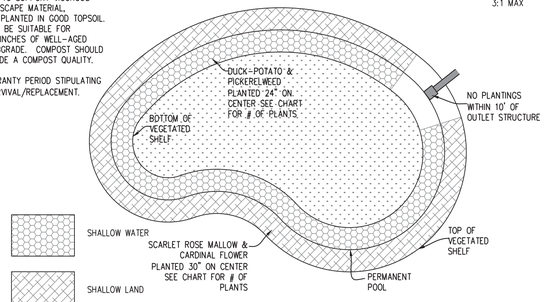


NOTES:

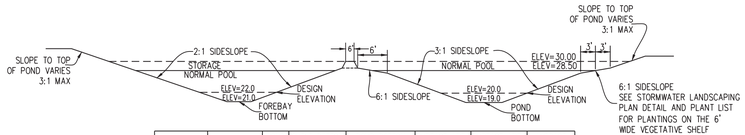
1. NO PLANTINGS WITHIN 10' OF OUTLET STRUCTURE.

2. BECAUSE MOST STORMWATER BASINS ARE EXCAVATED TO DEEP SUB-SOILS, THEY OFTEN LACK THE NUTRIENTS AND ORGANIC MATTER NEEDED TO SUPPORT VIGOROUS GROWTH OF PLANTS. ALL LANDSCAPE MATERIAL, INCLUDING GRASS, SHOULD BE PLANTED IN GOOD TOPSOIL. NATIVE UNDERLYING SOILS MAY BE SUITABLE FOR PLANTING IF AMENDED WITH 4 INCHES OF WELL-AGED COMPOST TILLED INTO THE SUBGRADE. COMPOST SHOULD MEET SPECIFICATIONS FOR GRADE A COMPOST QUALITY.

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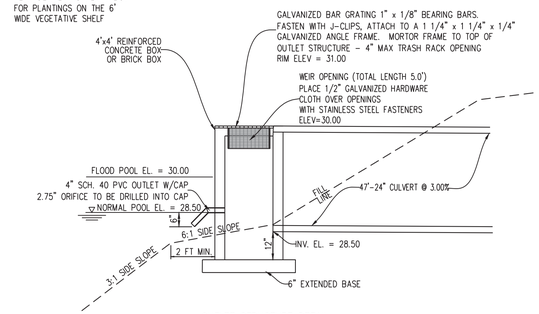


TYPICAL VEGETATED SHELF
LANDSCAPING PLAN



NORMAL POOL ELEVATION	SHELF BOTTOM ELEVATION	POND DEPTH (FT)	SHELF BOTTOM AREA (SF)	POND BOTTOM AREA (SF)	SURFACE AREA PROVIDED (SF)	SURFACE AREA REQUIRED (SF)	AVERAGE POND DEPTH (FT)
28.50	28.00	8.0	9,754	727	11,546	10,858	4.16

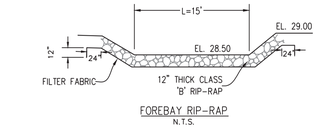
POND CROSS-SECTION
N.T.S.



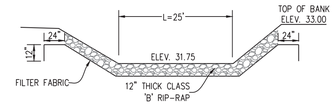
OUTLET STRUCTURE DETAIL
N.T.S.

NOTES:

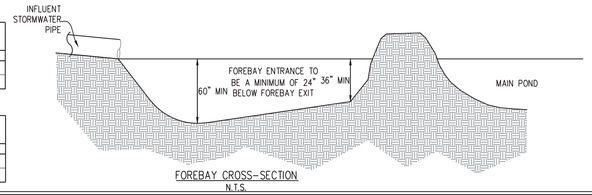
1. DESIGN ELEVATIONS FOR WET DETENTION BASIN ARE TO AN ELEVATION OF 20.0 IN THE MAIN POND AND 22.0 IN THE FOREBAY WITH SEDIMENT STORAGE DOWN TO 19.0 IN THE MAIN POND AND 21.0 IN THE FOREBAY.
2. ALL IMPERVIOUS SITE AREA TO BE DRAINED TO PROPOSED STORM SYSTEM AND DISCHARGED TO THE WET DETENTION POND.
3. POND WILL BE PUMPED DOWN BY MECHANICAL MEANS IN CASE OF EMERGENCY.
4. PRIOR TO USE AS A WET DETENTION BASIN, SEDIMENT BASIN WILL BE MUCKED OUT & PRIOR TO THE CREATION OF ANY IMPERVIOUS SURFACES THE FINAL POND DESIGN SHOULD BE BUILT POND SIDE SLOPES TO BE SODDED WITH CENTIPEDE GRASS OR EQUIVALENT.
5. ALL SLOPES ABOVE PERMANENT POOL TO BE 3:1 MAX.



FOREBAY RIP-RAP
N.T.S.



EMERGENCY SPILLWAY
N.T.S.



FOREBAY CROSS-SECTION
N.T.S.

SHALLOW WATER COMMUNITY (NORMAL POOL TO SHELF BOTTOM) = 1,686 S.F.
@ 50 PLANTS PER 200 SF (24" O.C.) = 422 PLANTS

PLANT TYPE	QTY		BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	NOTES
HERBACEOUS	211		Sagittaria latifolia	Duck Potato	CONT.	4" Pot		24" O.C.
	211		Pontedaria cordata	Pickerelweed	CONT.	4" Pot		24" O.C.

SHALLOW LAND COMMUNITY (NORMAL POOL TO SHELF TOP) = 1,714 S.F.
@ 50 PLANTS PER 200 SF (30" O.C.) = 430 PLANTS

PLANT TYPE	QTY		BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	NOTES
HERBACEOUS	215		Hibiscus coccineus	Scarlet Rose Mallow	CONT.	4" Pot		30" O.C.
	215		Lobelia cardinalis	Cardinal Flower	CONT.	4" Pot		30" O.C.

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER BARRY S. PATE
09/07/2021

No.	Revision	Date	By

Designer	GSP
Scale	1"=20'
Drawn By	GSP
Date	March 2021
License #	P-0718
Job No.	2020-0005

SILO RIDGE

Topsail Township Pender County North Carolina

WET DETENTION BASIN #2 DETAILS

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-6.2

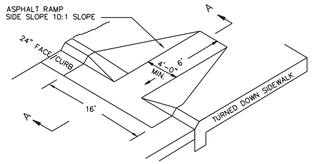
GENERAL NOTES

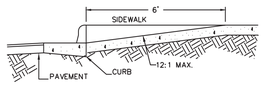
I. LOCATION OF WHEELCHAIR RAMPS:
1. IN ACCORDANCE WITH THE RATIFIED HOUSE BILL 1296, ALL STREET CURBS IN NORTH CAROLINA BEING CONSTRUCTED OR RECONSTRUCTED FOR MAINTENANCE PROCEDURES, TRAFFIC OPERATIONS, REPAIRS, CORRECTION OF UTILITIES OR ALTERED FOR ANY REASON AFTER SEPTEMBER 1, 1973 SHALL PROVIDE WHEELCHAIR RAMPS FOR THE PHYSICALLY HANDICAPPED AT ALL INTERSECTIONS WHERE BOTH CURB AND GUTTERS AND SIDEWALKS ARE PROVIDED AND AT OTHER MAJOR POINTS OF PEDESTRIAN FLOW.
2. WHEELCHAIR RAMPS SHOULD BE LOCATED AS INDICATED IN DETAIL DRAWINGS, HOWEVER EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. MAY AFFECT PLACEMENT.

II. CONSTRUCTION NOTES:
1. NO SLOPE SHALL EXCEED 1"=1" (12:1) ON THE RAMP OR SIDEWALK.
2. IN NO CASE SHALL THE WIDTH OF WHEELCHAIR RAMPS BE LESS THAN 40" (3'-4"). WIDTHS MAY EXCEED 40" IF NECESSARY.
3. USE CLASS "A" CONCRETE WITH THE SURFACE HAVING A ROUGH, NON-SKID TYPE FINISH.
4. 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE WHEELCHAIR RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.
5. CONSTRUCTION METHODS SHALL CONFORM WITH THOSE OF THE GOVERNING BODY WHICH HAS JURISDICTION OF THE PARTICULAR STREET.

III. ADDITIONAL NOTES:
1. THE INSIDE PEDESTRIAN CROSSWALK LINES SHALL BE ESTABLISHED BY BISECTING THE INTERSECTION RADII WHERE MARKED (SEE NOTE 6).
2. THE WHEELCHAIR RAMP SHALL BE LOCATED SO THAT THE BEGINNING OF THE WHEEL CHAIR RAMP WILL BE TWO FEET FROM THE INSIDE PEDESTRIAN CROSSWALK LINE.
3. THE WIDTH OF THE PEDESTRIAN CROSSWALK SHALL BE 10 FEET UNLESS A GREATER WIDTH IS REQUIRED TO ACCOMMODATE THE PEDESTRIAN TRAFFIC.
4. STOP BARS SHALL BE USED WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL, STOP SIGN, OR OTHER LEGAL REQUIREMENTS.
5. PARKING SHALL BE ELIMINATED A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
6. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION. THIS IS AVAILABLE FROM THE SUPERINTENDENT OF DOCUMENTS, U.S GOVERNMENT PRINTING OFFICE, WASHINGTON, D.C. 20402.

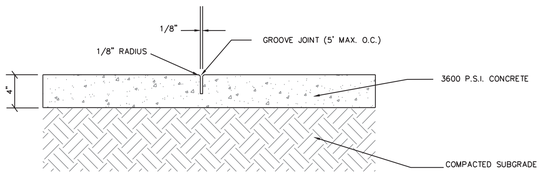
GUIDELINES FOR WHEELCHAIR RAMPS



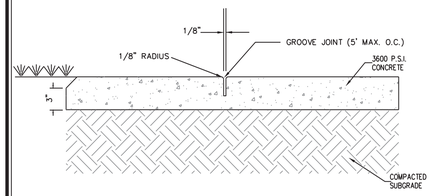


SECTION A–A
WHEELCHAIR RAMP (DROP CURB)

WHEELCHAIR RAMP
N.T.S.

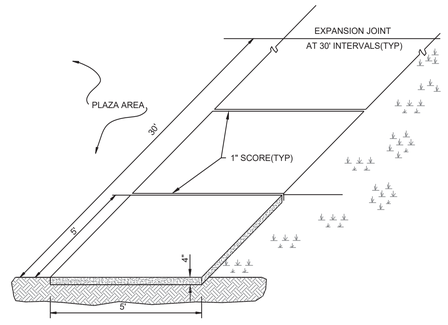


CONCRETE SIDEWALK DETAIL



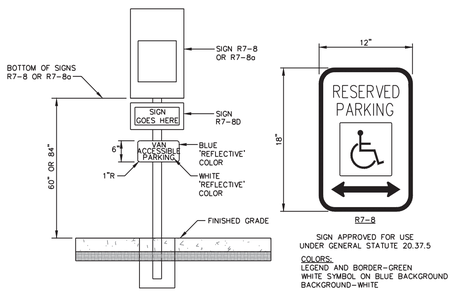
SIDEWALK ADJACENT TO GRASSED AREAS AND PLANTERS

CONCRETE SIDEWALK
N.T.S.



STANDARD SIDEWALK DETAIL
NOT TO SCALE

GENERAL NOTES:
A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK ABUTS ANY CURB & GUTTER AND ANY RIGID STRUCTURES. IN SIDEWALKS & PLAZA AREAS EXPANSION JOINTS ARE REQUIRED AT NO GREATER THAN 30' INTERVALS CONCRETE SHALL BE 3600 PSI. IN 28 DAYS.



HANDICAP PARKING SIGNAGE
NOT TO SCALE

SIGN APPROVED FOR USE
UNDER GENERAL STATUTE 20.37.5

COLORS:
LEGEND AND BORDER–GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND–WHITE

STORM TABLE

FROM	TO	LENGTH (ft)	DIAMETER (in)	INV ELEV DN	SLOPE (%)	INV ELEV UP	RIM ELEV (ft)	MATERIAL	FROM	TO	LENGTH (ft)	DIAMETER (in)	INV ELEV DN	SLOPE (%)	INV ELEV UP	RIM ELEV (ft)	MATERIAL
2	1	23.7	48	24.00	0.30	24.07	33.62	HDPE	69	68	39.3	36	26.00	0.30	26.12	32.75	HDPE
3	2	112.0	48	24.57	0.30	24.91	33.18	HDPE	70	69	95.6	36	26.12	0.30	26.40	34.01	HDPE
4	3	79.9	48	24.91	0.30	25.15	33.48	HDPE	71	70	125.0	30	26.40	0.30	26.78	34.30	HDPE
5	4	72.1	48	25.15	0.30	25.36	33.64	HDPE	72	71	139.8	24	26.78	0.30	27.20	33.65	HDPE
6	5	107.1	48	25.36	0.30	25.68	33.28	HDPE	73	72	77.4	24	27.20	0.30	27.43	34.30	HDPE
7	6	225.1	42	25.68	0.30	26.36	34.88	HDPE	74	73	118.9	24	27.43	0.30	27.79	36.15	HDPE
8	7	154.6	36	26.36	0.30	26.82	36.15	HDPE	75	74	113.5	15	27.79	0.30	28.13	35.15	HDPE
9	8	251.3	30	26.82	0.30	27.58	38.23	HDPE	76	75	50.4	15	30.33	0.30	30.48	35.06	HDPE
10	9	24.7	15	27.58	0.30	27.65	38.23	HDPE									
10A	10	64.4	15	27.65	0.30	27.85	38.74	HDPE									
11	10A	60.4	15	27.85	0.30	28.03	39.24	HDPE	78	70	24.7	15	26.40	0.30	26.48	34.01	HDPE
12	11	24.7	15	28.03	0.30	28.10	39.24	HDPE									
									79	71	57.6	24	26.78	0.30	26.95	34.25	HDPE
13	2	24.7	15	24.57	0.30	24.65	33.62	HDPE	80	79	141.0	24	26.95	0.30	27.38	35.73	HDPE
									81	80	28.9	15	27.38	0.30	27.46	35.88	HDPE
14	2	64.1	15	24.57	0.30	24.76	33.50	HDPE	82	81	39.2	15	27.46	0.30	27.58	36.36	HDPE
15	14	24.7	15	24.76	0.30	24.84	33.50	HDPE	83	82	79.5	15	27.58	0.30	27.82	36.13	HDPE
									84	83	24.7	15	27.82	0.30	27.89	36.13	HDPE
16	3	24.7	15	24.91	0.30	24.98	33.18	HDPE									
									85	79	24.7	15	26.95	0.30	27.03	34.25	HDPE
17	5	48.7	24	25.36	0.30	25.51	33.41	HDPE									
18	17	24.7	15	25.51	0.30	25.58	33.41	HDPE	86	82	24.7	15	27.58	0.30	27.65	36.36	HDPE
19	6	24.7	18	25.68	0.30	25.76	33.28	HDPE	87	72	24.7	15	27.20	0.30	27.27	33.65	HDPE
20	7	56.0	36	26.36	0.30	26.53	36.59	HDPE	88	74	24.7	15	30.89	0.30	30.96	36.15	HDPE
21	20	24.7	24	26.53	0.30	26.60	36.59	HDPE									
									90	89	76.8	24	26.00	0.30	26.23	32.75	HDPE
20A	20	503.8	30	26.60	0.30	28.11	36.67	HDPE	91	90	88.3	24	26.23	0.30	26.50	32.72	HDPE
20B	20A	24.7	18	28.11	0.30	28.19	36.67	HDPE	92	91	24.7	15	26.50	0.30	26.57	32.72	HDPE
									93	92	100.7	15	26.57	0.30	26.87	33.50	HDPE
22	8	24.7	15	26.82	0.30	26.90	36.15	HDPE	94	93	100.7	15	26.87	0.30	27.17	35.05	HDPE
									95	94	24.7	15	27.17	0.30	27.25	35.05	HDPE
23	9	55.9	30	27.58	0.30	27.75	38.68	HDPE									
24	23	24.7	18	27.75	0.30	27.82	38.68	HDPE									
26	25	131.7	24	24.00	0.30	24.40	32.56	HDPE									
27	26	24.7	18	26.40	0.30	26.47	32.56	HDPE									
28A	28	32.5	24	24.00	0.30	24.10	32.75	HDPE									
29	28A	91.6	24	24.10	0.30	24.37	32.48	HDPE									
30	29	24.7	24	27.37	0.30	27.45	32.48	HDPE									
31	30	66.7	24	27.45	0.30	27.65	32.74	HDPE									
32	31	158.5	24	27.65	0.30	28.12	33.94	HDPE									
33	32	24.7	24	28.12	0.30	28.20	33.88	HDPE									
34	33	44.5	18	28.20	0.30	28.33	34.34	HDPE									
35	34	24.7	15	28.33	0.30	28.40	34.34	HDPE									
36	31	24.7	15	27.65	0.30	27.72	32.74	HDPE									
37	29	118.3	15	27.37	0.30	27.73	33.01	HDPE									
38	37	24.7	15	27.73	0.30	27.80	33.03	HDPE									
40	39	92.9	48	24.00	0.30	24.28	32.75	HDPE									
41	40	187.3	48	24.28	0.30	24.84	33.50	HDPE									
42	41	160.8	48	24.84	0.30	25.32	34.00	HDPE									
43	42	105.9	48	25.32	0.30	25.64	34.33	HDPE									
44	43	26.1	48	27.64	0.30	27.72	34.33	HDPE									
45	44	39.4	48	27.72	0.30	27.84	34.45	HDPE									
46	45	212.4	48	27.84	0.30	28.47	33.50	HDPE									
47	46	205.8	48	28.47	0.30	29.09	34.89	HDPE									
48	47	100.9	36	29.09	0.30	29.39	35.69	HDPE									
49	48	200.0	36	29.39	0.30	29.99	37.28	HDPE									
50	49	43.0	30	29.99	0.30	30.12	37.52	HDPE									
51	50	305.5	24	30.12	0.30	31.04	39.04	HDPE									
52	51	305.5	24	31.04	0.30	31.96	38.23	HDPE									
53	52	24.7	15	31.96	0.30	32.03	38.23	HDPE									
54	42	82.8	15	29.32	0.30	29.57	34.90	HDPE									
55	54	24.7	15	29.57	0.30	29.65	34.90	HDPE									
56	45	24.7	15	29.04	0.30	29.11	34.45	HDPE									
57	46	24.7	15	29.87	0.30	29.95	33.50	HDPE									
58	47	24.7	24	29.09	0.30	29.17	34.89	HDPE									
59	58	47.6	24	29.17	0.30	29.31	35.21	HDPE									
60	59	24.7	18	29.31	0.30	29.38	35.21	HDPE									
61	47	60.6	24	29.09	0.30	29.27	35.66	HDPE									
62	61	24.7	18	29.27	0.30	29.35	35.66	HDPE									
63	48	24.7	15	29.39	0.30	29.47	35.69	HDPE									
64	49	24.7	24	31.99	0.30	32.07	37.28	HDPE									
64A	64	42.6	24	32.07	0.30	32.20	37.20	HDPE									
65	64A	50.4	24	32.20	0.30	32.35	37.05	HDPE									
66	65	24.7	18	32.35	0.30	32.42	37.05	HDPE									
67	50	24.7	18	31.34	0.30	31.41	37.52	HDPE									

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER GARRY S. PAPE
05/07/2021

No.	Revision	Date	By

Designer	GSP	Scale	NO SCALE
Drawn By	GSP	Date	March 2021
License #	P-0718	Job No.	2020-0005

SILO RIDGE
Topsail Township — Pender County — North Carolina

STANDARD DETAILS

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. C-7

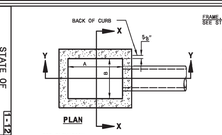
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

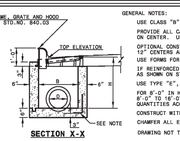
I-12

ENGLISH STANDARD DRAWING FOR

CONCRETE CATCH BASIN

12" THRU 54" PIPE





GENERAL NOTES:

USE CLASS "B" CONCRETE THROUGHOUT.

PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 2" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.

USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.

FOR 8'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 8'-0" TO 16'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.

CONSTRUCT WITH PIPE CROWNS MATCHING.

CHAMFER ALL EXPOSED CORNERS 1".

DRAWING NOT TO SCALE.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-12

ENGLISH STANDARD DRAWING FOR

CONCRETE CATCH BASIN

12" THRU 54" PIPE

SHEET 1 OF 2

840.02

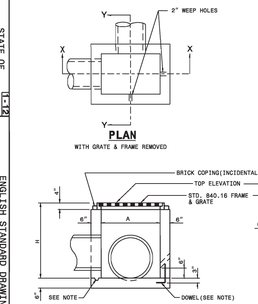
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-12

ENGLISH STANDARD DRAWING FOR

CONCRETE DROP INLET

12" THRU 30" PIPE



GENERAL NOTES:

USE CLASS "B" CONCRETE THROUGHOUT.

PROVIDE ALL DROP INLETS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR 2" KEYWAY OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD.- NO. 840.00.

CONSTRUCT WITH PIPE CROWNS MATCHING.

SEE STANDARD DRAWING 840.25 FOR ATTACHMENT OF FRAMES AND GRATES NOT SHOWN.

INSTALL 2" WEEPHOLES AS DIRECTED BY THE ENGINEER.

INSTALL STONE DRAINS, OF A MINIMUM OF 1 CUBIC FOOT OF NO. 78M STONE IN A POROUS FABRIC BAG OR WRAP, AT EACH WEEP HOLE OR AS DIRECTED BY THE ENGINEER.

CHAMFER ALL EXPOSED CORNERS 1".

DRAWING NOT TO SCALE.

DIMENSIONS AND QUANTITIES FOR DROP INLET(BASED ON WIN. HEIGHT, H)

DIMENSIONS OF BOX & PIPE				CUBIC YARDS CONC. IN BOX			DEDUCTIONS FOR ONE PIPE	
PIPE	SPAN	WIDTH	MIN. HEIGHT	BOTTOM SLAB	WALL PER FT. H.T.	WALL PER FT. H.T. (SECT. A)	C.Y.	R.C.
D	A	B	H					
12"	3'-0"	2'-0"	2'-0"	0.222	0.222	0.592	0.015	0.026
15"	/	/	2'-3"	/	/	0.648	0.023	0.036
18"	/	/	2'-6"	/	/	0.703	0.033	0.049
24"	/	/	3'-0"	/	/	0.814	0.059	0.085
30"	3'-0"	2'-0"	3'-6"	0.222	0.222	0.925	0.092	0.127

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-12

ENGLISH STANDARD DRAWING FOR

CONCRETE DROP INLET

12" THRU 30" PIPE

SHEET 1 OF 1

840.14

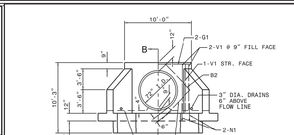
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-18

ENGLISH STANDARD DRAWING FOR

REINFORCED CONCRETE ENDWALL

FOR SINGLE 72" PIPE 90° SKEW



SEE STD.# 838.45 FOR GENERAL NOTES.

BILL OF MATERIAL FOR ENDWALL

REINF. STEEL			1 PIPE	
BAR	SIZE	LENGTH	NO.	KIP
B1	#4	5'-6"	4	15
B2	#4	4'-6"	4	12
G1	#7	9'-8"	2	40
H1	#4	7'-2"	10	48
H2	#4	5'-6"	2	7
H3	#4	3'-5"	4	9
N1	#5	3'-11"	14	57
N2	#4	3'-5"	8	18
T1	#4	14'-6"	6	58
T4	#4	6'-9"	6	27
T5	#4	2'-6"	40	67
V1	#4	7'-3"	6	29
V2	#4	5'-10"	10	39
V3	#4	5'-0"	6	20
V4	#4	4'-1"	6	16
V5	#4	3'-2"	6	13
Z1	#6	4'-8"	6	42
Z2	#5	4'-0"	6	25
Z3	#4	3'-4"	6	13
REINF. STEEL LBS.				555
CON./C.S. CU. YDS			7.1	

"H", "N", & "Z" BAR DIMENSIONS ARE OUT TO OUT.

SHEET 1 OF 2

838.39

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-12

ENGLISH STANDARD DRAWING FOR

FRAME, GRATES, AND HOOD

FOR USE ON STANDARD CATCH BASIN

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-12

ENGLISH STANDARD DRAWING FOR

FRAME, GRATES, AND HOOD

FOR USE ON STANDARD CATCH BASIN

SHEET 1 OF 2

840.03

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-12

ENGLISH STANDARD DRAWING FOR

FRAME, GRATES, AND HOOD

FOR USE ON STANDARD CATCH BASIN

SHEET 2 OF 2

840.03

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-12

ENGLISH STANDARD DRAWING FOR

FRAME, GRATES, AND HOOD

FOR USE WITH STD. DWG.S 840.14 AND 840.15

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-12

ENGLISH STANDARD DRAWING FOR

DROP INLET FRAME AND GRATES

FOR USE WITH STD. DWG.S 840.14 AND 840.15

SHEET 1 OF 1

840.16

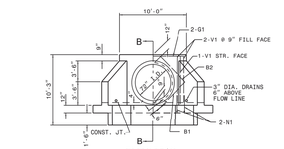
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-18

ENGLISH STANDARD DRAWING FOR

REINFORCED CONCRETE ENDWALL

FOR SINGLE 72" PIPE 90° SKEW



SEE STD.# 838.45 FOR GENERAL NOTES.

BILL OF MATERIAL FOR ENDWALL

REINF. STEEL			1 PIPE	
BAR	SIZE	LENGTH	NO.	KIP
B1	#4	5'-6"	4	15
B2	#4	4'-6"	4	12
G1	#7	9'-8"	2	40
H1	#4	7'-2"	10	48
H2	#4	5'-6"	2	7
H3	#4	3'-5"	4	9
N1	#5	3'-11"	14	57
N2	#4	3'-5"	8	18
T1	#4	14'-6"	6	58
T4	#4	6'-9"	6	27
T5	#4	2'-6"	40	67
V1	#4	7'-3"	6	29
V2	#4	5'-10"	10	39
V3	#4	5'-0"	6	20
V4	#4	4'-1"	6	16
V5	#4	3'-2"	6	13
Z1	#6	4'-8"	6	42
Z2	#5	4'-0"	6	25
Z3	#4	3'-4"	6	13
REINF. STEEL LBS.				555
CON./C.S. CU. YDS			7.5	

"H", "N", & "Z" BAR DIMENSIONS ARE OUT TO OUT.

SHEET 2 OF 2

838.39

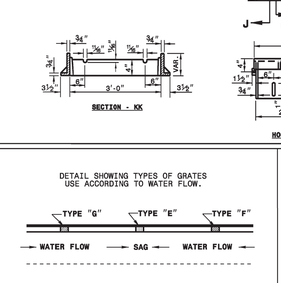
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

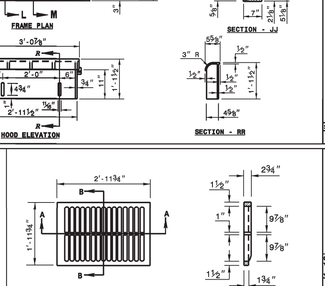
I-12

ENGLISH STANDARD DRAWING FOR

FRAME, GRATES, AND HOOD

FOR USE ON STANDARD CATCH BASIN





STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-12

ENGLISH STANDARD DRAWING FOR

FRAME, GRATES, AND HOOD

FOR USE ON STANDARD CATCH BASIN

SHEET 3 OF 3

840.03

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-12

ENGLISH STANDARD DRAWING FOR

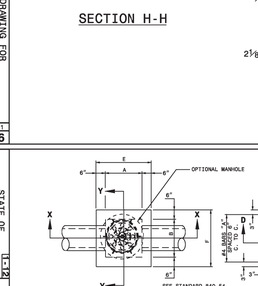
CONCRETE JUNCTION BOX

(WITH OPTIONAL MANHOLE)

12" THRU 66" PIPE

SHEET 1 OF 1

840.31



GENERAL NOTES:

CHAMFER ALL EXPOSED CORNERS 1".

USE CLASS "B" CONCRETE THROUGHOUT.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 2" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS TO CONSTRUCT THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BASE SLAB OF BOX, ADD TO BASE AS SHOWN ON STANDARD NO. 840.00.

PROVIDE ALL JUNCTION BOXES OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTERS IN ACCORDANCE WITH STD. NO. 840.66.

ADJUST THE STEEL, CONCRETE AND BRICK MASONRY QUANTITIES TO INCLUDE THE BOTTOM OF THE MANHOLE (I.E. DIAGONAL BARS AND ADDITIONAL CONCRETE AND BRICK MASONRY) FOR ADDITIONAL VARIABLE HEIGHT BRICK MASONRY, OPENING IN TOP SLAB.)

MAX. DEPTH OF THIS STRUCTURE FROM TOP OF BOTTOM SLAB TO TOP ELEVATION IS 12 FEET.

DIMENSIONS AND QUANTITIES FOR CONCRETE JUNCTION BOXES

DIMENSIONS OF BOX AND PIPE				REINFORCEMENT BARS "A"		TOP SLAB DIMENSIONS		CUBIC YARDS IN BOX			TOTAL QUANTITIES BOX AND SLABS		DEDUCTIONS FOR ONE PIPE CU.YDS.	
PIPE	SPAN	WIDTH	HEIGHT					TOP SLAB	BOTTOM SLAB	WALL PER FT. OF H.	LBS. REINF	CU. YDS. CONC. "H"	C.S.	R.C.
D	A	B	H	NO.	LENGTH	E	F							
12"	2'-0"	2'-0"	2'-3"	12	2'-9"	3'-0"	3'-0"	0.167	0.167	0.135	22	0.750	0.015	0.024
15"	2'-3"	2'-3"	2'-6"	12	3'-0"	3'-3"	3'-3"	0.196	0.196	0.204	24	0.902	0.023	0.036
18"	2'-6"	2'-6"	2'-9"	14	3'-3"	3'-6"	3'-6"	0.227	0.227	0.232	30	1.065	0.033	0.049
24"	3'-0"	3'-0"	3'-3"	16	3'-9"	4'-0"	4'-0"	0.296	0.296	0.259	40	1.434	0.059	0.085
30"	3'-6"	3'-6"	3'-9"	18	4'-3"	4'-6"	4'-6"	0.375	0.375	0.296	51	1.860	0.092	0.127
36"	4'-0"	4'-0"	4'-3"	20	4'-9"	5'-0"	5'-0"	0.463	0.463	0.333	64	2.341	0.132	0.178
42"	4'-6"	4'-6"	4'-9"	22	5'-3"	5'-6"	5'-6"	0.560	0.560	0.370	77	2.878	0.180	0.243
48"	5'-4"	5'-4"	5'-3"	26	6'-3"	6'-4"	6'-4"	0.743	0.743	0.407	111	3.823	0.235	0.317
54"	5'-10"	5'-10"	5'-9"	28	6'-7"	6'-10"	6'-10"	0.855	0.855	0.444	126	4.283	0.297	0.401
60"	6'-6"	6'-6"	6'-3"	30	7'-3"	7'-6"	7'-6"	1.042	1.042	0.481	145	5.060	0.367	0.495
66"	7'-1"	7'-1"	6'-9"	32	7'-10"	8'-1"	8'-1"	1.210	1.210	0.518	169	5.917	0.444	0.589

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

I-12

ENGLISH STANDARD DRAWING FOR

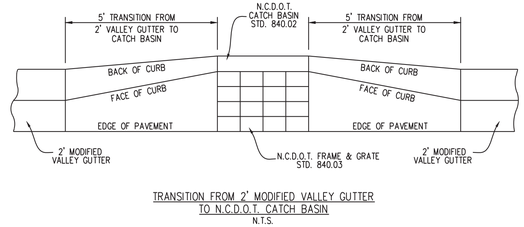
CONCRETE JUNCTION BOX

(WITH OPTIONAL MANHOLE)

12" THRU 66" PIPE

SHEET 1 OF 1

840.31



No.	Revision	Date	By

Designer	GSP
Drawn By	GSP
License #	P-0718
Scale	NO SCALE
Date	March 2021
Job No.	2020-0005

SILO RIDGE

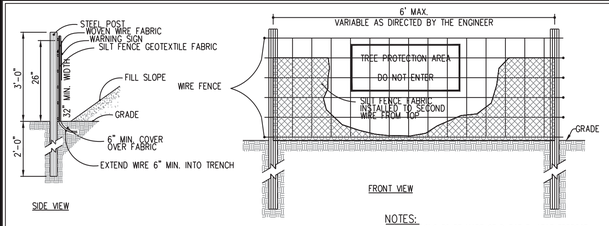
Topsail Township — Pender County — North Carolina

STANDARD DETAILS

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

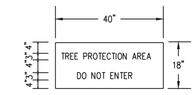
Sheet No.
C-8



NOTES:
1. SYNTHETIC FILTER FABRIC SHOULD BE OF AT LEAST 95% BY WEIGHT OF POLYOLEFINS OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER OR SUPPLIER PER ASTM D 6461 AND SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS PER ASTM D 4355.

2. WIRE FENCE SHALL BE MINIMUM 14 GAUGE WITH A MAXIMUM MESH OPENING OF 6-INCHES.

3. SEE THE NC EROSION AND SEDIMENTATION CONTROL MANUAL FOR OTHER SPECIFICATIONS.

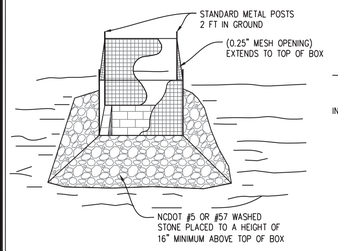


WARNING SIGN DETAIL

NOTES:
WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.

*SIGN TO CONTAIN PHRASE "NO MATERIAL STORAGE"
** SIGN TO BE IN ENGLISH & SPANISH

STANDARD TEMPORARY SILT / TREE PROTECTION FENCE
N.T.S.

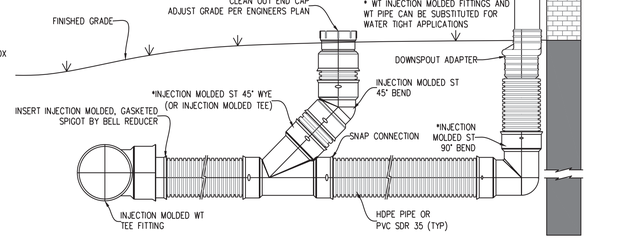


NOTES:
1. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.

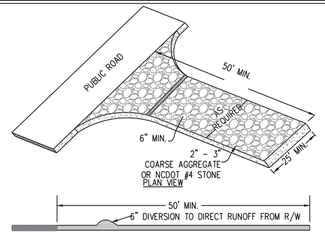
2. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 1-FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.

3. PLACE CLEAN GRAVEL (NC DOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A MIN HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.

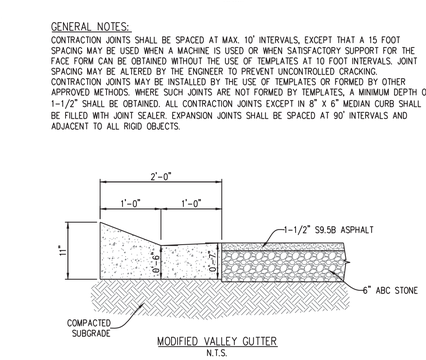
STANDARD INLET PROTECTION
NOT TO SCALE



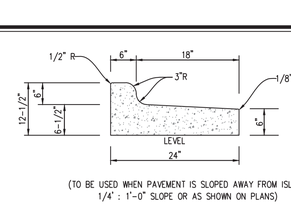
ROOF DRAIN DETAIL WITH CLEANOUT
N.T.S.



TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.

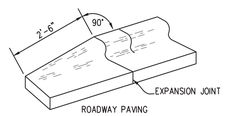


NOTE:
* INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
* WT INJECTION MOLDED FITTINGS AND WT PIPE CAN BE SUBSTITUTED FOR WATER TIGHT APPLICATIONS



(TO BE USED WHEN PAVEMENT IS SLOPED AWAY FROM ISLAND
1/4' : 1'-0" SLOPE OR AS SHOWN ON PLANS)

24" CURB AND GUTTER (REVERSE SLOPE)

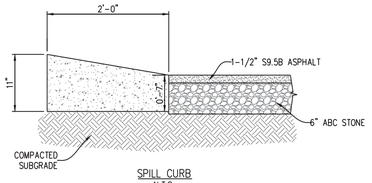


24" CURB & GUTTER TERMINATION DETAIL

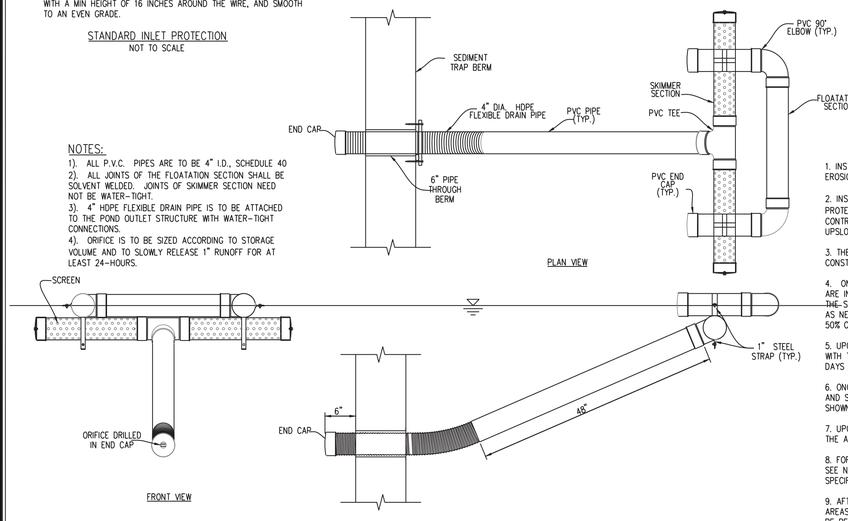
CURB AND GUTTER
N.T.S.

GENERAL NOTES:
CONTRACTION JOINTS SHALL BE SPACED AT MAX. 10' INTERVALS, EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1-1/2" SHALL BE OBTAINED. ALL CONTRACTION JOINTS EXCEPT IN 8" X 6" MEDIAN CURB SHALL BE FILLED WITH JOINT SEALER. EXPANSION JOINTS SHALL BE SPACED AT 90° INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.

MODIFIED VALLEY GUTTER
N.T.S.



SPILL CURB
N.T.S.



NOTES:
1). ALL P.V.C. PIPES ARE TO BE 4" I.D., SCHEDULE 40
2). ALL JOINTS OF THE FLOATATION SECTION SHALL BE SOLVENT WELDED. JOINTS OF SKIMMER SECTION NEED NOT BE WATER-TIGHT.
3). 4" HDPE FLEXIBLE DRAIN PIPE IS TO BE ATTACHED TO THE POND OUTLET STRUCTURE WITH WATER-TIGHT CONNECTIONS.
4). ORIFICE IS TO BE SIZED ACCORDING TO STORAGE VOLUME AND TO SLOWLY RELEASE 1" RUNOFF FOR AT LEAST 24-HOURS.

SKIMMER DEWATERING DEVICE
N.T.S.

SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON EROSION & SEDIMENT CONTROL PLAN.

2. INSTALL PERIMETER CONTROLS (TEMPORARY SILT FENCE, TREE PROTECTION FENCING) AS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN. THIS STEP NEEDS TO BE COMPLETED PRIOR TO UPSLOPE LAND DISTURBING ACTIVITIES.

3. THE WET DETENTION BASINS WILL ACT AS SEDIMENT BASINS DURING CONSTRUCTION ACTIVITIES.

4. ONCE PERIMETER CONTROLS AND SEDIMENT TRAPPING MEASURES ARE INSTALLED CLEAR AND GRUB SITE WITHIN LIMITS OF DISTURBANCE. THE SEDIMENT BASINS WILL BE PUMPED DOWN BY MECHANICAL MEANS AS NEEDED TO MUCK OUT SEDIMENT WHEN THE SEDIMENT REACHES 50% CAPACITY.

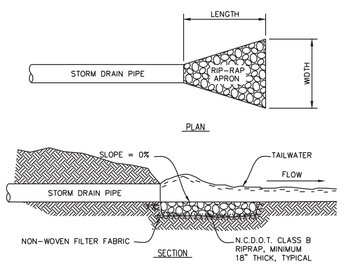
5. UPON BRINGING THE SITE TO ROUGH GRADE, STABILIZE ALL AREAS WITH TEMPORARY VEGETATION IF LEFT UNDISTURBED FOR 15 WORKING DAYS AND ALL SLOPES WITHIN 21 CALENDAR DAYS.

6. ONCE THE ROAD, PARKING AREAS, SANITARY SEWERS, WATERLINES AND STORM SEWERS ARE IN PLACE, INSTALL INLET PROTECTION AS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN.

7. UPON BRINGING THE ROADS TO SUBGRADE ELEVATIONS, STABILIZE THE AREAS BY PLACING STONE BASE AS EARLY AS POSSIBLE

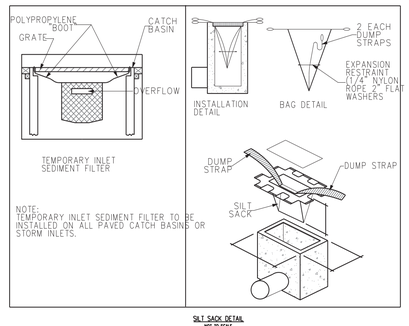
8. FOR TEMPORARY VEGETATIVE STABILIZATION OF ALL DENUDED AREAS SEE NOTE REFERENCING THE EROSION CONTROL PROGRAM AND SPECIFICATIONS ON SHEET C-1.

9. AFTER CONSTRUCTION OPERATIONS HAVE ENDED AND ALL DISTURBED AREAS HAVE BEEN STABILIZED, MECHANICAL SEDIMENT CONTROLS SHALL BE REMOVED. SEDIMENT FROM TEMPORARY SEDIMENT TRAPPING DEVICES SHALL BE DISPOSED OF BY SPREADING ON THE SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL. ALL DENUDED AREAS ARE TO BE PERMANENTLY STABILIZED WITH PERMANENT VEGETATION.



RIPRAP LOCATIONS	LENGTH (FT.)	UPSTREAM WIDTH (FT.)	DOWNSTREAM WIDTH (FT.)
15" CULVERT	7.5	3.75	5.0
18" CULVERT	9.0	4.5	6.0
24" CULVERT	12.0	6.0	8.0
30" CULVERT	15.0	7.5	10.0
36" CULVERT	18.0	9.0	12.0
48" CULVERT	24.0	12.0	16.0

RIP-RAP OUTLET PROTECTION
N.T.S.

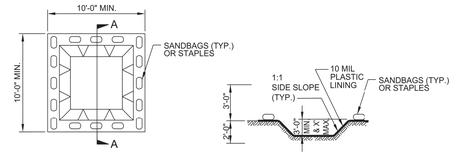


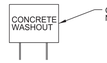
NOTE:
TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS.

SILT SACK DETAIL
NOT TO SCALE

WITH LINER, NO GRAVEL APPROACH

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER





PLAN

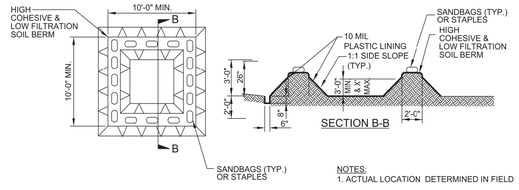
SECTION A-A

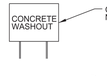
NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD

2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.

3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

BELOW GRADE WASHOUT STRUCTURE
NOT TO SCALE





PLAN

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD

2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.

3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

ABOVE GRADE WASHOUT STRUCTURE
NOT TO SCALE

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CAREY S. PAPE
05/07/2021

No.	Revision	Date	By

Designer	GSP
Scale	NO SCALE
Drawn By	GSP
Date	March 2021
License #	P-0718
Job No.	2020-0005

SILO RIDGE
Topsail Township — Pender County — North Carolina

STANDARD DETAILS

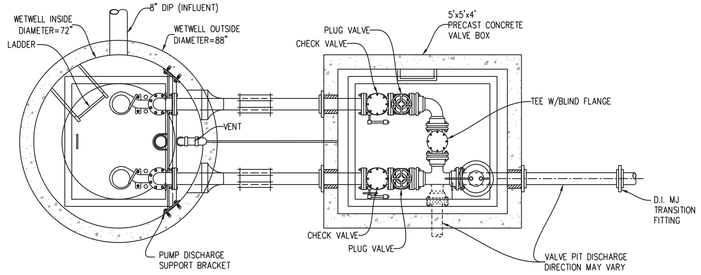
PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

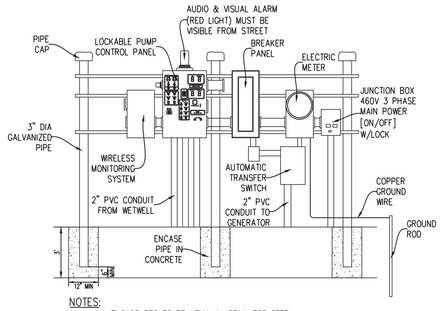
Sheet No. **C-9**

PUMP INFORMATION

MANUFACTURER	MYERS		
MODEL #	4R		
HORSEPOWER	7.5 HP	1750 RPM	
PHASE	3	VOLTS	460
300	GPM @	44.1	TDH
7.63	IMPELLER DIAMETER		

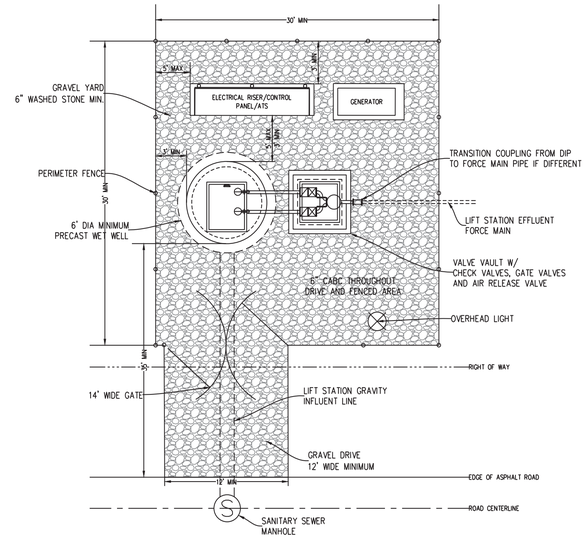


LIFT STATION PLAN DETAIL
NOT TO SCALE

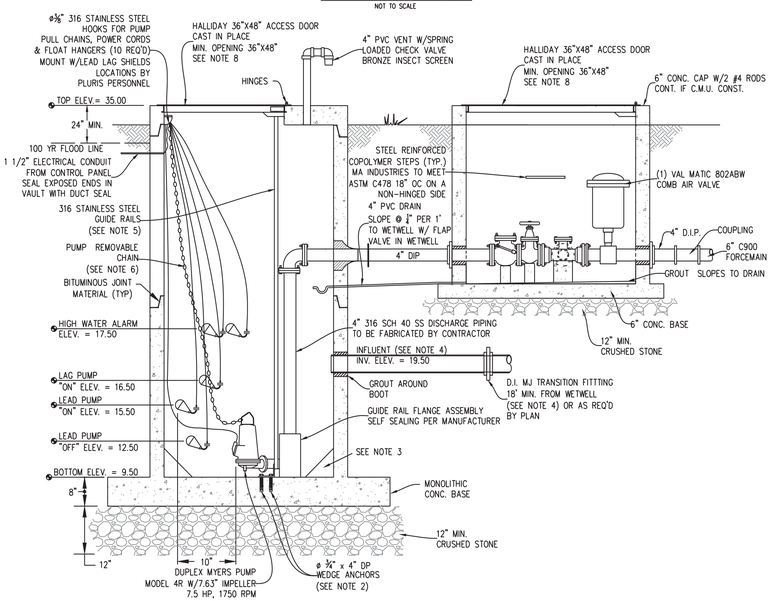


NOTES:
1. ALL ENCLOSURES TO BE NEMA 4X STAINLESS STEEL.

CONTROL PANEL DETAILS
NOT TO SCALE

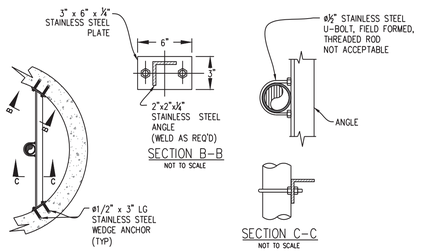


LIFT STATION SITE PLAN DETAIL
NOT TO SCALE

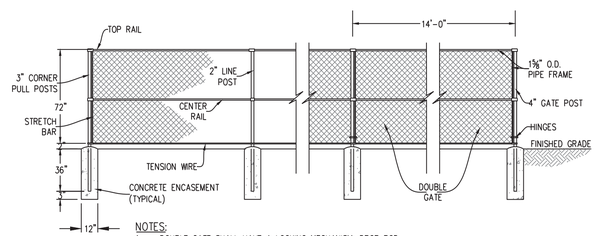


LIFT STATION SECTION DETAIL
NOT TO SCALE

NOTES:
(1) UNLESS OTHERWISE SPECIFIED, ALL METAL WETWELL COMPONENTS, HARDWARE, AND FASTENERS, SHALL BE CAST IRON, DUCTILE IRON, OR 316 STAINLESS STEEL OR BETTER.
(2) UNLESS OTHERWISE SPECIFIED, ALL CONCRETE FASTENERS TO BE 316 STAINLESS STEEL WEDGE ANCHORS (TYP).
(3) NON SHRINK GROUT TAPER IN BOTTOM OF WETWELL TO START 12" FROM CORNER AND EXTEND UPWARD AT 60° (TYP) ALL AROUND.
(4) INFLUENT TO ENTER AT THE CENTER OF THE WETWELL. PROVIDE ONE 18' JOINT DIP AT WETWELL.
(5) ONE PIECE SCHD. 40, 316 STAINLESS STEEL GUIDE RAILS. DIAMETER PER MANUFACTURERS RECOMMENDATIONS. TWO PIECE RAILS WITH INTERMEDIATE (MID ⅜) SUPPORT, FOR LENGTHS GREATER THAN 18 FEET.
(6) PUMP REMOVABLE CHAIN AND RELATED LIFTING HARDWARE TO BE 316-L STAINLESS STEEL 2000 LB MIN. WORKLOAD LIMIT. LENGTH TO EXTEND 4' ABOVE HATCH.
(7) PUMP DISCHARGE SUPPORT BRACKET FOR DUCTILE IRON, OVER 10' MIN. ONE REQ'D. MIDWAY.
(8) ACCESS HATCHES SHALL BE PAD LOCKABLE FRAME & COVER, WITH ¼" ALUMINUM PLATE AND ⅜" THICK x 3" WIDE STAINLESS STEEL HINGES MIN. AND POSITIVE LOCKING DOOR RESTRAINT. HINGE ON DISCHARGE SIDE OF WETWELL AND VALVE BOX, (HALLIDAY PROD. OR EQUAL, SIZE AS REQ'D).
(9) PLUG VALVES TO BE DeZURIK (FIG. 118) ECCENTRIC, CAST IRON BODY AWWA C504 WITH 4" HANDWHEEL & NON RISING STEM. SWING CHECK VALVES TO BE MUELLER IRON BODY, BRONZE MOUNTED AWWA C508 WITH OUTSIDE SPRING & LEVER.
(10) ELEVATION OF TOP OF WETWELL AND ELECTRIC CONDUITS SHALL BE 2.0 FEET ABOVE THE 100 YEAR FLOOD ELEVATION.



PUMP DISCHARGE SUPPORT BRACKET SECTION
NOT TO SCALE



NOTES:
1. DOUBLE GATE SHALL HAVE A LOCKING MECHANISM, DROP ROD AND TRUSS ROD.
2. ALL FENCE COMPONENT MATERIALS SHALL BE EITHER HOT DIPPED GALVANIZED STEEL OR IRON. FENCE FABRIC SHALL BE ALUMINUM COATED.
3. PRIVACY SLATES WHEN INDICATED.

LIFT STATION FENCE DETAIL
NOT TO SCALE

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CHARLES S. PARK
05/07/2021

No.	Revision	Date	By

Designer: GSP	Scale: AS SHOWN
Drawn By: GSP	Date: March 2021
License #: P-0718	Job No.: 2020-0005

SILO RIDGE
Topsail Township — Pender County — North Carolina

PUMP STATION SITE PLAN/DETAILS

PREPARED FOR:
SIDBURY DEVELOPMENT I LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
PS-1

Gideon Smith

From: Gideon Smith
Sent: Monday, November 22, 2021 12:31 PM
To: Gideon Smith
Cc: Travis Henley; Vanessa Lacer; Greg Feldman; Carlene Shaw; Stephanie Jagoda
Subject: RE: Pender County TRC - December 2 2021
Attachments: TRC Fillable Comment Sheet.pdf

Good afternoon everyone,

A fifth application has been added to the December 2, 2021 TRC meeting. Please provide comments by **Tuesday, November 30** via email and/or the attached TRC form.

The application documents can be found at the below link:
12. December 2, 2021

The password is December2TRCMeeting

Have a safe and happy Thanksgiving!
Gideon

5. **Silo Ridge – Preliminary Plat Revision (EnerGov: SUBMAJR 2021-06)**
    - Preliminary Plat revision to the Silo Ridge residential development for a total of 299 lots/units (224 townhomes and 75 single-family homes).
    - Silo Ridge received Master Development Plan (MDP 2020-23) approval at the September 1, 2020 Planning Board meeting for 141 townhomes and 175 single-family homes (316 total units). The Master Development Plan and preliminary plat (SUBMAJ 2020-51) were subsequently reviewed by the Technical Review Committee at their August 5, 2020 meeting under the name of Blake West.
    - The subject property is zoned PD, Planned Development zoning district, consists of approximately 74.52 acres, and is located on PIN(s) 3271-12-6568-0000
    - The applicant is Grady Gordon with McAdams Homes and the engineer is Garry Pape with GSP Consulting, PLLC (grady@mcadamshomes.net; gpape@gsp-consulting.com)
    - The case planner for this project is Gideon Smith (gsmith@pendercountync.gov)

Gideon Smith | Senior Planner
Pender County Planning & Community Development
(910) 259-1529
gsmith@pendercountync.gov
805 S. Walker Street,
Burgaw, NC 28425

PENDER COUNTY NC

www.pendercountync.gov

From: Gideon Smith
Sent: Thursday, November 18, 2021 9:46 AM
To: Gideon Smith <gsmith@pendercountync.gov>
Cc: Travis Henley <thenley@pendercountync.gov>; Vanessa Lacer <vlacer@pendercountync.gov>; Greg Feldman <gfeldman@pendercountync.gov>; Carlene Shaw <cshaw@pendercountync.gov>; Stephanie Jagoda <sjagoda@pendercountync.gov>
Subject: Pender County TRC - December 2 2021

Good morning everyone,

We have four applications for the December 2, 2021 TRC meeting. Please provide comments by **Tuesday, November 30** via email and/or the attached TRC form.

As of right now, the meeting will be held at 805 S Walker Street, Burgaw, in the Commissioners Chambers beginning at 9:00 AM on **Thursday, December 2**. The agenda will be forwarded to you on Tuesday, November 30 as well.

The application documents can be found at the below link:
https://pendercountync.sharepoint.com/:f:/s/Planning/Eq2mNYOXbNFLkh3eka6b3pwBNBNquAP6g-5M6PMJeeI7Uw?e=f3mcaK

The password is December2TRCMeeting

Thanks,
Gideon

1. **Pender Commerce Park Lot 1 – Major Site Development Plan (EnerGov: SDP 2021-228)**
    - Major Site Development Plan on Lot 1 of the Pender Commerce Park for the construction of a 286,520 sf industrial building with an area reserved for future expansion, as well as the construction of a 147,420 sf industrial building.
    - The subject property is zoned GI, General Industrial, consists of 43.27 acres after subdivided from the 135.19-acre parent parcel, and is located on PIN 2291-65-5989-0000.
    - The applicant is H. Chris Ramm, and the engineer is Derek Shrewsberry with McKim & Creed Engineering Inc. (dshrewsberry@mckimcreed.com)
    - The case planner for this project is Vanessa Lacer (vlacer@pendercountync.gov).

2. **Oak Grove at Blake Farm – Major Site Development Plan (EnerGov: SDP 2021-230)**
    - Major Site Development Plan for Oak Grove at Blake Farm, a senior living multi-family development consisting of 183 residential units.
    - The subject property is zoned PD, Planned Development, consists of 21.37 acres, and is located on PIN 3271-21-6967-0000.
    - The applicant is Madison Robideau, and the engineer is Mark Hargrove with Port City Consulting Engineers, PLLC (madison@trasklandco.com; mark@portcityeng.com)
    - The case planner for this project is Greg Feldman (gfeldman@pendercountync.gov)

3. **Homegevity Landscaping – Major Site Development Plan (EnerGov: SDP 2021-227)**

- Major Site Development Plan for the expansion of the Homegevity site to store materials and equipment associated with the landscaping business.
- The Homegevity site received site plan approval in November 2019 to operate the landscaping business on PIN 3293-53-6992-0000 (opposite site of Williams Love Grove Church Road).
- The subject property is zoned GB, General Business, consists of 4.11 acres, and is located on PIN 3293-64-2013-0000.
- The applicant is Charles Riggs (riggsland@riggslandnc.com)
- The case planner for this project is Carlene Shaw (cshaw@pendercountync.gov)

4. **The Towns at Blake Farm Expansion - Major Site Development Plan (EnerGov: SDP 2021-231)**
    - Major Site Development Plan for a revision to The Towns at Blake Farm to expand the project boundary to construct an additional 18 townhome units.
    - The Towns at Blake Farm was discussed at the October 7, 2020 TRC meeting for approval of 136 units. The proposed request will increase the development to a total of 154 townhome units.
    - The subject property is zoned PD, Planned Development zoning district, consists of approximately 28 acres, and is located on PIN(s) 3231-23-6002-0000; 3271-53-1156-0000; and 3271-33-1156-0000
    - The applicant is Jordan McLaughlin (jmclaughlin@colejeneststone.com)
    - The case planner for this project is Greg Feldman (gfeldman@pendercountync.gov)

Gideon Smith | Senior Planner
Pender County Planning & Community Development
(910) 259-1529
gsmith@pendercountync.gov
805 S. Walker Street,
Burgaw, NC 28425

PENDER COUNTY NC

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Pender County
Planning and Community Development

Planning Division
805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Technical Review Committee Agenda

December 2, 2021

Pender County's Technical Review Committee meeting will be held on Thursday, December 2, 2021, at 9:00 AM in the Board of County Commissioners Chambers, in the Pender County Government Administration Building at 805 S. Walker Street, in Burgaw to review the cases below.

9:00 AM: **Item 1: Pender Commerce Park Lot 1 – Major Site Development Plan (SDP 2021-228)**

H. Chris Ramm applicant, on behalf of Pender County, owner, is requesting approval of a Major Site Development Plan for the construction of a 286,520 square foot industrial building with an area reserved for future expansion, as well as the construction of a 147,420 square foot industrial building. The subject property is located at the terminus of Acme Way in the Grady Township and identified as Lot 1 in the Pender Commerce Park. The request consists of one tract of land totaling approximately 43.27 acres after being subdivided from the 135.19 acre parent parcel. The subject property is zoned GI, General Industrial zoning district, and may be further identified by Pender County PIN: 2291-65-5989-0000.

Site Plan Data:
Zoning District: GI, General Industrial
Water Service: Pender County Utilities (PCU)
Wastewater Service: Pender County Utilities (PCU)
Acreage: ±43.27

9:15 AM: **Item 2: Oak Grove at Blake Farm – Major Site Development Plan (SDP 2021-230)**

Trask Land Company, Inc., applicant, on behalf of Dry Pond Partners, LLC, owner, is requesting approval of a Major Site Development for Oak Grove at Blake Farm, a senior living multi-family development consisting of 183 residential units. The proposed development is located off of Blake Farm Boulevard in the Topsail Township. The request consists of one tract of land totaling approximately 21.37 acres, is zoned PD, Planned Development zoning distract, and may be further identified by Pender County PIN: 3271-21-6967-0000.

Site Plan Data:
Zoning District: PD, Planned Development
Water Service: Pender County Utilities (PCU)
Wastewater Service: Pluris
Acreage: ±21.37

9:30 AM: **Item 3: Homegevity Landscaping – Major Site Development Plan (SDP2021-227)**

Charles Riggs, applicant, on behalf of Homegevity, LLC, owner, is requesting approval of a Major Site Development Plan for the expansion of the Homegevity site to store materials and equipment associated with the landscaping business. The subject property is located to the north of Williams Love Grove Church Road in the Topsail Township. The request consists of one tract of land totaling approximately 4.11 acres, is zoned GB, General Business zoning district, and may be further identified by Pender County PIN: 3293-64-2013-0000.

Site Plan Data:
Zoning District: GB, General Business
Water Service: TBD
Wastewater Service: TBD
Acreage: ±4.11

9:45AM: **Item 4: Silo Ridge – Preliminary Plat Revision (SUBMAJR 2021-06)**

Sidbury Development I, LLC, applicant and owner, is requesting approval of a Preliminary Plat revision for the construction of 299 units, consisting of 224 townhomes and 75 single-family homes. The Master Development Plan received approval at the September 1, 2020 Planning Board meeting and was reviewed at the August 5, 2020 Technical Review Committee meeting. The subject property is located on Sidbury Road, approximately 0.25 mile west of the intersection with US HWY 17 in the Topsail Township. The request consists of one tract totaling approximately 74.52 acres, is zoned PD, Planning Development zoning district, and may be further identified by Pender County PIN: 3271-12-6568-0000.

Site Plan Data:
Zoning District: PD, Planned Development
Water Service: Private Water System
Wastewater Service: Pluris
Acreage: ±74.52

10:00AM: **Item 5: The Towns at Blake Farm Expansion – Major Site Development Plan (SDP 2021-231)**

Jordan McLaughlin, applicant, on behalf of Dry Pond Partners, LLC, owner, is requesting approval of a Major Site Development Plan for the expansion of The Towns at Blake Farm to expand the project boundary to construct an additional 18 townhome units, totaling 154 townhome units. The subject properties are located off of Blake Farm Boulevard in the Topsail Township. The request consists of three tracts totaling approximately 28 acres, are zoned PD, Planned Development zoning district, and may be further identified by Pender County PINs 3271-21-6967-0000, 3271-23-6002-0000, and 3271-33-1156-0000.

Site Plan Data:
Zoning District: PD, Planned Development
Water Service: Pender County Utilities
Wastewater Service: Pluris
Acreage: ±28

Pender County
Planning and Community Development

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Project Title: Silo Ridge Preliminary Plat
Case Number: SUBMAJR 2021-06
TRC Meeting Date: 12/2/2021
Board Hearing (if applicable): N/A
Date of Review: 12/1/2021
Reviewed by: Gideon Smith (gsmith@pendercountync.gov; (910) 259-1529)

The following comments have been received for the December 2, 2021 TRC meeting. Below in RED are the outstanding requirements per Section 6.4 of the Pender County Unified Development Ordinance.

Please note the following:

1. All other TRC comments provided during or after the scheduled meeting will be forwarded to the applicant.
2. Please note that additional comments may be made upon further review of subsequent revisions.

6.4 PRELIMINARY PLAT CONTENTS

Preliminary plats not illustrating or containing the data from Section A shall be returned to the developer or the authorized agent for completion and resubmission.

A. The preliminary plat shall be prepared in accordance with the following specifications:

1) Plat Requirements

n) The location and dimensions of all proposed and existing rights-of-way, utility or other easements, riding trails, pedestrian or bicycle paths, natural buffers, and areas if any to be dedicated to public use with the purpose of each stated.

i) Please label all of internal roadways on Sheets C-3, C-3.1, C-3.2, C-3.3, and C-3.4 (i.e. Road A through L to correspond with the Road Profile sheets).

ii) According to the private local residential road cross-section on Sheet C-3, the sidewalk will be within a pedestrian easement. Please confirm the location of these easements are shown as dashed lines where the sidewalks are illustrated on the site plan.

iii) Please confirm if the proposed multi-use path is located within the project boundary or within the Sidbury Road right-of-way.

p) Sufficient survey to determine readily and reproduce on the ground every straight or curved boundary line, road line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearings, or deflection angles, radii, central angles, and tangent distances for the center line of curved roads and curved property lines that

are not the boundary of curved roads. All dimensions shall be in accordance with the Standards and Practices of Land Surveyors.

i) Please verify that these standards are met or provide a Surveyor's Certification indicating such.

q) The accurate locations and descriptions of all monuments, markers, and control points.

i) Please verify that these standards are met or provide a Surveyor's Certification indicating such.

2) Design Standards

b) Street layout and access shall conform to Section 7.4, Access and Section 7.5, Street Design.

i) Please ensure that all roads stub completely to the property boundaries to avoid the creation of any spite strips that would prevent future access to adjacent roads.

c) Calculated open space requirements must adhere to Section 7.6, Open Space.

i) Please verify that the amount of open space labeled on the plan sheets match what is indicated in the site data table.

ii) Please provide an engineer's cost estimate that shows the pool facilities and associated amenities, as well as the nature trail or other open space improvements meet the Recreational Unit requirement of $35,000.

d) Landscaping and Buffers shall be shown on the site plan and adhere to the landscaping standards set forth in Article 8, Landscaping and Buffers.

i) Please be aware that this development is subject to the below 6 conditions as part of the Master Development Plan (MDP 2020-23) approval. The three that directly refer to landscaping requirements are listed below.

4. Currently, the northern property line requires an A Buffer as the adjacent tract is vacant. However, a collector street, Huggins Road, will be built along the shared property line. This would require a change in buffering standards from a Buffer A to a Buffer B. The applicant has chosen to place a Buffer C along the shared property line, which is a denser buffer standard than either Buffer A or Buffer B. Therefore, the developer shall be required to construct a C Buffer along the shared property line with the future Huggins Road.
5. The applicant shall be required to construct a C-1 buffer with an eight (8) foot fence along the Sidbury A easement.
6. The applicant shall be required to construct a C-1 Buffer with an eight (8) foot fence along parcels: 3271-11-0760-0000 and 3271-11-2651-0000.

ii) Please provide a landscape plan that corresponds with the types of buffers required by these conditions and those listed on the site plan.

iii) Please include a plant schedule and detail of a typical cross-section of each proposed buffer type.

iv) Please provide a significant tree survey for the site.

3) Road Layout

b) The location and design of parking areas and pedestrian and vehicular access points. That the design of traffic patterns, traffic control measures and street pavement areas, including plan profiles and cross section views, and with provisions for maintaining traffic flows for both public use as well as emergency management services are consistent with the requirements of this Ordinance and any other adopted plan.

i) Will there be any parking areas or pull off areas associated with the cluster box units?

d) For non-residential and multifamily projects, the location of trash handling, recycling, grease bins, and other waste-related facilities employed in the normal operation of the use.

i) Please show the location of any trash receptacles associated with the amenity center.

e) When any development proposes private streets a description of the method to provide Pender County Emergency Service personnel and vehicles immediate access shall be submitted.

i) Please provide a description of the method to provide Pender County Emergency Service personnel and vehicles immediate access.

f) Stormwater facilities, water supply, sanitary sewer service, fire protection and hydrants, street signs, and street lighting designed in conformance with department standards, specifications and guidelines;

i) Please be aware that a condition of approval of the Master Development Plan requires stormwater management system to be designed for 50-year storm events to mitigate post storm event runoff.

ii) These components of the development will be verified by various agencies throughout the preliminary plat review process.

g) Plan profile and cross section of drainage and utility services and other proposed easements or dedications as required.

i) Please provide a cross-section of the storm drain easement, utility easements, etc.

4) Traffic Impacts

c) A Traffic Impact Analysis is required when the development generates 100 trips in the morning or evening peak hours or over 1,000 trips per day. The Traffic Impact Analysis must state the dates and times the counts were conducted.

i) Please provide a digital copy of the approved TIA and associated approval letter.

5) Adopted Plan Compliance

a) Compliance with all applicable requirements of this Ordinance and any other County adopted plan, policy document or approved Master Development Plan conditions.

i) Please address these comments for compliance.

ii) Please add a reference to the site data table noting the approved Master Development Plan (MDP 2020-23) and the approved Minor Site Development Plan (SDP 2021-195) that allowed for the installation of the two community water wells.

iii) Please be aware that this development is subject to the below 6 conditions as part of the Master Development Plan (MDP 2020-23) approval.
   a) Please include these conditions in the site data table.
      1. Crosswalks shall be provided at all appropriate locations where a sidewalk would cross a street and shall be demonstrated on all Preliminary Plats associated with this Master Development Plans.
      2. The applicant shall be required to design their stormwater management system for 50-year storm events to mitigate post storm event runoff.
      3. The applicant shall be required to construct a multi-use path along Sidbury Road (SR 1572) to increase pedestrian connectivity within the development and outside the development for future residents of Pender County to utilize.
      4. Currently, the northern property line requires an A Buffer as the adjacent tract is vacant. However, a collector street, Huggins Road, will be built along the shared property line. This would require a change in buffering standards from a Buffer A to a Buffer B. The applicant has chosen to place a Buffer C along the shared property line, which is a denser buffer standard than either Buffer A or Buffer B. Therefore, the developer shall be required to construct a C Buffer along the shared property line with the future Huggins Road.
      5. The applicant shall be required to construct a C-1 buffer with an eight (8) foot fence along the Sidbury A easement.
      6. The applicant shall be required to construct a C-1 Buffer with an eight (8) foot fence along parcels: 3271-11-0760-0000 and 3271-11-2651-0000.

b) Agreement Demonstrate compliance with the most recent Comprehensive Land Use Plan most recently adopted CAMA Land Use Plan and any other applicable adopted land use document(s). Reference of recently approved MDP.
   i) Please add a reference to the site data table noting the approved Master Development Plan (MDP 2020-23).

c) Compliance with site construction specifications.

d) The Administrator, Technical Review Committee, or the Planning Board may request additional information be submitted that is pertinent to review of the proposed subdivision for compliance with the provisions of this Ordinance or other Pender County Ordinances.
   i) Please be aware that this proposed development will require Planning Board review and approval before this preliminary plat can be approved. Section 3.15 of the Pender County Unified Development Ordinance does not grant Staff the authority to administratively approve the modification that to change the majority of the single-family lots to duplexes and to remove the townhome housing type all-together.

B. Upon completion of Section A, the following additional materials or permits are required with the preliminary plat for final approval in accordance with Section 3.10.3.K.:

1) Wastewater (either; a or b, as applicable)

b) Community Wastewater Systems

i) Authorization to Construct, as approved by the appropriate State Agency

a) Permit No. WQ0042707, dated August 25, 2021, was submitted to the County on December 1, 2021.

ii) Wastewater line extensions based upon previous approval of wastewater system

a) Permit No. WQ0042707, dated August 25, 2021, was submitted to the County on December 1, 2021.

iii) Construction plans sealed by a registered engineer, as approved by the appropriate State agency

iv) If applicable, Certification that the system will be owned by a Public or Community Water System as defined in this Ordinance with conditional acceptance of ownership or certification that the system will be owned by a homeowners association established under the provisions of this Ordinance.

2) Water (either a or b, as applicable)

a) Public Water System

i) Authorization to Construct, as approved by the appropriate State Agency

ii) Construction plans sealed by a registered engineer, as approved by the appropriate State Agency,

iii) Acceptance of operation and maintenance of the system by a Public (Pender County Utilities) or Community Water system as defined in this Ordinance,

a) Please include the additional 17 lots/units on the northern portion of the project in the revised preliminary plat submittal.

b) It is Staff's understanding that these lots/units will not be platted until PCU water is available to the area. Please be aware that these approvals will be required when that time comes.

iv) If applicable, Certification that the system will be owned by a Public or Community Water system as defined in this Ordinance with conditional acceptance of ownership or certification that the system will be owned by a homeowners association established under the provisions of this Ordinance.

b) Private Water

i) Well permits for each individual as demonstrated through verification of receipt of the preliminary plat of the development by the Pender County Health Department.

a) Please provide all pertinent permits that have been received for the community water wells, if applicable.

3) Road Layout
   a) Public Right of Way
      i) Driveway Permit: Approval by NCDOT of connection of subdivision roads with NCDOT maintained roads.
         a) Please provide the NCDOT Driveway Permit upon receipt.
      ii) Plan Approval: Street construction & street drainage plans as approved by NCDOT District Engineer with letter of approval (for public streets).
         a) N/A since all streets are proposed as private.
      iii) Verification of receipt of the preliminary plat of the development by the NCDOT District Engineer or his the appointed designee.
   b) Private Right of Way
      i) Street construction & street drainage plans in accord with NCDOT submittal requirements, design and construction standards or in accord with Section 7.5, Street Design, private street standards. The plans must be signed and sealed by a registered surveyor or engineer.
         a) General Road Note 4 on the coversheet states that the private streets will be built to NCDOT standards. Please be aware that a private road certification will need to be included on any final plat and an engineer improvement certification will need to be submitted prior to signing any final plat.
         b) Will the street drainage be certified as well?
      ii) A letter from the design professional will accompany the plans certifying that they meet the NCDOT submittal requirements, design and construction standards or Private Street Standards, Pender County (for private streets).
         a) Please see above.
4) Approved road and subdivision names in accordance with Article 11.
   a) Names must be approved by the Pender County Addressing Coordinator.
5) Stormwater Management and Drainage Plans in accordance with Section 7.9.
   a) Please provide the State Stormwater Permit upon receipt.
   b) Please be aware of condition 6 of the Master Development Plan approval that requires the facilities to be designed for 50-year storm events to mitigate post storm event runoff.
   c) Please be aware that an engineer improvement certification will need to be submitted prior to signing any final plat.
7) Sediment & Erosion Control Plans as approved by the appropriate State Agency (with letter of approval).
   a) The Erosion and Sedimentation Control Permit (Project ID PENDE-2021-025), dated April 22, 2021, was submitted to the County on December 1, 2021.
8) Wetlands
   a) Approval of Wetlands Delineation by the Army Corps of Engineers (USACE) (if wetlands in development).
      i) Please provide the approved Jurisdictional Determination that is mentioned in Development Notes 7 on the coversheet.

b) Wetlands fill authorization or permit if construction in wetlands is involved.
   i) General Note 9 on the coversheet indicates that wetlands will be impacted and mitigated in accordance with State and Federal regulations.
   ii) Please provide all wetland fill authorizations or permits upon receipt.

9) Flood Requirements in accordance with the Flood Damage Prevention Ordinance
   a) N/A

10) Any other local, State or Federal permit as required for the specific project.

Additional Planning Comments:

1. Please add Preliminary Plat to the cover page.
2. Please update the PIN to reflect the subject site (PIN 3271-12-6568-0000).
3. Please include the additional 17 lots/units on the northern portion of the project in the revised preliminary plat submittal.
4. Please include the Certification of Submission on the coversheet.

Certification of Submission
A copy of this plat has been submitted. Approval is subject to review; this does not constitute an approval.

Pender County Utilities:_____ Date:_____
Pender County Environmental Health:_____ Date:_____
Pender County Addressing Coordinator:_____ Date:_____
Pender County Fire Marshal:_____ Date:_____

Additional Technical Review Committee Member Comments:

Pender County Floodplain Administrator, Daniel Adams 910-259-0231

1. No comment.

Pender County Fire Marshal, Mark Haraway 910-259-1400

1. Fire service access roads will have to be 20" minimum with 13'6" minimum vertical clearance
2. Builder will have to provide fire hydrants throughout the project pursuant to Chapter 5 NCSFC
3. Hydrants will have to be placed so as to provide hydrant access no more than 400 feet from any structure.
4. Street and building addressing will have to be compliant with Pender County requirements

Technical Review Committee Review and Response

Date: _____ Case Name: _____
Name: _____ Agency: _____
Phone: _____ Email: _____

Requirements:

Recommendations:

Comments:

Information Requested:

Please Follow Up Prior to Meeting: Yes No

W E Rd
E E Rd
N C Rd
N K Rd
N D Rd
J Rd
H Rd
A Rd
N G Rd
S K Rd
F Rd
S C Rd
B Rd
S D Rd
S G Rd
Zoom
7
of 33

Gideon Smith

From: Vanessa Lacer
Sent: Tuesday, November 30, 2021 10:22 AM
To: Gideon Smith
Cc: Travis Henley; Greg Feldman; Carlene Shaw; Stephanie Jagoda
Subject: RE: Pender County TRC - December 2 2021

Hi Gideon,

There are no comments from Long Range Planning regarding the 5 cases for the Dec 2, 2021 TRC meeting. For future reference, regarding the Silo Ridge Preliminary Plat, a collector street is planned on the adjoining property at the western parcel boundary and is labeled Huggins Rd on the plat.

Best,
Vanessa

Vanessa Lacer, MPA
Long Range Planner
Pender County Planning and Community Development
vlacer@pendercountync.gov
(910) 259-1274

PENDE

From: Gideon Smith <gsmith@pendercountync.gov>
Sent: Monday, November 22, 2021 12:31 PM
To: Gideon Smith <gsmith@pendercountync.gov>
Cc: Travis Henley <thenley@pendercountync.gov>; Vanessa Lacer <vlacer@pendercountync.gov>; Greg Feldman <gfeldman@pendercountync.gov>; Carlene Shaw <cshaw@pendercountync.gov>; Stephanie Jagoda <sjagoda@pendercountync.gov>
Subject: RE: Pender County TRC - December 2 2021

Good afternoon everyone,

A fifth application has been added to the December 2, 2021 TRC meeting. Please provide comments by **Tuesday, November 30** via email and/or the attached TRC form.

The application documents can be found at the below link:
12. December 2, 2021

The password is December2TRCMeeting

Technical Review Committee Review and Response

Date: 11-30-21 Case Name: SILO RIDGE PLAT
Name: Doug Racine Agency: NCDOT
Phone: 910-467-0500 Email: dracine@ncdot.gov

Requirements:

Submit for Subdivision plan approval, if roads are to become public.

Recommendations:

Comments:

Information Requested:

Please Follow Up Prior to Meeting: Yes ☐ No ☐

Gideon Smith

From: Dunn, Maria T. <maria.dunn@ncwildlife.org>
Sent: Wednesday, December 1, 2021 1:32 PM
To: Gideon Smith
Subject: [External]RE: [External] Pender County TRC Meeting - December 2, 2021

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon.
I am unable to attend the meeting tomorrow but would like to note that three of the developments are in areas that may have sensitive habitats and species of concern present. Oak Grove at Blake Farm, Silo Ridge, and The Towns at Blake Farm should contact the US Fish and Wildlife Service (USFWS) regarding surveys for red cockaded woodpeckers (RCW) as well as potential plant surveys for rough-leaved loosestrife, golden sedge, and Cooley's meadowrue.
Thank you for the opportunity to review and provide comments. Please don't hesitate to call or email if I can be of additional assistance.
Maria

Maria T. Dunn
Coastal Coordinator

NC Wildlife Resources Commission
943 Washington Sq. Mall
Washington, NC 27889
office: 252-948-3916

www.ncwildlife.org

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

From: Gideon Smith <gsmith@pendercountync.gov>
Sent: Tuesday, November 30, 2021 11:48 AM
To: Gideon Smith <gsmith@pendercountync.gov>
Cc: thenley <thenley@pendercountync.gov>; Stephanie Jagoda <sjagoda@pendercountync.gov>; Carlene Shaw <cshaw@pendercountync.gov>; Greg Feldman <gfeldman@pendercountync.gov>; Vanessa Lacer <vlacer@pendercountync.gov>
Subject: [External] Pender County TRC Meeting - December 2, 2021

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to Report Spam.

Good morning everyone,

Please find the agenda for the December 2, 2021, TRC meeting attached. If you have not provided comments and wish to do so, please send me those comments by 5:00 pm on Wednesday, December 1, 2021.

Please note, if you would like to attend remotely, please call (910) 259-0234 a few minutes before 9:00 am on Thursday to join.

The application documents can be found at the below link:
12. December 2, 2021

The password is December2TRCMeeting

Thanks,
Gideon

Gideon Smith | Senior Planner
Pender County Planning & Community Development
(910) 259-1529
gsmith@pendercountync.gov
805 S. Walker Street,
Burgaw, NC 28425

PENDER COUNTY NC

www.pendercountync.gov

Pender County
MDP 2021-34 Sneeden - Oak Ridge

TO:	Planning Board
FROM:	Travis Henley
DATE:	January 4, 2022
SUBJECT:	MDP 2021-34 Sneeden - Oak Ridge

SUMMARY:
Oak Ridge Properties at Olde Point, LLC, applicant and owner, is requesting approval of a revision to the Oak Ridge at Olde Point Master Development Plan, which currently has approval for 4 commercial buildings to be developed in phases. Phase 1 of the approved Master Development Plan consists of a Wilmington Health facility and is the only portion constructed to date. The proposed revision would add limited service eating places to the permitted uses within the approved commercial buildings and relocate the proposed driveway on Country Club Road further east from the intersection of US HWY 17. The subject properties are within the PD, Planned Development zoning district. The subject properties consist of 6 tracts of land totaling approximately 6.83 acres and are located on the eastern side of US HWY 17 between its intersections of Country Club Drive to the south and Ravenswood Road to the north in the Topsail Township. The subject properties may be further identified by the following Pender County PINs: 3293-75-6761-0000, 3293-75-8990-0000, 3293-86-0069-0000, 3293-85-1925-0000, 3293-85-2836-0000, and 3293-85-3750-0000.

ACTION REQUESTED:
Approval of Revision

ATTACHMENTS:
MDP 2021-34 Staff Report
MDP 2021-34 Application
MDP 2021-34 Narrative
MDP 2021-34 Site Plans
Attachment 1 - Approved MDP Site Plan
Attachment 2 - 597-2017 Staff Report
Attachment 3 - Sidewalk Graphic from 597-2017
Attachment 4 - TIA Scoping Documents

Attachment 5 - Public Input Meeting Report
Attachment 6 - MDP 2021-34 TRC Comments

STAFF REPORT FOR MDP 2021-34
MASTER DEVELOPMENT PLAN REVISION APPLICATION

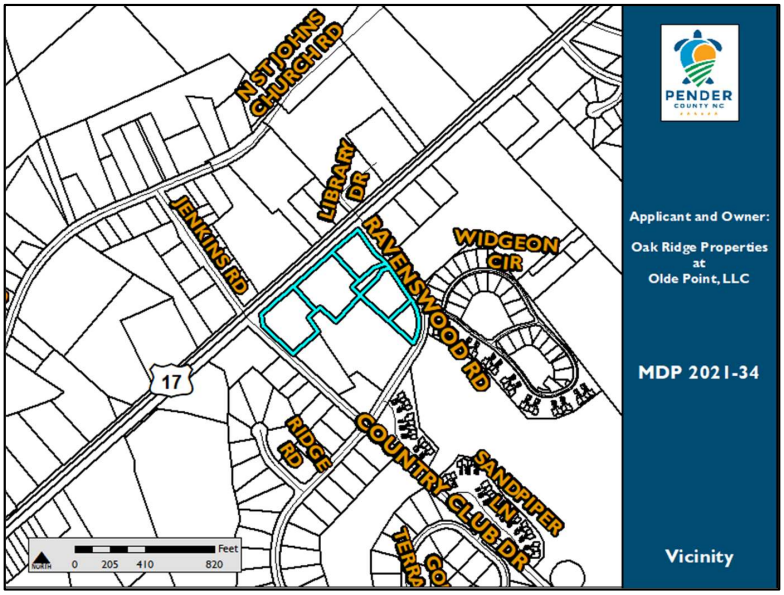
APPLICATION SUMMARY	
Case Number	MDP 2021-34
Hearing Date	January 4, 2022 Planning Board
Applicant	Oak Ridge Properties at Olde Point, LLC
Property Owner(s)	Oak Ridge Properties at Olde Point, LLC
Parcel Identification Number	3293-75-6761-0000, 3293-75-8990-0000, 3293-86-0069-0000, 3293-85-1925-0000, 3293-85-2836-0000, and 3293-85-3750-0000
Acreage	6.83
Township	Topsail
Zoning District	PD, Planned Development
Pender 2.0 Future Land Use Category	Regional Mixed-Use

MASTER DEVELOPMENT PLAN PROPOSAL

Oak Ridge Properties at Olde Point, LLC, applicant and owner, is requesting approval of a revision to the Oak Ridge at Olde Point Master Development Plan to add limited-service eating places to the permitted uses within the approved commercial buildings and relocate the proposed driveway on Country Club Road further east from the intersection of US HWY 17.

LOCATION

The subject properties are located on the eastern side of US HWY 17 between its intersections of Country Club Drive to the south and Ravenswood Road to the north in the Topsail Township.

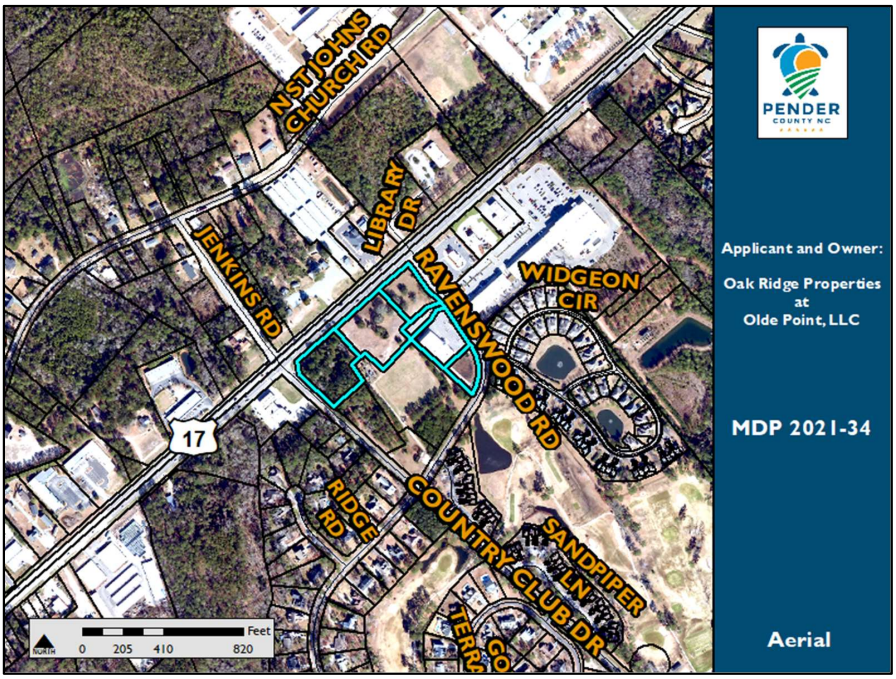


DEVELOPMENT HISTORY

On September 1, 2015, Oak Ridge Properties at Olde Point, LLC, applicant and owner, requested approval of a Master Development Plan (MDP) to allow for the construction of 4 commercial structures and Major Site Development Plan approval for Phase 1 of a mixed-use development known as Oak Ridge at Olde Point (Case Number 11438). The specific uses included in the original MDP are outlined on Page 3 of this report.

In May of 2017, Phase 1 of the development located on Lot 4, received Final Zoning Approval. This portion contains an approximately 15,000 square foot building for a medical office – a Wilmington Health facility (NAICS 621 Ambulatory Health Care Services) as well as gravity sanitary sewer connection lines, a lift station and force main, and a stormwater best management practice capable of treating all future development located on Lot 5. Ingress and egress to Phase 1 is provided directly from Ravenswood Road (private) in which the applicant has entered into a private road maintenance agreement. The approved Master Development Plan may be found in the Board's packet as **Attachment 1**.

In August of 2017, Oak Ridge Properties at Olde Point, LLC went before the Planning Board to revise the existing Master Development Plan by requesting a payment in lieu option for constructing the required pedestrian infrastructure (sidewalks). The revision was unanimously approved by the Planning Board. The staff report associated with the original revision to the approved Master Development Plan may be found in the Board's packet as **Attachment 2.**



Dimensional Requirements
Dimensional standards within the PD, Planned Development zoning district are specific to individual parcels or parcels included in Master Development Plans. Because no dimensional standards were established in the original and subsequent revisions of the approved Master Development Plan, the revised plan associated with this request shall adhere to the following dimensional standards.

Oak Ridge at Olde Point MDP	
	Minimum Setback
Front	25'
Side	10'
Rear	15'
Corner	15'
Max. Building Height	35'
Structure Separation	20'

Allowable Uses
Per Section 6.1.1.A of the Pender County Unified Development Ordinance (UDO), all proposed uses shall be specified in the Master Development Plan narrative by NAICS code. The applicant has requested a change in allowable uses outlined in the approved Master Development Plan, necessitating a revision to be considered by the Planning Board.

	Proposed Allowable Uses in Master Development Plan	
	NAICS Code	**Use**
Existing Permitted Uses	44-45	Retail Trade
	54	Professional, Scientific, and Technical Offices
	621	Ambulatory Health Care Services
	7221	Full-Service Restaurants
Requested Uses To Add To MDP		
	7222	**Limited-Service Eating Places**

TRANSPORTATION INFRASTRUCTURE

Roadways, Street Connectivity, and Access
The proposed development will be accessed via Ravenswood Road (private) and Country Club Drive (SR 1565) along with a third entrance location in the form of a 'right-in right-out' driveway on US HWY 17.

The second driveway entrance on Country Club Drive is proposed to be relocated approximately 70' feet east from the original location on the approved Master Development Plan in 2016 (Case

Number 11438). Per section 3.15 of the Pender County UDO, Planning Staff does not have the authority to grant an Administrative Adjustment because the proposed entrance on Country Club Drive is proposed to be shifted greater than 25' east. Additionally, the applicant is continuing to show interconnectivity among the proposed commercial developments on lots 1 through 4.

Pedestrian Access

Phase 1 has pedestrian sidewalks around the medical office building and a ten (10) foot wide greenway and proposed a bicycle easement on the front the property line parallel to US HWY 17. As previously discussed in this report, the initial revision request in 2017 for a payment in lieu of sidewalk installation within the Oak Ridge at Olde Point Master Development Plan was unanimously approved by the Planning Board. The construction of sidewalks associated with the approved revision in 2017 will be revisited as site specific plans are reviewed by the Technical Review Committee (TRC) for the commercial development on lots 1 through 4. A graphic outlining the location of the proposed sidewalks associated with the revision in 2017 may be found in the Board's packet as **Attachment 3**.

The existing and proposed pedestrian infrastructure is in conformance with the Pender County UDO as well as the Pender 2.0 Comprehensive Land Use Plan's vision for this portion of the County, whereby bicycle and pedestrian access to proposed developments is greatly encouraged.

Traffic

A Traffic Impact Analysis (TIA) is required based on the total number of trips for the entire development. The applicant has provided trip generation information for Phase I; however, additional trip generation calculations must be done to satisfy the requirement of Section 6.1.4.A.16 of the Pender County UDO. The applicant has indicated a revised TIA is currently being conducted to account for the newly proposed uses. Please find the scoping document that has been approved by NCDOT and the WMPO as **Attachment 4**. Before any development can occur on the subject properties, an approved TIA, approved by NCDOT and the WMPO will be required.

Because a Traffic Impact Analysis has not been completed at this time that analyzes roadway impacts as a result of the development, the volume to capacity ratio for US HWY 17 near the subject site has been provided. This ratio is based on average daily trips and the design characteristics of a given roadway, which can provide a general idea of the function of such roadway. Based upon the available volume to capacity data, US HWY 17 in this area has capacity to handle the anticipated traffic volume increases associated with the proposed master development plan.

NCDOT Average Annual Daily Traffic (AADT) – 2020; WMPO Roadway Capacities – 2015

Road	Location	Volume	Capacity	V/C
US HWY 17	North of Country Club Drive	36,000	37,232	0.97

Parking

Parking for the commercial uses will be determined based on the specific type of use and the total square footage of the building. As specific tenants for the proposed commercial developments are not yet known, parking requirements for this portion of the project cannot be

determined at this time. Through the site development plan approval process, parking will be reevaluated for conformance with the UDO.

Landscape and Buffers
The table below outlines the required buffers in the PD, Planned Development zoning district based on the adjacent land uses to the subject property. The proposed master plan illustrates the type of buffer along each property boundary, all of which are compliant with UDO requirements.

Required and Proposed Buffers	
Buffer Type	**Location of Buffer**
Type A	Adjacent US HWY 17, Country Club Drive, and Ravenswood Road
Type B	Adjacent to all non-residential uses

Significant Trees
A significant tree survey conforming with section 8.1.3 of the Pender County Unified Development Ordinance will be required prior to administrative approval of any subsequent Site Development Plan within this project. Any significant tree proposed for removal shall be mitigated by the on-site planting of two (2) trees of the same species with a minimum caliper of 2" or greater.

OTHER INFRASTRUCTURE

Utilities
The project has proposed connection to Pender County Utilities (PCU); subject to review and approval by PCU. The development is proposed to be serviced by a county water service line that runs along US HWY 17. Sewer service to the proposed development will be done so through an agreement with Pluris Hampstead, LLC. A letter of intent to serve this development shall be submitted to staff prior to any approvals.

Stormwater
Stormwater produced by the development will be treated and conveyed to an on-site retention facility located on Lot 5. A storm water permit (#SW8 141108) issued for this development on February 3, 2015 by NCDENR-DEMLR permits eighty-three (83) percent proposed impervious area for Lots 1-5. NCDENR issued Erosion and Sediment Control permit number PENDE 2015-16 for this development on December 16, 2014. As commercial tenants are established for the commercial development on lots 1-4, staff will review site specific plans to ensure conformance with section 7.9 of the UDO.

ENVIRONMENTAL CONCERNS	
Special Flood Hazard Areas	The subject property does not contain any Special Flood Hazard Areas[1].
Wetlands	It does not appear that the subject properties contain wetlands[2, 3]. The presence of any wetlands will be verified during the site development plan review process.
Areas of Environmental Concern	The subject property does not contain any Areas of Environmental Concern (AEC)[4].

[1] According to the effective regulatory and preliminary Flood Insurance Rate Maps from the NC Flood Risk Information System (NC FRIS)
[2] According to the NC Division of Coastal Management (NC DCM)
[3] According to the National Wetlands Inventory (NWI)
[4] According to the North Carolina Department of Environmental Quality (NCDEQ)

External Permits
All applicable local, state, and federal agency permits including a Stormwater Management Permit, Sedimentation and Erosion Control permit, and NCDOT Driveway Permit will be required prior to the approval of each phase as applicable.

PUBLIC INPUT MEETING

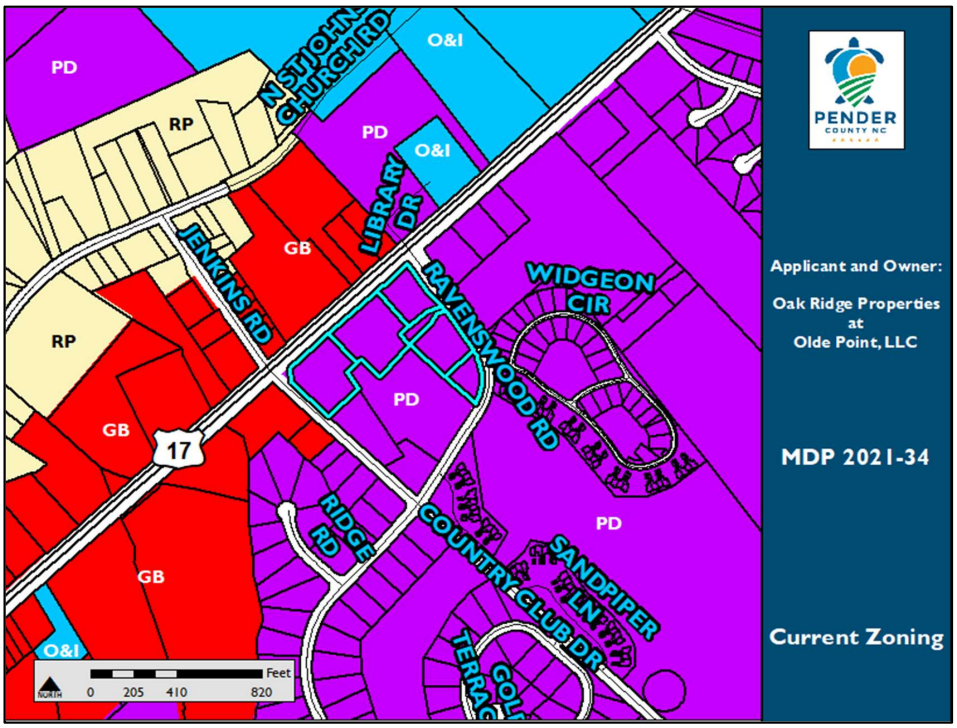
In accordance with the Pender County UDO, the applicant held a public input meeting on Monday, December 6, 2021 at the Hampstead Annex. According to the information provided by the applicant, 7 nearby residents attended the meeting citing concerns regarding traffic, stormwater, potential commercial tenants, and proposed commercial uses. Attendees also had general inquiries about the review process for revisions to Master Development Plans. A summary of the report provided by the applicant can be found in Attachment 5 of the Board's packet.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES

On November 23, 2021, the proposed Master Development Plan was sent to the Pender County Technical Review Committee for review. All Technical Review Committee comments can be found in **Attachment 6** of the Board's packet.

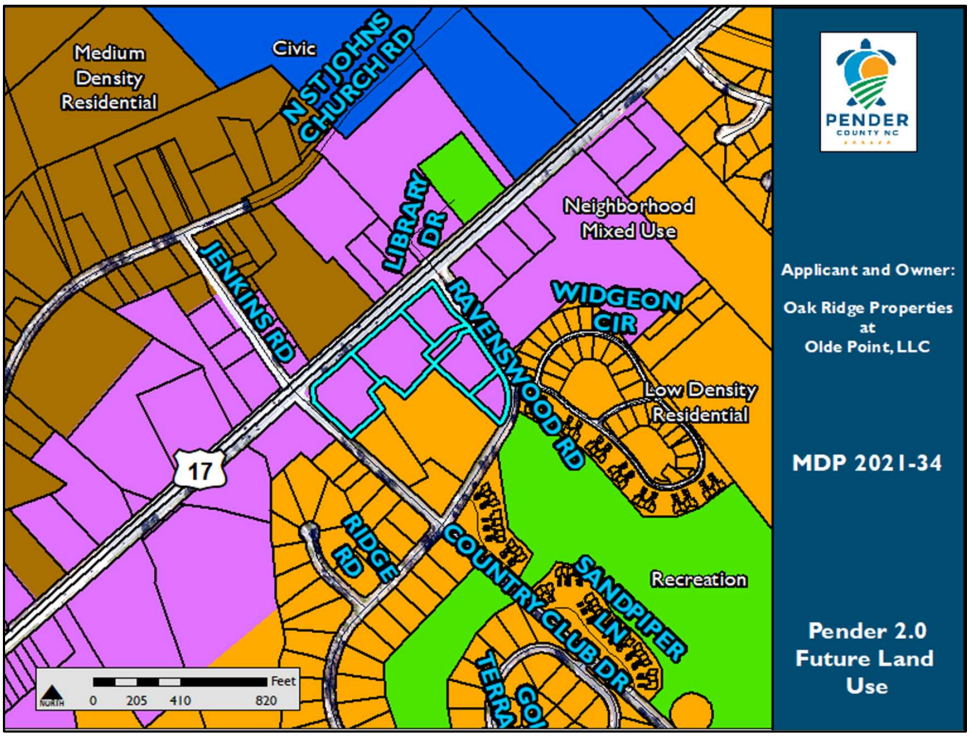
EVALUATION

Below: Zoning Map of the Area



CHARACTERISTICS OF THE SURROUNDING AREA		
	LAND USE	**ZONING**
North	Hampstead Town Center	PD, Planned Development
East	Wilmington Health (Phase 1 of approved MDP), Olde Point Subdivision/Golf Course	PD, Planned Development
South	Scotchman Gas Station/Convenience Store, Single Family Residential, Hampstead Self-Storage, Pender EMS and Fire Inc	GB, General Business, O&I, Office & Institutional
West	Cedar On the Green Shopping Village	GB, General Business

Pender 2.0 Comprehensive Land Use Plan Compliance: The subject properties are located within the Neighborhood Mixed Use Future Land Use Category as shown in the Future Land Use Map within the Pender 2.0 Comprehensive Land Use Plan. Neighborhood mixed use allows for a transition between more intense commercial, office, and residential development to lower density residential neighborhoods. The neighborhood mixed use category is primarily dedicated to non-residential uses that provide services, entertainment, and amenities to residents within a three-mile radius. Land use and development within this category is closely coordinated with existing and planned roadway transportation networks, while encouraging bicycle and pedestrian access. This future land use category should be composed of a mixture of integrated commercial, office, institutional, and single-family residential uses. This future land use classification is not intended to be solely reserved for mixed use developments. Single use developments that contribute toward an integrated land use pattern of appropriate commercial, office, civic, and medium density residential uses are encouraged.



The proposed development is consistent with the County's preferred growth pattern for the subject properties for several reasons. The project is proposing to construct a walkable development, with associated sidewalks and a proposed bicycle easement parallel to US Highway 17. In addition to the Future Land Use Map, the proposed Master Development Plan was found to be consistent with two goals, one objective, and three policies within the Pender 2.0 Comprehensive Land Use Plan:

Goal 4.3: Provide safe opportunities for walking and cycling, while supporting the need for paratransit service and other alternatives to provide transportation choices for residents and visitors.

Objective 4.3: Encourage alternative means of transportation to reduce traffic, enhance economic development, offer services to those without use of a vehicle, and provide recreational opportunities for residents and visitors.

Goal 5.1: Land Use and Growth Management: Manage the physical growth and development of Pender County by encouraging more intensive land uses in key locations identified for such growth while preserving and protecting the unique physical character and social assets of the rural heritage and coastal habitat that makes the County a unique place to live.

Policy 5.1.D: Focused Growth and Development: The County supports a growth pattern that includes low density single-family residential communities, but also allows for the strategic placement of higher density residential, mixed uses, and commercial development to accommodate and support future population growth, where necessary infrastructure exists or is planned.

Policy 5.1.H: Mixed Use Development: The County supports a wide range of commercial and residential development at varying intensities, when appropriately located, and provided that impacts to adjacent property owners and traffic congestion is mitigated.

Policy 5.1.K: Commercial Development: The County supports a wide range of commercial development, particularly those businesses that provide needed services to residents and visitors, provided that the impacts on traffic are minimized**.**

The proposed project fulfills several desired outcomes for development as outlined in the Pender 2.0 Comprehensive Land Use Plan. These outcomes include promoting increased interconnectivity, providing pedestrian facilities across the proposed development while providing nearby residents an opportunity to obtain employment, goods, and services.

Unified Development Ordinance Compliance: Section 3.5.4 of the UDO provides the applicable review procedure for Master Development Plans.

3.5.4 Master Development Plan Review

A. Applicants shall submit the MDP to the Administrator, together with completed application materials.
B. Application form must be completed, and fee paid at the time of submission.
C. The Master Development Plan must meet all the requirements prescribed in Section 6.1, Master Development Plan Contents.
D. The Administrator will forward the MDP to the Technical Review Committee for review. The TRC shall make recommendations concerning whether the plan meets the requirements and or plans of their particular state agency, county department or utility authority.
E. When the submission is complete, the Administrator shall submit the plans, application materials and comments to the Planning Board for its consideration, if required in accordance with Section 3.5.2.
F. The Planning Board shall act on the MDP within 90 days of the date of the presentation of the plan to the Board. The Planning Board shall approve the plan, approve it with required changes or deny the plan. If the Planning Board fails to act within 90 days, the plan shall be deemed approved. The applicant may request additional time if he/she deems it necessary.
G. If the MDP is denied by the Planning Board, the applicant may choose to withdraw the application and resubmit it with changes as a new plan or appeal the Planning Board's decision to Zoning Board of Adjustment.
H. Any decision rendered by the Planning Board is appealable to the Zoning Board of Adjustment within thirty (30) days of the decision.
I. Planning Board Master Development Plan approval shall be valid for two (2) years.

STAFF RECOMMENDATION

Planning Staff is submitting the proposal for Planning Board disposition. The request is consistent with the Future Land Use Map, as well as two goals, one objective, and three policies within the Pender 2.0 Comprehensive Land Use Plan, while conflicting with none. The proposed Master Development Plan revision is also compliant with the Pender County Unified Development Ordinance. Therefore, Planning Staff recommends the approval of the Master Development Plan revision as detailed in the report for the development known as Oak Ridge at Olde Point. All future development, phases, or changes to the Master Development Plan are subject to the Planning Board review and approval.

Pender County
Planning and Community Development

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Planned Development & Residential Mixed Zoning Districts
Master Development Plan Submission

Applications will be considered for the Technical Review Committee hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. _____ **Pre-submittal Meeting**
   Date of Meeting 9/24/21
2. _____ **Signed Application**
3. _____ **Payment**
   $500 plus $10 per acre for the first 100 acres, $5 per acre thereafter
4. _____ **Paper Plan Sets**
   One (1) 24 x 36, Fifteen (15) 11 x 17
5. _____ **Digital Submission**
   For all documents submitted in paper copy, bring a digital copy with paper submission.
6. _____ **Adjacent Property List**
   A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the of the perimeter of the project bounds.
7. _____ **Adjacent Property Envelopes**
   The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. _____ **Permits**
   Please include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
9. _____ **Site Plan Requirements**
   A prepared site plan in accordance with the Unified Development Ordinance standards 6.1, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.
   (See Master Development Plan Checklist)

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant David Sneeden Date 11/5/21

Printed Name David Sneeden, General Manager, Oak Ridge Properties at Olde Point, LLC

Staff Initials: _____
Date: _____

Pender County
Planning and Community Development

Planning Division
805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
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MASTER DEVELOPMENT PLAN

Prior to submission of a preliminary master development plan for approval, the applicant shall request a pre-application review conference with the County staff.

1. The purpose of the pre-application conference shall be to discuss the proposal in relation to the requirements of the Land Use Plan and UDO and to obtain advice on the preparation of the master development plan.
2. At the pre-application conference, the applicant shall provide a land use plan describing the following:
    a. The general location of the site.
    b. The general location of proposed roads.
    c. The general location of proposed uses, environmental areas, housing types or open space.
    d. The uses on adjoining properties.
    e. Utility requirements.

The purpose of the master development plan (MDP) is to promote orderly and planned development of property within Pender County. It is the purpose of the MDP to ensure that such development occurs in a manner that suits the characteristics of the land, is harmonious with adjoining property, is in substantial compliance with the goals and policies of the adopted Land Use Plan, and is in the best interest of the general public. The MDP shall be used to illustrate the characteristics of the property proposed for development and of surrounding properties.

**See Figures 2 and 3 at the end of Section 3.4, Pender County UDO for an illustrative process*

1. The MDP shall at least include all contiguous land under single or common ownership in the above zoning districts.
2. A preliminary MDP may be submitted with an application for a conditional rezoning but shall not be considered binding until approval of a final MDP.

Waivers to MDP – Residential Districts

The Administrator may waive the requirements of a MDP in the Residential Districts if the proposed development contains all of the following criteria:

1. Contains ten (10) or less traditional detached single-family dwelling units;
2. Is not an integral portion of a property proposed or planned for future development or subdivision;
3. Is planned to be developed in a manner that is harmonious with surrounding properties and land uses; and
4. Does not substantially affect the purpose and intent of its zoning district and the intent of this article.

Waivers to MDP – Commercial and Industrial Districts

The Administrator may waive the requirement of a MDP in the Commercial and Industrial Districts if the proposed development contains all of the following criteria:

1. If the proposed subdivision or development is less than five (5) acres in size;
2. Includes no new streets, roads or rights-of-way, does not further extend any existing or dedicated street, road or rights-of-way and does not significantly change the layout of any existing or dedicated street, road or rights-of-way;
3. Is not an integral portion of a property proposed or planned for future development or subdivision;
4. That such development is limited to one individual parcel and one single use in accordance with Section 5.2.

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP	**Date**	
Application Fee	$	**Invoice Number:**	
Pre-Application Conference		**Hearing Date**	

SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Oak Ridge Properties at Olde Point, LLC	**Owner's Name:**	Same as Applicant
Applicant's Address:	519 Market Street	**Owner's Address:**	Same as Applicant
City, State, & Zip	Wilmington, NC 28401-4634	**City, State, & Zip**	Same as Applicant
Phone Number:	910-520-7522	**Phone Number:**	Same as Applicant
Email Address:	david.sneeden@gmail.com	**Email Address:**	Same as Applicant
Legal relationship of applicant to land owner:	Applicant is Owner		

SECTION 2: PROJECT INFORMATION				
Type of Master Development Plan	☐ **Residential** *RP, PD, RM MH District*	☐ **Commercial** *GB, OI, IT, GI District*	☒ **Mixed Use** *PD*	
Property Identification Number (PIN):	3293-75-6761-0000, 3293-75-8990-0000, 3293-86-0069-0000, 3293-85-1925-0000, 3293-85-2836-0000, and 3293-85-3750-0000	**Total property acreage:** ± 6.83		
Zoning Classification:	PD	**Acreage to be disturbed:**	N/A Driveway Relocation	
Water Provider	Pender County Utilities	**Wastewater Provider:**	Pluris	
Project Address :	Near 16988 US HWY 17			
Description of Project Location:	Lots 1, 2 and 3 of Oak Ridge at Olde Point Master Development Plan, Highway 17 between Ravenswood Rd. and Country Club Rd.			
Describe activities to be undertaken on project site:	Please see attached Exhibit A narrative.			

SECTION 3: SIGNATURES			
Applicant's Signature		**Date:**	11/5/21
Applicant's Printed Name	David Sneeden, General Manager, Oak Ridge Properties at Olde Point, LLC	**Date:**	
Owner's Signature		**Date:**	11/5/21
Owner's Printed Name	David Sneeden, General Manager, Oak Ridge Properties at Olde Point, LLC	**Date:**	

NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

Office Use Only

☐	**MDP Fees:** (*$500.00 plus $10/acre for the first 100 acres $5/acre thereafter)*	**Total Fee Calculation: $**

Attachments Included with Application: (Please include # of copies)

CD /other digital version	☐ Y ☐ N	Plan Sets	# of large	# of 11X17	Other documents/Reports	☐ Y ☐ N

Payment Method:	**Cash :** ☐ **$**_____	**Credit Card:** ☐ Master Card ☐ Visa	**Check:** ☐ Check # _____

Application received by:		Date:
Application completeness approved by:		Date:
Date scheduled for public hearing:		

Exhibit A
Project Narrative

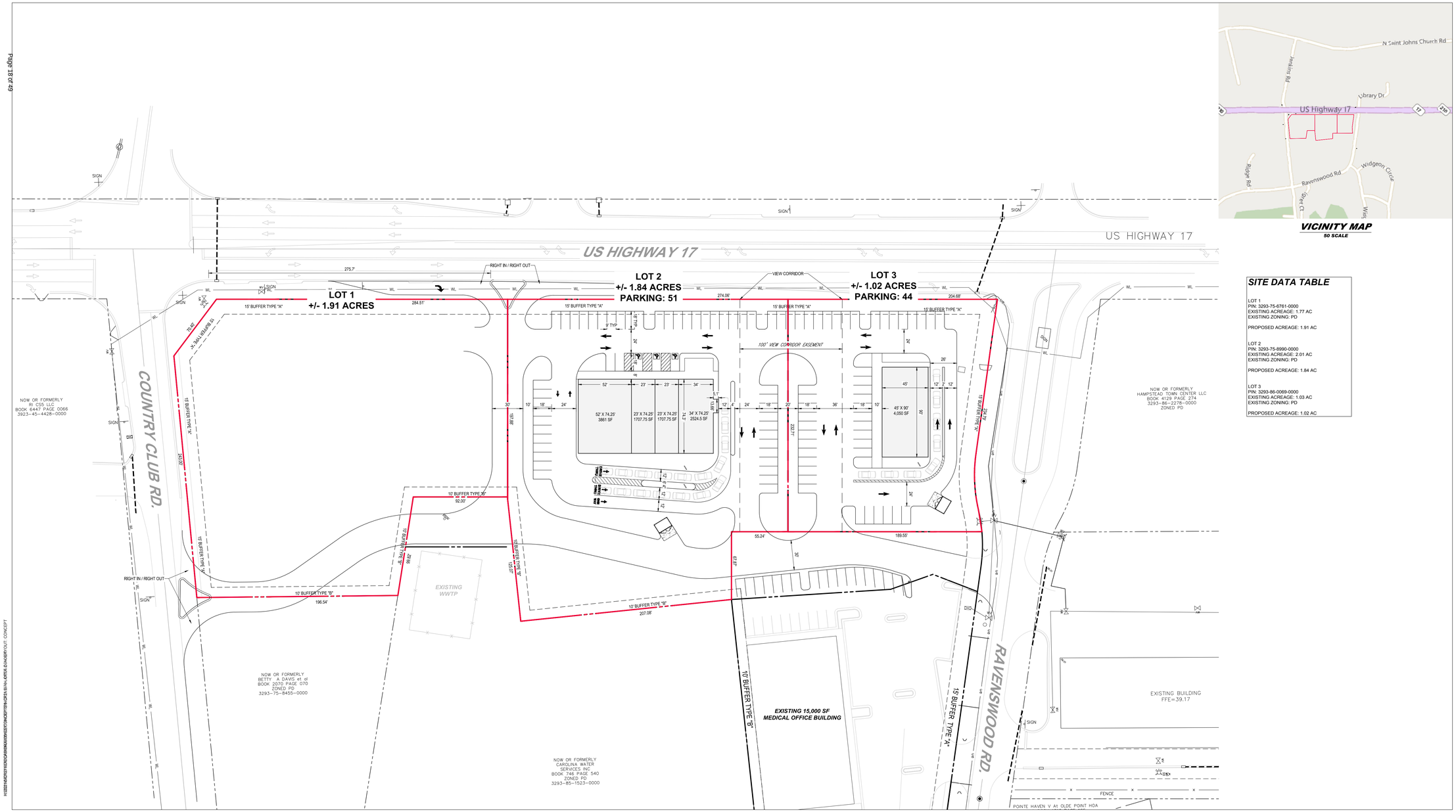
This is a requested Revision to the Master Development Plan for Oak Ridge Properties at Olde Point which was previously approved by the Pender County Planning Board. The purpose of the Revision is to make minor changes to parcel lines of Lots 1, 2 and 3 and to alter the access to comply with NCDOT requirements by moving the driveway farther away from the intersection with Highway 17 as illustrated on the proposed site plan.

Additionally, the Owner/Applicant is requesting to add one new proposed use NAICS 7222 Limited-Service Eating Places (Fast-food/Drive thru Coffee Shop) to the permitted uses for this MDP in order to add flexibility to possible future uses. The requested additional use is consistent with the Pender County Future Land Use Map designation as Neighborhood Mixed-Use, which is primarily designated for non-residential uses that provide services, entertainment and amenities to residents within a three mile radius. According to the Pender County Comprehensive Land Use Plan the desired uses for this Future Land Use type include such examples as restaurants and cafes.

It is also consistent with following Comprehensive Land Use Plan Policies:

- Policy 5.1.D: Focused Growth and Development which states The County supports a growth pattern that includes low density single-family residential communities, but also allows for the strategic placement of higher density residential, mixed uses, and commercial development to accommodate and support future population growth, where necessary infrastructure exists or is planned.

- Policy 5.1.H: Mixed Use Development: The County supports a wide range of commercial and residential development at varying intensities, when appropriately located, and provided that impacts to adjacent property owners and traffic congestion is mitigated.



VICINITY MAP
50 SCALE

SITE DATA TABLE

LOT 1
PIN: 3293-75-6761-0000
EXISTING ACREAGE: 1.77 AC
EXISTING ZONING: PD

PROPOSED ACREAGE: 1.91 AC

LOT 2
PIN: 3293-75-8990-0000
EXISTING ACREAGE: 2.01 AC
EXISTING ZONING: PD

PROPOSED ACREAGE: 1.84 AC

LOT 3
PIN: 3293-86-0069-0000
EXISTING ACREAGE: 1.03 AC
EXISTING ZONING: PD

PROPOSED ACREAGE: 1.02 AC

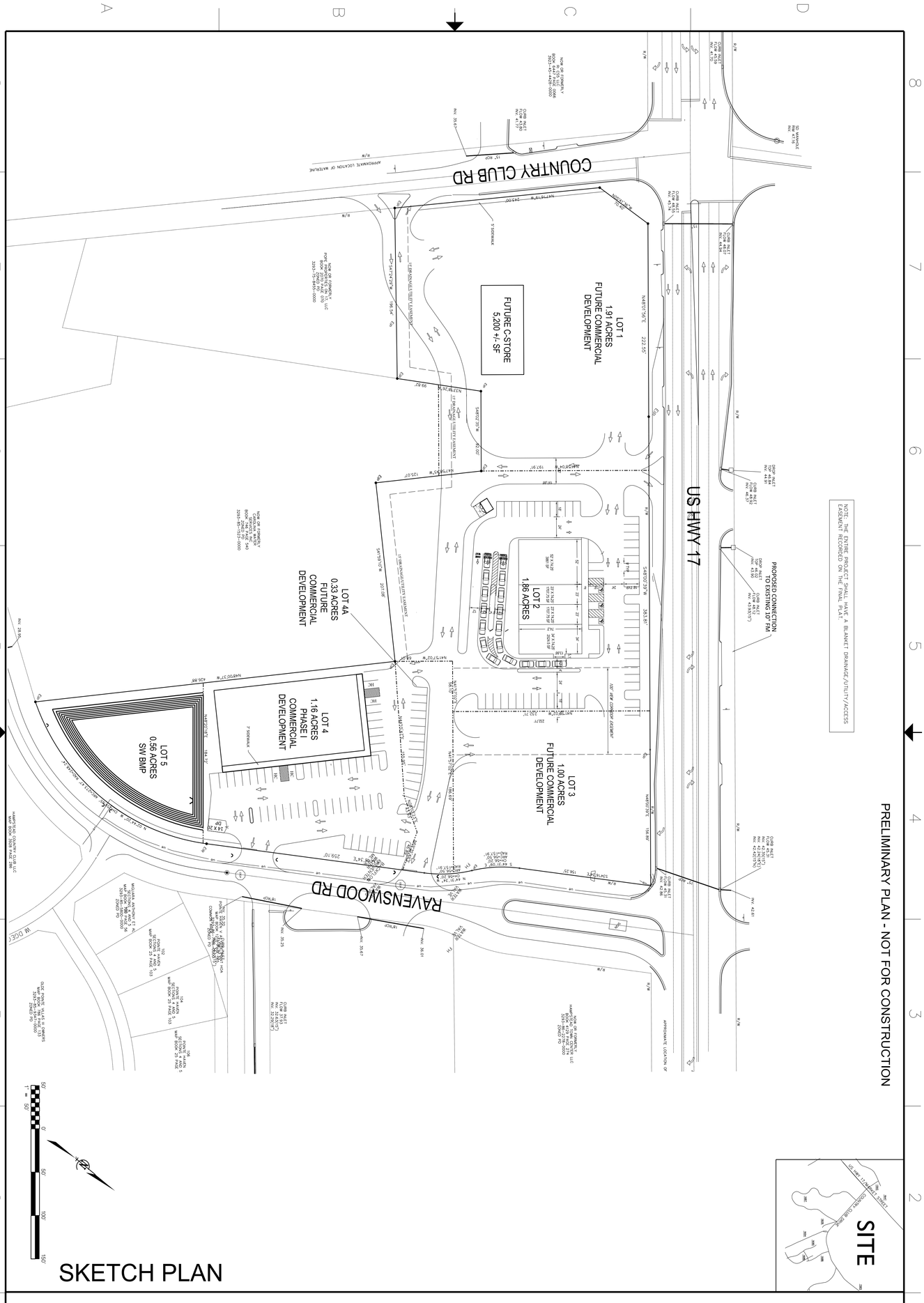
BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

HAMPSTEAD US HWY 17

HAMPSTEAD, NC

07/14/2021 | HTW | NCR211076

40 20 10 0 40
1"= 40'



Michael C. Gallant PE, PA
Engineering / Consulting / Design
GALLANTMC@YAHOO.COM
PO BOX 4039 SURF CITY, NC 28445
910.448.1046
NC FIRM C-1989 AL FIRM CA-4338- E NC REG NO. 25572 AL REG NO. 32178

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
xx/xx/xx

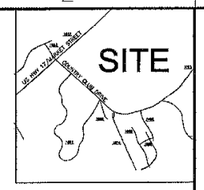
OAK RIDGE PROPERTIES AT OLDE POINT, LLC
519 MARKET ST
WILMINGTON, NC 28401

C1.1

NOTE: ANY PLAN THAT DOES NOT BEAR AN ENGINEER'S SEAL, SIGNATURE AND DATE IS A PRELIMINARY PLAN AND NOT RELEASED FOR CONSTRUCTION

OAK RIDGE PROPERTIES AT OLDE POINT
COMMERCIAL SUBDIVISION
HAMPSTEAD, NC
PENDER COUNTY
JULY 15,2015

SHEET SCHEDULE	
COV	COVER PAGE
C1.0	OVERALL SITE PLAN WITH EXISTING CONDITIONS
C1.1	SITE PLAN FOR PHASE 1 DEVELOPMENT
C1.2	PHASE I (LOT 4) LANDSCAPE PLAN



LEGEND

	SYM.
BEARING AND DISTANCE	105.79' S15°41'20"E
PROPERTY BOUNDARY / PROJECT BOUNDARY	
SPOT ELEVATION	X 47.8
EXISTING CONTOUR	
TEMPORARY ENTRANCE	
SEDIMENT FENCE	
EDGE OF PAVEMENT	
CHECK DAM	
PROPOSE SS LINE	
PROPOSED SS MANHOLE	
FIRE HYDRANT	
PROPOSED WATER LINE	
BLOW OFF ASSEMBLY	BO
GATE VALVE	6" GI GATE VALVE
SIDEWALK	
WATER SERVICE	
SS SEWER SERVICE	

OAK RIDGE PROPERTIES AT OLDE POINT

LIST OF ADJOINING PROPERTY OWNERS

1. CAROLINA WATER SERVICES
   2335 SANDERS RD
   NORTHBROOK, IL 60062
2. BETTY DAVIS
   115 BERNINGER LN
   GARNER, NC 27529

TYPICAL BUFFER DESCRIPTIONS

Buffer A
Buffer "A" This buffer is designed primarily for road frontage areas and should run parallel to the street to provide a continuous, aesthetically pleasing streetscape. The requirements for buffer "A" shall be met by any one of the following:
A-1) 10 foot wide strip with 3 canopy trees, 3 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet (width may be reduced to 20' for existing developed lots that are subject to new buffer requirements), or
A-2) 30 foot wide strip with 3 canopy trees, 2 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 18 shrubs per 100 linear feet, or
A-3) 25 foot wide strip with 1 canopy tree, 2 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 21 shrubs per 100 linear feet, or
A-4) 30 foot wide strip with 1 canopy tree, 2 understory trees and either a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 32 shrubs per 100 linear feet.

Buffer B
Buffer "B" This buffer is a medium opacity planting area to be used primarily along rear street boundary lines to provide spatial separation between similar types of uses. The requirements for buffer "B" shall be met by any one of the following:
B-1) 10 foot wide strip with 3 canopy trees, 4 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or
B-2) 15 foot wide strip with 3 canopy trees, 3 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or
B-3) 30 foot wide strip with 1 canopy tree, 2 understory tree and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 15 shrubs per 100 linear feet, or
B-4) 25 foot wide strip with 2 canopy trees, 3 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 21 shrubs per 100 linear

OAK RIDGE PROPERTIES AT OLDE POINT SITE PLAN NOTES

PROJECT INFORMATION SECTION

APPLICANT/ PROPERTY OWNER:

OAK RIDGE PROPERTIES AT OLDE POINT, LLC
519 MARKET ST
WILMINGTON, NC 28401
PH: 910-259-8922

PROFESSIONAL ENGINEERING FIRM:

MICHAEL C. GALLANT, PE, PA
PO BOX 4039
SURF CITY, NC 28445
910.448.1046

SURVEY AND TOPOGRAPHICAL INFORMATION PROVIDED BY:

MICHAEL UNDERWOOD AND ASSOCIATES, PA
132 CINEMA DRIVE, SUITE A
WILMINGTON, NC 28403
NAVD 88 DATUM

PROPERTY DATA:

TOTAL TRACT SIZE: 8.58 ACRES, ZONED PD

TOTAL PROJECT AREA TO BE DEVELOPED:

6.82 ACRES, ZONED PD
WETLANDS ON TRACT: 0 ACRES
AREA TO BE DISTURBED: 6.82 ACRES
USACOE WETLANDS TO BE DISTURBED: 0 ACRES

PROPERTY PIN: 3293-85-0859-0000
3293-75-7714-0000
3293-75-6668-0000
3293-75-6604-0000

PROPERTY ADDRESS:

US HWY 17 BETWEEN COUNTRY CLUB RD AND RAVENSWOOD RD
PROPERTY DESCRIPTION:
TR 1-2 PB 43-91 PAVILION @ OLDE POINT SURVEY
PB 49-35, PB 87-50
TR 1-3 PB 29-104 ON SE SIDE OF 17 PB 1565 IG

NAICS CODE: 621111

REQUIRED PERMITS:

SPECIAL USE PERMIT - PENDER COUNTY
SEWER EXTENSION - NCDENR
SOIL EROSION AND SEDIMENT CONTROL - NCDENR/DEMLR-
RECEIVED 12-16-2014 AMENDS 2015-16
HIGH DENSITY STORM WATER PLAN - NCDENR/DEMLR-
RECEIVED 2-3-2015 #SW8 141109
DRIVEWAY PERMIT - NCDOT

STORM WATER DATA:

RECEIVING STREAM: OLD TOPSAIL CREEK
RECEIVING STREAM INDEX: 18-87-12
STREAM CLASSIFICATION: SA/HQW

PROPOSED IMPERVIOUS AREAS
STORM WATER PERMIT SPECIFIES 83% PROPOSED IMPERVIOUS AREA FOR LOTS 1-3. LOT 6 WILL BE ADDRESSED IN A SEPARATE PERMIT AT THE TIME IT IS DEVELOPED.

PROJECT PHASING:

PHASE I

PHASE I SHALL INCLUDE THE DEVELOPMENT OF LOT 4 AND THE NECESSARY INFRASTRUCTURE. THE INFRASTRUCTURE WILL INCLUDE GRAVITY SANITARY SEWER COLLECTION LINES, A LIFT STATION AND FORCE MAIN, WATER SERVICE FOR THE BUILDING, A STORM WATER BEST MANAGEMENT PRACTICE (BMP) CAPABLE OF TREATING ALL OF THE PROPOSED AND FUTURE DEVELOPMENT OF LOTS 1-3 AND ASSOCIATED PARKING AND DRIVE WAY ACCESS TO RAVENSWOOD ROAD.

START OF CONSTRUCTION FOR PHASE I: NOVEMBER 2015
PROJECT COMPLETION AND CERTIFICATE OF OCCUPANCY: MARCH 2016

FUTURE PHASES

FUTURE PHASES WILL BE DETERMINED BY THE SALE/LEASE OF LOTS 1-3 AND LOT 4. LOTS 1-3 WILL UTILIZE THE PHASE I INFRASTRUCTURE FOR STORM WATER AND SANITARY SEWER SERVICE. NCDOT DRIVEWAY ACCESS AND OFF-SITE IMPROVEMENTS WILL BE PERMITTED AT THE TIME OF PLANNING AND DEVELOPMENT OF THOSE LOTS. LOT 4 DEVELOPMENT WILL REQUIRE INFRASTRUCTURE INDEPENDENT OF LOTS 1-3.

ACCESS:

THE SITE IS TO BE ACCESSED DIRECTLY FROM RAVENSWOOD ROAD

PROPOSED USE:

THE PROPOSE USE FOR LOT 4 IN PHASE 1 IS A MEDICAL OFFICE BUILDING. FUTURE PHASES WILL INCLUDE THE DEVELOPMENT OF LOTS 1-3 AS COMMERCIAL DEVELOPMENT. LOT 6 IS INTENDED TO SERVE AS THE FUTURE RESIDENTIAL COMPONENT OF THE PLANNED DEVELOPMENT.

THE PROJECT WILL REQUIRE A MASTER OWNERS ASSOCIATION TO MAINTAIN SITE UTILITIES, LANDSCAPING, PARKING AREAS AND STORMWATER MANAGEMENT INFRASTRUCTURE.

BUFFERS AND LANDSCAPING:

15' WIDE TYPE "A" BUFFER FOR ALL ROAD FRONTAGES (SEE DESCRIPTION ON THIS PAGE) SEE PLAN

10' WIDE TYPE "B" BUFFER FOR ALL OTHER LOT LINES (SEE DESCRIPTION ON THIS PAGE) SEE PLAN

WATER AND SEWER SERVICE:

THE PROVIDER FOR WATER SERVICE WILL BE:
SCOTTS HILL WATER AND SEWER DISTRICT
PO BOX 905
905 FREMONT ST,
BURGAW, NC , 28425
PH. 910.259.1570

THE PROVIDER FOR SEWER SERVICE WILL BE:

PLUSS HAMPSTEAD, LLC
1095 NC 210
SNEADS FERRY, NC 28460
PH. 910.328.6777

CALCULATIONS SECTION

PARKING:

PHASES I ONLY (LOT 4, 10,000 SF OFFICE)
SPACES PROVIDED: 67 (4 HANDICAP ACCESSIBLE)
SPACES REQUIRED: 20
UDO REQUIRES 1 SPACE PER 1000 SF OF ENCLOSED BUILDING
TYPICAL SPACE DIMENSIONS ARE 9' WIDE BY 18' DEEP

TIA/ESTIMATED TRIPS:

PHASE 1 ONLY

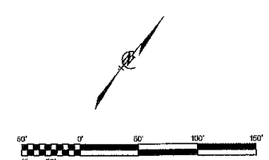
LUC CODE: 620
ESTIMATED DAILY TRIPS: 315
ESTIMATED PM PEAK HOURLY: 62
ESTIMATED AM PEAK HOURLY: 63

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ADMINISTRATOR

SIGNATURE OF ADMINISTRATOR:_____

APPROVAL DATE:_____

SITE PLAN VALID FOR (2) TWO YEARS FROM APPROVAL DATE



OAK RIDGE PROPERTIES AT OLDE POINT, LLC
519 MARKET ST
WILMINGTON, NC 28401

COV

NOTE: ANY PLAN THAT DOES NOT BEAR AN ENGINEER'S SEAL, SIGNATURE AND DATE IS A PRELIMINARY PLAN AND NOT RELEASED FOR CONSTRUCTION

Michael C. Gallant PE, PA
Engineering / Consulting / Design
GALLANTMC@YAHOO.COM
PO BOX 4039 SURF CITY, NC 28445
910.448.1046

C-1989

US HWY 17
COUNTRY CLUB RD
OLDE POINT DRIVE
LOT 1
1.45 ACRES
FUTURE COMMERCIAL DEVELOPMENT
LOT 2
2.0 ACRES
FUTURE COMMERCIAL DEVELOPMENT
LOT 3
5.62 ACRES
FUTURE COMMERCIAL DEVELOPMENT
LOT 4
7.4 ACRES
PHASE I
COMMERCIAL
DEVELOPMENT
LOT 5
9.88 ACRES
DRY MIX
LOT 6
12.5 ACRES
FUTURE RESIDENTIAL DEVELOPMENT
LEGEND
SYM.
BEARING AND DISTANCE
S20-29°E
S15°41'20"W
PROPERTY BOUNDARY/
PROJECT BOUNDARY
SPOT ELEVATION
X 47.8
EXISTING CONTOUR
TEMPORARY ENTRANCE
SEDIMENT FENCE
EDGE OF PAVEMENT
CHECK DAM
PROPOSE SS LINE
PROPOSED SS MANHOLE
FIRE HYDRANT
PROPOSED WATER LINE
BLOW OFF ASSEMBLY
BO
GATE VALVE
6" CI
GATE VALVE
SIDEWALK
WATER SERVICE
SS SEWER SERVICE
SITE
US HWY 17 (MYRTLE GRASS HWY)
COUNTRY CLUB ROAD
100' 0' 100' 200' 300'
1" = 100'
PRELIMINARY PLAN-NOT FOR CONSTRUCTION
SITE PLAN-EXISTING CONDITIONS-ALL LOTS SHOWN
OAK RIDGE PROPERTIES AT OLDE POINT, LLC
519 MARKET ST
WILMINGTON, NC 28401
NOTE: ANY PLAN THAT DOES NOT BEAR AN ENGINEER'S SEAL, SIGNATURE AND DATE IS A PRELIMINARY PLAN AND NOT RELEASED FOR CONSTRUCTION
C1.0
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910.448.1046
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PRELIMINARY PLAN - NOT FOR CONSTRUCTION

OAK RIDGE PROPERTIES AT OLDE POINT, LLC
519 MARKET ST
WILMINGTON, NC 28401

C1.1

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SITE PLAN-LOTS 1-5

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Engineering / Consulting / Design
GALLANTMC@YAHOO.COM
PO BOX 4039 SURF CITY, NC 28445
910.448.1046
C-1989

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

LOT 4 LANDSCAPING

Code	Common Name	Scientific Name	Quantity	Size
	Trees			
MAG	Southern Magnolia	Magnolia grandiflora	8	3.5" B&B
LM	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	10	45 Gal.
LO	Live Oak	Quercus virginiana	11	3" B&B
WO	Willow Oak	Quercus phellos		3" B&B
RB	River Birch	Betula nigra		45 Gal.
CM	Crape Myrtle	Lagerstroemia indica sp.	9	25 Gal.
RM	Red Maple	Acer Rubrum		45 Gal.
PT	Pistachio	Pistacia chinensis		25 Gal.
KC	Kwanzan Cherry	Prunus serrulata 'Kwanzan'		25 Gal.
JM	Japanese Maple	Acer palmatum		25 Gal.
DCM	Dwarf Crape Myrtle	Lagerstroemia indica sp.		15 Gal.
WAX	Wax Myrtle	Myrica cerifera		10 Gal.
NRS	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'		15 Gal.
			56	
	Shrubs			
LG	Ligustrum	Ligustrum japonicum		7 Gal.
P	Podocarpus	Podocarpus macrophyllus 'Maki'		7 Gal.
LPL	Loropetalum	Lavpetalum chinense		3 Gal.
BH	Burford Holly	Ilex cornuta 'Burfordii'		3 Gal.
DH	Dwarf India Hawthorne	Raphiolepsis indica 'Snow White'	72	3 Gal.
FA	Fatsia	Fatsia japonica		3 Gal.
NAN	Nandina	Nandina domestica		3 Gal.
CF	Compact Fillmoreaan	Pittosporum tobira 'Compacta'		3 Gal.
AB	Abelia	Abelia grandiflora		3 Gal.
			72	
	Ornamental Grasses			
MS	Miscanthus	Miscanthus sinensis 'Gracillimus'		3 Gal.
MLN	Muhly Grass	Muhlenbergia capillaris		3 Gal.
			0	
	Groundcovers			
LIR	Liriope	Liriope spicata		1 Gal.
SC	Seasonal Color	To be Determined		1 Gal.

NOTE: ALL DISTURBED AREAS ARE TO BE GRASSED IN THE 30' WIDE "A" BUFFER EXCEPT FOR 4' DIAMETER CIRCLE AROUND TREE PLANTINGS.
ALL CANOPY TREES (LIVE OAKS IN THIS PLAN) SHALL HAVE A MINIMUM HEIGHT OF 4.5 FEET ABOVE GROUND AT THE TIME OF PLANTING AND A MINIMUM CALIPER OF TWO INCHES PER THE PENDER COUNTY UDO SECTION 6.
ALL UNDERSTORY TREES (CREPE MYRTLE IN THIS PLAN) SHALL HAVE A MINIMUM HEIGHT OF 4 FEET ABOVE GROUND AT THE TIME OF PLANTING PER THE PENDER COUNTY UDO SECTION 6.

NOTE: PER THE PENDER COUNTY UDO SECTION 6.1.3 A TREE SURVEY MUST BE PERFORMED ON THE SUBJECT AREA. THE APPLICANT MUST ADHERE TO THE REQUIREMENTS FOR REMOVAL OF SPECIES OUTLINED IN THE UDO.

PLANT LEGEND

NOTE:
THIS LANDSCAPING PLAN WAS PREPARED USING A PRESCRIPTIVE METHOD AS OUTLINED BY THE PENDER COUNTY UDO. IT IS INTENDED TO MEET THE REQUIREMENTS OF THIS UDO. APPROVED SPECIES ARE INCLUDED IN THE APPENDIX OF THE UDO AND MAY BE SUBSTITUTED FOR THE SPECIES SPECIFIED. INSTALLER SHOULD CONSULT A QUALIFIED LANDSCAPE PROFESSIONAL FOR RECOMMENDATIONS ON PLANTING AND FERTILIZATION OF SPECIFIED SPECIES. THIS PLAN IS PRESCRIPTIVE IN NATURE AND IS INTENDED TO MEET THE BASIC REQUIREMENTS OF THE ORDINANCE. IT IS NOT INTENDED OR IMPLIED TO BE THE WORK OF A LANDSCAPE ARCHITECT OR A LANDSCAPING PROFESSIONAL.

OAK RIDGE PROPERTIES AT OLDE POINT, LLC
519 MARKET ST
WILMINGTON, NC 28401

C1.2

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LOT 4 LANDSCAPE PLAN

Michael C. Gallant PE, PA
Engineering / Consulting / Design
GALLANTMC@YAHOO.COM
PO BOX 4039 SURF CITY, NC 28445
910.448.1046
C-1989

PLANNING STAFF REPORT
MASTER DEVELOPMENT PLAN REVISION

SUMMARY:

Hearing Date:	August 1, 2017
Applicant:	Oak Ridge Properties at Olde Point, LLC.
Property Owner:	Oak Ridge Properties at Olde Point, LLC.
Case Number:	597-2017

Development Proposal: Oak Ridge Properties at Olde Point, LLC, applicant and owner, is requesting the approval for a Revision to the Master Development Plan for the mixed-use development known as Oak Ridge at Olde Point, in the form of a payment in lieu of constructing sidewalks.

Property Record Number, Acreage, and Location: The proposed project is located on the east side of US HWY 17 between Ravenswood Road (private) and Country Club Road (SR 1565) in Hampstead. The property is zoned PD, Planned Development zoning district and may be further identified by Pender County PIN(s); 3293-86-0162-0000, 3293-85-0858-0000, 3293-75-7714-0000, 3293-75-6669-0000, 3293-95-1967-0000, 3293-96-2122-0000, 3293-96-3164-0000, and 3293-75-6604-0000. The site currently has Phase I built which includes a medical facility and stormwater basin and is immediately surrounded by single-family residential and commercial uses.

Zoning District of Property: The properties contain approximately ±8.58 acres and are zoned PD, Planned Development zoning district.

RECOMMENDATION

Planning Staff is submitting the proposal for Planning Board disposition. The request is consistent with three (3) policies and conflict with no policies included in the 2010 Pender County Comprehensive Land Use Plan and Pender County Unified Development Ordinance, as well as, other approved planning documents. Therefore, Planning Staff conditionally recommends the approval of the payment in lieu of request as detailed in the report for the development known as Oak Ridge at Olde Point.

PROJECT HISTORY

On September 1, 2015, Oak Ridge Properties at Olde Point, LLC, applicant and owner, requested approval of a Master Development Plan and Major Site Development Plan approval for Phase One (1) of a mixed use development known as Oak Ridge at Olde Point (11438) (Attachment 1).

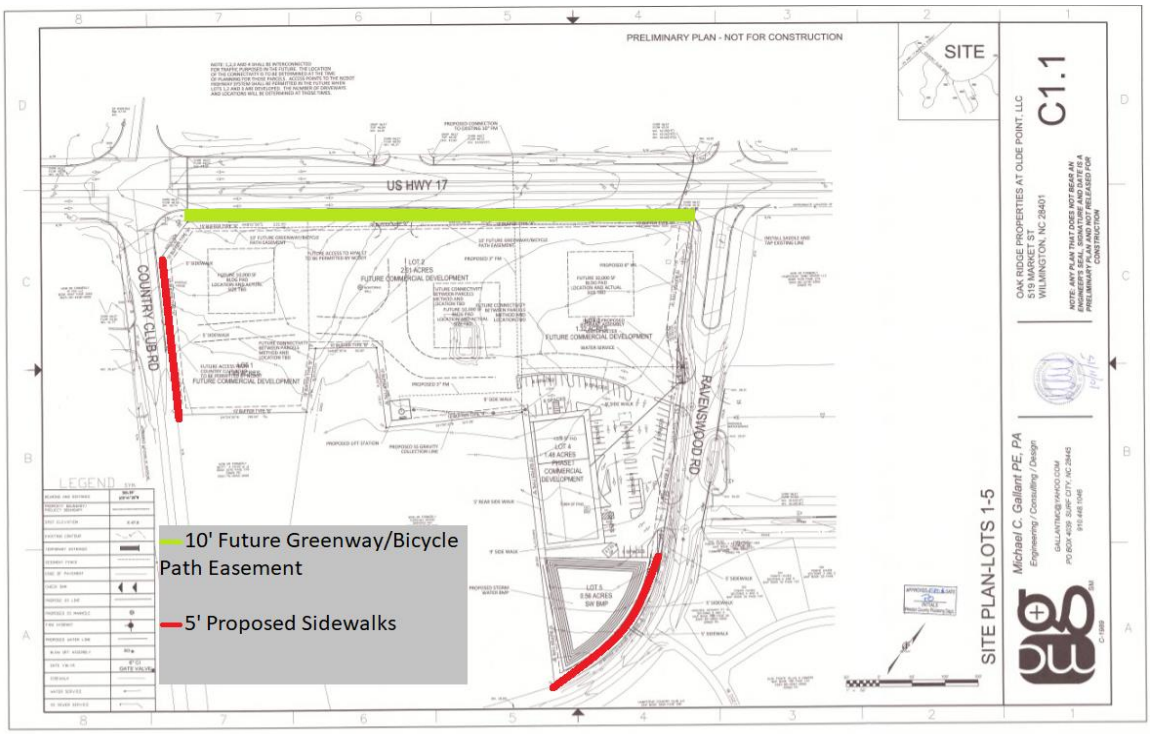
On May 18, 2017, Phase I of the development located on Lot 4, received Final Planning and Zoning Approval. This portion contains an approximately 15,000 square foot building for a medical office (NAICS 621 Ambulatory Health Care Services) as well as gravity sanitary sewer connection lines, a lift station and force main, and a stormwater best management practice capable of treating all future development located on Lot 5 (Attachment 2). Ingress and egress to Phase I is coming directly from Ravenswood Road (private) in which the applicant has entered into a private road maintenance agreement (Attachment 3).

DEVELOPMENT PROPOSAL

Oak Ridge Properties at Olde Point, LLC, applicant and owner, is requesting the approval for a Revision to the Master Development Plan for the mixed use development known as Oak Ridge at Olde Point, in the form of a payment in lieu of constructing sidewalks.

Pedestrian Access

Phase I has pedestrian sidewalks around the medical office building and a ten (10) foot wide greenway and proposed a bicycle easement on the front the property line parallel to US HWY 17. The applicant is submitting this revision with the intent to make a payment in lieu of constructing these sidewalks as identified in red.



Per Section 7.6.3, the Planning Board may authorize the Subdivider to make a payment to the county in lieu of dedication. The Planning Board may also authorize a combination dedication and partial payment in lieu of dedication when such is determined to be in the best interest of the citizens of the area to be served. Any public dedication is subject to review and acceptance by the Planning Board.

The applicant is proposing to provide a payment of 125% of the contractor's estimate for completion of the sidewalks along Ravenswood Road (private) and Country Club Drive (SR 1565) equaling $6,950.00 and $9,595.00 respectively with a total of $16,545.00 to be paid to the County for use in developing recreational facilities in the future to serve the residents of the subdivision and immediate area.

In addition to the sidewalk areas planned for Country Club Drive (SR 1565) and Ravenswood Road (private), the applicant has agreed to submitting a payment in lieu of constructing the sidewalks for the parcels along US HWY 17 when those parcels are being developed. The estimated cost of installing sidewalks along the frontage of US HWY 17 would be $7,777.00. This estimate includes the entire frontage and it is possible that portions of that area would be developed at one time and not the entire area. Also, this does not make allowances for a NCDOT

highway access which would have the potential of reducing the amount of sidewalk across a paved driveway. Payment would be collected by the County as each phase is developed and finalized. If the Board approves this option, only the portion of sidewalks along Ravenswood Road (private) would be required.

Location	Amount at 125%
Sidewalks along Country Club Drive and Ravenswood Road	$16,545.00
Sidewalk along US HWY 17	$7,777.00
TOTAL	$24,322.00

Per Section 4.8.1.E.2 of the Pender County Unified Development Ordinance, the Master Development Plan requires pedestrian-oriented communities to maximize opportunity for pedestrian activity and improve the quality of the pedestrian experience. Per Section 4.8.1.A.2 of the Pender County Unified Development Ordinance, the purpose of Planned Development zoning district is to promote quality urban design and environmentally sensitive development by incorporating walkable, compact, pedestrian and transit friendly development and by allowing development to take advantage of special site characteristics, locations, and land uses.

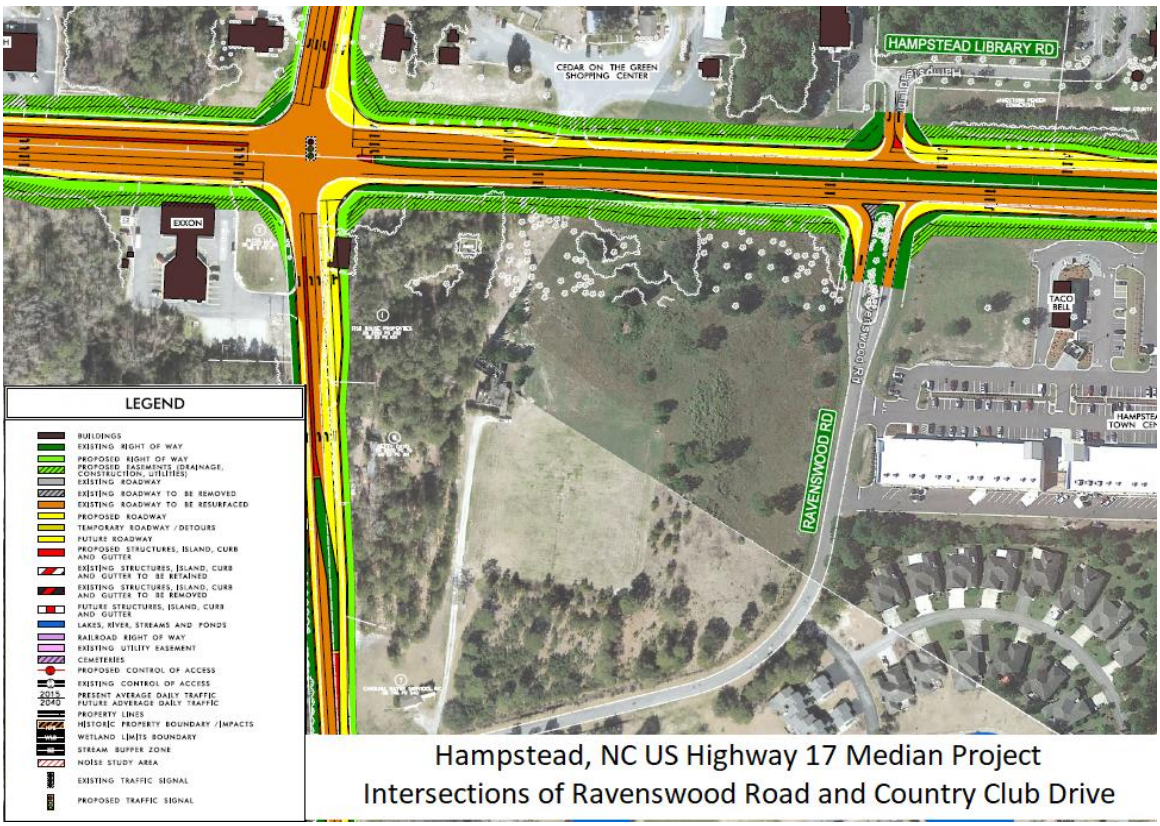
Pedestrian enhancements consistent with the Planned Development zoning district include pocket parks, walking trails, and benches to promote the interconnectivity of each parcel and use. Such uses and amenities shall be shown on the submitted Master Development Plan, along with sidewalks on the perimeter of the property.

Per the applicant narrative, “The sidewalk along Ravenswood Road (private) is proposed to be between the stormwater basin and existing roadside swale on the basin side slope. This landscape position and proximity to the swale would cause the downslope side of the sidewalk to be armored with rip rap to prevent erosion. Because of the steep slopes and likelihood of ongoing erosion and maintenance issues of this relatively short section of sidewalk, my clients request that a payment in lieu of construction be made to Pender County.”

Ravenswood Road (private) was re-surfaced in the summer of 2017.

Planned Transportation Improvements

The portion of east of US HWY 17 and north of County Club Drive (SR 1565). This portion of US HWY 17 is being converted to a superstreet through NCDOT STIP project U-5732. The project spans from Washington Acres Road (SR 1582) to Sloop Point Loop Road (SR 1563). The median project will only allow a right-in and right-out driveway onto US HWY 17 (Attachment 4). Right-of-way acquisition for this project begins in 2019 and construction is scheduled to begin in 2021.



Staff recommends additional pedestrian enhancements along Country Club Drive (SR 1565) and Ravenswood Road (private) connecting US HWY 17 to residential communities to the south. A payment in lieu of constructing sidewalks along Ravenswood Road (private) may assist the County in using those funds for sidewalk construction at a later date. With the funded U-5732 project these funds could be utilized as a match for other areas, specifically along Country Club Drive (SR 1565), across US HWY 17 and connecting to the proposed project connecting to Topsail High School.

TECHNICAL REVIEW COMMITTEE (TRC)

Pender County's Technical Review Committee meeting was held on Tuesday July 5, 2017 at 9:00 A.M. in Board of County Commissioners meeting room, in the Pender County Government Administration Building at 805 S. Walker Street, to review the proposal. Comments received are in Attachment 5 of this report.

EVALUATION

A) Public Notifications: Public Notice of the proposal for the revision to the Master Development Plan has been advertised in the Pender-Topsail Post and Voice. Adjacent property owners have been given written notice of the request, and a public notification sign has been placed on the property.

B) Existing Zoning in Area: The property lies within a PD, Planned Development zoning district. The properties surrounding the proposed project are PD, Planned Development zoning district to the south and east, and GB, General Business zoning district to the north and west.

C) Existing Land Use in Area: The site currently has Phase I built which includes a medical facility and stormwater basin and is immediately surrounded commercial uses to the north, east, and west, and residential uses to the south and southwest. The Olde Point Villas subdivision located to the south of the proposed development. Cedar on the Green is located to the north of the proposed development. To the east is Hampstead Town Center shopping center. And to the west of the proposed development is a gas station and convenience store.

D) 2010 Comprehensive Land Use Plan: Mixed Use: The Mixed Use land use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian and transit friendly manner. Mixed Use areas are intended to help reduce sprawl by concentrating a mix of uses in convenient locations; by promoting an efficient sustainable pattern of land uses, and by providing most of the goods and services needed by residents in a coordinated, concentrated manner. Mixed Use areas are intended to reduce the number and length of auto trips by placing higher-density housing close to shopping and employment center. They also should function to improve the quality of life for residents living in higher density housing by placing daily conveniences, shops, and employment within walking distance.

The following goals and policies support this request:

> **Growth Management Policy 1A.1.2**: Encourage development in areas where the necessary infrastructure – roads, water, sewer, and schools - are available, planned or can be most cost effectively provided and extended to serve existing and future development.
>
> **Growth Management Policy 1A.1.3**: The County shall actively direct growth towards suitable land areas and away from fragile natural resource areas, conservation areas, and hazardous areas.
>
> **Growth Management Policy 1A.1.5**: The County supports a pro-business/pro-growth attitude, balanced by a concern for preserving the natural assets and quality of life factors that make the area attractive to visitors and permanent residents alike.

The proposed project is consistent with three (3) goals and policies from the 2010 Pender County Comprehensive Land Use Plan.

RECOMMENDATION

Planning Staff is submitting the proposal for Planning Board disposition. The request is consistent with three (3) policies and conflict with no policies included in the 2010 Pender County Comprehensive Land Use Plan and Pender County Unified Development Ordinance, as well as, other approved planning documents. Therefore, Planning Staff recommends the approval of the payment in lieu of request as detailed in the report for the development known as Oak Ridge at Olde Point.

Previously Approved Conditions (Attachment 6)

1. Provide pedestrian access to future commercial development and to existing neighboring developments through sidewalks on the interior and exterior of the development along Ravenswood Road (private) and Country Club Drive (SR 1565). According to Section 4.8.1.A.2 of the Pender County Unified Development Ordinance, the purpose of Planned Development zoning district is to promote quality urban design and environmentally sensitive development by incorporating walkable, compact,

pedestrian and transit friendly development and by allowing development to take advantage of special site characteristics, locations, and land uses.

2. Provide one single access to the development from US HWY 17 in an effort to comply with the intent of the Planned Development zoning district.
3. A Traffic Impact Analysis will be required for the second phase of development, but not required for Phase I.

Conditions Specific to the Master Plan Revision (597-2017)

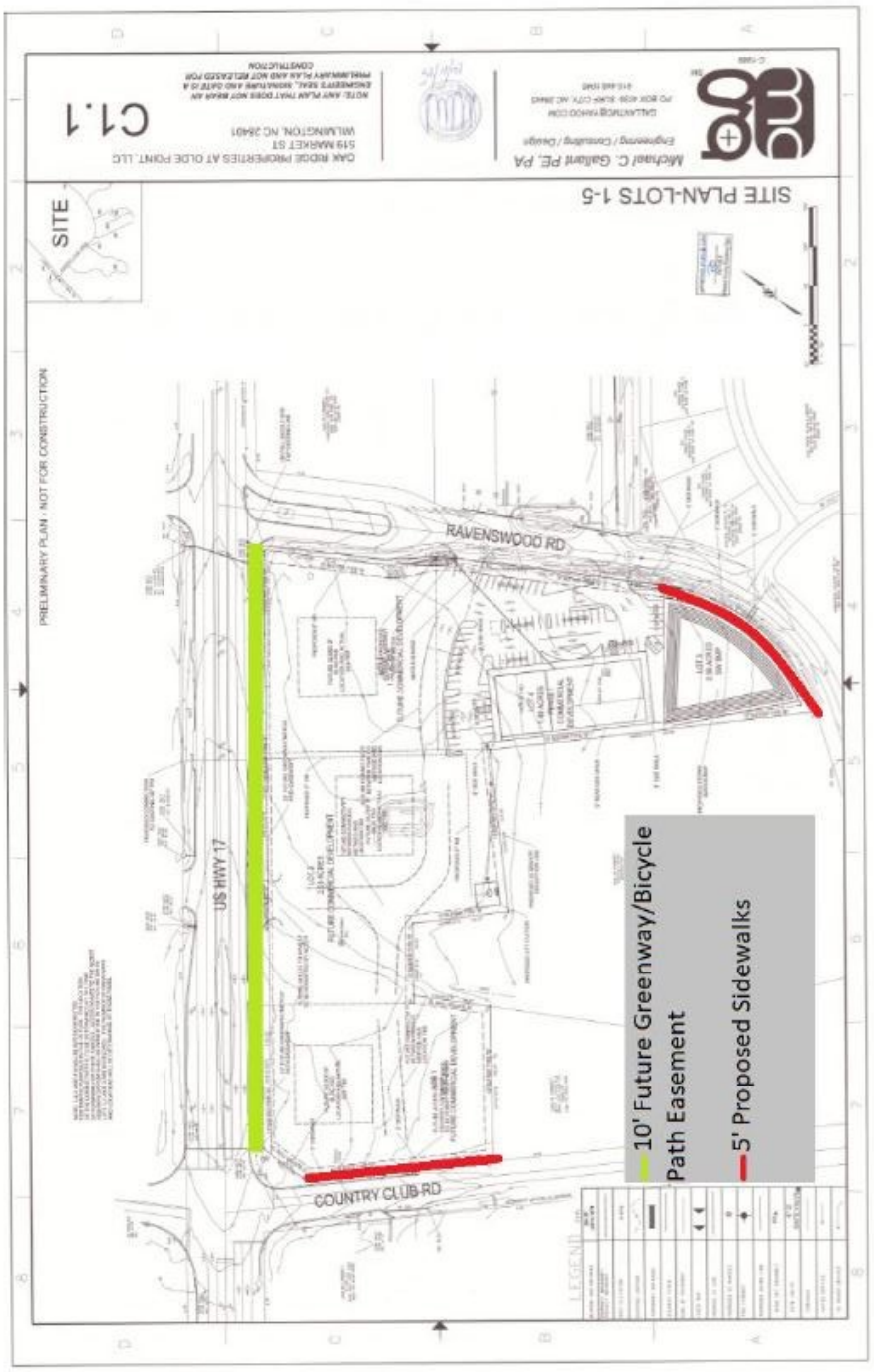
1. Payment in lieu of constructing pedestrian elements shall be due at time of Final Zoning compliance for each phase or portion of the project being constructed.

BOARD ACTION FOR MASTER DEVELOPMENT PLAN REVISION:

Motion:_____ Seconded_____

Approved:_____ Denied:_____ Unanimous_____

Williams: ___Fullerton: ___Baker: ___Carter: ___ Jordan: ___McClammy: ___Nalee: ___


SITE PLAN-LOTS 1-5
SITE
PRELIMINARY PLAN - NOT FOR CONSTRUCTION
RAVENSWOOD RD
US HWY 17
COUNTRY CLUB RD
10' Future Greenway/Bicycle Path Easement
5' Proposed Sidewalks
C1.1

DAVENPORT

September 15, 2021 Received 9/15/21

Scott A. James, P.E.
Scott.James@wilmingtonnc.gov
305 Chestnut Street, Wilmington, NC 28402-1810
Ph: 910.473.5130

Transportation Impact Analysis (TIA) Scoping (Step One-Revised) *DAVENPORT Project Number 210238*
Country Club Drive/Hampstead Commercial Development in Pender County, NC

Site Location – The proposed development is to be located on the southeast side of US 17 between Country Club Drive and Ravenswood Road in Hampstead, Pender County. (see attached map)

Proposed Land Use – The study site has three undeveloped lots. Lot 4 is an existing medical office building, and Lot 5 is for a retention pond. A site plan is attached depicting the lots, which are anticipated as follows:

- Lot 1
  - 5,154 SF Super Convenience Market/Gas Station (ITE Land Use Code LUC 960)
- Lot 2
  - 3,630 SF Medical-Dental Office Building (LUC 720)
  - 2,244 SF Coffee/Donut Shop with Drive-Through Window (LUC 937)
  - Two 1,584 SF units of Small Office Building (LUC 712)
- Lot 3
  - 4,050 SF High Turnover Sit-Down Restaurant (LUC 932)

Proposed Study Intersections –

1. US 17 and Country Club Drive/Jenkins Road (signalized)
2. US 17 and Ravenswood Road (unsignalized)
3. US 17 and Hampstead Town Center (signalized)
4. Country Club Drive and Ravenswood Road (unsignalized)
5. US 17 and Site Driveway (future unsignalized intersection; right-in/right-out)
6. Country Club Drive and Site Driveway (future unsignalized intersection; right-in/right-out)

Proposed Count Locations – New counts during the weekday AM (7-9 am) and PM (4-6 pm) peak hours have been performed for the four existing study intersections (#1 through #4). No factors to adjust for COVID-19 will be applied. Traffic counts were taken while schools were in session.

Proposed Trip Generation – Based on ITE Trip Generation Manual 10th Edition. See Table 1 and attached graphs.

Pass-by: To be verified during Step 2.

Proposed as 49% in AM peak hour and 50% in PM peak hour for LUC 937 and LUC 934, while 60% AM and 50% PM will be used for LUC 960.

ITE LUC 938 “Coffee/Donut Shop with Drive-Through and No Indoor Seating” records approximately 89 percent of weekday daily trips as pass-by trips. A similar pass-by rate for weekday morning and weekday afternoon can be expected. The related use LUC 934 "Fast-Food Restaurant with Drive-Thru Window" offers 49% and 50% pass-by trips during the AM and PM weekday peak hours, respectively, per ITE and NCDOT Congestion Management guidelines. The more conservative (lower) pass-by value is recommended for use for LUC 937.

Internal Capture: To be verified during Step 2 of scoping.

Table 1 - ITE Trip Generation									
Country Club Drive/Hamstead Commercial Development – Pender County, NC									
Average Weekday Driveway Volumes					24-Hour Two-Way	AM Peak Hour		PM Peak Hour	
Land Use	ITE Land Code	Size		Method	Volume	Enter	Exit	Enter	Exit
Super Convenience Market/Gas Station	960	5.15	1,000 SF GFA	Adjacent - Rate	4,314	214	214	179	178
Medical-Dental Office Building	720	3.63	1,000 SF GFA	Adjacent - Rate	126	8	2	4	9
Coffee/Donut Shop with Drive-Through Window	937	2.244	1,000 SF GFA	Adjacent - Rate	1,838	101	98	48	49
Small Office Building***	712	15	Employees	Generator - Equation	120	13	8	13	16
Fast-Food Restaurant with Drive-Through Window	934	4.05	1,000 SF GFA	Adjacent - Rate	1,907	83	80	69	63
Total Unadjusted Trips					**8,305**	**419**	**402**	**313**	**315**
Pass-by Reduction for Super C. Store/Gas Station (960)*				60% AM 50% PM	-	-128	-128	-90	-89
Pass-by Reduction for Coffee/Donut Shop with Drive-Through Window (937)**				49% AM 50% PM	-	-49	-48	-24	-25
Fast-Food Restaurant with Drive-Through Window (934)				49% AM 50% PM	-	-41	-39	-34	-31
Subtotal of Trips with Pass-by						**200**	**186**	**166**	**171**
Total Pass-By Trips					-				
Total Adjusted Trips (External)					**-**				

*Related ITE Land Use Codes allow pass-by per Congestion Management Guidelines:
944 Gasoline/Service Station 1,000 GFA, Adjacent, Pass-by AM=58%, PM=42%
945 Gasoline/Service Station with Convenience Market, Veh. Fueling Pos., Adjacent, Pass-by AM=62%, PM=56%

**ITE LUC 938 "Coffee/Donut Shop with Drive-Through and No Indoor Seating" allows 89 percent of weekday daily trips as pass-by trips. A similar pass-by rate for weekday morning and weekday afternoon can be expected. The related use LUC 934 "Fast-Food Restaurant with Drive-Thru Window" allows 49% and 50% pass-by trips during the AM and PM weekday peak hours, respectively, per ITE and NCDOT Congestion Management guidelines. The more conservative (lower) pass-by value is recommended for use.

***NCDOT Congestion Management Rate vs. Equation spreadsheet recommends using # of employees; however, this value is unknown. The data range for the ITE studies is between 1 and 14 with an average of four (4) employees. 15 employees are shown per the direction of the WMPO.

Home Office:
119 Brookstown Ave. Suite PH1
Winston-Salem, NC 27101
Main: 336.744.1636; Fax: 336.458.9377

Wilmington Regional Office:
5917 Oleander Dr, Suite 206
Wilmington, NC 28403
Main: 910.251.8912; Fax: 336.458.9377

Serving the Southeast since 2002

Proposed Site Trip Directional Distribution –To be completed and sent for approval after data collection

Approved Developments – None assumed

Committed Improvements – Two TIP projects that affect the study area are planned. Per the direction of the WMPO/NCDOT through the scoping process, a future analysis considering these improvements is not included since there is no zoning change. Agreed.

i. Construction of TIP R-3300B (US 17 Hampstead Bypass between NC 210 and US 17 at Long Leaf Drive) is anticipated to begin in early 2022 with construction of the southwestern portion of the bypass (TIP R-3300A) scheduled to begin in late 2026. Project completion date is 2030.

ii. Construction of TIP U-5732 to convert US 17 to a superstreet is listed for 2029.

Proposed Annual Growth Rate – These values are based on data available from the Hampstead Bypass Traffic Forecast Report performed for NCDOT. See Table 2. Assuming the Bypass is constructed in 2029, the growth rate between 2016 and 2023 would be 3.5% (using the Future No Build data). Use 1% instead

Table 2 - Travel Forecast Data

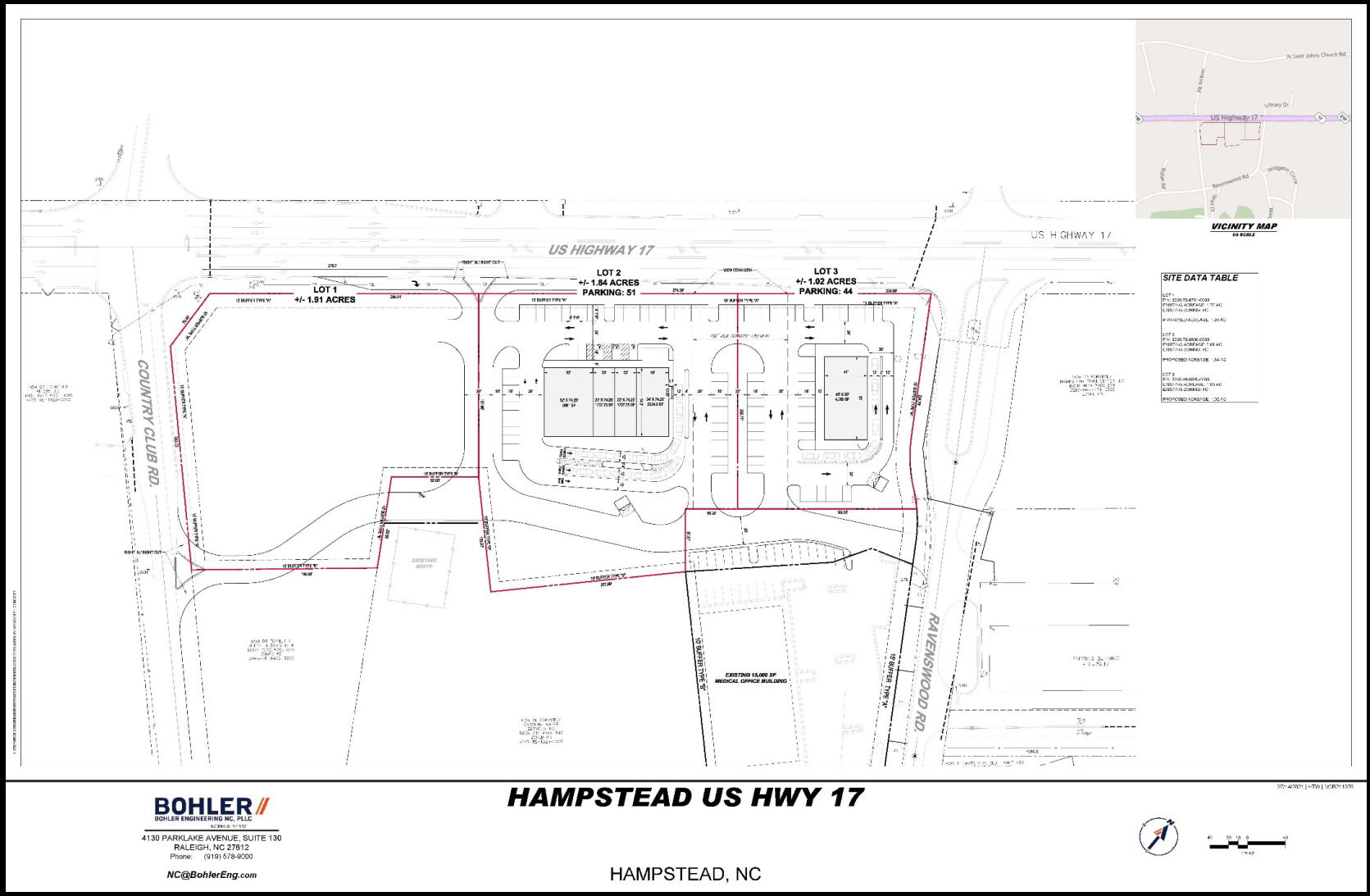
Year	Scenario	Volume	Straight-Line Growth Rate	Future 2023 Volume	Future 2029 Volume
2016	No Build	34,600	n/a	n/a	n/a
2040	Future No Build	63,500	3.48%	25,931	39,190
2040	Build Scenario 1	13,100	-2.59%	n/a	16,831

Proposed Analysis Conditions: The site is anticipated to be built in 2023. The future analysis year is proposed as 2023. Synchro 10/SimTraffic will be used to analyze the AM and PM peak hours (7-9 AM and 4-6 PM) for the following scenarios:

- Existing
- Future No Build (2023)
- Future Build (2023)
- Future Build with Improvements (if required)

Home Office:
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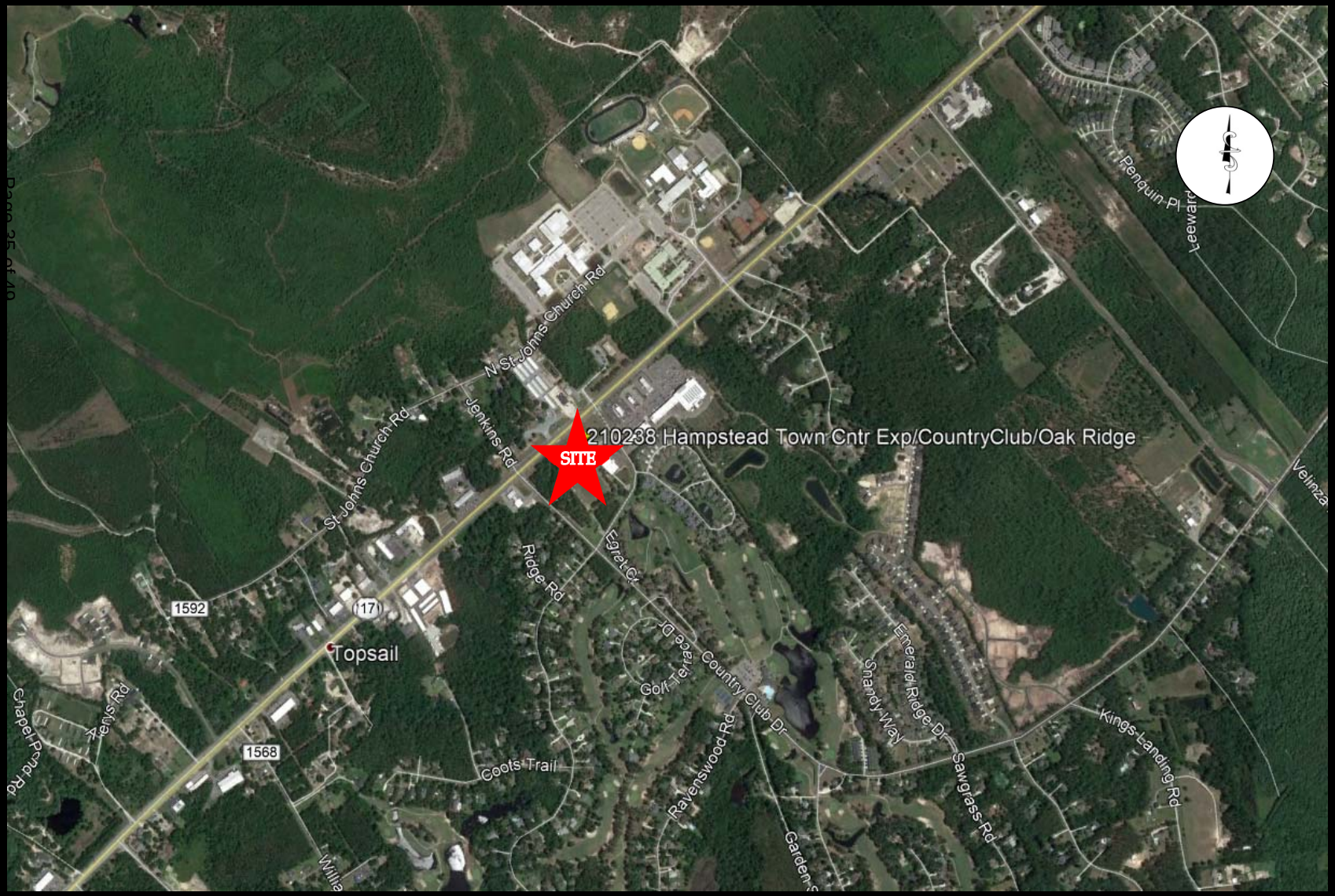
BOHLER
BOHLER ENGINEERING NC, PLLC
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

HAMPSTEAD US HWY 17

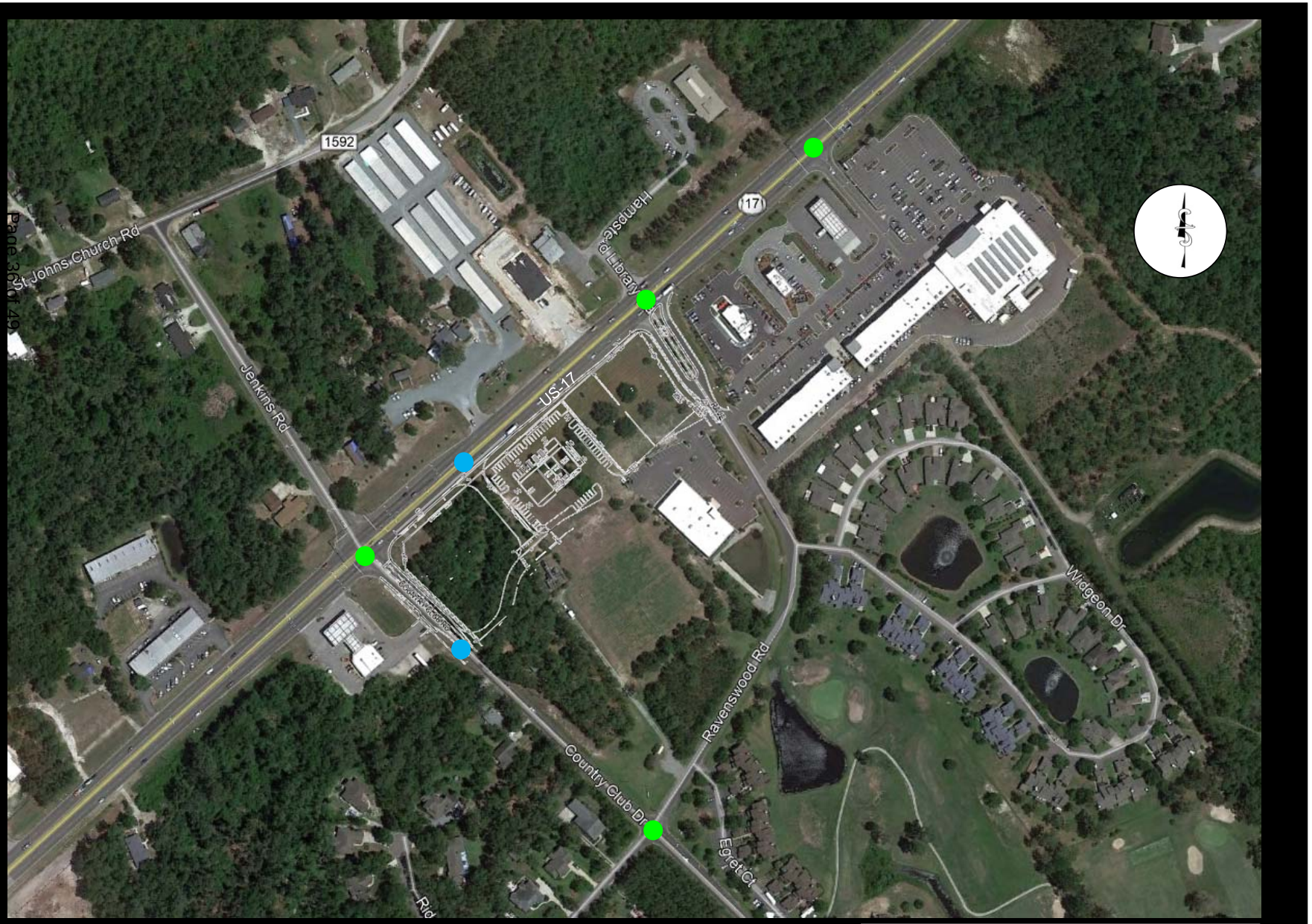
HAMPSTEAD, NC

DAVENPORT

FIGURE 1
SITE PLAN



DAVENPORT	FIGURE 2A SITE LOCATION MAP	SITE INDICATOR ★



DAVENPORT

FIGURE 2B
VICINITY MAP

STUDY INTERSECTIONS
EXISTING
PROPOSED

WMPO

305 Chestnut Street
PO Box 1810
Wilmington, NC 28402
Ph: (910) 341-3258
Fax: (910) 341-7801
www.wmpo.org

October 4, 2021

Ms. Erin Govea, PE
DAVENPORT
4600 Marriott Drive, Suite 340
Raleigh, NC 27612

RE: Scope approval for the Traffic Impact Analysis (TIA) associated with the proposed **Hampstead Town Center Development** in Pender County, NC

Dear Ms. Cheeves,

Based on the information provided, and conversations held to date, it is our understanding that the proposed development will consist of:

- Small Office Building (ITE Land Use Code 712) – 3200 SF
- Medical Dental Office Building (ITE Land Use Code 720) – 3630 SF
- High-turnover (sit-down) Restaurant (ITE Land Use Code 932) – 4050 SF
- Coffee/Donut shop with drive-thru window (ITE Land Use Code 937) – 2244 SF
- Super Convenience Market/Gasoline station (ITE Land Use Code 960) – 5154 SF

Below please find the scope to be used for the Traffic Impact Analysis:

1. **Data Collection - Analysis Parameters:**

   a) Study Intersections
      i. For existing intersections, provide turning movement counts for weekday AM (7:00am-9:00am) and PM (4:00pm-6:00pm) peak periods, signal timing (if applicable), and lane geometry:
         - US 17 at Country Club Dr/Jenkins Road
         - US 17 at Ravenswood Road
         - US 17 at Hampstead Town Center
         - Country Club Drive at Ravenswood Road
         - US 17 at site driveway (Right-in/Right-out)
         - Country Club Drive at site driveway (Right-in-/Right-out)

   b) Site Trip Generation, Site Trip Distribution and Background Traffic Assumptions
      i. Site Trip Generation Estimate
         - Attached

ii. Site Trip Distribution
- To be submitted and approved prior to use in TIA

iii. Adjacent Development (approved but not yet built):
- none

iv. Planned Roadway Improvements
- TIP U – 5732 (US 17 Superstreet) estimated completion date 2029
- TIP R-3300A/3300B (Hampstead Bypass project) estimated completion date 2030

v. Background Traffic Assumptions
- Full Build - 2023
- Growth rate – 1% per year

2. **Capacity Analysis: Week day AM & PM Peak Hour**

a) Technical Analysis
i. 2021 Existing
ii. 2023 Future No-Build
[Existing + 1% background growth]
iii. 2023 Full Build Conditions
[Existing + 1% background growth + site trips]
iv. 2023 Full Build Conditions + improvements
[Existing + 1% background growth + site trips]

3. **Final Report Submittal:**

a) Completed TIA Application
b) Signed and sealed by a Professional Engineer
c) Three bound copies
d) Electronic copies to include PDF of TIA and Synchro output files and Synchro analysis files in digital format

4. **Notes:**

a) This scope shall remain valid for three months from the date of this letter.
b) Please note that if any changes occur (including but not limited to; land use, intensity, phasing, and/or site access) additional analysis may be required.

Please contact me at (910) 473 – 5130 with any questions regarding this scope.

Sincerely,

Scott A. James, PE
Transportation Planning Engineer
Wilmington Urban Area MPO

Attachments: Traffic Impact Analysis Supplemental Guidelines
Trip Generation Summary (provided by DAVENPORT)
Site Map (provided by DAVENPORT)

ec: Dan Cumbo, PE, District Engineer, NCDOT
Doug Racine, Assistant District Engineer, NCDOT
Brad Haste, Assistant District Engineer, NCDOT
Jessi Leonard, PE, Division Traffic Engineer, NCDOT
Eva Covarrubias, EI, Assistant Division Traffic Engineer, NCDOT
Travis Henley, MPA, Planning Director, Pender County
Gideon Smith, Senior Planner, Pender County
Mike Kozlosky, Executive Director, WMPO
Bill McDow, Transportation Planner, WMPO

REPORT OF PUBLIC INPUT MEETING

Proposed Master Development Plan Revision
For Property Located in the vicinity of Country Club Drive and
US Hwy 17 in Hampstead, Pender County, NC
(Pender County Parcel ID Nos. 3293-75-6761-0000, 3293-75-8990-0000, 3293-86-0069-0000, 3293-85-1925-0000, 3293-85-2836-0000, and 3293-85-3750-0000)

On behalf of the Applicant, Oak Ridge Properties at Olde Point, LLC, the undersigned hereby certifies that written notice of a public input meeting for the above-referenced Master Development Plan revision proposal was mailed via First Class Mail to all property owners within 500 feet of the subject properties as listed on the County tax records on November 23, 2021, and also submitted to the County Planning Department via email on November 23, 2021. A list of all adjacent property owners to whom written notice was mailed is attached hereto as Exhibit "A". A copy of the written notice is also attached as Exhibit "B".

The meeting was held at the following time and place: Monday, December 6, 2021, from 6:00 p.m. to 7:00 p.m. at the Pender County Hampstead Annex Auditorium, 15060 Hwy 17, Hampstead, NC.

The persons in attendance were:

For a list of persons in attendance, please see a copy of the sign-in sheets from the public input meeting attached hereto as Exhibit "C". On behalf of the Applicant, the following people were in attendance: David Sneeden and Glenn Lea, Oak Ridge Properties at Olde Point, LLC; Michael C. Gallant, PE; Matt Nichols and paralegal Nikki Cooper, Law Office of Matthew A. Nichols.

The following issues were discussed at the Community Meeting:

- Proposed revisions to existing Master Development Plan.
- Master Development Plan amendment process.
- Proposed additional permitted use within Master Development Plan; Limited Service Eating Place (Fast Food/Drive thru Coffee Shop).
- Possible future commercial tenants.
- Estimated start of construction for project.
- NCDOT requirements regarding site access.
- Stormwater/drainage patterns in vicinity.
- Traffic movements and impacts, including internal vehicular circulation on site, future NCDOT improvements along Hwy 17, Hampstead Bypass, school traffic, pedestrian safety, overall traffic along Country Club Drive and Ravenswood Road.
- Maintenance of Ravenswood Road.
- Possible vehicle movement/directional signage on Ravenswood Road.

As a result of the meeting the following changes were made to proposed project:

No proposed changes at this time.

Respectfully submitted,

By: _____

Matthew A. Nichols, N.C. State Bar No. 23403
Law Office of Matthew A. Nichols
3205 Randall Parkway, Suite 104
Wilmington, NC 28403
(910) 508-7476
Attorney and Agent for the Applicant

ADJACENT AND NEARBY PROPERTY OWNERS WITHIN 500 FEET

PARCEL NO.	OWNER	MAILING ADDRESS			PROPERTY ADDRESS
3293-65-9627-0000	DOUGLAS P HEFFERNAN	103 MULLINGTON LANE	WILMINGTON NC	28409	16865 US HWY 17
3293-66-7089-0000	DOUGLAS P HEFFERNAN	103 MULLINGTON LANE	WILMINGTON NC	28409	
3293-74-8903-0000	JUDITH A TRAVERSE ET AL	104 RAVENS WOOD ROAD	HAMPSTEAD NC	28443	104 RAVENSWOOD RD
3293-75-1248-0000	TOM LEASING LLC	26 CAMELOT DR	SURF CITY NC	28445	17 HWY
3293-75-1872-0000	DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CENTER	RALEIGH NC	27611	27 JENKINS RD
3293-75-1902-0000	JOHN I HAYNES	1408 VALMEAD CT	FAYETTEVILLE NC	28312	
3293-75-3250-0000	VICTORIA ROJAS	106 RIDGE RD	HAMPSTEAD NC	28443-2341	106 RIDGE RD
3293-75-3964-0000	DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CENTER	RALEIGH NC	27611	28 JENKINS RD
3293-75-4247-0000	VICTORIA ROJAS	106 RIDGE ROAD	HAMPSTEAD NC	28443	
3293-75-4428-0000	RILP NC2 LP	ATT: LEGAL DEPARTMENT	SAN DIEGO CA	92130	24 COUNTRY CLUB DR
3293-75-4817-0000	DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CENTER	RALEIGH NC	27611	17 HWY & JENKINS RD
3293-75-5195-0000	GEORGE V TRIFOLI	624 BRUNSWICK ST	WILMINGTON NC	28401	102 RIDGE RD
3293-75-6042-0000	CHARLES EDWARD MUMAW JR	100 RIDGE ROAD	HAMPSTEAD NC	28443	100 RIDGE RD
3293-75-6309-0000	BRONWIN FUTCH CLARK	309 BARBERRY DR	KNOXVILLE TN	37912	
3293-75-6381-0000	BRONWIN FUTCH CLARK	309 BARBERRY DR	KNOXVILLE TN	37912	84 COUNTRY CLUB DR
3293-75-6761-0000	OAK RIDGE PROPERTIES AT OLDE POINT LL(	519 MARKET ST	WILMINGTON NC	28401	16988 US HWY 17
3293-75-7234-0000	TYLER LEE LAHUE	104 COUNTRY CLUB DR	HAMPSTEAD NC	28443	104 COUNTRY CLUB DR
3293-75-8062-0000	STEVEN M COKOR	102 RAVENSWOOD RD	HAMPSTEAD NC	28443	102 RAVENSWOOD RD
3293-75-8105-0000	MICHAEL J VAN FOSSENET AL	100 RAVENSWOOD ROAD	HAMPSTEAD NC	28443	
3293-75-8455-0000	POPE PROPERTIES ON 17 LLC	PO BOX 4014	WILMINGTON NC	28406	83 COUNTRY CLUB DR
3293-75-8990-0000	OAK RIDGE PROPERTIES AT OLDE POINT LL(	519 MARKET ST	WILMINGTON NC	28401	US HWY 17
3293-75-9150-0000	MICHAEL J FOSSEN	100 RAVENSWOOD RD	HAMPSTEAD NC	28443	100 RAVENSWOOD RD
3293-76-0035-0000	JOSEPH WASIELEWSKI	1232 MALLARD BAY DR	HAMPSTEAD NC	28443	JENKINS RD
3293-76-2056-0000	CEDAR ON THE GREEN RENTALS LLC	256 OSPREY PLACE	WILMINGTON NC	28411	
3293-76-2124-0000	CEDAR ON THE GREEN RENTALS LLC	256 OSPREY PLACE	WILMINGTON NC	28411	
3293-76-3001-0000	CEDAR ON THE GREEN RENTALS LLC	256 OSPREY PLACE	WILMINGTON NC	28411	
3293-76-4263-0000	CEDAR ON THE GREEN RENTALS LLC	256 OSPREY PLACE	WILMINGTON NC	28411	17007 US HWY 17
3293-76-5585-0000	CEDAR ON THE GREEN MINI STORAGE LLC	256 OSPREY PLACE	WILMINGTON NC	28411	17077 US 17 HWY
3293-76-8304-0000	JLCP LLC	320 SIMMONS DR	WILMINGTON NC	28411	17 HWY
3293-76-8473-0000	ALLAN J BETAG L/E	1300 HOLLIBEN ROAD	SEVERNA PARK MD	21146	17117 US HWY 17
3293-76-9844-0000	HAMPSTEAD 8AC LLC	1051 MILITARY CUTOFF ROAD SUITE 210	WILMINGTON NC	28405	
3293-84-8556-0000	OLDE POINT VILLAS INC	P O BOX 4038	HAMPSTEAD NC	28443	
3293-85-0295-0000	CAROLINA WATER SERVICE INC	500 W MONROE ST STE 3600	CHICAGO IL	60661	90 RAVENSWOOD RD
3293-85-1523-0000	CAROLINA WATER SERVICE INC	500 W MONROE ST STE 3600	CHICAGO IL	60661	
3293-85-1925-0000	OAK RIDGE PROPERTIES AT OLDE POINT LL(	519 MARKET ST	WILMINGTON NC	28401	US HWY 17
3293-85-2836-0000	OAK RIDGE PROPERTIES AT OLDE POINT LL(	519 MARKET ST	WILMINGTON NC	28401	40 RAVENSWOOD RD
3293-85-3076-2030	DANIEL S JOHNSON	113 EGRET COURT	HAMPSTEAD NC	28443	113 EGRET CT
3293-85-3079-2020	AMELIA S SHEALY	12 WEST RIDGE	SURF CITY NC	28445	111 EGRET CT
3293-85-3159-1040	HERMAN J HASTINGS	107 EGRET CT	HAMPSTEAD NC	28443	107 EGRET CT
3293-85-3162-2010	CARROLL REED	109 EGRET COURT	HAMPSTEAD NC	28443	109 EGRET CT
3293-85-3223-1020	CHRISTY CARROLL LANGDON	103 EGRET COURT	HAMPSTEAD NC	28443	103 EGRET CT
3293-85-3225-1010	THOMAS J TOMLINSON	304 GULL ROAD	HAMPSTEAD NC	28443	101 EGRET CT
3293-85-3241-1030	FRANCES R FRENCH	105 EGRET COURT	HAMPSTEAD NC	28443	105 EGRET CT

3293-85-3750-0000	OAK RIDGE PROPERTIES AT OLDE POINT LL(	519 MARKET ST	WILMINGTON NC	28401	US HWY 17
3293-85-5800-0000	ANTHONY MIGLIARA	7025 MURRAYVILLE RD	WILMINGTON NC	28405	
3293-85-5817-0000	KINGSLEY M MINER	102 WIDGEON CIRCLE	HAMPSTEAD NC	28443	102 WIDGEON CIR
3293-85-5932-0000	ROBIN H GRAHAM	16120 MISTORA ROAD	CHESTER VA	23831	104 WIDGEON CIR
3293-85-5987-0000	CHARLES FRANKLIN SESSOMS	106 WIDGEON CIRCLE	HAMPSTEAD NC	28443	106 WIDGEON CIR
3293-85-6736-0000	ROY W SHORT	101 WIDGEON CIRCLE	HAMPSTEAD NC	28443	101 WIDGEON CIR
3293-85-6853-0000	KAREN L SCOTT	214 HERRON AVE	CHESWICK PA	15024	103 WIDGEON CIR
3293-85-6888-0000	JEAN B F NEWBERRY AKA JEAN B FINNERTY	105 WIDGEON CIRCLE	HAMPSTEAD NC	28443	105 WIDGEON CIR
3293-85-7932-0000	PAUL CORBETT	107 WIDGEON CIR	HAMPSTEAD NC	28443	107 WIDGEON CIR
3293-85-7994-0000	JOHN B DUFSETH	109 WIDGEON CIR	HAMPSTEAD NC	28443	109 WIDGEON CIR
3293-85-8953-0000	JANET CREWS	111 WIDGEON CIRCLE	HAMPSTEAD NC	28443	111 WIDGEON CIR
3293-85-9347-0000	OLDE POINT VILLAS III OWNERS	P O BOX 521	HAMPSTEAD NC	28443	
3293-85-9535-0000	CHARLES T MARGOTTA	201 WIDGEON CENTER	HAMPSTEAD NC	28443	201 WIDGEON CENTER
3293-85-9856-0000	KERMIT SHAULIS	115 WIDGEON CR	HAMPSTEAD NC	28443	115 WIDGEON CIR
3293-85-9900-0000	ANTHONY MIGLIARA	7025 MURRAYVILLE RD	WILMINGTON NC	28405	113 WIDGEON CIR
3293-86-0069-0000	OAK RIDGE PROPERTIES AT OLDE POINT LL(	519 MARKET ST	WILMINGTON NC	28401	US HWY 17
3293-86-1860-0000	PENDER COUNTY	805 S WALKER ST	BURGAW NC	28425	75 LIBRARY DR
3293-86-2278-0000	1315 ORANGE LLC	PO BOX 181860	CORONADO CA	92178	17160 US HWY 17
3293-86-4401-0000	G3 FUTURES LLC	10049 RAMSEY ST	LINDEN NC	28356	17200 US HWY 17
3293-86-5521-0000	HAMPSTEAD TOWN CENTER LLC	188 WIND CHIME CT SUITE 201	RALEIGH NC	27615	17220 US HWY 17
3293-86-6021-0000	ROBERT J JULIUS	108 WIDGEON CIRCLE	HAMPSTEAD NC	28443	108 WIDGEON CIR
3293-86-6075-0000	JEFFREY KARAKO	110 WIDGEON CIRCLE	HAMPSTEAD NC	28443	110 WIDGEON CIR
3293-86-7037-0000	CHARLES W DARDEN	148 LESLIE CT	HUBERT NC	28539	112 WIDGEON CIR
3293-86-7087-0000	FLORENCE ZAMBROWSKI	114 WIDGEON CIRCLE	HAMPSTEAD NC	28443	114 WIDGEON CIR
3293-86-7166-0000	POINTE HAVEN V AT OLDE POINT HOMEOV	C/O PAMELA MURPHY TREASURER	HAMPSTEAD NC	28443	
3293-86-8057-0000	CAROLE EHLEBEN	3541 MONTICELLO COMMONS	NORCROSS GA	30092	116 WIDGEON CIR
3293-86-8315-0000	HAMPSTEAD TOWN CENTER LLC	188 WIND CHIME CT SUITE 201	RALEIGH NC	27615	17230 US HWY 17
3293-94-4679-0000	NEW OLDE POINT CC LLC	211 LAKE CIRCLE	HAMPSTEAD NC	28443	513 COUNTRY CLUB DR
3293-95-0139-4160	MIGUELINA RAY	416 WIDGEON DR	HAMPSTEAD NC	28443	416 WIDGEON DR
3293-95-0158-4180	CHARLES C MILLS	14004 POPLAR GROVE RD	HAGERSTOWN MD	21742	418 WIDGEON DR
3293-95-0187-4200	MARILYN A SCOTT TRUSTEE OF MARILYN A	147 WOODSHIRE DRIVE	PITTSBURGH PA	15215	420 WIDGEON DR
3293-95-1106-4220	JENNIFER W MARKS	422 WIDGEON DR	HAMPSTEAD NC	28443	422 WIDGEON DR
3293-95-2115-4240	DOUGLAS M HURRY	424 WIDGEON DR	HAMPSTEAD NC	28443	424 WIDGEON DR
3293-95-2146-4260	EDWARD CHAPMAN	426 WIDGEON DR	HAMPSTEAD NC	28443	426 WIDGEON DR
3293-95-2177-4280	AI IT HO	428 WIDGEON DR	HAMPSTEAD NC	28443	428 WIDGEON DR
3293-95-2198-4300	MICHAEL C CARLIN	741 SECOND AVE 2ND FLOOR	LYNBHURST NJ	7071	430 WIDGEON DR
3293-95-3262-4320	JOANN PALAZZO	432 WIDGEON DR	HAMPSTEAD NC	28443	432 WIDGEON DR
3293-95-3284-4340	BARBARA J DIMAURO	434 WIDGEON DRIVE	HAMPSTEAD NC	28443	434 WIDGEON DR
3293-95-4206-4360	RICHARD S GRUB	703 OYSTER CATCHER DR	HAMPSTEAD NC	28443	436 WIDGEON DR
3293-95-4237-4380	GEOFFREY PORTLAND	438 WIDGEON DR	HAMPSTEAD NC	28443	438 WIDGEON DR



LAW OFFICE OF
MATTHEW A. NICHOLS

3205 Randall Parkway, Suite 104
Wilmington, NC 28403

Ph: (910) 508-7476
Email: matt@mattnicholslaw.com

November 23, 2021

NOTICE OF PUBLIC INPUT MEETING

TO: Adjacent and Nearby Property Owners and Residents

FROM: Matthew A. Nichols

RE: **Public Input Meeting Regarding Proposed Master Development Plan Revision**
Monday, December 6, 2021, from 6:00 p.m. to 7:00 p.m.
Pender County Hampstead Annex Auditorium, 15060 US Hwy 17, Hampstead, NC

Dear Neighbors:

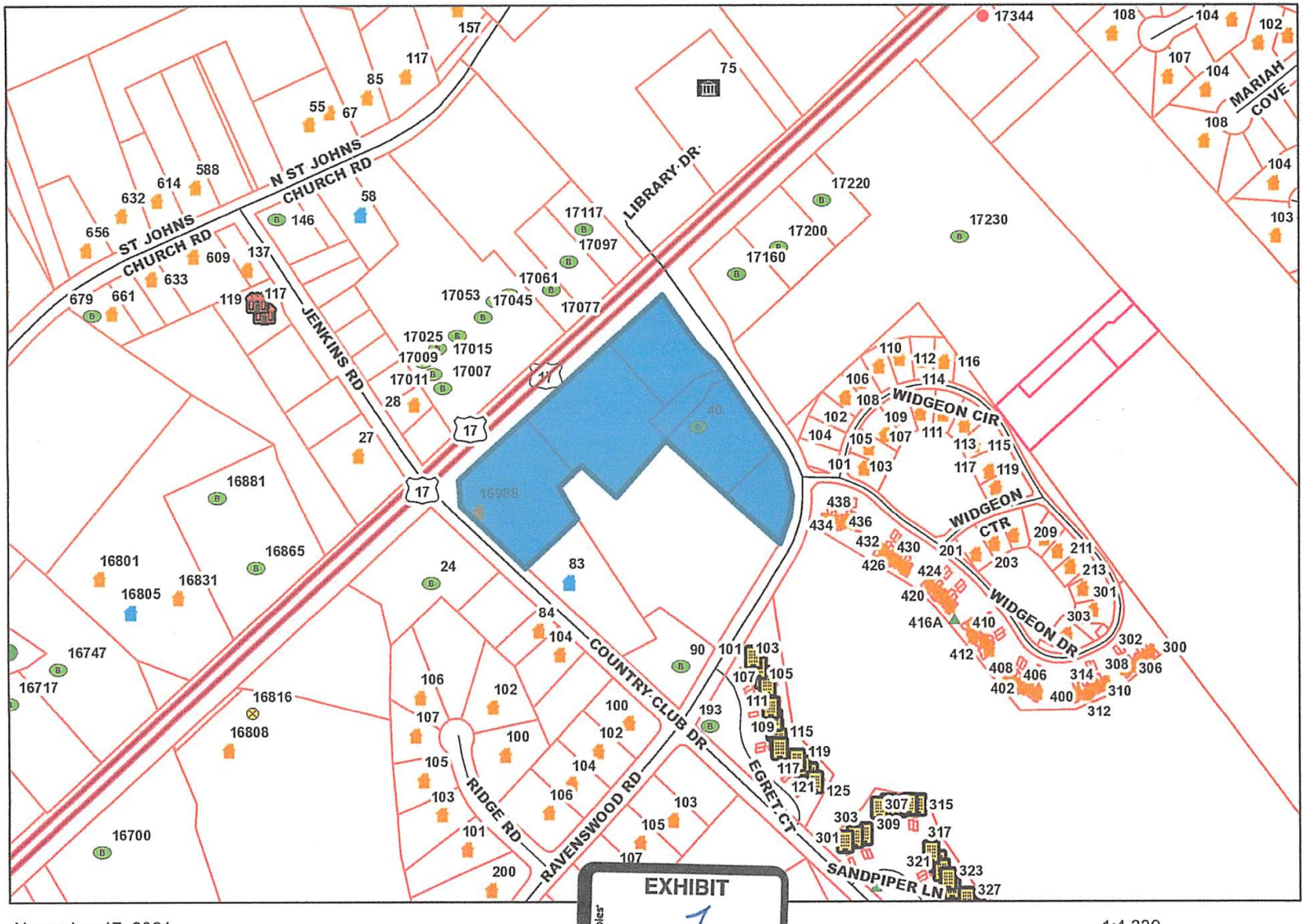
This is a notice for a public input meeting regarding a request by my client, Oak Ridge Properties at Olde Point, LLC, the property owner and applicant, for a proposed revision to an existing Master Development Plan in the vicinity of Country Club Drive and US Hwy 17 in Hampstead, Pender County, NC.

The subject parcels include Pender County Parcel ID Nos. 3293-75-6761-0000, 3293-75-8990-0000, 3293-86-0069-0000, 3293-85-1925-0000, 3293-85-2836-0000, and 3293-85-3750-0000, and are generally shown as those properties shaded in blue on the attached Exhibit 1. The purpose of the requested revision is to (1) relocate the driveway access on Country Club Drive further away from the intersection with US Hwy 17 in order to comply with NCDOT requirements, (2) make minor changes to internal parcel boundary lines within the project, and (3) add a new proposed use, NAICS 7222 Limited-Service Eating Places (Fast-food/Drive thru Coffee Shop), to the list of permitted uses for this development. A concept plan illustrating the proposed driveway access and parcel boundary changes is attached as Exhibit 2.

The purpose of the public input meeting is to explain the proposal and answer questions from meeting attendees. This meeting is also open to the general public. The public input meeting will be held at the **Pender County Hampstead Annex Auditorium, 15060 US Hwy 17, Hampstead, NC, from 6:00 p.m. to 7:00 p.m. on Monday, December 6, 2021.**

For directions or for further information, or if you are unable to attend the public input meeting and have any questions, comments or concerns about this matter, please feel free to contact me or my paralegal Nikki Cooper at the contact information listed above, and I will be glad to speak or meet with you individually at your convenience.

Pender County



November 17, 2021

1:4,339

0 0.035 0.07 0.14 mi

0 0.05 0.1 0.2 km

EXHIBIT

2

tabbies

HAMPSTEAD, NC

HAMPSTEAD US HWY 17

BOHLER

BOHLER ENGINEERING NC, PLLC

4130 PARKLAKE AVENUE, SUITE 130

RALEIGH, NC 27612

Phone (919) 578-5000

NCGBohlerEng.com

EXHIBIT
tabbies
C

PUBLIC INPUT MEETING SIGN-IN SHEET
FOR MASTER DEVELOPMENT PLAN REVISION REQUEST (MDP 11438)
In the Vicinity of Country Club Dr. and US Hwy 17
(Pender County Parcel Nos. 3293-75-6761-0000, 3293-75-8990-0000, 3293-86-0069-0000, 3293-85-1925-0000, 3293-85-2836-0000, and 3293-85-3750-0000,)
December 6, 2021, 6:00 p.m. to 7:00 p.m.
Pender County Hampstead Annex Auditorium, 15060 US Hwy 17, Hampstead, NC

NAME	ADDRESS
ED CHAPMAN	426 WIDGEON DR HAMPSTEAD 28443
John Orfseth	109 Widgeon Circle, Hampstead
Steve & Virginia Cobb	102 Ravenswood Rd, Hampstead

Public Input Meeting Sign-In Sheet
Proposed Master Development Plan Revision
Monday, December 6, 2021
Hampstead Annex Auditorium, 15060 US Hwy 17

NAME	ADDRESS
Tom Tomlinson	101 Egret Ct
Larry Higgerson	117 Widgeon Circle
Richard Wasielewski	16646 U.S. Hwy 17N.
Stacy Walsh.	16646 U.S. Hwy 17N.

Pender County Floodplain Administrator, Daniel Adams 910-259-0231

1. No comment.

Pender County GIS/ADDRESSING, Mike Dickson 910-259-1442

1. If the parcel (3293-85-1523-0000, 4.14 acres) immediately southeast of the outparcels is to be a part of future development, it may be possible to name the access road drawn in these plans. For further clarification, this is the access road which terminates at Country Club Rd and Ravenswood Rd. However, this does not have to be done yet. The two outparcel buildings will likely be assigned addressed on US Hwy 17 during the building permit approval phase of development. The applicant will be responsible for creating unit or suite numbers.

Pender County
ZTA 2021-15 Pre-submittal Meeting and Process

TO:	Planning Board
FROM:	Travis Henley
DATE:	January 4, 2022
SUBJECT:	ZTA 2021-15

SUMMARY:
Pender County, applicant, is requesting the approval of a Zoning Text Amendment to the Pender County Unified Development Ordinance. Specifically, the request is to amend Article 3, Section 3.1.1 'Pre-Submittal Meeting with Staff,' Section 3.1.2 'Application Requirements,' and Section 3.14.3 'Pre-Application Conference.' This request revises the current requirements for pre-submittal meetings, fees and waiting periods in order to improve the efficiency of the application review process. A detailed description of the proposed change is available in the Pender County Planning and Community Development Department Offices.

ATTACHMENTS:
ZTA 2021-15 Staff Report
ZTA 2021-15 Attachment 1 - Proposed Language
ZYA 2021-15 Application Signed

STAFF REPORT FOR ZTA 2021-15
ZONING TEXT AMENDMENT APPLICATION

APPLICATION SUMMARY	
Case Number	ZTA 2021-15
Hearing Dates	January 4, 2022 Planning Board January 18, 2022 Board of Commissioners
Applicant	Pender County

ZONING TEXT AMENDMENT PROPOSAL

Pender County, applicant, is requesting the approval of a Zoning Text Amendment to the Pender County Unified Development Ordinance. Specifically, the request is to amend Article 3, Section 3.1.1 'Pre-Submittal Meeting with Staff,' Section 3.1.2 'Application Requirements,' and Section 3.14.3 'Pre-Application Conference.' This request revises the current requirements for pre-submittal meetings, fees and waiting periods in order to improve the efficiency of the application review process. A detailed description of the proposed change is available in the Pender County Planning and Community Development Department offices.

AMENDMENT DESCRIPTION

The proposed Zoning Text Amendment to the Pender County Unified Development Ordinance seeks to increase efficiency in the application submittal and review process and provide opportunity for technological updates to the application process without necessitating a need for further Ordinance amendments.

The applicant requests to remove the requirement in Section 3.1.1.C for face-to-face pre-submittal meetings and a thirty (30) day wait period prior to submission of an application following the pre-submittal meeting. Staff have found applicants are often well-versed in application requirements and the review process, sometimes rendering a pre-submittal meeting unnecessary. Removing the requirement for a pre-submittal meeting would simplify the application process for experienced applicants and increase efficiency for all parties involved, including Staff and applicants, as only necessary meetings would be conducted. For applications where a pre-submittal meeting is necessary, advances in virtual communication technology, such as Microsoft Teams or Zoom, easily replace face-to-face meetings. A virtual or conference call option reduces barriers for applicants such as mobility or distance while providing the same level of service as a face-to-face meeting.

Furthermore, with the removal of the pre-submittal meeting as a requirement, the required thirty-day waiting period between pre-submittal meeting and application submission is no longer logical to enforce. County staff have and will continue to encourage pre-submittal meetings whenever necessary and make themselves available to meet within any potential applicant at their convenience. However, requiring a thirty-day waiting period following a pre-submittal meeting when the meeting itself is not required effectively punishes potential applicants who chose to meet with Staff and is contrary to the intention of this Zoning Text Amendment and the general approach of the Department.

County staff additionally request a removal of the requirement in Section 3.1.2.B for fees to be paid in advance of a review of the application in order to fully take advantage of recent technological improvements the County has made and allow for more efficient billing and payment processes through the Pender Online Resource Tool (PORT). Currently, the payment of application fees is required at the time of application submission, prior to staff review of the application. However, an application must be reviewed and processed by staff in order for an invoice to be created. This amendment would adjust the workflow allowing applicants to submit applications first and then receive an invoice through the PORT, after which they would proceed with payment of any required fees. The option to make payment without using the PORT would remain as well.

Finally, Staff requests the removal of Section 3.14.3, which discusses pre-submittal meetings in the specific context of Variance applications. This section is superfluous given the presence of Section 3.1.1 'Pre-Submittal Meetings' and is therefore no longer needed within the Ordinance.

EVALUATION

As prescribed in Section 3.18.5 of the Pender County Unified Development Ordinance, in evaluating any proposed Ordinance text amendment, the Planning Board and the County Commissioners shall consider the following:

1) The extent to which the proposed text amendment is consistent with the remainder of the Ordinance, including, specifically, any purpose and intent statements;
2) The extent to which the proposed text amendment represents a new idea not considered in the existing Ordinance, or represents a revision necessitated by changing circumstances over time;
3) Whether or not the proposed text amendment corrects an error in the Ordinance; and
4) Whether or not the proposed text amendment revises the Ordinance to comply with state or federal statutes or case law.

In deciding whether to adopt a proposed Zoning Text Amendments, the central issue before the Planning Board and County Commissioners is whether the proposed amendment advances the public health, safety or welfare and is consistent with any adopted County Land Use Plan documents and the specific intent of this Ordinance.

PENDER 2.0 COMPREHENSIVE LAND USE PLAN COMPLIANCE

The proposed changes allow for a reduction of barriers, increased efficiency and an opportunity for technological updates to the application process. These changes provide flexibility while maintaining consistency with the spirit and intent of the Unified Development Ordinance and Comprehensive Land Use Plan.

The Amendment is supported by one policy in the Comprehensive Land Use Plan:

> **Policy 5.I.G: Development Review:** The County supports an efficient, transparent, and predictable development review and approval process. The intention of the Amendment is to increase the efficiency of the application submittal and review process.

There are no conflicting policies within the Pender 2.0 Comprehensive Land Use Plan or any adopted land use documents for the proposed Zoning Text Amendment. The proposed Zoning Text Amendment is consistent with the spirit, purpose, and intent of the Pender 2.0 Comprehensive Land Use Plan and with the Pender County Unified Development Ordinance.

RECOMMENDATION

The Administrator respectfully recommends approval of the Zoning Text Amendment to the Unified Development Ordinance as described in this report, as the amendments are consistent with the Pender County Unified Development Ordinance and with the Pender 2.0 Comprehensive Land Use Plan.

PLANNING BOARD CONSISTENCY STATEMENT:

TO APPROVE: Motion to approve the Zoning Text Amendment and to make a finding that the approval is consistent with the Pender 2.0 Comprehensive Land Use Plan.

The amendment of Sections 3.1.1, 3.1.2, 3.14.3, increases the efficiency of the application review process and is supported by one policy within the Pender 2.0 Comprehensive Land Use Plan:

- **Policy 5.1.G: Development Review**

There are no specific policies that conflict with the proposal. The proposed Zoning Text Amendment is consistent with the spirit, purpose, and intent of the Pender 2.0 Comprehensive Land Use Plan and with the Pender County Unified Development Ordinance.

TO DENY: Motion to deny the Zoning Text Amendment and to make a finding that proposal is not consistent with the Pender 2.0 Comprehensive Land Use Plan, said denial is reasonable and in the public interest and does not further the goals of the Pender 2.0 Comprehensive Land Use because [INSERT REASONING].

PLANNING BOARD ACTION FOR ZONING TEXT AMENDMENT JANUARY 4, 2022

MOTION	SECONDED

APPROVED	DENIED	UNANIMOUS

McClammy	Jordan	Beaudoin	Buchanan	Gruntfest	Pitts	Teachey

Amendment Key	
Inserted text in red.	Stricken text ~~crossed out in red.~~

ARTICLE 3 REVIEW PROCEDURES

3.1 COMMON REVIEW PROCEDURES

3.1.1 Pre-Submittal Meeting with Staff

A. Before submitting an application for development approval, each applicant is encouraged to schedule a pre-submittal meeting with the Administrator to discuss the procedures, standards and regulations required for development approval in accordance with this Ordinance.

~~B. Except as defined in part C below, the pre-submittal meeting does not necessarily have to be a face-to-face meeting. Phone calls and e-mail exchanges may qualify as a pre-submittal meeting.~~

~~C. A face-to-face pre-submittal meeting with the Administrator shall be required for the following approvals:~~

~~1) Rezoning;~~

~~2) Conditional Rezoning;~~

~~3) Master Development Plan;~~

~~4) Preliminary Plat;~~

~~5) Special Use Permit;~~

~~6) Major Site Development Plan;~~

~~The applicant shall be required to schedule this pre-submittal meeting with the Administrator at least thirty (30) days prior to submission of an application.~~

3.1.2 Application Requirements

A. Content: Applications for planning project reviews shall contain all the information deemed necessary by the Administrator, Planning Board, or Board of County Commissioners. All applications shall be filed in the Planning Office no later than forty-five (45) days prior to the meeting of the Planning Board or Board of County Commissioners at which the application is to be considered.

B. Fees: Fees are established and approved by the Board of Commissioners. ~~Before any permit shall be issued or application review initiated, a fee~~ Application fees in the ~~an~~ amount fixed by the Board of County Commissioners shall be paid in accordance with Department and County policy.

C. Complete Applications: All applications must be sufficient for processing prior to review. The presumption shall be that all of the information required in the application forms is necessary to satisfy the requirements of this Section; however, it is recognized that each application is unique, and therefore more or less information may be required according to the needs of the particular case. The applicant may rely on the recommendations of the planning staff as to whether more or less information should be submitted. Once the application has been determined sufficient for processing, copies of the application shall be referred by the planning staff to the Technical Review Committee. Staff may require

an applicant to present evidence of authority to submit the application and additional information as deemed necessary.

D. Application Deadline: Applications sufficient for processing shall be submitted to the Planning and Community Development Departments in accordance with the published calendar schedule. Schedules indicating submittal dates shall be developed each year and made available to the public.

3.14 VARIANCE

~~**3.14.3 Pre-Application Conference**~~

~~All applicants seeking a variance shall schedule a pre-application conference with the Administrator to discuss the procedures, standards, and regulations required for variance approval.~~

APPLICATION FOR TEXT AMENDMENT

THIS SECTION FOR OFFICE USE			
Application No.	ZTA 2022-1	**Date**	1/2/2022
Application Fee	$ N/A	**Receipt No.**	N/A
Pre-Application Conference	N/A	**Hearing Date**	PB- 1/2/2022 BOCC- 1/18/2022

SECTION 1: APPLICANT INFORMATION	
Applicant's Name:	Pender County
Applicant's Address:	805 South Walker St.
City, State, & Zip	Burgaw, NC 28425
Phone Number:	910-259-1202
Email Address:	N/A

SECTION 2: UDO TEXT TO BE AMENDED

Current Text to be Amended (Please site accurate Article number referenced):

Article 3: Sections 3.1.1, 3.1.2, and 3.14.3

Proposed Text to be added:

See Attachment 1

SECTION 3: SIGNATURE

Applicant's Signature	Vanessa Lacer	**Date:**	12/15/2021

NOTICE TO APPLICANT

If the applicant makes significant changes to the application for a text amendment after the Planning Board has made its recommendation, the Administrator may refer the modified request back to the Planning Board for an additional public hearing.

TEXT AMENDMENT CHECKLIST

☑	Signed application form
☑	Application fee
☑	A letter describing, in detail the intent and purpose of the amendment presented, meeting the approval criteria set forth in Section 3.18.5 of the Pender County UDO (shown on page 1 of this application

Office Use Only

☑ **ZTA Fees:** $250 N/A		**Total Fee Calculation:**	
Payment Method:	**Cash :** ☐ **$**_____	**Credit Card:** ☐ Master Card ☐ Visa	**Check:** ☐ Check # _____

Application Received By:	Vanessa Lacer	Date:	12/15/2021
Application completeness approved by:	Vanessa Lacer	Date:	12/15/2021
Dates Scheduled for Public Hearings:	☑ Planning Board: 1/4/2022	☑ BOC: 1/18/2022	

Pender County

TO:	
FROM:	Travis Henley
DATE:	January 4, 2022
SUBJECT:	Adoption of the 2022 Planning Board Meeting Schedule

SUMMARY:
Planning Board 2022 Meeting Calendar

Pender County Planning Board
2022 Meeting Calendar

January	1.4.22
February	2.1.22
March	3.1.22
April	4.5.22
May **	5.4.22
June	6.7.22
July **	7.6.22
August	8.2.22
September **	9.6.22
October	10.4.22
November	11.1.22
December	12.6.22
**Not scheduled for the 1st Tuesday of the Month	
Meetings are held at 805 S. Walker Street, Burgaw, NC 28425	