STAFF REVIEW FOR PLANNING BOARD APPROVAL
THE PAVILION AT OLDE POINT 3 LOT SUBDIVISION

PROJECT HISTORY:

Sonya Edens of Southwind Surveying & Engineering on behalf of the owner is requesting an amendment from a 2 Lot Subdivision to a 3 Lot Subdivision for the Preliminary Plat of the Pavilion at Olde Pointe Master Plan. The preliminary and master plan were both approved in May 2007 unanimous (6-0) vote with a motion from Burt Millette and seconded by Karen Gonzales. On June 27, 2007 the Planning Board allowed a minor revision to the Master Plan/Preliminary Plat, this reduced the number of buildings from 4 to 3 and reduce the building square footage to 35,563; this was approved by staff at the request of the planning board.

The applicant would like to subdivide the property from 2 tax parcels into 3, creating a lot for each of the 3 buildings that were already proposed on the Master Plan and Preliminary Plat. No additions or changes are proposed at this time to the Master Plan or Preliminary Plat. At the request of the Planning Board, staff is submitting this 3 lot subdivision for approval.

DEVELOPER'S PROPOSAL:

The applicant is requesting approval of a 3 lot subdivision of Olde Point Pavilion. The proposed subdivision is on a 7.01 acre tract of land and is zoned PD, Planned Development and is located at the southern side of the intersection of US Highway 17 and Ravenswood Road Extension in Hampstead, North Carolina.

This subdivision would divide the property in to three lots (see inserted chart):

Lot Area

	Current	Proposed	Use	Build Size	Parking
Lot 1	0.69	0.79	Pharmacy	8,000 Bldg.sq.ft	48
Lot 2	4.57	2.75	Medical Offices & Port City Java	22,163 Bldg.sq.ft	104
Lot 3	n/a	1.72	Office	5,400 Bldg.sq.ft	39
Common Area	1.75	1.75	Easements &	n/a	n/a
TOTAL	7.01	7.01		35,563 Bldg.sq.ft	192

No part of the project boundary has changed; the acreage remains the same total that was approved in the Master Plan/Preliminary Plat project boundary. The building footprints and building square footage remains the same, along with the parking. No part of the Master Plan or Preliminary Plat has changed.

For clarification, the following ideas will have to be addressed before final commercial site plan approval. Stormwater will be handled by 10 foot easements around water piping (based on the plan submitted to DWQ) that crosses any proposed property boundaries. All common areas (stormwater pond and off site septic) will be maintained by a Property Owners Association or POA. Ravenswood LLC maintain and retain ownership of Ravenswood Road. This LLC will be responsible for repairing Ravenswood Road after construction is complete and the maintenance of the road in the future. As requested by the Planning Board, It is the intent to name the homeowners association(s) as a third party to the agreement.

STAFF RECOMMENDATION:

Planning Staff is submitting a 3 lot subdivision for Planning Board approval. The submission as presented tonight is complete and meets the requirements for a 3 lot Subdivision as defined in the Pender County Subdivision Ordinance and Zoning Ordinance. Planning Staff recommends approval. This does not change any conditions set forth in the Master Plan/ Preliminary Approval. Commercial Site Plan approval will not be effective, until all requirements of commercial site plans, as prescribed by the Pender County Zoning Ordinance, are completed and approved by the Planning Department.

Subdivision, Three Lot – a minor subdivision containing three lots or less, meets the requirements of this ordinance for Three Lot Subdivisions and has direct access to a public street or an access easement as defined in this ordinance.

THREE LOT SUBDIVISIONS FRONTING ON NCDOT MAINTAINED ROAD*

Submission Requirements
The following shall be submitted to the Director with each proposal for a division of up to three lots fronting on an existing NCDOT maintained public road:

1. Plat prepared as required by NCGS 47-30,

2. The plat shall be clearly designated "**Three Lot Subdivision on NCDOT Road**" in bold letters,

3. Certification by the Licensed Professional preparing the plat that each lot is adjacent to a natural drainage way or perennial stream or a 20 ft. drainage easement is recorded from each lot to a natural drainage way or a perennial stream or if the lot or lots front on a NCDOT maintained road, approval from NCDOT for such lots to drain to the public road,

4. The plat shows any designated Special Flood Hazard Areas located within the subdivision,

5. The plat shows any designated Areas of Environmental Concern located within the subdivision,

6. An Improvement Authorization Permit from Environmental Health for each lot to be created, a soil suitability analysis for each lot to be created or approval to connect to existing public sewer.

Approval Requirements

The Director shall approve a proposed three lot subdivision on an existing NCDOT maintained road for recording within ten working days of completion of the submission requirements, when the following requirements have been met:

1. The lots, other than those restricted for building development, shown on the plat meet the requirements of the Zoning Ordinance,

2. Waste water disposal requirements – One of the following must be met:

    a. an Improvement Authorization Permit has been issued for each of the parcels,

    b. the soil suitability analysis shows that at least 5,000 sq. ft. of each lot is suitable for traditional on site waste disposal and the required 5,000 sq. ft. is not within 10 ft of any lot boundary,

    c. approval has been granted to connect to public sewer or community sewer or

    d. lots not meeting the requirements of a., b., or c. are indicated by the following note: "**THIS PARCEL CANNOT BE USED FOR BUILDING DEVELOPMENT, UNLESS A NEW PLAT IS APPROVED AND RECORDED AS REQUIRED UNDER THE PENDER COUNTY SUBDIVISION ORDINANCE.**"

    e. For alternative, see Design Requirements, Lots Section of this ordinance for "Special Purpose Lots."

3. The lots created have access to a NCDOT maintained public street.

4. The lots are adjacent to a natural drainage way or perennial stream or a 20 ft. drainage easement is recorded from each lot to a natural drainage way or a perennial stream or if the lots are proposed to drain to a public road the NCDOT must have approved discharge of storm water to such road.

5. The Director determines that the subdivision complies with the limitations on Three Lot Subdivisions contained in the General Provisions Section of this ordinance.

6. The Director shall review the subdivision to insure that the development will not block future access to properties that are adjacent to the lots.

7. The plat contains an ownership and dedication statement signed by the owner or owners in the format provided in the Pender County Development Manual.

8. The plat contains the following note: "All new access easements shown or designated on this plat, include the transfer of an easement to public entities and public utilities for the purpose of installation and maintenance of water, sewer, electric and communication lines."

THREE LOT SUBDIVISIONS FRONTING ON AN ACCESS EASEMENT*
Submission Requirements

The following shall be submitted to the Director with each proposal for a division of up to three lots fronting on an access easement that provides access to an existing NCDOT maintained public road:

1. Plat prepared as required by NCGS 47-30,

2. The plat shall be clearly designated "**Three Lot Subdivision on Access Easement**" in bold letters,

3. Certification by the Licensed Professional preparing the plat that each lot is adjacent to a natural drainage way or perennial stream or a 20 ft. drainage easement is recorded from each lot to a natural drainage way or a perennial stream or if the lot or lots front on a NCDOT maintained road, approval from NCDOT for such lots to drain to the public road,

4. The plat shows any designated Special Flood Hazard Areas located within the subdivision,
5. The plat shows any designated Areas of Environmental Concern located within the subdivision,

6. An Improvement Authorization Permit from Environmental Health for each lot to be created, a soil suitability analysis for each lot to be created or approval to connect to existing public sewer.

Approval Requirements
The Director shall approve a proposed three lot subdivision on an existing NCDOT maintained road for recording within ten working days of completion of the submission requirements, when the following requirements have been met:

1. The lots, other than those restricted for building development or designated and reserved for open space, shown on the plat meet the requirements of the Zoning Ordinance,

2. Waste water disposal requirements – One of the following must be met:

    a. an Improvement Authorization Permit has been issued for each of the parcels,

    b. the soil suitability analysis shows that at least 5,000 sq. ft. of each lot is suitable for traditional on site waste disposal and the required 5,000 sq. ft. is not within 10 ft of any lot boundary,

    c. approval has been granted to connect to public sewer or community sewer or

    d. lots not meeting the requirements of a., b., or c. are indicated by the following note: "**THIS PARCEL CANNOT BE USED FOR BUILDING DEVELOPMENT, UNLESS A NEW PLAT IS APPROVED AND RECORDED AS REQUIRED UNDER THE PENDER COUNTY SUBDIVISION ORDINANCE.**"

    e. For alternative, see Design Requirements, Lots Section of this ordinance for "Special Purpose Lots."

3. The lots created have access to an access easement as defined in this ordinance,

4. The access easement that provides access to a public street is no longer than 500 ft. and at least 5000 sq. ft. of the buildable lot area of all lots in the subdivision are within 500 ft. of a public road,

5. The lots are adjacent to a natural drainage way or perennial stream or a 20 ft. drainage easement is recorded from each lot to a natural drainage way or a perennial stream or if the lots are proposed to drain to a public road the NCDOT must have approved discharge of storm water to such road

6. The Director determines that the subdivision complies with the limitations on Three Lot Subdivisions contained in the General Provisions Section of this ordinance.

7. The plat contains an ownership and dedication statement signed by the owner or owners in the format provided in the Pender County Development Manual.

8. The plat contains the following note: "All new access easements shown or designated on this plat, include the transfer of an easement to public entities and public utilities for the purpose of installation and maintenance of water, sewer, electric and communication lines."

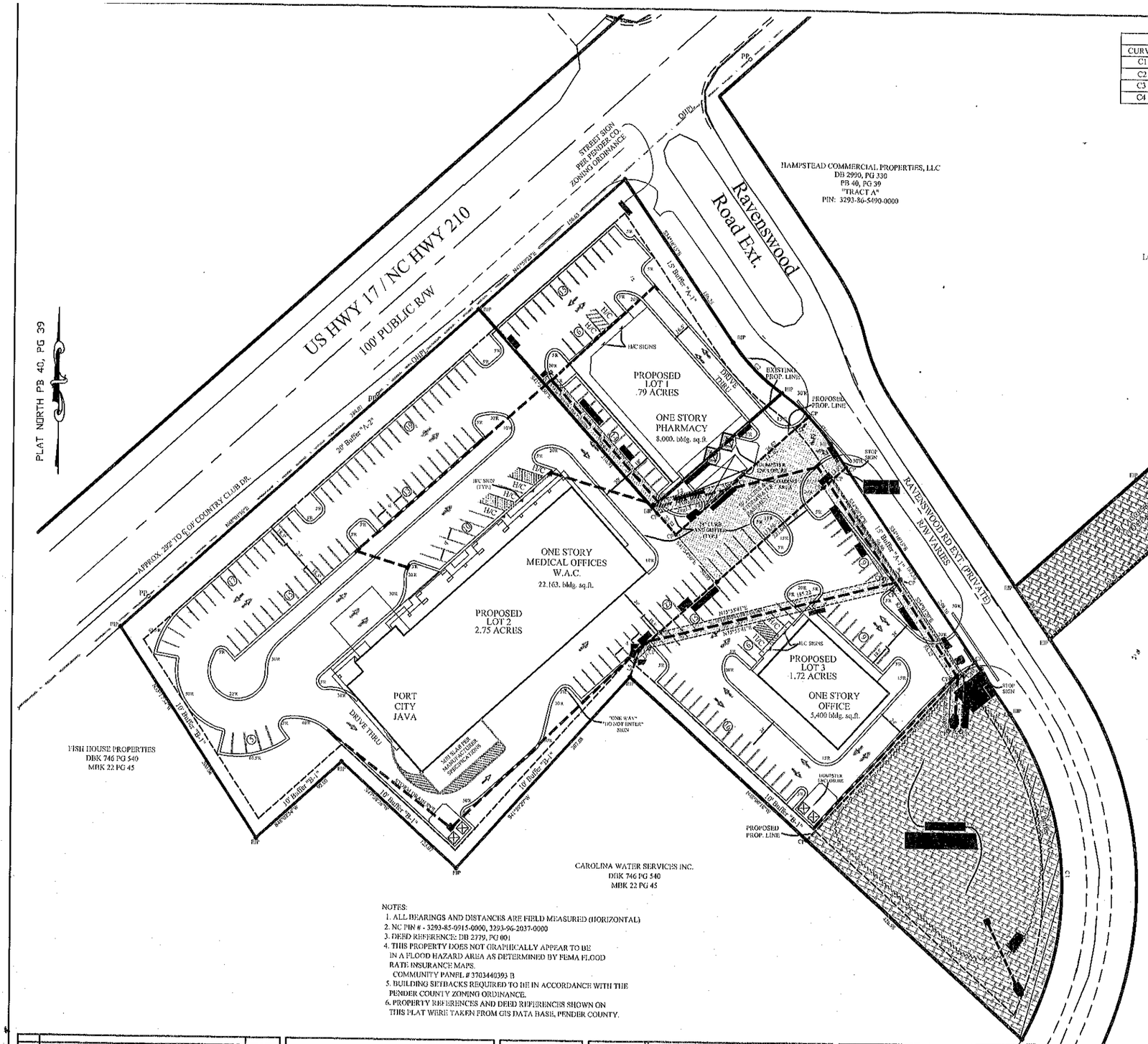
9. The plat must contain the following note: "All new access easements shown or designated on this plat include the transfer of an easement to Pender County, its employees and agents for access for emergency personnel (police, fire & rescue) and Pender County and its employees for administration of all Pender County Ordinances."

Board Action for **THE PAVILION AT OLDE POINT 3 LOT SUBDIVISION :**

Motion:_____**Seconded**_____

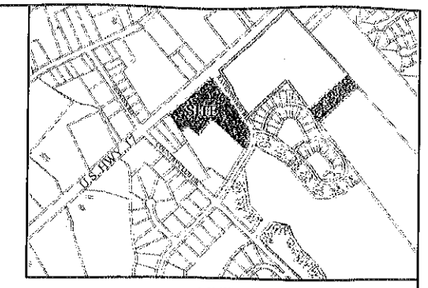
Approved:_____**Denied:**_____**Unanimous**_____

Walton ____ Reynolds ____ Garrett ____ Gonzales ____ Marshburn ____ Millette ____ Smith ____



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	DIRECTION	TANGENT
C1	273.48	248.24	259.85	N02°44'01"W	152.48
C2	56.50	157.91	56.20	S44°31'15"E	28.56
C3	28.80	157.91	28.76	N49°32'46"W	14.44
C4	27.70	157.91	27.66	N39°17'45"W	13.89

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00	N47°09'26"E
L2	60.12	N75°26'24"E
L3	49.17	N75°26'24"E
L4	8.88	S19°04'44"W
L5	13.84	S19°04'44"W
L6	14.92	N46°01'15"E
L7	10.00	N88°30'30"W
L8	0.90	N51°14'02"E



VICINITY MAP
NOT TO SCALE

LOT AREAS:

	CURRENT	PROPOSED
LOT 1 -	.69 ACRES	.79 ACRES
LOT 2 -	4.57 ACRES	2.75 ACRES
LOT 3 -	N/A	1.72 ACRES

TOTAL SITE AREA: 229,122 SF OR 5.26 AC
IMPERVIOUS AREA: 134,842 SF OR 3.31 AC
NON IMPERV. AREA: 84,942 SF OR 1.95 AC

LEGEND:

PROPERTY LINE:
PROPOSED PROPERTY LINE:
PROPOSED EASEMENT BOUNDARY:
PROPOSED EASEMENT:
PROPOSED P.O.A. EASEMENT:
PROPOSED STORMWATER PIPE:

	Required Parking	Parking Provided
Medical	42	45
W.A.C.	49	51
Coffee	8	8
Pharmacy	40	48
Other Building	27	39
Total	166	192

NOTES:
1. BOUNDARY INFORMATION AND EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY SOUTHWIND SURVEYING & ENGINEERING- (919)773-0183 (910)270-8617
2. BENCHMARK - EXISTING SANITARY SEWER MANHOLE #2 - ELEVATION: RIM=127.11'
3. ALL PAVING AND GRADING WORK SHALL BE IN ACCORDANCE WITH NCDOT AND COUNTY OF PENDER SPECIFICATIONS.
4. ALL MATERIALS AND METHODS OF INSTALLATION TO BE IN ACCORDANCE WITH COUNTY OF PENDER SPECIFICATIONS AND STANDARDS.
5. CURB INLETS AND JUNCTION BOXES SHALL BE N.C.D.O.T. STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL INSTALL PIPE WITH WATER TIGHT GASKETS.
6. ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, OR TO FACE OF BUILDING WALL OR TO PROPERTY LINES, UNLESS OTHERWISE NOTED.
7. CONCRETE IN DUMPSTER AREA TO BE 6" THICK REINFORCED WITH #4 REBAR @ 12" O.C. EA. WAY, 3000 PSI. FIBER REINFORCED. MRI SLAB PER MANUFACTURER SPECIFICATIONS.
8. ALL ON-SITE CONCRETE CURB & GUTTER TO BE 24" WIDE. ALL CURB AND GUTTER ON THE UPHILL SIDE SHALL BE CONSTRUCTED TO SPILL.
9. END CURB AND GUTTER AS SHOWN ON PLANS.
10. EXPANSION JOINTS IN THE CONCRETE CURB AND GUTTER SHALL BE PLACED EVERY 30' ON CENTER.
11. CONTRACTOR'S REGISTERED LAND SURVEYOR SHALL VERIFY OVERALL STAKING LAYOUT TO INSURE THAT POINTS STAKED WITHIN THE ESTABLISHED LEGAL BOUNDARY OF THIS SITE COINCIDE WITH AND ARE A CORRECT PRESENTATION OF THE OVERALL SITE PLAN. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND SITE ENGINEER BEFORE BEGINNING CONSTRUCTION.
12. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS AND SPECIFICATIONS. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY.
13. CONTRACTOR SHALL DIRECT ROOF DRAINS TO THE NEAREST INLET OR DRAINAGE SWALE. POSITIVE DRAINAGE AWAY FROM THE BUILDING SHALL BE MAINTAINED AT ALL POINTS.
14. CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION CONFERENCE PRIOR TO BEGINNING ANY WORK ON THIS SITE.
15. SEE SHEET D-1 THRU D-3 FOR ADDITIONAL DETAILS.
16. THE DETENTION POND WILL BE DESIGNED PER PENDER COUNTY AND/OR DWQ REQUIREMENTS.
17. THIS PROPERTY IS NOT LOCATED IN ANY FLOOD PLAIN PER THE FEMA PANEL 0001, DATED: OCTOBER, 20, 1978. REFERENCE PANEL NO. 370420 0001 A.

NOTES:
1. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED (HORIZONTAL)
2. NC PIN # - 3293-85-0915-0000, 3293-96-2037-0000
3. DEED REFERENCE: DB 2779, PG 001
4. THIS PROPERTY DOES NOT GRAPHICALLY APPEAR TO BE IN A FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD RATE INSURANCE MAPS. COMMUNITY PANEL # 3703440393 B
5. BUILDING SETBACKS REQUIRED TO BE IN ACCORDANCE WITH THE PENDER COUNTY ZONING ORDINANCE.
6. PROPERTY REFERENCES AND DEED REFERENCES SHOWN ON THIS PLAT WERE TAKEN FROM GIS DATA BASE, PENDER COUNTY.

PROJECT NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, SIZE, DEPTH AND MATERIAL OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
2. ALL BUILDING CONSTRUCTION AND UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH PENDER COUNTY AND THE STATE OF NC STANDARDS.

SHEET INDEX:
C1 ..... SITE PLAN
C1.1 ..... PROPOSED SUBDIVISION/EASEMENT PLAN

PRELIMINARY PROGRESS PRINTS – NOT RELEASED FOR CONSTRUCTION

REV.	DESCRIPTIONS REVISIONS	DATE

40 20 0 40 80
GRAPHIC SCALE
SCALE 1" = 40'

ALP DESIGNED
CJH DRAWN
ALP CHECKED
DWH PROJECT ENGINEER

SOUTHWIND
201 GLEN RD. GARNER, NC 27529 919-773-0183 919-773-0148 (FAX)
95 HAMPSTEAD VILLAGE HAMPSTEAD, NC 28443 910-270-8617 910-270-8619 (FAX)
SURVEYING ENGINEERING LAND DEVELOPMENT

THE PAVILION AT OLDE POINT
HAMPSTEAD, NC 28443

SITE PLAN

DATE: OCTOBER 4, 2007
PROJ. NO. H07-0036

SHEET NO. C1

P:\PROJECTS\07-0036 (SALISED-THE PAVILION)\H07-0036 - S. Salised\dwg\H07-0036COPY.dwg, 10/4/2007 4:28:41 PM, JPenland

0 500 1,000 2,000 3,000 Feet

1 inch equals 1,000 feet

COUNTY OF PENDER

N
W E
S

3-Lot Subdivision

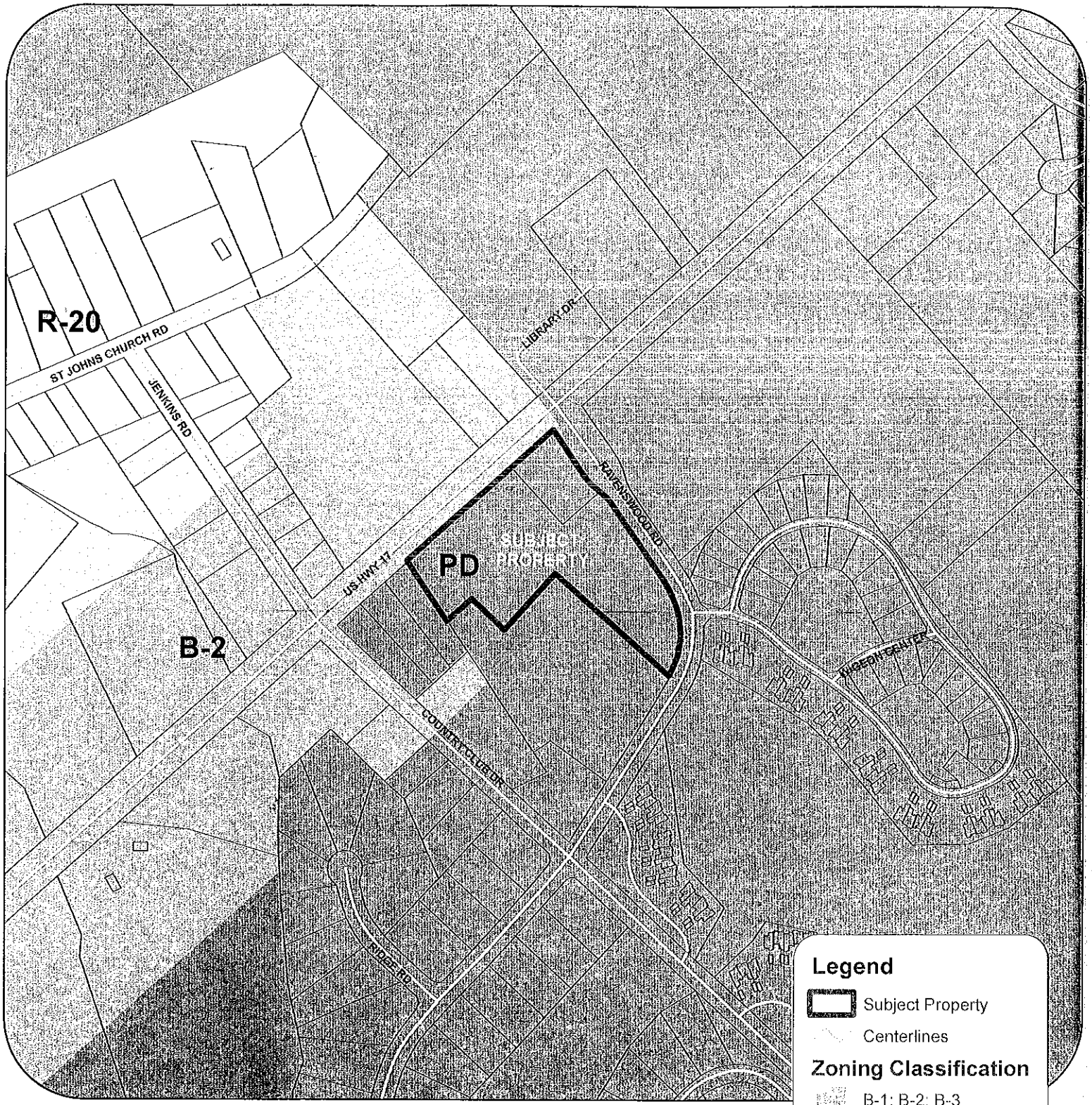
Pavilion at Olde Point

Location Map

Legend

Centerlines

Subject Property



Legend

- Subject Property
- Centerlines

Zoning Classification

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

0 195 390 780 1,170 Feet

1 inch equals 375 feet

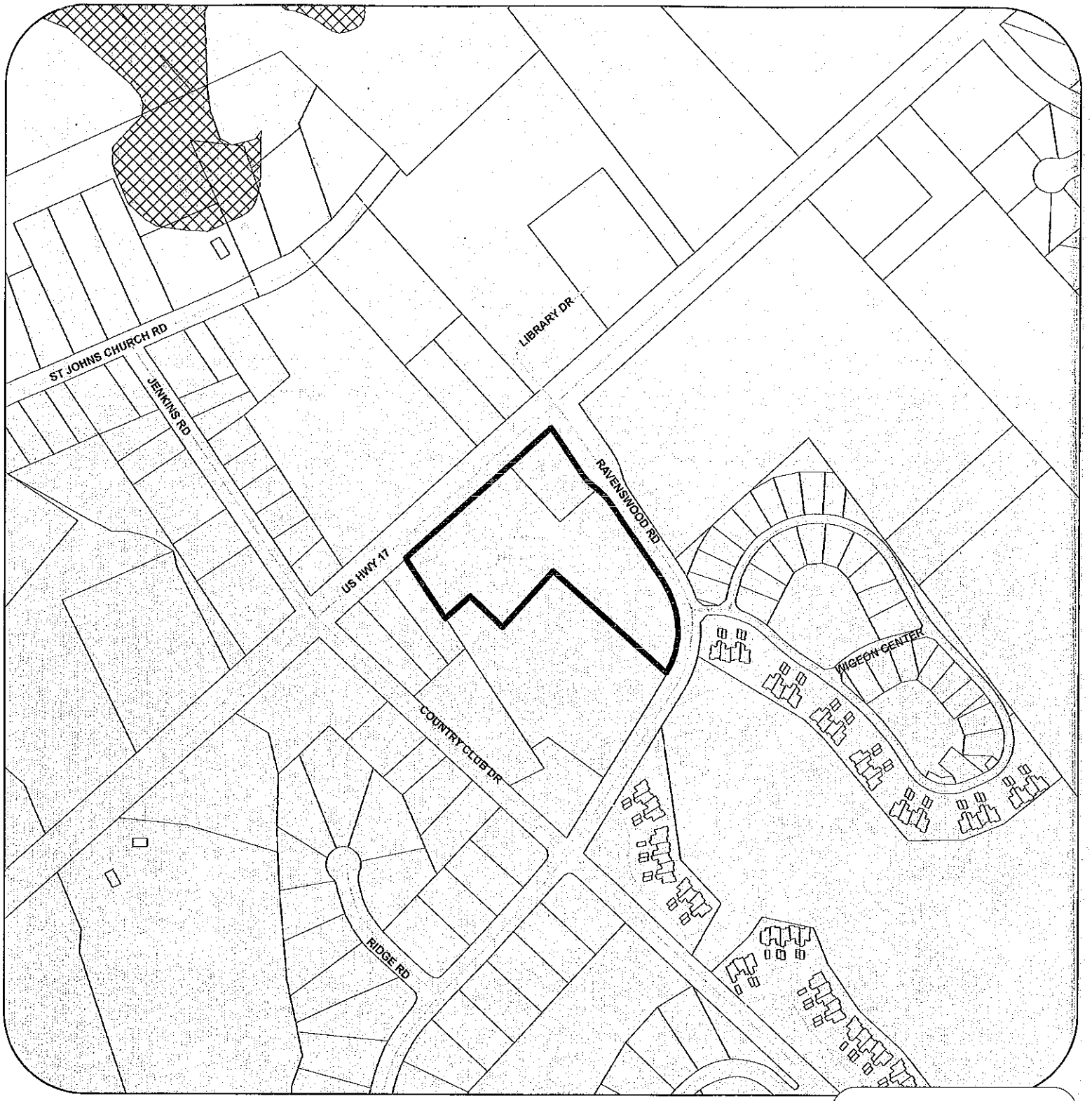
COUNTY OF PENDER

3-Lot Subdivision

Pavilion at Olde Point

Zoning Map

N W E S



0 200 400 800 1,200 Feet

1 inch equals 375 feet

Legend

- Subject Property
- Centerlines
- Rural Areas
- Urban Growth Areas
- Transition Areas
- Rural Clusters
- Conservation Area II
- Conservation Area I

N W E S

3-Lot Subdivision

Pavilion at Olde Point

2005 CAMA Land Use
Future Land Use Map

0 200 400 800 1,200 Feet

1 inch equals 375 feet

3-Lot Subdivision

Pavilion at Olde Point

Aerial Photography 2003

Legend

Centerlines

Subject Property

N
W E
S