



Pender County

Agenda

Planning Board Meeting

Tuesday, February 2, 2021 @ 7:00 PM
15060 US Highway 17/Hampstead Annex

	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 Minutes for January 20, 2021 Planning Board Minutes January 20, 2021 - Pdf		3 - 8
7. PUBLIC COMMENT		
8. PUBLIC HEARINGS		
8.1. MDP-R 2020-26 MDP-R 2020-26 - Pdf		9 - 61
8.2. REZONE 2020-19 REZONE 2020-19 - Pdf		63 - 88
9. DISCUSSION		
10. NEXT MEETING DATE March 2, 2021 Work Session to begin at 6:00 PM and Planning Board Meeting at 7:00 PM Pender County Public Assembly Room 805 N. Walker St, Burgaw NC		
11. ADJOURNMENT		



**Pender County
Planning Board Minutes for January 20,
2021**

TO: Planning Board
FROM: Travis Henley
DATE: February 2, 2021
SUBJECT: Planning Board Minutes for January 20, 2021

SUMMARY:

Planning Board Minutes for January 20, 2021

ACTION REQUESTED:

To Consider and Approve Planning Board minutes from January 20, 2021.



MINUTES
Planning Board Meeting
Wednesday, January 20, 2021
Pender County Public Assembly Room
7:00 PM

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

MEMBERS ABSENT: Delva Jordan

OTHERS PRESENT: Travis Henley, Planning Director
 Tera Cline, Administrative Assistant
 Other Staff and Members of the Public.

1 CALL TO ORDER

- .
- a) Chairman called the meeting to order at 7:00 pm

2 ROLL CALL

3 INVOCATION

4 PLEDGE OF ALLEGIANCE

5 ELECTION OF OFFICERS

- a) Travis Henley, Director of Planning and Community Development,
 opened the floor for nominations for Chairman and Vice Chairman of the
 Pender County Planning Board.

Moved by Damien Buchanan, seconded by Jeff Beaudoin

*Damien Buchanan nominated Theo McClammy for Chairman of the
Pender County Planning Board. Jeff Beaudoin seconds the nomination.
With no other nominations, Travis Henley declares nominations closed*

and asked for all those in favor of Theo McClammy to be Chairman of the Board say Aye.

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

CARRIED.

- b) Nomination for Vice Chairman of the Pender County Planning Board.

Moved by Damien Buchanan, seconded by Jeff Beaudoin

Damien Buchanan nominated Delva Jordan to be Vice Chairman of the Pender County Planning Board. Jeff Beaudoin seconds the nomination. With no other nominations, Travis Henley declares nominations closed and asked for all those in favor to say aye.

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

CARRIED.

6 ADOPTION OF AGENDA

- a) Motion to adopt the agenda.

Moved by Jeff Beaudoin, seconded by Jeffrey Pitts

Motion to adopt the agenda moved and second.

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

CARRIED.

7 ADOPTION OF MINUTES

- a) Planning Board Minutes for November 5, 2020

Moved by Norman K. (Ken) Teachey, seconded by Damien Buchanan

Motion to adopt Planning Board Minutes for November 5, 2020 meeting.

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

CARRIED.

8 ADOPTION OF 2021 MEETING CALANDER

- a) Planning Board 2021 Meeting Calendar

Moved by John Gruntfest, seconded by Jeffrey Pitts

Motion to adopt 2021 meeting calendar.

	For	Against	Abstained	Absent
Theatrice McClammy	x			

Delva Jordan				x
Jeff Beaudoin	x			
Damien Buchanan	x			
John Gruntfest	x			
Jeffrey Pitts	x			
Norman K. (Ken) Teachey	x			
	6	0	0	1

CARRIED.

9 PRESENTATIONS

10 PUBLIC COMMENT

11 PUBLIC HEARINGS

a) REZONE 2020-18

Archie McGirt, applicant, on behalf of AJ McGirt Land Management, LLC, owner, is requesting the approval of a Conditional Zoning Map Amendment for one(1) tract totaling approximately ±9.39 acres to amend a previously-approved conditional rezoning for detached storage buildings, boat and RV storage, and a two-story office building to further allow for a caretaker apartment on the second story of the office building. The subject property is zoned GB-CD2, General Business conditional zoning district 2 and the request would amend the allowable uses in that district. The subject property is located along the west side of US HWY 17 approximately ± 2,500 feet to the north of the intersection of US HWY 17 and Sloop Point Loop Road (SR 1563) in the Topsail Township and may be further identified by Pender County PIN: 4204-76-9748-0000.

Sam Shore, Planner II gave a brief overview of the request. He explained the previously approved zoning and conditions and changes to new proposal.

Archie McGirt, the applicant, addressed the board and gave a brief description of the office building/apartment being built.

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

Motion moved by Ken Teachey and second by Jeffrey Pitts.

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

CARRIED.

12 DISCUSSION

- a) Travis Henley, Director, gave a brief overview of what to expect at the next planning board meeting scheduled February 2, 2021 in Hampstead. He also updated the board in regards to results from the BOCC meeting January 19, 2021 and announced new staff starting with permitting and planning. Also, mentioned was the establishment of a beaver management program that will fall under Pender County Planning. The board requested an update on the UDO as well.

13 NEXT MEETING DATE

Next Meeting:
February 2, 2021
15060 US Highway 17 Hampstead, NC 28443

14 ADJOURNMENT

- a) Chairman adjourned meeting at 7:45 PM.



Pender County MDP-R 2020-26

TO: Planning Board
FROM: Travis Henley
DATE: February 2, 2021
SUBJECT: MDP-R 2020-26

SUMMARY:

Signature Top Sail NC, Ltd., applicant and owner, and also on behalf of Capstone Ventures LLC. and Ruth C. Kalmar, owners, is requesting a revision to the previously approved Master Development Plan for the mixed-use development known as Wyndwater. Specifically, this request is to modify the existing residential and non-residential acreages within the development, provide certainty as to allowable uses in Phase 5, and establish Phase 11 as seventy-six (76) townhome units. The subject properties are approximately ±234.28 acres. 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. The properties may be further identified by Pender County PIN(s): 4204-84-9111-0000; 4214-50-8387-0000; 4213-59-0181-0000; 4214-31-5745-0000; 4204-75-9493-0000; and 4204-85-1358-0000.

ACTION REQUESTED:

To hold a Public Hearing and consider the Master Development Plan revision.

ATTACHMENTS:

1. MDP 2020-26 Staff Report
2. MDP 2020-26 Case History 01272021
3. MDP 2020-26 Narrative
4. MDP 2020-26 Phase Map
5. MDP 2020-26 Site Plan Round 2
6. MDP 2020-26 Application
7. MDP 2020-26 Applicants Report
8. MDP 2020-26 TRC Addressing
9. MDP 2020-26 TRC EH
10. MDP 2020-26 TRC Floodplain
11. MDP 2020-26 TRC NCDOT

**PLANNING STAFF REPORT
MASTER DEVELOPMENT PLAN REVISION**

SUMMARY:

Hearing Date: February 2, 2021 Planning Board
Applicant: Signature Top Sail NC, Ltd.
Property Owner: Signature Top Sail NC, LTD, Capstone Ventures LLC., and Ruth C. Kalmar Lewis
Case Number: MDP-R 2020-26

Development Proposal: Signature Top Sail NC, Ltd., applicant and owner, and also on behalf of Capstone Ventures LLC. and Ruth C. Kalmar, owners, is requesting a revision to the previously approved Master Development Plan for the mixed-use development known as Wyndwater. Specifically, this request is to modify the existing residential and non-residential acreages within the development, provide certainty as to allowable uses in Phase 5, and establish Phase 11 as seventy-six (76) townhome units.

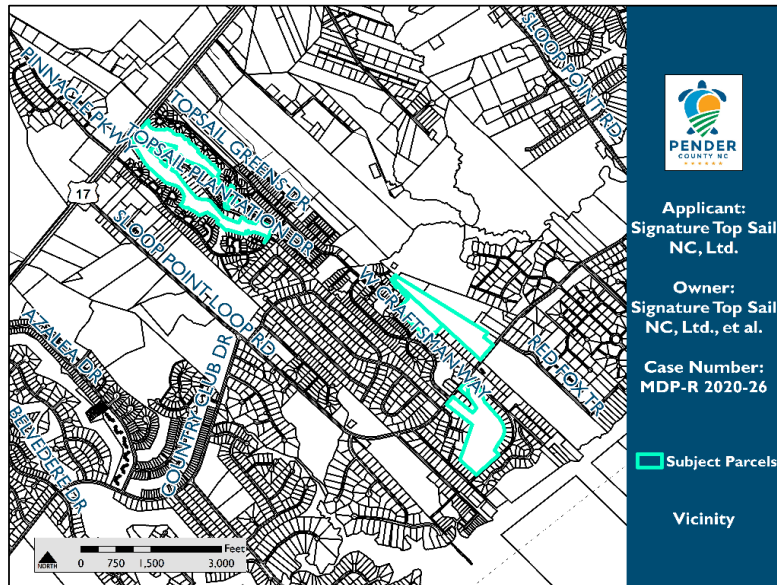
Property Record Number, Acreage, and Location:

The subject properties are approximately ±234.28 acres. 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. The properties may be further identified by Pender County PIN(s): 4204-84-9111-0000; 4214-50-8387-0000; 4213-59-0181-0000; 4214-31-5745-0000; 4204-75-9493-0000; and 4204-85-1358-0000.

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

RECOMMENDATION

Planning Staff is submitting the proposal for Planning Board disposition. The request 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 other approved planning documents including the Pender County Unified Development Ordinance as well as previous approvals for the Wyndwater Master Development Plan. Therefore, Planning Staff conditionally recommends the approval of the Master Development Plan Revision for Wyndwater as outlined in this report. All future changes or modifications to the Wyndwater Master Development Plan are subject to additional Planning Board review and conditional approval.

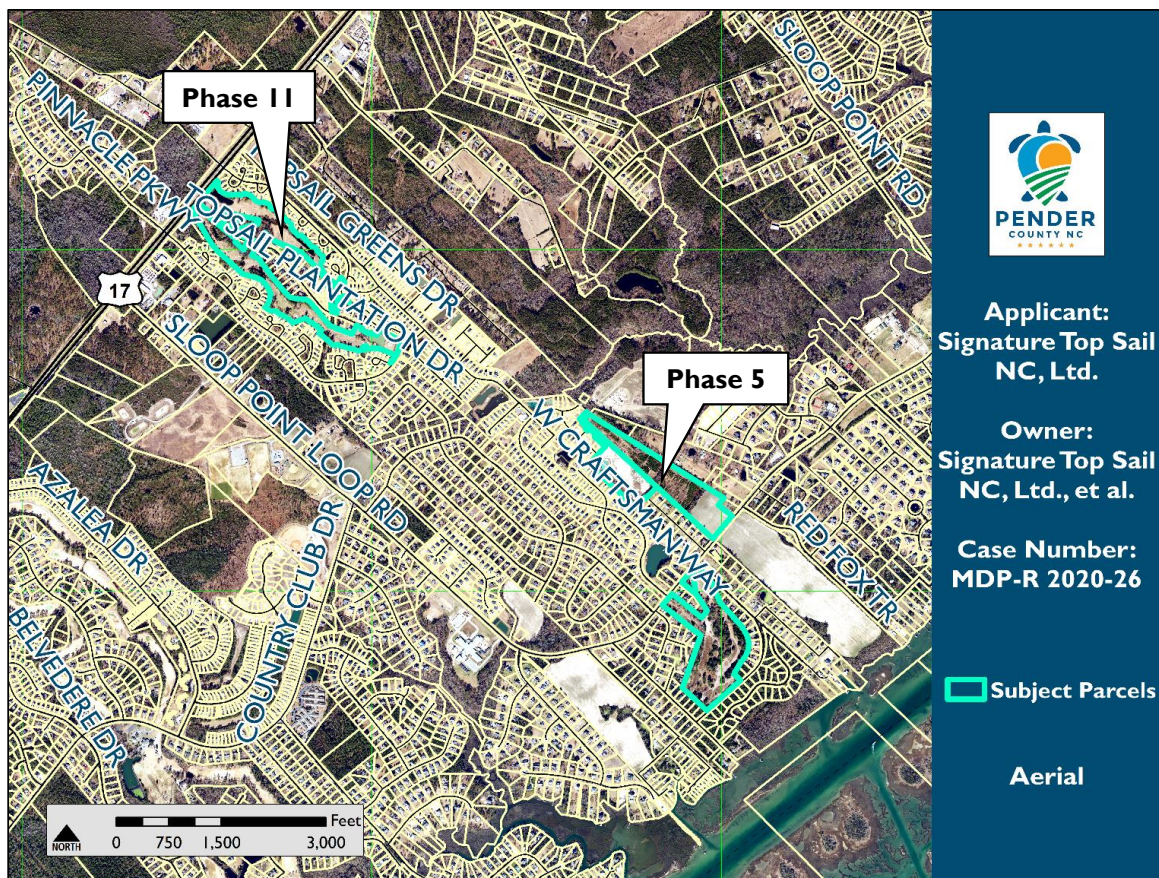


PROJECT DESCRIPTION

Master Development Plan Revision and History

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 over 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. A portion of Phase 4 has received Final Plat approval as well. 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 acreage or 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. Specifically, the Master Development Plan Revision proposal seeks approval for the following:

- Phase 5 (Pender County PIN 4214-50-8387-0000): Remove a previously approved alternative design roadway and revert to a traditional right-of-way design, modify stormwater layout, and certify phase as sixty-three (63) single-family detached residential units. Phase 5 is located to the east of Phase 4 and includes a second entrance to the Wyndwater community from Sloop Point Loop Road.
- Phase 11 (northern portion of Pender County PIN 4204-84-9111-0000, as well as Pender County PINs 4204-75-9493-0000 and 4204-85-1358-0000): Slightly lessen non-residential acreage present to the north of Topsail Plantation Drive and establish residential uses as seventy-six (76) townhome units. Phase 11 is to the north of Topsail Plantation Drive, south of Topsail Greens Drive, and directly east of US HWY 17.

In addition, the proposed Master Development Plan designates the southern portion of Pender County PIN 4204-84-9111-0000 as Phase 7 and slates it for future development. The proposed revision outlined in this report fully allocates the five-hundred and twenty-nine (529) previously approved residential units for the development into the above-listed phases as well as those that already exist. Phase 7 is also designated for townhomes on the Master Development Plan Revision, though no residential units are allocated to Phase 7. Therefore, future development of townhomes within Phase 7 shall require a further Master Development Plan Revision to increase the number of units allowable within the Master Development Plan from 529 units, subject to review and approval by the Planning Board in addition to Planning Staff.

Furthermore, Phase 10 (Pender County PIN 4213-59-0181-0000) is also proposed for future development as well. Currently, residential units are to be a mixture of townhomes (Phase 10A) at the southeastern corner of Sloop Point Loop Road (SR 1565) and Roberts Road (private), with single-family detached units (Phase 10B) along proposed private rights-of-way. Phase 10 is located to the east of Sloop Point Loop Road, directly across from the existing entrance to Phase 1 of Wyndwater (Craftsman Way) and is to the south of Roberts Road (private) and west of Oak Circle (private). This parcel has received different phase numbers in past approvals. Phase 10 is not shown to the level of detail required by the Unified Development Ordinance and shall require a subsequent Master Development Plan revision at such time the parcel is intended to be developed.

Finally, the Master Development Plan revision does slightly modify the non-residential acreage of the overall project. Per Section 4.8 of the Unified Development Ordinance, Master Development Plans in the PD, Planned Development zoning district of a size greater than 100 acres must include a mixture of residential and non-residential uses. This proposed revision is consistent with this section. At this time, the exact uses of non-residential acreage along US HWY 17 to the north and south of Topsail Plantation Drive remain unclear. Development of these areas shall require subsequent Planning Board review and approval of proposed uses through an additional Master Development Plan Revision or Revisions.

The majority of the remainder of this report covers Phases 5 and 11, which are described in enough detail to be developed following Planning Board approval of the proposal without additional revisions to the Wyndwater Master Development Plan.

Roadways

The applicant is proposing a mixture of public and private roadways in Phases 5 and 11.

Public Roadways

Phase 5 shall include one public right-of-way, extending the existing Sailor Sky Way in an easterly direction to connect to Sloop Point Loop Road (SR 1565). In addition, the currently private Topsail Plantation Drive is shown as continuing to be a private roadway in this proposal. However, standards of the Unified Development Ordinance as well as the Pender County Collector Street Plan shall require the portion of Topsail Plantation Drive

included in Phase 11 to be designated as a public right-of-way and turned over to NCDOT upon the buildout of the Phase.

Private Roadways

Per Section 7.5.3, all designated private streets are required to be designed and constructed in compliance with the current NCDOT Subdivision Roads Minimum Construction Standards manual. The townhomes within Phase 11 shall be served by private drive aisles instead of roadways, 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 in the context of a townhome submittal as a Major Site Development Plan. These roadways will be reevaluated at the point of Preliminary Plat and/or Major Site Development Plan submittal.

Connectivity and Access

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. Phase 5 provides a public roadway connection between under-construction Phase 4 and Sloop Point Loop Road. Phase 11 intends to utilize a private drive-aisle for access to proposed Townhomes via Topsail Plantation Drive. The design of the existing Topsail Greens subdivision, particularly those lots along Topsail Greens Drive and along the eastern portion of Topsail Plantation Drive, does not permit additional access points to be established to Phase 11 from Topsail Greens Drive or points west on Topsail Plantation Drive.

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. The applicant has not specified whether or not Phases 5, 10, and 11 will include pedestrian facilities.

Sidewalks and other pedestrian facilities create an opportunity for increased pedestrian activity and provide pedestrian flow to each of the active open space areas. This provides a safe and usable pedestrian route between open spaces. As such, staff propose an additional condition of approval that all roadways or drive-aisles within all subsequent phases of the development, including Phases 5 and 11, shall include sidewalks on at least one side (see Conditions of Approval section later in this report).

Traffic

A Traffic Impact Analysis has previously been reviewed and approved for 529 units, with various roadway improvements required at various stages of the buildout of the development. Review of these improvements occurs as each new phase is brought forward in coordination with NCDOT and the WMPO and may require an update to the approved TIA at that point. Technical Review Committee comments received from NCDOT suggested that an update to the TIA may be required in accordance with this Master Development Plan revision – were an update to be required, the Master Development Plan shall not receive staff approval prior to its completion. Additional units or other further revisions to the Master Development Plan shall also require an update to the Wyndwater TIA.

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. Previous approvals of the Master Development Plan included 529 units overall, which is not proposed to change via this submittal. As such, the density shown at right is consistent with previous approvals. 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.

Total Acreage	234.28
Non-Residential Acreage	2.92
Wetlands Acreage	8.09
Right-of-Way Acreage	23.98
Required Open Space Acreage	15.87
Required Active	7.94
Required Passive	7.94
Total Units	529
<i>Developable Land</i>	191.51
<i>Net Density</i>	2.76

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 27.8 acres of open space is in compliance with 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	Phase Required (acres)	Proposed (acres)
Passive	7.94	8.10
Active	7.94	19.70
Total	15.88	27.80

Services (Wastewater/Water)

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 is 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.

Environmental Concerns

Wetlands

Any development within designated wetland areas is subject to the permit requirements of Section 404 of the Clean Water Act. The National Wetlands Inventory indicates that wetlands may be located within the subject property. A Jurisdictional Determination of the wetlands has not been submitted for the phases included in this revision. Such a determination, as well as impact permits if any wetlands impacts are proposed, shall be required prior to the Staff approval of the Preliminary Plat or Major Site Development Plan.

Flood

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. Of the phases that are subject to this specific Master Development Plan Revision, only Phase 11 is impacted by Special Flood Hazard Areas.

CAMA

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

Tree Survey

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.

Landscaping and Buffers

All landscape and buffers are to be approved in accordance with Section 8.2.8, Project Boundary Buffer of the Pender County Unified Development Ordinance. The applicant has proposed Type C buffers along all non-street boundaries of Phases 5 and 11, with a Type A buffer shown along Sloop Point Loop Road in Phase 5 and along Topsail Plantation Drive in Phase 11. All buffers approved at the Master Development Plan level shall be reviewed again upon submittal of associated Preliminary Plats or Major Site Development Plans for conformance to the Unified Development Ordinance and Master Development Plan.

The applicant may utilize existing tree cover to satisfy the buffer requirements. Per Section 8.1.5, existing habitat or plant material located within the proposed landscaping or buffer area that meets the requirements of these regulations may be counted toward the total buffer required between adjoining land uses, or toward total landscaping requirements. If the existing vegetation has been counted toward the total required buffer or landscaping and is subsequently removed or dies, it shall be replaced with the appropriate buffer or landscaping material.

Stormwater Management

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.

Proposed Setbacks and Dimensions

There are no requested changes to the approved setbacks for single family detached housing units as shown in Phase 5. Phase 11 is to be developed as a Major Site Development Plan without the establishment of individual lots. 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.

Setback Type	Approved Setback (ft.)
Front	15
Rear	20
Side	Zero lot line
Side	5 feet if not zero lot line
Corner	10
Min. Chord	30
Max. Building Height	38
Min. lot width	40
Min. lot size	5,000 SF w/ Sewer, 12,000 SF w/o Sewer
Min. Structure Separation	10

External Permits

All applicable state and federal agency permits, including 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, January 9th at the Wyndwater pool and amenity site. Major concerns raised by attendees from the public included stormwater, traffic, tree preservation, and the specifics of the new pieces of the Master Development Plan including setbacks and names for the new phases. The applicant has provided a report from the meeting, presented as an attachment to this report. While no direct changes were made to the plan as a result, the applicant did agree to a condition of approval raising significant tree preservation and mitigation standards for the remaining phases of the project.

Technical Review Committee (TRC) Responses:

On November 4, 2020 the Pender County Technical Review Committee reviewed the Master Development Plan Revision as outlined in this report. The responses received by Planning Staff can be found in attachments to this report.

EVALUATION

A. Public Notifications:

Public Notice of the proposal for the Master Development Plan Revision has been advertised in the *Pender-Topsail Post and Voice*. Adjacent property owners within 500' feet of the subject parcels have been given written notice of the request, and a public notification sign has been placed on the property.

B. Existing Zoning in Area:

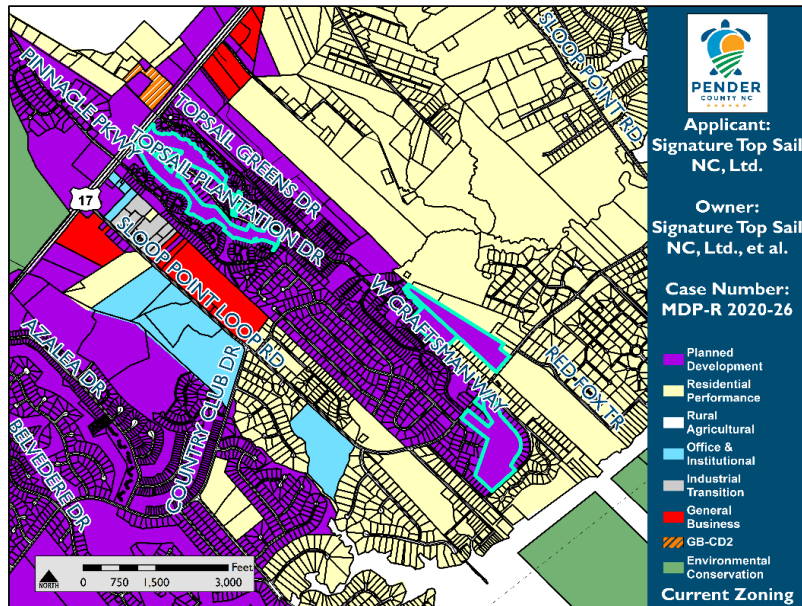
The properties are located within a PD, Planned Development zoning district. The properties to

the north and east are zoned RP, Residential Performance zoning district and the properties to the south and west are zoned PD, Planned Development zoning district.

- C. Existing Land Use in Area:** The properties are located to the north of Doral Drive (SR 1693), northwest of Sloop Point Loop Road (SR 1563), south of the Cardinal Acres Lane (private), and east of US HWY 17 in the Topsail Township. Wyndwater is located to the North of the low-density subdivision known as Greenway Plantation, to the south of the low-density residential subdivision known as Cardinal Acres, surrounding low-density subdivision known as Topsail Greens, to the west of low-density residential subdivision known as Pecan Grove, and to the north and northeast of Topsail Plantation.

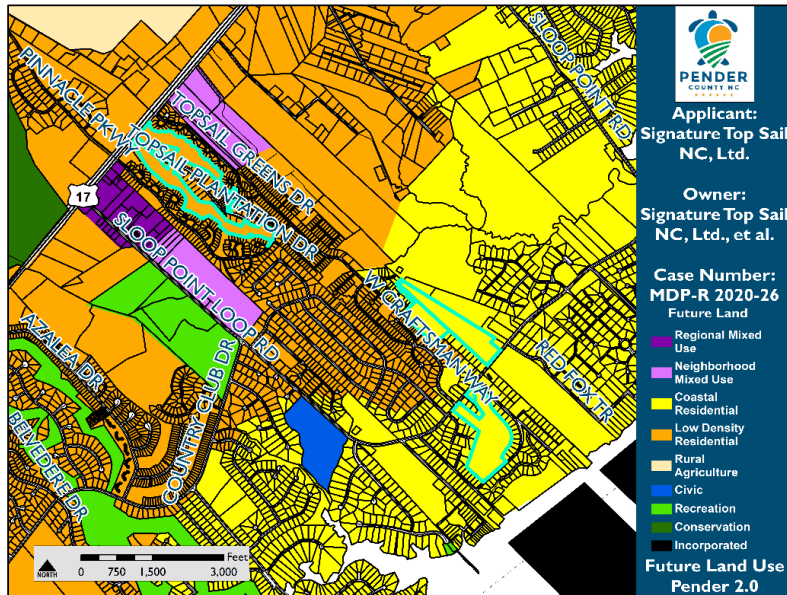
- D. Pender 2.0 Comprehensive Land Use Plan Compliance:** The Wyndwater Master Development Plan was originally approved under the 2010 Pender County Comprehensive Land Use Plan. That Plan designated the subject parcels within the "Mixed Use" Future Land Use Category, which established areas where a mixture 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. All previous submittals relating to Wyndwater were evaluated under the previous Comprehensive Land Use Plan; 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. This has not changed. While the density of 2.76 units per acre is slightly higher than what is desired by the Pender 2.0 Comprehensive Land Use Plan, the combination of the previous approvals as well as congruence between desired and requested land uses lead staff to find that the proposal is generally 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 the following goals, objectives, and 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.

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:

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.

In the context of this proposal, the applicant has agreed to the following two additional conditions of approval that shall apply to all phases yet to be built within the Wyndwater Master Development Plan, which currently includes Phases 5, 7, 10, and 11:

11. 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.
12. 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.

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 other approved planning documents including the Pender County Unified Development Ordinance as well as previous approvals for the Wyndwater Master Development Plan. Therefore, Planning Staff conditionally recommends the approval of the Master Development Plan Revision for Wyndwater as outlined in this report. All future changes or modifications to the Wyndwater Master Development Plan are subject to additional Planning Board review and conditional approval.

BOARD ACTION FOR MASTER DEVELOPMENT PLAN REVISION

Motion: ____ Seconded: ____

Approved: ____ Denied: ____ Unanimous: ____ Tabled: ____

McClammy: ____ Jordan: ____ Beaudoin: ____ Buchanan: ____ Gruntfest: ____ Pitts: ____ Teachey: ____

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

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.

GSP CONSULTING

January 18, 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. 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. 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. 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 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. 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 10 contains approximately 41 single family lots and townhomes to be served by Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 10 sewer will be treated by the use of gravity sewer and a lift station owned and operated by Pluris. Phase 11 contains approximately 76 townhomes to be served by Private drive aisles with 30' Utility & Access Easements 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. 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 (453 single family lots & 76 townhome/duplex units) will generate approximately 4,777 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. This amount of traffic is below the TIA Trip Generation Calculations which accounted for 5,143 daily trips. All recommended improvements through TIA Phase 2 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 are being designed to connect with the previously designed and approved Open Space areas. This development proposes a Public road connection to Sloop Point Loop Road from Phase 1, a Public road connection to the Capstone Property (which became Phase 4), 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

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

GSP CONSULTING

intended to connect to US Hwy 17 in the future and a third Public road connection to the Morris Property in Phase 6. Additionally there are Public road connections thru the Kalmar property (Phase 5), to connect with Sloop Point Loop Road. 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 5 (Pender County PIN 4214-50-8387-0000): Remove a previously approved alternative design roadway and revert to a traditional right-of-way design, modify stormwater layout, and propose residential development consisting sixty-three (63) single-family detached residential units. Phase 5 is located to the east of Phase 4 and includes a second entrance to the Wyndwater community from Sloop Point Loop Road.

Phase 10 (Pender County PIN 4213-59-0181-0000): Establish parcel as Phase 10, with forty-one (41) residential units. Residential units are to be a mixture of single-family detached units as well as townhomes. Phase 10 is located to the east of Sloop Point Loop Road, directly across from the existing entrance to Phase 1 of Wyndwater, and is to the south of Roberts Road (private) and west of Oak Circle (private).

Phase 11 (northern portion of Pender County PIN 4204-84-9111-0000, as well as Pender County PINs 4204-75-9493-0000 and 4204-85-1358-0000): Slight reduction to non-residential acreage north of Topsail Plantation Drive and propose residential development consisting of seventy-six (76) townhome units. Phase 11 is to the north of Topsail Plantation Drive, south of Topsail Greens Drive, and directly east of US HWY 17

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

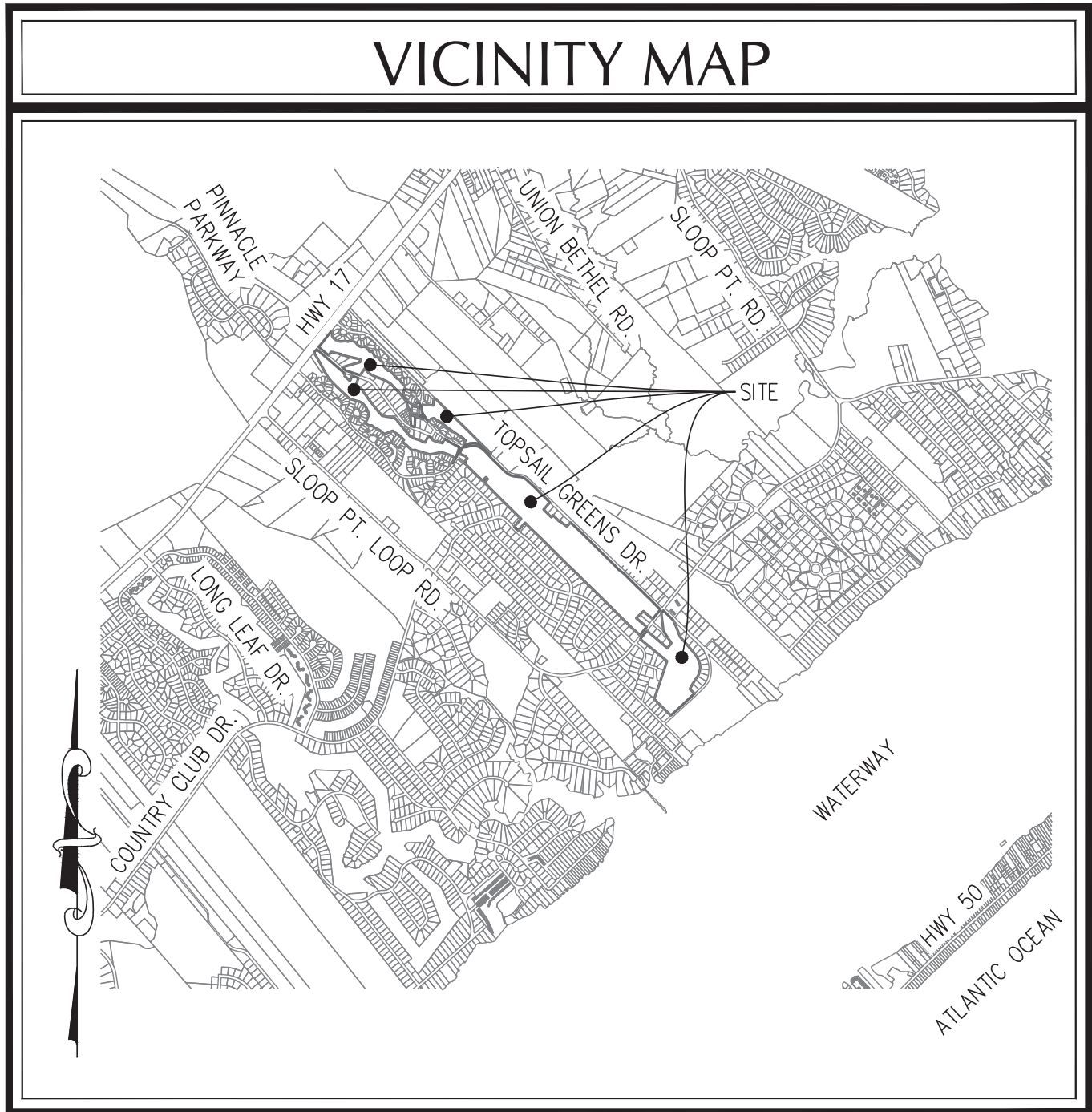
Sincerely,

GSP CONSULTING, PLLC.



Garry S. Pape, P.E.

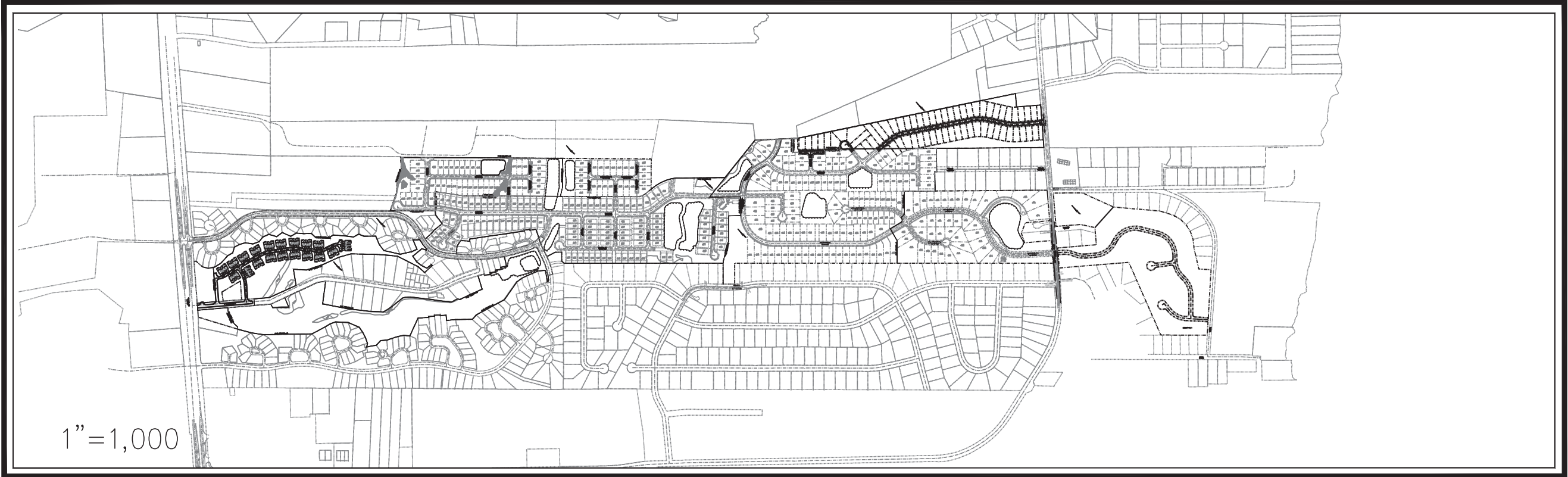
MASTER DEVELOPMENT PLAN
FOR
WYNDWATER
PENDER COUNTY, NORTH CAROLINA
SEPTEMBER 2020



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	---	---
WATERWAYS	---	---
PROPOSED LOT AND S.F.	---	---
OPEN SPACE LABEL	---	---
OPEN SPACE	---	---
BUILDING SET BACKS	---	---
PRIVATE SANITARY SET BACKS	---	---



DEVELOPER/OWNER

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

OTHER PROPERTY OWNERS

Lewis, Ruth & Caroline Kalmar
2237 E. Queens Road, 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	BOUNDARY SURVEY
SHT C-2.2	BOUNDARY SURVEY
SHT C-2.3	BOUNDARY SURVEY
SHT C-2.4	BOUNDARY SURVEY
SHT C-3.1	SITE PLAN
SHT C-3.2	SITE PLAN
SHT C-3.3	SITE PLAN
SHT C-3.4	SITE PLAN
SHT C-3.5	SITE PLAN
SHT C-3.6	SITE PLAN
SHT C-3.7	SITE PLAN
SHT C-4.1	UTILITY & STORMWATER MANAGEMENT PLAN
SHT C-4.2	UTILITY & STORMWATER MANAGEMENT PLAN
SHT C-4.3	UTILITY & STORMWATER MANAGEMENT PLAN
SHT C-4.4	UTILITY & STORMWATER MANAGEMENT PLAN
SHT C-4.5	UTILITY & STORMWATER MANAGEMENT PLAN
SHT C-4.6	UTILITY & STORMWATER MANAGEMENT PLAN
SHT C-4.7	UTILITY & STORMWATER MANAGEMENT PLAN

SITE DATA TABLE

DEVELOPMENT NOTES:

- PENDER COUNTY PARCEL NO.: PIN 4214-12-8251-0000
- TOTAL TRACT AREA: 10,205,254 SF = 234.28 AC.±
- ZONING: PLANNED DEVELOPMENT (PD)
- LAND CLASSIFICATION: VACANT
- A PORTION OF THIS PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720420400L, EFFECTIVE DATE 2/16/2007 AND FLOOD INSURANCE RATE MAP #3720421400L, EFFECTIVE DATE 2/16/2007.
- THIS PROPERTY DOES NOT CONTAIN ANY A.E.C. AREAS OR IS UNDER CAMA JURISDICTION.
- THIS PROPERTY DOES CONTAIN 404 FEDERAL WETLANDS WHICH HAVE BEEN APPROVED BY THE USACOE.

GENERAL NOTES:

- OWNERSHIP REFERENCE: D.B. 4379 P.G. 330
- PROPERTY IS LOCATED IN PENDER COUNTY AND IS ZONED PLANNED DEVELOPMENT (PD).
- A HOME OWNERS ASSOCIATION WILL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
- ALL INTERIOR ROADWAYS ARE TO BE BUILT TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
- 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.
- A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF ANY LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE.
- THIS MASTER PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE IN ACCORDANCE WITH THE PROVISIONS OF PENDER COUNTY DEVELOPMENT ORDINANCE.
- 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.
- BUFFERS WILL BE PROVIDED PER CURRENT PENDER COUNTY ZONING ORDINANCE.
- WETLANDS IMPACTED WILL BE MITIGATED IN ACCORDANCE WITH ANY REQUIREMENTS OF APPLICABLE STATE AND FEDERAL PERMITS.
- ALL LOTS SHALL MEET CURRENT PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REGULATIONS.
- 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:	PROPOSED BUILDING SETBACKS:
AREA IN (S.F.)	FRONT - 15'
MAX USABLE LOT AREA (%)	REAR - 20'
MIN LOT WIDTH (FT)	SIDE - ZERO LOT LINE
MIN CHORD AT ROW (CUL-DE-SAC)	(10' MAINTENANCE EASEMENT BETWEEN STRUCTURES, STRUCTURES TO BE A MINIMUM OF 5' FROM SIDE PROPERTY LINE)
MAX BLDG. HT. (FT)	CORNER - 10'
	ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE

SINGLE FAMILY ATTACHED DEVELOPMENT STANDARDS:

MINIMUM LOT DIMENSIONS:	PROPOSED BUILDING SETBACKS:
AREA IN (S.F.)	FRONT - 15'
MAX USABLE LOT AREA (%)	REAR - 20'
MIN LOT WIDTH (FT)	SIDE - ZERO LOT LINE
MIN CHORD AT ROW (CUL-DE-SAC)	(10' MAINTENANCE EASEMENT BETWEEN STRUCTURES)
MAX BLDG. HT. (FT)	CORNER - 10'
	ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE

REQUIRED OPEN SPACE:

15.87 AC.± TOTAL OPEN SPACE PROVIDED

NOTE: PROPOSED OPENSAPCE/RECREATION SPACE AREAS ARE NOT FOR BUILDING OR STRUCTURAL DEVELOPMENT & ARE SUBJECT TO CHANGE

OPEN SPACE BY PHASE:

PHASE	PASSIVE (AC.)	ACTIVE (AC.)
PHASE 1	2.53	0.81
PHASE 2	0.00	2.08
PHASE 3	3.54	1.70
PHASE 4	0.32	0.52
PHASE 5	0.00	0.72
PHASE 6	1.55	0.43
PHASE 8	0.00	0.73
PHASE 9	0.00	0.12
PHASE 10	0.00	0.83
PHASE 11	0.00	0.00
TOTAL	7.94	7.94 (15.87)

TIA TRIP GENERATION:

379 SINGLE FAMILY HOMES*, 155 DUPLEX/TOWNHOME UNITS*, 60,000 SF MINI-WAREHOUSE** & 100 SENIOR ADULT HOUSING UNITS***

5,145 - 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

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	2,787	2.87
PHASE 6	45	2,462	2.72
PHASE 8	25	1,350	1.17
PHASE 9	8	600	0.70
PHASE 10	61	2,897	2.86
PHASE 11	76	1,899	N/A
TOTAL	529	27,147	27.68

DEVELOPMENT DATA:

TOTAL TRACT AREA = 10,205,254 SF = 234.28 AC.±

AVERAGE LOT SIZE = 10,320 SF

AREA OF LOTS PROPOSED = 5,458,938 SF = 125.32 AC.±

AREA OF ROW PROPOSED = 1,044,718 SF = 23.98 AC.±

TOTAL PROPOSED ROAD LENGTH = 27,147 L.F.±

IMPERVIOUS SURFACES -

PROPOSED BUA = 1,041,400 S.F.

ROADS = 1,975,900 S.F.

LOTS = 84,000 S.F.

OTHER = 3,101,300 S.F. (30.4%)

TOTAL = 5,018,300 S.F.

DEVELOPMENT DATA:

TOTAL TRACT AREA = 234.28 AC

NON-RESIDENTIAL ACREAGE = 2.92 AC

WETLAND ACREAGE = 4.31 AC

RIGHT OF WAY ACREAGE = 23.98 AC

OPEN SPACE ACREAGE = 15.87 AC

ACTIVE = 7.94 AC

PASSIVE = 7.94 AC

TOTAL UNITS = 529

DEVELOPABLE LAND = 191.51 AC

NET DENSITY = 2.76 UNITS/AC

UTILITY DATA:

TOTAL = 529 UNITS @ 190 GPD/UNIT * 2.5 P.F. = 251,275 GPD

DEVELOPMENT NOTES:

- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- 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

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 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 NC DENR DIVISION OF LAND QUALITY.
5. WATER, FERTILIZE, MOW AND MAINTAIN SPRIGGED, SODDED AND PLANTED AREAS UNTIL FINAL APPROVAL BY THE NC DENR 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, RESEEDDED 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 SHAVE 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 EXCELISOR 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 STARTED. 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)
CENTPEDE 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. CENTPEDE 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 (KOBÉ IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	50

*OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXCEED 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 NDOT.
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 E.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.

SITE AREA DESCRIPTION	GROUND STABILIZATION	
	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) 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 HOW 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



No.	Revision	Date	By

Designer	GSP	Scale	
Drawn By	GSP	Date	January 2018
License #	P-0718	Job No.	2016-0001

Topsail Township	Pender County	North Carolina
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WYNDWATER

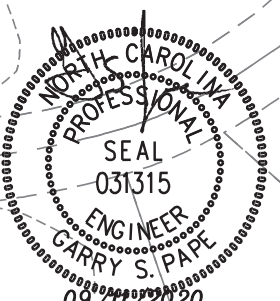
GENERAL NOTES

PREPARED FOR:
SIGNATURE TOP SAIL NC, LP
93378 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

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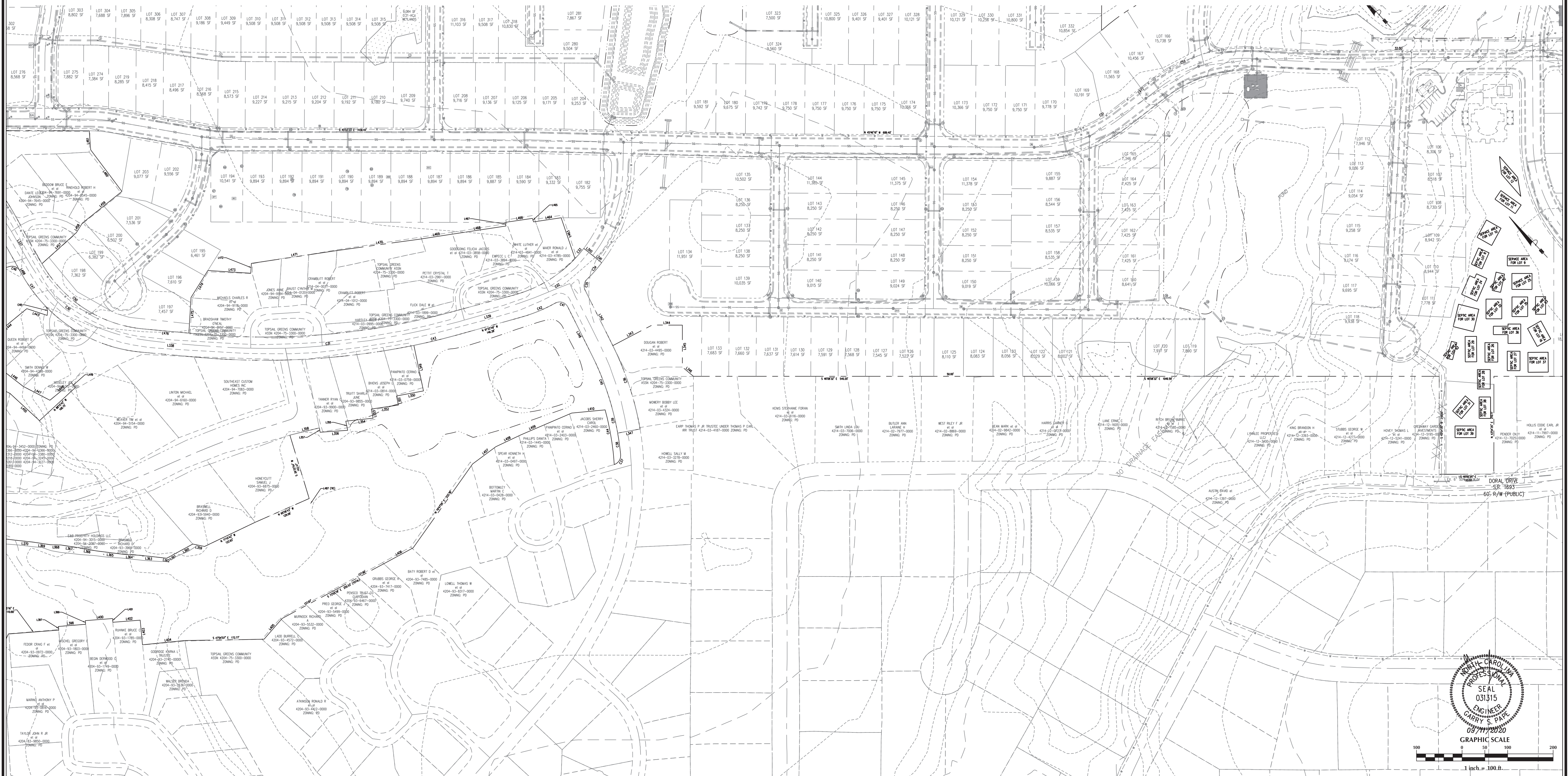
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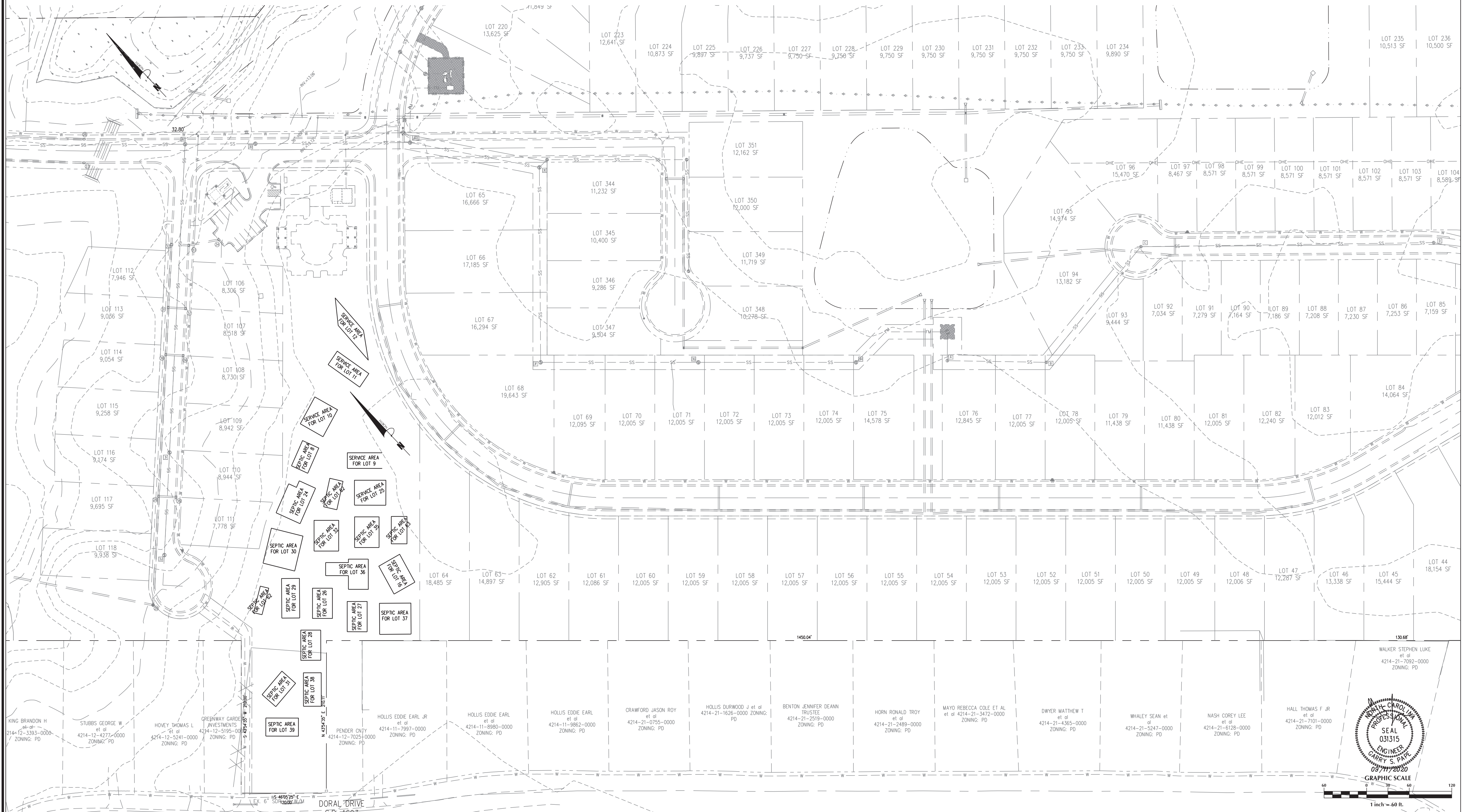
WYNDWATER		
Topsail Township	Pender County	North Carolina

PREPARED FOR:
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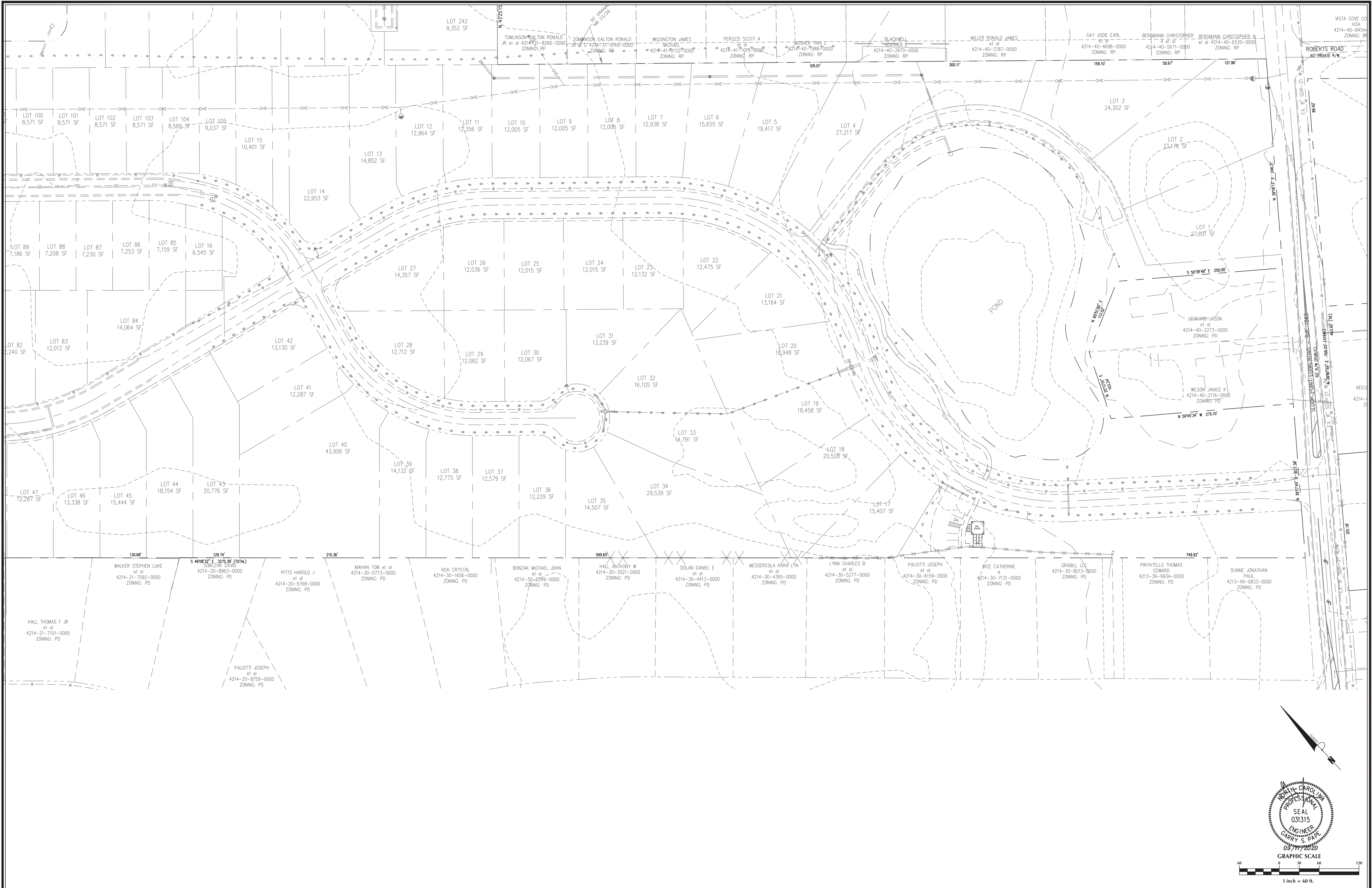
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WYNDWATER	EXISTING CONDITIONS
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North Carolina	

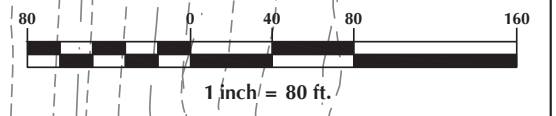
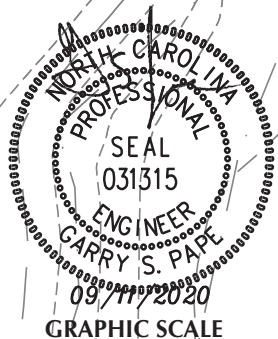
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	713-789-0466

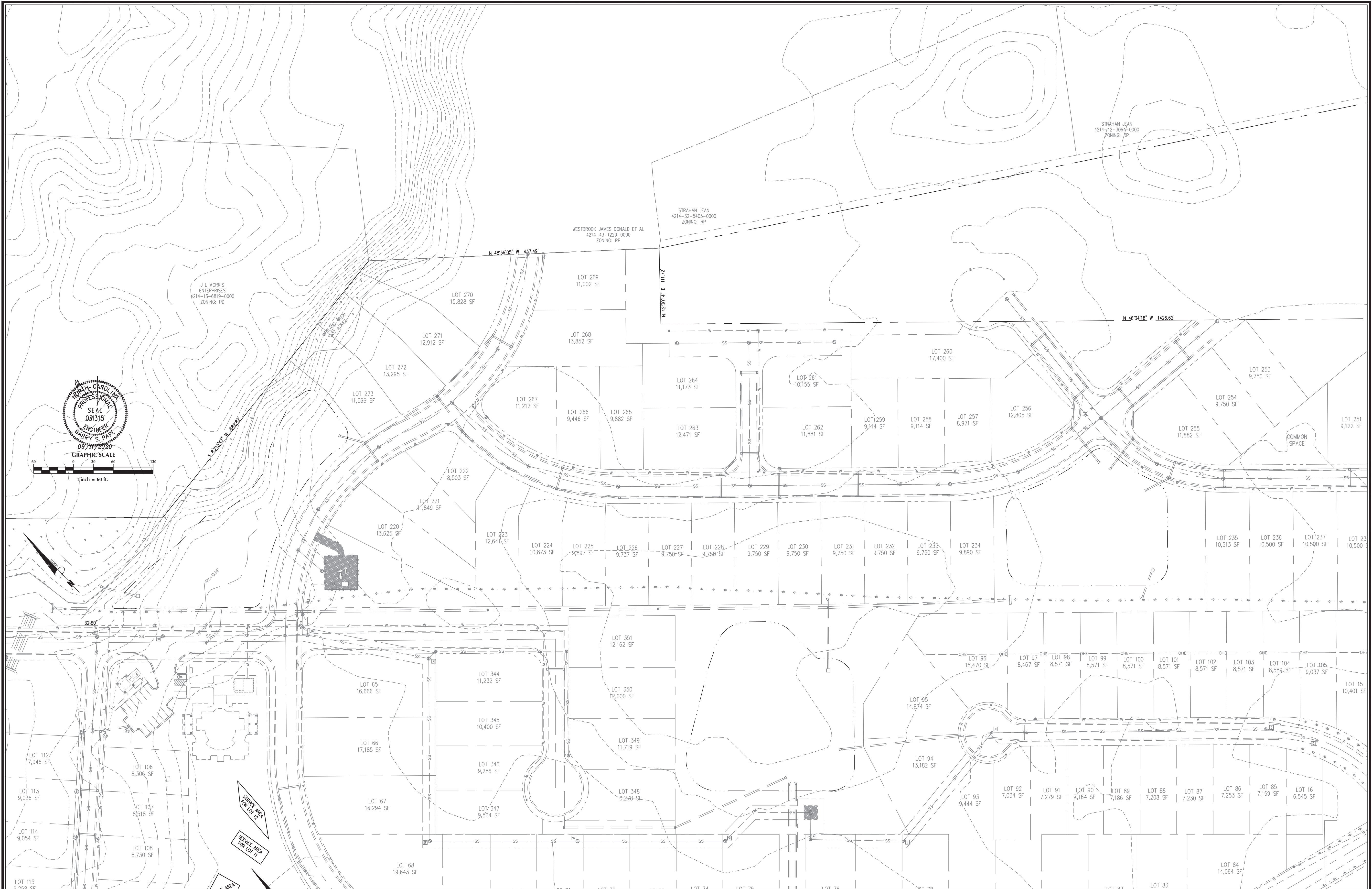
GSP CONSULTING, PLLC	ENGINEERING
6626 Gordon Road Unit C	Wilmington, North Carolina 28411
tel: 910-442-7870	fax: 910-799-6659

Sheet No.	C-2.4
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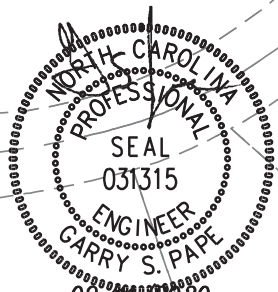




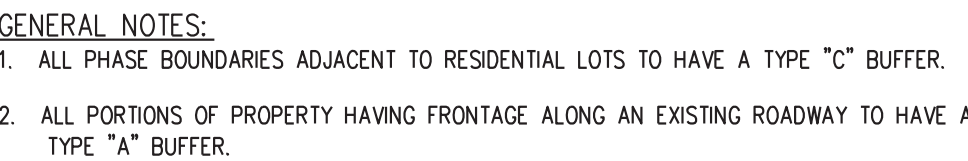
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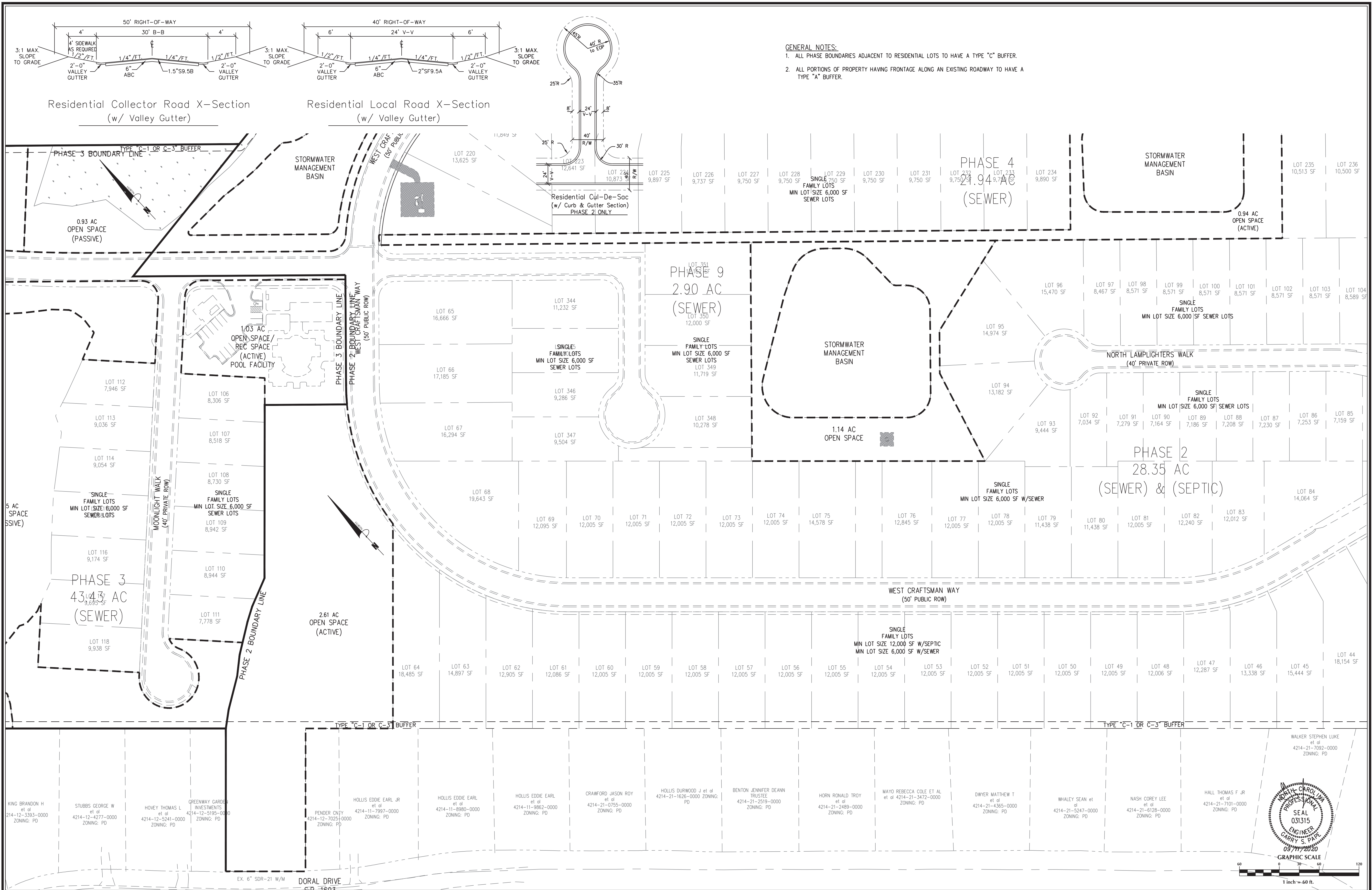




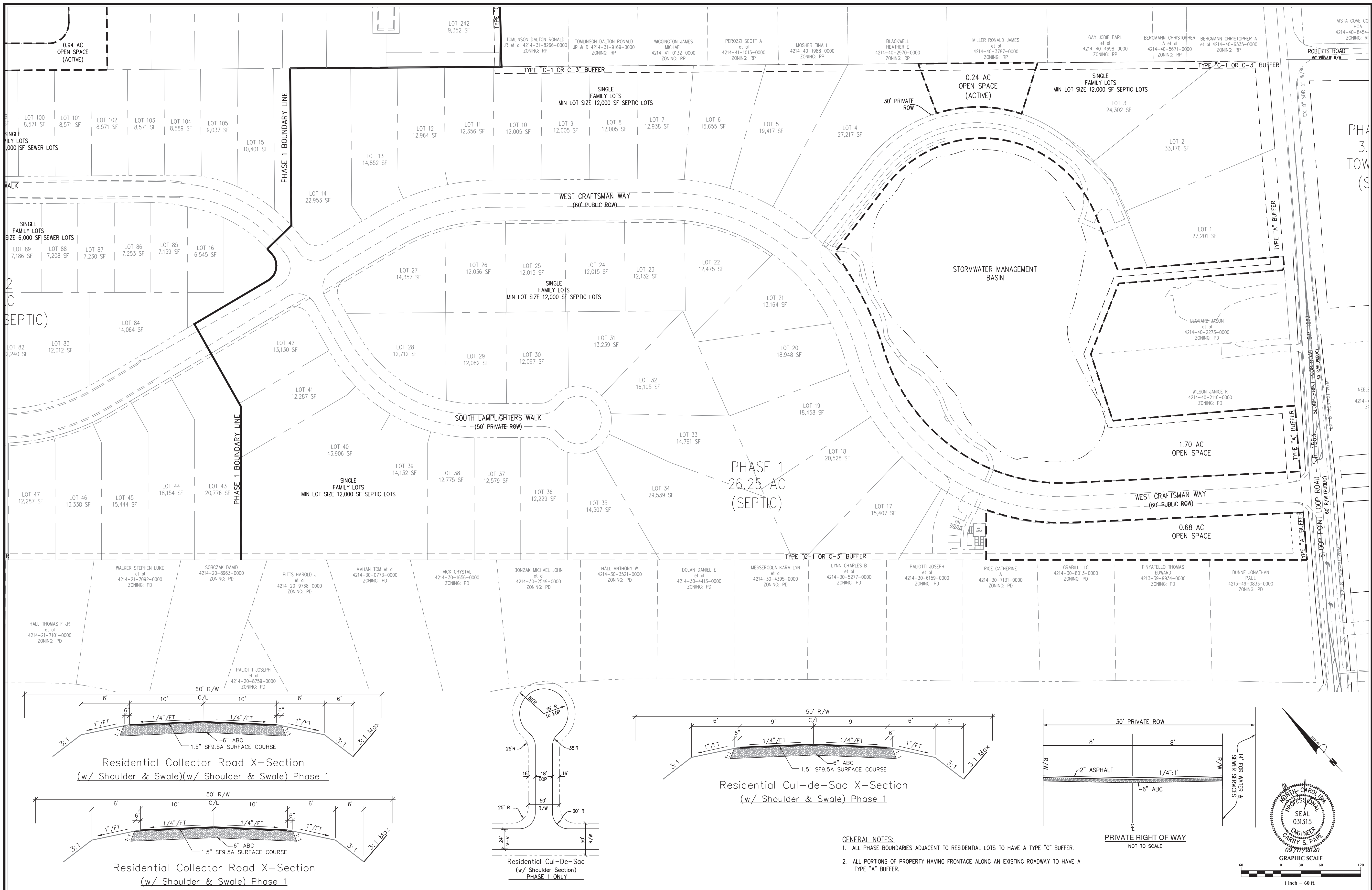


No.	Revision	Date	By	Designer GSP Scale 1" = 100' Drawn By GSP Date January 2018 License # P-0718 Job No. 2016-0001	WYNDWATER Topsail Township Pender County North Carolina	SITE PLAN	PREPARED FOR: SIGNATURE TOP SAIL NC, LP 93378 KATY FREWAY #377 HOUSTON, TX 77024 713-789-0466	GSP CONSULTING, PLLC ENGINEERING 6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659	Sheet No. C-3.1
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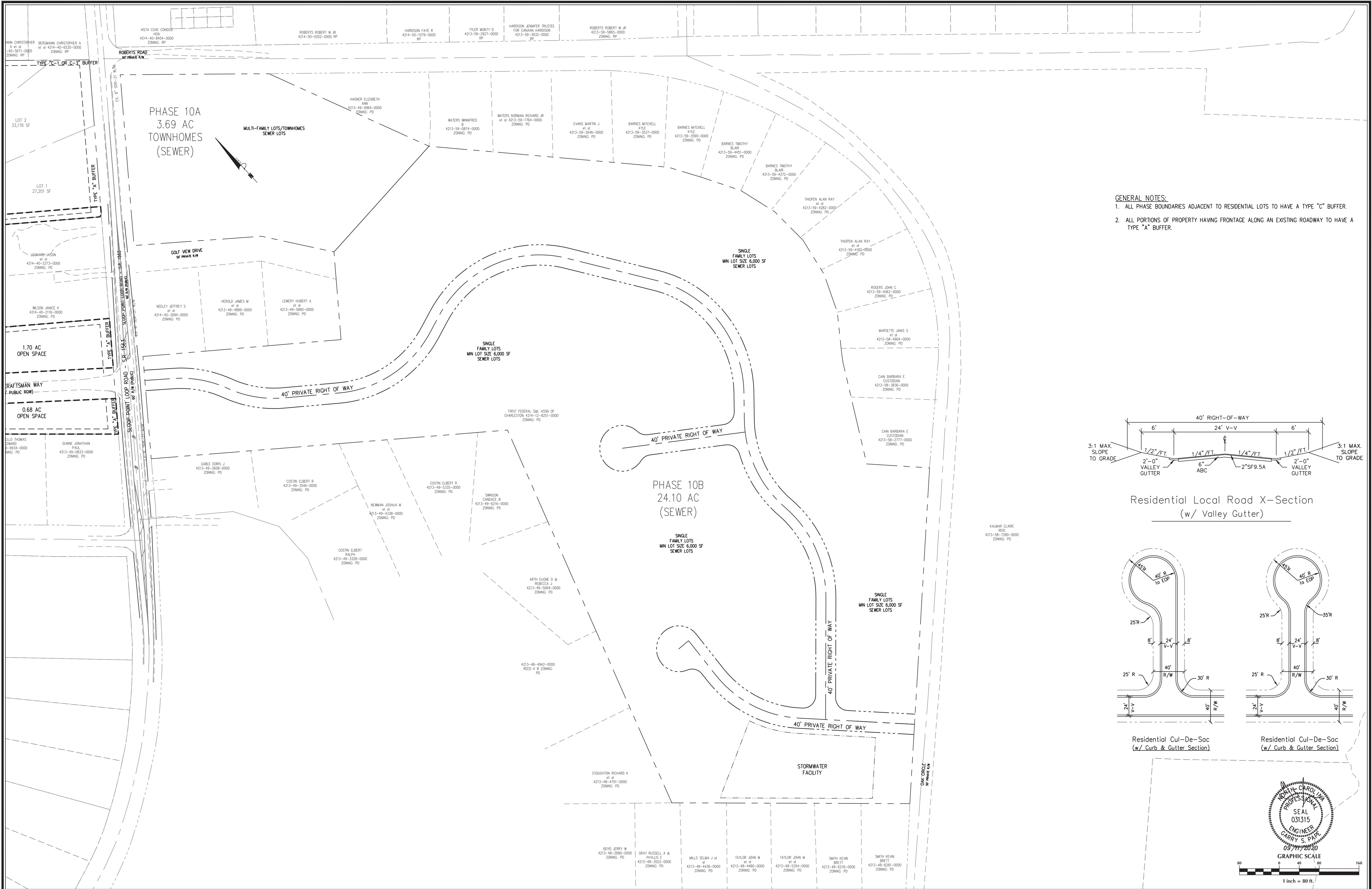




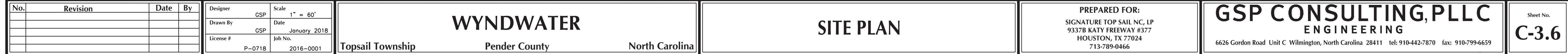
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				Drawn By	Date	93378 KATY FREEWAY #377		
				License #	Job No.	HOUSTON, TX 77024	6626 Gordon Road Unit C Wilmington, North Carolina 28411	
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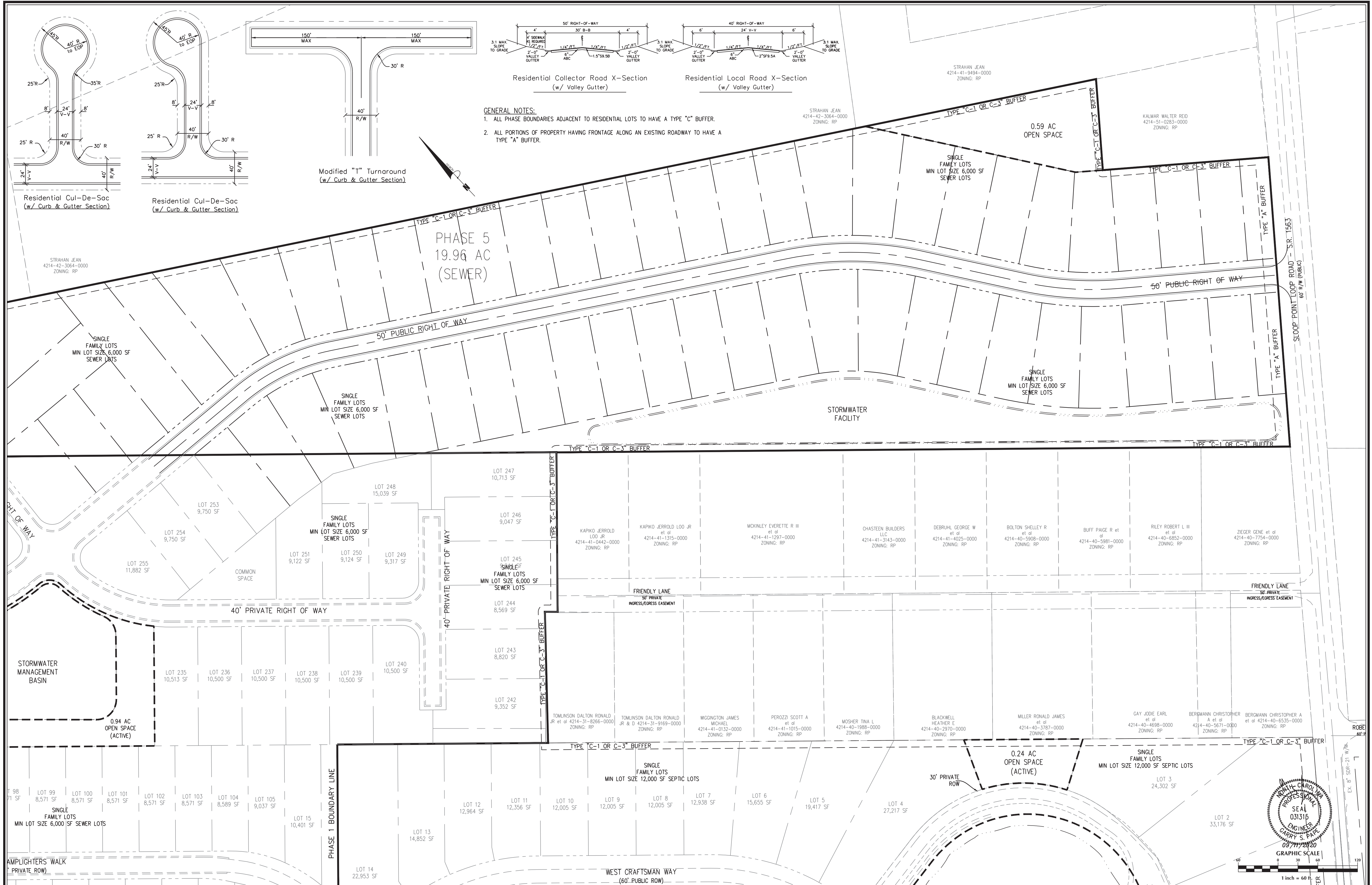


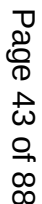
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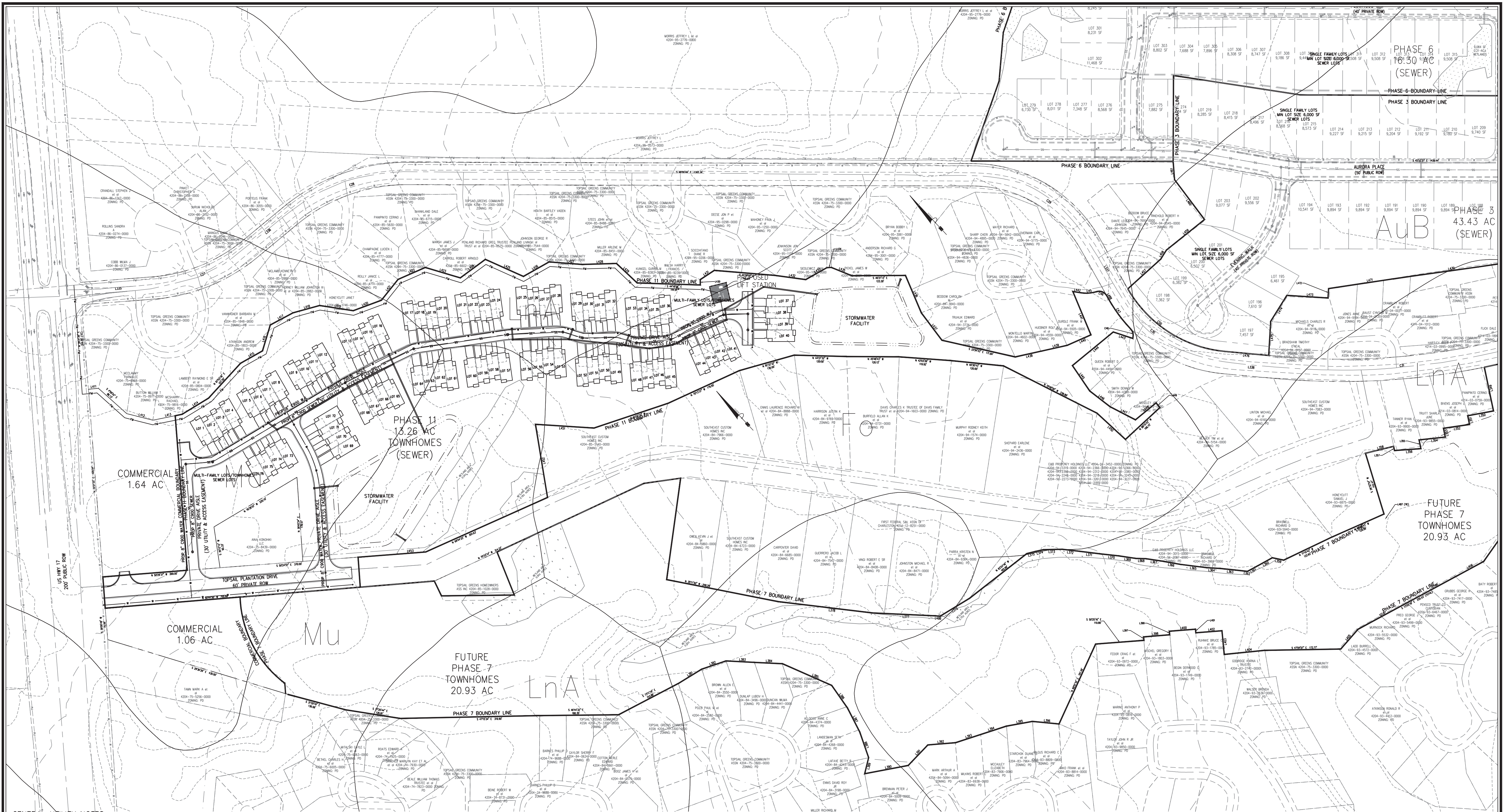


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GENERAL UTILITY NOTES:

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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.

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3. EROSION AND SEDIMENT CONTROL WILL BE DESIGNED AND SUBMITTED TO NCDENR FOR REVIEW AND APPROVAL.
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Topsail Township

WYNDWATER

Pender County

North Carolina

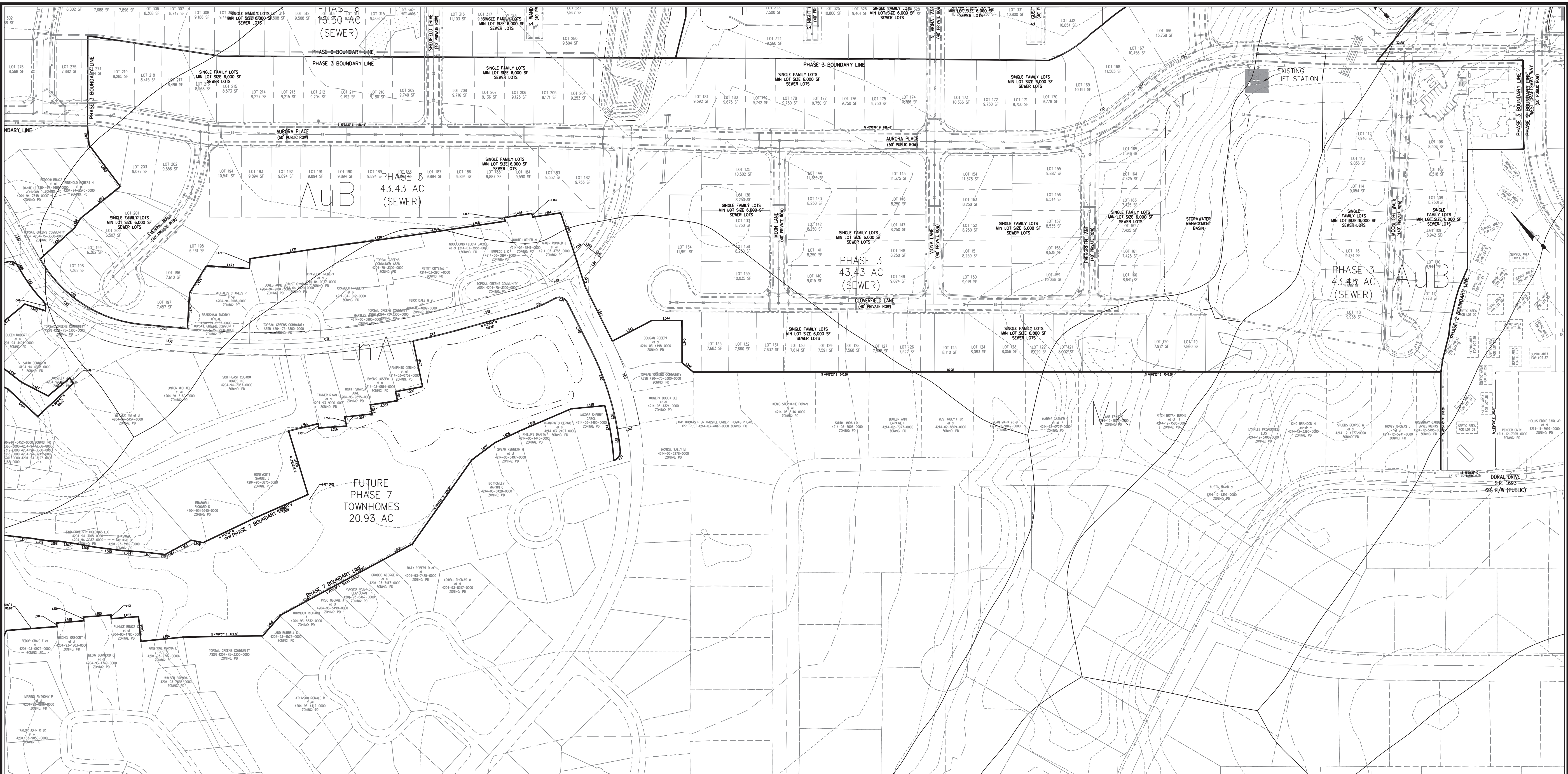
UTILITY & STORMWATER
MANAGEMENT PLAN

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

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C-4.1



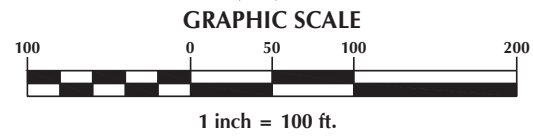
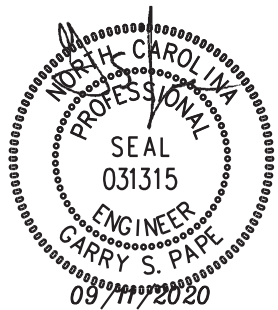
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Pender County

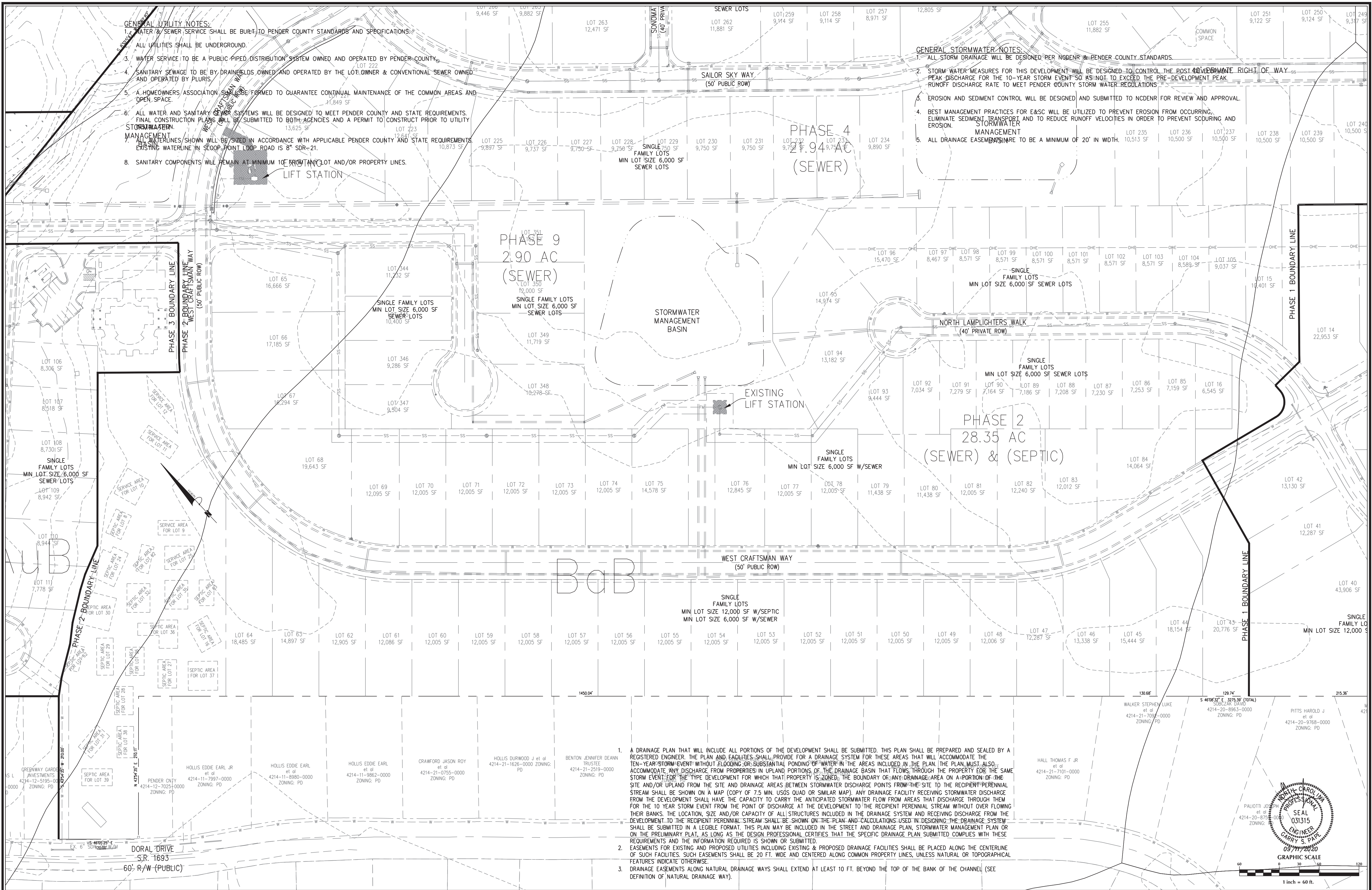
Topsail Township

UTILITY & STORMWATER MANAGEMENT PLAN

PREPARED FOR:
SIGNATURE TOP SAIL NC, LP
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713-789-0466

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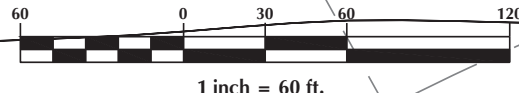
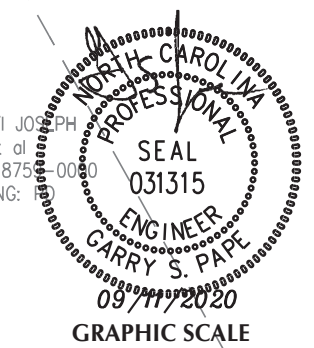
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 2. STORM WATER MEASURES FOR THIS DEVELOPMENT WILL BE DESIGNED TO CONTROL THE POST DEVELOPMENT RIGHT OF WAY PEAK DISCHARGE FOR THE 10-YEAR STORM EVENT SO AS NOT TO EXCEED THE PRE-DEVELOPMENT PEAK RUNOFF DISCHARGE RATE TO MEET PENDER COUNTY STORM WATER REGULATIONS.
 3. EROSION AND SEDIMENT CONTROL WILL BE DESIGNED AND SUBMITTED TO NC DENR 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.
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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.
3. DRAINAGE EASEMENTS ALONG NATURAL DRAINAGE WAYS SHALL EXTEND AT LEAST 10 FT. BEYOND THE TOP OF THE BANK OF THE CHANNEL (SEE DEFINITION OF NATURAL DRAINAGE WAY).

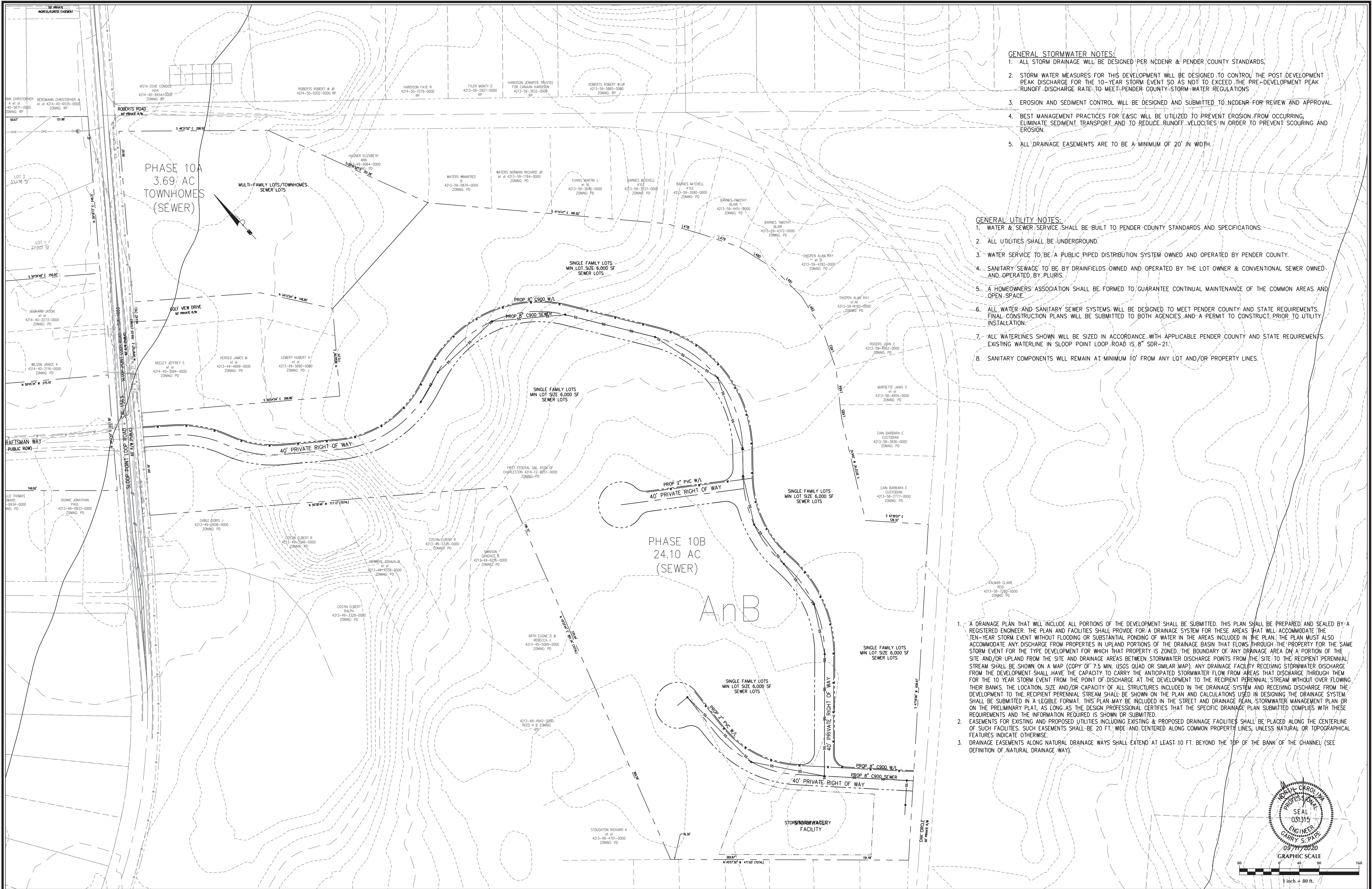
No.	Revision	Date	By

Designer	GSP	Scale	1" = 60'
Drawn By	GSP	Date	January 2018
License #	P-0718	Job No.	2016-0001

WYNDWATER	UTILITY & STORMWATER MANAGEMENT PLAN	PREPARED FOR: SIGNATURE TOP SAIL N.C. LP 93378 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-4.3
Topsail Township	Pender County	North Carolina		







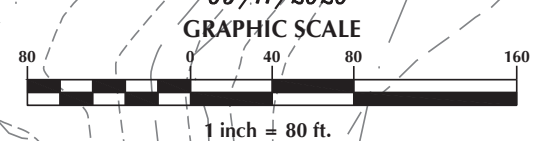
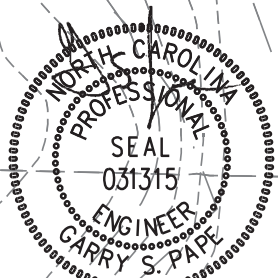
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7. ALL WATERLINES SHOWN WILL BE SIZED IN ACCORDANCE WITH APPLICABLE PENDER COUNTY AND STATE REQUIREMENTS. EXISTING WATERLINE IN SLOOP POINT LOOP ROAD IS 8" SDR-21.
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Designer	GSP	Scale	1" = 80'
Drawn By	GSP	Date	January 2018
License #	P-0718	Job No.	2016-0001

WYNDWATER
Topsail Township
Pender County
North Carolina

UTILITY & STORMWATER MANAGEMENT PLAN

PREPARED FOR:
SIGNATURE TOP SAIL N.C. 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-4.5

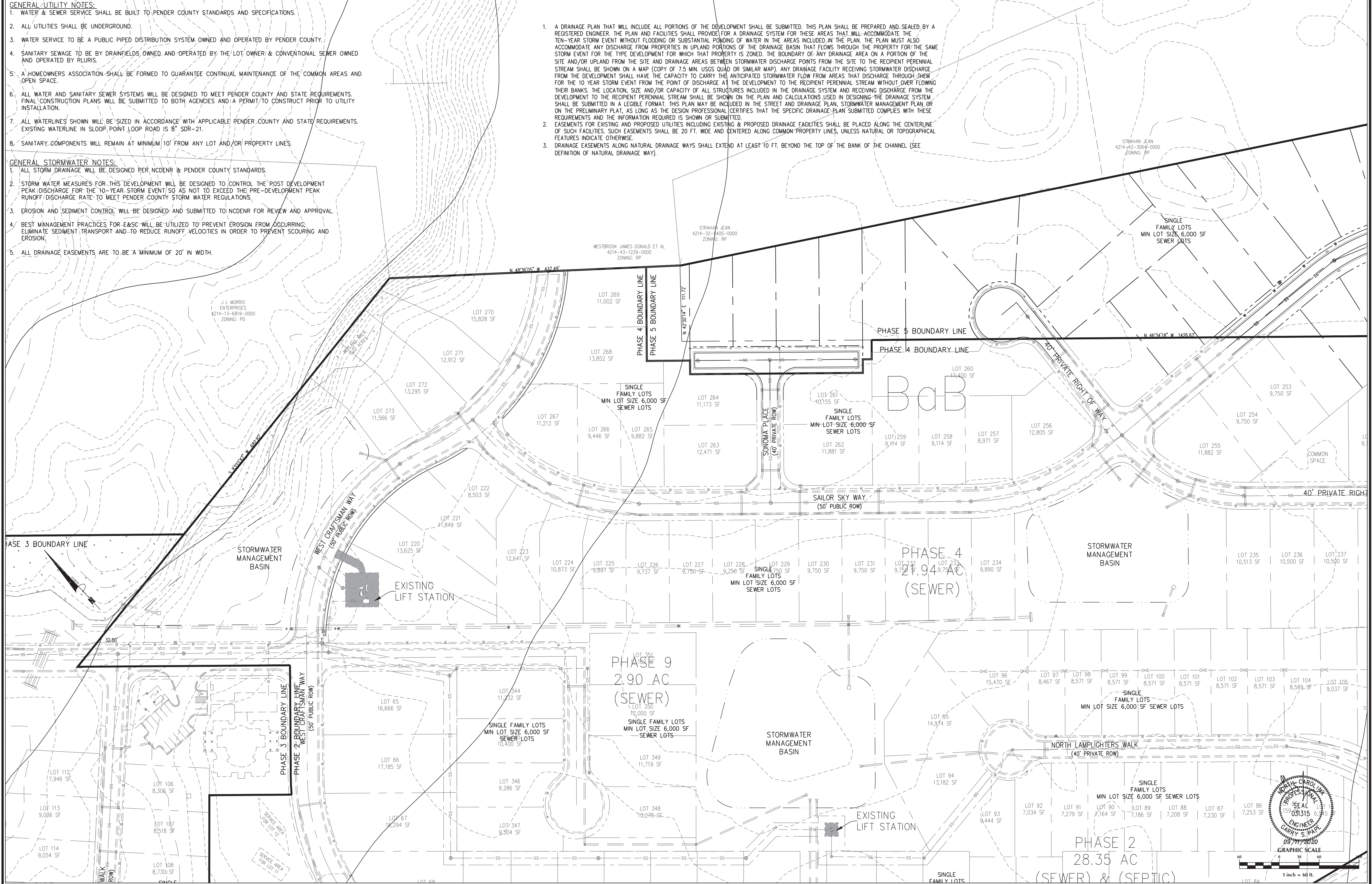
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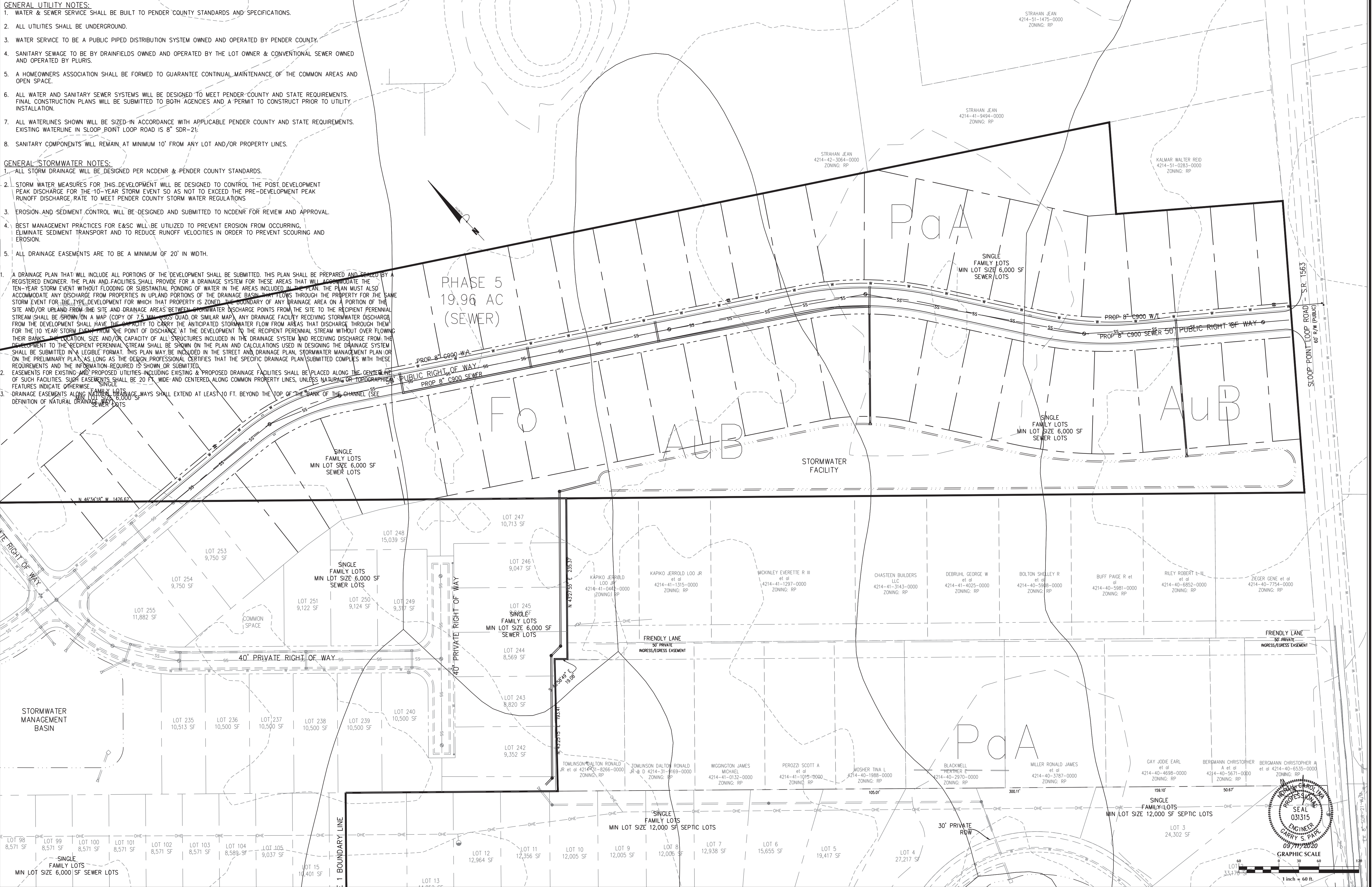
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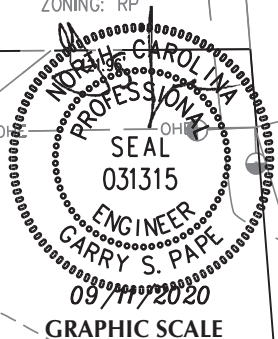
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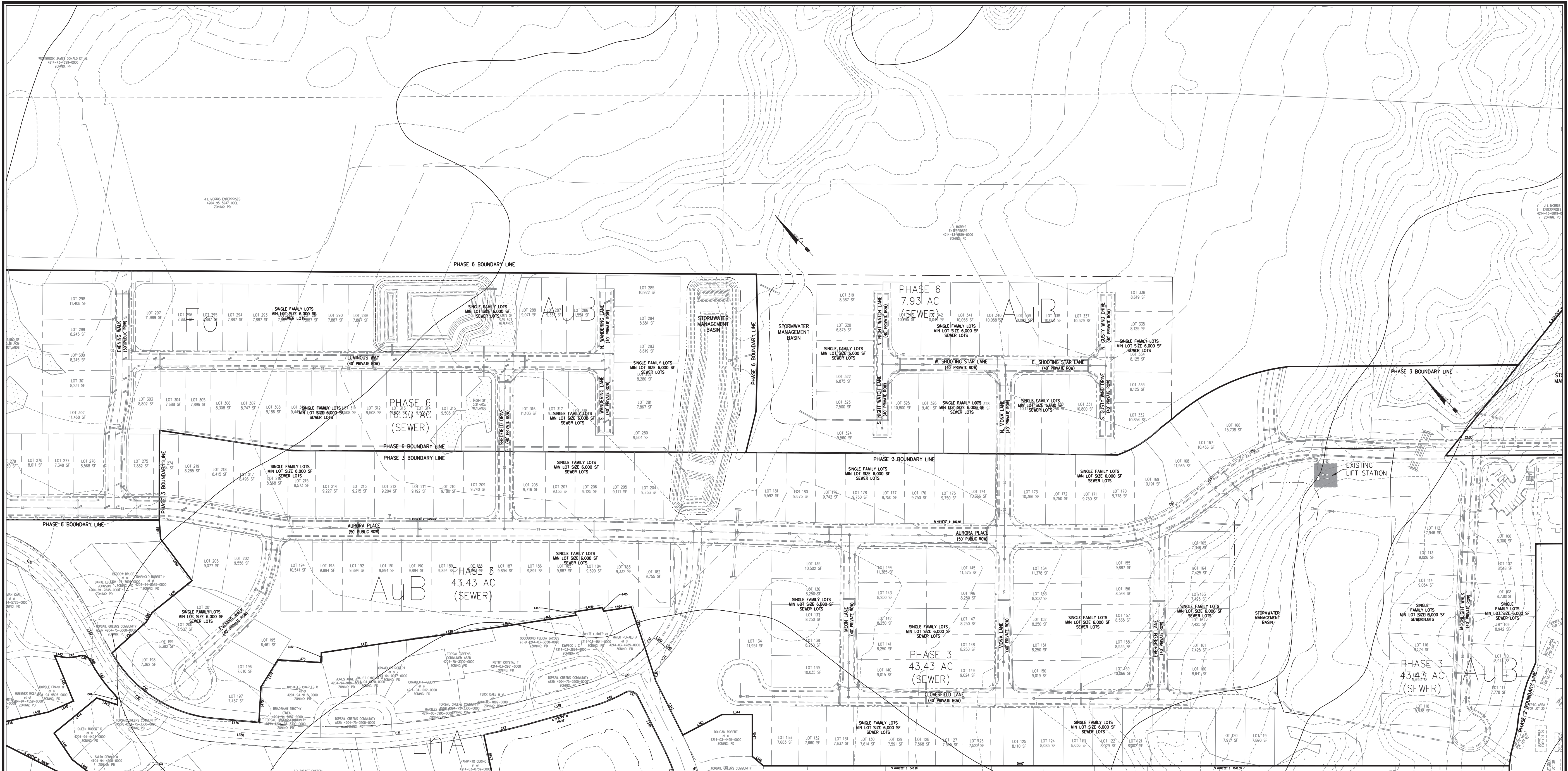
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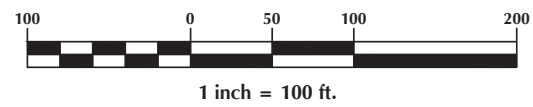
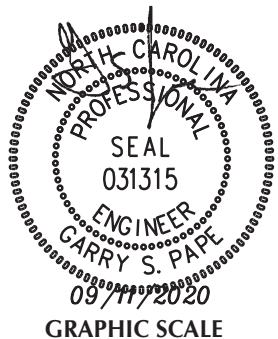
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4. BEST MANAGEMENT PRACTICES FOR E&S&C WILL BE UTILIZED TO PREVENT EROSION FROM OCCURRING, ELIMINATE SEDIMENT TRANSPORT AND TO REDUCE RUNOFF VELOCITIES IN ORDER TO PREVENT SCOURING AND EROSION.
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1. 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.
3. DRAINAGE EASEMENTS ALONG NATURAL DRAINAGE WAYS SHALL EXTEND AT LEAST 10 FT. BEYOND THE TOP OF THE BANK OF THE CHANNEL (SEE DEFINITION OF NATURAL DRAINAGE WAY).



No.	Revision	Date	By

Designer	GSP	Scale	1" = 100'
Drawn By	GSP	Date	January 2018
License #	P-0718	Job No.	2016-0001

WYNDWATER

Topsail Township

Pender County

North Carolina

UTILITY & STORMWATER MANAGEMENT PLAN

PREPARED FOR:

SIGNATURE TOP SAIL N.C. LP
93378 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-4.8

**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 July/August
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 perimeter of the project bounds.
7. ☒ **Adjacent Property Envelopes**
The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. ☒ **Permits**
Please include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
9. ☒ **Site Plan Requirements**
A prepared site plan in accordance with the Unified Development Ordinance standards 6.1, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.
(See Master Development Plan Checklist)

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

Signature of Applicant

Date 10/14/2020

Printed Name

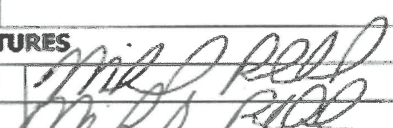
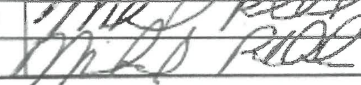
MICHAEL BOLLOK

Staff Initials:

Date:

AB
10-14-2020

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP 2020-26	Date	10-14-2020
Application Fee	\$ 250.000	Receipt No.	13809
Pre-Application Conference	August/July	Hearing Date	12-1-2020
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, OL, IT, GI District	☒ Mixed Use PD ☐ Exempt
Property Identification Number (PIN):	4214-12-8251-0000	Total property acreage:	234.28
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 & Future Commercial Development		
SECTION 3: SIGNATURES			
Applicant's Signature			Date: 9-11-2020
Owner's Signature			Date: 9-11-2020

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP 2020-26	Date	10-14-2020
Application Fee	\$ 250.00	Receipt No.	13809
Pre-Application Conference	July August	Hearing Date	12-1-2020
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Signature Top Sail NC, LP	Owner's Name:	Caostone Ventures, LLC
Applicant's Address:	9337B Katy Freeway #377	Owner's Address:	129 Timber Hill Place
City, State, & Zip	Houston, Texas 77024	City, State, & Zip	Chapel Hill, NC 27514
Phone Number:	713-822-3891	Phone Number:	
Legal relationship of applicant to land owner: Developer			
SECTION 2: PROJECT INFORMATION			
Type of Master Development Plan	☐ Residential RP, PD, RM MHI District ☐ Commercial GB, OL, IT, GI District ☒ Mixed Use PD ☐ Exempt		
Property Identification Number (PIN):	4214-22-7567-0000	Total property acreage:	21.94
Zoning Classification:	PD	Acreage to be disturbed:	21.94
Project Address:	Sloop Point Loop Road		
Description of Project Location:	Phase 4 Wyncwater Subdivision		
Describe activities to be undertaken on project site:	Development of Residential Lots		
SECTION 3: SIGNATURES			
Applicant's Signature			Date: Jan 14, 2020
Owner's Signature			Date: Sep 14, 2020

NOTICE TO APPLICANT								
1. Applicant or agent authorized in writing must attend the public hearing. 2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 3. All fees are non-refundable 4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda								
Office Use Only								
☒		MDP Fees: (\$500.00 plus \$10/acre for the first 100 acres \$5/acre thereafter)			Total Fee Calculation: \$			250.00
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 # 13809		
Application received by:		Abie Bonerac				Date: 10-14-2020		
Application completeness approved by:		Abie Bonerac				Date: 10-14-2020		
Date scheduled for public hearing:		12-1-2020						

David Greer Construction, Inc.

Summary of Meeting held on: January 9, 2021

Location was the WyndWater Pool Site @ 10:00 am

Discussion of the Site Plan: 72 Townhouse

Units located off Hwy 17 and Plantation Drive, Hampstead, NC.

Attendance was about 25-30 Neighbors, all but two from Topsail Greens.

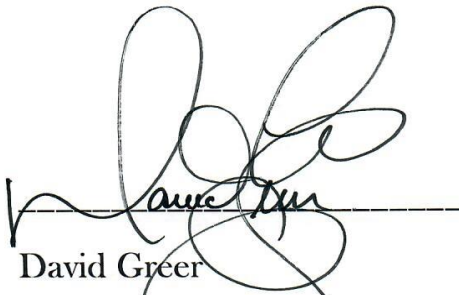
Points of Discussion consisted of the following: Between myself and those in attendance.

1. Storm Drainage: Informed them with the new Storm Water Design, drainage would greatly improve from the existing drainage. This was the number one concern that most of the adjacent property owners had.
2. Traffic: Layout has no access to Topsail Greens Drive, all traffic from the new project will enter and exit on Hwy 17.
3. Setbacks: Informed neighbors that no new unit would be built within the 25' rear setback.
4. Buffer: "C" Buffer, consist of 6' Wooden Fence, same as used in WyndWater.

5. Name of Project: was To Be Determined:

6. Existing Trees: Informed that any large trees on or within 10' of rear property line between the two tracts would be evaluated to see if they could remain.

This represents the topics of conversation during the meeting which lasted from 9:45 to 11:00.



David Greer

Partner: Signature Top Sail, NC LTD

1-12-2021



Technical Review Committee Review and Response

Date: 11/2/2020

Name: Mike Dickson

Phone: 910-259-1442

Case Name: Wyndwater Revision

Agency: Pender County GIS

Email: mdickson@pendercountync.gov

Requirements:

There are seven (7) proposed roads in the phases proposed in this revision. As names which have already been approved are available, I strongly suggest names be picked from this list which will be provided below.

On Page 11 of the site plan, four (4) streets in Phase 11 need to be named. One of these streets must be given a directional designation.

On Pages 16 and 17, three (3) streets in Phases 4 and 5 need to be named. Two of

Recommendations:

Road names with directional designations (Pender UDO Art. 11.4.2.B) must be placed as a prefix, not a suffix.

Comments:

The following road names have already been approved and reserved for Wyndwater:

Artisan Dr, Blalock Forest, Cadence Cir, Dragonfly Ln, Greer Cove or Greer Dr, Lightning Bug Ln, Lookout Pt, N & S Shallons Crest, N & S Radiance Way, Planters Row, Pollak Path, Rushden Ter, Skipping Pebble Dr, Solstice Way, Twinkling Lights Dr.

Information Requested:

Please Follow Up Prior to Meeting: Yes ☐ No ☒



Technical Review Committee Review and Response

Date: 4/2/20
Name: Dodge
Phone: _____

Case Name: MDP-2020-26
Agency: EH
Email: _____

Requirements:

*Septic systems need IP&CA or approved
EOPs for each lot if on septic*

Recommendations:

Comments:

Information Requested:

Please Follow Up Prior to Meeting: Yes ☐ No ☐



Technical Review Committee Review and Response

Date: 10/30/2020

Name: Daniel Adams

Phone: 910-259-0231

Case Name: MDP 2020-26

Agency: Pender County Planning Department

Email: dadams@pendercountync.gov

Requirements:

Portions of this property are located in an unnumbered A flood zone. The regulatory standard for this flood zone is that the reference point of a structure and all its attendant utilities must be 2' above the highest adjacent grade.

Recommendations:

Comments:

Please feel free to give me a call if you have questions about requirements for developing in an unnumbered A zone. The preliminary flood maps show the flood zone reduced in size substantially and transitioned to an AO Zone with a depth of 2'.

Information Requested:

No comment

Please Follow Up Prior to Meeting: Yes ☐ No ☒



Technical Review Committee Review and Response

Date: 11/4/20

Name: Brad Haste

Phone: (910)467-0500

Case Name: MDP 2020-26 (Wyndwater)

Agency: NCDOT

Email: blhaste@ncdot.gov

Requirements:

Recommendations:

Comments:

Most recent TIA approval (1-5-16) list 4 phases. The TIA phases should be revised with new trip generations provided if there is not a more recent approved TIA. Driveway permits and/or encroachments will be needed.

Information Requested:

Please Follow Up Prior to Meeting: Yes ☐ No ☒



Pender County REZONE 2020-19

TO: Planning Board
FROM: Travis Henley
DATE: February 2, 2021
SUBJECT: REZONE 2020-19

SUMMARY:

Chris & Vickie Jones, applicants, on behalf of PH Lanco Inc, owner, is requesting approval of a Conditional Zoning Map Amendment of one (1) tract totaling approximately ±8.42 acres from PD, Planned Development zoning district to CZ-1, Conditional Zoning district 1 to allow for boat sales and service (NAICS 441222), recreational vehicle storage (NAICS 531130), and storage of boats and watercraft outdoors or on dry stack structures. The subject property is located in the Topsail Township at the intersection of US HWY 17 and Pinnacle Parkway (Private), to the west of US HWY 17 and to the south of Pinnacle Parkway, and may be further identified by Pender County PIN: 4204-65-5211-0000.

ACTION REQUESTED:

To hold a Public Hearing and consider the Conditional Zoning Map Amendment.

ATTACHMENTS:

1. REZONE 2020-19 Staff Report
2. REZONE 2020-19 Application
3. REZONE 2020-19 Narrative
4. REZONE 2020-19 Site Plan
5. REZONE 2020-19 Attachment 1
6. REZONE 2020-19 Attachment 2

**PLANNING STAFF REPORT
CONDITIONAL ZONING MAP AMENDMENT
CAROLINA OUTBOARD**

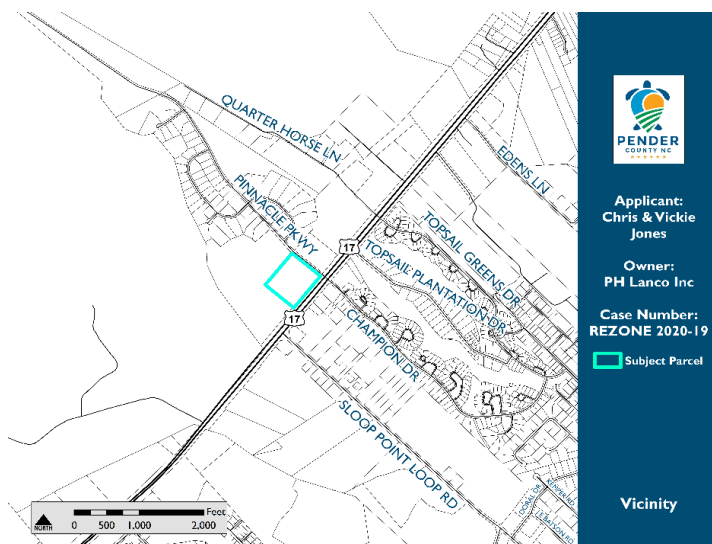
SUMMARY

Hearing Date: February 2, 2021, Planning Board
March 15, 2021, Board of County Commissioners
Applicant: Chris & Vickie Jones
Property Owner: PH Lanco Inc
Case Number: REZONE 2020-19

Rezoning Proposal: Chris & Vickie Jones, applicants, on behalf of PH Lanco Inc, owner, is requesting approval of a Conditional Zoning Map Amendment of one (1) tract totaling approximately ±8.42 acres from PD, Planned Development zoning district to CZ-1, Conditional Zoning district 1 to allow for boat sales and service (NAICS 441222), recreational vehicle storage (NAICS 531130), and storage of boats and watercraft outdoors or on dry stack structures.

Property Record Number, Acreage, and Location: The subject property is located in the Topsail Township at the intersection of US HWY 17 and Pinnacle Parkway (Private), to the west of US HWY 17 and to the south of Pinnacle Parkway, and may be further identified by Pender County PIN: 4204-65-5211-0000.

Recommendation: This request is consistent with one (1) goal, one (1) objective, and three (3) policies and the Future Land Use Map in the Pender 2.0 Comprehensive Land Use Plan while conflicting with one (1) goal found in the plan. Staff is recommending conditional approval based on the conditions outlined in this report.



PROPOSAL OVERVIEW

On October 17, 2016 and December 2, 2019, the Pender County Board of Commissioners denied rezoning requests to the GB, General Business and OI, Office and Institutional zoning districts respectively. In both discussions, there were concerns regarding impact to traffic and environmental features.

Proposed Uses

		Zoning Districts									
Use Type	Ref NAICS	RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
Sectors 44-45 RETAIL TRADE											
Motor Vehicle and Parts Dealers	441	S					P		P		
Sector 53: REAL ESTATE AND RENTAL AND LEASING											
Real Estate and Rental and Leasing	53	S	S			P	P	P	P	P	
MISCELLANEOUS USES											
Storage of boats and watercraft outdoors or on dry stack structures							S				

The applicant proposes to establish a business for boat sales and service (NAICS 441222), which is classified under *“Motor Vehicle and Parts Dealers”* in the Table of Permitted Uses. The applicant has also proposed a fenced storage area for RVs and boats, which are classified under *“Real Estate and Rental and Leasing”*, and *“Storage of boats and watercraft outdoors or on dry stack structures”* respectively.

A boat display area is proposed along US Hwy 17. Section 7.12 Outdoor Display and Storage of the Pender County Unified Development Ordinance details screening standards for display and storage uses on a property. However, the section also states that the display of vehicles for sale by a vehicle dealer or nursery stock by a commercial nursery, along with other products for sale that are normally displayed outdoors, shall be exempt from the above requirements.



Dimensional Requirements

The applicant has requested standard GB, General Business zoning district dimensional standards as found in Section 4.14 Zoning District Dimensional Requirements of the Pender County Unified Development Ordinance.

Dimensional Standards	GB
Min. Front Yd.-Ft.	25
Min. Side Yard-Ft	10
Min. Corner Yard Ft (10)	12
Min. Rear Yard-Ft	10
Max. Height-Ft	40
Min. Req. Structure Separation	20

ENVIRONMENT AND LANDSCAPING

Environmental Conditions

Flood Zones

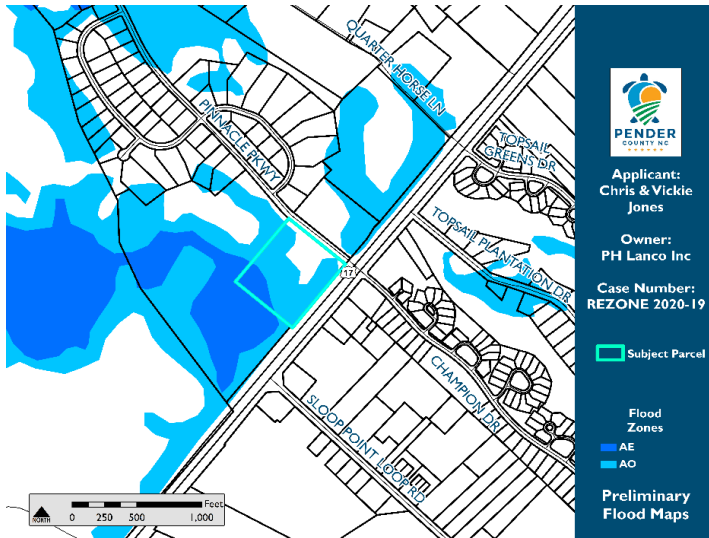
There are Special Flood Hazard Areas (SFHA) located on the subject parcel according to FEMA Flood Insurance Rate Map Number 3720420400J, adopted February 16, 2007. Specifically, the western half of the parcel is largely within an A zone without established flood elevation. The preliminary flood maps also indicate Special Flood Hazard Areas (SFHA) on the subject parcel, specifically an AE zone with a Base Flood Elevation of 45 ft above sea level within the western corner and an AO zone with a depth of 2 ft throughout a significant portion of the parcel's remainder. A preliminary staff analysis finds that ± 1.95 acres of the parcel are not encumbered with SFHAs on the preliminary maps. Natural grade on the parcel ranges from ± 42 ft to ± 46 ft above sea level.



The applicant initially proposed to construct an 8,000 sq. ft building within the preliminary AO flood zone. The structure as proposed would not be constructed in the current regulatory flood zone. The applicant has accepted a proposed condition of approval not to construct any structures within the Special Flood Hazard Area as depicted on the regulatory or preliminary maps.

Wetlands

The National Wetland Inventory (NWI) and North Carolina Division of Coastal Management (DCM) have identified preliminary wetlands on the subject parcel. Wetlands were also identified by the applicant's environmental consultant, Land Management Group, and illustrated on the submitted site plan. No Jurisdictional Determination has been provided by the Army Corps of Engineers; however, no disturbance of jurisdictional wetlands is proposed.



Areas of Environmental Concern

The North Carolina Department of Environmental Quality (DEQ) has not identified any Areas of Environmental Concern (AECs) on the site.

Biodiversity and Wildlife

The North Carolina Wildlife Resources Commission (WRC) publishes the Biodiversity and Wildlife Habitat Assessment as part of their Conservation Planning Tool. Land that has been inventoried through this Assessment is ranked on scale ranging from 1 to 10, with higher numbers signifying a more prevalent presence of "more rare, abundant, and diverse species and habitats" in those areas. Within the subject parcel, the highest Assessment ranking found is a 7, signifying a high conservation priority. This ranking is found on approximately one third of the parcel's area.

Landscaping and Buffers

The applicant has proposed an A Buffer along both boundaries abutting a right-of-way, with a B buffer along a small portion of the southern property boundary. The remainder of the buffer is proposed to remain undisturbed due to the wetland presence on the site. These proposed buffers are in compliance with the Unified Development Ordinance. Specific landscaping plans shall be required prior to administrative approval of the project.

Significant Trees

A significant tree survey conforming with Section 8.1.3 of the Pender County Unified Development Ordinance will be required prior to approval of any subsequent Site Development Plan for this project. Any significant tree proposed for removal shall be mitigated by the on-site planting of two (2) trees of the same species with a minimum caliper of 2" or greater.

TRANSPORTATION INFRASTRUCTURE

Access

The subject parcel has frontage on both US Hwy 17 and Pinnacle Parkway (Private), with the applicant proposing access via both streets. The parcel's legal access to Pinnacle Parkway is referenced in Deed Book 1481 Page 113 and Map Book 32, Page 98 recorded with the Pender County Register of Deeds. The

applicant has agreed to a condition of approval to accept a portion of the financial responsibility for road maintenance on Pinnacle Parkway.

Any access to US Hwy 17 would be subject to the driveway permit process of the North Carolina Department of Transportation.

Traffic

The submittal has not triggered a Traffic Impact Analysis (TIA) with the number of trips generated by the proposed development. Per Section 6.3.C.7 a TIA is required when the development generates 100 trips in the morning or evening peak hours or 1,000 trips per day. The proposed development is anticipated to generate 81 daily trips, with 5 AM peak-hour trips and 6 PM peak-hour trips.

Parking

The applicant has proposed 20 parking spaces, four of which would be pervious. This proposal is compliant with Section 7.10 Off-Street Parking and Loading/Parking Requirements of the Pender County Unified Development Ordinance.

OTHER INFRASTRUCTURE

Utilities

The applicant has proposed to manage wastewater via a septic field along the northern property boundary. The location was chosen based on a soils analysis by Land Management Group. Pender County Environmental Health has not yet provided a permit for the site.

The applicant has not yet determined the main source of water for the proposed development. Public water lines are located in the vicinity of the proposed development, though a well is also under consideration. Any connection to Pender County Utilities for the purposes of providing water services to the site shall require documentation from PCU certifying the existence of capacity to serve the project prior to the issuance of any construction authorization for the project.

Stormwater

The applicant has proposed a stormwater pond on the southern portion of the development. The applicant will be required to obtain a stormwater permit from the North Carolina Department of Environmental Quality and certify that the development meets the standards of Section 7.9 Stormwater Management prior to administrative approval of the development.

Signage

According to the submitted site plan, no signs are proposed at this time. Any future signage shall be reviewed by Staff in accordance with the provisions of Article 9 of the Pender County Unified Development Ordinance.

PUBLIC INPUT MEETING

The public meeting was held on January 5, 2021 at 6:00 PM at the applicant's current business location, 220 NC Hwy 210 W in Hampstead. Notices of the meeting being held were mailed to all residents within 500 feet of the subject property at least 10 days prior to the meeting. Community concerns included traffic, curb appeal, and legal access to Pinnacle Parkway. The applicant did not propose any changes to the site plan based on the results of the meeting. The applicant has provided a report from the public input meeting and is included as Attachment 1.

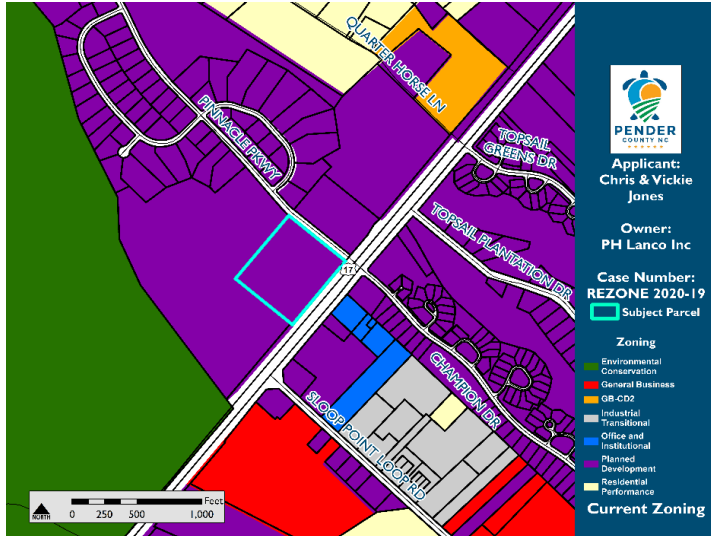
TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES

Pender County's Technical Review Committee provided comments regarding this proposal via email. The comments can be found in Attachment 2.

EVALUATION

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

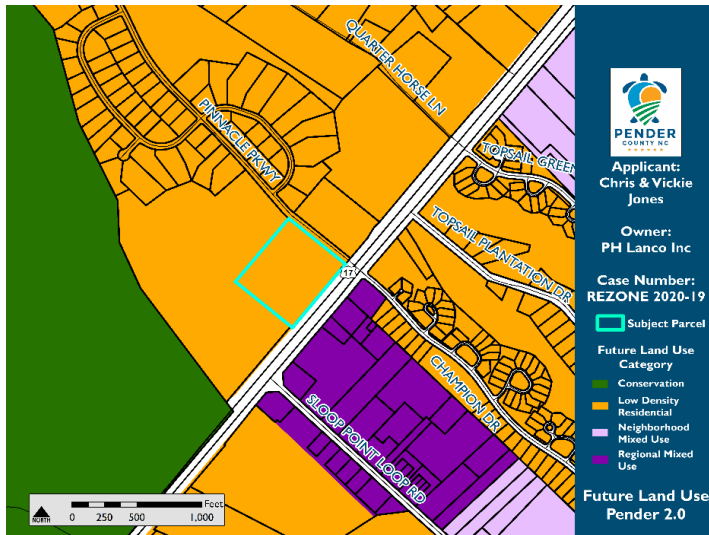
- B. Existing Zoning in Area:** The existing zoning on the subject parcel is PD, Planned Development zoning district. The subject parcel is bordered by additional PD, Planned Development zoning districts to the west, north, and south. O&I, Office and Institutional zoning district, is located to the east across US HWY 17.



- C. Existing Land Use in Area:** The subject property is currently vacant. A single-family housing development, Pinnacle Ridge, is located to the west along Pinnacle Parkway. A Dollar General operates on the parcel directly north along US HWY 17. The property to the south is platted open space for the Pinnacle Ridge subdivision. On the opposite side of US HWY 17, uses include Pender EMS & Fire Station #14 and the Topsail Greens single-family housing development.
- D. Pender 2.0 Comprehensive Land Use Plan Compliance:** The Pender 2.0 Comprehensive Land Use Plan designates the subject property as Low Density 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 parcel is across US HWY 17 from properties designated as Regional Mixed Use by the Pender 2.0 Comprehensive Land Use Plan's Future Land Use Map. The Regional Mixed Use category is intended to allow for the strategic allocation of future development and population growth, while limiting land use conflicts within existing neighborhoods. Growth is focused in locations that are served by

water/sewer infrastructure and are located along planned major collector roadways and existing primary roadway corridors in the southern portion of the County (I-40, US 17, US 117, US 421, and NC-210). This future land use category provides access to retail, office, and multi-family residential uses. These land uses are primarily accessed by the automobile, but facilities should be included to increase the viability of access via walking or cycling.



While the Future Land Use Map is drawn along parcel lines, the classifications are not intended to be parcel-specific. An area in which two Future Land Use classifications are adjacent to one another provides an opportunity for considering an appropriate transition between the two. The proposed conditional district could provide a suitable transition between the two categories due to the relatively low traffic anticipated to be generated by the site and natural buffer to the west and south of the proposed limits of disturbance.

In addition to being consistent with the Future Land Use Map, the proposed conditional zoning map amendment is also consistent with the following goals, objectives, and policies within the Pender 2.0 Comprehensive Land Use Plan:

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

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

Policy 5.1.E: Compatible Development: The County supports new commercial and multi-family developments that blend with surrounding neighborhoods and limit traffic, noise, and light impacts on existing residential uses.

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.

Objective 5.8: Topsail Planning Area: Manage traffic congestion, preserve coastal lifestyles, and enhance job opportunities through focused growth and development that will attract employers and support the continued expansion of residential development at varying densities.

The proposed zoning map amendment was found to be inconsistent with the following goal within the Pender 2.0 Comprehensive Land Use Plan:

Goal 3.2: Conserve and maintain barrier dunes, beaches, flood plains, coastal wetlands, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.

The proposal would disturb areas of natural floodplain. Staff proposed several conditions of approval to address these concerns, which have been repeatedly raised in past hearings. At this time, the applicant has agreed to a condition of approval to disallow structures within the Special Flood Hazard Area shown on the regulatory and preliminary flood maps.

- E. 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. Section 3.3.5.B. states the Board must consider the availability of public water, wastewater, and roads for the subject parcel.

Utilities

The applicant has proposed a private septic system and either a well or public water service for the property. Public water and private sewer services are available in the vicinity of the subject property. Any final zoning approvals are contingent upon review and approval by appropriate local and state agencies.

Traffic & Roadways

The subject property has direct frontage on US HWY 17 and Pinnacle Parkway, a private street that serves as the only entrance to the Pinnacle Ridge subdivision. Any improvements are subject to review and approval by NCDOT at the time of a site development application. Average Annual Daily Trips (AADT) and capacity of US HWY 17 in this area are 38,000/66,600 (V/C), which represents a V/C ratio of 0.57:1, suggesting that traffic volumes are approximately 57% of the full capacity of the roadway. The estimated traffic for this development would be 81 vehicles per day, with six vehicles at the peak hour. A Traffic Impact Analysis is not required by the Unified Development Ordinance for this level of traffic generation.

Schools

No impact to schools is anticipated from this development.

At the Public Input Meeting, community concerns included traffic, curb appeal, and legal access to Pinnacle Parkway. The applicant and staff have worked together on conditions to address concerns from the meeting and increasing conformance with the Comprehensive Land Use Plan.

3.3.9.B.3) Review Approval Criteria for Conditional Rezoning

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

- i) The Approval Criteria for a Rezoning.
- ii) That the application meets the intent of a conditional rezoning, per this subsection.
- iii) That the contents of the application are complete, sufficient, and recorded appropriately either as conditions of approval or on the associated site plan or preliminary plat, and that the appropriate procedures have been followed.
- iv) The potential impacts and/or benefits on the surrounding area and adjoining properties.
- v) The report of results from the public input meeting.
- vi) That sufficient guarantee is in place or can be made that any off-site impacts generated by the proposed project shall be mitigated appropriately at the time the need for the mitigating action is generated.

CONDITIONS FOR APPROVAL OF PETITION

Per Section 3.3.9.B.4) of the Pender County Unified Development Ordinance, the Pender County Planning Board and the Board of County Commissioners can add reasonable and appropriate conditions based on mutually established goals with the Applicant and adjacent property owners. Any such conditions should relate to the relationship of the proposed use(s) and design to the impact on County services and capital plans adopted, surrounding properties and population, proposed support or accessory facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, stormwater drainage, the provision of or access to open space, and other matters that the participants in the public input meeting, staff, Planning Board and County Commission find appropriate, or that the petitioner may propose. Such conditions to approval of the petition may include, but are not necessarily limited to, right-of-way dedication to the state, as appropriate, of any rights-of-way or easements for streets, water, sewer, or other public utilities necessary to serve the proposed development.

Staff have worked with the applicant on the following three conditions, which have been mutually agreed to. Staff discussed additional conditions with the applicant regarding pervious pavement throughout the site, certifying the site to meet Low Impact Development standards, and placing the property's jurisdictional wetlands under a conservation easement. The applicant expressed concern about the financial impact of these additional conditions.

1. Unless and until Pinnacle Parkway is accepted for maintenance by the North Carolina Department of Transportation, or other public entity, the applicant and its successors, assigns and Grantees shall be responsible for payments for maintenance and repair of the roadway based on the ratio of usage and the cause for the need for repair and maintenance to the Pinnacle Ridge HOA or successor entity with responsibility for road maintenance.
2. No structures shall be constructed in a Special Flood Hazard Area as illustrated on the 2007 effective flood maps (Panel 3720329300J) or the 2014 preliminary flood maps (Panel 3720420400K).
3. The applicant shall construct a 5' sidewalk along the property boundary with US Hwy 17.

RECOMMENDATION

This request is consistent with one (1) goal, one (1) objective, and three (3) policies and the Future Land Use Map in the Pender 2.0 Comprehensive Land Use Plan while conflicting with one (1) goal found in the plan. Staff is recommending conditional approval based on the conditions outlined in this report.

PLANNING BOARD ACTION NEEDED:

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

- **Goal 5.1**
- **Policy 5.1.D**
- **Policy 5.1.E**
- **Policy 5.1.K**
- **Objective 5.8**

The proposed rezoning is consistent with the transition between the Low Density Residential and Regional Mixed Use Future Land Use classifications in the Pender 2.0 Comprehensive Land Use Plans because the proposed use has limited anticipated impacts on established adjacent residential uses and the existing vegetative buffering will further minimize those impacts.

TO DENY: Motion to deny the Zoning Map Amendment and to make a finding of denial because the proposal is inconsistent with the following goal, in the Pender 2.0 Comprehensive Plan:

- **Goal 3.2**

And 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 the site plan does not adequately address the environmental conditions on the subject parcel.

BOARD ACTION FOR CONDITIONAL ZONING MAP AMENDMENT REQUEST

Motion: _____ Seconded: _____

Approved: _____ Denied: _____ Unanimous: _____

McClammy: ___ Jordan: ___ Beaudoin: ___ Buchanan: ___ Gruntfest: ___ Pitts: ___ Teachey: ___

APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD REZONE 2020-19	Date	12/18/2020
Application Fee	\$ 534.20	Receipt No.	15050
Pre-Application Conference	9/15/2020	Hearing Date	2/2/21 (PB) 3/15/21 (BACC)
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Chris & Vickie Jones	Owner's Name:	PH Lanco, Inc.
Applicant's Address:	1983 Morgan Rd	Owner's Address:	4 Forest Hills Dr.
City, State, & Zip	Kelly, NC 28448	City, State, & Zip	Wilmington, NC 28403
Phone Number:	(910) 319-0506	Phone Number:	(910) 232-4337
Email Address:	chris@carolinaoutboard.com	Email Address:	jim@techvid.tv
Legal relationship of applicant to land owner:			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4204-65-5211-0000	Total property acreage:	8.42
Current Zoning District:	PD	Proposed Zoning District:	GB-CZ
Project Address or Location:	SW corner of Pinnacle Pkwy & Hwy 17 - Hampstead, NC		
Proposed Uses to be Considered (Include NAICS Code):			
Boat Sales, Boat Service, Boat/RV Storage (NAICS 441)			
Proposed Uses to be Eliminated from Consideration (Include NAICS Code):			
SECTION 3: SIGNATURES			
Applicant's Signature	Vickie L. Jones	Date:	12-15-2020
Owner's Signature	Mary P. Holladay	Date:	12-15-2020
NOTICE TO APPLICANT			
1. Applicant must also submit the information described on the Rezoning Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable. 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda.			

Conditional (Zoning Map) Amendment Checklist

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

Office Use Only	
ZMA-CD Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)	Total Fee Calculation: \$ <u>534.20</u>
Attachments Included with Application: (Please include # of copies)	
CD /other digital version	☒ Y Plan Sets # of large # of 11X17 <u>32</u> Other documents/Reports ☐ Y ☐ N
Payment Method:	Cash: ☐ \$ _____ Credit Card: ☐ Master Card ☐ Visa Check: ☒ Check # <u>4804</u>
Application received by:	 Application completeness approved by: Date: <u>12/15/2020</u>
Dates scheduled for public hearing:	 Planning Board: <u>2/2/21</u> Board of Commissioners: <u>3/15/21</u>

**Narrative for 8.42-acre site located at SW corner of Pinnacle Pkwy and Hwy 17
in Hampstead, NC**

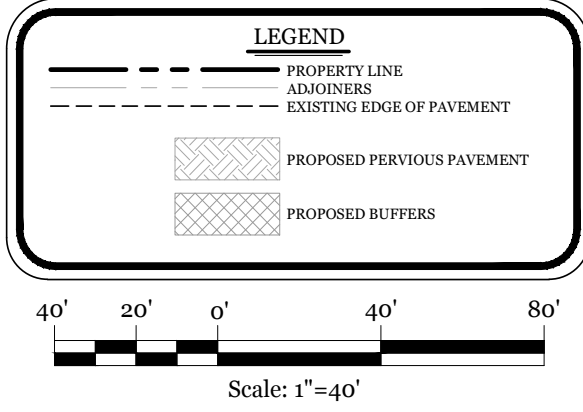
The approximate 8.42 acre site located at the SW corner of Pinnacle Pkwy and Hwy 17 in Hampstead, NC is currently undeveloped raw land zoned PD (Planned Development). PD zoning is a Mixed Use District allowing for a mix of housing types as well as non-residential/commercial uses while promoting quality urban design and environmentally sensitive development standards.

The Buyer/applicant for this property is Chris and Vickie Jones who own Carolina Outboard, which is a boat sales and service business, also providing boat & RV storage for the community. They have been in business since 2009 and currently operate out of a leased facility located at 220 NC Hwy 210 in Hampstead. Their intention is to purchase the subject property so they can relocate Carolina Outboard to a permanent location they would own.

There is no specific designation for "boat sales & service" in the Pender County UDO zoning table of permitted uses and Pender County Planning/Zoning identifies this specific use as part of "Automotive sales and repair", which is currently not allowed under the PD zoning. For this reason, the Buyer is applying for a rezoning request of this property to GB-CZ (General Business – Conditional Zoning) with the specific uses of "Boat Sales, Boat Service and Boat/RV Storage". The Buyer/applicant has already performed a wetlands study on the property and had those wetlands surveyed and reflected on the site plan, which has been provided.

In keeping with the development standards of the current PD zoning, the applicant has made every effort to respect the intent of this zoning classification to promote environmentally sensitive development standards by providing extensive greenspace and buffering while minimizing impervious surface. We also feel that this use accommodates the original intent of PD "mixed use" zoning by adding a commercial component to the residential that exists in the immediate area while providing an "amenity" to the surrounding community. The proposed use is also in keeping with other adjacent commercial/retail uses in the immediate area including Dollar General, Palmetto Brick, Monkey Junction Self Storage and a convenience store. The Monkey Junction Self Storage site located 0.25 miles to the north of the subject site on the same side of the road was recently rezoned to GB-CD2 to allow for the development of the self-storage facility.

Vickie L. Jones	12-15-2020	(applicant)
Mary Q. Holladay	12/15/2020	(owner)



DEVELOPMENT NOTES:

1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH PENDER COUNTY UDO.
2. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & PENDER COUNTY REGULATIONS
3. NO SIGNS ARE PROPOSED AT THIS TIME.

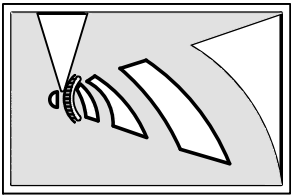
LEGEND

	PROPERTY LINE
	ADJOINERS
	EXISTING EDGE OF PAVEMENT
	PROPOSED PERVIOUS PAVEMENT
	PROPOSED BUFFERS

REVISIONS

**INTRACOASTAL
ENGINEERING, PLLC**

5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: Charlie@intracoastalengineering.com
License Number: P-0662

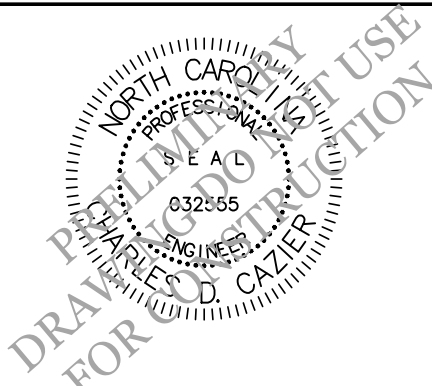


PRELIMINARY SITE PLAN

FOR

CAROLINA OUTBOARD

PENDER COUNTY, NC

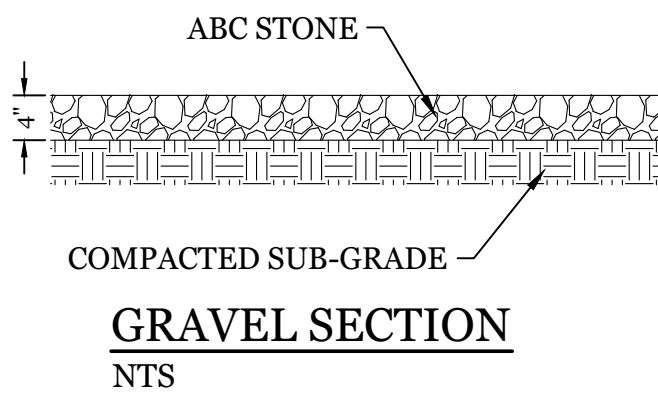
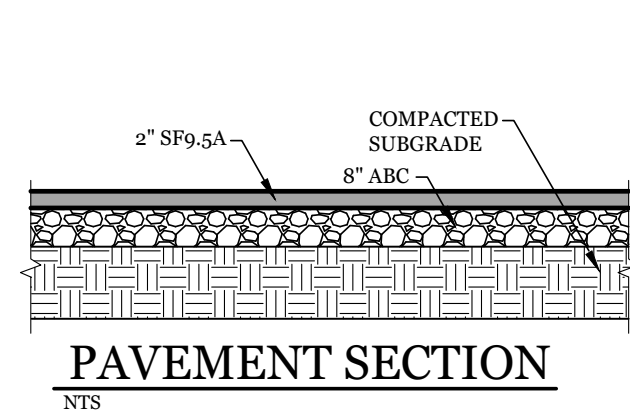
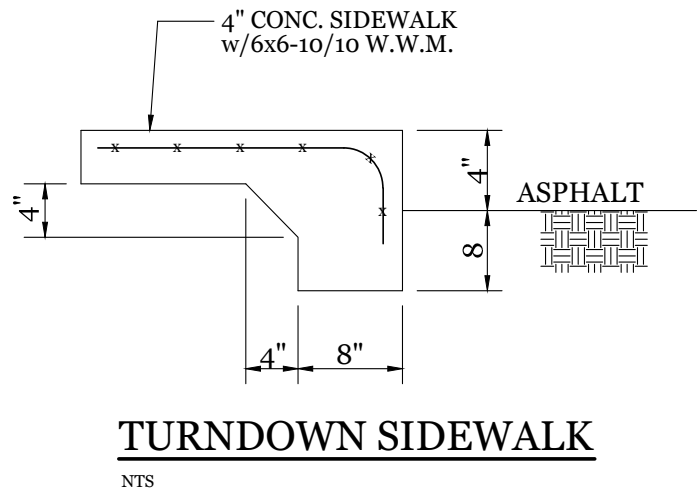


CLIENT INFORMATION:
Carolina Outboard
Chris Jones
220 Highway 210 West
Hampstead, NC, 28443
(910) 319-0506

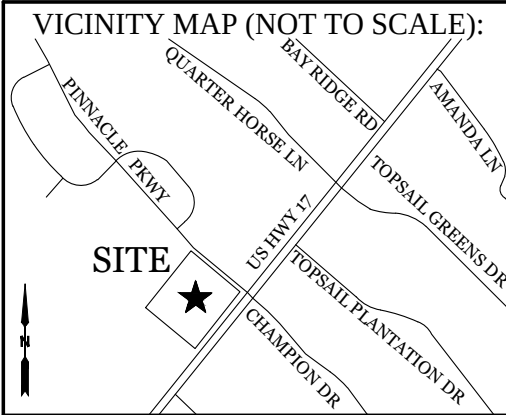
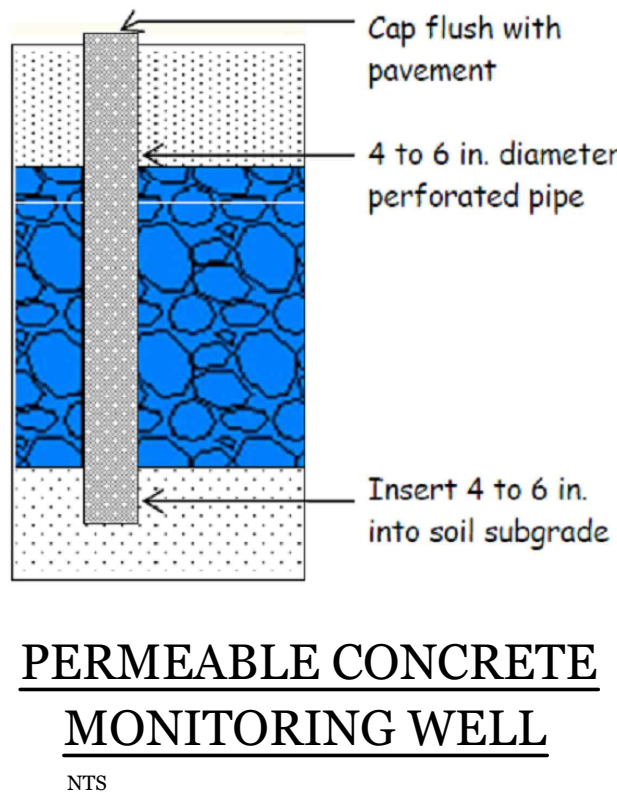
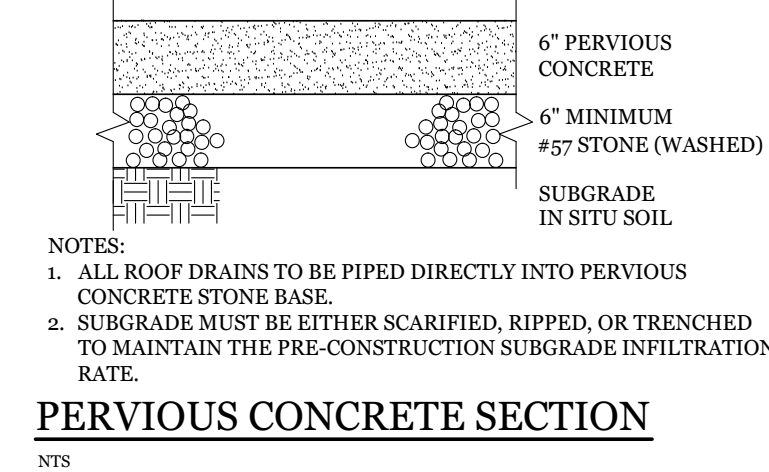
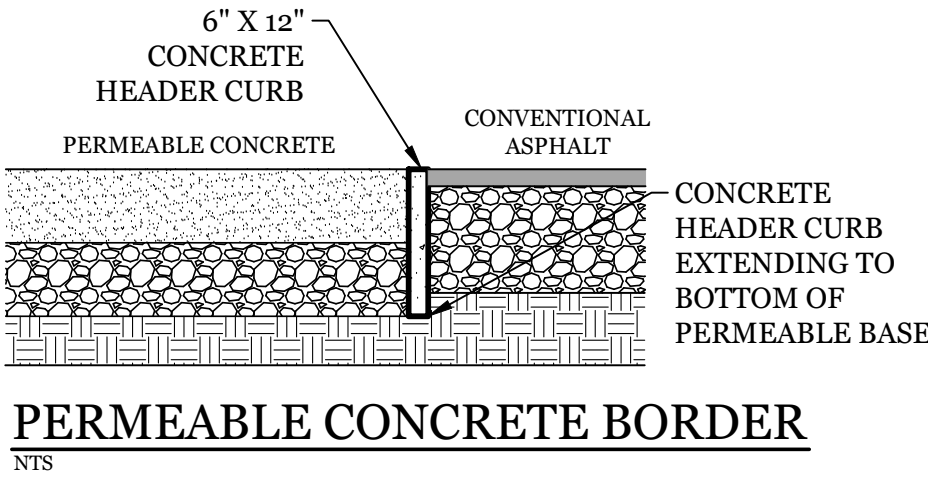
DRAWN:	JAE	SHEET SIZE:	24x36
CHECKED:	CDC	DATE:	1/18/2021
APPROVED:	CDC	SCALE:	1" = 40'
PROJECT NUMBER:	2020-032		

DRAWING NUMBER: C-1

1 OF 2



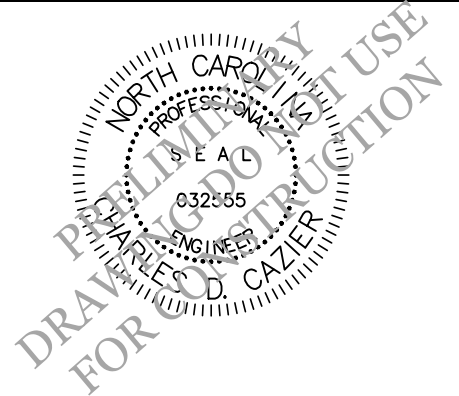
- SITE WORK NOTES:**
1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BOTH ON AND ADJACENT TO THE SITE.
 2. CLEARING: CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE DESIGNATED TO REMAIN.
 3. GRUBBING AND STRIPPING: CONTRACTOR SHALL RAKE AND REMOVE ROOTS, STUMPS, VEGETATION, DEBRIS, EXISTING STRUCTURES ABOVE AND BELOW GRADE, ORGANIC MATERIAL OR ANY OTHER UNSUITABLE MATERIAL WITHIN LIMITS OF CONSTRUCTION.
 4. MUCKING: CONTRACTOR SHALL COORDINATE WITH OWNER AND THEIR GEOTECHNICAL REPRESENTATIVE TO COORDINATE REMOVAL OF ANY SOFT AREAS.
 5. DISPOSAL: CLEARED, GRUBBED, STRIPPED OR OTHER WASTE MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A PROPERLY PERMITTED FACILITY.
 6. FILL AND COMPACTION SHOULD COMPLY WITH GEOTECHNICAL RECOMMENDATIONS.
 7. THE CONTRACTOR SHALL NOTE THAT THE GRADING PLAN MAY NOT REPRESENT A BALANCED EARTHWORK CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUT AND FILL QUANTITIES AND COMPLETE INSTALLATION TO SPECIFIED GRADES.
 8. THE CONTRACTOR SHALL FURNISH SUITABLE BORROW MATERIAL FROM AN OFF-SITE PROPERLY PERMITTED FACILITY AS REQUIRED.
 9. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
 10. NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NC ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
 11. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. BEFORE COMMENCING ANY EXCAVATIONS IN OR ALONG ROADWAYS OR RIGHT-OF-WAYS, PUBLIC AREAS OR IN PRIVATE EASEMENTS, THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE PERSONNEL OF THEIR INTENT TO EXCAVATE, IN WRITING, NOT LESS THAN 10 DAYS PRIOR TO EXCAVATING.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DISCONNECTION/ RECONNECTION AND/OR THE RELOCATION OF ALL EXISTING UTILITIES WITH APPROPRIATE PERSONNEL.
 13. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
 14. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE. FURTHERMORE THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES OR QUESTIONS TO THE ENGINEER PRIOR TO INSTALLATION.
 15. THE CONTRACTOR SHALL PROVIDE ANY AND ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK UNLESS OTHERWISE DIRECTED BY OWNER.
 16. ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO MEET ALL LOCAL, STATE, AND CPUSA CODES. METERS, TAPS, MATERIALS, WORKSMANSHIP AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH ALL REQUIREMENTS.
 17. ALL BACKFILL FROM UTILITY INSTALLATION MUST BE COMPACTED OR AMENDED TO PROVIDE TRAFFIC BEARING CAPACITY, GEOTECHNICAL ENGINEER TO BE CONSULTED AT CONTRACTORS COST AS NECESSARY.
 18. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION. ALL AREAS SHALL BE SLOPED TO DRAIN AWAY FROM BUILDINGS AT ALL TIMES.
 19. CONCRETE FOR WALKS, CURBS AND DRIVES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS - AIR ENTRAINED.
 20. FIELD TESTING SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY PAID FOR BY THE OWNER. FURTHER TESTING REQUIRED DUE TO A FAILED TEST WILL BE PAID FOR BY THE CONTRACTOR.
 21. ALL SIDEWALKS SHALL BE FREE OF CRACKS, BREAKS, OR ANY OTHER DEFECT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.



REVISIONS

INTRACOASTAL ENGINEERING, PLLC
5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: Charlie@intracoastalengineering.com
License Number: P-0662

DETAILS
FOR
CAROLINA OUTBOARD
PENDER COUNTY, NC



CLIENT INFORMATION:
Carolina Outboard
Chris Jones
220 Highway 210 West
Hampstead, NC, 28443
(910) 319-0506

DRAWN:	JAE	SHEET SIZE:	24x36
CHECKED:	CDC	DATE:	1/18/2021
APPROVED:	CDC	SCALE:	NTS
PROJECT NUMBER:	2020-032		

DRAWING NUMBER:
C-2

Summary of Issues Discussed at Community Meeting held January 5th, 2021

We held our community meeting on January 5th, 2021 at 6:00 at Carolina Outboard's current location at 220 W Hwy 210, Hampstead, NC to address any potential concerns/comments from adjacent property owners regarding the conditional rezoning for this property. We had a good turnout and it went surprisingly well. No heated arguments or contentiousness of any kind. Very cordial. None of the adjacent property owners that showed up objected to the use or our proposed plan in general. The biggest concern from the members of the Pinnacle HOA was challenging whether or not we had actually legal easement rights to access the property from Pinnacle Pkwy. They asked for evidence that we had legal access to the Subject Property from Pinnacle Pkwy. I told them that based on our findings of recorded deeds and easements, that we were confident that we did. One of the Pinnacle HOA board members (Jon Balbuena) asked that I email him what easement documents I had showing evidence of such easement/access rights, which I did the following morning. However, they also said that if we do indeed have easement /access rights from Pinnacle, then they would not have a problem with our proposed plan. Other than that as you can see from the attached sign-in sheet, the only other concerns were traffic flow and curb appeal. There were a couple of people that could not be present that wanted their opinions known who sent emails to the HOA and the HOA board members delivered those emails at the meeting. Copies of those emailed comments are attached for your review. There were only three property owners that emailed comments and as you can see, one of the three that emailed in comments are in favor of the conditional rezoning and business type.

PINNACLE PKWY & HWY 17
Community Meeting Sign-in Sheet
Tuesday, January 5, 2021

Name	Address	Comments
Isaac J Moore	43 Baron Oak Ct Hampstead	
Jon Belbuena	356 Scrub Oaks Dr.	jonathan.m.belbuena@gmail
Wm. DeWilde	1495 Pinnacle Pkwy	
Jason K. Jordan	217 Scrub Oaks Dr	
Andrew Hill	83 Baron Oaks Ct	
JBareward	41 Angle Oaks Dr	
Tanya Tober	289 Pinnacle Pkwy	
Dustin Daniels	355 Scrub Oaks Dr	
Rachelle Trout	1732 Pinnacle Pkwy	Concerns on traffic flow
Deborah Lobl	2173 Pinnacle Pkwy	
Simony Solana	40 Scrub Oaks	impact on value of community, traffic, appearance
Asali Smith	99 Scrub Oaks Dr.	traffic flow, curb appeal
Aimée Crisp	401 Pinnacle Pkwy	
Timothy P. Smith	99 Scrub Oaks Dr.	traffic flow, curb appeal



Elizabeth Parker <elizabeth@atlanticshoresmanagement.com>

Boat storage

2 messages

bruce polity <bpolity@hotmail.com>

Sun, Jan 3, 2021 at 1:43 PM

To: "elizabeth@atlanticshoresmanagement.com" <elizabeth@atlanticshoresmanagement.com>

As owner of lot 18 I strongly disagree with changing the ordinance to allow commercial activities. I believe that it's a slippery slope and what makes our properties somewhat unique is the size of the lots in a residential setting.

Your's Truly,
Bruce Polity

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

Elizabeth Parker <Elizabeth@atlanticshoresmanagement.com>

Sun, Jan 3, 2021 at 1:47 PM

To: bruce polity <bpolity@hotmail.com>

Please sign the petition and make a comment if you have anything specific to add.

<http://chnq.it/7ZQGmWCJ>

[Quoted text hidden]



Elizabeth Parker <elizabeth@atlanticshoresmanagement.com>

Variance

Salvatore Ceraldi <scjc002@verizon.net>

Sun, Jan 3, 2021 at 9:13 PM

Reply-To: Salvatore Ceraldi <scjc002@verizon.net>

To: "elizabeth@atlanticshoresmanagement.com" <elizabeth@atlanticshoresmanagement.com>, "mooreqc@aol.com" <mooreqc@aol.com>

Good evening Ms. Parker,

Although we have signed the petition I would like to also note that we object to any variance or a zoning change for a boat yard in the entrance of pinnacle parkway.

Also have you contacted the management company for the pinnacle ridge subdivision for them to join our petition?

This bostyard would not only create traffic hazards but also a danger to people pulling out of Pinnacle parkway as well as traffic on route 17.

Please advise,

Thank you,
Jennifer ceraldi



Elizabeth Parker <elizabeth@atlanticshoresmanagement.com>

'yes' to petition

1 message

Mark Rohlfing <rohlfingmark@gmail.com>
To: Elizabeth@atlanticshoresmanagement.com

Mon, Jan 4, 2021 at 7:02 PM

Hi Liz, I wasn't able to pull up and sign that petition but I know Chris and Vickie personally and they'll have a very nice place on 17
I will vote for their petition in support of the zoning change. Would you mark me down as a vote for yes? Thank you

Mark

In Favor of rezoning for proposed use

December 21, 2020

To: Adjacent and Nearby Property Owners and Residents

From: Chris and Vickie Jones (Carolina Outboard)

Re: Pinnacle Pkwy & Hwy 17, Hampstead, NC request for Conditional Rezoning

Dear Neighbors,

This is a notice of a community meeting for all Adjacent and Nearby Property Owners in the proximity of the land located at the SW corner of Pinnacle Pkwy & Hwy 17 in Hampstead, NC (parcel ID No.: 4204-65-5211-0000) (the "Property"). We are proposing a conditional rezoning of the Property from its current zoning: Planned Development ("PD") to General Business Conditional Zoning ("GB-CZ") using the conditional rezoning procedures specified in the Pender County Zoning Ordinance to allow the development of a Boat Dealership to include boat sales, service and storage.

A Conditional Zoning District allows particular uses to be established that may be accompanied with specific standards and conditions pertaining to development of the site. Essentially, this means that only those uses and general layout of an approved proposal can be developed. A proposed site plan showing the location and planned distribution of these uses is attached to this notice.

As required by the Pender County Planning Board, we will be holding a community meeting to meet with interested adjacent property owners to discuss our plans for development of the site as well as address any questions or concerns.

The meeting information is as follows:

January 5th, 2021
6:00 pm
Carolina Outboard
220 NC 210 W
Hampstead, NC

Sincerely,

Chris and Vickie Jones
Carolina Outboard

ADJACENT PROPERTY OWNER LIST

PIN	NAME	ADDR	CITY	STATE	ZIP
4204-56-6606-0000	PINNACLE RIDGE HOA INC C/O PREMIERE MANAGEMENT CO	PO Box 12051	WILMINGTON	NC	28405
4204-65-5749-0000	PINNACLE PROPERTY OF HAMPSTEAD	106 W JUAN LINN	VICTORIA	TX	77901
4204-74-1695-0000	LIVINGSTONES TABERNACLE	118 VEGGIE DRIVE	HOLLY RIDGE	NC	28445
4204-76-2232-0000	PINNACLE PROPERTY OF HAMPSTEAD	106 W JUAN LINN	VICTORIA	TX	77901
4204-75-3093-0000	SCHWEGEL DOUGLAS K	100 TUGBOAT CT	HAMPSTEAD	NC	28443
4204-75-3048-0000	NAZARIO CARLOS A	11120 MCCAMIE HILL PL	CONCORD	NC	28025
4204-74-2931-0000	KNIGHT JEFF C	102 CHAMPION DRIVE	HAMPSTEAD	NC	28443
4204-75-4120-0000	BROVICH LUCY C/O THOMAS BROVICH	11 FAIRCHILD LN	SUSSEX	NJ	07461
4204-74-2874-0000	BROOKS BRIAN KEITH JR	104 CHAMPION DR	HAMPSTEAD	NC	28443
4204-75-3300-0000	TOPSAIL GREENS COMMUNITY ASSN	P O BOX 70	HAMPSTEAD	NC	28443
4204-65-5211-0000	P H LANCO INC	4 FOREST HILLS DR	WILMINGTON	NC	28403
4204-74-0730-0000	PENDER EMS & FIRE INC	805 RIDGEWOOD RD	BURGAW	NC	28425
4204-64-5375-0000	HOLT REAL ESTATE ENTERPRISES INC	1709 CLINTON ROAD	FAYETTEVILLE	NC	28312
4204-64-8561-0000	J L ANDERSON CO INC	P O BOX 430	CHERAW	SC	29520
4204-64-8794-0000	GRIER THOMAS A	19444 HIGHWAY 17	HAMPSTEAD	NC	28443
4204-64-9886-0000	PENDER EMS & FIRE INC	805 RIDGEWOOD RD	BURGAW	NC	28425
4204-74-1758-0000	ROCKY POINT TOPSAIL WATER & SEWER DISTRI	PO BOX 5	BURGAW	NC	28425
4204-65-8579-0000	PINNACLE PARKWAY LLC	8 SILVERS CT	PENNINGTON	NJ	08534
4204-75-5256-0000	TAMN MARK A	PO BOX 1037	HAMPSTEAD	NC	28443
4204-65-3988-0000	MIDDLEBROOKS MICHAEL VINCENT	198 PINNACLE PKWY 224 PINNACLE PARKWAY	HAMPSTEAD	NC	28443
4204-66-2089-0000	HOLLIS EDDIE EARL & LINDA	40 SCRUB OAKS DR	HAMPSTEAD	NC	28443
4204-65-6839-0000	SOLANA NIKOLAS	61 SCRUB OAKS DR	HAMPSTEAD	NC	28443
4204-66-4068-0000	WINKLER GERALDINE FERRERO	64 SCRUB OAKS DR	HAMPSTEAD	NC	28443
4204-66-7127-0000	STAMETS JOHN M	99 SCRUB OAKS DR	HAMPSTEAD	NC	28443
4204-66-3180-0000	SMITH TIMOTHY	106 W JUAN LINN	VICTORIA	TX	77901
4204-55-8281-0000	PINNACLE PROPERTY OF HAMPSTEAD LLC				

Pender County Agencies

County Manager's Office

No reply

Pender County Utilities

No reply

Pender County Environmental Health

Applicant will need to apply for IP and CA for septic. And a well permit if he chooses to use a well.

Pender County Emergency Management / Pender County Fire Marshal

No reply

Pender County Parks and Recreation

No reply

Pender County Board of Education

No reply

Pender County Sheriff's Department

No reply

Pender County Addressing Coordinator

An address will be assigned during the building permit approval phase of development. All permits can be applied for in the Pender County Port using the Pender County Tax Parcel Identification Number: 4204-65-5211-0000.

Pender County Soil & Water Conservation

No comment

Pender County Permitting Division

No comment

Pender County Flood Plain Manager

As long as the "Proposed Building" stays out of the effective flood zone then there will be no flood requirements imposed. The site plan notes the proposed structure will be in the AE flood zone on the preliminary flood map, however, NC FRIS appears to show it will be in an AO flood zone with a depth of two feet. I recommend considering the preliminary flood map when building this structure.

Pender County Code Enforcement

No reply

Pender County Building Inspections

No reply

Transportation

NCDOT - District Engineer Office

Driveway permit required, possible encroachment. Direct connection to US17 may require a turn lane or exit only.

NCDOT - Division Engineer Office

No reply

NCDOT – Transportation Planning Branch

No reply

Wilmington Metropolitan Planning Organization (WMPO)

TIA not required. Three STIP projects (W-5803B, U-5732, R-330B) in area. One WMPO 2040 project (R-12 [TIP# U5732]) in area.

Cape Fear Rural Planning Organization (RPO)

No reply

Statewide Organizations

Division of Energy, Mineral and Land Resources (Stormwater Management)

No reply

Division of Coastal Management

No reply

Division of Energy, Mineral and Land Resources (Erosion Control)

No reply

US Army Corps of Engineers

No reply

NC Wildlife

No reply

State Archeology

No reply

Division of Underground Storage Tanks

No reply

Utilities

Duke Energy

No reply

Four County Electric

No reply

Pluris Holdings LLC

No reply

Piedmont Natural Gas

No reply

AT&T

No reply