

# GSP CONSULTING

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April 21, 2016

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

Re: Wyndwater – Phase 3  
Project Narrative

Dear Mr. Meredith:

This is for a revision to the previously approved Wyndwater Phase 3 and is an extension from Phase 2. This phase of the project will contain 118 single family homes 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, Moonlight Walk. The project will also include a Public waterline extension that will be owned and maintained by Pender County Utilities 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 2 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 project will require approvals from NCDEQ-Public Water Supply Section for the water line extension, NCDOT for the subdivision street, NCDEQ-Division of Water Resources for the sewer extension & NCDEQ-Division of Energy, Mineral and Land Resources for Stormwater & Erosion & Sediment Control. The traffic for this phase of the development is estimated to be approximately 1,129 total daily trips with 89 in the AM peak hour and 119 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. Through this Phase of the development (based on 223 single family homes), the Total Generated Trips are estimated to be 2,134 total daily trips with 167 in the AM peak hour and 225 in the PM peak hour. The Approved Traffic Impact Analysis (TIA) through this phase of the development (based on 254 single family homes & 55 townhome units), estimated the Total Generated Trips at 2,858 total daily trips with 220 in the AM peak hour and 280 in the PM peak hour. The required improvements specified in the approved TIA are currently being designed and will be submitted to 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.