August 9, 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. Completed 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. Completed 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 117 single family lots 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 115 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 52 single family lots 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 gravity sewer owned and operated by Pluris. Phase 7 contains approximately 42 single family lots & 37 townhome units to be served by Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 7 sewer will be treated by the use of gravity sewer owned and operated by Pluris. Phase 8 contains approximately 41 single family lots & 20 townhome units to be served by Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 8 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, NCDEQ-Public Water Supply Section for the water line extension, NCDOT for the driveway connection to SR 1563 and the subdivision streets, NCDEQ-Division of Water Resources for the sewer & NCDEQ-Division of Mineral, Energy and land Resources for the stormwater systems. The development will generate approximately 4,848 total daily trips based on the ITE Trip Generation Manual 8th edition using ITE Code 210 for single family homes & Code 230 for the townhome units. A TIA has been completed for the development and all recommended improvements are being reviewed by NCDOT.

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.

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