

**STAFF REVIEW FOR PLANNING BOARD APPROVAL
GRAYSTONE, PHASE II MAJOR SUBDIVISION PRELIMINARY PLAT REVIEW**

DEVELOPER'S PROPOSAL:

The applicant is requesting approval for the Preliminary Plat of Graystone Phase II, a major subdivision located between Center Drive and Washington Acres Road in Hampstead, NC. Phase I of Graystone got Planning Board Approval on April 3, 2007 by a unanimous vote. Phase I has recently got final plat approval, meeting all conditions. The subdivision is situated on approximately 81.72 acres and is mostly zoned R-20C, Residential Conventional Housing District, with a small portion zoned FA, Flood Area to the southwest of the property. The PIN is 3282-71-2892-0000. The applicant is proposing a total of 158 residential lots on the property with a minimum proposed residential lot size of 20,000 square feet.

All lots are proposed to be served by public water and by an on-site waste water treatment facility which is permitted by Special Use Permit # 07-06-18-23. Approximately 12.9 acres of open space are provided in this proposal, meeting the 15% open space requirement of 12.26 acres. All land use and setback requirements under the Pender County Zoning Ordinance for the R-20C and FA Districts will apply to this subdivision.

The road system will consist of Graystone Drive serving as the spine road for the development with multiple roads branched off of Graystone Drive. There will be connection to Washington Acres Road via Milling Way, a 50 foot private right of way. Each road proposed will be private and built NCDOT subdivision road standards providing access and turnarounds for emergency vehicles. A preliminary verification of receipt has been submitted to the Planning Department. A Homeowners Association will be required to maintain the proposed private roads.

Storm water management from the development will flow to swales or overland to adjacent wetlands. Storm water from the roadway will be collected in drop inlets and moved to shallow vegetated swales and existing drainage features towards Mill Creek.

Pender County's Future Land Use Plan and CAMA Land Use Plan define this area as mostly Urban Growth with portions north and west being classified as Conservation Area II. There is also a small area of Conservation Area I located on the south and west side of the tract.

STAFF RECOMMENDATION:

Planning Staff is submitting the Preliminary Plat layout for Planning Board approval. The submission as presented tonight is substantially complete. 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 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 must be submitted to and approved by the Director.

1. Soil suitability analysis indicating the suitability of the property for individual septic tanks or an Improvement Authorization Permit for each lot unless community sewer is available and a conditioned

- approval for connection is submitted. The soil suitability analysis of the property shall also indicate the suitability of the soil for the type structure proposed.
2. Sufficient information shall be provided so that a corner of the property can be located on the ground and found with a measurement from the intersection of two state maintained roads.
 3. A copy of the Preliminary Map with the street names as approved by the Pender County Emergency Management Co-coordinator (EMC) or his designee. The plat shall be signed by the EMC representative indicating approval of the road names indicated on the plat. The copy of this plat must be submitted no later than 30 days after approval of the preliminary plat of the development by the Pender County Health Department.
 4. Verification of receipt of the preliminary plat of the development by the Pender County Health Department.
 5. Verification of receipt of the preliminary plat of the development by the NCDOT District Engineer or his designee.
 6. General description and map of the proposed drainage for the subdivision shall include the following:
 - a. The boundaries of all drainage basins that flow through the property from upstream.
 - b. All drainage facilities that flow through the property and receive any storm water discharge from upstream.
 - c. The boundaries of all drainage basins that receive discharge from the property that is located from the discharge point on the property to the recipient perennial stream.
 - d. All drainage facilities that receive storm water discharge from the property from the discharge point to the recipient perennial stream.
 - e. This information can be described in a narrative submission and shown on a copy of a USGS 7.5 Minute Quad or other similar topographical map (11 x 17 map submission).
 7. Detailed description of any proposed waste water system and system maintenance arrangements and procedures to serve lots that are not suitable for traditional on site septic systems, along with a map showing the proposed location of the off-site components of the system, including lines.
 8. 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.
 9. When any street layout or geometric design does not specifically meet the NCDOT Secondary Road Standards or the adopted Pender County Private Street Standards, a narrative explanation, justification detailed drawing of the design shall be submitted for review.
 10. When the subdivision entrance does not connect to a NCDOT maintained road, recorded documents shall be submitted that confirm the property and the proposed lots have access to a NCDOT maintained road by a public or private street that meets the standards of this ordinance.
 11. The Director or the Planning Board may request additional information be submitted that is pertinent to review of the proposed subdivision for compliance with the provisions of this ordinance or other Pender County ordinances.

The Following Material May Be Submitted As A Condition Of Approval Of The Preliminary Plat, When Approved By The Planning Board Or Director:

All requirements of the Pender County Subdivision Ordinance for Preliminary Plats, including items 1 thru 11 pages 23 & 24.

1. Approval by NCDOT of connection of subdivision roads with DOT maintained roads (Driveway Permit).
2. Street construction & street drainage plans as approved by DOT District Engineer with letter of approval (for public streets).
3. Street construction & street drainage plans in accord with DOT submittal requirements, design and construction standards or in accord with Private Street Standards, Pender County. The plans must be

- signed and sealed by a registered surveyor or engineer. A letter from the design professional will accompany the plans certifying that they meet the NCDOT submittal requirements, design and construction standards or Private Street Standards, Pender County (for private streets).
4. One of the following items will be required for any development with any lot sizes less than 20,000 sq. ft. or net densities of 2.1 units per acre or more and both items will be required when any lot sizes are less than 15,000 sq. ft. or net densities of 2.9 units per acre or more:
 - a. Water System
 - (1) Construction plans sealed by a registered engineer, as approved by DENR,
 - (2) Acceptance of operation and maintenance of the system by a Public or Community Water system as defined in this ordinance,
 - (3) Certification that the system will be owned by a Public or Community Water system as defined in this ordinance with conditional acceptance of ownership or certification that the system will be owned by a homeowners association established under the provisions of this ordinance.
 - b. Wastewater system
 - (1) Construction plans sealed by a registered engineer, as approved by DENR,
 - (2) Acceptance of operation and maintenance of the system by a Public or Community Water system as defined in this ordinance,
 - (3) Certification that the system will be owned by a Public or Community Water system as defined in this ordinance with conditional acceptance of ownership or certification that the system will be owned by a homeowners association established under the provisions of this ordinance.
 5. Approval from the Division of Coastal Management when the development is located in an Area of Environmental Concern.
 6. Sediment & Erosion Control Plans as approved by Land Quality (with letter of approval).
 7. Storm water management plan as approved by the Water Quality Division (with letter of approval).
 8. Approval of Wetlands Delineation by Corp. of Eng. (if wetlands in development).
 9. Wetlands fill authorization or permit if construction in wetlands is involved.
 10. 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 (See Required Drainage Certification in development Manual).
 11. When any proposed subdivision of land with lots or areas other than open space where structures are prohibited is located in a "Designated Floodway," a "No Rise Certification" prepared by a Registered Engineer shall be submitted for the development.

12. When a proposed subdivision is located in a SFHA the Base Flood Elevation (BFE) shall be determined and shown along with the SFHA boundary on the Preliminary Plat. In SFHA's where the BFE has not been previously determined, the Developer shall be responsible for providing the BFE as determined by a Registered Professional in the manner prescribed by FEMA Regulations.
13. When a proposed subdivision is located within a SFHA and any water or sewer systems are not located on the site of the structure served, a statement from the Registered Professional responsible for design of the off site system shall be provided that "all public or community (off site) sewer and water systems and drainage facilities are designed to minimize flood damage and reduce exposure to flood hazards in accord with FEMA Guidelines."

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. The final plat shall be reviewed and approved or disapproved and notice of action taken provided to the applicant within 20 working days of completed submission. When the final plat is approved the signed original will be provided to the applicant and a signed copy placed in the Record File for the subdivision.
2. Plat Submission -- the final plat must be submitted in digital format to the Director. The digital submission of the plat will be considered proprietary information. The digital layout will be made available to the Tax Supervisor for parcel update and the digital submission may be returned to the person submitting it. A copy on mylar suitable for recording shall be submitted for signing upon review & approval of the final map. The final plat shall be reviewed, approved and signed by the Director, upon approval.
3. All conditions of preliminary plat approval must have been met before any final plat will be considered for review. Confirmation of compliance with all provisions of Preliminary Plat must be submitted at least 10 days before the final plat is accepted for review.
4. All lots shown on the final plat other than open space or other specially approved lots shall meet either a., b., c., d. or e. as follows:
 - a. Be served by an on site waste water system, which is located on the site where the unit served is located, and the system has received an "Improvement Authorization Permit" from Environmental Health,
 - b. Be served by a Community Sewer System as defined in this ordinance and approval for connection to the system is provided,
 - c. Be served by a waste water system that meets the requirements of the "Water And Sewer System Requirements In Streets, Access Easements Or Other Locations Off The Site Of The Unit Served," of this ordinance,
 - d. The soil suitability analysis as required by this ordinance and submitted with the preliminary plat shows that each lot contains at least 5,000 sq. ft. of area that is "suitable" for traditional on site waste disposal and the required 5,000 sq. ft. is not within 10 ft of any lot boundary,

- e. Lots not meeting a., b., c. or d. provisions of this paragraph shall be labeled with a bold note as follows:
“The Parcels So Noted Cannot Be Used For Sale Or Building Development, Unless A New Plat Is Approved And Recorded As Required Under The Pender County Subdivision Ordinance.”
- f. For alternative, see Design Requirements, Lots Section of this ordinance for “Special Purpose Lots.”
5. All improvements proposed in the development must have been constructed and certifications of completion to standards specified provided or their construction guaranteed by a Performance Guarantee.
6. All public streets must have been constructed, inspected and approved in writing by the NCDOT District Engineer or a Performance Guarantee provided.
7. Minimum Number of Lots Required on a Final Plat – the minimum lots included on the final plat shall be as follows:
 - a. Approved Preliminary Subdivision Plat contains less than 100 lots or units – final plat shall contain at least 30 lots or units or the remainder of the lots or units in the subdivision,
 - b. Approved Preliminary Subdivision Plat contains more than 100 lots or units – final plat shall contain at least 50 lots or units or the remainder of the lots or units in the subdivision.
8. The completed final plat must be submitted within 24 months of approval of the preliminary plat or within 24 months of approval of a previously recorded final plat.
9. The final plat must be prepared by a licensed surveyor.
10. The final plat must conform generally to the preliminary plat and specifically to all conditions of approval of the preliminary plat.
11. Upon initial approval of the final plat parcel layout the Director shall immediately notify the Tax Assessor so that parcel identifiers can be issued. The Tax Assessor shall establish parcel identifiers for the parcels on the plat within 10 working days of receipt of notice.
12. The final plat, approved covenants, restrictions and homeowners association documents must be recorded in the Register of Deeds within 60 days after approval by the Planning Board and prior to any sale of lots in the development.
13. The Director must take action on the final plat within 20 days of completed submission and installation of improvements or security for improvements.
14. A final plat will not be accepted for review that is incomplete or for which has not been submitted the documents necessary for verification of the conditions of Preliminary Plat approval.

Additional Materials to Be Submitted With Final Plat:

1. Certification by District Engineer of completion of construction of all public streets or all of the following:
 - a. Estimate of the cost to complete construction of the streets and all other improvements required or proposed in the development that are not complete, prepared, signed and sealed by a licensed engineer,
 - b. Performance Guarantee for the cost of all improvements not certified as complete (see Security Documents Section in the Pender County Development Manual for requirements).
2. Certification by a licensed engineer of the completion of construction of all private streets and other required improvements, or all of the following:
 - a. Estimate of the cost to complete construction of the streets and all other improvements required or proposed in the development that are not complete, prepared, signed and sealed by a licensed engineer,
 - b. Performance Guarantee for the cost of all improvements not certified as complete (see Security Documents Section in the Pender County Development Manual for forms and requirements).
3. Certification by a professional land surveyor of installation of all required monuments and markers.

4. Two copies of Articles of Incorporation of Homeowner's Association and related documents for any development that contains private streets or other non-public facilities, including drainage systems outside public street right of-ways, water systems and sewer systems and open space.
5. Two copies of the restrictive covenants to be recorded on the property.
6. The Defect Guarantee when a Performance Guarantee has not been provided for improvements.
7. Draft document transferring ownership of all common area and facilities to the Homeowners Association as shown on the final plat of the portion of the subdivision to be recorded. A recorded copy of this document must be submitted to the Director within 20 days of recording of the final plat (see "Homeowners Association Requirements" Section).

Certificates Required On Final Plat:

1. Certificate of Ownership, Dedication and Jurisdiction (org. signed)
2. Certificate of Approval Subdivision Public Road Construction by NCDOT District Engineer (must be signed before Map Review Officer signs off on plat)
3. Surveyor Certificate I
4. Surveyor Certificate II
5. Surveyor Certificate II
6. Parcel Identifier Certificate
7. Certificate of Registration by Register of Deeds (unsigned)
8. Certificate of Final Plat Approval

Board Action for Graystone Phase 1 Subdivision Preliminary Plat:

Motion: _____ Secoded _____

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 10/01/2007 Application No. _____ Application Fee \$1580.00 Receipt No. _____

I. PROPERTY INFORMATION:

Record #: BOOK 1664 PAGE 261 Lot #: _____
Tax Map #: 3282-71-2892-0000 Zoning District: R-20-C
Property Location: BETWEEN CENTER DRIVE & WASHINGTON ACRES ROAD.
Subdivision Name: GRAYSTONE Phase: 2
Review Type (check one): Master Preliminary Final

II. REQUIRED NAMES:

Applicant STROUD ENGINEERING, PA Owner THE LAND COMPANY OF PENDER.
Address 102-D CINEMA DRIVE Address PO Box 1069
WILMINGTON, NC 28403 HAMPSTEAD, NC 28443
Phone 815-0775 Fax 815-0593 Phone 270-2242 Fax 270-7726
Email AGREENE@STROUDENGINEER.COM Email _____

Legal Relationship of Applicant to Property Owner: AGENT

Authorized Project Contact (check one): Applicant Owner

III. SIGNATURE OF OWNER (APPLICANT): AS Anderson Greene

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



STROUD ENGINEERING, P.A.

CONSULTING ENGINEERS
102-D CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
(910) 815-0775

October 1, 2007
Pender County Planning Department
805 South Walker Street
Burgaw, NC 28425
Attn: Kyle Bruer.

Re: Graystone, Phase 2, Preliminary Plan

Dear Kyle,

We are proposing a 158 lot subdivision on 81.72 acres south of Hampstead. The property is zoned R-20 C. I have attached a narrative which outlines the details of our proposal. Our goal is to secure a spot on the November planning board meeting. Please let me know when this agenda is finalized and if there is any additional information that you need for your review.

If you have any questions or concerns, feel free to contact me.

Thank you,

G Anderson Greene, PLS
Stroud Engineering, PA

Attachments
DLM/lm
file: f:\master\pw-731\wpd\planning4.doc

Project Narrative

Graystone, Phase 2

PW-731
9/27/07

Project Summary

The purpose of this project is to construct residential homes on approximately 81.72 acres of land located just south of Hampstead, NC between Center Drive and Washington Acres Drive. One hundred fifty eight (158) lots are planned in this development. This parcel is on record with fifty-foot private rights-of-way and two (2) smaller access easements, which will be used to access the majority of the lots. The boundary immediately adjacent Center Drive Southwest Center Drive was previously divided into single family lots. Minor modifications to these alignments will be necessary to meet all zoning and environmental issues. The site is afforded public water. Sewer will be served by on-site waste water treatment or by a wastewater treatment facility which is allowed by Special Use Permit # 07-06-18-23.

Site Description

The topography of the site varies, with slopes of 0% to 5% on upland sections and slopes from 5% to 10% around wetlands. The site is presently wooded excepting the previously cleared roadways. The southeasterly boundary includes a large wetland area, as well as finger wetlands following into the interior along the natural drainage ways. The entire site drains across Center Drive and into Mill Creek.

Adjoining Property

Adjoining property is residential. The property to the east is Phase 1, Graystone recently recorded. The property to the west is undeveloped and wooded, but is zoned R-20 C. The property to the north and south is mostly undeveloped affording a few single family residences and is zoned R-20 C as well.

Soils

Soils in the project area are mapped in the Pender County Soil Survey as predominantly Autryville Fine Sand with Murville Muck along the western boundary, a small pocket of Leon Fine Sand along the northern boundary and Muckalee Loam in the flood zone and wetland area on the southeasterly boundary. Autryville Fine Sand is characterized as a well drained soil with rapid infiltration and slow surface runoff. Murville Muck is characterized as poorly drained and lying in upland areas and depressions. Leon Fine Sand is characterized as poorly drained fine sand lying in interstream divide zones. Muckalee Loam is characterized as poorly drained and lying in flood prone areas. Preliminary analysis by a soil scientist indicates that there is adequate space for onsite septic systems outside of the isolated wetlands for a small number of lots. However, the majority of lots will be served by the Waste Water Treatment Facility.

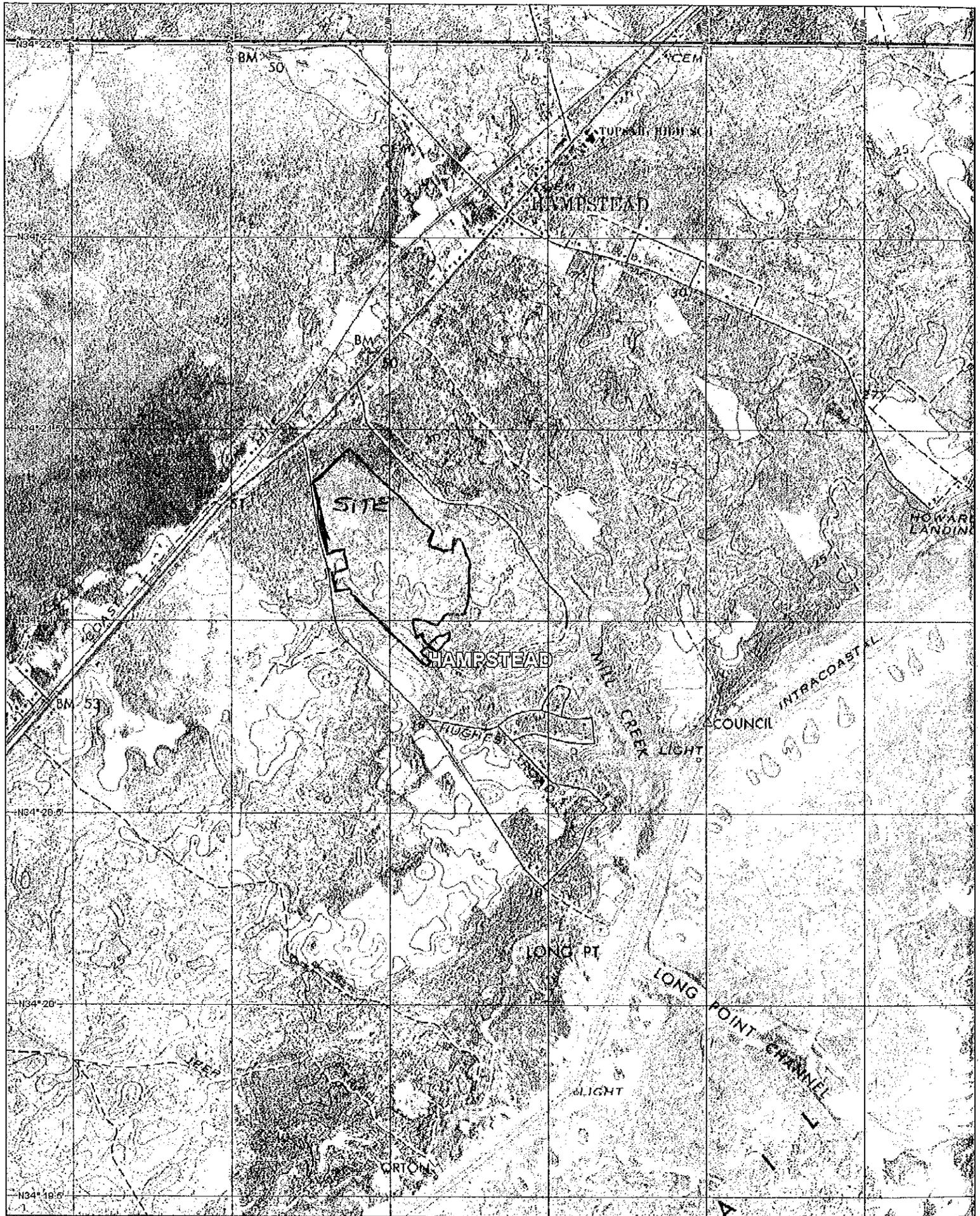
Planned Erosion and Sedimentation Control Practices

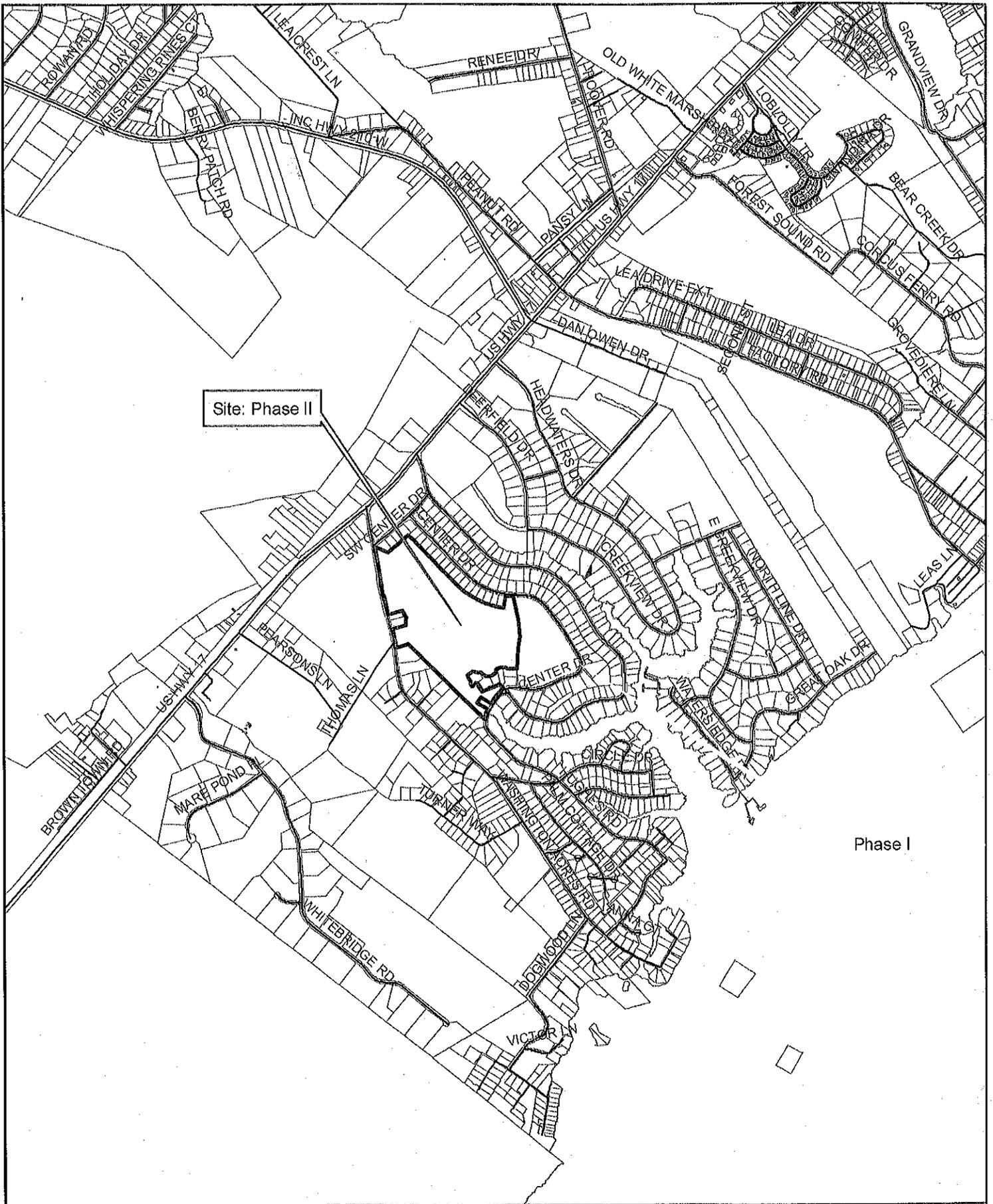
Silt fencing will be utilized where ground disturbance is in close proximity to wetlands and around drainage structures to control sedimentation. A construction entrance will be located at the intersection of all proposed road connections. A number of sediment traps will be located at

the locations of proposed swales, adjacent to existing swales, and in the roadside ditches during construction where channelized flow will be adjacent to construction traffic.

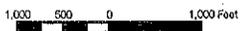
Planned Stormwater Management Practices

This project is a low density curb and gutter subdivision. Stormwater from lots will flow to swales or overland to adjacent wetlands. Stormwater from the roadway will be collected in drop inlets and conveyed to shallow vegetated swales towards existing drainage features.

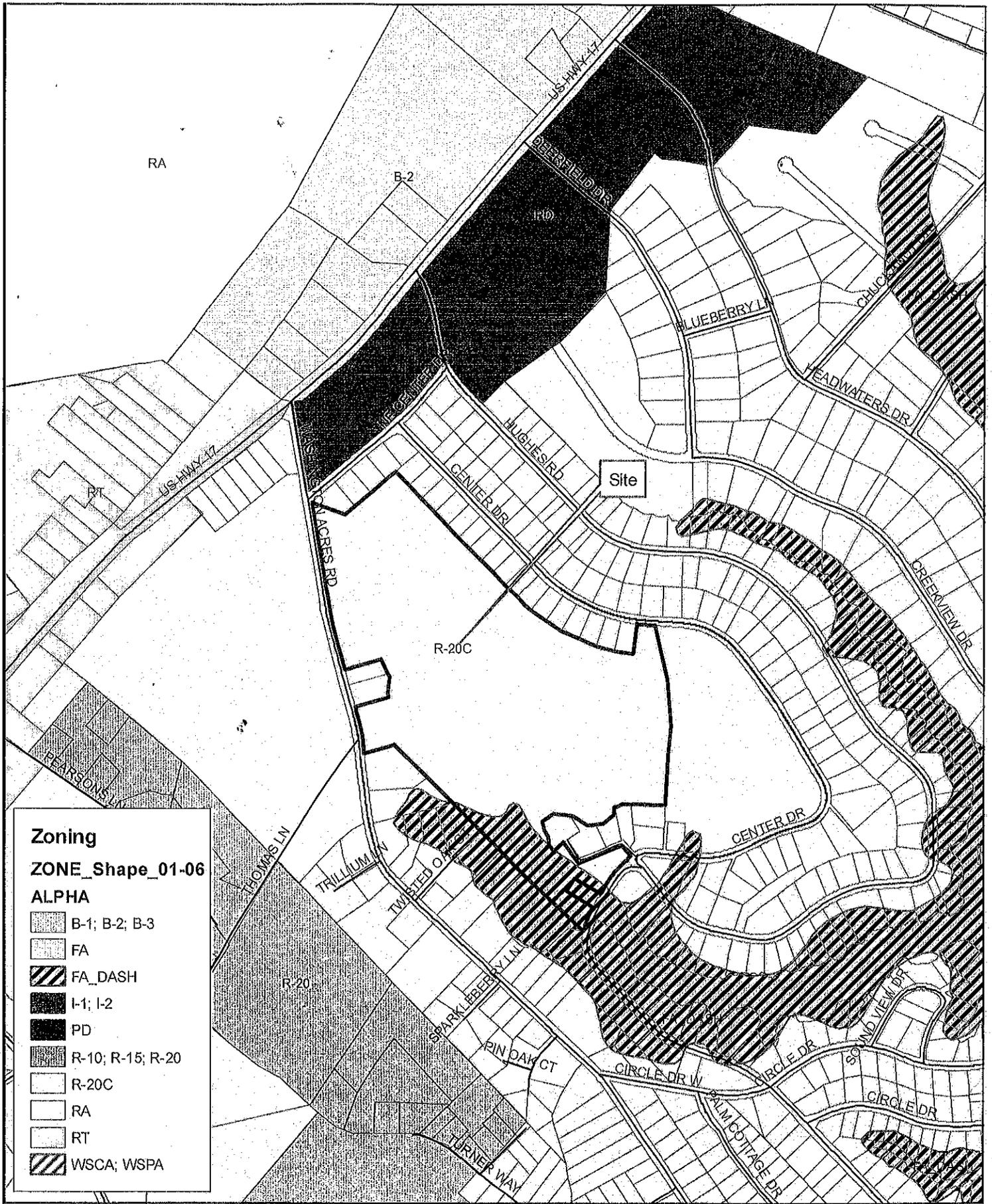




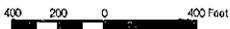
1 inch equals 2,000 feet



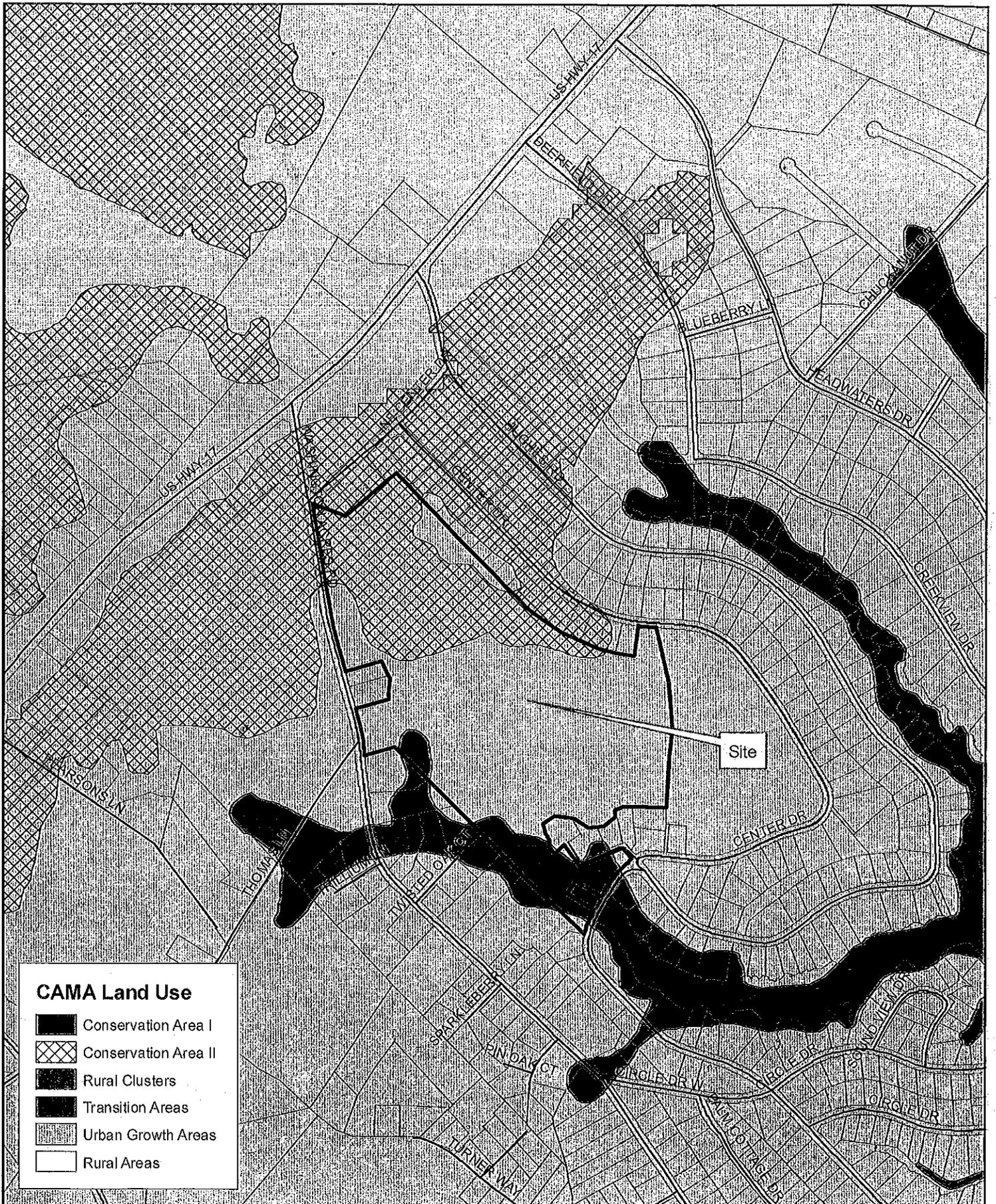
Subdivision Review - Graystone Phase II
Vicinity Map



1 inch equals 800 feet



Subdivision Review - Graystone Phase II
ZONING



CAMA Land Use

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

1 inch equals 800 feet



Subdivision Review - Graystone Phase II
 CAMA - Land Use



1 Inch equals 800 feet

300 195 0 300 Feet

Subdivision Review - Graystone Phase II
Orthos - 2003