

GSP CONSULTING

July 17, 2015

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

Re: Wyndwater – Phase 3
Project Narrative

Dear Mr. Meredith:

This phase of the Wyndwater project is an extension from Phase 2. This phase of the project will contain 109 single family home & duplex units that will contain Public NCDOT subdivision roads & Private Streets serving all of the lots. The Emergency Access from Doral Drive is shown in this Phase connecting to the proposed Private Subdivision Street. The project will also include a Public waterline extension and a sewer main extension that will be owned and maintained by Pluris, LLC. The primary stormwater measures for this site will be a closed conduit system that will direct the runoff to a proposed wet detention basin that will be designed to control the peak runoff from the 10-year storm event and will be analyzed for the 100-year storm event to prevent flooding of the proposed development. This project will require approvals from DENR-Public Water Supply Section for the water line extension, NCDOT for the subdivision street, NCDENR-Division of Water Resources for the sewer extension & NCDENR-Division of Energy, Mineral and Land Resources for Stormwater & Erosion & Sediment Control. The traffic for this phase of the development are estimated to be approximately 892 total daily trips with 70 in the AM peak hour and 91 in the PM peak hour based on the ITE Trip Generation Manual 8th edition using ITE Code 210 for single family homes & Code 230 for the duplex units. A TIA is currently being prepared by Davenport and Associates that will be reviewed by Pender County, NCDOT & the WMPO.

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.