Pender County

Agenda

Planning Board Meeting

Tuesday, April 5, 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.	ADOPTION OF AGENDA		
6.	ADOPTION OF MINUTES		
6.1.	Planning Board Meeting Minutes March 1, 2022 Planning Board Meeting Minutes March 1, 2022 - Pdf		3 - 6
7.	PRESENTATIONS		
8.	PUBLIC COMMENT		
9.	PUBLIC HEARINGS		
9.1.	MDP-R 2022-38 MDP-R 2022-38 - Pdf		7 - 68
9.2.	REZONE 2022-30 REZONE 2022-30 - Pdf		69 - 87
10.	DISCUSSION		
11.	NEXT MEETING DATE May 4, 2022 at 7:00 PM		
12.	ADJOURNMENT		

Pender County
Planning Board Meeting Minutes March 1, 2022

TO:	Planning Board
FROM:	Travis Henley
DATE:	April 5, 2022
SUBJECT:	Planning Board Meeting Minutes March 1, 2022

SUMMARY:
Planning Board Meeting Minutes March 1, 2022

ACTION REQUESTED:
Adoption and approval of Planning Board Meeting Minutes March 1, 2022

Minutes Planning Board Meeting – March 1st, 2022

Members Present:

Delva Jordan, Damien Buchanan, Jeff Beaudoin, John Gruntfest, Jeffrey Pitts, Norman K. Teachey, & Margaret Mosca.

1 Call To Order: 7:00pm

2 Roll Call: All Members Present

3 Invocation

4 Pledge of Allegiance

5 Adoption of Agenda

Mr. Travis Henley requested for the two agenda items to be switched due to a miscommunication with the applicant for Rezoning Case 2022-29 (Agenda Item 7.1). Mr. Buchanan made a motion to switch the order of Agenda Items 7.1 and 7.2. Mr. Teachey seconded the motion and the board voted unanimously to approve the change to the agenda.

Mr. Beaudoin made a motion to adopt the revised agenda. Mr. Teachey seconded the motion, and the motion was unanimously approved.

6 Public Comment

There was not public comment.

7 Public Hearings

a) Pender County Parks and Recreation Comprehensive Master Plan

Ms. Vanessa Lacer, Long Range Planner, presented the Pender County Parks and Recreation Comprehensive Master Plan. Ms. Lacer provided an overview of the plan.

Ms. Lacer provided that Planning Staff is requesting recommendation by the Planning Board to the County Commissioners for adoption. The plan is anticipated to go to the Commissioners for consideration on April 4th.

The Board discussed the proposal with Planning Staff and Parks and Recreation Staff.

Mr. Beaudoin made a motion to recommend the adoption of the Pender County Parks and Recreation Comprehensive Master Plan. Mr. Buchanan seconded the motion, and the motion was unanimously approved.

b) REZONE 2022-29

Mr. Greg Feldman, Current Planner, presented the Rezoning Application. Mr. Feldman provided that the request is to rezone two tracts totaling approximately 11.5 acres of land from RP, Residential Performance zoning district to GB, General Business zoning district. Planning Staff recommended denial of the rezoning request due to inconsistency with the Future Land Use Map and inconsistency with the surrounding uses.

Mr. Henley clarified the location of the future Hampstead Bypass in relationship to the subject parcels and provided that it would be several miles from the rezoning site. Mr. Gruntfest asked if NCDOT would approve access to this site and determine any needed improvements. Mr. Feldman answered yes.

Mr. Michael Nadeau, applicant, addressed the Board on behalf of Thomas and Rebecca Benfield, owners. Mr. Nadeau provided that he is requesting the GB, General Business, classification to better compliment the surrounding commercially zoned property. He referred to excerpts from the Pender 2.0 Future Land Use Plan and provided that the plan identifies this area as an appropriate node for commercial development. Mr. Nadeau cited Policy 5.1.D and Policy 5.1.H which support the appropriateness of the rezoning request in this area. Mr. Nadeau provided that the request does conflict with the Future Land Use Map and added that it is important to look at the current zoning and uses existing in the area when considering the rezoning.

Mr. Buchanan stated that he does agree with the applicant as the request is consistent with the area. Mr. Beaudoin asked if there was any communication with the neighboring property owners. Mr. Nadeau provided that there was no communication as it is not typical with a conventional rezoning request.

Mr. Henley provided clarification on Staff's position to recommend denial. He stated that the proposal has been evaluated based on the context within the Future Land Use Plan and added that the request is inconsistent with the FLUM adopted by Pender County. Mr. Henley provided that Staff does not have the ability to modify the plan by themselves and added that it is their responsibility to follow the Future Land Use Plan. Mr. Jordan asked Mr. Henley to clarify the history of the commercial land around the rezoning site. Mr. Henley provided that this area was zoned commercially over a decade ago.

Mr. Jordan asked if taxes would increase as a result of the rezoning. Mr. Henley provided that he is not an expert on tax appraisal and could not say with certainty. There was a brief discussion of the history of zoning in the area.

Mr. Buchanan asked if there were uses allowed in the GB, General Business zoning district that may be a nuisance or concern to the neighbors such as manufacturing. Mr. Henley provided that manufacturing would not be allowed and added that recently a text amendment was adopted to allow construction contractors with special standards such as buffers to reduce the impacts on adjacent properties. Mr. Henley added that the district provides a wide variety of commercial uses.

Mr. Pitts made a motion to recommend approval of the Zoning Map Amendment and to make a finding that although the approval of the Zoning Map Amendment conflicts within the Pender 2.0 Comprehensive Land Use Plan, the approval is reasonable and in the public interest and furthers the goals of the Pender 2.0 Comprehensive Land Use Plan because of the surrounding zoning designations being consistent with the request and that there is a need of commercial services in this community. Mr. Buchanan provided a second and the motion was unanimously approved.

9 Discussion

Mr. Henley introduced new Planning Board Member, Margaret Mosca and new Planning Staff members Chris Hatcher and Justin Brantley. Mr. Henley provided that the Department is seeking to fill an open office administrator position.

10 Next Meeting Date

April 5, 2022

805 S. Walker Str.

Burgaw, NC 28425

BOCC Chambers

11 Adjournment

Meeting adjourned at 8:20pm

Pender County
MDP-R 2022-38

TO:	Planning Board
FROM:	Travis Henley
DATE:	April 5, 2022
SUBJECT:	MDP-R 2022-38

SUMMARY:
Signature Top Sail NC, Ltd., applicant and owner, and also on behalf of Trust Special, Ruth Kalmar estate, owner, is requesting a revision to the previously approved Master Development Plan for the mixed-use development known as Wyndwater. Specifically, the request is to modify the existing Plan to allow for townhomes in Phases 7 and 11, increase the commercial area within both phases, and remove Phase 10 from the Plan. The Master Development Plan is proposed to reduce in size to approximately 206 acres (from approximately 235 acres) with the total number of units remaining consistent with previous approvals. The property is located to the east of US HWY 17, north of Doral Drive (SR 1693), west of Sloop Point Loop Road (SR 1563), and south of the Cardinal Acres Lane (private) in the Topsail Township.

ACTION REQUESTED:
Approval of MDP-R 2022-38

ATTACHMENTS:
1. MDPR 2022-38 Staff Report
2. Wyndwater MDP Project Narrative
3. Wyndwater MDP
4. Wyndwater MDP Net Density Calculation
5. Wyndwater MDP Application
6. Wyndwater MDP Revision Public Input
7. Wyndwater TIA Revision Scope Approval

STAFF REPORT FOR MDP-R 2022-38
MASTER DEVELOPMENT PLAN REVISION APPLICATION

APPLICATION SUMMARY	
Case Number	MDP-R 2022-38
Hearing Date	April 5, 2022 - Planning Board
Applicant	Signature Top Sail NC, Ltd.
Property Owner(s)	Signature Top Sail NC, Ltd. and Trust Special, Ruth Kalmar Estate
Parcel Identification Number	4204-84-9111-0000; 4214-50-8387-0000; 4213-59-0181-0000; 4214-31-5745-0000; 4204-75-9493-0000; 4204-85-1358-0000; 4204-75-8439-0000; 4204-75-9493-0000; 4204-85-1358-0000.
Acreage	205.96
Township	Topsail
Zoning District	PD, Planned Development
Pender 2.0 Future Land Use Category	Low Density Residential and Coastal Residential

MASTER DEVELOPMENT PLAN PROPOSAL

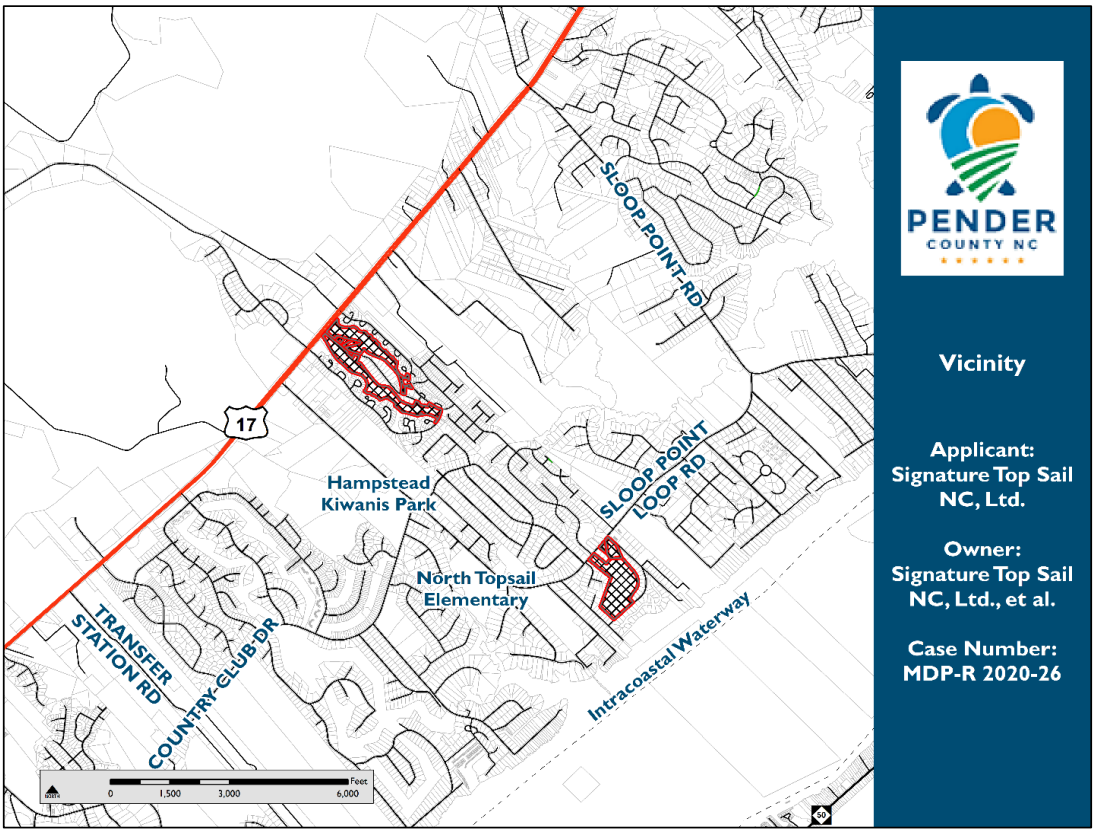
Signature Top Sail NC, Ltd., applicant and owner, and also on behalf of Trust Special, Ruth Kalmar estate, owner, is requesting a revision to the previously approved Master Development Plan for the mixed-use development known as Wyndwater. Specifically, the request is to modify the existing Plan to allow for townhomes in Phases 7 and 11, increase the commercial area within both phases, and remove Phase 10 from the Plan. The Master Development Plan is proposed to reduce in size to approximately 206 acres (from approximately 235 acres) with the total number of units remaining consistent with previous approvals.

LOCATION

The property is located to the east of US HWY 17, north of Doral Drive (SR 1693), west of Sloop Point Loop Road (SR 1563), and south of the Cardinal Acres Lane (private) in the Topsail Township.

RECOMMENDATION *(Revised April 1, 2022)*

Planning Staff is submitting the proposal for Planning Board disposition. The request was found to be consistent with one goal, one objective, and three policies within the Pender 2.0 Comprehensive Land Use Plan, and was also found to be generally consistent with the Future Land Use Map within said plan. The request is also consistent with previous approvals for the Wyndwater Master Development Plan, and with the Unified Development Ordinance. Therefore, Staff respectfully recommends approval of the revision as described in this report.



MDP REVISION PROPOSAL

In accordance with standards of the PD, Planned Development zoning district as laid out in the Pender County Unified Development Ordinance, Master Development Plans within this zoning district shall be subject to the review and approval of the Pender County Planning Board. In addition, major modifications to previously approved Master Development Plans shall also be subject to the review and approval of the Planning Board.

The Master Development Plan known as Wyndwater has been subject to a number of revisions of the course of its existence (see Attachment 1 for a history of the project). As it currently exists, the Master Development Plan of Wyndwater includes approximately ±234.28 acres, a significant number of which have already been developed or are in the process of being developed. Within Wyndwater, Phases 1, 2, 3, 6, 8, and 9 have received Final Plat approval and are entirely or mostly built out. All of Phase 4 has received Final Plat approval as well, and Phase 5 is currently under construction. The overall Master Development Plan is approved to include 529 units.

The proposal as outlined in this report does not seek to expand the previously approved unit allowance within the Master Development Plan. Rather, the proposed Master Development

Plan Revision seeks to allocate uses and unit counts to the remaining phases of the project, as well as provide additional clarity as to the infrastructure within the remaining phases. Additionally, the proposal seeks to increase non-residential acreage and uses within the project, with all non-residential uses continuing to be clustered along US HWY 17 at its intersection with Topsail Plantation Drive. Furthermore, the request seeks to remove approximately 29 acres from the overall Master Development Plan. Specifically, the Master Development Plan Revision proposal seeks approval for the following:

- Phase 10 (Pender County PINs 4213-49-8163-0000, 4214-40-7044-0000, and 4214-40-7044-0000): Remove from the project. This parcel was originally intended to include 41 single-family detached and townhome units. The parcel shall retain the PD, Planned Development zoning district designation but shall require its own Master Development Plan process if developed in the future.
- Phase 11 (northern portion of Pender County PIN 4204-84-9111-0000, as well as Pender County PINs 4204-75-8439-0000; 4204-75-9493-0000 and 4204-85-1358-0000): Previously approved for 76 townhome units, proposal reduces this number to 56 townhome units and increases commercial acreage to include 56,000 square feet of medical office and retail space.
- Phase 7 (southern portion of Pender County PIN 4204-84-9111-0000): previously noted as future development, proposal includes 60 townhome units as well as 12,800 square feet of medical office space. The 60 residential units allocated to this phase are sourced from the reduction of units in Phase 11 and the removal of Phase 10 from the project. This phase was designated to contain townhomes in the most recent Master Development Plan Revision, however no units were allocated to it (see below).





Above: Property previously designated as Phase 10, proposed to be removed from the project.

With approval of the proposed Master Development Plan Revision as outlined in this report, there would be no other phases within the project designated for future development. All residential units approved for the project would be allocated to one of the phases within it, all residential and non-residential uses would be designated, and all phases would be of sufficient detail to move forward to construction without any further revisions to the Master Development Plan. The majority of the remainder of this report is in the context of Phases 7 and 11 specifically, as all proposed changes within the Master Development Plan (with the exception of the removal of Phase 10) are contained within these two phases.

Density

The Wyndwater Master Development Plan has added additional land over time, and as such the overall density calculation has fluctuated over time. Generally, the approved residential density has been around 3 units per acre over the course of the Master Development Plan's existence. The most recent Master Development Plan revision established a net density of 2.76 units per acre across the entirety of the project. Given that the proposal seeks to remove approximately 29 acres from the project, the project now yields a higher units per acre figure of 3.46 units per

acre across the entirety of the project. However, the total number of residential units is not increasing by virtue of this proposal.

The standards of the PD, Planned Development zoning district at the time of Wyndwater's initial approval included a maximum of 5 units per acre for development within that zoning district, and the Comprehensive Land Use Plan adopted by the County at that time also recommended a density maximum of 5 units per acre in this location as well. While both the standards of the Unified Development Ordinance, as well as the adopted Comprehensive Land Use Plan have changed since that original approval, the Wyndwater Master Development Plan as proposed remains consistent with the standards and guidance that existed at the time it was established. A further discussion of density is included below in relation to the Pender 2.0 Comprehensive Land Use Plan.

Non-Residential Development

The applicant is proposing approximately 9.60 acres of non-residential space within the Master Development Plan. The majority of this acreage is clustered at the intersection of US HWY 17 and Topsail Plantation Drive, within Phases 7 and 11. Overall non-residential uses in this area includes approximately 68,800 square feet of medical office and retail space with associated parking and other typical features of non-residential development. Development of these areas shall require submittal of a Major Site Development Plan for all or a portion of the site, during which time the project shall be reviewed for its conformance to the Master Development Plan's requirements as well as those found within the Unified Development Ordinance.

In a previous iteration of this proposal, the applicant has floated the idea of a storage lot to be utilized by the Topsail Greens community and replace an existing storage lot along Topsail Plantation Road near US HWY 17. According to the applicant's submitted public input meeting report following the meeting in October, the Topsail Greens Homeowners Association was in support of this endeavor. Since that time, the ability for the land home to the existing storage area to be transferred to the applicant has been called into question. As such, the applicant has removed that property and all storage uses from the proposal (section revised April 1, 2022).

Proposed Setbacks and Dimensions

The applicant is requesting no changes to previously approved dimensional standards for the project. Structure separation between townhome buildings is proposed to be 10 ft. Maximum building height for all phases of the development is 38 ft. As outlined in the Unified Development Ordinance, Section 4.8.1.D outlines that the minimum distance between structures, minimum lot width, and minimum yard requirements are established in the Master Development Plan approval process and may be modified by the Planning Board.

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
Proposed Allowable Uses	443	Electronics and Appliance Stores
	445	Food and Beverage Stores
	446	Health and Personal Care Stores
	447	Gasoline Stores
	448	Clothing and Clothing Accessory Stores
	451	Sporting Goods, Hobby, Book, and Music Stores
	453	Miscellaneous Store Retailers
	454	Non-Store Retailers
	54	Professional, Scientific, and Technical Offices
	621	Ambulatory Health Care Services

TRANSPORTATION INFRASTRUCTURE

Roadways, Street Connectivity, and Access
The applicant is proposing private roadways in Phases 7 and 11.

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 manual. The townhomes within Phases 7 and 11 shall be served by 40 ft. private rights of way, some of which will also serve future commercial development along US HWY 17 as well. This is in conformance with the Pender County Unified Development Ordinance. These roadways will be reevaluated at the point of Preliminary Plat and/or Major Site Development Plan submittal.

According to Section 4.8.1.E, the PD, Planned Development zoning district 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. Per Section 7.5.3.C.5, these roadways are required to be designated as public when connected to adjacent parcels. Phases 7 and 11 are designated to include private rights-of-way to reach the proposed townhomes from Topsail Plantation Drive. The design of the existing Topsail Greens subdivision, particularly those lots along Topsail Greens Drive, Topsail Plantation Drive, and Champion Drive, does not permit additional access points to be established to Phases 7 and 11. As such, the proposal is found to be in conformance with the Unified Development Ordinance from an access standpoint.

Pedestrian Access
Per Section 4.8.1.E.2 pedestrian-oriented communities are encouraged to maximize the opportunity for pedestrian activity and improve the quality of the pedestrian experience. Many existing phases of Wyndwater include pedestrian facilities. At the March 2, 2021 meeting of the Planning Board, a condition was placed upon the Wyndwater Master Development Plan such that all future roadways within the project would include pedestrian facilities on at least one side of the right-of-way or drive aisle. That condition shall be applicable to all private rights-of-way within Phases 7 and 11.

Traffic
A revision to the Traffic Impact Analysis (TIA) is currently underway given the proposed changes to the Master Development Plan, and the approved Scope for the revision is included as an attachment to this report. The TIA will analyze the proposal in the context of existing traffic volumes and roadway projects in coordination with NCDOT and the Wilmington Metropolitan Planning Organization, identifying roadway improvements to be installed by the developer to mitigate the impacts of the proposal on the NCDOT system. Additional units or other further revisions to the Master Development Plan may also require a further update to the Wyndwater TIA in the future. The TIA shall be approved, in addition to all applicable NCDOT Driveway Permits, prior to zoning approval being issued for any phase of the project.

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, and all parking areas shown on the Master Development Plan are only placeholders at this time. Through the site development plan approval process, parking will be reevaluated for conformance with the UDO.

LANDSCAPING, ENVIRONMENT, AND OTHER INFRASTRUCTURE

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 within Phases 7 and 11. 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 to US HWY 17 and Topsail Plantation Drive

Type C	Adjacent to all residential uses along Topsail Plantation Drive, Topsail Greens Drive, Champion Drive, and other roadways

Significant Trees

The PD, Planned Development zoning district requires a tree survey to be submitted prior to the Final Preliminary Plat approval. The Applicant shall be required to submit this documentation for all phases prior to the issuance of staff approvals of either Preliminary Plats or Major Site Development Plans. The applicant has agreed to a condition of approval requiring all significant trees to remain on site to be marked on the Master Development Plan and wrapped with protective fencing prior to issuance of any construction authorization and until construction is complete for all subsequent phases of the development. They have also agreed to mitigate significant trees required to be removed at a 4:1 ratio, whereas the Pender County Unified Development Ordinance requires mitigation at a 2:1 ratio.

Open Space

The Wyndwater Master Development Plan has expanded in acreage multiple times over the course of previous approvals. As such, the proposal conflicts with Section 7.6.1.E.1 of Pender County Unified Development Ordinance with regard to open space: per Section 7.6.1.E.1, the dedicated [open space] land shall form a single parcel of land, whether the subdivision is developed in phases or sections, except where it is determined by the appropriate governing body, that two (2) or more parcels would be in the best interests of the residents of the subdivision and the public; and in such case, the appropriate governing body, may require that such parcels be connected.

The Wyndwater open spaces do not connect due to the applicant acquiring additional pieces of property throughout the Master Development Plan's multiple revisions. As the applicant completes the infill development, the open spaces become better connected throughout the Master Development Plan using sidewalks and pedestrian easements. The proposed 36.07 acres of open space exceeds the requirements within Section 7.6.1.C, which requires 0.03 acres per dwelling unit. All recreational unit requirements have been fulfilled at this time.

Open Space Type	Required (acres)	Proposed (acres)
Passive	7.92	15.52
Active	7.92	20.54
Total	15.88	36.07

Utilities

An Intent to Service Letter was provided by the applicant on behalf of Pluris Hampstead, LLC and Pender County Utilities during a previous approval process for the September 2016 MDP revision. No additional density has been added to this revision and no further action in required. Coordination with Pender County Utilities and Pluris Hampstead, LLC shall continue as individual phases are brought forward for review and approval by Planning Staff and the Technical Review Committee.

Stormwater
Previously approved phases of the Wyndwater Master Development Plan were approved under a previous version of the Unified Development Ordinance. Section 7.9 of the Pender County Unified Development Ordinance, which addresses stormwater management, has been updated following the submittal of the last revision to this Master Development Plan. Due to the submittal of this revision, all subsequent phases of the Wyndwater Master Development Plan shall be required to meet the updated stormwater standards enforced by Pender County. Conformance to these standards shall be verified during the site development plan and/or preliminary plat process for each individual phase.

Special Flood Hazard Areas
A portion of the subject property (PIN 4204-84-9111-0000) located directly east of US HWY 17 is located within the "Approximate Zone A" Special Flood Hazard Area, according to the 2007 Flood Insurance Rate Map (FIRM) Map Number 3720420400J. This was the established flood zone at the time of the original Master Development Plan approval, and construction standards in the Approximate Zone A would require elevation of structures within it at an elevation of 2' about highest adjacent grade (HAG). However, preliminary FIRMs are available for public review but not yet adopted, on which the amount of the parcel shown to be in the Special Flood Hazard Area is reduced and is within "Zone AO," which is a 1% annual-chance floodplain (also known as 100-year floodplain) with a depth of 2 ft. in all locations. Construction standards in this floodzone would include a 2' freeboard in addition to the 2' depth, leading to finish floor elevations for those structures being required to be 4' above highest adjacent grade (HAG). Finally, the applicant has the option to conduct a standalone flood study for this area and provide it for the County Floodplain Manager for their review in accordance with the Pender County Flood Damage Prevention Ordinance.

All development in these areas will require re-examination by Staff at the time of development submittal in accordance with the best available flood data and the effective Special Flood Hazard Area maps at that time. Both Phases 7 and 11 are and will be subject to the requirements of the Flood Damage Prevention Ordinance at the time of construction.

ENVIRONMENTAL CONCERNS	
Wetlands	It appears that the subject properties may contain wetlands per data provided by the NC Division of Coastal Management and the National Wetlands Inventory. 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), according to the North Carolina Department of Environmental Quality.

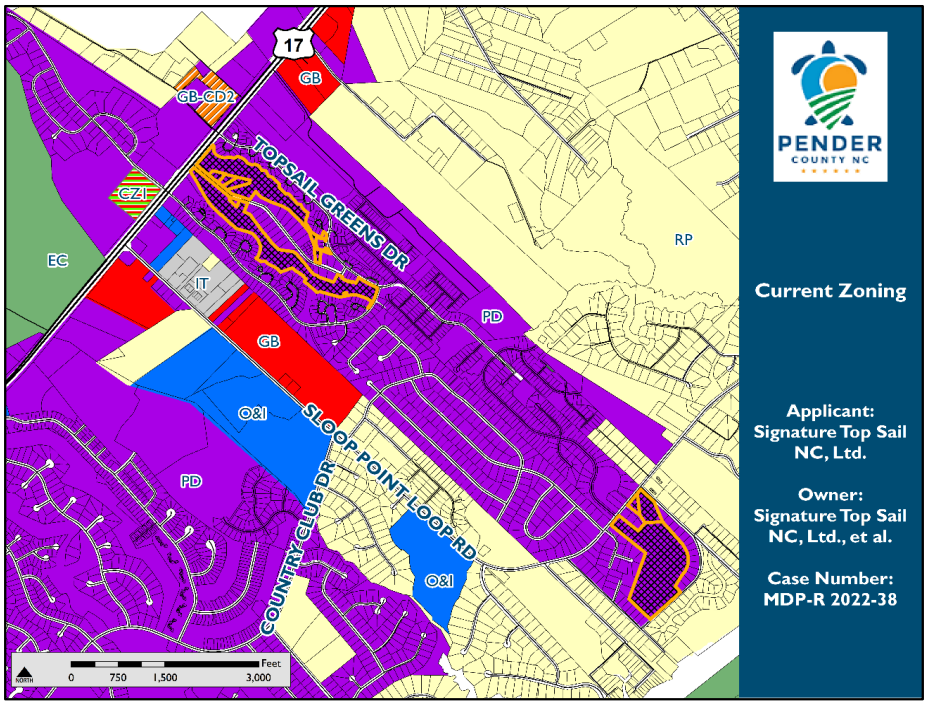
External Permits

All applicable state and federal agency permits, including but not limited to a Stormwater Management Permit, Erosion Control Plan, wetlands impact permits and delineations, and NCDOT Driveway/Encroachment Permits will be required prior to the approval of the for each phase as applicable, in addition to any further permits that may be required in the context of each phase.

PUBLIC INPUT MEETING

Per Sections 3.1 and 4.8 of the Pender County Unified Development Ordinance, an applicant for a Master Development Plan or major revision to said plan is required to hold a public input meeting prior to being scheduled for a public hearing with the Planning Board. The applicant held their meeting on Saturday, October 8th, 2021 at the Wyndwater pool and amenity site. According to the submitted report from the applicant, questions included flexibility in the buffer standards to remove fencing requirements (discussed earlier in this report). Additionally, the report confirms the Topsail Greens' Homeowners Association approval of the movement of the storage lot area, which has since been removed from the proposal (revised April 1, 2022).

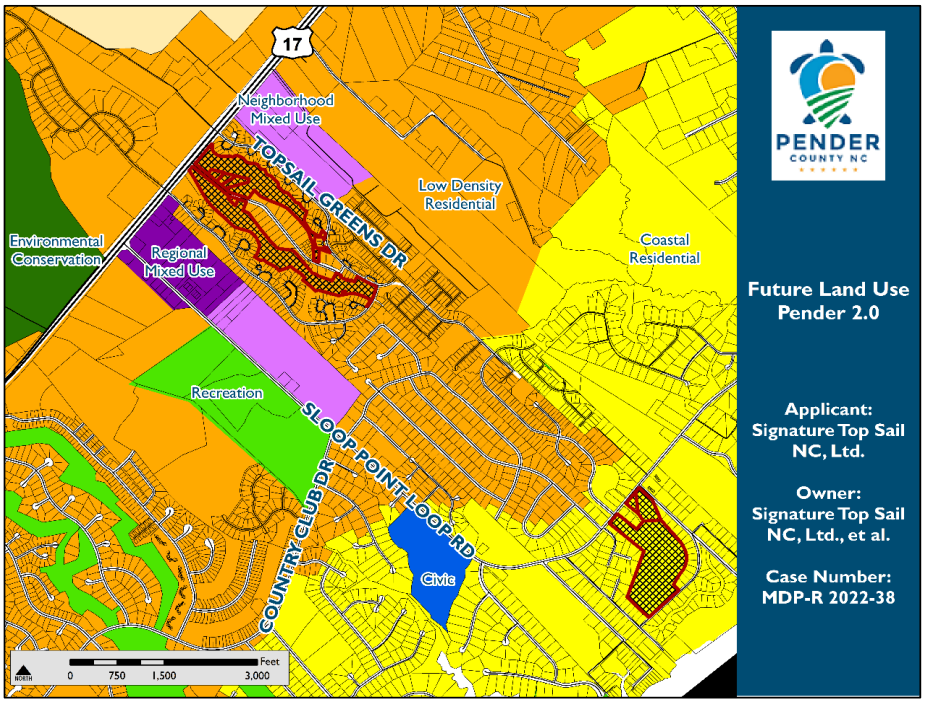
EVALUATION



Below: Zoning Map of the Area

CHARACTERISTICS OF THE SURROUNDING AREA		
	LAND USE	**ZONING**
North	Topsail Greens, Cardinal Acres, farm uses	PD, Planned Development
East	Multiple Low Density Residential Subdivisions	PD, Planned Development
South	Greenway Plantation, Topsail Greens, Various Commercial and Light Industrial Uses	PD, Planned Development; GB, General Business; IT, Industrial Transitional
West	Low Density Residential, Various Commercial	PD, Planned Development, Multiple Conditional Districts

Pender 2.0 Comprehensive Land Use Plan Compliance: The Wyndwater Master Development Plan was originally approved under the 2010 Pender County Comprehensive Land Use Plan. That Plan designated the subject parcels within the "Mixed Use" Future Land Use Category, which established areas 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.



Pender County adopted the Pender 2.0 Comprehensive Land Use Plan in August 2018. As this is a proposed revision to the approved Wyndwater Master Development Plan, the project shall now be evaluated under the Pender 2.0 Comprehensive Land Use Plan.

The Pender 2.0 Comprehensive Land Use Plan designates the subject properties as Low Density Residential and Coastal Residential. The Low Density Residential 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. Clustering of new communities is encouraged.

The Coastal Residential future land use category is established to protect the County's coastal character. Coastal residential land uses are located east of the US 17 corridor and generally within a half-mile of estuarine waters such as coastal creeks and the Intracoastal Waterway. Appropriate uses include single-family residences, community recreation and open space uses, and water-based recreation uses (public and private). Unencumbered access to public trust coastal waters and maximum development setback from the shoreline is highly encouraged. Clustering of new communities is encouraged. In addition, Low Impact Development techniques are encouraged, as are enhanced tree preservation and mitigation strategies and the limiting of impervious surfaces.

Desired development density within the Low Density Residential future land use category is 2 units an acre or less, while in Coastal Residential, desired development density is 3 units an acre or less.

The Wyndwater Master Development Plan was previously approved for 529 units over 234.28 acres, yielding a net density of 2.76 units per acre over the entirety of the project. Because a phase of the project is proposed to be removed, the net density figure changes to become 3.46 units per acre. While this density is slightly higher than what is desired by the Pender 2.0 Comprehensive Land Use Plan in the Low Density and Coastal Residential Future Land Use Classifications, Phases 7 and 11 are immediately between areas designated for higher density, mixed use development. The Future Land Use Map is not intended to be parcel specific, and areas on the border between future land use categories are intended to be areas of transition between them. Based on an analysis of the area as one of transition, along with previous approvals and the specifics of the proposed revision, Staff find that the proposal is consistent with the Pender 2.0 Comprehensive Land Use Plan.

In addition to the future land use map, the proposal was found to be consistent with one goal, one objective, and three policies within the Pender 2.0 Comprehensive Land Use Plan:

Policy 3.1.L: Tree Preservation: The County shall continue to require tree preservation for significant trees.

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

Objective 4.3: Encourage alternate 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.

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.X: Coastal Residential Development: The County supports the protection of existing coastal single-family residential neighborhoods and property values by encouraging low-impact development principles, impervious coverage thresholds, public trust access, and preservation of tree canopy.

The proposal fulfills several desired policy outcomes for development as described in the Pender 2.0 Comprehensive Land Use Plan. Primary among them is the provision of multiple housing types within the development, which can address different needs of the community at different price points. Furthermore, the applicant has agreed to providing pedestrian infrastructure along all subsequent rights-of-way and drive-aisles within the development, allowing residents additional opportunities for recreation and access to open space areas. The applicant has also agreed to a more stringent significant tree protection and mitigation standard than is provided for in the Unified Development Ordinance.

The proposal was not found to conflict with any goals, objectives, or policies within the Pender 2.0 Comprehensive Land Use Plan.

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 was found to be consistent with one goal, one objective, and three policies within the Pender 2.0 Comprehensive Land Use Plan, and was also found to be generally consistent with the Future Land Use Map within said plan. The request is also consistent with previous approvals for the Wyndwater Master Development Plan, and with the Unified Development Ordinance. Therefore, Staff respectfully recommends approval of the revision as described in this report.

CONDITIONS OF APPROVAL

The following conditions of approval are all applicable to various phases of the Wyndwater Master Development Plan and were added over various previous approvals. The majority of the conditions have already been addressed through review of various phases, and Staff propose no additional conditions at this time:

1. Phase III: Provide connection to adjacent property for future development to the northwest of the subject property (documented under case #11067 Cardinal Pointe, as submitted to Planning Board in December 2013);
2. Phase II: Provide connection to identified “Capstone Property” identified by Pender County PIN 4214-22-7567-0000;
3. Phase I: Allow for “alternative” design for alleyway
4. Phase III: Allow for emergency access along the connection to Doral Drive (SR 1693).
5. Phase III: The temporary cul de sac shown on the western portion Phase III shall be converted to a through roadway at the time of the adjacent parcel development.
6. Phase III: Additional to condition five (5), a second roadway connection shall be shown to the adjacent parcel (PIN: 4204-94-9912-0000 and identified as the Cardinal Pointe Master Development Plan Case # 11067).
7. Phase IV: Provide adjacent property connection north to PIN 4214-43-1229-0000 (Westbrook tract).
8. Phase VI: Provide connection to Oak Circle (private).
9. Phase IV: Allow for “alternative” design of a hammerhead. The applicant has implemented this design into the Phase IV submittal.
10. Phase VI: A roadway connection to “Amanda Lane”, which is part of the Cardinal Acres Manufactured Home Park, adjacent to proposed Phase VI of Wyndwater.
11. Improve the temporary construction connection from Aurora (public) to Topsail Greens (private) to be an additional means of ingress and egress for the Wyndwater Subdivision.
12. Resurface and maintain Topsail Greens Drive (private) from the intersection of US HWY 17 to its terminus at Aurora Place (public) to NCDOT road surfacing standards until an additional access is provided from Wyndwater to US HWY 17.
13. All subsequent phases of the Wyndwater Master Development Plan that have not received an approved Preliminary Plat or Major Site Development Plan as of February 2, 2021 shall provide sidewalks or other equivalent pedestrian infrastructure along at least one side of every right-of-way or drive aisle within those phases.
14. All subsequent phases of the Wyndwater Master Development Plan that have not received an approved Preliminary Plat or Major Site Development Plan as of February 2, 2021 shall be held to a significant tree mitigation factor of 4:1 (for every significant tree removed, four of the same species shall be planted). Significant trees to be kept shall be shown on Preliminary Plats or Major Site Development Plans and fenced prior to approval of those documents. Fencing shall not be removed until all construction on-site is complete.

September 10, 2021

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

Re: Wyndwater
Master Development Plan Project Narrative

This project is located off and has direct access to Sloop Point Loop Road (SR 1563) in Hampstead, Pender County, North Carolina. This project will be developed in Phases. Completed Phase 1 contains 40 lots to be served by Public NCDOT & Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 1 sewer is treated by the use of septic systems. Completed Phase 2 contains 65 lots to be served by Public NCDOT & Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 2 sewer is treated by the use of septic systems owned by the individual lot owners & gravity sewer owned and operated by Pluris. Completed Phase 3 contains approximately 114 single family lots to be served by Public NCDOT & Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 3 sewer is treated by the use of gravity sewer and a lift station owned and operated by Pluris. Partially completed Phase 4 contains 52 single family lots to be served by Public NCDOT & Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 4 sewer will be treated by the use of gravity sewer and a lift station owned and operated by Pluris. Currently in Permitting Phase 5 contains 63 single family lots to be served by Public NCDOT & Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 5 sewer will be treated by the use of gravity sewer and a lift station owned and operated by Pluris. Completed Phase 6 contains approximately 45 single family lots to be served by Public NCDOT & Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 6 sewer will be treated by the use of gravity sewer owned and operated by Pluris. Phase 7 contains approximately 60 townhomes to be served by Private drive aisles with 30' Utility & Access Easements and/or 40' Private Right of Ways serving all the lots as well as a Public waterline extension. Phase 7 sewer will be treated by the use of gravity sewer and a lift station owned and operated by Pluris. Completed Phase 8 contains approximately 25 single family lots to be served by Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 8 sewer will be treated by the use of gravity sewer owned and operated by Pluris. Completed Phase 9 contains approximately 8 single family lots to be served by Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 9 sewer will be treated by the use of gravity sewer owned and operated by Pluris. Phase 11 contains approximately 56 townhomes to be served by Private drive aisles with 30' Utility & Access Easements and/or 40' Private Right of Ways serving all the lots as well as a Public waterline extension. Phase 11 sewer will be treated by the use of gravity sewer and a lift station owned and operated by Pluris. With this MDP Revision 52,800 sf of Medical Office and 16,000 sf of Retail are being proposed at the US Hwy 17 frontage of the development. These commercial parcels will be accessed off US Hwy 17 by the existing Topsail Plantation Drive. Topsail Plantation Drive will be a Private Right of Way and the roadway will be improved up to the Phase 7 & Phase 11 access points to NCDOT standards. Additionally, a 2.04 Ac. Storage Area is proposed off Topsail Plantation Drive between Phases 7 & 3 near the Topsail Plantation Drive and Topsail Greens Drive intersection. The primary stormwater measures for the development will be closed conduit systems, road side ditches and overland sheet flow that will direct the runoff to proposed wet detention basins that will be designed to control the peak runoff from the 10-year & 25-year storm events and will be analyzed for the 50-year storm event. This development will require approvals from the USACOE for onsite wetlands, NCDEQ-Public Water Supply Section for the water line extensions, NCDOT for the driveway connections and the subdivision streets, NCDEQ-Division of Water Resources for the sewer extensions & NCDEQ-Division of Mineral, Energy and Land Resources for the stormwater systems and erosion & sediment control. The development (412 single family lots, 116 townhome/duplex units, 52,800 sf of Medical Office & 16,000 sf of Retail) will generate approximately 5,917 total daily trips based on the ITE Trip Generation Manual 8th edition using ITE Code 210 for single family homes, Code 230 for the duplex/townhome units, Code 710 for the Medical Office & Code 814 for the Retail. All recommended improvements through TIA Phase 2

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

have been installed. Through the first several phases of this development, the majority of the Open Space areas provided were mostly unconnected in areas of Environmental concern. Starting with Phase 6 the Open Spaces were designed to connect with the previously designed and approved Open Space areas. Phases 7 & 11 and the commercial areas of the development are situated in areas of the development separate from the other phases and thusly the open space areas are not connected to the previous open spaces. This development contains Public road connection to Sloop Point Loop Road from Phase 1 and from Phase 5, a Public road connection to the Morris Property in Phase 3 that is intended to connect to the Westbrook Property to the north with future land acquisition & development, a second Public road connection to the Morris Property in Phase 3 that is intended to connect to US Hwy 17 in the future and a third Public road connection to the Morris Property in Phase 6. This development is being developed with both Public and Private Streets and contains multiple connections to adjacent properties as well as areas with Private streets used to create smaller pocket neighborhoods to increase public safety and create privacy for the future homeowners in these smaller sections. The MDP revisions are provided in more detail below.

Phase 10 (Pender County PIN 4213-59-0181-0000): This phase of the development consisting of approximately 27.79 ac. is being removed from the Wyndwater MDP Development. This property is located to the east of Sloop Point Loop Road, directly across from Phase 1 of Wyndwater, and is to the south of Roberts Road (private) and west of Oak Circle (private).

Phase 11 (Pender County PIN 4204-84-9111-0000): This Phase of the development was approved with the last MDP Revision to contain seventy-six (76) townhome units. The current MDP Revision proposes fifty-six (56) townhome units. Phase 11 is to the north of Topsail Plantation Drive, south of Topsail Greens Drive, and directly east of US HWY 17.

Phase 7 (Pender County PIN 4204-84-9111-0000): This Phase of the development was previously noted as future development. With this MDP Revision Phase 7 is proposed to contain sixty (60) townhome units. Phase 7 is to the south of Topsail Plantation Drive, north of Champion Drive, and directly east of US HWY 17.

Phase 11 Commercial area (Pender County PIN 4204-84-9111-0000): This area of the development was approved with the last MDP Revision as a 1.6 ac. Commercial area. The current MDP Revision proposes a 4.30 ac. Commercial area containing 16,000 sf of Retail and 40,000 sf of Medical Office space. This area of the development is to the north of Topsail Plantation Drive, south of Topsail Greens Drive, and directly east of US HWY 17.

Phase 7 Commercial area (Pender County PIN 4204-84-9111-0000): This area of the development was approved with the last MDP Revision as a 1.06 ac. Commercial area. The current MDP Revision proposes a 2.66 ac. Commercial area containing 12,800 sf of Medical Office space. This area of the development is to the south of Topsail Plantation Drive, north of Champion Drive, and directly east of US HWY 17.

Storage Area (Pender County PIN 4204-84-9111-0000): This area of the development was previously noted as future development. The current MDP Revision proposes to split this 5.69 ac. area into a 2.04 ac. Storage area (containing +/-64,000 sf storage), 0.54 ac. area for a storm water pond and the remaining 3.11 ac. as open space for the development.

Based on the development containing a total of 528 residential units (previously approved for 529 residential units) the required open space (0.03 ac./unit) is 15.84 ac. The current MDP Revision contains 36.06 ac. of open space which is more than double of which is required. Based on the required amount of open space the Net Density for the development equates to 3.46 units per acre which is less than the adjacent existing Topsail Greens development which is 3.67 units per acre.

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

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

Sincerely,
GSP CONSULTING, PLLC.

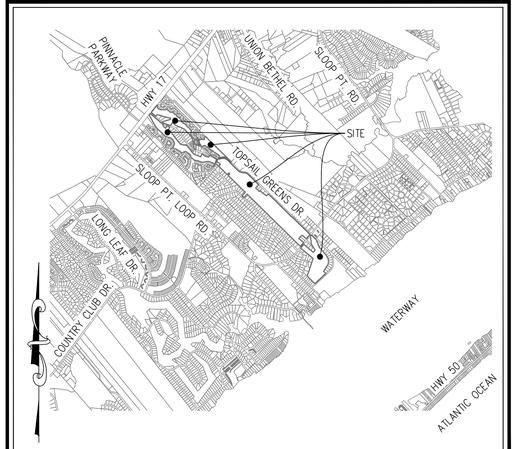


Garry S. Pape, P.E.

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

MASTER DEVELOPMENT PLAN
FOR
WYNDWATER
PENDER COUNTY, NORTH CAROLINA
SEPTEMBER 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		
STORM SEWER FACILITIES		
WATERLINE		
FIRE HYDRANT ASSEMBLY		N/A
WATERWAYS		

PROPOSED

PROPOSED LOT AND S.F. OPEN SPACE LABEL — X 5,000 s.f. Ⓐ

OPEN SPACE

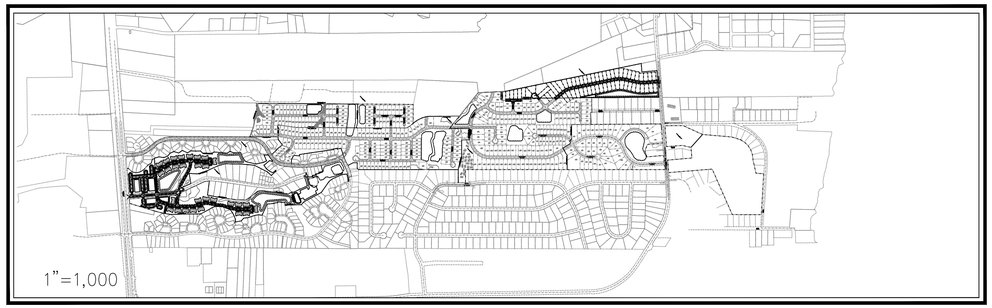
BUILDING SET BACKS

PRIVATE SANITARY SET BACKS

STREET SIGN

404 WETLANDS

FLOW DIRECTION



DEVELOPER/OWNER

Signature Top Sail NC, LP
9337b Katy Freeway #377
Houston, Texas 77024
Phone: (713) 789-0466

OTHER PROPERTY OWNERS

Ruth Caroline Kalmar Lewis Estate
2237 Queens Road East, Charlotte, NC 28207
Capstone Ventures, LLC
129 Timber Hill Place, Chapel Hill, NC 27514

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-2.6	BOUNDARY SURVEY
SHT C-3.1 – C-3.6	SITE PLAN
SHT C-4.1 – C-4.6	UTILITY & STORMWATER MANAGEMENT PLAN

SITE DATA TABLE

DEVELOPMENT NOTES:

1. PENDER COUNTY PARCEL NO.: PIN 4214-12-8251-0000
2. TOTAL TRACT AREA: 8,971,551 SF = 205.96 AC.±
3. ZONING: PLANNED DEVELOPMENT (PD)
4. LAND CLASSIFICATION: VACANT
5. A PORTION OF THIS PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720420400J, EFFECTIVE DATE 2/16/2007 AND FLOOD INSURANCE RATE MAP #3720421400J, 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: D.B. 4379 P.G 330
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 AND PUBLIC AS DEPICTED ON THE MASTER PLAN OR FUTURE PRELIMINARY PLANS. PUBLIC ROADWAYS SHALL BE DEDICATED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
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 PHASE 3 OF THIS DEVELOPMENT TO INCLUDE A POOL FACILITY AND MULTI-USE PATHS/SIDEWALKS WITHIN THE DEVELOPMENT AS SHOWN ON THE MDP.

SINGLE FAMILY DEVELOPMENT STANDARDS:

MINIMUM LOT DIMENSIONS:

AREA IN (S.F)	12,000 SF (W/SEPTIC) 5,000 SF (W/SEWER)
MAX USABLE LOT AREA (%)	95%
MIN LOT WIDTH (FT)	70' (W/SEPTIC) 40' (W/SEWER)
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)	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)
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:
528 LOTS * 0.03 AC/LOT = 15.84 AC±

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

CUMULATIVE TRIP GENERATION:
412 SINGLE FAMILY HOMES* & 116 DUPLEX/TOWNHOME UNITS**
52,800 SF MEDICAL OFFICE*** & 16,000 SF RETAIL****:
5,917 – TOTAL DAILY TRIPS
552 – AM PEAK HOUR
599 – PM PEAK HOUR
*PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 210
**PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 230
***PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 710
****PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 814

TIA TRIP GENERATION:
379 SINGLE FAMILY HOMES*, 155 DUPLEX/TOWNHOME UNITS**
60,000 SF MINI-WAREHOUSE*** & 100 SENIOR ADULT HOUSING UNITS****:
5,143 – TOTAL DAILY TRIPS
410 – AM PEAK HOUR
497 – PM PEAK HOUR
*PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 210
**PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 230
***PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 151
****PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 251

DEVELOPMENT DATA:

TOTAL TRACT AREA = 8,971,551 SF = 205.96 AC.±
AVERAGE LOT SIZE – 10,587 SF
AREA OF LOTS – 4,361,809 SF = 100.13 AC±
AREA OF TOWNHOMES – 253,855 SF = 5.83 AC±
AREA OF ROW – 1,231,006 SF = 28.26 AC±
TOTAL ROAD LENGTH – 25,720 L.F.±

OVERALL BUA – 2,806,934 S.F. (31.3%)

OPEN SPACE BY PHASE:

PHASE	PASSIVE (AC.)	ACTIVE (AC.)
PHASE 1	1.31	1.31
PHASE 2	0.00	3.82
PHASE 3	3.63	3.63
PHASE 4	0.35	1.38
PHASE 5	0.00	1.07
PHASE 6	1.39	1.39
PHASE 7	3.32	3.32
PHASE 8	0.00	0.81
PHASE 9	0.00	0.12
PHASE 11	3.68	3.68
OTHER	1.83	0.00
TOTAL	15.52	20.54 (36.07)

DEVELOPMENT DATA BY PHASE:

PHASE	# OF LOTS	ROAD LEN. (LF)	ROW AREA (AC.)
PHASE 1	40	2,517	3.33
PHASE 2	65	2,394	2.89
PHASE 3	114	7,060	7.54
PHASE 4	52	3,171	3.60
PHASE 5	63	2,797	2.87
PHASE 6	45	2,462	2.72
PHASE 7	60	1,774	1.76
PHASE 8	25	1,350	1.17
PHASE 9	8	600	0.70
PHASE 11	56	1,595	1.68
TOTAL	528	25,720	28.26

DEVELOPMENT DATA:

TOTAL TRACT AREA =	205.96 AC
NON-RESIDENTIAL ACREAGE =	9.60 AC
WETLAND ACREAGE =	4.34 AC
RIGHT OF WAY ACREAGE =	28.26 AC
OPEN SPACE ACREAGE =	36.07 AC
ACTIVE =	20.54 AC
PASSIVE =	15.52 AC
TOTAL UNITS =	528
DEVELOPABLE LAND =	132.03 AC
NET DENSITY =	4.00 UNITS/AC

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.

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

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER HARRY S. PAPE
09/09/2021

PROJECT NAME: WYNDWATER
GSP CONSULTING PROJECT #: 2016-0001

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 STAPLED. IF EROSION 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.

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)

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

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CARRY S. PAPE 09/09/2021

No.	Revision	Date	By

Designer: GSP	Scale
Drawn By: GSP	Date: September 2021
License #: P-0718	Job No.: 2016-0001

WYNDWATER

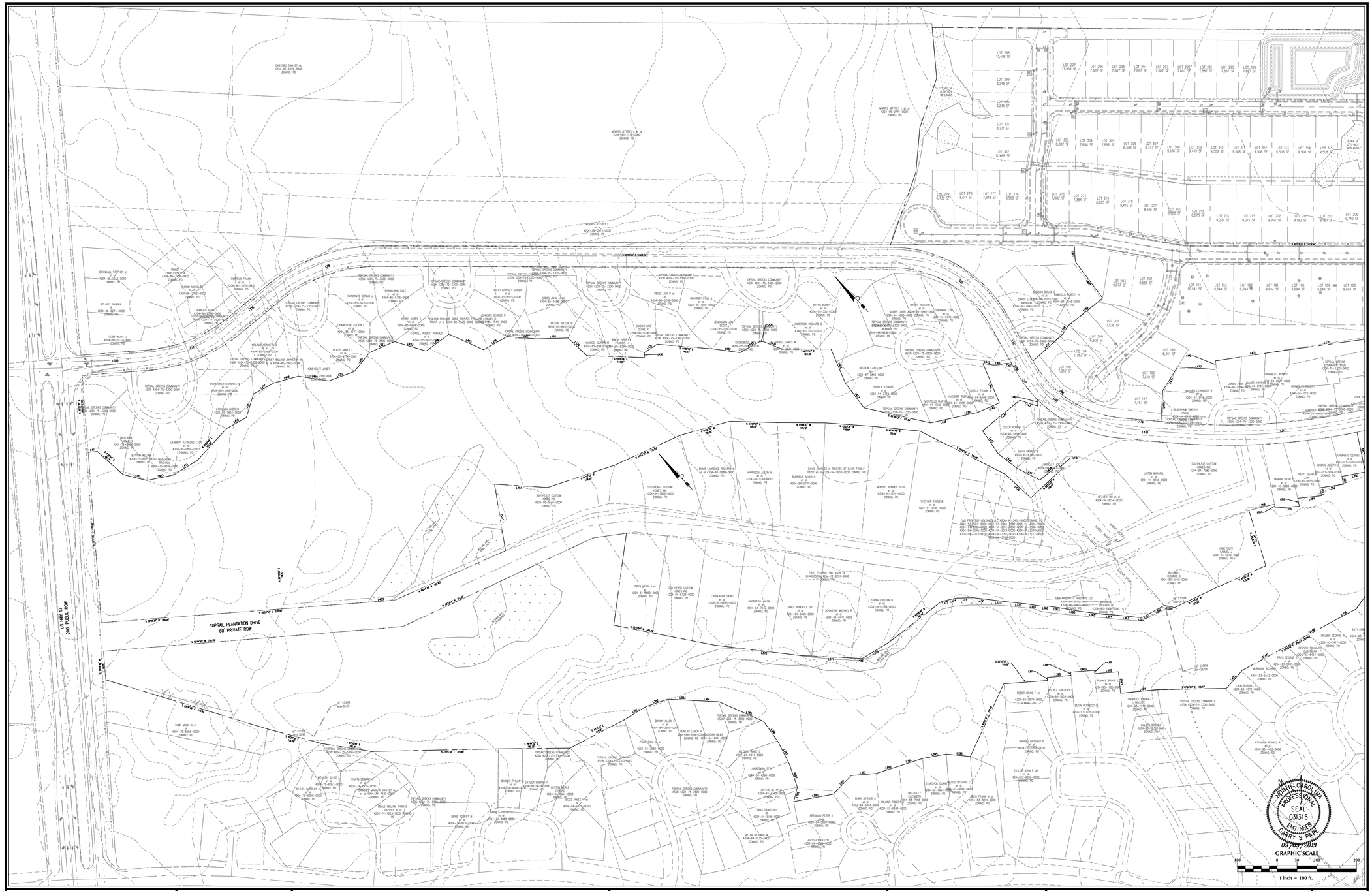
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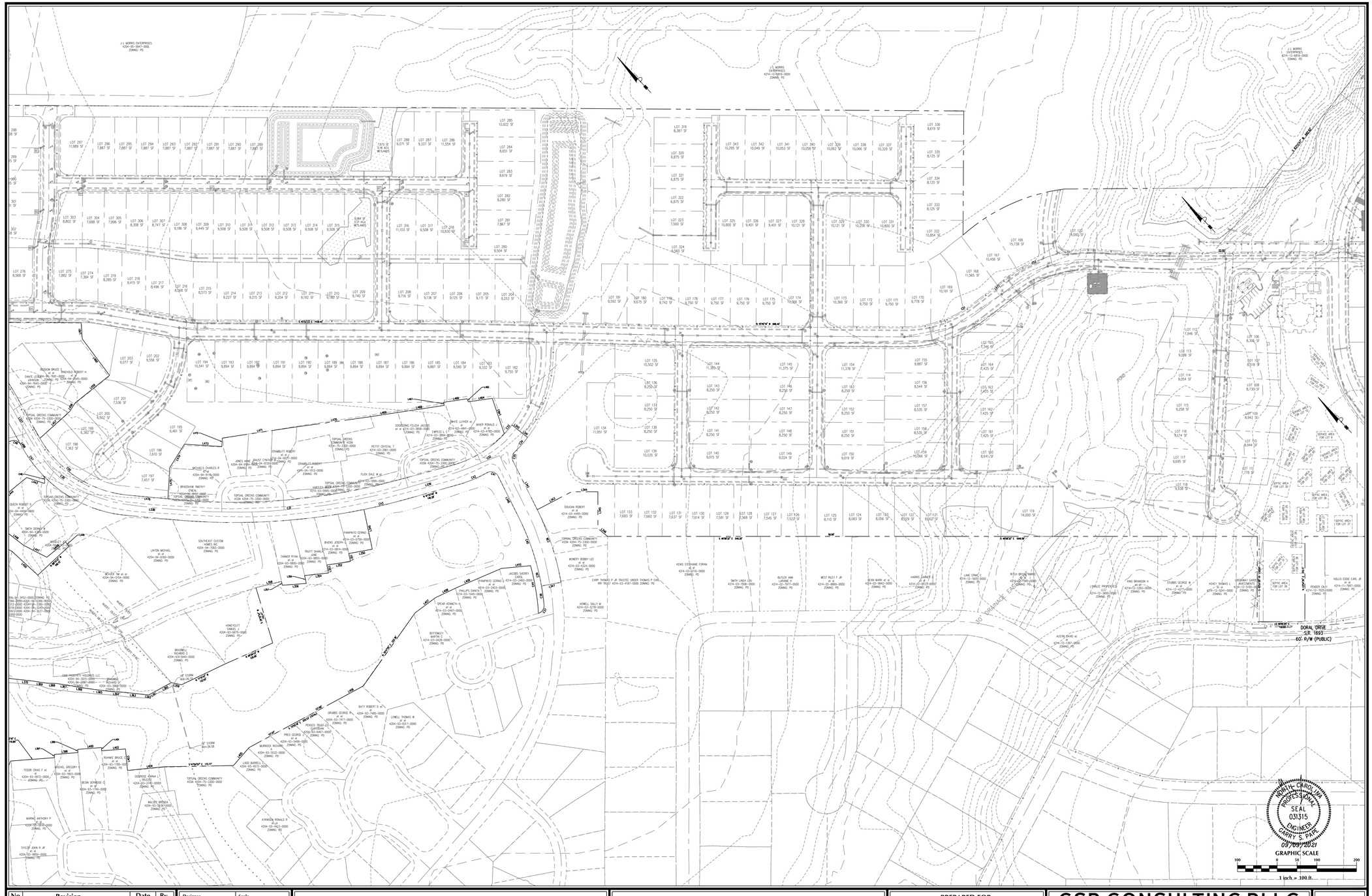
GENERAL NOTES

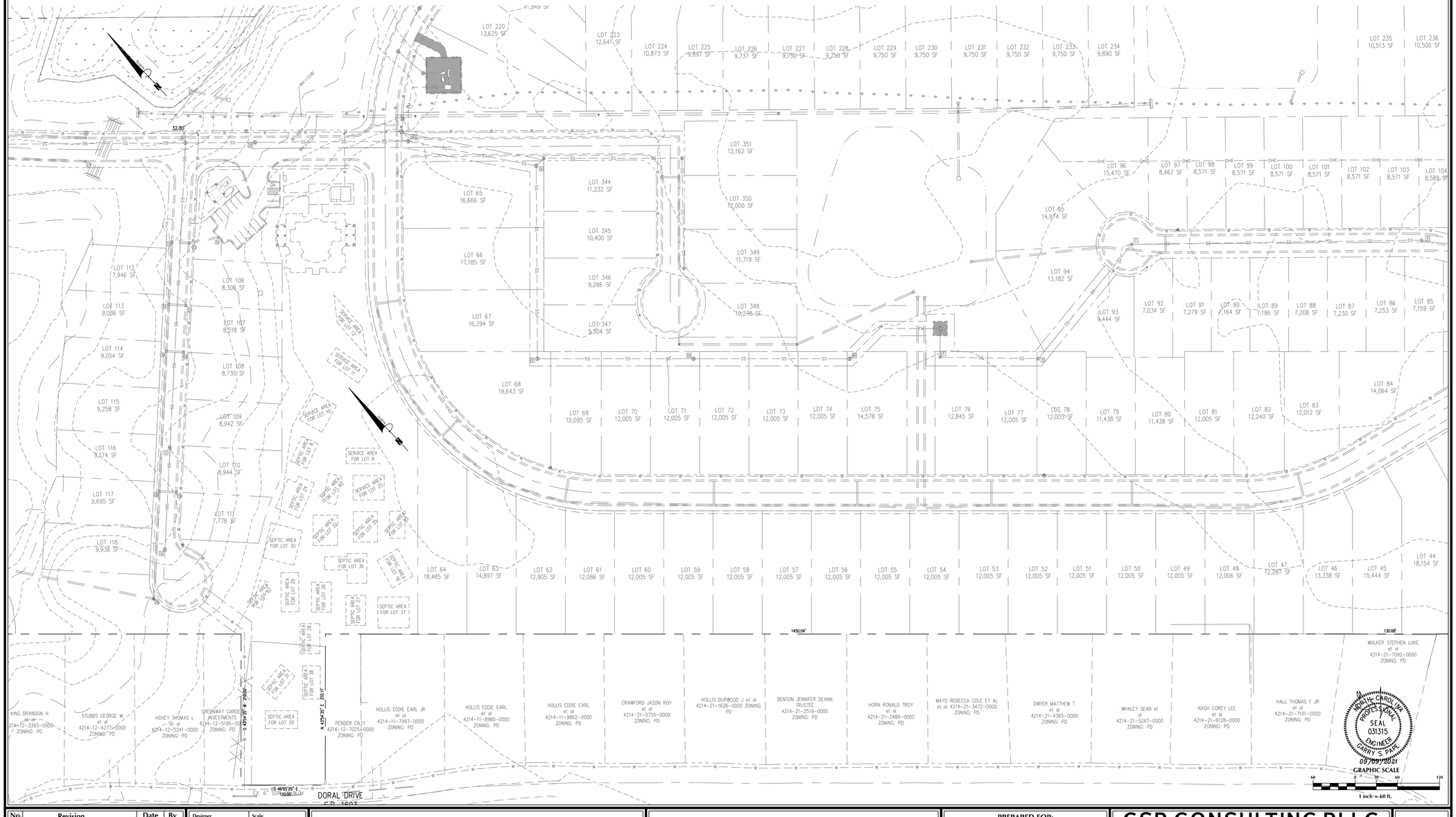
PREPARED FOR:
SIGNATURE TOP SAIL NC, LP
9337B KATY FREEWAY #377
HOUSTON, TX 77024
713-789-0466

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


TOPSAIL PLANTATION DRIVE
60' PRIVATE ROW
US HWY 17
200' PUBLIC ROW
LOT 298
11,408 SF
LOT 297
11,989 SF
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6,084 SF ± 0.31 ACRE WETLANDS
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ZONING: PD
MORRIS JEFFREY L III et al
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PORTEUS FRANK et al
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ROLLINS SANDRA
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BIZZOM DONALD ROBERT III et al
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ZONING: PD
TOPSAIL GREENS COMMUNITY ASSN 4204-75-3300


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J & L WORKS ENTERPRISES
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J & L WORKS ENTERPRISES
4214-03-9999-0000
ZONING: PD
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8,084 SF ±0.19 ACS WETLANDS
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LOT 340 10,058 SF
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LOT 338 10,066 SF
LOT 337 10,329 SF
LOT 166 15,738 SF
LOT 167 10,456 SF
LOT 168 11,565 SF
LOT 169 10,191 SF
LOT 170 9,778 SF
LOT 171 9,750 SF
LOT 172 9,750 SF
LOT 173 10,366 SF
LOT 174 10,366 SF
LOT 175 9,750 SF
LOT 176 9,750 SF
LOT 177 9,750 SF
LOT 178 9,750 SF
LOT 179 8,742 SF
LOT 180 9,875 SF
LOT 181 9,563 SF
LOT 182 9,750 SF
LOT 183 9,332 SF
LOT 184 9,590 SF
LOT 185 9,887 SF
LOT 186 9,894 SF
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LOT 191 9,894 SF
LOT 192 9,894 SF
LOT 193 9,894 SF
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LOT 198 7,362 SF
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LOT 200 8,562 SF
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LOT 205 8,171 SF
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LOT 210 9,780 SF
LOT 211 9,792 SF
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LOT 214 9,227 SF
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SEPTIC AREA FOR LOT 39
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SEPTIC AREA FOR LOT 31
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SEPTIC AREA FOR LOT 6
SEPTIC AREA FOR LOT 5
SEPTIC AREA FOR LOT 4
SEPTIC AREA FOR LOT 3
SEPTIC AREA FOR LOT 2
SEPTIC AREA FOR LOT 1
LOT 1 STORM
ELEV=26.58
LOT 2 STORM
ELEV=26.58
50' STORM
ELEV=26.58
TOPSAIL GREENS COMMUNITY
4204-75-3300-0000
ZONING: PD
BOGDON BRUCE W III et al
4204-04-3505-0000
ZONING: PD
DAVIS LEONA
4204-04-3505-0000
ZONING: PD
MITCHELL ROBERT H et al
4204-04-4545-0000
ZONING: PD
QUEEN ROBERT S
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SMITH DENNIS R
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MOSLEY LEE
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SOUTHEAST CUSTOM HOMES INC
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No.	Revision	Date	By

Designer	GSP	Scale	1" = 60'
Drawn By	GSP	Date	September 2021
License #	P-0718	Job No.	2016-0001

WYNDWATER

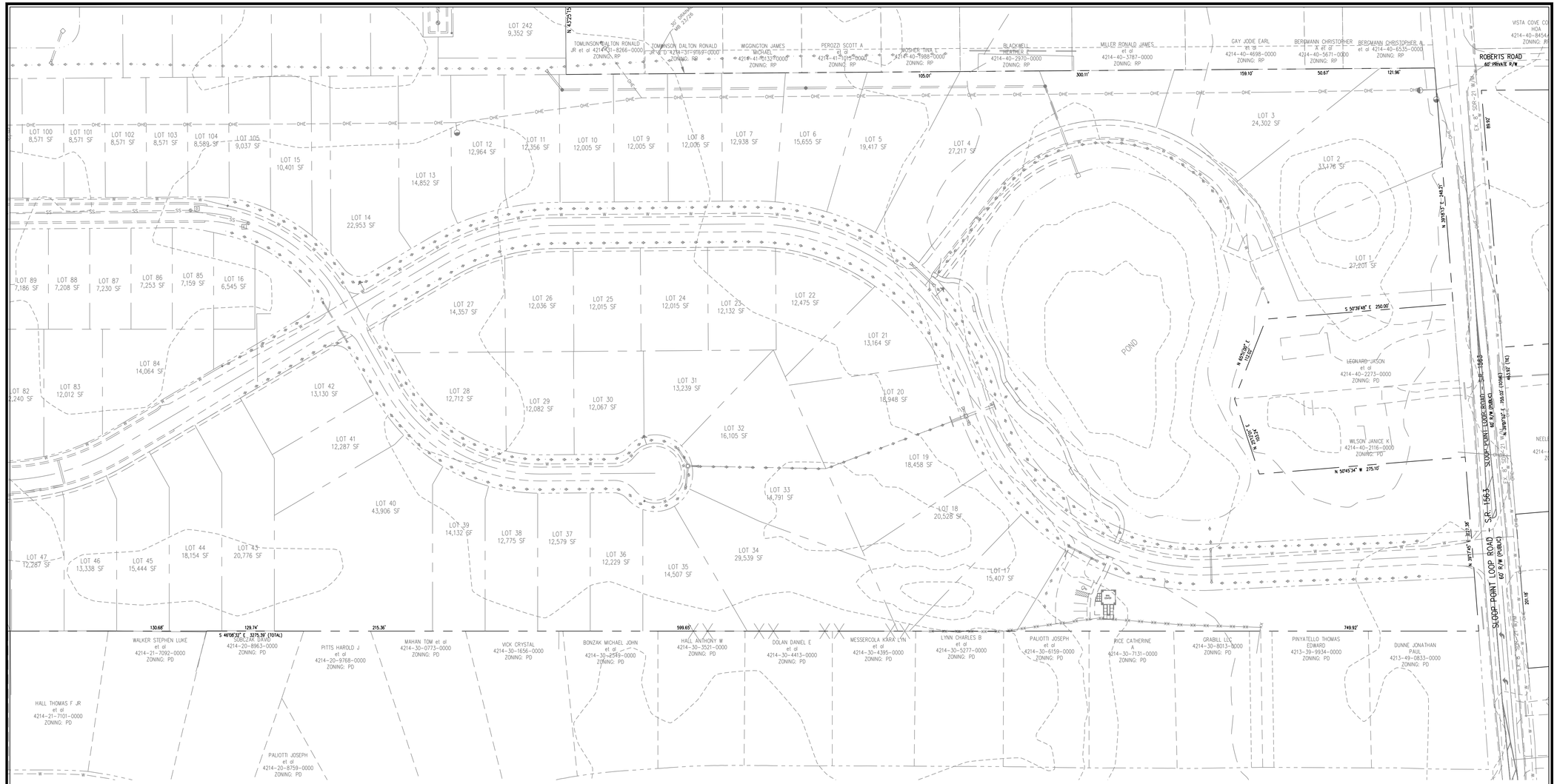
Topsail Township — Pender County — North Carolina

EXISTING CONDITIONS

PREPARED FOR:
SIGNATURE TOP SAIL NC, LP
9337B KATY FREEWAY #377
HOUSTON, TX 77024
713-789-0466

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**



No.	Revision	Date	By

Designer	GSP
Scale	1" = 60'
Drawn By	GSP
Date	September 2021
License #	P-0718
Job No.	2016-0001

WYNDWATER

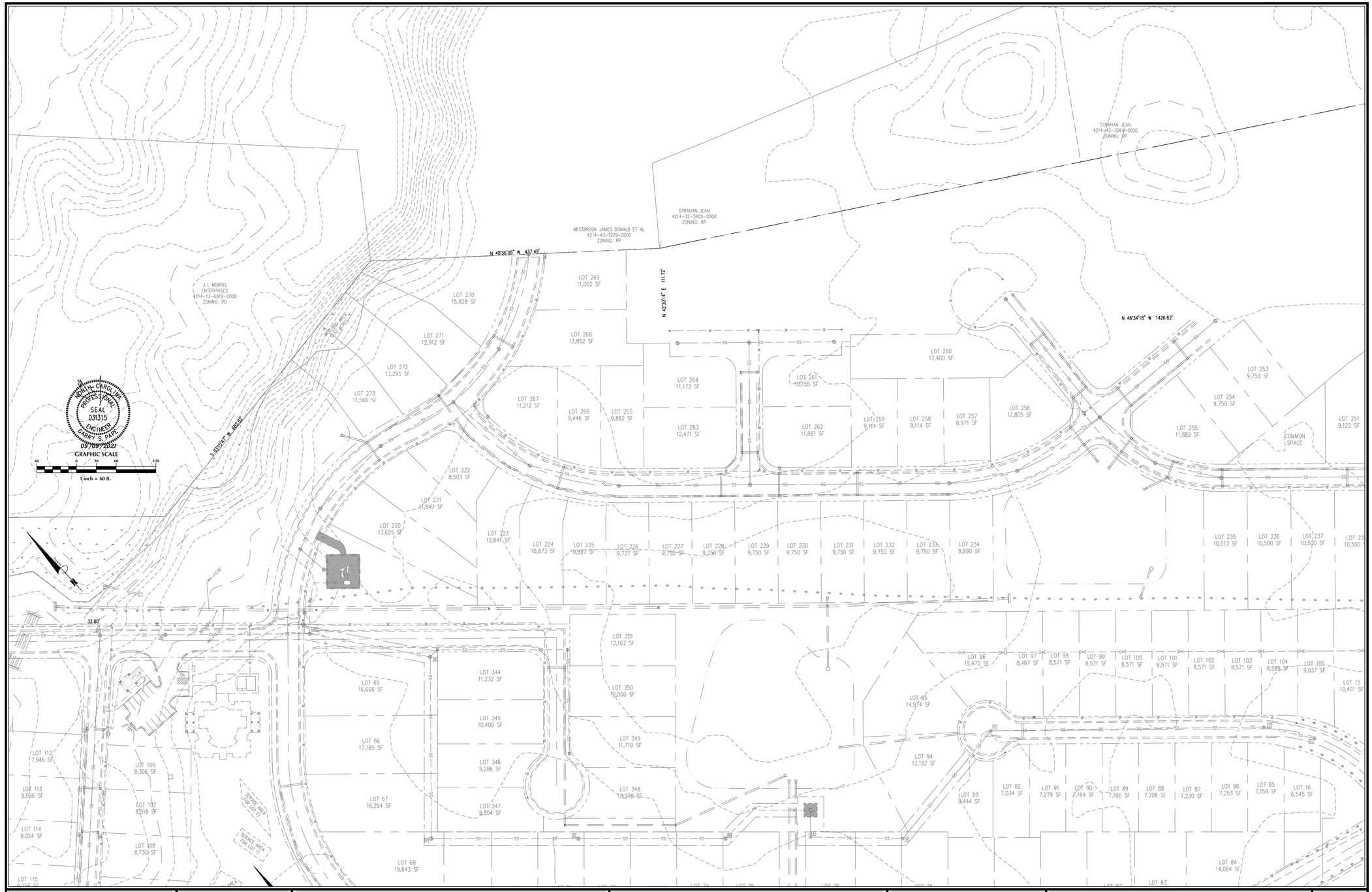
Topsail Township Pender County North Carolina

EXISTING CONDITIONS

PREPARED FOR:
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9337B KATY FREEWAY #377
HOUSTON, TX 77024
713-789-0466

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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-2.4



No.	Revision	Date	By

Designer	GSP
Scale	1" = 60'
Drawn By	GSP
Date	September 2021
License #	P-0718
Job No.	2016-0001

WYNDWATER

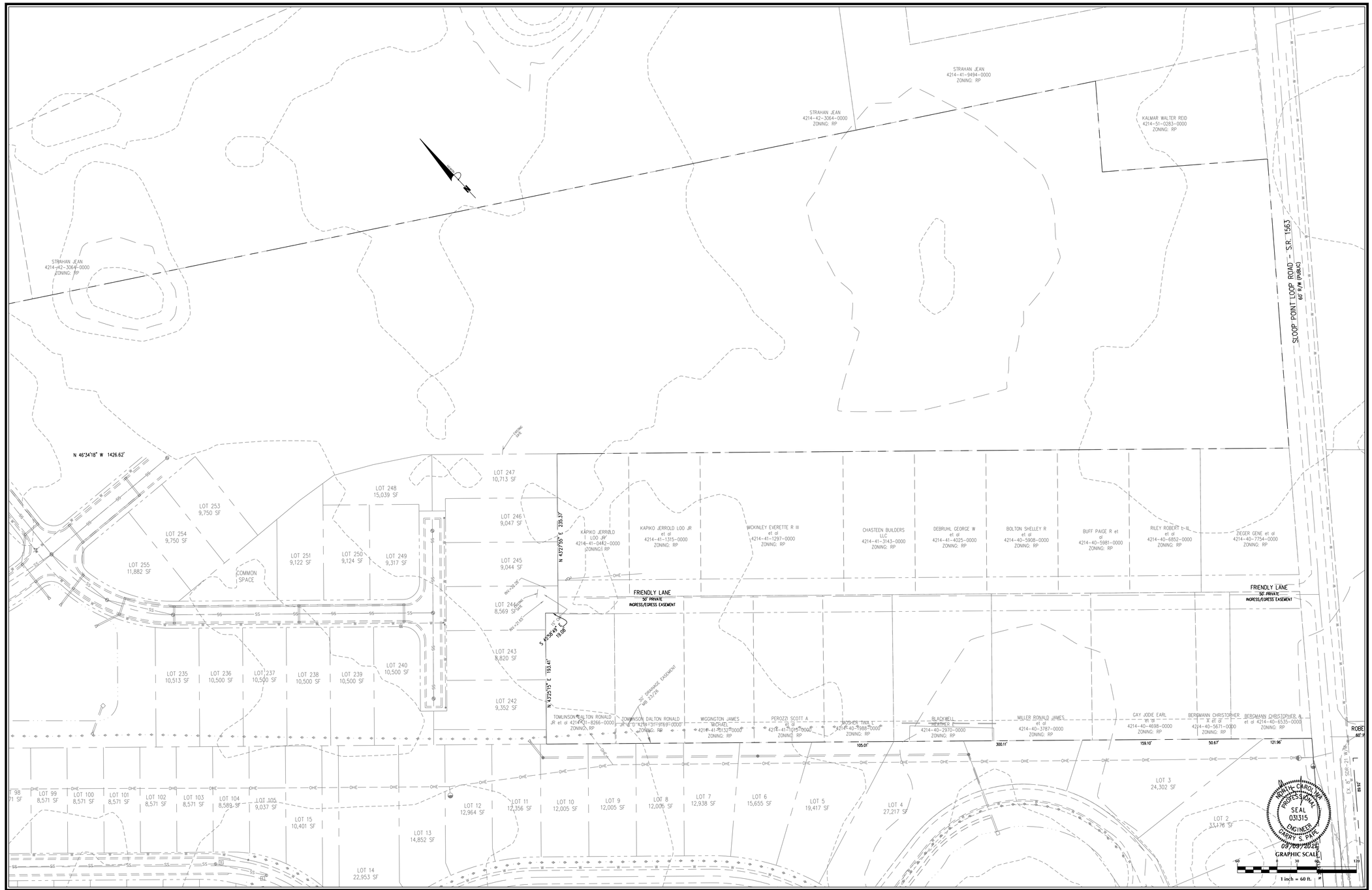
Topsail Township Pender County North Carolina

EXISTING CONDITIONS

PREPARED FOR:
SIGNATURE TOP SAIL NC, LP
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Sheet No. C-2.5



No.	Revision	Date	By

Designer	GSP
Scale	1" = 60'
Drawn By	GSP
Date	September 2021
License #	P-0718
Job No.	2016-0001

WYNDWATER

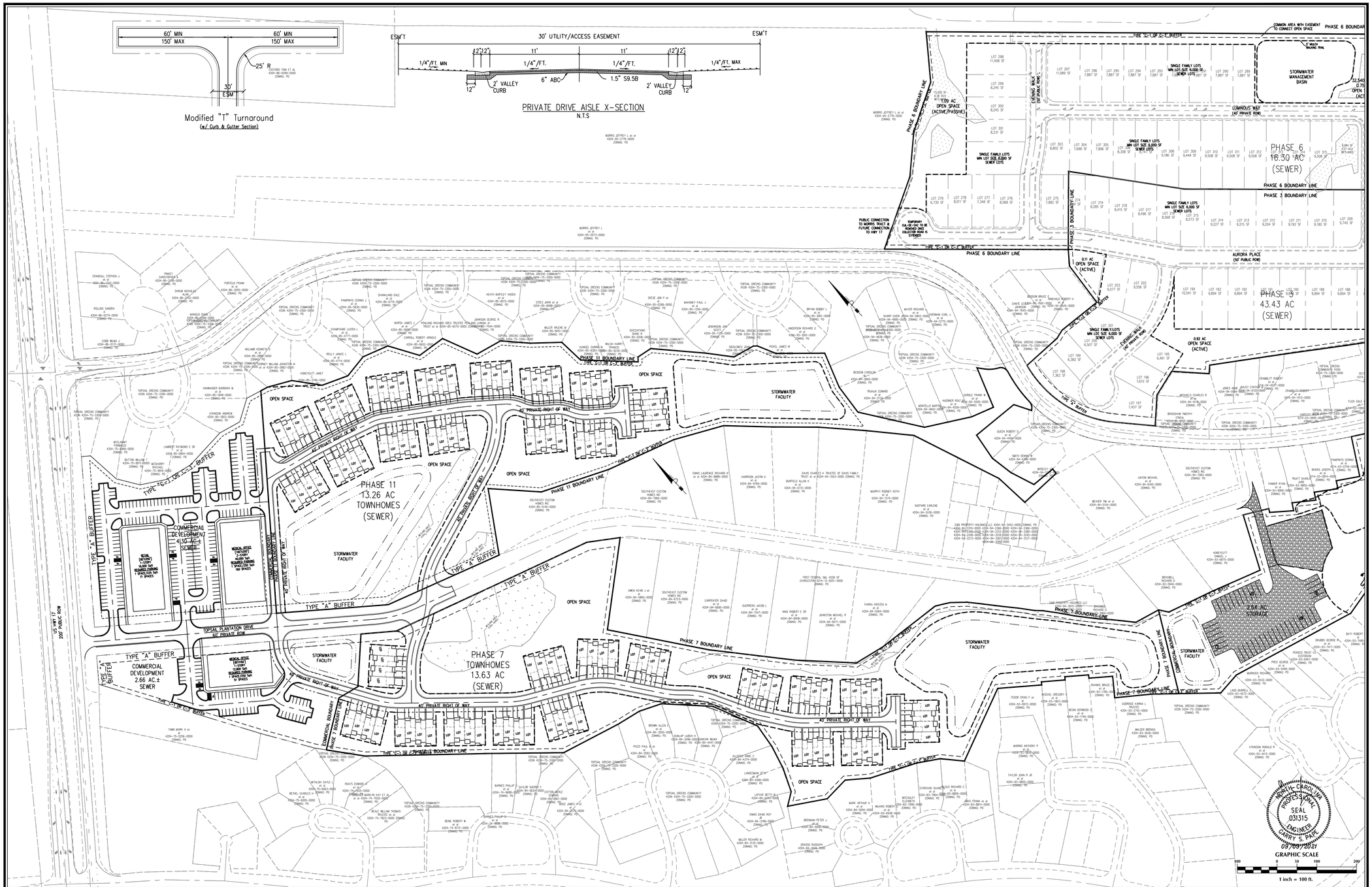
Topsail Township Pender County North Carolina

EXISTING CONDITIONS

PREPARED FOR:
SIGNATURE TOP SAIL NC, LP
9337B KATY FREEWAY #377
HOUSTON, TX 77024
713-789-0466

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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-2.6



NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CARRY S. PAGE
09/09/2021

No.	Revision	Date	By

Designer	GSP
Scale	1" = 100'
Drawn By	GSP
Date	September 2021
License #	P-0718
Job No.	2016-0001

WYNDWATER

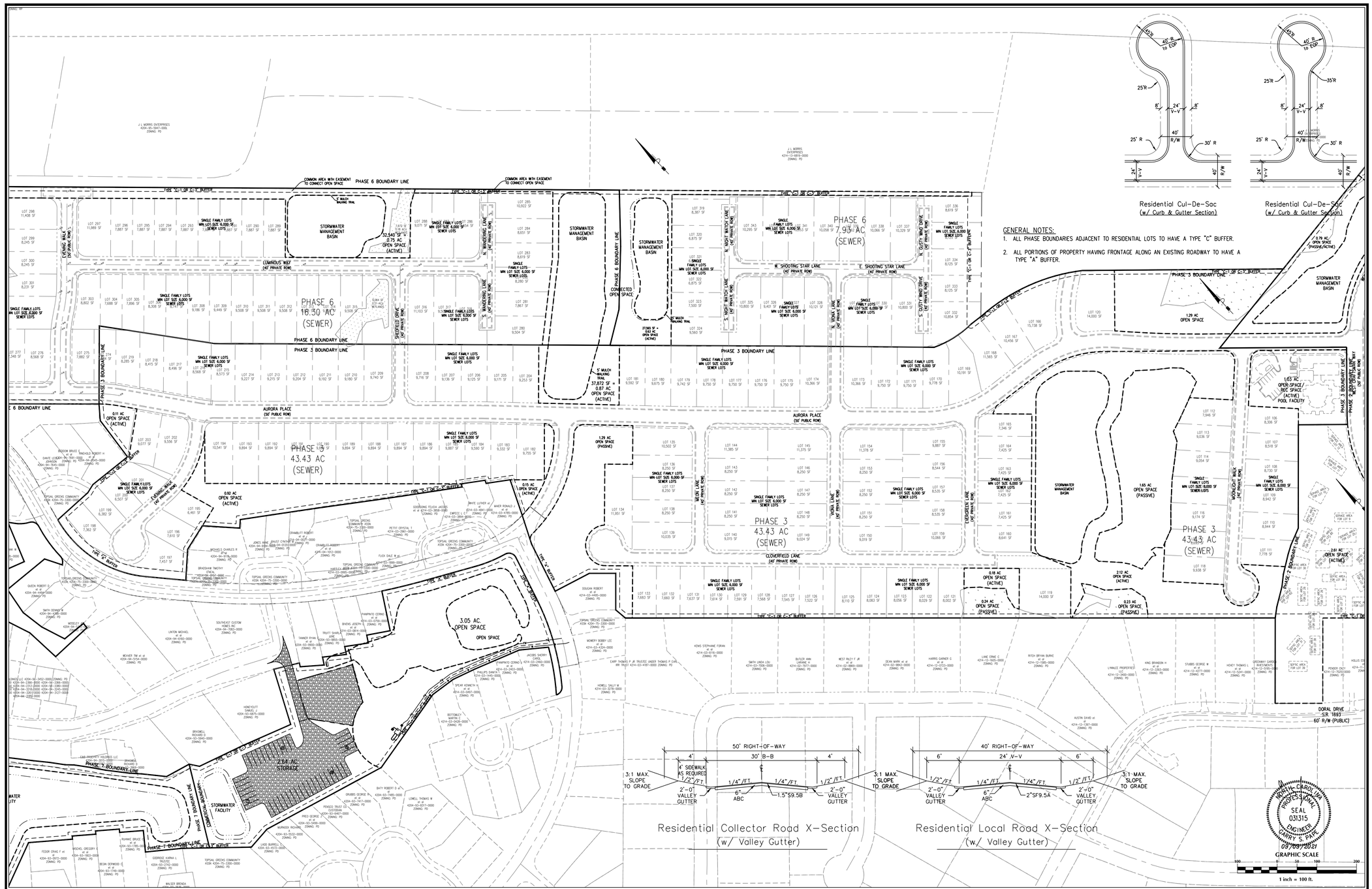
Topsail Township — Pender County — North Carolina

SITE PLAN

PREPARED FOR:
SIGNATURE TOP SAIL NC, LP
9337B KATY FREEWAY #377
HOUSTON, TX 77024
713-789-0466

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**



GENERAL NOTES:

1. ALL PHASE BOUNDARIES ADJACENT TO RESIDENTIAL LOTS TO HAVE A TYPE "C" BUFFER.
2. ALL PORTIONS OF PROPERTY HAVING FRONTAGE ALONG AN EXISTING ROADWAY TO HAVE A TYPE "A" BUFFER.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CARRIE S. PAIR 07/09/2021

No.	Revision	Date	By

Designer	GSP
Drawn By	GSP
License #	P-0718
Scale	1" = 100'
Date	September 2021
Job No.	2016-0001

WYNDWATER

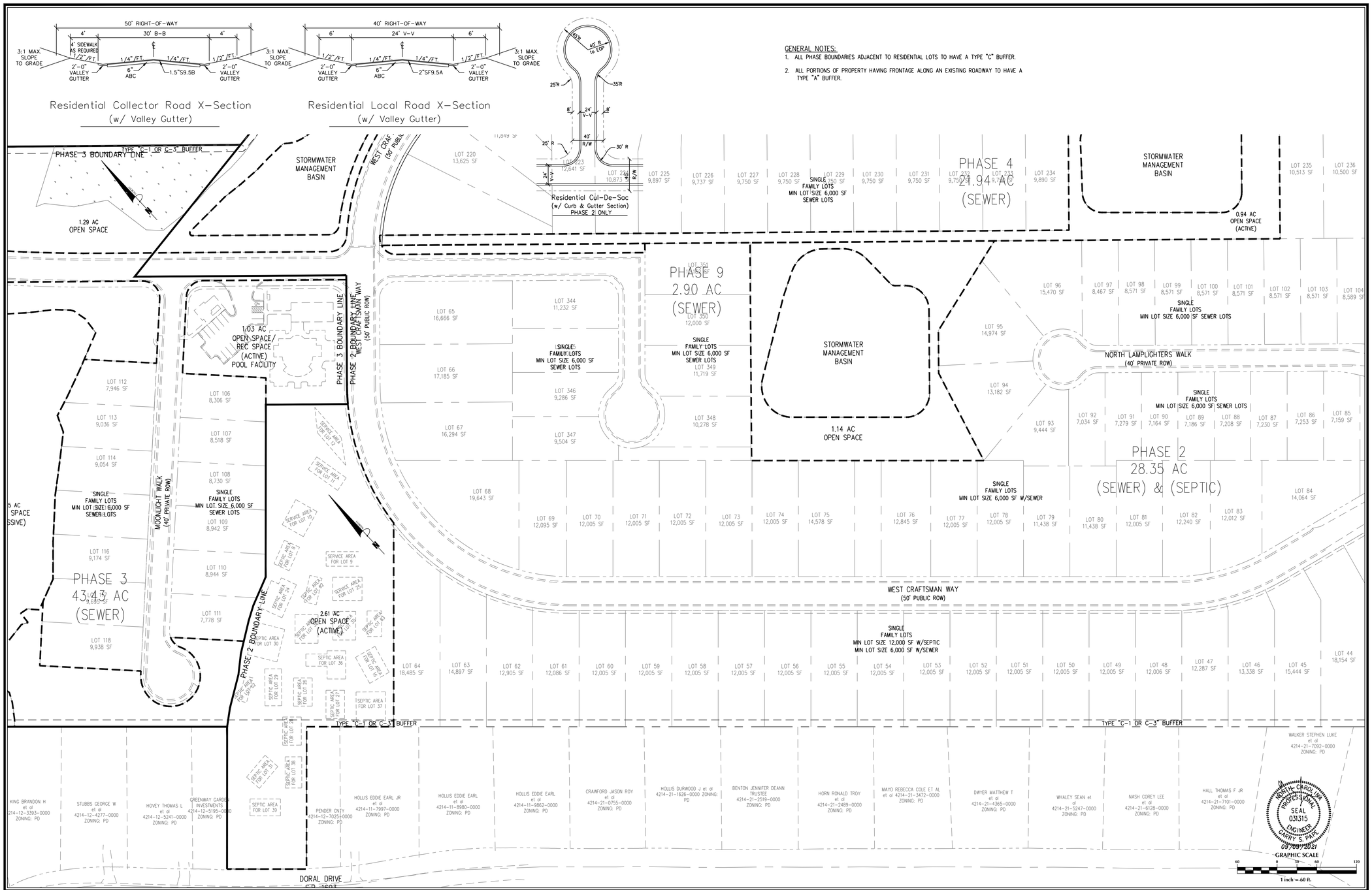
Topsail Township — Pender County — North Carolina

SITE PLAN

PREPARED FOR:
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9337B KATY FREEWAY #377
HOUSTON, TX 77024
713-789-0466

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-3.2**



No.	Revision	Date	By

Designer	GSP
Drawn By	GSP
License #	P-0718
Scale	1" = 60'
Date	September 2021
Job No.	2016-0001

WYNDWATER

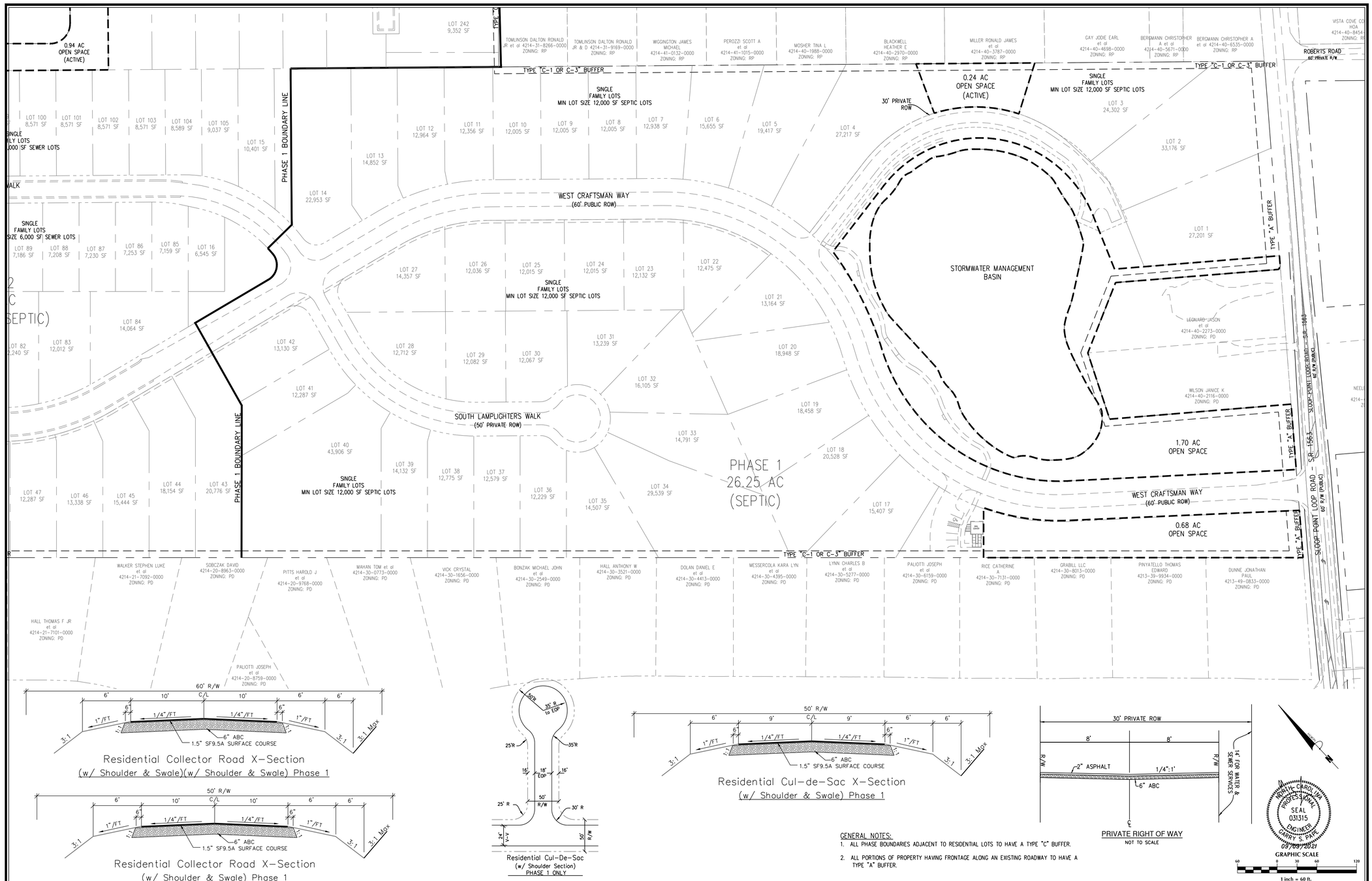
Topsail Township Pender County North Carolina

SITE PLAN

PREPARED FOR:
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Sheet No.
C-3.3



GENERAL NOTES:

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No.	Revision	Date	By

Designer	GSP
Scale	1" = 60'
Drawn By	GSP
Date	September 2021
License #	P-0718
Job No.	2016-0001

WYNDWATER

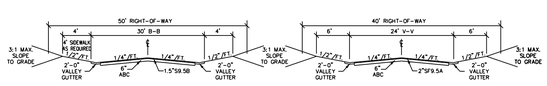
Topsail Township — Pender County — North Carolina

SITE PLAN

PREPARED FOR:
SIGNATURE TOP SAIL NC, LP
9337B KATY FREEWAY #377
HOUSTON, TX 77024
713-789-0466

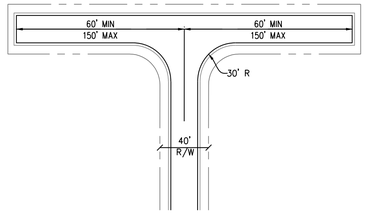
GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. C-3.4

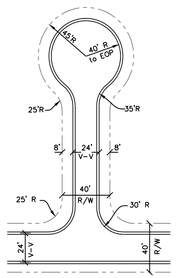


Residential Collector Road X-Section
(w/ Valley Gutter)

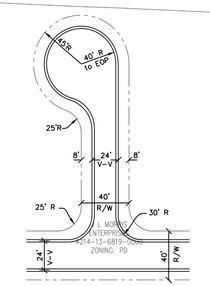
Residential Local Road X-Section
(w/ Valley Gutter)



Modified "T" Turnaround
(w/ Curb & Gutter Section)



Residential Cul-De-Sac
(w/ Curb & Gutter Section)



Residential Cul-De-Sac
(w/ Curb & Gutter Section)

GENERAL NOTES:
1. ALL PHASE BOUNDARIES ADJACENT TO RESIDENTIAL LOTS TO HAVE A TYPE "C" BUFFER.
2. ALL PORTIONS OF PROPERTY HAVING FRONTAGE ALONG AN EXISTING ROADWAY TO HAVE A TYPE "A" BUFFER.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER GARRY S. PAPE
07/09/2021

GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft.

STRAHAN JEAN
4214-32-3064-0000
ZONING: RP

STRAHAN JEAN
4214-32-5405-0000
ZONING: RP

WESTBROOK JAMES DONALD ET AL
4214-43-1229-0000
ZONING: RP

MORRIS ENTERPRISES
4214-13-6819-0000
ZONING: PD

TYPE "B" BUFFER

TYPE "C-1 OR C-3" BUFFER

PHASE 4 BOUNDARY LINE

PHASE 5 BOUNDARY LINE

SINGLE FAMILY LOTS
MIN LOT SIZE 6,000 SF
SEWER LOTS

SONOMA PLACE (40' PRIVATE ROW)

40' PRIVATE RIGHT OF WAY

SAILOR SKY WAY
(50' PUBLIC ROW)

WEST CRAFTSMAN WAY
(50' PUBLIC ROW)

0.79 AC.
OPEN SPACE
(PASSIVE/ACTIVE)

STORMWATER MANAGEMENT BASIN

PHASE 4
21.94 AC
(SEWER)

0.94 AC
OPEN SPACE
(ACTIVE)

COMMON SPACE

PHASE 9
2.90 AC
(SEWER)

PHASE 3 BOUNDARY LINE

PHASE 2 BOUNDARY LINE

1.03 AC
OPEN SPACE/
REC SPACE
(ACTIVE)
POOL FACILITY

1.14 AC
OPEN SPACE

NORTH LAMPLIGHTERS WALK
(40' PRIVATE ROW)

MOONLIGHT WALK
(PRIVATE ROW)

SERVICE AREA FOR LOT 67

SERVICE AREA FOR LOT 68

PHASE 2
28.35 AC
(SEWER) & (SEPTIC)

No.	Revision	Date	By

Designer	GSP	Scale	1" = 60'
Drawn By	GSP	Date	September 2021
License #	P-0718	Job No.	2016-0001

WYNDWATER

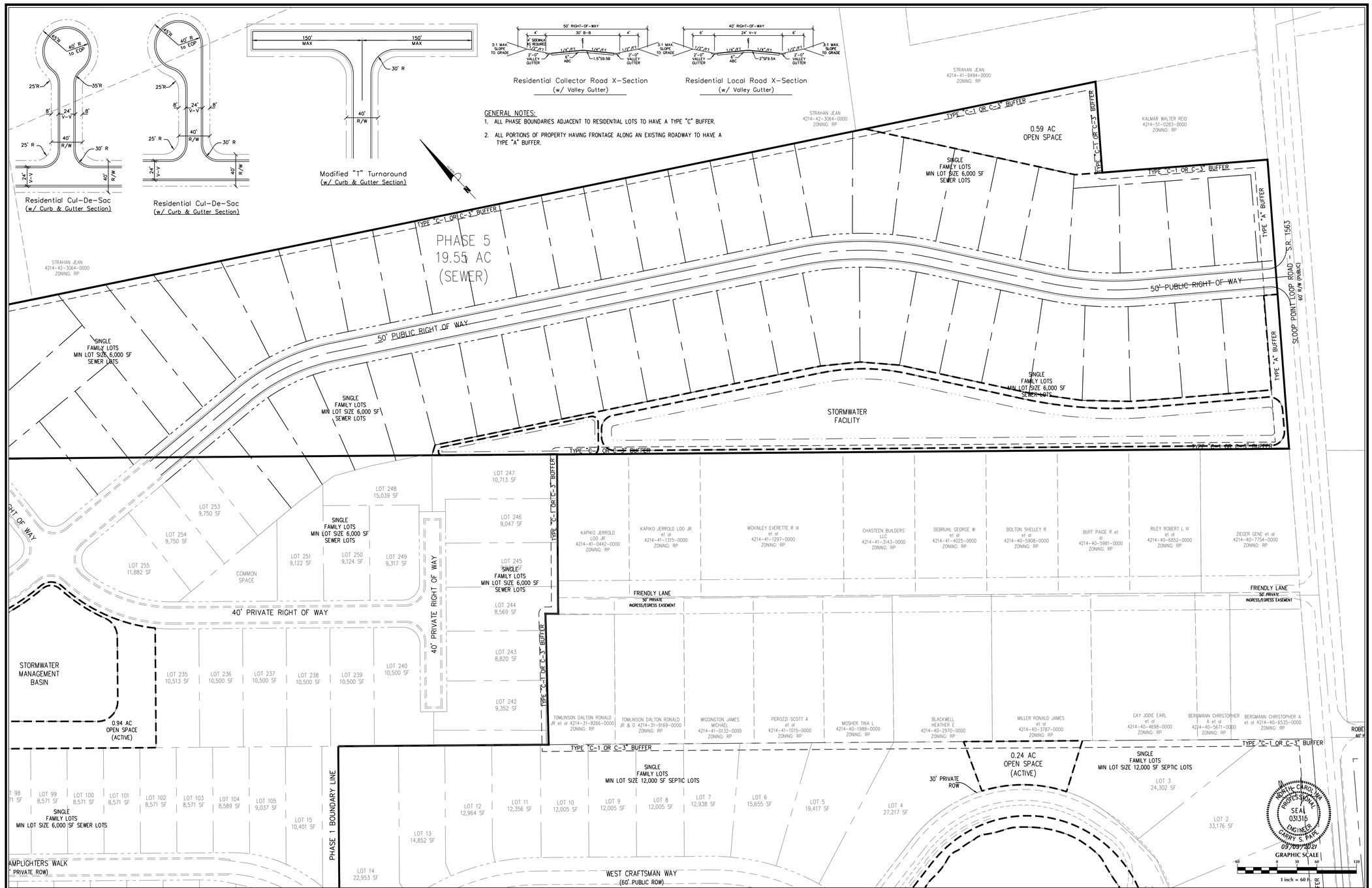
Topsail Township Pender County North Carolina

SITE PLAN

PREPARED FOR:
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HOUSTON, TX 77024
713-789-0466

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Sheet No.
C-3.5



No.	Revision	Date	By

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Drawn By	GSP	Date	September 2021
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WYNDWATER

Topsail Township — Pender County — North Carolina

SITE PLAN

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Sheet No.
C-3.6

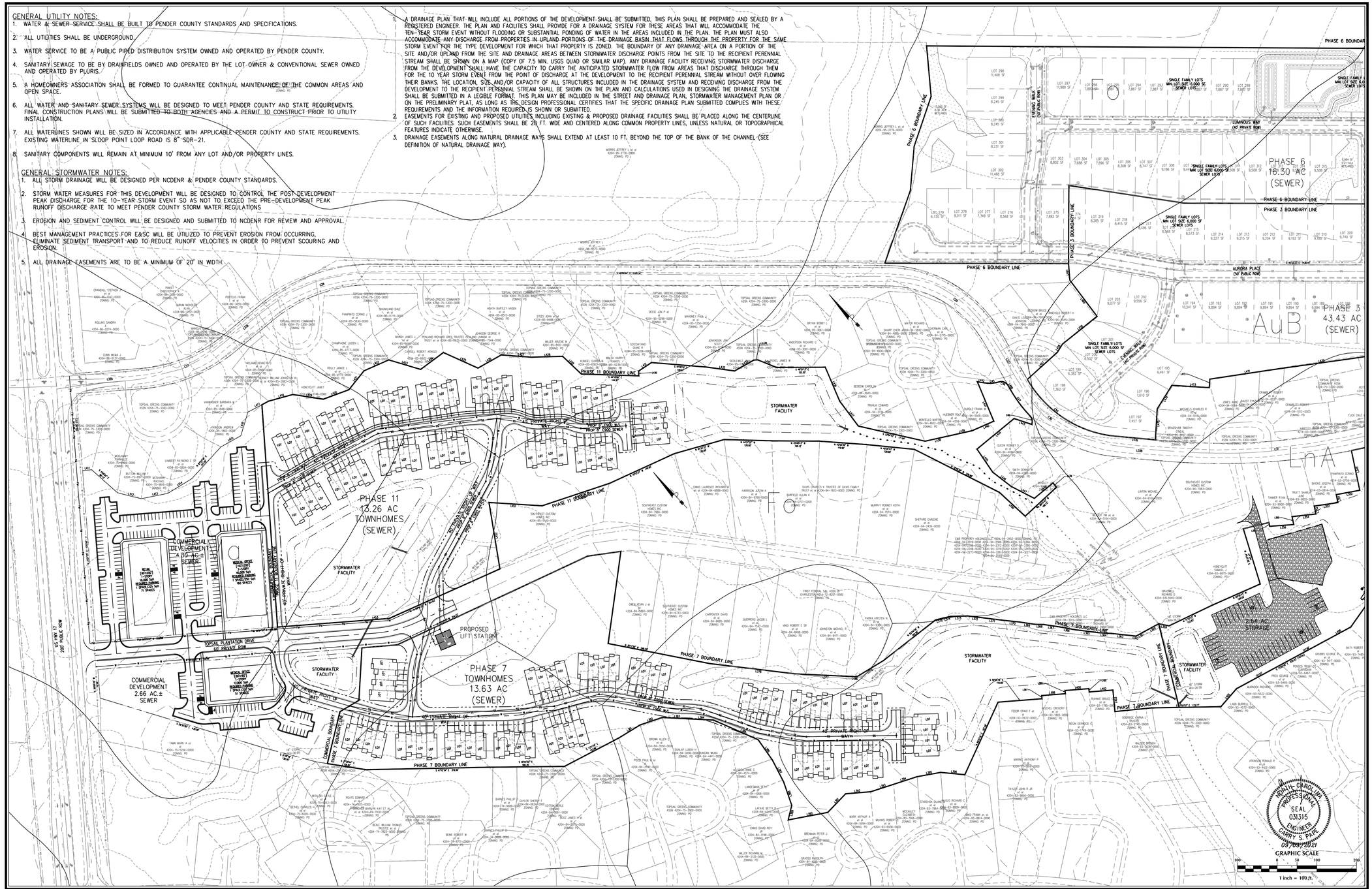
GENERAL UTILITY NOTES:

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 DRAINFIELDS OWNED AND OPERATED BY THE LOT OWNER & 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 SLOOP POINT LOOP ROAD IS 8" SDR-21.
8. SANITARY COMPONENTS WILL REMAIN AT MINIMUM 10' FROM ANY LOT AND/OR PROPERTY LINES.

GENERAL STORMWATER NOTES:

1. ALL STORM DRAINAGE WILL BE DESIGNED PER NCDENR & PENDER COUNTY STANDARDS.
2. STORM WATER MEASURES FOR THIS DEVELOPMENT WILL BE DESIGNED TO CONTROL THE POST-DEVELOPMENT PEAK DISCHARGE FOR THE 10-YEAR STORM EVENT SO AS NOT TO EXCEED THE PRE-DEVELOPMENT PEAK RUNOFF DISCHARGE RATE TO MEET PENDER COUNTY STORM WATER REGULATIONS
3. EROSION AND SEDIMENT CONTROL WILL BE DESIGNED AND SUBMITTED TO NCDENR FOR REVIEW AND APPROVAL.
4. BEST MANAGEMENT PRACTICES FOR E&SC WILL BE UTILIZED TO PREVENT EROSION FROM OCCURRING, ELIMINATE SEDIMENT TRANSPORT AND TO REDUCE RUNOFF VELOCITIES IN ORDER TO PREVENT SCOURING AND EROSION.
5. ALL DRAINAGE EASEMENTS ARE TO BE A MINIMUM OF 20' IN WIDTH.

1. A DRAINAGE PLAN THAT WILL INCLUDE ALL PORTIONS OF THE DEVELOPMENT SHALL BE SUBMITTED. THIS PLAN SHALL BE PREPARED AND SEALED BY A REGISTERED ENGINEER. THE PLAN AND FACILITIES SHALL PROVIDE FOR A DRAINAGE SYSTEM FOR THESE AREAS THAT WILL ACCOMMODATE THE TEN-YEAR STORM EVENT WITHOUT FLOODING OR SUBSTANTIAL PONDING OF WATER IN THE AREAS INCLUDED IN THE PLAN. THE PLAN MUST ALSO ACCOMMODATE ANY DISCHARGE FROM PROPERTIES IN UPLAND PORTIONS OF THE DRAINAGE BASIN THAT FLOWS THROUGH THE PROPERTY FOR THE SAME STORM EVENT FOR THE TYPE DEVELOPMENT FOR WHICH THAT PROPERTY IS ZONED. THE BOUNDARY OF ANY DRAINAGE AREA ON A PORTION OF THE SITE AND/OR UPLAND FROM THE SITE AND DRAINAGE AREAS BETWEEN STORMWATER DISCHARGE POINTS FROM THE SITE TO THE RECIPIENT PERENNIAL STREAM SHALL BE SHOWN ON A MAP (COPY OF 7.5 MIN. USGS QUAD OR SIMILAR MAP). ANY DRAINAGE FACILITY RECEIVING STORMWATER DISCHARGE FROM THE DEVELOPMENT SHALL HAVE THE CAPACITY TO CARRY THE ANTICIPATED STORMWATER FLOW FROM AREAS THAT DISCHARGE THROUGH THEM FOR THE 10 YEAR STORM EVENT FROM THE POINT OF DISCHARGE AT THE DEVELOPMENT TO THE RECIPIENT PERENNIAL STREAM WITHOUT OVER FLOWING THEIR BANKS. THE LOCATION, SIZE, AND/OR CAPACITY OF ALL STRUCTURES INCLUDED IN THE DRAINAGE SYSTEM AND RECEIVING DISCHARGE FROM THE DEVELOPMENT TO THE RECIPIENT PERENNIAL STREAM SHALL BE SHOWN ON THE PLAN AND CALCULATIONS USED IN DESIGNING THE DRAINAGE SYSTEM SHALL BE SUBMITTED IN A LEGIBLE FORMAT. THIS PLAN MAY BE INCLUDED IN THE STREET AND DRAINAGE PLAN, STORMWATER MANAGEMENT PLAN OR ON THE PRELIMINARY PLAT, AS LONG AS THE DESIGN PROFESSIONAL CERTIFIES THAT THE SPECIFIC DRAINAGE PLAN SUBMITTED COMPLIES WITH THESE REQUIREMENTS AND THE INFORMATION REQUIRED IS SHOWN OR SUBMITTED.
2. EASEMENTS FOR EXISTING AND PROPOSED UTILITIES INCLUDING EXISTING & PROPOSED DRAINAGE FACILITIES SHALL BE PLACED ALONG THE CENTERLINE OF SUCH FACILITIES. SUCH EASEMENTS SHALL BE 20 FT. WIDE AND CENTERED ALONG COMMON PROPERTY LINES, UNLESS NATURAL OR TOPOGRAPHICAL FEATURES INDICATE OTHERWISE.
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WYNDWATER

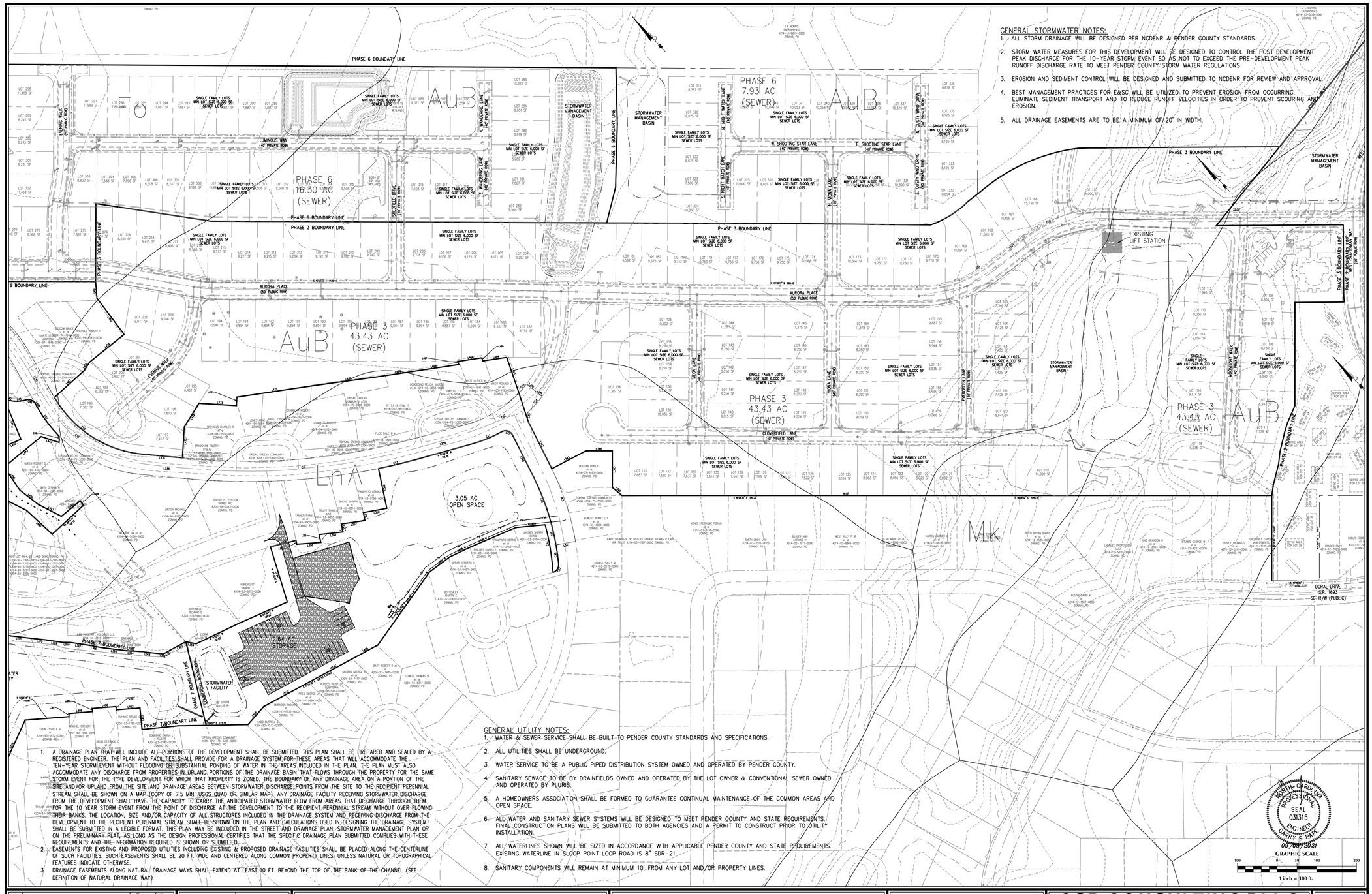
Topsail Township — Pender County — North Carolina

UTILITY & STORMWATER MANAGEMENT PLAN

PREPARED FOR:
SIGNATURE TOP SAIL NC, LP
9337B KATY FREEWAY #377
HOUSTON, TX 77024
713-789-0466

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 SEAL 031315 ENGINEER LARRY S. PARK 09/09/2021

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

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WYNDWATER

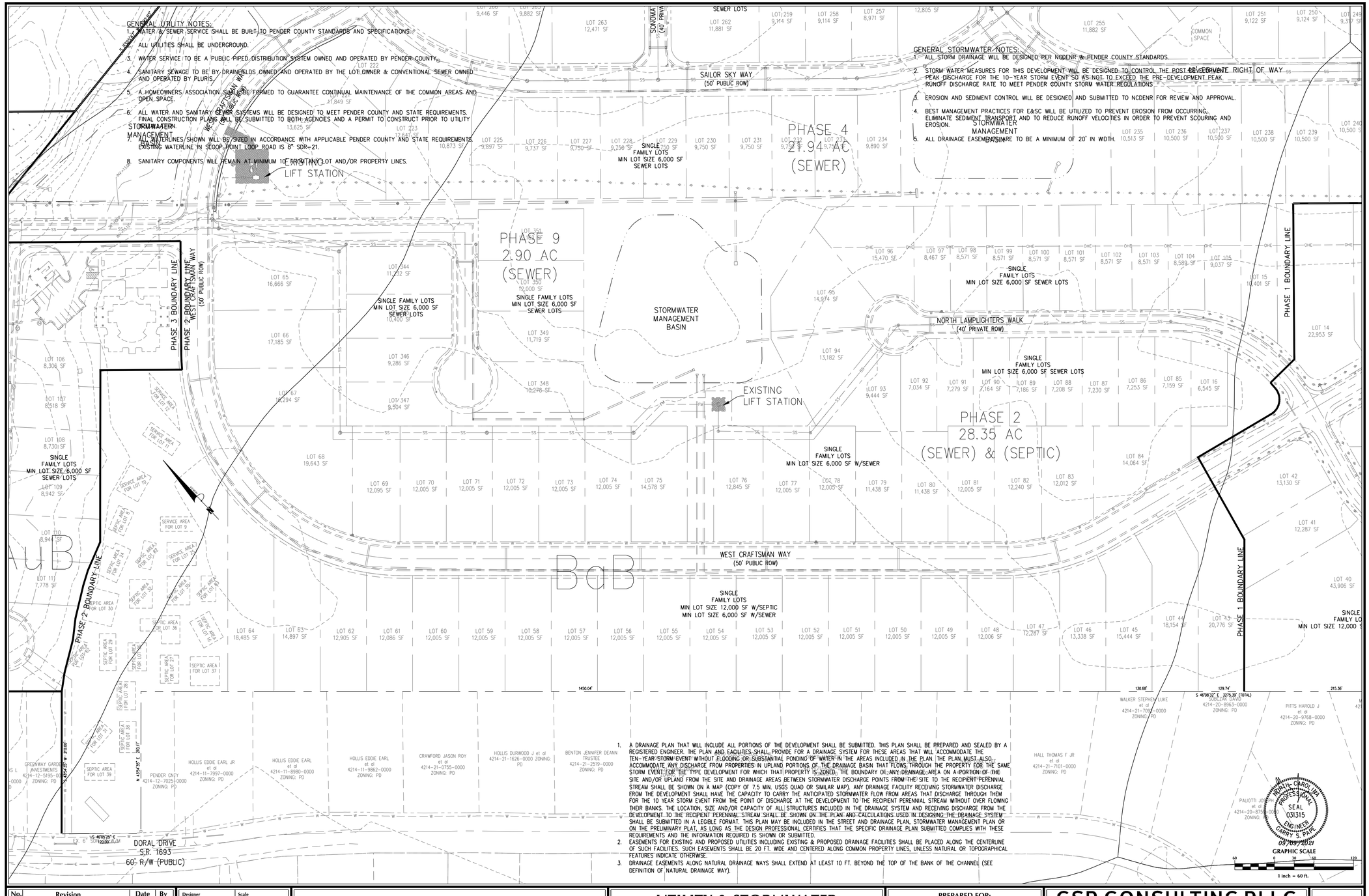
Topsail Township — Pender County — North Carolina

UTILITY & STORMWATER MANAGEMENT PLAN

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Sheet No. C-4.2



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WYNDWATER

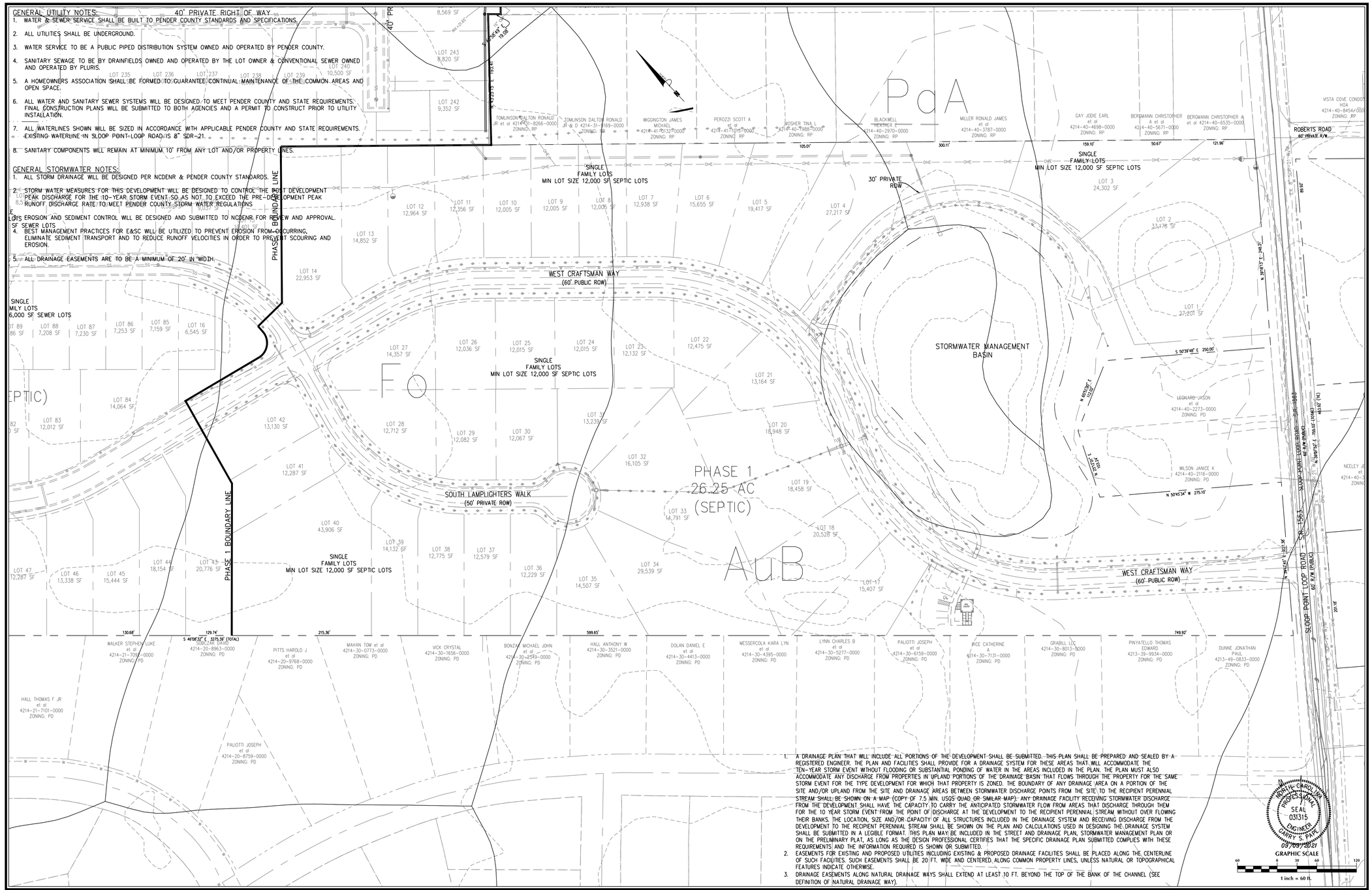
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WYNDWATER

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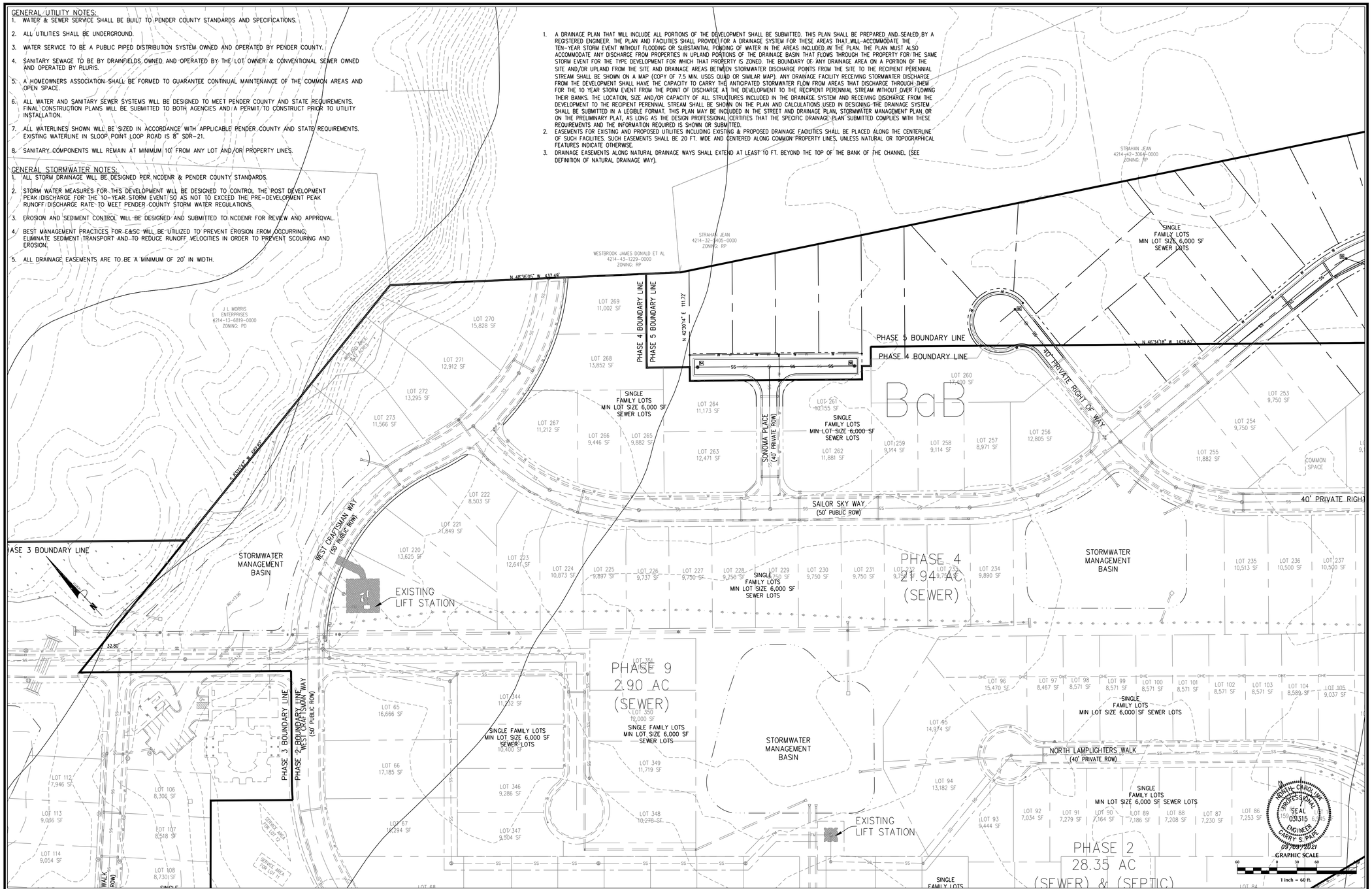
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WYNDWATER
Topsail Township — Pender County — North Carolina

UTILITY & STORMWATER MANAGEMENT PLAN

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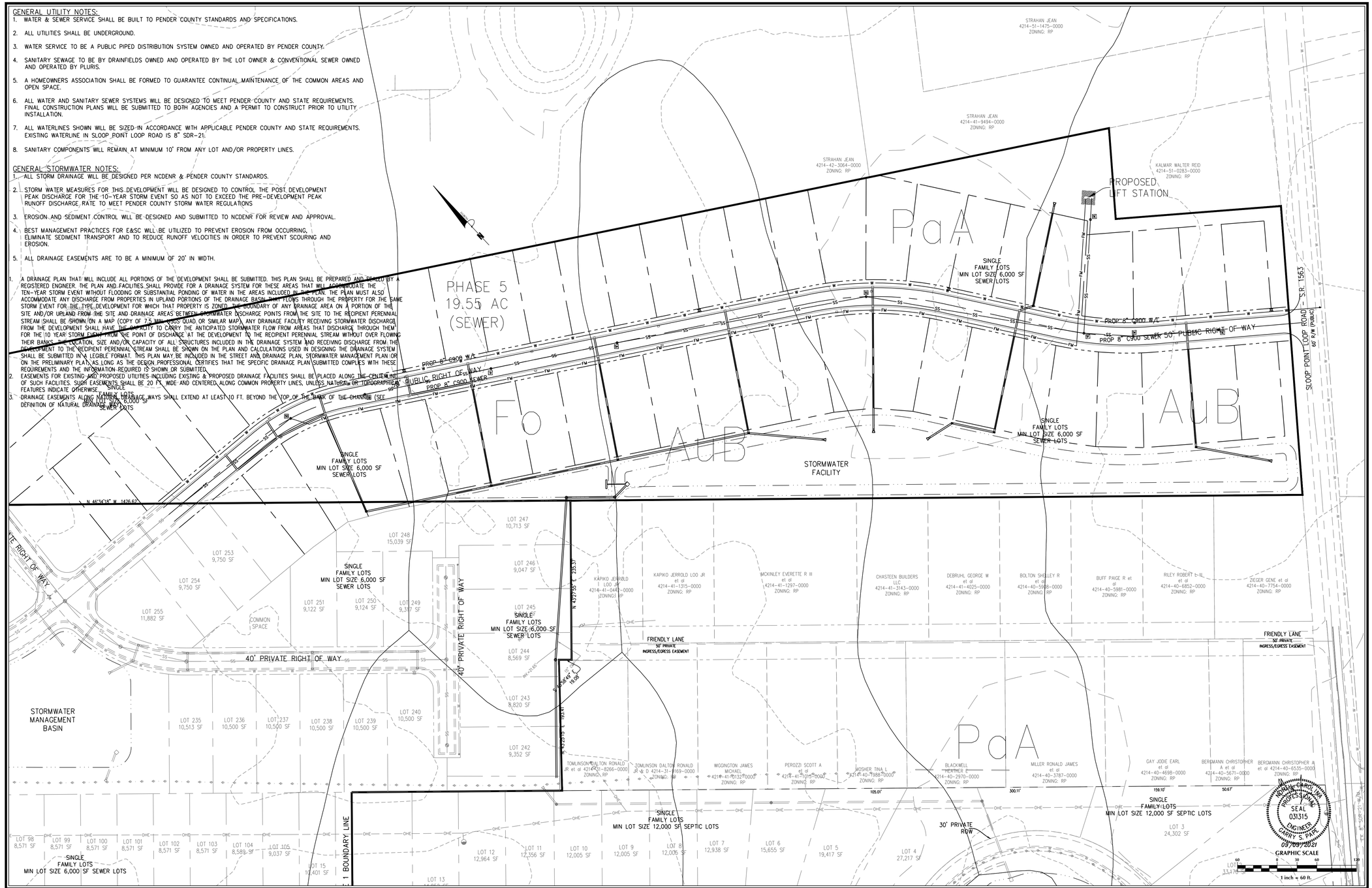
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WYNDWATER

Topsail Township — Pender County — North Carolina

UTILITY & STORMWATER MANAGEMENT PLAN

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Sheet No. **C-4.6**

Wyndwater Master Development Plan

Total Acreage	**205.96**
Non-Residential Acreage	9.60
Wetlands Acreage	4.34
Right of Way Acreage	27.98
Active	7.92
Passive	7.92
Total Units	528
Developable Land	**152.53**
Net Density	**3.46**

Topsail Greens

Residential Acreage	**83.08**
Non-Residential Acreage	18.25
	0.00
	0.00
	0.00
	0.00
Total Units	238
Developable Land	**64.83**
Net Density	**3.67**

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.

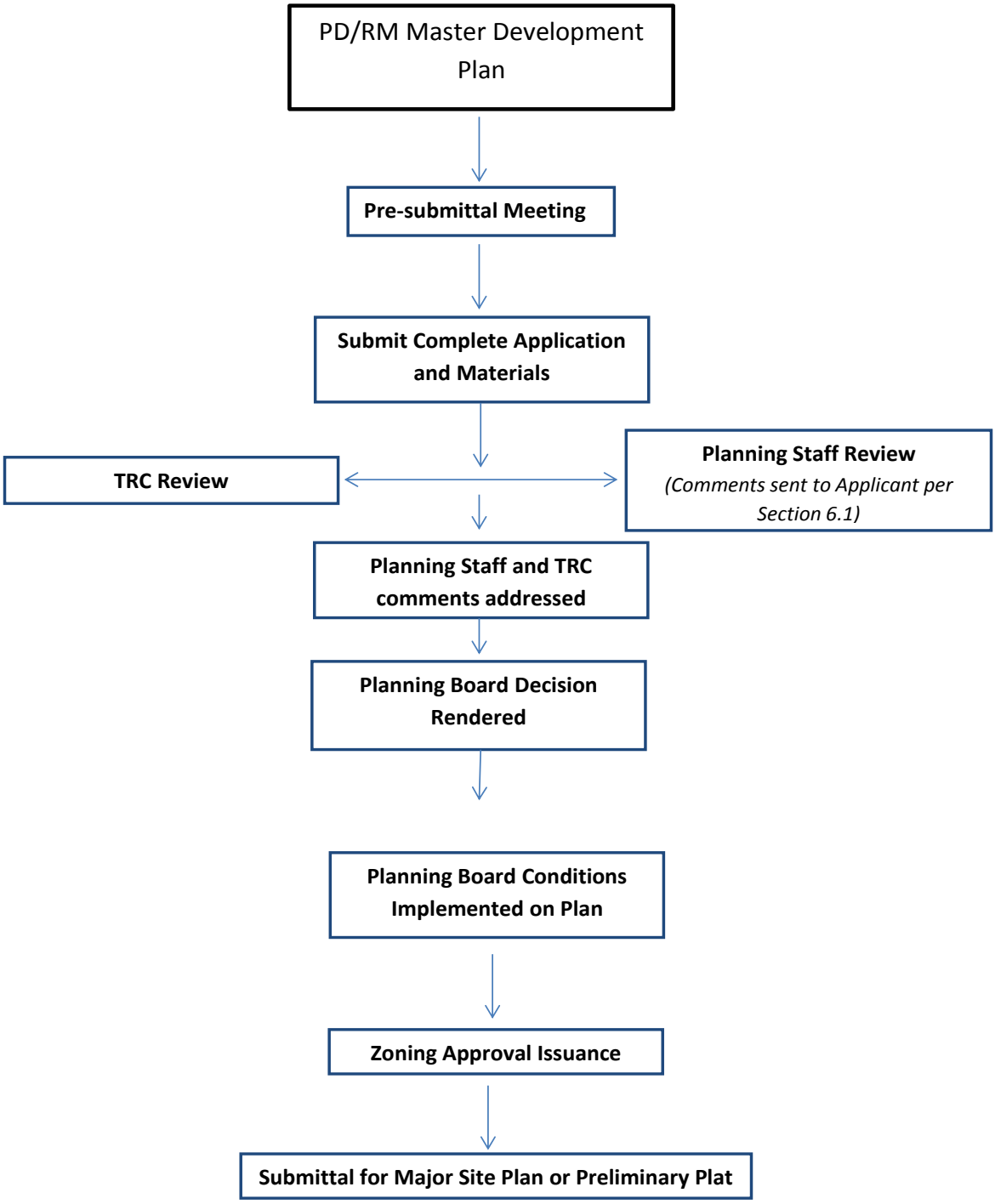
1. _____ **Pre-submittal Meeting**
   Date of Meeting _____
2. _____ **Signed Application**
3. _____ **Payment**
   $500 plus $10 per acre for the first 100 acres, $5 per acre thereafter
4. _____ **Paper Plan Sets**
   One (1) 24 x 36, Fifteen (15) 11 x 17
5. _____ **Digital Submission**
   For all documents 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 Jennifer Dew Evans Date 9/10/21

Printed Name Jennifer Dew Evans
Signature Top Soil NC Ltd.

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	$	**Receipt No.**	
Pre-Application Conference		**Hearing Date**	

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Signature Top Sail NC, LP	**Owner's Name:**	Signature Top Sail NC, LP
Applicant's Address:	9337B Katy Freeway #377	**Owner's Address:**	9337B Katy Freeway #377
City, State, & Zip	Houston, Texas 77024	**City, State, & Zip**	Houston, Texas 77024
Phone Number:	713-822-3891	**Phone Number:**	

Legal relationship of applicant to land owner: Land Owner and 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*	☐ **Exempt**
Property Identification Number (PIN):	4214-12-8251-0000	**Total property acreage:**	205.96	
Zoning Classification:	PD	**Acreage to be disturbed:**		
Project Address :	Sloop Point Loop Road			
Description of Project Location:	Wyndwater Subdivision			
Describe activities to be undertaken on project site:	Development of Residential Lots & Commercial Development			

SECTION 3: SIGNATURES

Applicant's Signature	Jennifer Pollak Evans	**Date:**	9/10/21
Owner's Signature	Jennifer Pollak Evans Signature Top Sail NC LLC	**Date:**	9/10/21

APPLICATION FOR MASTER DEVELOPMENT PLAN

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

SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Signature Top Sail NC, LP	**Owner's Name:**	Trust Special, Ruth Kalmar Estate
Applicant's Address:	9337B Katy Freeway #377	**Owner's Address:**	2237 Queens Road East
City, State, & Zip	Houston, Texas 77024	**City, State, & Zip**	Charlotte, NC 28207
Phone Number:	713-822-3891	**Phone Number:**	704-661-7426
Legal relationship of applicant to land 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*	☐ **Exempt**
Property Identification Number (PIN):	4214-50-8387-0000	**Total property acreage:**	19.56	
Zoning Classification:	PD	**Acreage to be disturbed:**		
Project Address :	Sloop Point Loop Road			
Description of Project Location:	Project is located between Hwy 17 & Sloop Point Loop Road			
Describe activities to be undertaken on project site:	Development of Residential Lots			

SECTION 3: SIGNATURES			
Applicant's Signature		**Date:**	
Owner's Signature	Richard MacTavish, Successor Trustee	**Date:**	9/9/2021

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.

Tuesday, November 2, 2021 at 7:52:55 AM Central Daylight Time

Subject: Town Meeting
Date: Tuesday, November 2, 2021 at 7:52:49 AM Central Daylight Time
From: Mike Pollak
To: Gideon Smith

Gideon
The town hall meeting was held October 8th at the Wyndwater pool facility. We had approximately 30 people attend. Both the president and vice president of the Topsail Greens HOA attended the meeting. They confirmed at the meeting that their board approved the land swap to relocate their storage area to the area we have proposed for the commercial storage.
The meeting was very informative and the majority of the people in attendance were supportive of the townhomes. There was a lot of concern about the fencing requirements for the perimeter of the project. Some adjacent property owners questioned if there was flexibility in the ordinance to leave out fencing where views of water amenities would be blocked.
Mike



305 Chestnut Street
PO Box 1810
Wilmington, NC 28402
Ph: (910) 341-3258
Fax: (910) 341-7801
www.wmpo.org

March 10, 2022

Mr. Nate Bouquin, PE, PTOE
Ramey Kemp Associates
5808 Faringdon Place, Suite #100
Wilmington, NC 27609

RE: Scope for the Traffic Impact Analysis associated with the proposed revisions to the Wyndwater residential development in Hampstead, NC (Pender County).

Dear Mr. Bouquin,

Based on the information provided, and conversations held to date, this development is located between US 17 and Sloop Point Loop Road in Hampstead, North Carolina. It is our understanding that the proposed development will consist of two (2) phases for the purposes of the TIA.

TIA Phase 1
400 Single Family Homes (ITE Land Use Code 210)

- Construction Phase 1
  - 40 Single Family Homes
- Construction Phase 2
  - 65 Single Family Homes
- Construction Phase 3
  - 103 Single Family Homes
- Construction Phase 4
  - 52 Single Family Homes
- Construction Phase 5
  - 63 Single Family Homes *(under construction)*
- Construction Phase 6
  - 44 Single Family Homes
- Construction Phase 8
  - 25 Single Family Homes
- Construction Phase 9
  - 8 Single Family Homes

TIA Full Build (includes TIA Phase 1)

516 Single Family Homes (ITE Land Use Code 210)
42 berths (~63,800 SF) Boat/RV storage (ITE Land Use Code 420)
52,800 square feet of Office Space (ITE Land Use Code 710)
16,000 square feet of Strip Retail (ITE Land Use Code 822)

- Construction Phase 7
  - 60 Single Family Homes
- Construction Phase 11
  - 56 Single Family Homes
  - 42 berths (~63,800 SF) Boat/RV storage
  - 52,800 square feet of Office Space
  - 16,000 square feet of Strip Retail

Below please find the scope to be used for the Traffic Impact Analysis:

1. **Data Collection - Analysis Parameters:**

a) Existing Conditions

i. For existing intersections, provide turning movement counts, including pedestrians for weekday during school (T,W,TH) morning (7:00am-9:00am) and afternoon (4:00pm-6:00pm) peak travel periods. For all signal warrant study locations, please collect 13 hour turning movement counts.

1. US 17 and Topsail Greens Drive/Quarter Horse Lane (signal warrant analysis)
2. US 17 and Topsail Plantation Drive
3. US 17 and Champion Drive/ Pinnacle Parkway (signal warrant analysis)
4. US 17 and SR 1561 (Sloop Point Road)
5. US 17 and SR 1563 (Sloop Point Loop Road)
6. US 17 and NB to SB U-turn located north of SR 1561 (Sloop Point Road)*
7. SR 1563 (Sloop Point Loop Road) and Site Access 1 (northeast of Masters Lane)
8. SR 1563 (Sloop Point Loop Road) and Site Access 2 (northeast of Friendly Lane)

*For this location, evaluate signal needs based on the NCDOT Publication Guidelines for Signalization of Intersections with Two or Three Approaches.

Signal timing plans may be acquired by sending a request to NCDOT Traffic Services.

b) Site Trip Generation, Site Trip Distribution and Background Traffic Assumptions

1. Site Trip Generation Estimate
   Note: Trip generation estimates for Phases 1-6, and 8-9, are required in the TIA documentation. All of these phases have been built out, except for Phase 5, which is under construction. The estimated site trips for the built houses should be removed from existing counts so that they are not double counted in the analysis.

2. Site Trip Distribution
   To be determined based on collected traffic count data.

c) Adjacent Development (approved, but as of yet to be built, developments):
   - Bay Ridge Development (without required improvements)

d) Planned Roadway Improvements
   - U-5732

e) Background Traffic Assumptions
   - Horizon year – 2026
   - Growth rate – 2% per year

2. **Capacity Analysis: Week day AM & PM Peak Hour**

A) Technical Analysis
   i. 2022 Existing
   ii. 2026 Future No-Build
   [Existing + 1% background growth + approved development trips – TIA Phase 1 Site Trips]
   iii. 2026 Future Build Conditions
   [Existing + 1% background growth + approved development trips + TIA Phase 1 & Full Build Site Trips]
   iv. 2026 Future Build Conditions + improvements

3. **Final Report Submittal:**
   a) Completed TIA Application
   b) Electronic copies to include PDF of TIA and Synchro output files.
   c) Synchro analysis files in digital format
   d) Signed and sealed by a Professional Engineer

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
Scoping request letter and map (provided by RKA)

ec: Kirsten Spirakis, PE, District Engineer, NCDOT
Doug Racine, Deputy District Engineer, NCDOT
Brad Haste, Assistant District Engineer, NCDOT
Jessi Leonard, PE, Division Traffic Engineer, NCDOT
Stonewell Mathis, PE, Deputy Division Traffic Engineer, NCDOT
Krupa Koilada, Senior Assistant Division Traffic Engineer, NCDOT
Travis Henley, MPA, Planning Director, Pender County
Vanessa Lacer, Planner II, Pender County
Mike Kozlosky, Executive Director, WMPO
Bill McDow, Associate Planner, WMPO
Jamar Johnson, EI, Engineering Associate, WMPO

Pender County
Planning and Community Development

Planning Division
805 S. Walker Street
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Burgaw, NC 28425

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

MEMORANDUM

TO: Pender County Planning Board
FROM: Planning Staff
DATE: February 2, 2021
RE: Wyndwater Master Development Plan Case History

The community known as “Wyndwater” is a Master Development Plan in eastern Pender County, located on a portion of the old Topsail Greens Golf Course and is immediately adjacent to the existing Topsail Greens community. The project is located in the PD, Planned Development zoning district and has been moving forward for some time. The history shown below captures previous cases before the Planning Board – it does not include staff approvals.

Wyndwater History

Wyndwater was brought forward as a Master Development Plan in November 2013 for +/-185 single family residential units and +/- 58,370 square footage of commercial space to be located on +/-143 acres. The Planning Board approved the Master Development Plan with four conditions: 1) Provide connection to adjacent property to future development to the northwest (document cases #11067), 2) Provide Connection to identified Capstone Property, 3) Allow for "alternative" design for alleyway as shown on sheet C 3.4, 4) Allow for emergency access along the connection to Doral Drive (SR 1693).

In March 2014, the preliminary plat for Phase 1 was brought forward with a total of 42 single family lots on +/-25.58 acres. The Planning Board did not impose additional conditions. In May 2014, the preliminary plat was brought forward with 55 single family lots on +/-28.35 acres. The Planning Board did not impose additional conditions.

In January 2015, the applicant revised the Master Development Plan to add zero lot lines to the setbacks for the development. Planning Board did not impose additional conditions.

In July 2015, the applicant revised the Master Development Plan to increase the project area +/-6.2 acres, adding duplexes to the housing type, reducing the minimum lot size from 12,000 sq. Ft. To 5,000 sq. Ft., increased the total number of units to 350 units resulting in an increase project density from 2.72 to 3.1 units per acre. The Planning Board added two conditions: 5) The temporary cul-de-sac shown on the western portion of the Master Development Plan (PG C-3.2 of the Site Plan) shall be converted to a through roadway at the time of the adjacent parcel development; the roadway connecting the

Wyndwater and Cardinal Pointe shall be built to constructor street standards as outlined in Section 7.5.3.C. Coordination between the applicant and the adjacent property owner shall be necessary to ensure interconnectivity and 6) Addition to the condition five (5), a second roadway connection shall be shown to the adjacent parcel (PIN: 4204-94-9912-0000).

In November 2015, the applicant proposed a revision to Phase II preliminary plat—calling it Phase IIB for a total of 31 lots. Planning Board did not impose additional conditions.

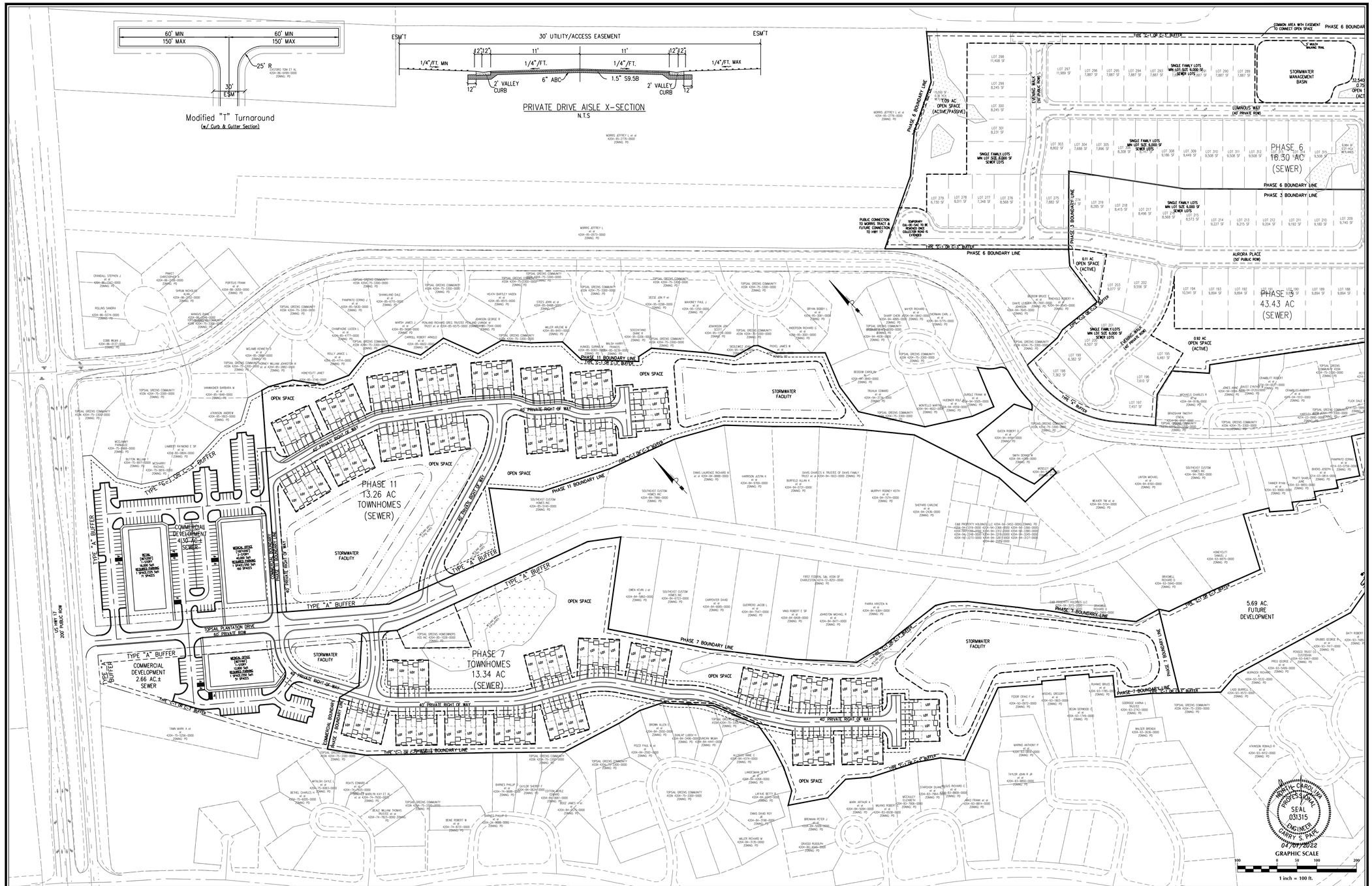
In February 2016, the applicant proposed a revision to the Master Development Plan to increase the project acre to +/-204.07 acres, increase the project density to 3.1 units per acre to 3.14 units per acres, changing the front yard setback from 20 Ft. To 15 Ft., allow “alternative” design for alleyway located in Phase II as shown on the MDP submittal PG C2-3, allow for "alternative" design of a hammerhead in Phase IV as shown on the MDP submittal PG C-3.7. The Planning Board proposed four additional conditions on the project: 7) Provide adjacent property connection north to PIN 4214-43-1229-0000 (Westbrook Tract), 8) Provide Connection to Oak Circle (private), 9) Allow "Alternative" design for alleyway located in Phase II as shown on the MDP submittal PG C-2.3, 10) Allow for "alternative" design of a hammerhead in Phase IV as shown on the MDP submittal PG C-3.7.

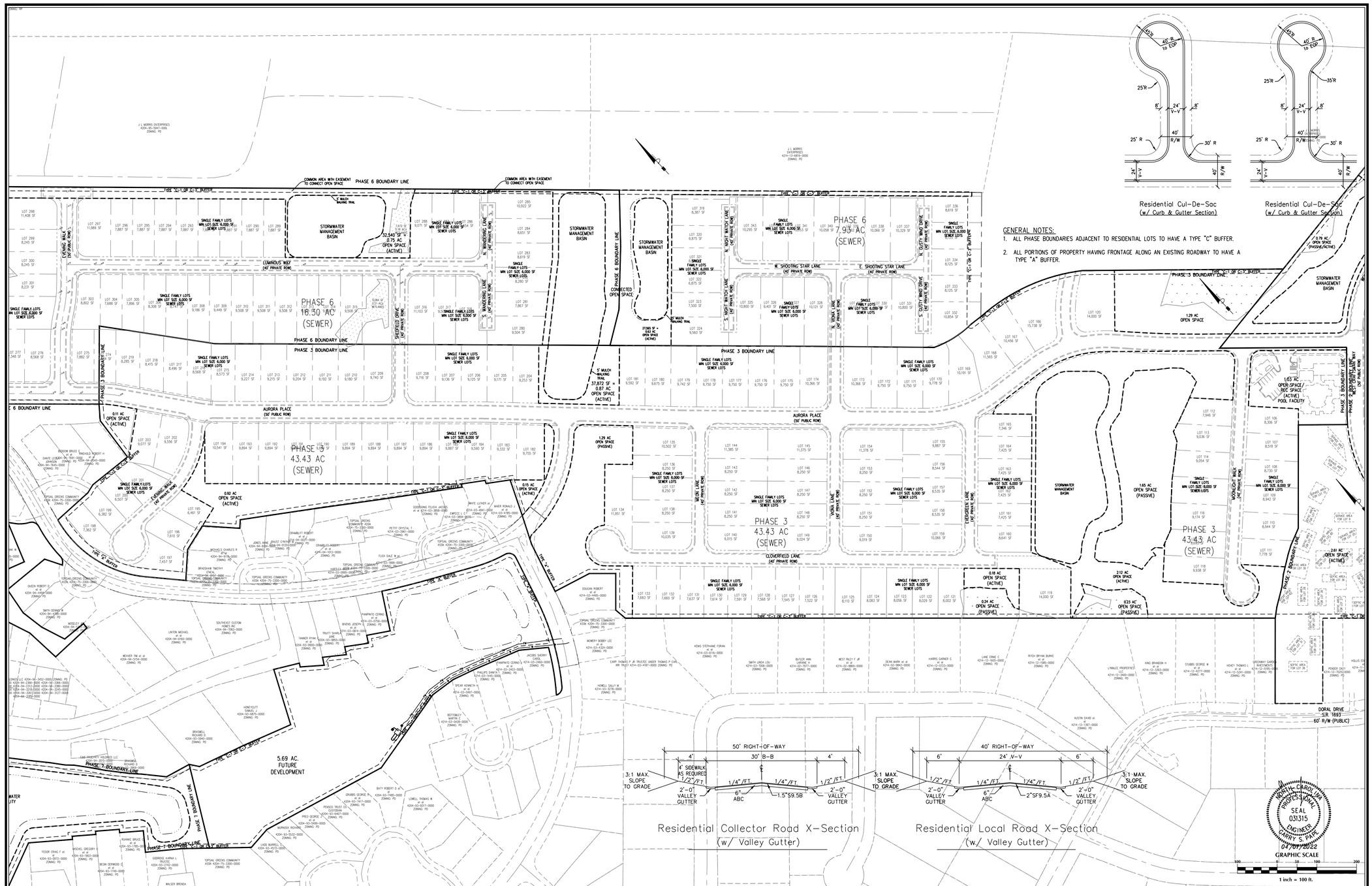
In September 2016, the applicant brought Phase III preliminary plat forward with 69 single family detached lots and 40 single family attached duplex lots. The applicant requested a tabling until October 2015, which the Planning Board approved with no additional conditions.

In May 2016, the applicant revised the Phase III preliminary plat to be 118 single family conventional lots. The Planning approved with no additional conditions.

In June 2018, the applicant revised the Master Development Plan and Phase VIII and IX Preliminary Plat, the meeting was continued in November 2018 and again to January 2019. The Master Development Plan and Phase VIII and IX preliminary plats were denied. The applicant appealed the Planning Board decision within 30 days and the Board of Adjustment overturned the Planning Board decision to approve the Master Development Plan and Phase VIII and IX Preliminary Plat. Conditions of the approval are as followed: The Applicant will construct a temporary construction easement to connect Aurora Place (public) to Topsail Greens Drive (Private). The applicant states that upon completion of Phase 6, Topsail Greens Drive (private) will be repaved to US HWY 17. Aurora Place (public) will eventually be extended to allow for connections to US HWY 17 when the commercial component of the development is proposed. Staff is recommending that the extension of Aurora Place (public) is conditioned on the Master Development Plan Revision. This resulted in the Master Development Plan being approximately 234 acres in size.

In March 2021, the applicant revised the Master Development Plan to modify the roadway and stormwater layout in Phase 5, establish Phase 11 with 76 townhome units, establish Phase 7 as future development, reduce the size of the commercial area along US HWY 17 at Topsail Plantation Drive, and allocate 41 residential units to Phase 10. Additional conditions were added to the project at this time involving pedestrian facilities and significant tree mitigation.


60' MIN
150' MAX
25' R
30' ESM
Modified "T" Turnaround
(w/ Curb & Gutter Section)
ESM'T
30' UTILITY/ACCESS EASEMENT
ESM'T
12"
12"
11'
11'
12"
12"
1/4"/FT. MIN
1/4"/FT.
1/4"/FT.
1/4"/FT. MAX
2' VALLEY CURB
6" ABC
1.5" S9.5B
2' VALLEY CURB
PRIVATE DRIVE AISLE X-SECTION
N.T.S
PHASE 11 13.26 AC TOWNHOMES (SEWER)
PHASE 7 TOWNHOMES 13.34 AC (SEWER)
PHASE 6 16.30 AC (SEWER)
PHASE 3 43.43 AC (SEWER)
5.69 AC. FUTURE DEVELOPMENT
COMMERCIAL DEVELOPMENT 2.66 AC ± SEWER
COMMERCIAL DEVELOPMENT 4.10 AC ± SEWER
STORMWATER FACILITY
STORMWATER MANAGEMENT BASIN
OPEN SPACE
0.09 AC OPEN SPACE (ACTIVE/PASSIVE)
0.11 AC OPEN SPACE (ACTIVE)
0.92 AC OPEN SPACE (ACTIVE)
40' PRIVATE RIGHT-OF-WAY
TOPSAIL PLANTATION DRIVE 60' PRIVATE ROW
AURORA PLACE (50' PUBLIC ROW)
LUMINOUS WAY (40' PRIVATE ROW)
EXISTING WALK (50' PUBLIC ROW)
PHASE 11 BOUNDARY LINE
PHASE 7 BOUNDARY LINE
PHASE 6 BOUNDARY LINE
PHASE 3 BOUNDARY LINE
PHASE 7 BOUNDARY LINE
TYPE "C" OR "C-1" BUFFER
TYPE "A" BUFFER


PHASE 6
16.30 +/- AC
(SEWER)
PHASE 6
7.93 +/- AC
(SEWER)
PHASE 3
43.43 AC
(SEWER)
PHASE 3
43.43 AC
(SEWER)
5.69 AC.
FUTURE
DEVELOPMENT
PHASE 6 BOUNDARY LINE
PHASE 3 BOUNDARY LINE
STORMWATER MANAGEMENT BASIN
CONNECTED OPEN SPACE
AURORA PLACE (50' PUBLIC ROW)
LUMINOUS WAY (40' PRIVATE ROW)
N. NIGHT WATCH LANE (40' PRIVATE ROW)
S. NIGHT WATCH LANE (40' PRIVATE ROW)
W. SHOOTING STAR LANE (40' PRIVATE ROW)
E. SHOOTING STAR LANE (40' PRIVATE ROW)
N. DUSTY WIND DRIVE (40' PRIVATE ROW)
S. DUSTY WIND DRIVE (40' PRIVATE ROW)
WANDERING LANE (40' PRIVATE ROW)
SKIFFIELD DRIVE (40' PUBLIC ROW)
CLOVERFIELD LANE (50' PRIVATE ROW)
MOONLIGHT WALK (40' PRIVATE ROW)
EVERGREEN LANE (40' PRIVATE ROW)
VIOLI LANE (40' PRIVATE ROW)
MELON LANE (40' PRIVATE ROW)
DORAL DRIVE S.R. 1693 60' R/W (PUBLIC)
0.11 AC OPEN SPACE (ACTIVE)
0.60 AC OPEN SPACE (ACTIVE)
0.15 AC OPEN SPACE (ACTIVE)
32,540 SF = 0.75 AC. OPEN SPACE (ACTIVE)
37,872 SF = 0.87 AC. OPEN SPACE (ACTIVE)
27,565 SF = 0.63 AC. OPEN SPACE (ACTIVE)
1.29 AC OPEN SPACE (PASSIVE)
0.18 AC OPEN SPACE (ACTIVE)
0.24 AC - OPEN SPACE - (PASSIVE)
1.65 AC OPEN SPACE (PASSIVE)
2.12 AC OPEN SPACE (ACTIVE)
.633 AC OPEN SPACE (PASSIVE)
1.03 AC OPEN SPACE/ REC SPACE (ACTIVE) POOL FACILITY
0.79 AC OPEN SPACE (PASSIVE/ACTIVE)
2.61 AC OPEN SPACE (ACTIVE)
1.29 AC OPEN SPACE
5' WALK/ WALKING TRAIL
TYPE "C" (OR C-1) BUFFER
TYPE "A" BUFFER
J.J. MORRIS ENTERPRISES 4214-13-6810-0000 ZONING: PD
J.J. MORRIS ENTERPRISES 4214-03-3858-0000 ZONING: PD
J.J. MORRIS ENTERPRISES 4204-84-0447-0000 ZONING: PD
COMMON AREA WITH EASEMENT TO CONNECT OPEN SPACE
SINGLE FAMILY LOTS MIN LOT SIZE 6,000 SF SEWER LOTS
LOT 298 11,408 SF
LOT 299 8,245 SF
LOT 300 8,245 SF
LOT 301 8,231 SF
LOT 277 7,348 SF
LOT 276 8,568 SF
LOT 297 11,989 SF
LOT 296 7,887 SF
LOT 295 7,887 SF
LOT 294 7,887 SF
LOT 293 7,887 SF
LOT 292 7,887 SF
LOT 290 7,887 SF
LOT 289 7,887 SF
LOT 288 9,071 SF
LOT 287 9,286 SF
LOT 285 10,922 SF
LOT 284 8,651 SF
LOT 283 8,619 SF
LOT 282 8,285 SF
LOT 281 7,867 SF
LOT 280 9,504 SF
LOT 319 8,387 SF
LOT 320 8,870 SF
LOT 321 7,500 SF
LOT 322 6,875 SF
LOT 323 7,500 SF
LOT 324 9,560 SF
LOT 343 10,295 SF
LOT 342 9,853 SF
LOT 341 9,853 SF
LOT 340 10,058 SF
LOT 338 10,066 SF
LOT 337 10,329 SF
LOT 336 8,619 SF
LOT 334 8,125 SF
LOT 333 8,125 SF
LOT 332 10,854 SF
LOT 325 10,800 SF
LOT 326 8,401 SF
LOT 327 8,400 SF
LOT 328 10,121 SF
LOT 329 10,800 SF
LOT 330 10,800 SF
LOT 331 10,800 SF
LOT 302 8,802 SF
LOT 303 7,666 SF
LOT 304 7,896 SF
LOT 305 8,308 SF
LOT 306 8,188 SF
LOT 307 8,449 SF
LOT 308 8,508 SF
LOT 309 8,508 SF
LOT 310 8,508 SF
LOT 311 8,508 SF
LOT 312 8,508 SF
LOT 315 9,508 SF
6,664 SF 0.01 AC. WETLANDS
LOT 316 11,103 SF
LOT 317 9,508 SF
LOT 275 7,882 SF
LOT 274 8,285 SF
LOT 219 8,285 SF
LOT 218 8,415 SF
LOT 217 8,496 SF
LOT 216 8,568 SF
LOT 215 8,573 SF
LOT 214 9,227 SF
LOT 213 9,215 SF
LOT 212 9,204 SF
LOT 211 9,192 SF
LOT 210 9,180 SF
LOT 209 9,740 SF
LOT 208 9,716 SF
LOT 207 9,136 SF
LOT 206 9,125 SF
LOT 205 9,171 SF
LOT 204 9,253 SF
LOT 181 8,582 SF
LOT 180 9,675 SF
LOT 179 8,742 SF
LOT 178 8,750 SF
LOT 177 8,750 SF
LOT 176 8,750 SF
LOT 175 8,750 SF
LOT 174 10,366 SF
LOT 173 10,366 SF
LOT 172 8,750 SF
LOT 171 8,750 SF
LOT 170 8,778 SF
LOT 169 10,199 SF
LOT 168 11,565 SF
LOT 167 10,456 SF
LOT 166 15,738 SF
LOT 320 14,000 SF
LOT 203 8,077 SF
LOT 202 8,556 SF
LOT 201 8,077 SF
LOT 200 8,382 SF
LOT 199 8,382 SF
LOT 198 7,362 SF
LOT 197 7,457 SF
LOT 196 7,610 SF
LOT 195 6,461 SF
LOT 194 10,541 SF
LOT 193 8,894 SF
LOT 192 8,894 SF
LOT 191 8,894 SF
LOT 190 8,894 SF
LOT 189 8,894 SF
LOT 188 8,894 SF
LOT 187 8,894 SF
LOT 186 8,894 SF
LOT 185 9,887 SF
LOT 184 9,590 SF
LOT 183 9,332 SF
LOT 182 9,705 SF
LOT 135 10,502 SF
LOT 136 8,256 SF
LOT 137 8,250 SF
LOT 138 8,250 SF
LOT 139 10,035 SF
LOT 144 11,385 SF
LOT 143 8,250 SF
LOT 142 8,250 SF
LOT 141 8,250 SF
LOT 140 8,015 SF
LOT 145 11,375 SF
LOT 146 8,250 SF
LOT 147 8,250 SF
LOT 148 8,250 SF
LOT 149 9,024 SF
LOT 154 11,378 SF
LOT 153 8,250 SF
LOT 152 8,250 SF
LOT 151 8,250 SF
LOT 150 9,019 SF
LOT 155 9,887 SF
LOT 156 8,544 SF
LOT 157 8,535 SF
LOT 158 8,535 SF
LOT 159 10,066 SF
LOT 165 7,346 SF
LOT 164 7,425 SF
LOT 163 7,425 SF
LOT 161 7,425 SF
LOT 160 8,641 SF
LOT 112 7,946 SF
LOT 113 9,036 SF
LOT 114 8,054 SF
LOT 116 8,174 SF
LOT 118 8,536 SF
LOT 106 8,306 SF
LOT 107 8,518 SF
LOT 108 8,730 SF
LOT 109 8,942 SF
LOT 110 8,944 SF
LOT 111 7,778 SF
LOT 133 7,983 SF
LOT 132 7,660 SF
LOT 131 7,637 SF
LOT 130 7,614 SF
LOT 129 7,591 SF
LOT 128 7,568 SF
LOT 127 7,545 SF
LOT 126 7,522 SF
LOT 125 8,110 SF
LOT 124 8,083 SF
LOT 123 8,056 SF
LOT 122 8,029 SF
LOT 121 8,002 SF
LOT 119 14,000 SF
SINGLE FAMILY LOTS MIN LOT SIZE 8,000 SF SEWER LOTS
SINGLE FAMILY LOTS MIN LOT SIZE 6,000 SF SEWER LOTS
SINGLE FAMILY LOTS MIN LOT SIZE 7,200 SF SEWER LOTS
SINGLE FAMILY LOTS MIN LOT SIZE 10,000 SF SEWER LOTS
SINGLE FAMILY LOTS MIN LOT SIZE 8,400 SF SEWER LOTS
SINGLE FAMILY LOTS MIN LOT SIZE 9,600 SF SEWER LOTS
SINGLE FAMILY LOTS MIN LOT SIZE 12,000 SF SEWER LOTS
SINGLE FAMILY LOTS MIN LOT SIZE 15,000 SF SEWER LOTS
SINGLE FAMILY LOTS MIN LOT SIZE 20,000 SF SEWER LOTS
SINGLE FAMILY LOTS MIN LOT SIZE 30,000 SF SEWER LOTS
SINGLE FAMILY LOTS MIN LOT SIZE 40,000 SF SEWER LOTS
SINGLE FAMILY LOTS MIN LOT SIZE 43,560 SF SEWER LOTS
SEPTIC AREA FOR LOT 5
SEPTIC AREA FOR LOT 6
SEPTIC AREA FOR LOT 7
SEPTIC AREA FOR LOT 8
SEPTIC AREA FOR LOT 38
SEPTIC AREA FOR LOT 39
SEPTIC AREA FOR LOT 40
SEPTIC AREA FOR LOT 41
SEPTIC AREA FOR LOT 42
SEPTIC AREA FOR LOT 43
SEPTIC AREA FOR LOT 44
SEPTIC AREA FOR LOT 45
SEPTIC AREA FOR LOT

Pender County
REZONE 2022-30

TO:	Planning Board
FROM:	Travis Henley
DATE:	April 5, 2022
SUBJECT:	REZONE 2022-30

SUMMARY:
Cole Burack, applicant and owner, is requesting approval of a Zoning Map Amendment to rezone two tracts totaling approximately 2.2 acres of land from the RP, Residential Performance zoning district to the GB, General Business zoning district. The subject property is located on the east side of US Highway 17, approximately three quarters of a mile north of the intersection of Scotts Hill Loop Road and US Highway 17 in the Topsail Township and may be further identified by Pender County PIN(S) 3271-63-7656- 0000 and 3271-63-8629-0000.

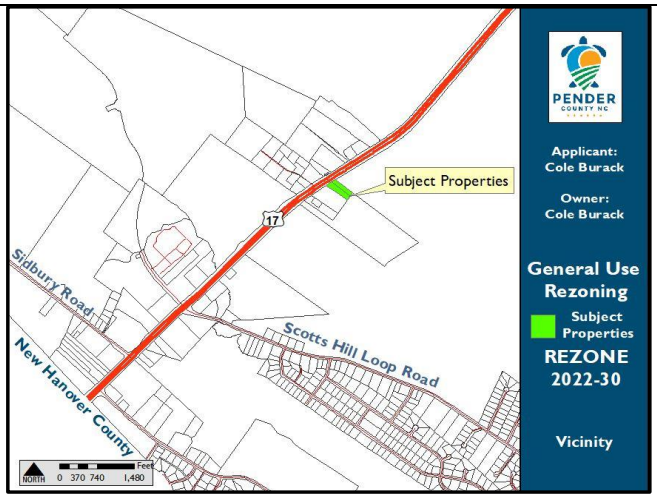
ACTION REQUESTED:
Approval Rezone 2022-30

ATTACHMENTS:
1. Rezone 2022-30 Staff Report
2. Rezone 2022-30 Application
3. Rezone 2022-30 Narrative
4. Rezone 2022-30 Survey

STAFF REPORT FOR REZONE 2022-30
ZONING MAP AMENDMENT APPLICATION

APPLICATION SUMMARY	
Case Number	REZONE 2022-30
Hearing Dates	April 5, 2022 Planning Board May 16, 2022 Board of Commissioners
Applicant	Cole Burack
Property Owner(s)	Cole Burack
Parcel Identification Number(s)	3271-63-8629-0000 3271-63-7656-0000
Acreage	2.20
Township	Topsail
Pender 2.0 Future Land Use Category	Neighborhood Mixed Use

REZONING PROPOSAL
Cole Burack, applicant and owner, is requesting approval of a Zoning Map Amendment to rezone two tracts totaling approximately 2.2 acres of land from the RP, Residential Performance zoning district to the GB, General Business zoning district.
LOCATION
The subject property is located on the east side of US Highway 17, approximately three quarters of a mile north of the intersection of Scotts Hill Loop Road and US Highway 17 in the Topsail Township and may be further identified by Pender County PIN(S) 3271-63-7656-0000 and 3271-63-8629-0000.



REZONING PROPOSAL

The applicant is proposing to rezone approximately 2.20 acres from the RP, Residential Performance zoning district to the GB, General Business zoning district. Because this is a general use rezoning, a conceptual plan is not included within the application. If approved, the site could be developed based upon all uses that are permitted by right or by Special Use Permit in the GB, General Business zoning district. However, any future development of the site must comply with the standards of the GB, General Business zoning district and is subject to review and approval by the Technical Review Committee (TRC) to ensure compliance with all applicable local, State, and Federal regulations.

The GB, General Business zoning district is primarily intended to accommodate uses which require close access to major highways. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents, including office, retail, and personal service uses.



Dimensional Requirements

As this is a general use rezoning, the standard setbacks in the GB, General Business 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 properties.

Minimum Setback (General Business)	
Front	25'
Side	10'
Rear	10'
Corner	12'
Max. Height	40'
Structure Separation	20'

The minimum lot size in this district is 15,000 square feet, and both subject properties are compliant with this standard.

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 GB, General Business zoning district. The table below provides a general list of typical developments permitted in the GB, General Business zoning district. A comprehensive list of all uses from Section 5.2.3 of the UDO is included in Attachment 1.

	GB, General Business
Residential Uses	Upper story Residential
Commercial Uses	≈ 83 uses by-right (Retail Trade, Real Estate and Rental and Leasing, Professional Scientific and Technical Services, Educational Services, ≈ 18 uses w/ SUP (Utilities, Manufacturing, Arts, Entertainment, and Recreation etc.)

TRANSPORTATION INFRASTRUCTURE

Access
The subject properties have direct access to US HWY 17, which is identified as a Major Arterial Roadway according to the Wilmington Metropolitan Planning Organization (WMPO). Redevelopment of the subject properties would involve driveway approval from the North Carolina Department of Transportation (NCDOT).

Traffic
Traffic Impact Analyses (TIA) are not required for general use rezoning since a site-specific development plan is not required to be included in the application package. The 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. If approved and developed in the future, estimated trip generation data will be required during the review of any site-specific development plan to determine if a TIA is required.

NCDOT Average Annual Daily Traffic (AADT) – 2020; WMPO Roadway Capacities – 2020

Road	Location	Volume	Planning Capacity	V/C
US HWY 17	12000 Block (Both travel directions)	34,000	41,370	0.82

OTHER INFRASTRUCTURE

Utilities
Public water is available through Pender County Utilities (PCU) and according to available GIS data, the nearest PCU water main is along the east side of US HWY 17. Based on available data and information from private sewer providers, private sewer is available at this location. The method of water and sewer service will be determined when a site-specific development plan is submitted for review.

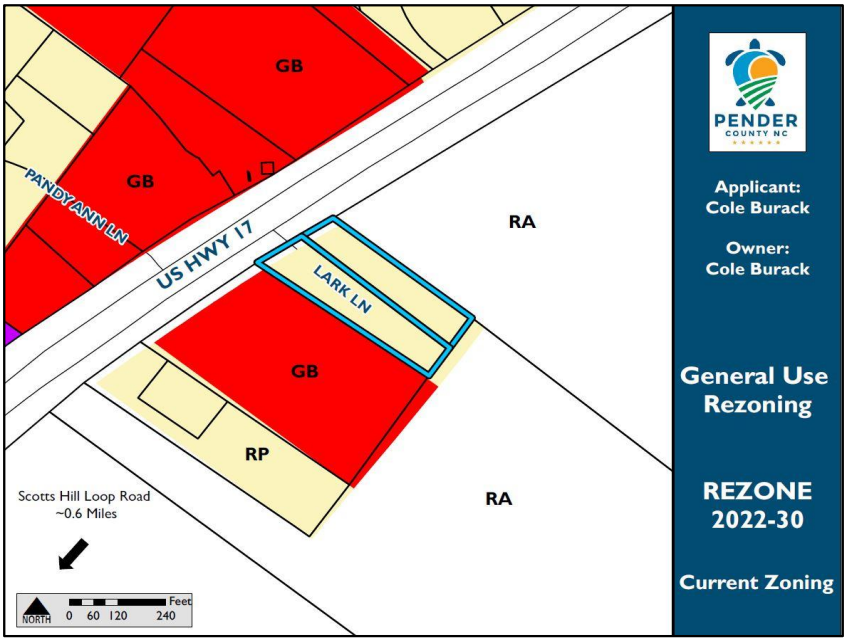
Schools
There is no development proposal associated with this general use rezoning, so no specific impacts to the school system are known at this time. However, because the proposed rezoning is from a predominantly residential zoning district to a predominantly commercial zoning district, an impact to school capacity is not anticipated.

ENVIRONMENTAL CONCERNS	
Special Flood Hazard Areas	The subject property does not contain any Special Flood Hazard Areas[1].
Wetlands	The subject properties do not contain characteristics of wetlands.[2, 3].
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 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)

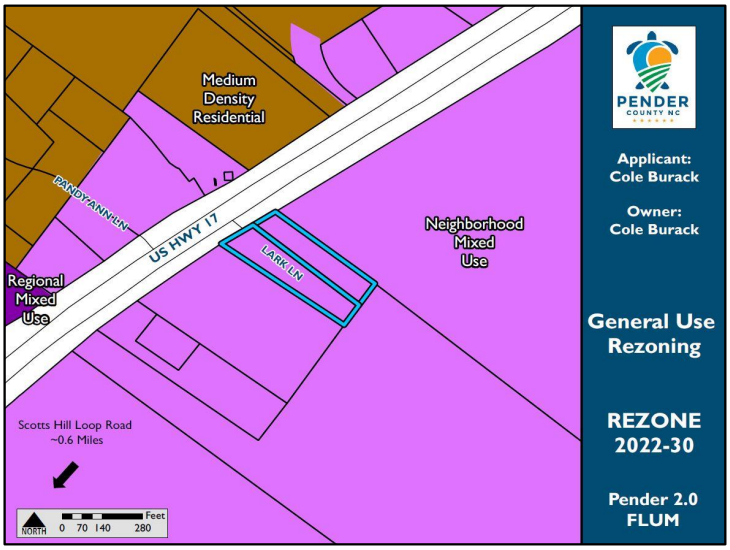
EVALUATION

Below: Current Zoning Map of the Area



CHARACTERISTICS OF THE SURROUNDING AREA		
	LAND USE	**ZONING**
North	Vacant	RA, Rural Agricultural
East	Vacant	RA, Rural Agricultural
South	Commercial, Residential	GB, General Business; RP, Residential Performance; and RA, Rural Agricultural
West	Commercial, Public Services	GB, General Business; O&I, Office and Institutional; and RA, Rural Agricultural

Surrounding Zoning
The subject properties are currently within the RP, Residential Performance zoning district. Properties immediately adjacent to the subject properties are currently zoned GB, General Business, RA, Rural Agricultural, and RP, Residential Performance as indicated by the table above.



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 (FLUM) 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. Staff finds that the proposed zoning amendment is consistent with the Neighborhood Mixed Use Land Use Category

because it has the potential to provide a variety of commercial land uses to accommodate nearby residential development.

In addition to the Future Land Use Map, the proposed Zoning Map Amendment was found to be consistent with the following 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.
>
> **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 Zoning Map Amendment was found to be consistent with the policies above because it has the potential to provide commercial opportunities in an area allocated for a transition between residential and commercial land uses.

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. 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 recommendation. The proposed Zoning Map Amendment is consistent with the Future Land Use Map and three policies within the Pender 2.0 Comprehensive Land Use Plan.

The proposed GB, General Business zoning district rezoning request is consistent with the Pender 2.0 Comprehensive Land Use Plan and the allowable uses within the requested zoning district are compatible with the surrounding area. Planning Staff respectfully recommends 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.H**
- **Policy 5.1.K**

The proposed rezoning is consistent with the Neighborhood Mixed Use Future Land Use classification in the Pender 2.0 Comprehensive Land Use Plan because it allows for a mixture of non-residential uses that are complementary to existing uses in the vicinity.

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
–		

Jordan	Beaudoin	Buchanan	Gruntfest	Pitts	Teachey	Mosca

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:	Cole Burack	**Owner's Name:**	Cole Burack
Applicant's Address:	554 Steele Loop	**Owner's Address:**	554 Steele Loop
City, State, & Zip	Wilmington, NC 28411	**City, State, & Zip**	Wilmington, NC 28411
Phone Number:	972-310-9778	**Phone Number:**	972-310-9778
Email Address:	cole@journeygolfcarts.com	**Email Address:**	cole@journeygolfcarts.com
Legal relationship of applicant to landowner:			

SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	32716386290000 3271-63-7656-0000	**Total property acreage:**	2.20 acres
Current Zoning District:	RP	**Proposed Zoning District:**	GB
Project Address:	75 Lark Lane Wilmington, NC 28411		
Description of Project Location:			

SECTION 3: SIGNATURES			
Applicant's Signature		**Date:**	
Applicant's Name Printed	Cole Burack	**Date:**	
Owner's Signature		**Date:**	
Owner's Name Printed	Cole Burack	**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

75 & 80 Lark Lane

Present Zoning:

-RP

Proposed New Zoning:

GB

Proposed New Use:

- Golf Cart Franchise Retail Center
- New golf cart sales, golf cart service and accessory sales. All golf carts being sold are valued at $6,500-$25,000.
- 10,000sqft building. 5,000 sqft indoor showroom to display golf carts.
- No “junk” carts will be stored outside and no parts will be stored outside. Appearance from the road will always be very clean.
- No golf carts will be parked outside overnight.
- ZERO heavy fabrication or anything of that matter done to golf carts. Strictly installing aftermarket bolt on accessories onto the golf carts.
- No heavy/hazardous chemicals stored on the property.
- Very few if any tractor trailer deliveries of golf carts or parts. Most deliveries come on smaller sized trucks.
- All golf carts sold following strict NC DOT & DMV specifications.
- Current Wilmington golf cart sales location generates and pays upwards on $10,000 per month in state/county taxes to New Hanover.
- LSV Golf carts will be sold out of this location.
- Already a registered NC LSV dealer. Dealer #0080204

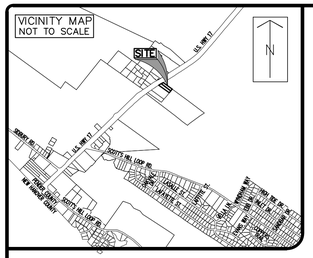
1

- Extremely involved with the community in sponsorships & providing real value to Pender County residents.
- Locally owned and operated.
- All surrounding properties are zoned for commercial use (GB). Including directly beside and directly across the highway.

- Adjacent Property List:

- Scotts Hill Animal Hospital-11170 US-17, Wilmington, NC 28411-permanently Closed - Adjacent directly south. Zoned GB 4.14 Acres Parcel No. 3271-63-6428-0000
- Freds Beds-11125 US-17, Wilmington, NC 28411-910-686-3636. 2 Acres zoned GB across the highway to the left.
- Strip Mall, Multi Tenant-2 Acres directly across the highway, Zoned GB. Parcel No. 3271-63-2927-0000.
- Corbett Land-2,921 Acres Directly adjacent North and wraps around east and meets market st (south) 4 parcels down. Zoned RA.

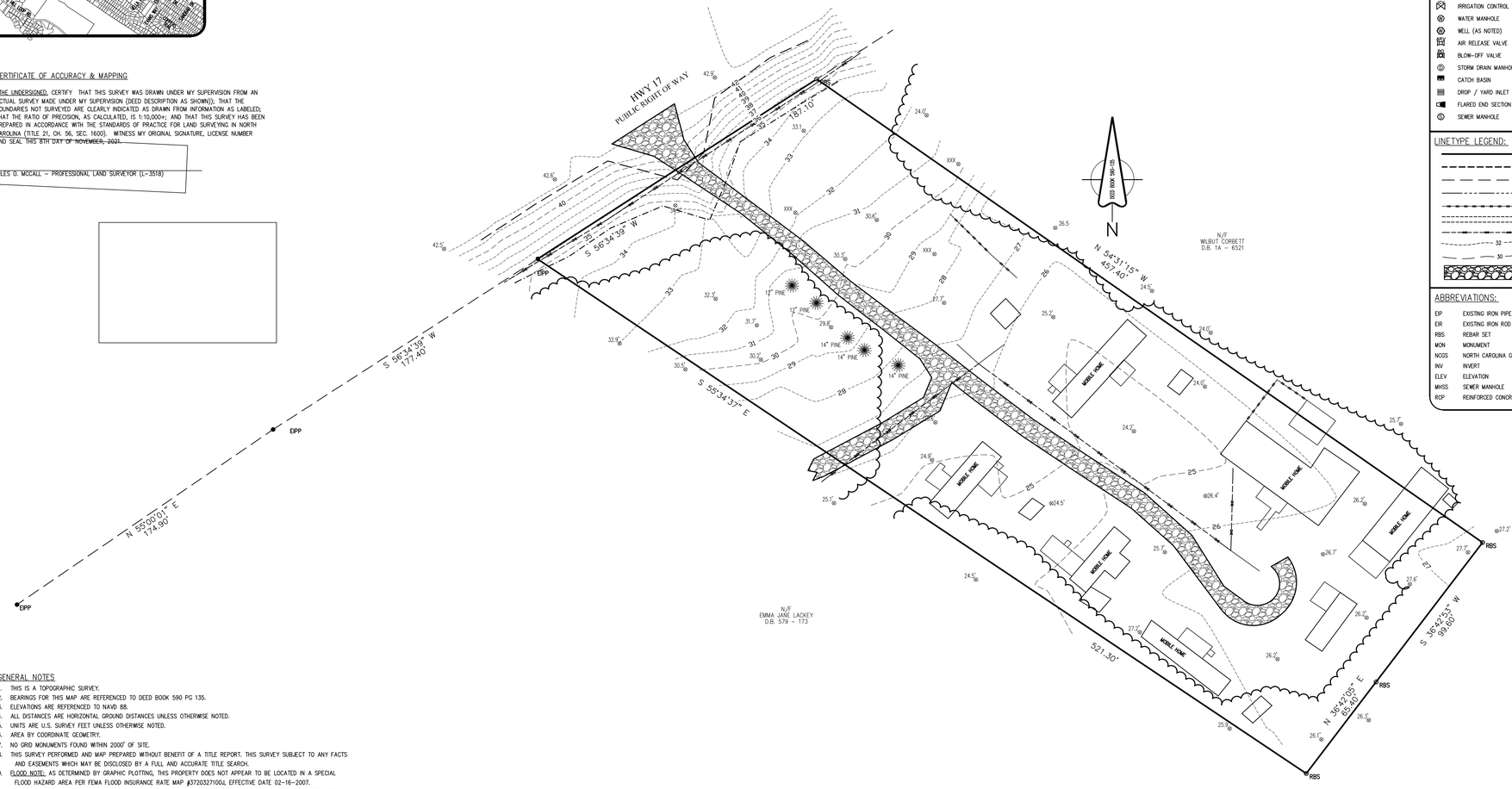
VICINITY MAP
NOT TO SCALE



CERTIFICATE OF ACCURACY & MAPPING

I, THE UNDERSIGNED, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION AS SHOWN)); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS LABELED; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1:10,000+; AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (TITLE 21, CH. 56, SEC. 1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 8TH DAY OF NOVEMBER, 2021.

MILES O. MCCALL – PROFESSIONAL LAND SURVEYOR (L–3518)



SYMBOL LEGEND:

EIP	EXISTING IRON *PIPE / *ROD		SEWER CLEAN-OUT
RBS	REBAR SET		UTILITY POLE
ECM	EXISTING CONCRETE MONUMENT		GUY WIRE ANCHOR
	EXISTING RIGHT-OF-WAY MONUMENT		ELECTRIC PEDESTAL
NCGS	EXISTING NCGS MONUMENT		ELECTRIC METER
	WATER METER		LIGHT / LIGHT POLE
	WATER VALVE		ELECTRIC MANHOLE
	FIRE HYDRANT		FIBER OPTIC MARKER
	FIRE DEPARTMENT CONNECTION		TELEPHONE PEDESTAL
	IRRIGATION CONTROL VALVE		TELEPHONE MANHOLE / VAULT
	WATER MANHOLE		GAS METER
	WELL (AS NOTED)		GAS VALVE
	AIR RELEASE VALVE		GAS MARKER
	BLOW-OFF VALVE		MAIL BOX
	STORM DRAIN MANHOLE		SIGN
	CATCH BASIN		BOLLARD
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	FLARED END SECTION	BORE	BORE HOLE LOCATION
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- LINES NOT SURVEYED (ADJOINERS)
- RIGHT-OF-WAY
- FENCE
- STORM PIPE
- OVERHEAD ELECTRIC
- MINOR CONTOUR WITH ELEVATION
- MAJOR CONTOUR WITH ELEVATION
- RIPRAP

ABBREVIATIONS:

EIP	EXISTING IRON PIPE	MHSD	STORM DRAIN MANHOLE
EIR	EXISTING IRON ROD	N/F	NOW OR FORMERLY
RBS	REBAR SET	MB	MAP BOOK / CABINET
MON	MONUMENT	DB	DEED BOOK
NCGS	NORTH CAROLINA GEODETIC SURVEY	PG	PAGE
INV	INVERT	BLDG	BUILDING
ELEV	ELEVATION	EL.	ELEVATION
MHSS	SEWER MANHOLE	[E]	EXISTING
RCP	REINFORCED CONCRETE PIPE		

GENERAL NOTES

1. THIS IS A TOPOGRAPHIC SURVEY.
2. BEARINGS FOR THIS MAP ARE REFERENCED TO DEED BOOK 590 PG 135.
3. ELEVATIONS ARE REFERENCED TO NAVD 88.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
6. AREA BY COORDINATE GEOMETRY.
7. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
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11. TOTAL SITE AREA: 1.90± ACRES.
12. MAP AND DEED REFERENCES SHOWN ARE PER THE THE PENDER COUNTY REGISTRY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

JOB NO: 21–1098 ©2021

NO.	REVISION	DATE	BY

DESIGNER: N/A
SCALE: 1" = 30'
DRAWN BY: MDM
DATE: 11-8-21
CHECKED BY: ACS
PROJECT NO.: 21-1098

SHEET NO. 1 OF 1

PREPARED FOR:
COLE BURACK

BOUNDARY AND TOPOGRAPHIC SURVEY

75 & 80 LARKS LANE
LOCAL TOWNSHIP — PENDER COUNTY — NORTH CAROLINA

ATLANTIC COAST SURVEY, PLLC
P-0822
PO Box 12588 Wilmington, NC 28405
(910) 232-4689 www.atlanticcoastsurvey.com

I:\21_JOBS\21_2021\21-1098 75 & 80 Larks Lane (Cole Burack)\Survey\CAD\21-1098 (75 & 80 Larks Lane).dwg Drawn By: MDM Date: 11/7/2021

SURVEYOR

CERTIFICATE OF ACCURACY & MAPPING

I, THE UNDERSIGNED, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF_____, A.D. 20____.

MILES O. MCCALL – PROFESSIONAL LAND SURVEYOR (L-3518)

CERTIFICATE OF ACCURACY & MAPPING

I,THE UNDERSIGNED, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK , PAGE); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS LABELED; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1:10,000+; AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (TITLE 21, CH. 56, SEC. 1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF , 20 .

MILES O. MCCALL – PROFESSIONAL LAND SURVEYOR (L-3518)

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE AS-BUILT SURVEY OF THE _____ SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE OBSERVABLE EVIDENCE THEREOF AT THE TIME OF THIS SURVEY; THIS AS-BUILT SURVEY WAS PERFORMED WITHIN THE PROPERTY AS DESCRIBED IN BOOK _____,PAGE_____; THAT THE RATIO OF PRECISION IS 1:10,000+ AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.1600)

MILES O. MCCALL – PROFESSIONAL LAND SURVEYOR (L-3518)

THIS _____ DAY OF _____, 20_____

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

I HEREBY CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

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.

G.S. (f) (11) (c) (1)

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO N.C.G.S. 47-30 (f)(11)(c)(1), THIS IS A SURVEY OF EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

MILES O. MCCALL – PROFESSIONAL LAND SURVEYOR (L-3518)

CERTIFICATE OF REVIEW OFFICER

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

DATE _____ REVIEW OFFICER _____

CERTIFICATE OF REGISTRATION BY THE REGISTER OF DEEDS

FILED FOR REGISTRATION ON THE _____ DAY OF _____ AT _____ AM/PM, AND DULY RECORDED IN MAP BOOK _____ AT PAGE _____.

TOPOGRAPHY CERTIFICATION

I HEREBY CERTIFY THAT THE TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE PHYSICAL FEATURES THEREON WITHIN THE AREAS SURVEYED AT THE TIME OF THIS SURVEY. THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21NCAC56.1600)

MILES O. MCCALL – PROFESSIONAL LAND SURVEYOR (L-3518)

EXHIBIT NOTE

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

PIPE INVERT NOTE

While the surveyor has taken all possible care to obtain the correct inverts of pipes as shown hereon, it is sometimes difficult to access these pipes due to depth of structures, debris in pipes, standing water in structures or the fact that the actual inverts are recessed and out of direct measurement accessibility. If these inverts are to be part of a design plan, the contractor who undertakes construction of said design, should verify these inverts prior to the excavation for or laying of pipes that will tie into or directly relate to the inverts shown hereon.

SURVEYOR (MILES) (GPS SUBDIVISION)

CERTIFICATE OF ACCURACY & MAPPING

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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.

GPS

I HEREBY CERTIFY THAT THE GPS SURVEY MADE WAS UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY.

CLASS OF SURVEY: CLASS ?
POSITIONAL ACCURACY: ?.??? @ ??% CONFIDENCE
TYPE OF GPS FIELD PROCEDURE: ??? ???
DATES OF SURVEY: ?????? ??, 2017
DATUM/EPOCH: NC GRID NAD??/20??
PUBLISHED/FIXED CONTROL USED: NCGS ????
GEOID MODEL: GEOID ??
COMBINED GRID FACTOR: 1.?????????
UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF_____, A.D. 20____.

MILES O. MCCALL – PROFESSIONAL LAND SURVEYOR (L-3518)

SURVEYOR (HOWARD) (GPS SUBDIVISION) 9-28-2016

GPS

I FURTHER HEREBY CERTIFY THAT THE GPS SURVEY MADE WAS UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY.

CLASS OF SURVEY:
POSITIONAL ACCURACY:
TYPE OF GPS FIELD PROCEDURE:
DATES OF SURVEY:
DATUM/EPOCH:
PUBLISHED/FIXED CONTROL USED:
GEOID MODEL:
COMBINED GRID FACTOR:
UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS __TH DAY OF _____, A.D. 2016.

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

old BRUNSWICK COUNTY ENG CERT.

CERTIFICATE OF REVIEW OFFICER

I, _____, REVIEW OFFICER FOR BRUNSWICK COUNTY ENGINEERING, CERTIFY THAT THE MAP OR PLAT MEETS ALL STANDARDS AND REQUIREMENTS AS SET FORTH BY BRUNSWICK COUNTY ORDINANCES, WITH REGARDS TO UTILITY SERVICES AND EASEMENTS OR A FINANCIAL GUARANTEE HAS BEEN APPROVED.

REVIEW OFFICER DATE

NEW CFPUA CERT.

CERTIFICATE OF APPROVAL BY THE CAPE FEAR PUBLIC UTILITY AUTHORITY

I, _____, REVIEW OFFICER FOR CAPE FEAR PUBLIC UTILITY AUTHORITY, NEW HANOVER COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL AUTHORITY STANDARDS AND REQUIREMENTS FOR THE PUBLIC UTILITIES AS SET FORTH BY ORDINANCES. WITH THE RECORDATION OF THIS PLAT, THE CAPE FEAR PUBLIC UTILITY AUTHORITY ACCEPTS THE OWNER'S OFFER OF DEDICATION FOR THE PUBLIC WATER AND/OR SEWER PURPOSES ALL EASEMENTS, COMMON AREAS, AND/OR RIGHTS OF WAY SHOWN ON THE PLAT AS DEDICATED FOR PUBLIC UTILITY PURPOSES. APPROVAL OF THIS PLAT DOES NOT GUARANTEE THE AVAILABILITY OF WATER AND SEWER SERVICES FROM THE CAPE FEAR PUBLIC UTILITY AUTHORITY.

CAPE FEAR PUBLIC UTILITY AUTHORITY

REVIEW OFFICER TITLE DATE

NEW BRUNSWICK COUNTY ENG CERT AS OF 10-4-2016

CERTIFICATE OF APPROVAL FOR INSTALLED IMPROVEMENTS

THE UNDERSIGNED HEREBY CERTIFIES THAT THE REQUIRED IMPROVEMENTS:

_____
(LIST IMPROVEMENTS)

HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE REGULATIONS OF THE BRUNSWICK COUNTY ENGINEERING AND UTILITIES DEPARTMENTS AND ALL REQUIREMENTS OF THE BRUNSWICK COUNTY UNIFIED DEVELOPMENT ORDINANCE.

DEVELOPER OR AUTHORIZED AGENT SIGNATURE(S) _____ DATE _____

BRUNSWICK COUNTY ENGINEERING DIRECTOR _____ DATE _____

GENERAL NOTES

1. THIS IS A _____SURVEY / PLAT.
2. BASIS OF BEARINGS FOR THIS MAP/PLAT ARE BASED ON _____
3. VERTICAL DATUM FOR THIS MAP/PLAT ARE BASED ON _____
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11. COUNTY PARCEL # _____
12. TOTAL SITE AREA: ± ACRES
13. MAP & DEED REFERENCES (PER COUNTY REGISTRY);

(AND OTHERS THAT MAY BE SHOWN ON THIS MAP)

CERTIFICATE OF APPROVAL OF PUBLIC STREET PLANS BY NCDOT

I CERTIFY THAT THE PLANS FOR THE PUBLIC STREETS SHOWN ON THIS PLAT HAVE BEEN APPROVED BY NCDOT AND ARE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF THE BOARD OF TRANSPORTATION FOR ACCEPTANCE OF THE SUBDIVISION STREETS ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE.

PRINTED NAME DISTRICT ENGINEER TITLE

SIGNATURE DISTRICT ENGINEER DATE

75 & 80 Lark Lane

Present Zoning:

-RP

Proposed New Zoning:

GB

Proposed New Use:

- Golf Cart Franchise Retail Center
- New golf cart sales, golf cart service and accessory sales. All golf carts being sold are valued at $6,500-$25,000.
- 10,000sqft building. 5,000 sqft indoor showroom to display golf carts.
- No “junk” carts will be stored outside and no parts will be stored outside. Appearance from the road will always be very clean.
- No golf carts will be parked outside overnight.
- ZERO heavy fabrication or anything of that matter done to golf carts. Strictly installing aftermarket bolt on accessories onto the golf carts.
- No heavy/hazardous chemicals stored on the property.
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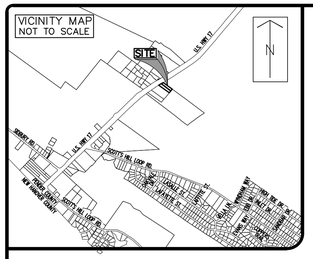
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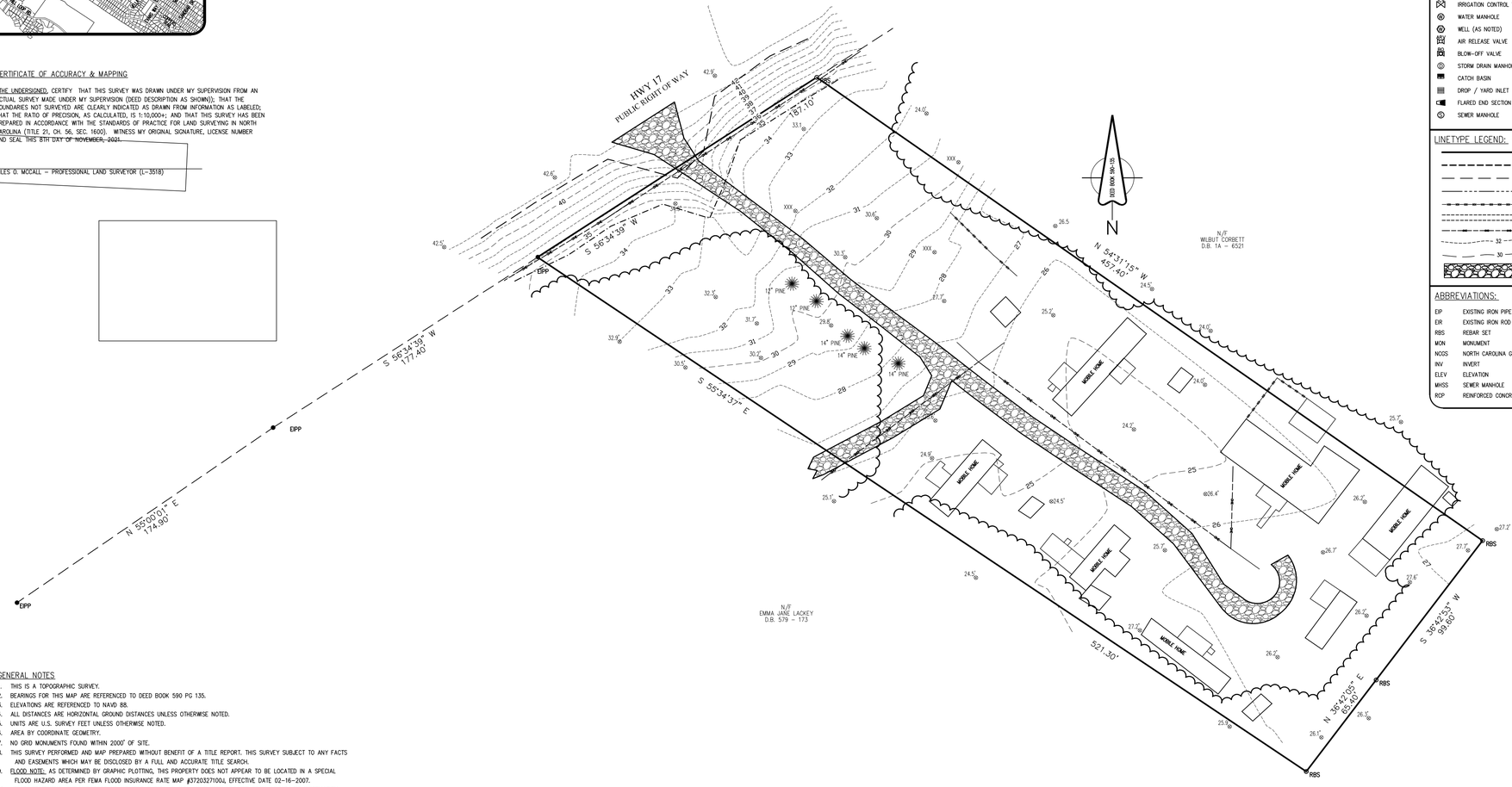
VICINITY MAP
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MILES O. MCCALL – PROFESSIONAL LAND SURVEYOR (L-3518)



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GRAPHIC SCALE

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(IN FEET)
1 inch = 30 ft.

JOB NO: 21-1098 ©2021

NO.	REVISION	DATE	BY

SURVEYOR: N/A
SCALE: 1" = 30'
DRAWN BY: MDM
DATE: 11-8-21
CHECKED BY: ACS
PROJECT NO.: 21-1098

SHEET NO. 1 OF 1

PREPARED FOR:
COLE BURACK

BOUNDARY AND TOPOGRAPHIC SURVEY

75 & 80 LARKS LANE
LOCAL TOWNSHIP — PENDER COUNTY — NORTH CAROLINA

ATLANTIC COAST SURVEY, PLLC
P-0822
PO Box 12588 Wilmington, NC 28405
(910) 232-4889 www.atlanticcoastsurvey.com

I:\21_JOBS\21_2021\21-1098 75 & 80 Larks Lane (Cole Burack)\Survey\CAD\21-1098 (75 & 80 Larks Lane).dwg Drawn By: MDM Date: 11/7/2021

SURVEYOR

CERTIFICATE OF ACCURACY & MAPPING

I, THE UNDERSIGNED, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF_____, A.D. 20____.

MILES O. MCCALL – PROFESSIONAL LAND SURVEYOR (L-3518)

CERTIFICATE OF ACCURACY & MAPPING

I,THE UNDERSIGNED, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK , PAGE); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS LABELED; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1:10,000+; AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (TITLE 21, CH. 56, SEC. 1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF , 20 .

MILES O. MCCALL – PROFESSIONAL LAND SURVEYOR (L-3518)

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE AS-BUILT SURVEY OF THE _____ SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE OBSERVABLE EVIDENCE THEREOF AT THE TIME OF THIS SURVEY; THIS AS-BUILT SURVEY WAS PERFORMED WITHIN THE PROPERTY AS DESCRIBED IN BOOK _____,PAGE_____; THAT THE RATIO OF PRECISION IS 1:10,000+ AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.1600)

MILES O. MCCALL – PROFESSIONAL LAND SURVEYOR (L-3518)

THIS _____ DAY OF _____, 20_____

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

I HEREBY CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

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.

G.S. (f) (11) (c) (1)

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO N.C.G.S. 47-30 (f)(11)(c)(1), THIS IS A SURVEY OF EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

MILES O. MCCALL – PROFESSIONAL LAND SURVEYOR (L-3518)

CERTIFICATE OF REVIEW OFFICER

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

DATE REVIEW OFFICER

CERTIFICATE OF REGISTRATION BY THE REGISTER OF DEEDS

FILED FOR REGISTRATION ON THE _____ DAY OF _____ AT _____ AM/PM, AND DULY RECORDED IN MAP BOOK _____ AT PAGE _____.

TOPOGRAPHY CERTIFICATION

I HEREBY CERTIFY THAT THE TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE PHYSICAL FEATURES THEREON WITHIN THE AREAS SURVEYED AT THE TIME OF THIS SURVEY. THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21NCAC56.1600)

MILES O. MCCALL – PROFESSIONAL LAND SURVEYOR (L-3518)

EXHIBIT NOTE

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

PIPE INVERT NOTE

While the surveyor has taken all possible care to obtain the correct inverts of pipes as shown hereon, it is sometimes difficult to access these pipes due to depth of structures, debris in pipes, standing water in structures or the fact that the actual inverts are recessed and out of direct measurement accessibility. If these inverts are to be part of a design plan, the contractor who undertakes construction of said design, should verify these inverts prior to the excavation for or laying of pipes that will tie into or directly relate to the inverts shown hereon.

SURVEYOR (MILES) (GPS SUBDIVISION)

CERTIFICATE OF ACCURACY & MAPPING

I, THE UNDERSIGNED, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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.

GPS

I HEREBY CERTIFY THAT THE GPS SURVEY MADE WAS UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY.

CLASS OF SURVEY: CLASS ?
POSITIONAL ACCURACY: ?.??? @ ??% CONFIDENCE
TYPE OF GPS FIELD PROCEDURE: ??? ???
DATES OF SURVEY: ?????? ??, 2017
DATUM/EPOCH: NC GRID NAD??/20??
PUBLISHED/FIXED CONTROL USED: NCGS ????
GEOID MODEL: GEOID ??
COMBINED GRID FACTOR: 1.?????????
UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF_____, A.D. 20____.

MILES O. MCCALL – PROFESSIONAL LAND SURVEYOR (L-3518)

SURVEYOR (HOWARD) (GPS SUBDIVISION) 9-28-2016

GPS

I FURTHER HEREBY CERTIFY THAT THE GPS SURVEY MADE WAS UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY.

CLASS OF SURVEY:
POSITIONAL ACCURACY:
TYPE OF GPS FIELD PROCEDURE:
DATES OF SURVEY:
DATUM/EPOCH:
PUBLISHED/FIXED CONTROL USED:
GEOID MODEL:
COMBINED GRID FACTOR:
UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS __TH DAY OF _____, A.D. 2016.

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

old BRUNSWICK COUNTY ENG CERT.

CERTIFICATE OF REVIEW OFFICER

I, _____, REVIEW OFFICER FOR BRUNSWICK COUNTY ENGINEERING, CERTIFY THAT THE MAP OR PLAT MEETS ALL STANDARDS AND REQUIREMENTS AS SET FORTH BY BRUNSWICK COUNTY ORDINANCES, WITH REGARDS TO UTILITY SERVICES AND EASEMENTS OR A FINANCIAL GUARANTEE HAS BEEN APPROVED.

REVIEW OFFICER DATE

NEW CFPUA CERT.

CERTIFICATE OF APPROVAL BY THE CAPE FEAR PUBLIC UTILITY AUTHORITY

I, _____, REVIEW OFFICER FOR CAPE FEAR PUBLIC UTILITY AUTHORITY, NEW HANOVER COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL AUTHORITY STANDARDS AND REQUIREMENTS FOR THE PUBLIC UTILITIES AS SET FORTH BY ORDINANCES. WITH THE RECORDATION OF THIS PLAT, THE CAPE FEAR PUBLIC UTILITY AUTHORITY ACCEPTS THE OWNER'S OFFER OF DEDICATION FOR THE PUBLIC WATER AND/OR SEWER PURPOSES ALL EASEMENTS, COMMON AREAS, AND/OR RIGHTS OF WAY SHOWN ON THE PLAT AS DEDICATED FOR PUBLIC UTILITY PURPOSES. APPROVAL OF THIS PLAT DOES NOT GUARANTEE THE AVAILABILITY OF WATER AND SEWER SERVICES FROM THE CAPE FEAR PUBLIC UTILITY AUTHORITY.

CAPE FEAR PUBLIC UTILITY AUTHORITY

REVIEW OFFICER TITLE DATE

NEW BRUNSWICK COUNTY ENG CERT AS OF 10-4-2016

CERTIFICATE OF APPROVAL FOR INSTALLED IMPROVEMENTS

THE UNDERSIGNED HEREBY CERTIFIES THAT THE REQUIRED IMPROVEMENTS:

_____
(LIST IMPROVEMENTS)

HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE REGULATIONS OF THE BRUNSWICK COUNTY ENGINEERING AND UTILITIES DEPARTMENTS AND ALL REQUIREMENTS OF THE BRUNSWICK COUNTY UNIFIED DEVELOPMENT ORDINANCE.

DEVELOPER OR AUTHORIZED AGENT SIGNATURE(S) DATE

BRUNSWICK COUNTY ENGINEERING DIRECTOR DATE

GENERAL NOTES

1. THIS IS A _____SURVEY / PLAT.
2. BASIS OF BEARINGS FOR THIS MAP/PLAT ARE BASED ON _____
3. VERTICAL DATUM FOR THIS MAP/PLAT ARE BASED ON _____
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
6. AREA BY COORDINATE GEOMETRY.
7. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
8. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
9. FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY APPEARS / DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP # _____, EFFECTIVE DATE _____.
10. UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN (IF ANY) HAVE BEEN LOCATED FROM COUNTY GIS INFORMATION, EXISTING DRAWINGS & FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
11. COUNTY PARCEL # _____
12. TOTAL SITE AREA: ± ACRES
13. MAP & DEED REFERENCES (PER COUNTY REGISTRY);

(AND OTHERS THAT MAY BE SHOWN ON THIS MAP)

CERTIFICATE OF APPROVAL OF PUBLIC STREET PLANS BY NCDOT

I CERTIFY THAT THE PLANS FOR THE PUBLIC STREETS SHOWN ON THIS PLAT HAVE BEEN APPROVED BY NCDOT AND ARE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF THE BOARD OF TRANSPORTATION FOR ACCEPTANCE OF THE SUBDIVISION STREETS ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE.

PRINTED NAME DISTRICT ENGINEER TITLE

SIGNATURE DISTRICT ENGINEER DATE