

**STAFF REVIEW FOR PLANNING BOARD APPROVAL
OAK RIDGE AT GRAND OAKS, SECTION II PRELIMINARY PLAT REVIEW****PROJECT HISTORY:**

Elloyd E. McIntire, owner, is requesting approval of a major subdivision subject to Planning Board Review. This subdivision was tabled at the August 7, 2007 Planning Board meeting in order to request the presence of the applicant. A letter requesting the applicant's presence was sent 08/09/2007, along with a phone call on August 8, 2007

DEVELOPER'S PROPOSAL:

The applicant is requesting approval for the Preliminary Plat of Oak Ridge Section II at Grand Oaks. The subdivision is located at off Pine Village Drive, south of Highway 210 to southwest of Rocky Point, North Carolina. The parcel is approximately 101 acres and is zoned RT, Rural Transition District. The subdivision is located on approximately 26.32 acres and will retain the same zone. The PIN is 3204-97-5209-0000.

The applicant is proposing a total of 29 residential lots on the site with the total acreage of 26.32, with the remaining acreage of 4.08 serving as open space. The minimum lot size is proposed at 21,177 square feet. Currently 4.08 acres of open space are provided in this proposal, meeting the 15% open space requirement. Open space access is provided with three separate areas in the subdivision. All land use and setback requirements under the Pender County Zoning Ordinance for the RT district will apply to lots 1- 29. North Carolina Department of Environmental and Natural Resources (NC-DENR) has reviewed the Erosion and Sedimentation Control Plan. A letter of approval with modifications and performance restriction has been submitted to staff from NC-DENR.

A Homeowners Association will be established for maintenance of common areas, and to aid in administrative issues as applicable. A copy of the restricted covenants will be submitted as soon as it becomes available.

The road system will consist of a 50 ft right-of-way, known as Grand Oaks Boulevard, which intersects Beatrice Drive. Beatrice Drive extends to the north and south to end with cul-de-sacs at each. Beatrice Drive will also intersect with Richmond Drive which ends with a cul-de-sac as well. The 3 roads in this subdivision will be dedicated private. NC DOT is requiring left turn deceleration with 150 ft of full storage and appropriate tapers. This improvement will be required once 15 homes are completed. Grand Oaks Boulevard will have direct access onto Pine Village Drive, which is a private drive. The paved travel surface will be 20 feet wide, with a 6 foot wide shoulder and ditching on one side of the road, an 8-foot shoulder on the other. Road names have been approved by Emergency Management in Pender County.

All lots are proposed to be served by county water, and individual on-site septic systems, subject to review and approval from Pender County Utilities and Environmental Health respectively. Storm water management is to be provided via a combination of road-side grass lined swales and culverts installed underneath the roads. Sheet flow will be used to drain the surrounding properties. Discharge will flow into temporary sediment basins followed by a rip rap outlet spreader into an open field leading to and unnamed ditch/branch. This will lead to stormwater runoff flowing onto an unnamed

tributary leading to Long Creek. Stormwater permit number #960721 has been issued by the North Carolina Division of Water Quality and has been submitted to staff. The stormwater permit restricts the amount of building coverage allowed on each lot.

The property does not contain any Special Flood Hazard Areas or Areas of Environmental Concern. However, based on a preliminary analysis, the property does contain federal jurisdictional wetlands along its northwest boundary of the entire subdivision, subject to federal regulation. General permit verification was submitted to staff by the US Army Corps of Engineers, authorizing the impact of .05 acres of riparian wetlands and 52 linear feet of a stream channel. North Carolina Division of Water Quality has granted approval to impact the same wetland area.

STAFF RECOMMENDATION:

Planning Staff is submitting the preliminary plat layout for Planning Board approval. The submission as presented tonight is sufficient for Planning Board disposition. Planning Staff recommends approval. Final Preliminary Approval will not be effective until all requirements of preliminary submission as prescribed in the subdivision ordinance are complete, the submission shows compliance with all subdivision and zoning requirements and the Director has signed a copy of the Preliminary Plat. The approval is also subject to the following conditions:

Mandatory Items For Final Preliminary Plat Approval:

All requirements of the Pender County Subdivision Ordinance for Preliminary Plats, including items 1 thru 13 pages 22, 23 & 24 have been submitted to and approved by the Director.

1. The submission and plat complies with all requirements of the Pender County Subdivision Ordinance, Zoning Ordinance, other Pender County Ordinances and State Regulations.
2. Total and usable lot areas and required set back lines must be shown for each lot.
3. Public Water Systems
 - (1) Constructions plans sealed by a registered engineer, as approved by DENR and Pender County Utilities Department;
 - (2) Acceptance of operation and maintenance of the system by Pender County;
 - (3) Certification that the system will be dedicated to Pender County.
4. Covenants and Restrictions that ensure ownership, operation, maintenance and replacement of drain fields and system lines located on common open space held in trust by the duly established Homeowner's Association as established under the provisions of this ordinance.
5. Location of existing monuments and control points must be shown on the property.
3. The plat should clearly designate **Wetlands, Areas of Environmental Concern, CAMA Setbacks, Flood Prone Areas** (as shown on current FEMA maps), marshes, swamps, ponds, lakes, streams, and any other natural features on or affecting the site. If no Wetlands, AEC's or Flood Prone Areas exist on the site a note to that affect shall appear on the plat.
4. The plat must clearly designate Hydric Soils (Bohicket Silty Clay Loam, Carteret Fine Sand, Chewacla Loam, Croatan Muck, Dorovan Muck and Muckalee Loam) as shown on the NRCS county soil survey maps or from a Soil Suitability Analysis (required and received) prepared by a licensed Soil Scientist. If no hydric soils exist on the site a note to that affect shall appear on the plat.
5. Storm water management features must show all proposed storm water retention facilities including drainage easements, piping, culverts, swales, ditches, etc.

6. The plat must indicate the location and dimensions of existing and proposed right-of-ways & easements for utility, drainage or other facilities or structures. Easements with a width of 20' from center or 10' from the edge of all drainage facilities included on required drainage plans shall be shown for any such facilities not in public street right-of-way.
7. When any development proposes private streets a description of the method to provide Pender County Emergency Service personnel and vehicles immediate access shall be submitted.
8. An approved NCDOT driveway permit for connection to Washington Acres Road (SR 1582) shall be submitted to Planning.
9. A drainage plan that will include all portions of the development shall be submitted. This plan shall be prepared and sealed by a registered surveyor or engineer. The plan and facilities shall provide for a drainage system for these areas that will accommodate the ten-year storm event without flooding or substantial ponding of water in the areas included in the plan. The plan must also accommodate any discharge from properties in upland portions of the drainage basin that flows through the property for the same storm event for the type development for which that property is zoned. The boundary of any drainage area on a portion of the site and/or upland from the site and drainage areas between storm water discharge points from the site to the recipient perennial stream shall be shown on a map (copy of 7.5 min. USGS Quad or similar map). Any drainage facility receiving storm water discharge from the development shall have the capacity to carry the anticipated storm water flow from areas that discharge through them for the 10 year storm event from the point of discharge at the development to the recipient perennial stream without overflowing their banks. The location, size and/or capacity of all structures included in the drainage system and receiving discharge from the development to the recipient perennial stream shall be shown on the plan and calculations used in designing the drainage system shall be submitted in a legible format. This plan may be included in the street and drainage plan, storm water management plan or on the preliminary plat, as long as the design professional certifies that the specific drainage plan submitted complies with these requirements and the information required is shown or submitted as noted.
10. Sediment & Erosion Control Plans as approved by Land Quality (with letter of approval) with a copy to Pender County planning.
11. Storm water management plan as approved by the Water Quality Division with a letter of approval sent to Pender County Planning.
12. Approval of Wetlands Delineation by USACE with a copy provided to Pender County Planning as required.
13. Wetlands fill authorization or permit if construction or fill in wetlands is involved with a copy to Pender County Planning as required.
14. Subdivision roads will be named and approved by an EMC representative within 30 days of Planning Board approval and prior to Planning department approval of the Preliminary Plan.
15. A draft copy of the restrictive or protective covenants applicable to the Planned Development shall be submitted to the Planning Board before final plat approval.
16. Unless waived by the Planning Board, the developer shall submit the proposed plans for vegetation preservation and land clearance in the Planned Development.
17. A restrictive easement with a note for individual maintenance of buffers shall be provided on the plat and recorded in the homeowners' association documents.
18. The revised plat for this development should be resubmitted within 30 days of approval by the Planning Board with all map and plan changes for approval by the Director.

19. Upon approval of the Final Preliminary Plat, the development may obtain a zoning determination in order to conduct environmental testing and to obtain Environmental Improvement/Construction Permits.
20. Except for clearing and grubbing associated with surveying and testing required to obtain Preliminary Plat approval, site disturbance and construction can not begin prior to obtaining Final Preliminary Plat approval.
21. Upon approval of the Final Preliminary Plat, the development may obtain a zoning determination in order to conduct environmental testing and to obtain Environmental Improvement/Construction Permits.
22. Except for clearing and grubbing associated with surveying and testing required to obtain Preliminary Plat approval, site disturbance and construction can not begin prior to obtaining Final Preliminary Plat approval.
23. Lots (if any) found to be unsuitable for septic systems will be labeled as unbuildable in accordance with Pender County subdivision requirements on the Final Plat.

Additional Items Recommended For Inclusion By The Planning Board:

1. When any portion of the development is in a Special Flood Hazard Area, as defined in the Pender County Flood Ordinance, as amended, and set out in the FEMA Rate Index Maps, one (1) permanent monument in each subdivision is required to have its elevation recorded on the final plat. ****PLEASE NOTE**** - New Pender County FIRMS are now available for review and are required to be used as best available data.
2. Base Flood Elevation(s) shall be determined and shown along with the SFHA boundary on the plat. ****PLEASE NOTE**** - New Pender County FIRMS are now available for review and are required to be used as best available data.
3. The subdivision shall not block or obstruct the natural drainage of any adjoining area.
4. Permanent dead end streets (cul-de-sacs) or temporary dead end (stub) streets shall be no longer than 1,000 ft. unless it is demonstrated by the developer that the configuration of the property prevents its development without longer streets to provide access to the lots and common area to be subdivided. Temporary dead end or stub streets shall provide turn around capabilities to meet NCDOT requirements. The Cul-de-sac end shall be a bulb type with minimum radii as follows: RW = 50', Pavement = 37' to pavement edge.
5. Sight easements as required in the NCDOT Secondary Roads Standards shall be provided at all street intersections.
6. All utility lines located in a public or private street shall meet NCDOT requirements for encroachment of such lines.
7. All utility lines including water and sewer lines that are located in any public or private street shall be owned, operated and maintained by a public utility or a public entity.

Informational Notes for Developer:

1. A copy of the preliminary plat signed by EMC representative approving the street names will be required to be submitted within 30 days of preliminary plat approval by the Planning Board and before final Preliminary Plan approval by Planning Department.
2. Any reduction in open space, if applicable to this subdivision, will require planning board approval.

3. The applicant should be fully aware of the certification and guarantee requirements for roads, drainage plans, facilities and other improvements in the development. The certification forms are found on the Pender County Website. All documented certifications must be delivered to Planning Department prior to Final Plat Approval.
4. Any changes in the development name or road names after approval by the planning board will require an additional review fee with lot assessments to be paid in full.

Mandatory Items For Final Plat Approval:

1. For the public road, one of the following items shall be submitted:
 - a. Verification of acceptance to the NCDOT maintained state road system or;
 - b. A current certification by the NCDOT District Engineer that said subdivision road system has been completed, inspected, is in compliance with relevant NCDOT residential road standard requirements and will be accepted as a state maintained road under specified qualifying conditions acceptable to Pender County or;
 - c. The following shall be submitted:
 1. A certified estimate of the cost to construct the entire road system as well as a certified estimate of the cost to complete construction of the streets to NCDOT standards, prepared, signed and sealed by a licensed engineer,
 2. Performance guarantee (performance bond, letter of credit or all cash escrow) for the cost of completion of all streets not certified as complete and acceptable as state maintained roads by the NCDOT District Engineer.
2. A Defects Guarantee (performance bond, letter of credit or all cash escrow) will be provided for all streets in the entire development that have not been accepted for maintenance by NCDOT. The Defects Guarantee will be in the form of the same instruments as permitted for the Performance Guarantee and will be provided in an amount equal to at least 50% of the original construction cost estimate for the streets in question. The Guarantee shall provide a written warranty against defects in the streets until such time they are accepted for maintenance by NDOT
3. The Defects Guarantee shall be in affect until all streets meet NCDOT's residency requirements and have been accepted for maintenance by NCDOT.
4. All requirements of the Pender County Subdivision Ordinance for Preliminary Plats, including items 1 thru 13 pages 22, 23 & 24 have been submitted to and approved by the Director.
5. The submission and plat complies with all requirements of the Pender County Subdivision Ordinance, Zoning Ordinance, other Pender County Ordinances and State Regulations.
6. Improvement Permits must be issued for each lot to be developed with a traditional onsite septic as shown on the applicant's soil suitability analysis/improvement permit.
7. Off-site septic drain fields require construction plans sealed by a registered engineer, as approved by DENR. A detailed description of any proposed off-site septic drainage fields and system operation, maintenance and replacement procedures and processes to serve all lots that are not suitable for traditional on site drain fields, along with a map showing the proposed location of the off site components of the system, including lines must be submitted.
8. Water System Requirements:
 - i. Construction plans sealed by a registered engineer, as approved by DENR,
 - ii. Approval and acceptance of construction, operation and maintenance of the system by Pender County,

- iii. Certification that the system will be owned by Pender County with conditional acceptance of ownership.
9. Sewer System Requirements:
- i. No final preliminary plat will be approved unless waste water treatment is sufficient in size and capacity to service every approved site and use.
 - ii. Construction plans sealed by a registered engineer, as approved by DENR, for a system that provides tertiary treatment with advanced treatment capabilities that can be integrated into a regional wastewater treatment system in the future,
 - iii. Approval by Pender County Utilities and Environmental Health,
 - iv. Acceptance of operation and maintenance of the system by a licensed Public Utility,
 - v. Certification that the system will be owned by a Public Utility with conditional acceptance of ownership.
10. The location of street signs should be provided for all proposed streets.
11. Certifications and guarantees for roads, drainage plans, facilities and other improvements in the development are requirements of Final Plat approval. Planning staff will assist in this process. All documented certifications and guarantees must be delivered to Planning Department prior to Final Plat Approval.
12. No Final Plat will be approved unless and until all infrastructure and site improvements are constructed and installed in a workmanlike manner consistent with generally accepted industry standards and perform the function for which they were permitted, designed and constructed.

Board Action for Oak Ridge At Grand Oaks, Section II Major Subdivision Preliminary Plat:

Motion: _____ **Seconded** _____

Approved: _____ **Denied:** _____ **Unanimous** _____

Walton ___ Reynolds ___ Garrett ___ Gonzales ___ Marshburn ___ Millette ___ Smith ___



Pender County Planning Department

805 South Walker Street
Burgaw, North Carolina 28425

Phone (910) 259-1202
Fax (910) 259-1295

Email: planning1@pender-county.com

PLANNING BOARD APPLICATION FOR SUBDIVISION

Date 6/29/07 Application No. _____ Application Fee 290.00 Receipt No. 072180

I. PROPERTY INFORMATION:

Record #: _____ Lot #: _____
 Tax Map #: 3204-97-5209-0000 Zoning District: RT
 Property Location: Grand Oaks Drive off Pine Village Drive
 Subdivision Name: Oak Ridge Section II of Grand Oaks Phase: Two
 Review Type (check one): Master Preliminary Final

II. REQUIRED NAMES:

Applicant <u>Elloyd E. McIntire</u>	Owner <u>Elloyd E. McIntire</u>
Address <u>124 Pine Village Dr.</u>	Address <u>309 Pine Village Dr.</u>
<u>Rocky Point NC 28457</u>	<u>Rocky Point NC 28457</u>
Phone <u>910-6753383</u> Fax <u>910-6753775</u>	Phone <u>910-6759337</u> Fax _____
Email <u>ELMEEM@MSN.Com</u>	Email _____

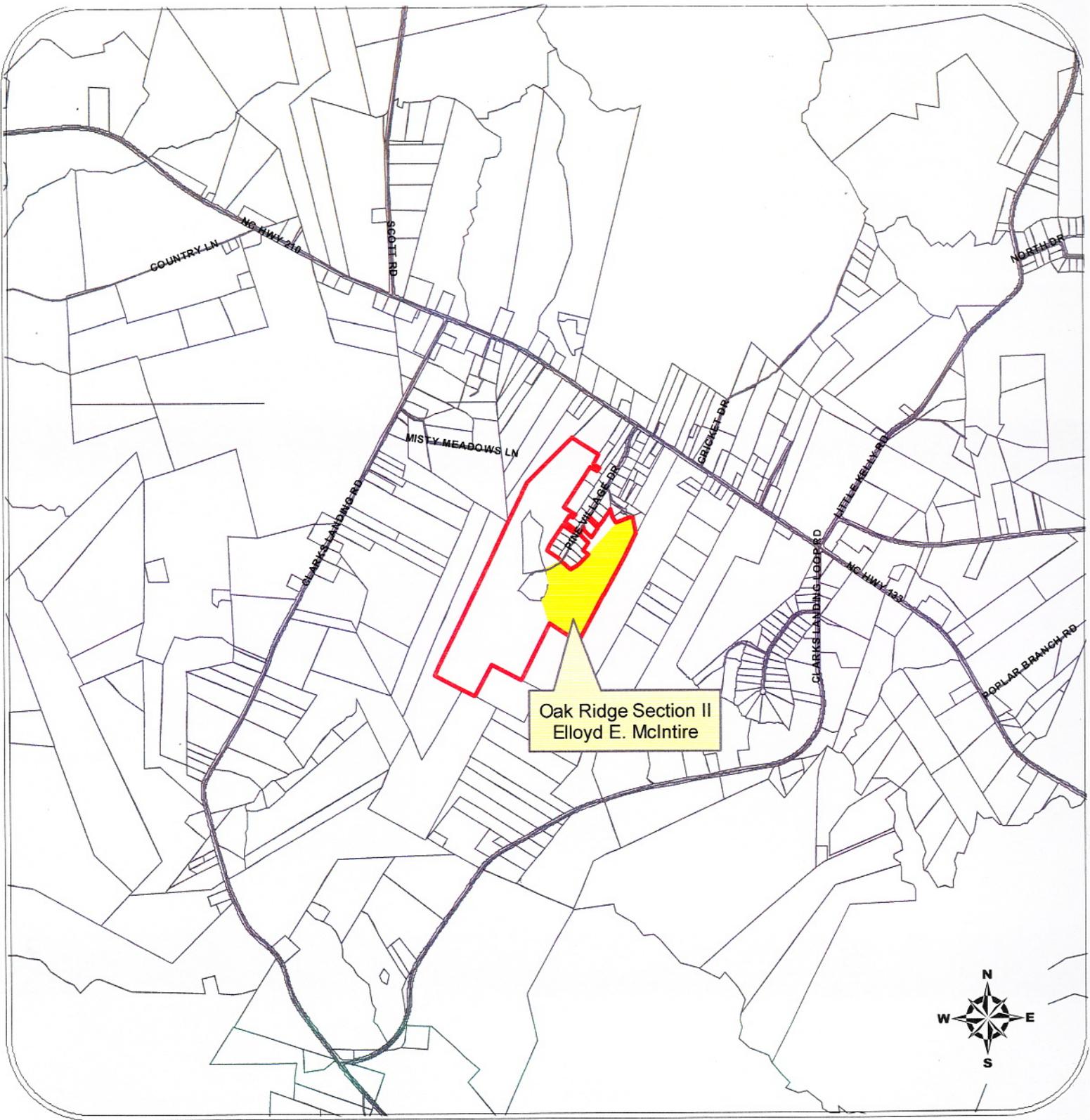
Legal Relationship of Applicant to Property Owner: One and the Same

Authorized Project Contact (check one): Applicant Owner

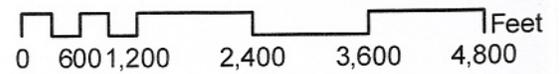
III. SIGNATURE OF OWNER/APPLICANT:

Elloyd E. McIntire

*****SEE SUBDIVISION *Preliminary Checklist 04* FOR SUBMISSION & MAP REQUIREMENTS*****

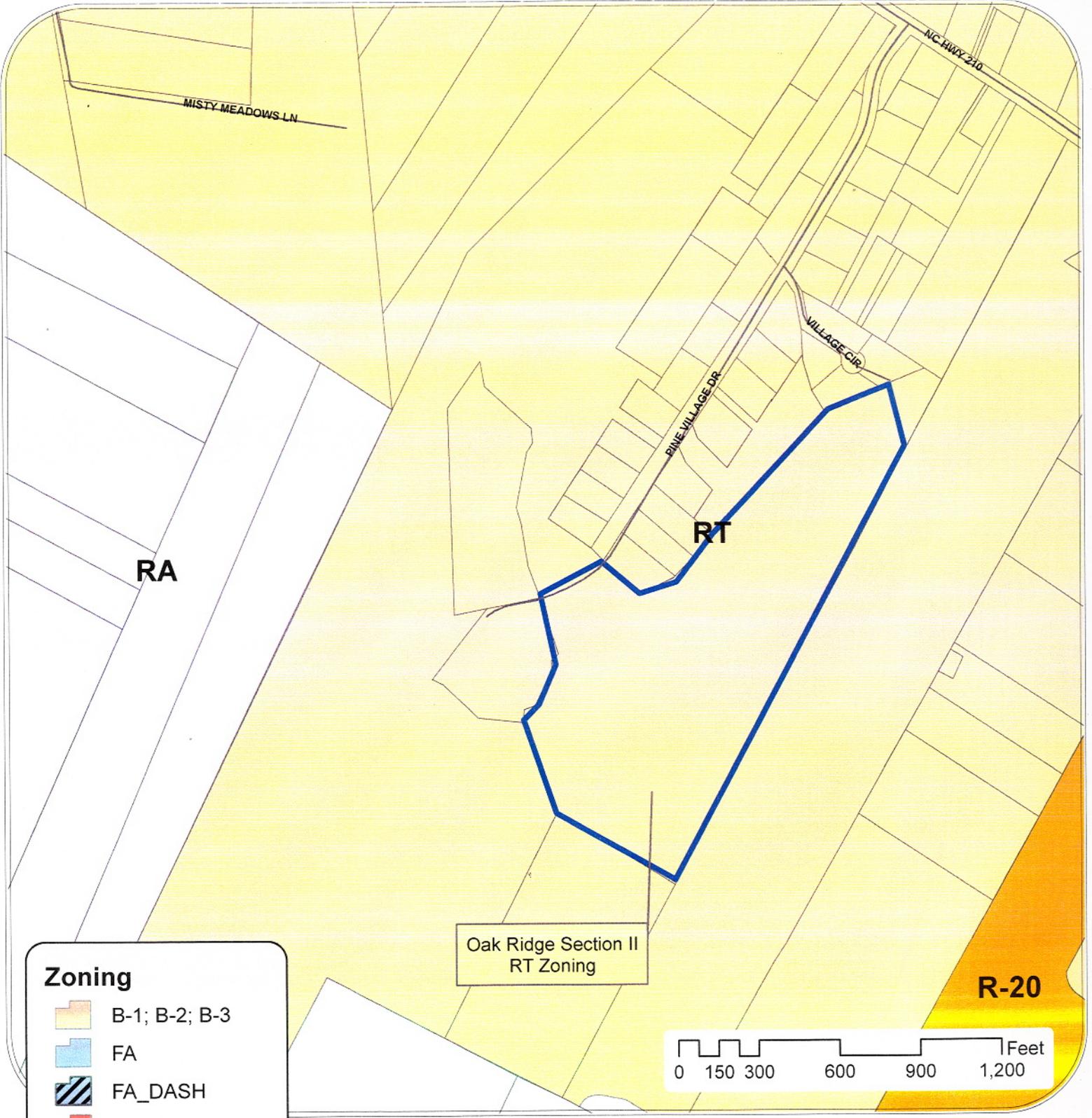


1 inch equals 2,000 feet



Oak Ridge Section II at Grand Oaks

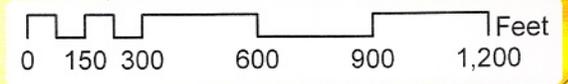
Vicinity Map



Oak Ridge Section II
RT Zoning

Zoning

	B-1; B-2; B-3
	FA
	FA_DASH
	I-1; I-2
	PD
	R-10; R-15; R-20
	R-20C
	RA
	RT
	WSPA; WSCA



1 inch equals 500 feet



Oak Ridge Section II at Grand Oaks

Zoning Map





1 inch equals 500 feet

Future Land Use

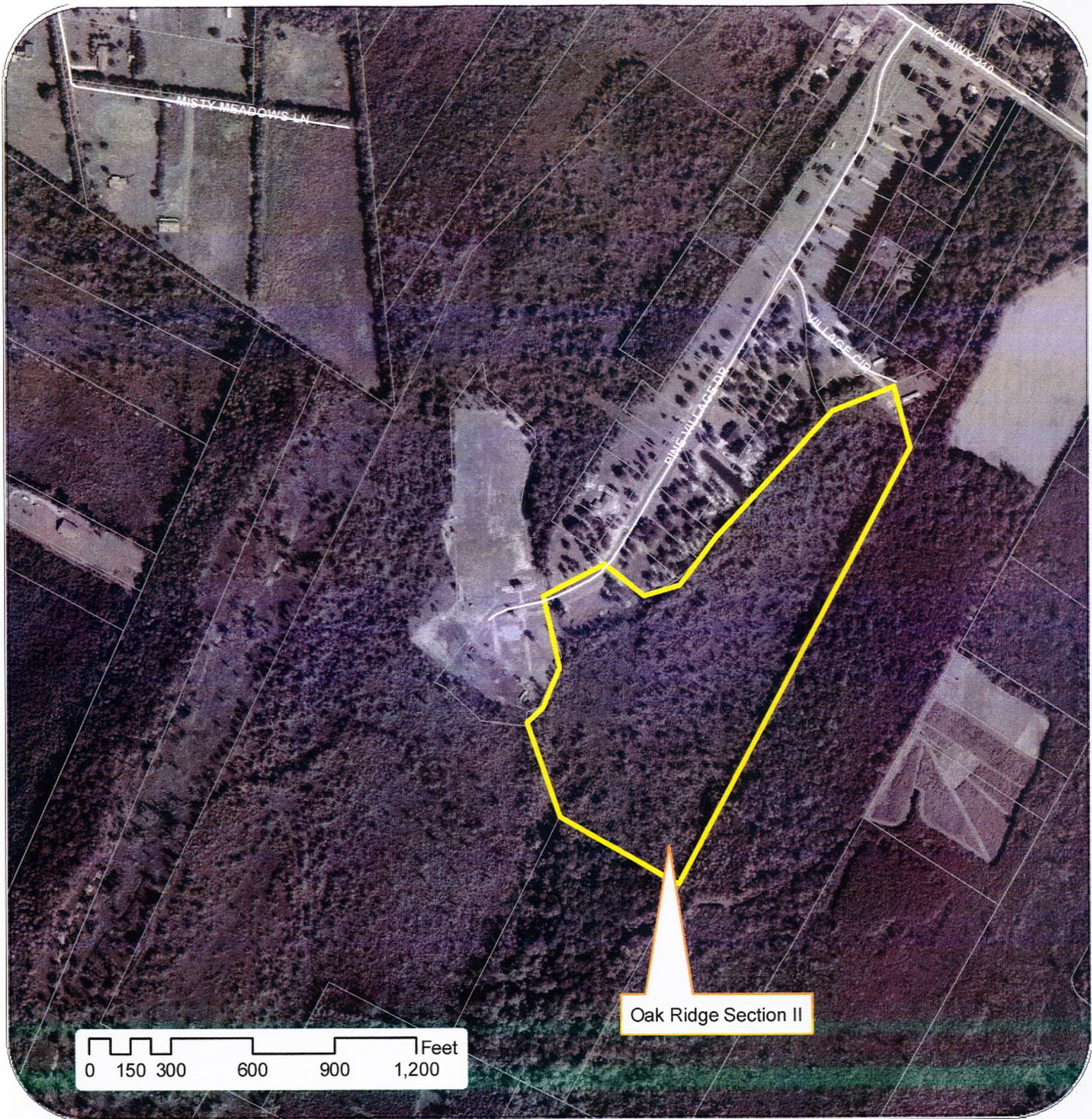
-  Conservation Area I
-  Conservation Area II
-  Rural Clusters
-  Transition Areas
-  Urban Growth Areas
-  Rural Areas



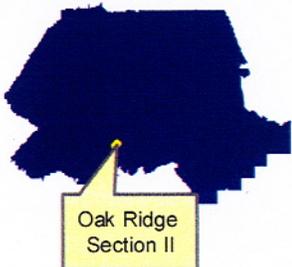
Oak Ridge Section II at Grand Oaks

Future Land Use





1 inch equals 500 feet



Oak Ridge Section II at Grand Oaks

Image Map



Pender County Health Dept. CERTIFICATION

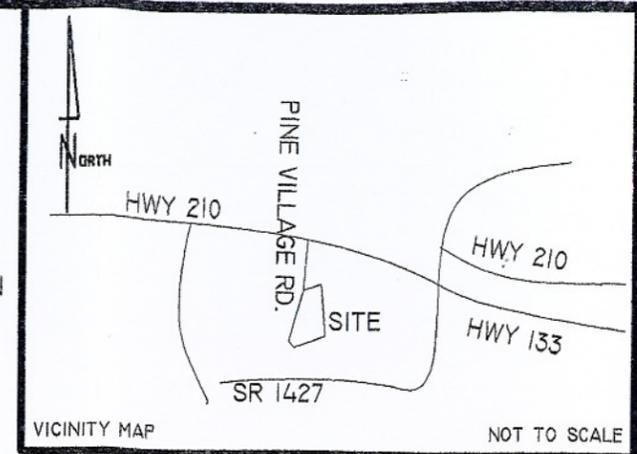
I certify that this plat has been provided to the Pender County Health Dept.

Pender County Health Dept. _____ DATE _____

EMC CERTIFICATION

I certify that the road names on this plat have been reviewed and approved by the Pender County Road Naming Committee and that the 911 Addressing Coordinator has been provided a copy of the plat.

EMC _____ DATE _____

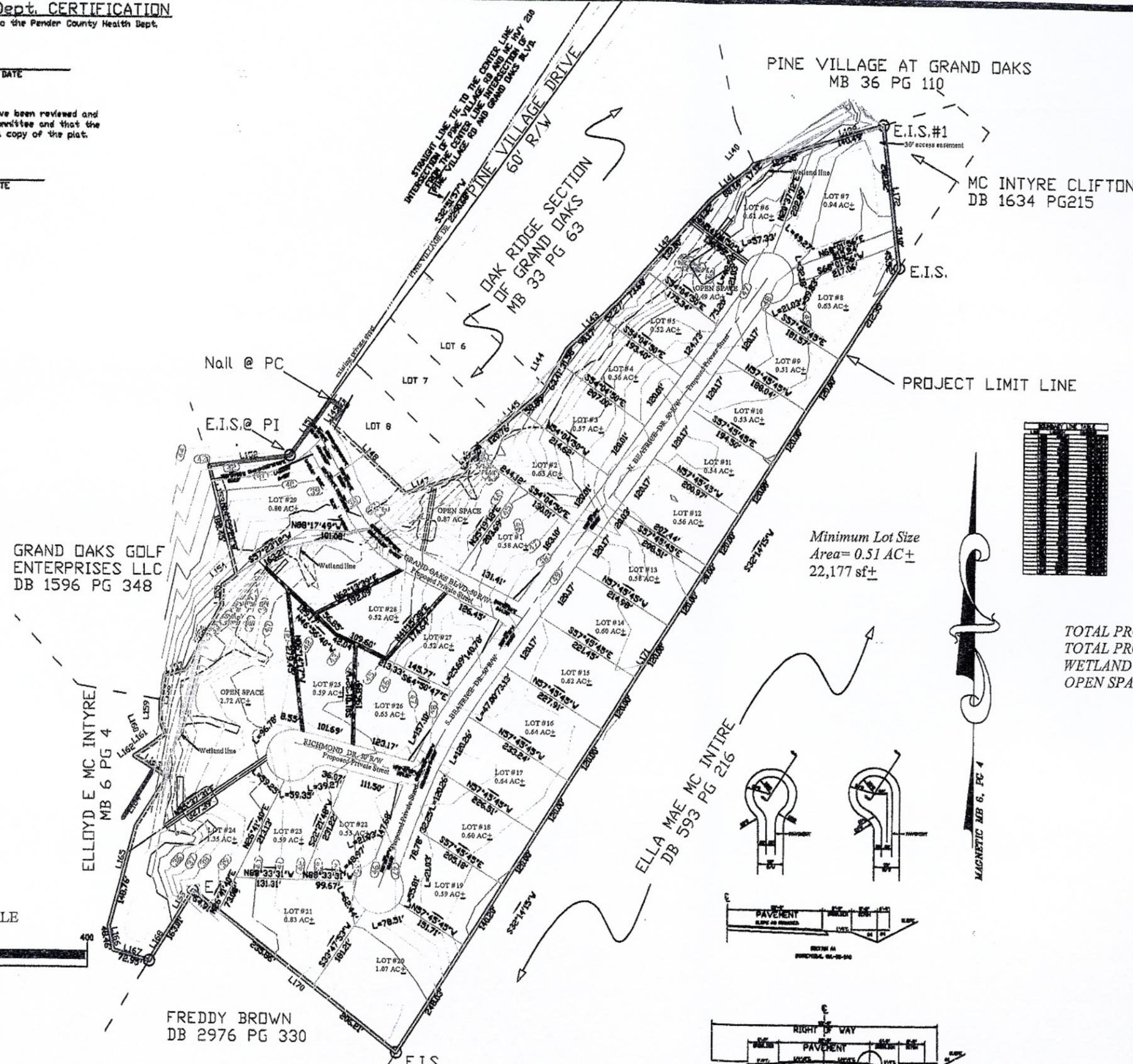


VICINITY MAP NOT TO SCALE

SURVEYOR'S CERTIFICATION

I, Joab F. Johnson, certify that this plat was drawn under my supervision from an actual survey made under my supervision in OCT of 2006 (dead description recorded in DB 339 PG 469). That the boundaries not surveyed are clearly indicated as drawn from information found in Mapbook 33, Page 63; that the ratio of precision as calculated is 1/15,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this _____ day of _____, AD, 2007.

Joab F. Johnson III, PLS
L-3797



Minimum Lot Size
Area = 0.51 AC ±
22,177 sf ±

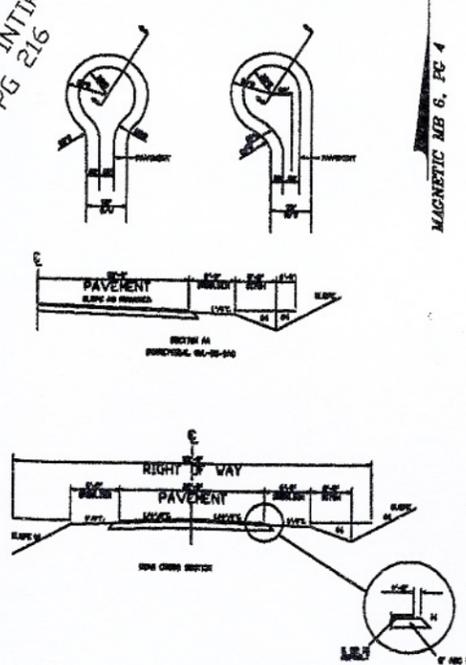


TOTAL PROJECT AREA = 26.32 AC ±
TOTAL PROJECT
WETLAND AREA = 2.52 AC ±
OPEN SPACE = 4.08 AC ±

ENGINEERS CERTIFICATION

I certify that the sediment and erosion control as well as the storm water was designed by: Volton Engineering, P.O. Box 695, Burgaw, NC 28425

Engineer _____ DATE _____



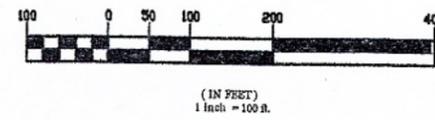
PRELIMINARY PLAT

TITLE
**Oak Ridge Section II
at Grand Oaks**
LONG CREEK TOWNSHIP PENDER COUNTY NC
OWNER/DEVELOPER
ELLOYD E. MC INTIRE
309 PINE VILLAGE RD.
ROCKY POINT, NC 28457

CHECKED BY: JFJ
DRAWN BY: HLL
DATE: 04/25/07
SCALE: 1"=80'

LEGEND
○ Pipe found
--- 20' Driftage Easement
--- Tie to NC HWY 210

GRAPHIC SCALE



JF Johnson Surveying
201A Wright St.
BURGAW, NC
910-259-2005