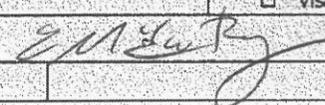


APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP	Date	
Application Fee	\$ 500.00	Receipt No.	
Pre-Application Conference		Hearing Date	5/6/2014
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	John L. Pierce & Associates P.A.	Owner's Name:	Sampson-Bladen Oil Co. Inc.
Applicant's Address:	P.O. Box 1685	Owner's Address:	P.O. Box 469
City, State, & Zip	Jacksonville, NC 28541	City, State, & Zip	Clinton, NC 28329
Phone Number:	(910) 346-9800	Phone Number:	(910) 496-4358
Legal relationship of applicant to land owner: Surveyor/Agent			
SECTION 2: PROJECT INFORMATION			
Type of Master Development Plan	<input type="checkbox"/> Residential <i>RP, PD, RM MH District</i>	<input checked="" type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i>	<input type="checkbox"/> Mixed Use <i>PD</i> <input type="checkbox"/> Exempt
Property Identification Number (PIN):	3233-34-7536-000 3233-34756-000	Total property acreage:	2.37 acres
Zoning Classification:	GB	Acreage to be disturbed:	3.00 acres
Project Address :	11795 U.S. Highway 117 South		
Description of Project Location:	from interstate 40 take exit 408 to Hwy.210, head West on Hwy. 210 0.30 miles to Hwy. 117, head South on Hwy. 117 3.60 miles to the intersection of Hwy. 117 & Hwy. 133, property is on Southwest corner		
Describe activities to be undertaken on project site:	construct a convenience store, future quick service restaurant & propose auto parts/retail store, obtain stormwater permit, driveway permit, application for erosion control permit		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	3/20/2014
Owner's Signature	Haddon M. Clark III President	Date:	3-20-2014

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					
<input checked="" type="checkbox"/> MDP Fees: (\$500.00 plus \$10/acre for the first 100 acres \$5/acre thereafter)		Total Fee Calculation: \$ 500.00			
Attachments Included with Application: (Please include # of copies)					
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports <input type="checkbox"/> Y <input type="checkbox"/> N
Payment Method:	Cash: <input type="checkbox"/> \$ _____		Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		Check: <input checked="" type="checkbox"/> Check # 500.00
Application received by:					Date: 3-24-14
Application completeness approved by:					Date:
Date scheduled for public hearing:					

MASTER DEVELOPMENT PLAN CHECKLIST

<input checked="" type="checkbox"/>	Signed Application Form (Both Applicant and Owner)
<input checked="" type="checkbox"/>	Application fee
<input type="checkbox"/>	Legible list of all property owners adjacent to the property upon which the use is to be located. The list shall include the mailing address & physical address of these property owners (The application will not be advertised for public hearing until the list is accurate & complete)
<input type="checkbox"/>	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
<input type="checkbox"/>	Project Narrative--Written description of the project (max of 3 pages) including the following: <input checked="" type="checkbox"/> Location of the project and type of access to project site <input checked="" type="checkbox"/> Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc. <input checked="" type="checkbox"/> Description of all construction activities to be undertaken on the site <input checked="" type="checkbox"/> Describe type of utilities that will serve project and status of approval from applicable providers <input checked="" type="checkbox"/> List of all state and federal permits that will be required for the project <input checked="" type="checkbox"/> Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts (this item must be addressed by the applicant). The applicant may also wish to describe any positive benefits the project will provide for the community &/or neighbors of the project.

Master Development Plan Contents

All MDP's shall be prepared in accordance with the following specifications:	
<input type="checkbox"/>	The scale shall be one inch equals 100 feet or larger (the ratio of feet to inches shall be no more than one hundred feet to one inch) or at a scale acceptable to the Director. The scale shall be sufficient so that all features are discernible.
<input type="checkbox"/>	No sheet shall be smaller than 24"x36" in size unless approved by the Administrator. If the MDP is prepared on more than one sheet, match lines shall clearly indicate where the sheets join.
<input type="checkbox"/>	North arrow, a scale of 1:100 or larger and a legend describing all symbols.
<input type="checkbox"/>	A boundary survey of the entire property related to true meridian & certified by a registered surveyor with all dimensions in ft & decimals of ft. A vicinity map at a suitable scale shall be provided showing the location of the project along with the location of all existing or approved public roads, streets or rights-of-way within 2,000 ft of the boundaries of the project.
<input type="checkbox"/>	The total area of the property shall be specified.
<input type="checkbox"/>	The topography shall be shown at 2 foot contour intervals.
<input type="checkbox"/>	The title of the proposed project; the date, month, year the plan was prepared or revised; the name of the applicant(s), owner(s) and contract owner(s); and the names of the individuals or firms preparing the plan shall be clearly specified.
<input type="checkbox"/>	A schedule of phases, with the approximate location of phase boundaries & the order in which the phases are to be developed, shall be provided.
<input type="checkbox"/>	The use of all adjoining properties by zoning, parcel identification number (PIN) and current property owner(s).

TABLE OF CONTENTS:

- SHEET 1 OF 11 SITE / UTILITY / LANDSCAPE PLAN
SHEET 2 OF 11 GRADING / DRAINAGE PLAN
SHEET 3 OF 11 EROSION & SEDIMENTATION CONTROL PLAN
SHEET 4 OF 11 EXISTING CONDITIONS
SHEET 5 OF 11 WETLAND DETAILS 1
SHEET 6 OF 11 WETLAND DETAILS 2
SHEET 7 OF 11 DETAILS (GENERAL)
SHEET 8 OF 11 PUMP STATION DETAILS
SHEET 9 OF 11 TURNING LANE PLAN & DETAILS
SHEET 10 OF 11 TURNING LANE PLAN & DETAILS
SHEET 11 OF 11 ADDITIONAL DETAILS

UTILITY PROVIDERS

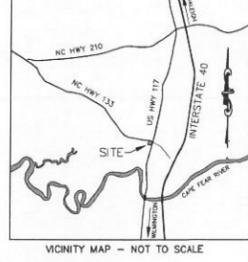
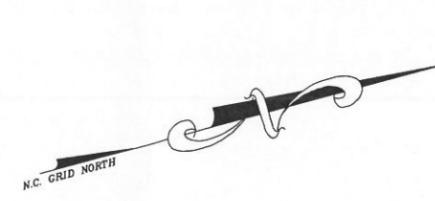
PENDER COUNTY UTILITIES
PHYSICAL ADDRESS:
LAW ENFORCEMENT CENTER
605 E. FREMONT ST.
BURGAW, NC 28425

DUKE ENERGY PROGRESS
P.O. BOX 1090
CHARLOTTE, NC 28201-1090
PHONE: 1-800-452-2777
CUSTOMER SERVICE PHONE: 1-800-653-5307

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ADMINISTRATOR
ADMINISTRATOR DATE APPROVED
SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE

I, JOHN L. PIERCE, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF 2013.
NOTE: THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY: JOHN L. PIERCE, P.L.S., L-2596, ON SEPTEMBER 24, 2013. THIS DESIGN SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT. JOHN L. PIERCE P.L.S. L-2596

Crystal Coast Engineering, P.A.
Civil and Environmental Consulting Engineers
David K. Newson, PE
John R. Freshwater, PE
205-3 WARD ROAD, SWANSBORO, N.C. 28584
PHONE: 910-328-2036 FAX: 910-328-0000
LICENSE NO. C-9853



- LEGEND:
ES = EXISTING IRON STAKE
SIS = SET IRON STAKE
EIP = EXISTING IRON PIPE
ECM = EXISTING CONCRETE MONUMENT
CC = CONCRETE CORNER
CP = COMPUTED POINT
EPK = EXISTING PK NAIL
SPK = SET PK NAIL
END = EXISTING END
(BM) = BENCHMARK
C = CENTERLINE
R/W = RIGHT OF WAY
ED = EDGE OF PAVEMENT
MBL = MINIMUM BUILDING LINE
BOL = BACK OF CURB
SSEW = SANITARY SEWER CLEAN-OUT
WM = WATER METER
PP = POWER POLE
PPT = POWER POLE WITH TRANSFORMER
SL = SECURITY LIGHT
OL = OUT MILET
CB = CATCH BASIN
D = DROP MILET
JB = JUNCTION BOX
RCP = REINFORCED CONCRETE PIPE
INV = INVERT
FES = FLARED END SECTION (PIPE)
AC = ACRES
SF = SQUARE FEET
D= = WATER VALVE
D= = REGISTRATION VALVE
FO = FIBER OPTIC CABLE BOX
TLB = TRAFFIC LIGHT BOX
TB = TELEPHONE BOX
E = ELECTRIC TRANSFORMER BOX
NTS = NOT TO SCALE
M = MONITORING WELL
SSMH = SANITARY SEWER MANHOLE
DUE = DRAINAGE UTILITY & ACCESS EASEMENT
DUE = DRAINAGE UTILITY & ACCESS EASEMENT
D.B. = DEED BOOK PAGE
M.B. = MAP BOOK PAGE
- - - = UNDERGROUND TELEPHONE LINE
- - - = UNDERGROUND ELECTRICAL LINE
- - - = OVERHEAD POWERLINE
- - - = FENCE
- - - = SALT FENCE
- - - = FIRE HYDRANT
- - - = POWER POLE
- - - = LIGHT POLE
- - - = SANITARY SEWER MANHOLE
- - - = HANDICAP
- - - = HANDICAP PARKING SIGN
- - - = HANDICAP PARKING SPACE
- - - = HANDICAP RAMP
- - - = PAINTED STOP BAR
- - - = STOP SIGN
- - - = GRADING LIMITS LINE & SALT FENCE LINE
- - - = COMPACT PARKING SPACE
- - - = PROPOSED TRAFFIC FLOW
- - - = EXISTING TRAFFIC FLOW
- - - = STEEL BOLLARDS WITH CONCRETE FILL +17.4'
- - - = EXISTING SPOT ELEVATION
- - - = PROPOSED GRADE
- - - = MATCH EXISTING GRADE
- - - = PROPOSED GRADE AT TOP OF CURB
- - - = PROPOSED GRADE AT TOP OF WALK
- - - = PROPOSED GRADE AT EDGE OF PAVEMENT
- - - = DRAINAGE BREAK LINE
- - - = DOUBLE CONCRETE BLOCK FILTER
- - - = PROPOSED YARD LIGHT
- - - = DRAINAGE FLOW DIRECTION
- - - = EXISTING TREE

TRACT DATA:

TOTAL AREA = 2.37 ACRES (103,132.17 SQ.FT.)
DISTURBED AREA = 3.0 ACRES
ZONING = GB
PROPOSED USE = CONVENIENCE STORE
PIN NUMBER = 3233 34 7536 0000
SEWER = CAPE FEAR PUBLIC UTILITIES
WATER = PENDER COUNTY UTILITIES
POWER = DUKE ENERGY PROGRESS
ADDRESS: 11795 US HWY. 117 S.
D.B. 1145, PG. 50

THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN ACCORDING TO F.E.M.A. MAP 370344-3233K DATED FEBRUARY 16, 2007. THIS SITE IS LOCATED IN ZONE "X".

CALCULATIONS DATA:

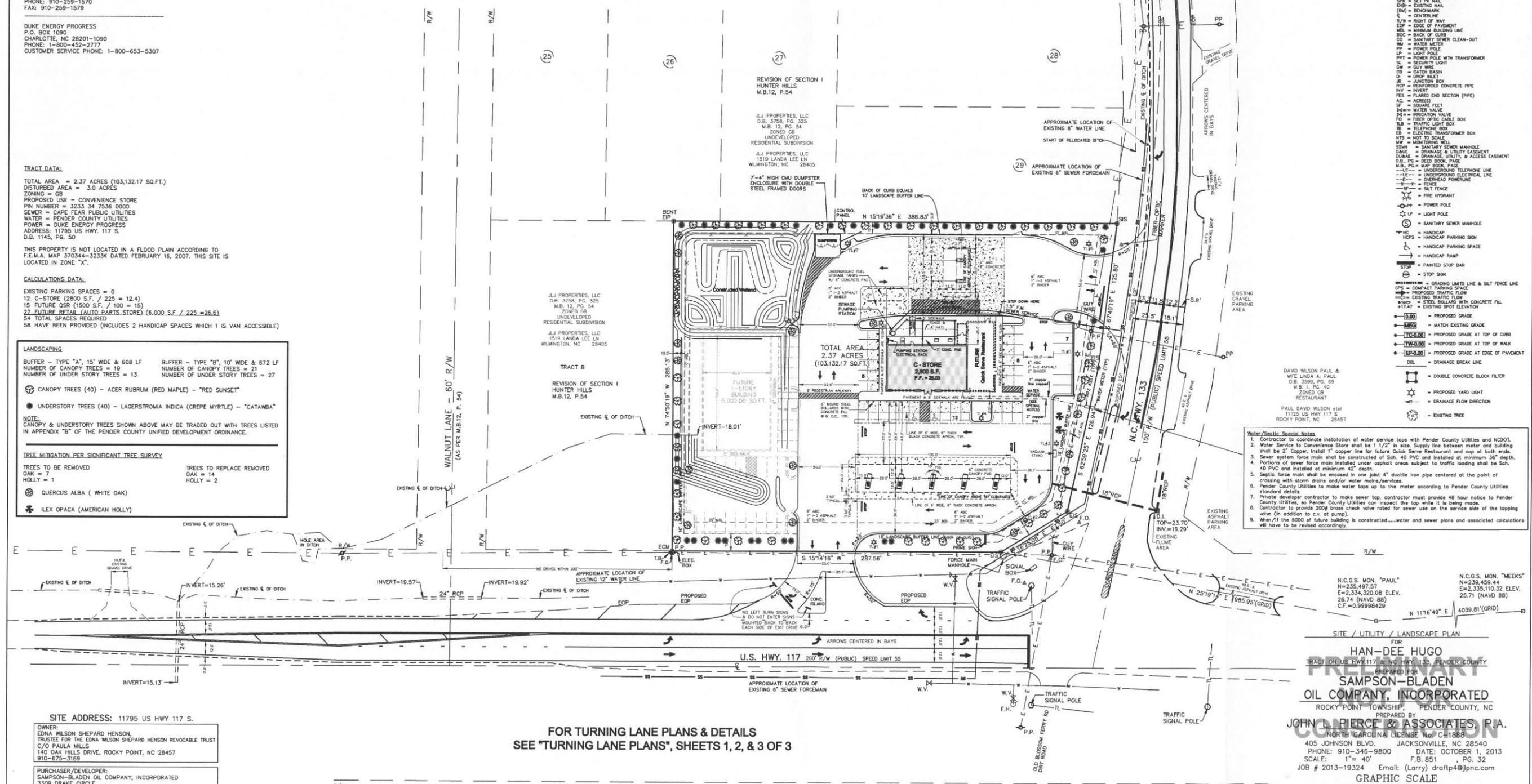
EXISTING PARKING SPACES = 0
12 C-STORE (2800 S.F. / 225 = 12.4)
15 FUTURE QSR (1500 S.F. / 100 = 15)
22 FUTURE RETAIL (AUTO PARTS STORE) (6,000 S.F. / 225 = 26.6)
54 TOTAL SPACES REQUIRED
58 HAVE BEEN PROVIDED (INCLUDES 2 HANDICAP SPACES WHICH 1 IS VAN ACCESSIBLE)

LANDSCAPING

BUFFER - TYPE "A", 15' WIDE & 608 LF
NUMBER OF CANOPY TREES = 19
NUMBER OF UNDER STORY TREES = 13
CANOPY TREES (40) - ACER RUBRUM (RED MAPLE) - "RED SUNSET"
UNDERSTORY TREES (40) - LAGERSTROMIA INDICA (CREPE MYRTLE) - "CATAWBA"
NOTE: CANOPY & UNDERSTORY TREES SHOWN ABOVE MAY BE TRADED OUT WITH TREES LISTED IN APPENDIX "B" OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.

TREE MITIGATION PER SIGNIFICANT TREE SURVEY

TREES TO BE REMOVED
OAK = 7
HOLLY = 1
QUERCUS ALBA (WHITE OAK)
ILEX OPACA (AMERICAN HOLLY)
TREES TO REPLACE REMOVED
OAK = 14
HOLLY = 2



- Water/Sewer Special Notes:
1. Contractor to coordinate installation of water service taps with Pender County Utilities and NCDOT.
2. Water Service to Convenience Store shall be 1 1/2" in size. Supply line between meter and building shall be 2" Copper. Install 1" copper line for future Quick Serve Restaurant and cap at both ends.
3. Sewer system force main shall be constructed of Sch. 40 PVC and installed at minimum 36" depth.
4. Portions of sewer force main installed under asphalt areas subject to traffic loading shall be Sch. 40 PVC and installed at minimum 42" depth.
5. Septic force main shall be encased in one joint 4" ductile iron pipe centered at the point of crossing with storm drains and/or water mains/services.
6. Pender County Utilities to make water taps up to the meter according to Pender County Utilities standard details.
7. Private developer contractor to make sewer tap; contractor must provide 48 hour notice to Pender County Utilities as Pender County Utilities do not inspect the tap while it is being made.
8. Contractor to provide 200# brass check valve rated for service on the service side of the tapping valve (in addition to c.v. at pump).
9. When/if the 5000 of future building is constructed, water and sewer plans and associated calculations will have to be revised accordingly.

SITE ADDRESS: 11795 US HWY 117 S.
OWNER: EDNA WILSON SHEPARD HENSON, TRUSTEE FOR THE EDNA WILSON SHEPARD HENSON REVOCABLE TRUST
C/O PAULA MILLS
140 OAK HILLS DRIVE, ROCKY POINT, NC 28457
910-875-3169
PURCHASER/DEVELOPER: SAMPSON-BLADEN OIL COMPANY, INCORPORATED
3309 DRAKE CIRCLE
RALEIGH, NC 27607
919-785-1904

FOR TURNING LANE PLANS & DETAILS
SEE "TURNING LANE PLANS", SHEETS 1, 2, & 3 OF 3

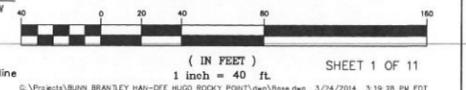
SITE / UTILITY / LANDSCAPE PLAN
FOR HAN-DEE HUGO
TRACT ON US HWY 117 & NC HWY 133, PENDER COUNTY
PREPARED FOR SAMPSON-BLADEN OIL COMPANY, INCORPORATED
ROCKY POINT TOWNSHIP, PENDER COUNTY, NC
PREPARED BY JOHN L. PIERCE & ASSOCIATES, P.A.
NORTH CAROLINA LICENSE NO. C-1888
405 JOHNSON BLVD., JACKSONVILLE, NC 28540
PHONE: 910-346-9800 DATE: OCTOBER 1, 2013
SCALE: 1" = 40' F.B. 851, PG. 32
JOB # 2013-19324 Email: (Larry) draftp4@jpncc.com
GRAPHIC SCALE

REF: D.B.1145, P.050

A.A. MILLER FAMILY, LLC
D.B. 3005, PG. 236
M.B. 36, PG. 85
ZONED GB
UNDEVELOPED
A MILLER FAMILY, LLC, C/O JAMES MILLER
8509 BLACKCROCK RD
YULEE, FL 32097

MCM DEVELOPMENT, LLC
D.B. 1300, PG. 95
M.B. 32, PG. 60
ZONED GB
UNDEVELOPED
MCM DEVELOPMENT LLC
PO BOX 557
WILMINGTON, NC 28402

REVISIONS:
2/5/14 turning lane per ncdot
2/25/14 traffic island signs per ncdot
3/10/14 canopy-pump dimensions
3/11/14 added yard light & numbered
3/20/14 added crosswalk & adjusted notes
3/20/14 added underground fuel tanks/water line



(IN FEET)
1 inch = 40 ft
SHEET 1 OF 11

**Planning & Community Development
PENDER COUNTY, North Carolina**

805 S. Walker St.
Burgaw, NC 28425

Planning and Zoning
910-259-1202



MISC. CREDIT / DEBIT - RECEIPT

140752

Job Property Address :

Owner Name & Address: JOHN L PIERCE & ASSOCIATES P.A.
PO BOX 1685
JACKSONVILLE NC 28451 - 0000

Contractor Name & Address:

CO#: 00000 - 0000

Purpose: MDP FEES FOR HANDEE-HUGO

Attached to Permit # :

ISSUED BY	AMOUNT	CHECK #	TRANS DATE
JP15	500.00	35695	03272014

SIGNATURE: _____

Jalhi Pace

Date: _____, 20 _____

3.27, 20 14