

**STAFF REVIEW FOR PLANNING BOARD APPROVAL  
CAMBER WOODS PRELIMINARY PLAT REVIEW**

**HISTORY:**

Randall Edens of RSC Engineering, applicant, on behalf of owner, Evans Haines LLC, are seeking approval of Camber Woods preliminary plat subject to review by the Planning Board. This is a minor subdivision with a new street dedication.

**DEVELOPER'S PROPOSAL:**

The applicant is requesting approval for the Preliminary Plat of Camber Woods. The subdivision is located on Shaw Highway (SR 1520) south of Daniel Road and north of Granite Drive. Four (4) parcels totaling approximately 10.62 acres are to be subdivided into an eight (8) lots. The property is zoned R-20, Residential District.

The applicant is proposing a total of 8 residential lots on the site with the total acreage of 10.62., with 1.557 acres of open space. This does not meet the county's open space requirement of 15%, .0366 acres or approximately 1,600 square feet more is needed to meet the open space requirement. The minimum lot size is proposed at 20,000 square feet. All land use and setback requirements under the Pender County Zoning Ordinance for the R-20 district will apply to lots 1-8.

To receive final plat approval, a Homeowners Association must be established for maintenance of common areas, and to aid in administrative issues as applicable.

The road system will consist of a 50ft right-of-way, known as Granite Drive, which ends with a cul-de-sac. Granite Drive will be dedicated private and will be constructed to NCDOT minimum standards. Granite Drive will have direct access onto Shaw Highway. The paved travel surface will be 18 feet wide. The road name has been approved by the Pender County Road Naming Committee.

All lots are proposed to be served by individual well water, and individual on-site septic systems, subject to review and approval from Pender County Environmental Health.

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 wetlands between lots 6 and 8. These wetlands will not be disturbed and will be dedicated as open space.

**STAFF RECOMMENDATION:**

Planning Staff is submitting the preliminary plat layout for Planning Board approval, with the condition that the open space requirement is met. The submission as presented tonight is sufficient for Planning Board disposition. Planning Staff recommends approval, with the condition of the additional .0366 acres of open space. 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 have been submitted to and approval 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.

Requirements of the Pender County Subdivision Ordinance for Preliminary Plat, including items 3 to 7, 10-14, page 21 have been submitted to and approval by the Director.

3. Plat Submission – the preliminary plat must be submitted in digital format to the Director within the time frame indicated above. 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.

4. The preliminary plat must be prepared by an authorized Licensed Professional.
5. Scale of the plat must be no smaller than 1" to 200'.
6. The plat will be reviewed for compliance with Pender County Subdivision Ordinance, Zoning Ordinance and other applicable Ordinances.
7. All streets will be designated as public or private streets.
10. Preliminary plat approval shall be valid for two years. The two years will be extended by an additional two years if a final plat is recorded within the two-year time frame.
11. Preliminary plat approval constitutes approval of the layout and authorizes the developer to proceed with construction of the subdivision and improvements in accord with the approved plat and any conditions attached to the approval.
12. All conditions of preliminary plat approval must be completed and submitted within 12 months of the approval date.
13. If a preliminary plat is not approved, the reasons for disapproval must be specified and provided to the developer in writing. Disapproval of a preliminary plat may be appealed to the Pender County Board of Commissioners.
14. A preliminary plat will not be scheduled for review that is incomplete or does not have the required documents submitted with it.

**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 for review.

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 less 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 less:
  - 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 Camber Woods:**

Motion: \_\_\_\_\_ Seconded \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Unanimous \_\_\_\_\_

Gonzales \_\_\_\_\_ Garrett \_\_\_\_\_ Marshburn \_\_\_\_\_ Millette \_\_\_\_\_ Smith \_\_\_\_\_ Walton \_\_\_\_\_ Williams \_\_\_\_\_



# 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](mailto:planning1@pender-county.com)

## PLANNING BOARD APPLICATION FOR SUBDIVISION

Date Nov - 07 Application No.        Application Fee \$ 120 Receipt No 077078

\* change in lot # Moved to Jan. \*

### I. PROPERTY INFORMATION:

Record #: PB 44/124 Lot #:         
Tax Map #: 3256-27-7182-0000 Zoning District: R 20  
Property Location: Heading North on Shaw Hwy, from NC 210, 2.25 miles, Property on right  
Subdivision Name: Lumber Woods Phase: -  
Review Type (check one):  Master  Preliminary  Final

### II. REQUIRED NAMES:

Applicant <u>Randall Edens, RSC Eng.</u>	Owner <u>Evens Heines, LLC</u>
Address <u>257 Howards Lane</u>	Address <u>3825 Market St. Suite 4</u>
<u>Hempstead NC 28443</u>	<u>Wilmington, NC 28403</u>
Phone <u>910-270-95</u> <sup>619-7554</sup> Fax <u>270-9599</u>	Phone <u>262-9999</u> Fax <u>270-8882</u>
Email <u>rscengineering@charter.net</u>	Email <u>mortin@relexit.com</u>

Legal Relationship of Applicant to Property Owner: Engineer

Authorized Project Contact (check one):  Applicant  Owner

### III. SIGNATURE OF OWNER/APPLICANT:

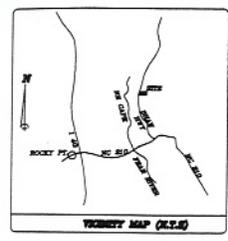
\*\*\*\*\*SEE SUBDIVISION Preliminary Checklist 04 FOR SUBMISSION & MAP REQUIREMENTS\*\*\*\*\*

"This lot is adjacent to a natural drainage way or perennial stream or/and a 20 ft. drainage easement is recorded from the lot to a natural drainage way or perennial stream."



Curve	Radius	Delta
C1	51.00	139°43'00"
C2	25.00	71°35'28"
C3	51.00	52°31'28"

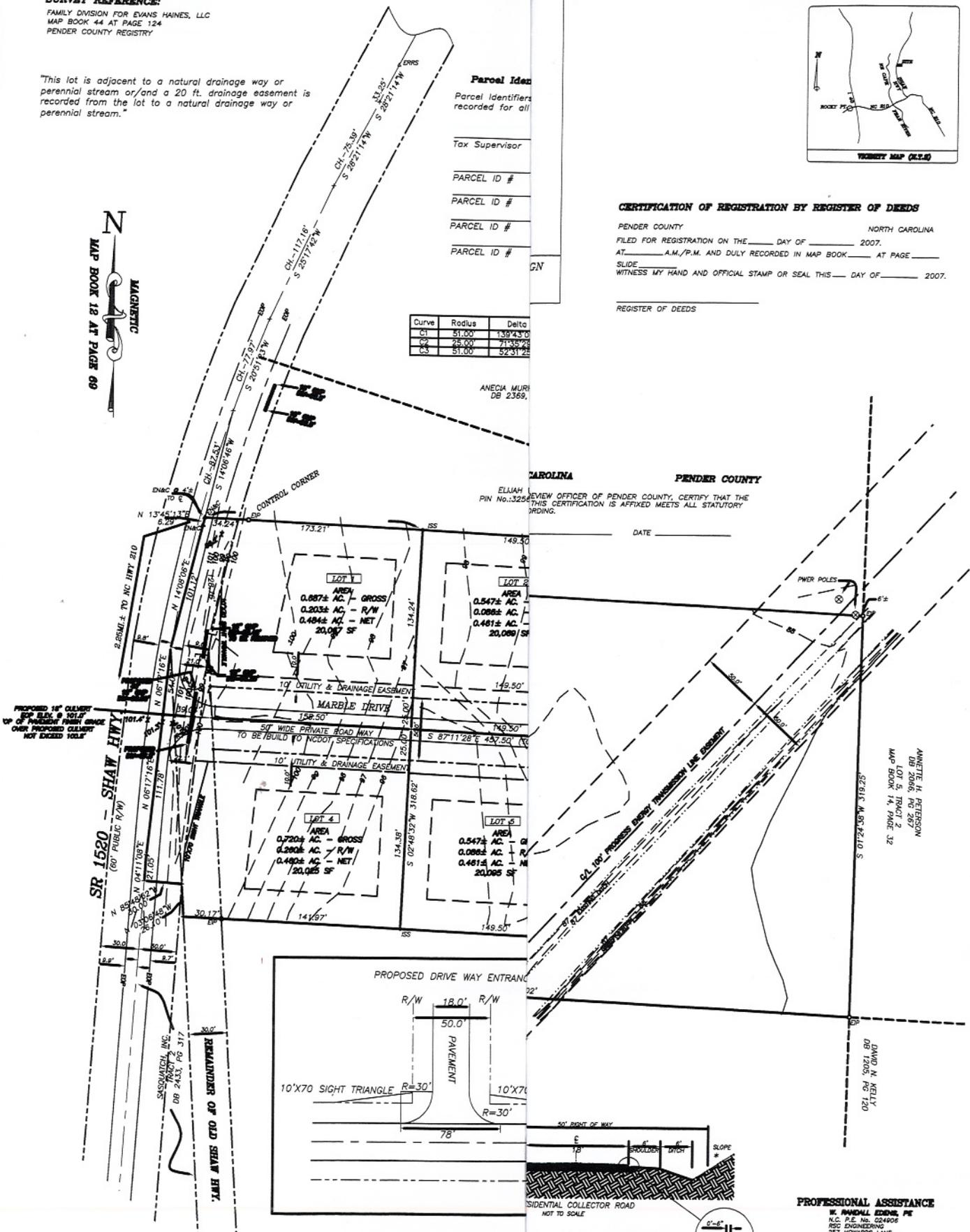
**Parcel Ids**  
 Parcel Identifiers recorded for all  
 Tax Supervisor  
 PARCEL ID #  
 PARCEL ID #  
 PARCEL ID #  
 PARCEL ID #



**CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS**

PENDER COUNTY NORTH CAROLINA  
 FILED FOR REGISTRATION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007.  
 AT \_\_\_\_\_ A.M./P.M. AND DULY RECORDED IN MAP BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_  
 SLIDE \_\_\_\_\_  
 WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007.

REGISTER OF DEEDS



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.

All 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.

This map is subject to any easements, agreements or rights of way prior to the date of this map that were not visible at my time of inspection.

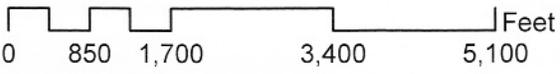
No complete title search was performed for this survey.

**PROFESSIONAL ASSISTANCE**

**W. RANDALL EDGEM, PE**  
 N.C. P.E. No. 024906  
 195 ENGINEERING  
 257 HOWARDS LANE  
 HAMPSHIRE, NC 28443  
 910-275-8899

**FREDRICK W. JONES**  
 N.C. P.L.S. No. L-4503  
 THOMPSON & JONES SURVEYING CO., P.A.  
 P.O. BOX 1741  
 BURGAW, N.C. 28425  
 910-258-2854

**Thompson & Jones Surveying Company**  
 P.O. Box 1477  
 111 East Fremont Street  
 Burgaw, NC 28425  
 Ph: (910) 259-2854  
 Fx: (910) 259-9040  
 Em: jonesurveying@bellsouth.net  
 File: PENDER, MAXINE (MOLLY)  
 Dwg. No.: PU 14 EVANS MARTIN SHAW



1 inch equals 2,000 feet



**Legend**

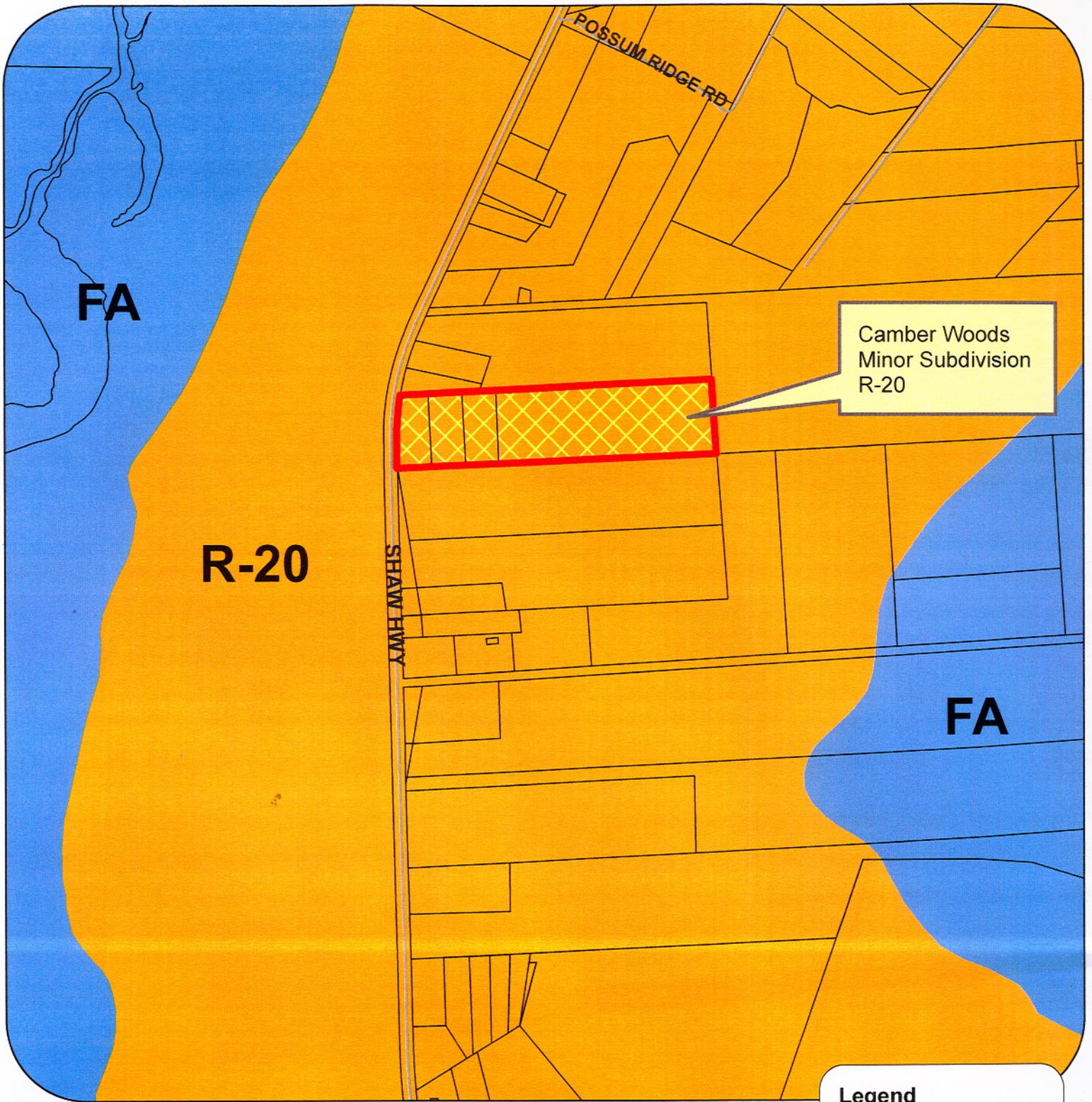
-  Centerlines
-  Camber Woods

# Camber Woods Minor Subdivision

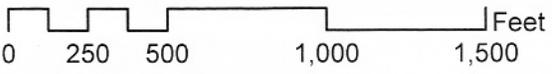


Vicinity Map

26



Camber Woods  
Minor Subdivision  
R-20



1 inch equals 600 feet



## Camber Woods Minor Subdivision

Zoning Map



**Legend**

- Centerlines
- Camber Wood
- Camber Woods

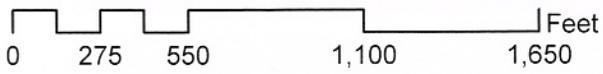
**Zoning Classification**

- B-1; B-2; B-3
- FA
- FA\_DASH
- PD
- R-10; R-15; R-20
- R-20C

27



Camber Woods  
Minor Subdivision



1 inch equals 600 feet



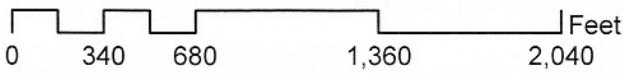
## Camber Woods Minor Subdivision

CAMA 2005  
Future Land Use Map



**Legend**

- Centerlines
- Future Land Use**
- Conservation Area I
- Conservation Area II
- Rural Clusters
- Transition Areas
- Urban Growth Areas
- Rural Areas



1 inch equals 708 feet



## Camber Woods Minor Subdivision

**Legend**

Centerlines

