

October 16, 2013

Pender County Planning Department
805 S. Walker St.
Burgaw, NC 28425

RE: Cardinal Pointe Master Plan Submittal

Dear Sirs/Madam:

My wife and I respectively request Master Plan Approval of a project we have named Cardinal Pointe. The property consists of approximately 104 acres located on Highway 17 just north of Sloop Point Loop Road and adjacent to the former site of Topsail Greens Golf Course.

The enclosed map of Cardinal Pointe illustrates both a residential subdivision and an area set aside for future commercial development on Highway 17. The residential portion will have approximately 268 lots. Over 20 acres will be set aside for wetlands protection and dedicated open space. We will also incorporate an improved surface walking trail or greenbelt throughout the property.

The commercial and residential areas will be serviced by community water system designed and built in accordance to Pender County Utility and North Carolina regulations. The wastewater generated by the residential and commercial areas will be treated on site and be surfaced discharged at the eastern end of the property. The 8 acre wastewater treatment site is shown on the enclosed map. This location is as far away from adjoining property owners and future homesites as possible.

The time frame for starting this project would be mid-year 2014. Preliminary site work indicates the superior soils would be able to accept the treated wastewater from 300+ homes. However before an exact number of conventional built homes can be planned, well monitoring, effluent treatment levels, mounding analysis and other tests need to be conducted and agreed to by State agencies. This permitting process will take approximately 4-6 months. Only after this permit is issued can the exact number of homesites be permitted. At that time final subdivision design will be completed and the work on all other permits will begin (i.e. stormwater runoff, erosion control, etc.).

Your consideration is appreciated. We would also like to thank Kyle Brewer, Ashley Frank and the rest of the Pender County Planning staff for patience and professionalism in answering our many questions regarding this matter.

Yours Sincerely,


Jeff and Nonie Morris