

# GSP CONSULTING

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February 11, 2016

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

Re: Wyndwater  
Master Development Plan Project Narrative

This project is located off and has direct access to Sloop Point Loop Road (SR 1563) in Hampstead, Pender County, North Carolina. This project will be developed in Phases. Phase 1 contains 42 lots to be served by Public NCDOT & Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 1 sewer will be treated by the use of septic systems. Phase 2 contains 63 lots to be served by Public NCDOT & Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 2 sewer will be treated by the use of septic systems owned by the individual lot owners & gravity sewer owned and operated by Pluris. Phase 3 contains approximately 107 single family lots & 40 duplex units to be served by Public NCDOT & Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 3 sewer will be treated by the use of gravity sewer and a lift station owned and operated by Pluris. Phases 4 & 5 contain approximately 147 single family lots to be served by Public NCDOT & Private subdivision roads serving all the lots as well as a Public waterline extension. Phases 4 & 5 sewer will be treated by the use of gravity sewer and a lift station owned and operated by Pluris. Phase 6 contains approximately 127 single family lots & 81 duplex units to be served by Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 6 sewer will be treated by the use of either septic systems owned by the individual lot owners or gravity sewer owned and operated by Pluris. The primary stormwater measures for the development will be closed conduit systems, road side ditches and overland sheet flow that will direct the runoff to proposed wet detention basins 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 development will require approvals from the USACOE for onsite wetlands, 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 the sewer and stormwater systems. The development will generate approximately 4,313 total daily trips with 332 in the AM peak hour and 416 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 & Code 230 for the duplex/townhome units. A TIA has been completed for the development and all recommended improvements will be completed as required by NCDOT.

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.