

PROJECT NARRATIVE

Enclosed for your review:

Pender County Planning and Community Development Master Plan Application.
Check for \$660.
Seven Adjoining Property Owner Information Table and stamped envelopes.
Three (3) to scale Engineer signed Preliminary Plats for Signature.

SITE DESCRIPTION

The topography is fairly flat throughout with slopes of 0% to 5%. The historical site use was residential and farming. The residential structure has been removed and the site is currently undeveloped field and woodlands. Drainage is to the Northeast. There are no wetlands on the property.

Refer to Figure 1 - 433 Williams Store Road Site Vicinity Map
USACE Notification Of Jurisdiction correspondence determining no wetlands.

PROJECT SUMMARY

The purpose of this project is to construct residential homes on approximately 9 acres of land located just south of Hampstead NC off Williams Store Road. Sixteen lots are planned in this development. The property is zoned RP, Residential Performance. The lots will be a minimum of 15,000 square feet in area and 80' wide, one lot, Lot 10, located at the end of the cul-de-sac has a Cord of 54' (>30', as required). The lots will be served by public water from Pender County Public Utilities and will utilize individual on-site wastewater disposal systems.

Sixteen Improvements Permits are enclosed as part of this package.
NCDENR Extension of Authorization To Construct Water System No. NC7071011, Dated October 30, 2015
NCDOT Driveway Permit date September 28, 2015

SOILS

Soils in the project area are mapped in the Pender County Soil Survey as primarily Autryville Fine Sands. Autryville Fine Sand is characterized as a well drained soil with rapid infiltration and slow surface runoff.

Refer to Figure 2 - Site Soils Map

PLANNED EROSION AND SEDIMENT CONTROL PRACTICES

Several practices to control erosion and sedimentation will be utilized for the project. First, temporary sediment trap will be installed at the sites outfall to prevent sedimentation during construction. Silt fence will be employed to control sedimentation along downslope sections of the property. Rip-rap aprons will be installed as energy dissipaters adjacent to the six flared end sections. Lastly, vegetation will be required within 15 days of cease of activity on all disturbed soils to control erosion. Please refer to the site plan for locations of those measures and NCDENR Storm Water and Erosion Control Permits for conditions and specifications.

Refer to enclosed NCDENR Letter Of Approval With Modifications and Performance Reservation Dated October 6, 2015

PLANNED STORM WATER MANAGEMENT PRACTICES

The project is low density, not curb and gutter subdivision. Storm water will be diverted to a system of vegetated roadside swales before discharging off site. Infiltration pipe will be utilized to convey water from the end of the outfall swale to a section along the property line which affords positive drainage. The invert of this pipe will be four to five feet deep along most of it's run. Groundwater depth is estimated by the soil scientist to be between six and eight feet deep in the vicinity of this pipe. Soils on-site are favorable for infiltration as well.

Refer to enclosed NCDENR Storm Water Permit SW8 - 060053 Dated May 24, 2003
(Without Expiration)