

# GSP CONSULTING

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January 17, 2014

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

Re: The Oaks at Sloop Point – Phase 1  
Project Narrative

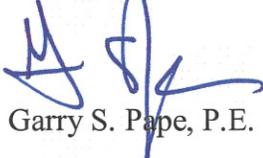
Dear Ms. Frank:

This project is located off and has direct access to Sloop Point Loop Road (SR 1563) in Hampstead, Pender County, North Carolina. This phase of the project will contain 42 single family homes that will contain Public NCDOT subdivision roads serving 39 of the lots and a 30' Private Access Easement serving the remaining 3 lots. The project will also include a Public waterline extension. Sewer for this project will be treated by the use of septic systems with drain fields. The primary stormwater measures for this site will be roadside swales that will direct the runoff to an existing pond that will be modified to control the 10 & 100-year storm events. This project will require approvals from DENR-Public Water Supply Section for the water line extension, NCDOT for the driveway connection to SR 1563 and the subdivision streets & NCDENR-Division of Water Quality for stormwater & erosion & sediment control. The traffic impacts to adjacent properties will be minimal based on this phase of the project generating approximately 402 total daily trips with 32 in the AM peak hour and 42 in the PM peak hour based on the ITE Trip Generation Manual 8<sup>th</sup> edition using ITE Code 210 for single family homes.

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

Sincerely,

**GSP CONSULTING, PLLC.**



Garry S. Pape, P.E.