

PLANNING STAFF REPORT
Schoolview Major Subdivision (formerly Scott Gerow Subdivision)
Planning Board Hearing

SUMMARY:

Hearing Date: May 5, 2009
Applicant: Southwind Engineering
Property Owner: Scott Gerow
Case Number: PP 09-05-05-01R Southwind

Development Proposal: Revision of a Planning Board approved major subdivision. The proposal consists of 21 lots to be on 15.68 acres. This proposal is considered an amendment to the previously approved Preliminary Plat for Scott Gerow Subdivision now known, as Schoolview Subdivision.

Location and Land Use: The proposed subdivision is located off of NC Highway 133, across from Cape Fear Elementary School, in Rocky Point, NC. The surrounding area is low density residential.

Zoning District of Property: The property is currently zoned R-20, Residential District.

Staff Recommendation: Conditional approval status may be appropriate based on submission of mandatory items for final preliminary plat approval.

Project History:

Southwind Surveying and Engineering originally submitted the application for Scott Gerow Subdivision on May 1, 2007. The Planning Board tabled the item to the June 5, 2007 meeting for further review. At the June 5th, 2007 Planning Board meeting, the 21 lot subdivision was approved. The details submitted in that meeting were as follows (see attached staff report and minutes from prior meeting):

1. All utilities would be underground
2. All lots would utilize individual septic systems
3. The street system (two cul-de-sacs) would stub-out for the purpose of future interconnectivity
4. Only one (1) driveway permit at the entrance
5. Open space would equal 3.53 acres

Detailed Proposal Discussion:

The applicant is requesting to amend the previously approved plan to include off-site septic systems instead of the individual septic systems as approved. Sixteen (16) of the off-site septic fields would be located along the western boundary of the subdivision accessible by a 30 foot access easement. The remaining off-site septic fields would be located on Lot 21 and Lot 1. Lot 21 would have three (3) septic fields and Lot 1 would have two (2) septic fields.

The minimum proposed residential lot size is 20,000 square feet meeting the district requirement of 20,000 square feet per lot in the R-20, Residential district. There is 3.53 acres of open space provided (approximately 22%), exceeding the County's 15% requirement. The applicant is proposing that 1.12 acres of the 3.53 acres of open space to be utilized in the off-site septic fields, leaving 2.41 acres of the open space. The open space will be accessible via a 30 foot access easement along Recess Lane.

All lots are proposed to be served by County water and individual off-site septic systems, subject to review and approval from Pender County Utilities and Environmental Health, respectively. All utility services will be underground.

The roads serving the subdivision will be dedicated public and the North Carolina Department of Transportation has approved the road plan. Recess Lane and Schoolview Drive will stub-out providing connectivity for future development.

A Homeowners Association will be established for maintenance of common areas, and to aid in administrative issues as applicable. All applicable state and federal agency permits including stormwater, sediment and erosion control, and wetlands will need to be amended to the new plan. If no amendment is required, verification from the appropriate agency regarding such will be required.

Staff Recommendation:

Planning Staff is submitting the Preliminary Plat layout for Planning Board review. The submission as presented tonight is sufficient for Planning Board disposition.

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, as applicable:**

Mandatory Items For Final Preliminary Plat Approval:

1. 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.
2. The submission and plat complies with all requirements of the Pender County Subdivision Ordinance, Zoning Ordinance, other Pender County Ordinances and State Regulations.
3. Total and usable lot areas and required set back lines must be shown for each lot.
4. Public Water Systems
 1. Construction 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.
5. 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.
6. Location of existing monuments and control points must be shown on the property.
7. 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 effect shall appear on the plat.
8. 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 effect shall appear on the plat.

9. Storm water management features must show all proposed storm water retention facilities including drainage easements, piping, culverts, swales, ditches, etc.
10. 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.
11. 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.
12. An approved NCDOT driveway permit for connection to Washington Acres Road (SR 1582) shall be submitted to Planning.
13. 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.
14. Sediment & Erosion Control Plans as approved by Land Quality (with letter of approval) with a copy to Pender County planning.
15. Storm water management plan as approved by the Water Quality Division with a letter of approval sent to Pender County Planning.
16. Approval of Wetlands Delineation by USACE with a copy provided to Pender County Planning as required.
17. Wetlands fill authorization or permit if construction or fill in wetlands is involved with a copy to Pender County Planning as required.
18. 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.
19. 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.
20. Unless waived by the Planning Board, the developer shall submit the proposed plans for vegetation preservation and land clearance in the Planned Development.
21. A restrictive easement with a note for individual maintenance of buffers shall be provided on the plat and recorded in the homeowners' association documents.
22. 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
23. 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.

24. 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.
25. 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.
26. 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.
27. 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:
 1. Construction plans sealed by a registered engineer, as approved by DENR,
 2. Approval and acceptance of construction, operation and maintenance of the system by Pender County,
 3. Certification that the system will be owned by Pender County with conditional acceptance of ownership.
- 9) Sewer System Requirements:
 1. No final preliminary plat will be approved unless waste water treatment is sufficient in size and capacity to service every approved site and use.

2. 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,
 3. Approval by Pender County Utilities and Environmental Health,
 4. Acceptance of operation and maintenance of the system by a licensed Public Utility,
 5. 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.

PLANNING AND COMMUNITY DEVELOPMENT

PLANNING • CODE ENFORCEMENT • BUILDING INSPECTIONS • CENTRAL PERMITTING



SUBDIVISION APPLICATION

Date 04-06-09 Application Fee n/a App# : PP 09-05-05.01R

I. PROPERTY INFORMATION:

Record #: n/a Lot #: n/a
Parcel ID #: 3223-59-6678-0000 Zoning District: R-20
Property Location/Address: 1855 NC Hwy 133
Subdivision Name: SCHOOLVIEW Phase: ⓪
Review Type (check one): Major Minor

II. A complete submission must be in the Planning and Community Development Department office 45 days prior to the scheduled Planning Board public hearing date. All of the information listed below must be included for the submission to be considered complete:

- Application Fee
- 18 (11x17) map copies for the Planning Board
- 2 full size map copies
- CD containing maps and/or document files in .pdf format

*Please refer to Preliminary Plat Checklist for further requirements.

III. SIGNATURE OF OWNER/APPLICANT:

[Signature] , PLS , AGENT
FOR SCOTT GEROW, OWNER

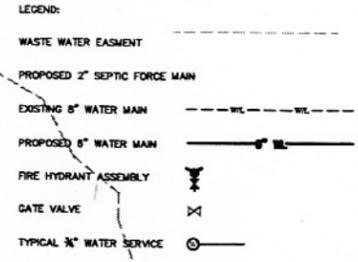
CERTIFICATE OF FINAL PRELIMINARY PLAT APPROVAL
 FINAL PRELIMINARY PLAT APPROVED BY PENDER COUNTY FOR A PERIOD OF TWO YEAR SUBJECT TO SUBDIVISION ORDINANCE REQUIREMENTS AND CONDITIONS OF APPROVAL.

PLANNING DIRECTOR _____ DATE _____

WILBUR C. CORBETT
 (NO REFERENCE)

LINE	BEARING	LENGTH
L1	S70°12'41"E	28.50
L2	S30°17'21"E	20.00
L3	S38°17'21"E	20.00
L4	N88°28'01"W	28.00
L5	N38°17'21"E	20.00
L6	N24°56'30"E	10.98
L7	N78°37'17"E	21.41
L8	N70°42'54"E	21.42
L9	S40°17'48"E	20.00
L10	S40°17'48"E	20.00
L11	S40°17'48"E	20.00
L12	S68°32'53"W	43.13
L13	N45°17'58"E	21.51
L14	N17°46'50"E	18.91
L15	S28°31'18"E	21.25
L16	N40°17'48"E	20.00
L17	N40°17'48"E	20.00
L18	N40°17'48"E	20.00
L19	N40°17'48"E	20.00
L20	N40°17'48"E	20.00
L21	N72°18'24"E	51.38

NOTES:
 ALL BEARINGS SHOWN ON THIS PLAT AND DISTANCES ARE TAKEN FROM DEED DESCRIPTION.
 PROPERTY OWNER AND DEED REFERENCES SHOWN ON THIS PLAT WERE TAKEN FROM GIS DATA BASE, PENDER COUNTY.
 BOUNDARY INFORMATION TAKEN DEED DESCRIPTION.
 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD RATE INSURANCE MAPS. COMMUNITY PANEL #797844 3223 J



SITE DETAILS
 ACRES: 15.68
 ZONED: R-20
 SETBACKS:
 FRONT: 30'
 SIDE: 20'
 REAR: 25'
 HWY. 133: 100'

UTILITIES
 WATER
 PENDER COUNTY UTILITIES
 E. FREMONT ST.
 BURGAW, NC 28425
 (910) 259-1521
 POWER -
 PROGRESS ENERGY
 P.O. BOX 1551
 RALEIGH, NC 27602



SCHOOLVIEW SUBDIVISION

- NOTES:
- ALL PUBLIC OR COMMUNITY WATER SYSTEMS AND DRAINAGE FACILITIES WILL BE DESIGNED TO MINIMIZE FLOOD DAMAGE AND REDUCE EXPOSURE TO FLOOD HAZARDS IN ACCORD WITH FEMA GUIDELINES.
 - 10'-0" SIGHT EASEMENTS ARE PROVIDED, AS REQUIRED BY NCDOT, AT ALL STREET INTERSECTIONS.
 - ALL UTILITY LINES, WATER/ELECTRICAL, WILL BE OWNED, OPERATED AND MAINTAINED BY A PUBLIC UTILITY.
 - OFFSITE SEPTIC SYSTEMS WILL BE MAINTAINED BY SCHOOLVIEW HOA.

WETLANDS DELINEATION
 WETLANDS ON THIS ENTIRE PARCEL OF LAND WAS DELINEATED BY _____ SOIL SCIENTIST, ON _____ AND WERE FIELD VERIFIED BY MONTH/DAY/YEAR. WETLANDS SHOWN ARE A FIELD SURVEY OF THE APPROVED WETLANDS FLAGS. ALL TYPE OF SOILS ARE CONTAINED WITHIN THE DELINEATED WETLANDS AS SHOWN ON PLAT.

(SOIL SCIENTIST)

CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD
C10	315.00	85.41	108.18	85.39	
C11	450.00	208.58	180.24	203.73	
C12	238.00	175.97	121.00	171.08	

MINIMUM DESIGN CRITERIA PER NCDOT

LOCAL RESIDENTIAL SUBDIVISION ROADS INCLUDE:
 CUL-DE-SACS
 DEAD END ROADS - LESS THAN 2500 FT IN LENGTH
 SHORT CONNECTION ROADS - ONE BLOCK LONG OR THAT EXTEND ON A BLOCK BY BLOCK BASIS
 LOOP ROADS - LESS THAN 1 MILE IN LENGTH
 OTHER ROADS THAT DO NOT CONNECT THOROUGHFARES OR SERVE MAJOR TRAFFIC GENERATORS. THESE ROADS DO NOT HAVE "COLLECTOR" CHARACTERISTICS.

TERRAIN CLASSIFICATION	LEVEL
RIGHT OF WAY WIDTH	45'
SHOULDER SECTION	
MINIMUM SHOULDER WIDTH	6'
SHOULDER SECTION	
MAXIMUM CUT AND FILL SLOPER	2:1
DESIGN SPEED	30 MPH
MINIMUM SIGHT DISTANCE ON VERTICAL CURVES	200'
MINIMUM CENTERLINE RADIUS	230'
MINIMUM SUPERELEVATION RATE FOR MINIMUM RADIUS	0.06 FT/FT
MAXIMUM GRADE	9%
K-RATE OF VERTICAL CURVATURE FOR MINIMUM SIGHT DISTANCE	30
CREST	
SAG	30
STOP	14
MINIMUM CUL-DE-SAC RADIUS	
RIGHT OF WAY SHOULDER SECTION	50'

MINIMUM LOT SIZE - 20,000 S.F.
 PROPERTY ZONED - R20
 ALL RIGHT OF WAYS ARE PUBLIC
 ALL STREETS TO BE PAVED
 LOTS SERVED BY PUBLIC WATER AND INDIVIDUAL SEPTIC SYSTEMS
 TOTAL AREA: 15.68 ACRES
 AREA IN WETLANDS: 0.04 ACRES
 DEVELOPED AREA: 12.15 ACRES
 AREA REQUIRED FOR OPEN SPACE: 2.35 ACRES
 OPEN SPACE PROVIDED: 3.53 ACRES
 TOTAL LOTS: 21

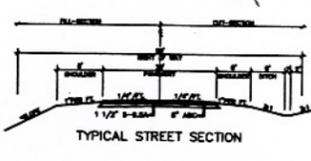
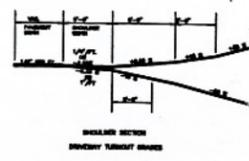
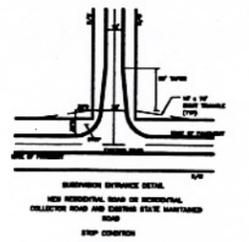
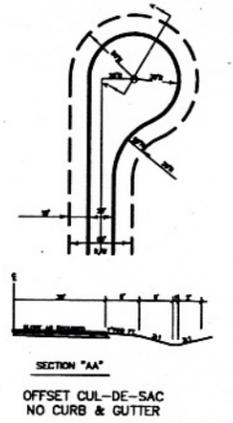
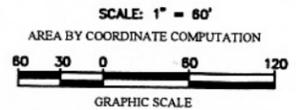
CLIENT
 Greenhouse Properties
 P.O. Box 15970
 Wilmington, NC 28408

OWNER:
 TIOGA, LLC
 DEED BOOK 3541, PG 184
 SHARON W. EDWARDS SURVEY
 TRACT 2
 PB 39, PG 65

ENGINEERING- STREET/UTILITY DESIGN
 SOUTHWIND SURVEYING & ENGINEERING, INC.
 95 HAMPSTEAD VILLAGE
 HAMPSTEAD, NC 28443
 (910) 270-8617

STREET NAMES:
 1. SCHOOLVIEW DRIVE
 2. RECESS LANE

ADDRESSING COORDINATOR _____ DATE _____



REV	DESCRIPTION	DATE

D.C.A. DESIGNED	J.H. DRAWN	D.C.A. CHECKED
DONNIE ADAMS, P.E. PROJECT ENGINEER		

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

SCHOOLVIEW SUBDIVISION
 PENDER COUNTY
 ROCKY POINT, NC

FINAL PRELIMINARY PLAT

DATE: MARCH 31, 2009
 PROJ. NO. I107-7064

SHEET NO. 1 OF 1

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SCHOOLVIEW SUBDIVISION
 PENDER COUNTY, ROCKY POINT, NC

DATE: MARCH 2009
 PROJ. NO. I107-7064
SOUTHWIND
 201 GLEN RD. GARNER, NC 27529 919-773-0183 919-773-0148 (FAX)
 329 HAMPSTEAD VILLAGE HAMPSTEAD, NC 28443 910-270-8617 910-270-8619 (FAX)
 SURVEYING • ENGINEERING • AND DEVELOPMENT



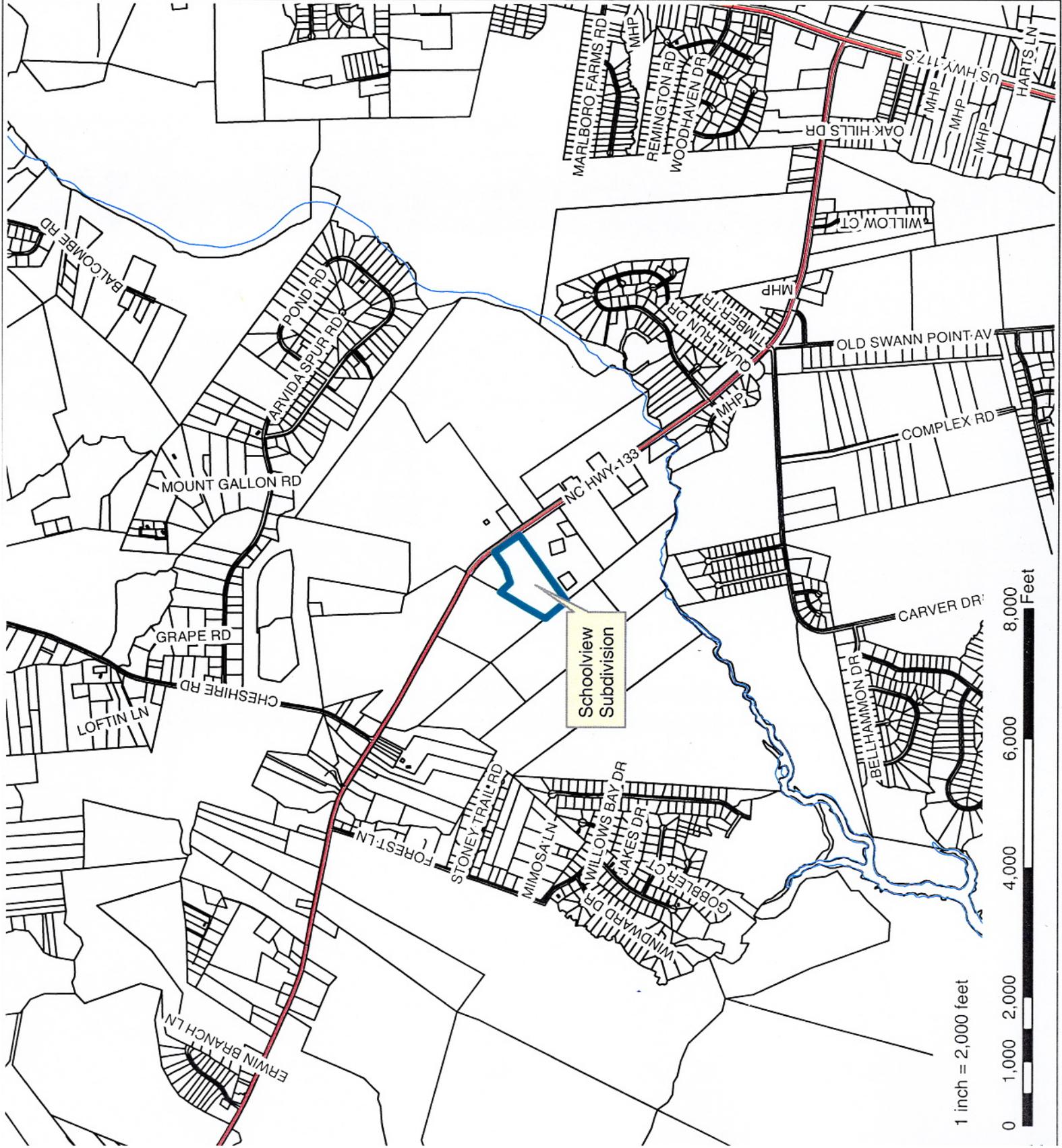
Applicant:
Southwind Surveying &
Engineering

Owner:
Scott Gerow

**Schoolview
Major Subdivision
PP 09-05-05-01R**



VICINITY MAP



1 inch = 2,000 feet

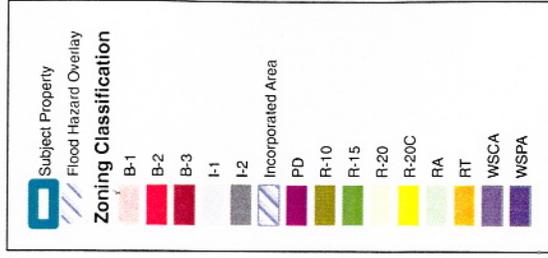




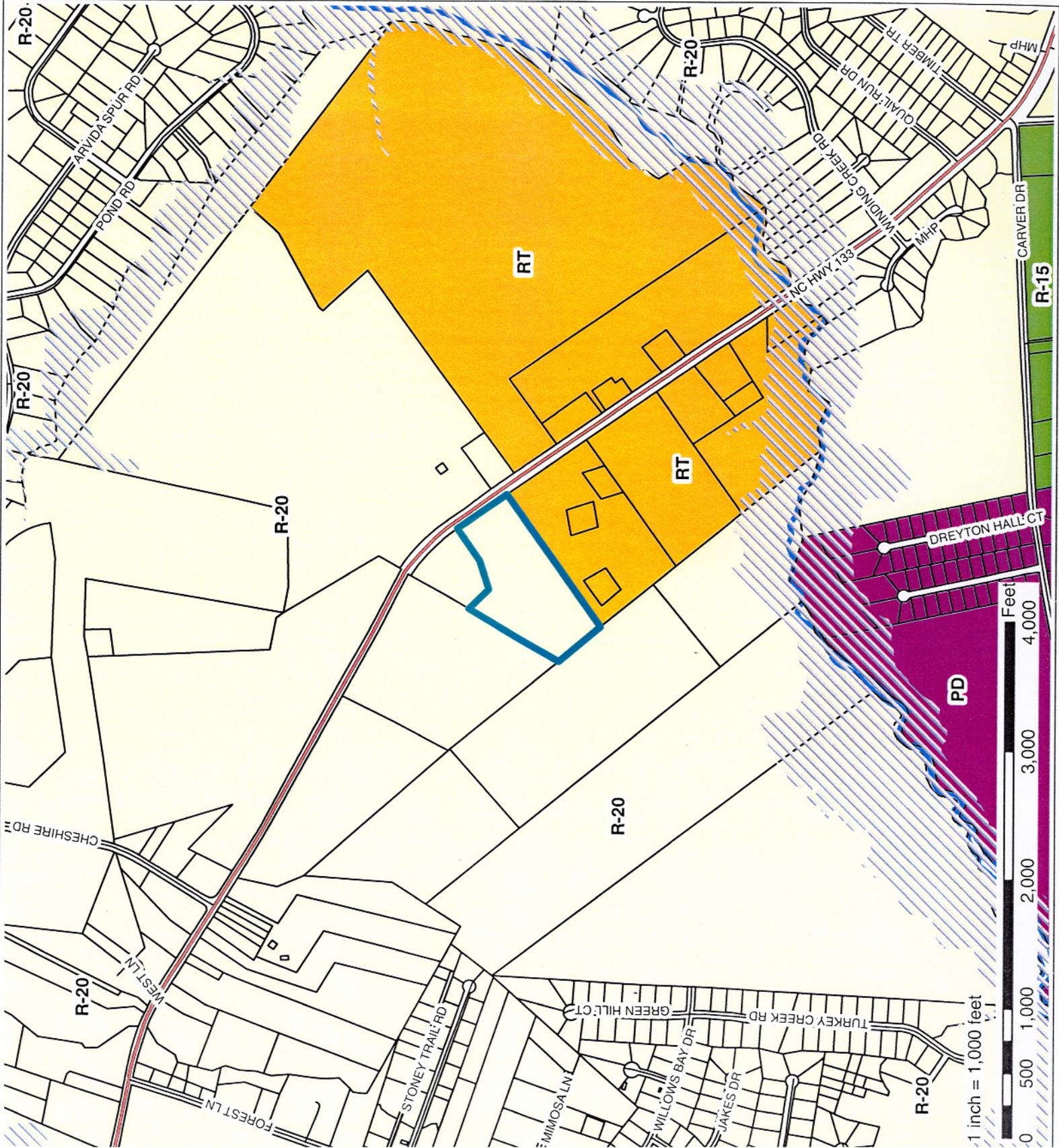
Applicant:
Southwind Surveying &
Engineering

Owner:
Scott Gerow

**Schoolview
Major Subdivision
PP 09-05-05-01R**



ZONING MAP





Applicant:
Southwind Surveying &
Engineering

Owner:
Scott Gerow

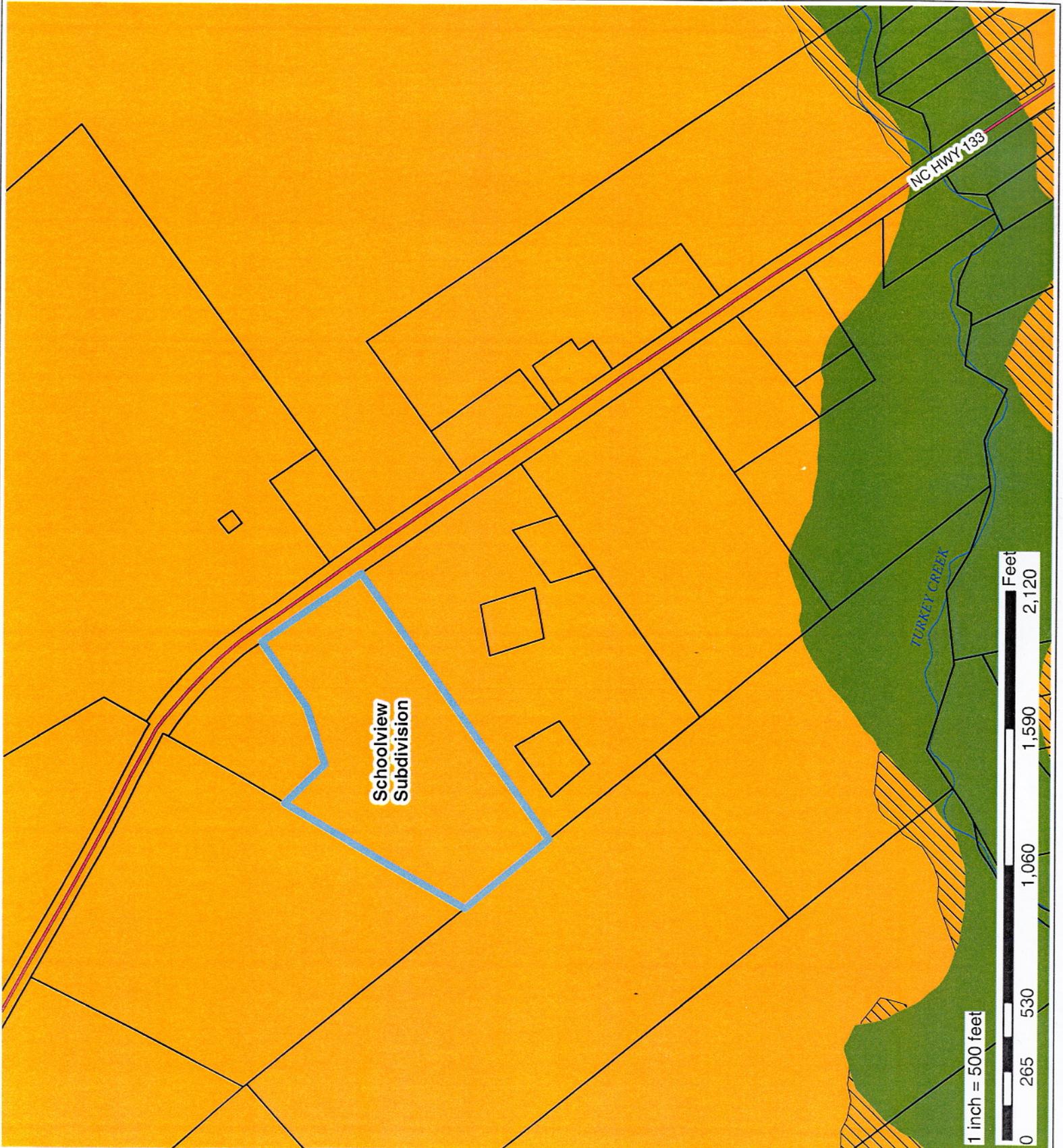
**Schoolview
Major Subdivision
PP 09-05-05-01R**

Legend

- Subject Property
- Future Land Use (CAMA)
- Conservation Area I
- Conservation Area II
- Transition Areas
- Urban Growth Areas
- Rural Clusters
- Rural Areas



CAMA Land Use





Applicant:
Southwind Surveying &
Engineering

Owner:
Scott Gerow

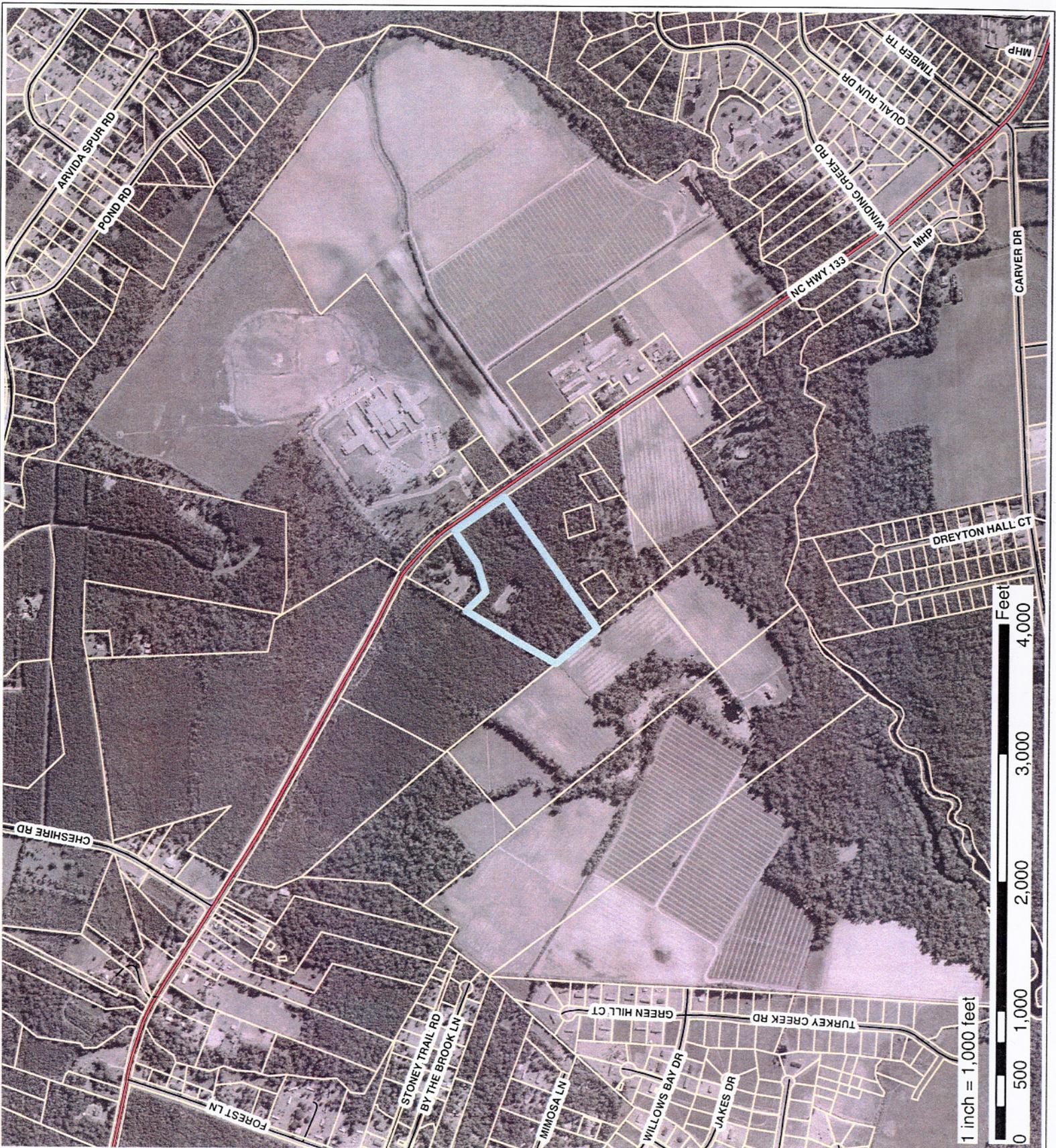
Schoolview
Major Subdivision
PP 09-05-05-01R

Legend

-  Subject Property



Aerial Map



**STAFF REVIEW FOR PLANNING BOARD APPROVAL
SCOTT GEROW MAJOR SUBDIVISION PRELIMINARY PLAN REVIEW**

DEVELOPER'S PROPOSAL:

The applicant is requesting approval for the Preliminary Plat of Scott Gerow located along NC HWY 133 across from Cape Fear Elementary Drive in Rocky Point, NC. Scott Gerow is on 15.09 acres and is zoned R-20. The PIN is 3223-59-6678-0000. The applicant is proposing a total of 24 residential lots on the site. Minimum lot size is 20,000 square feet.

All lots will be served by individual septic systems and county water as the site is currently serviced by County water. 2.41 acres of open space are provided in this proposal. This meets the 15% open space requirement. All land use and setback requirements under the Pender County Zoning Ordinance for the R-20 district will apply to this subdivision.

The road system will consist of a cross shape pattern of two public right of ways into NC HWY 133. The paved travel surface will be 18 feet with 6 foot wide shoulder and 6 foot wide ditch on each side of the road. There will be a 45-foot right of way throughout the subdivision.

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,

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 over flowing 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 Scott Gerow 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 _____ Application No. _____ Application Fee \$ 240.00 Receipt No. 067723

I. PROPERTY INFORMATION:

Record #: _____ Lot #: _____

Tax Map #: Pin # 3223-59-6678-0000 Zoning District: R-20

Property Location: 1.8mi. NW of NC HWY 133 to HWY 117 INT (1855 NC HWY 133)

Subdivision Name: SCOTT GEROW Phase: _____

Review Type (check one): Master Preliminary Final

II. REQUIRED NAMES:

Applicant: <u>DON HAMILTON, PE</u>	Owner: <u>SCOTT GEROW</u>
Address: <u>SOUTHWIND S&E</u>	Address: <u>FIGURE 8 PTNR LLC</u>
Address: <u>14888 US HWY 17N SUITE 10</u>	Address: <u>8633 VINTAGE CLUB DR.</u>
Address: <u>HAMPSTEAD, NC 28443</u>	Address: <u>WILMINGTON, NC 28411</u>
Phone: <u>910-270-8617</u> Fax: <u>270-8619</u>	Phone: _____ Fax: _____
Email: <u>dhamilton@southwind.com</u>	Email: _____

Legal Relationship of Applicant to Property Owner: PROJECT ENGINEER

Authorized Project Contact (check one): Applicant Owner

III. SIGNATURE OF OWNER/APPLICANT: Don Hamilton PE

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

\\Server\linda\dwg\97-7064\dwg\scott.dwg, 3/30/2007 10:32:08 AM, dljpcchurch

May 2007

STATE OF NORTH CAROLINA _____ PENDER COUNTY
 Filed for Registration at _____ o'clock M.
 on the _____ day of _____ AD 20____
 Recorded in Map Book _____ Page _____ Slide _____
 REGISTER OF DEEDS

STATE OF NORTH CAROLINA _____ PENDER COUNTY
 Review Officer of Pender County,
 certify that the map or plat to which this certification is
 affixed meets all statutory requirements for recording.
 REVIEW OFFICER _____ DATE _____

STATE OF NORTH CAROLINA PENDER COUNTY
 I, _____ certify that this map was drawn
 under my supervision from an actual survey made under my supervision (see
 description recorded in Book _____ page _____ etc.) (other)
 that the boundaries not surveyed are clearly indicated as drawn from information
 found in Book _____ page _____ that the ratio of precision as calculated is
 1:_____. 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 _____ A.D., 20____
 Land Surveyor _____ Reg. # _____

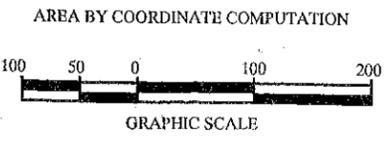
CERTIFICATE OF PRELIMINARY PLAT APPROVAL
 PRELIMINARY PLAT APPROVED BY PENDER COUNTY FOR A PERIOD
 OF TWO YEAR SUBJECT TO SUBDIVISION ORDINANCE REQUIREMENTS
 AND CONDITIONS OF APPROVAL.
 PLANNING DIRECTOR _____ DATE _____

PLAT NORTH PB 39, PG 65

WILBUR C. CORBETT (NO REFERENCE)

DIRK C. STEWART DB 1218, PG 114

NOTES:
 ALL BEARINGS SHOWN ON THIS PLAT
 AND DISTANCES ARE TAKEN FROM
 DEED DESCRIPTION
 PROPERTY OWNER AND DEED REFERENCES SHOWN ON
 THIS PLAT WERE TAKEN FROM GIS DATA BASE PENDER
 COUNTY.
 BOUNDARY INFORMATION TAKEN DEED DESCRIPTION
 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED
 IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO
 FEMA FLOOD RATE INSURANCE MAPS.
 COMMUNITY PANEL #00000000

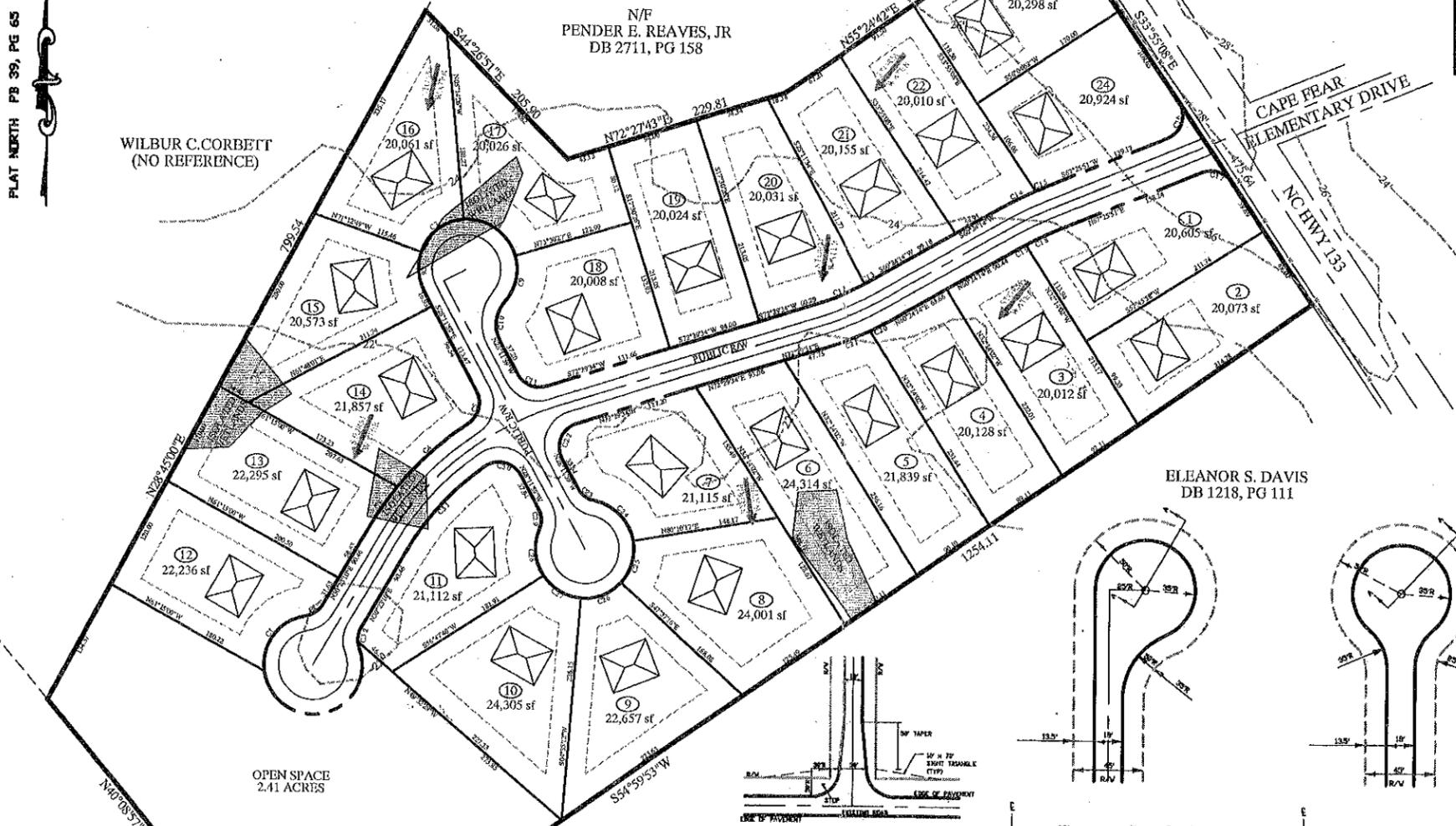
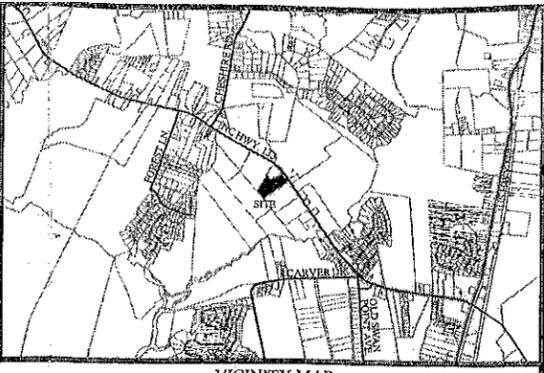


CURVE TABLE

CURVE	TANGENT	CHORD BEARING	CHORD	LENGTH	RADIUS
C1	48.98	S35°49'57"W	49.28	75.31	23.00
C2	11.85	N55°44'17"E	21.41	22.12	25.00
C3	35.82	S34°49'34"W	51.48	51.51	332.50
C4	40.37	S47°42'42"W	97.67	98.02	332.50
C5	23.45	N12°58'24"E	33.57	36.81	25.00
C6	21.73	S9°12'24"E	39.26	41.00	50.00
C7	32.45	S51°46'22"W	56.44	57.57	50.00
C8	41.03	N55°42'00"W	63.41	68.72	50.00
C9	27.50	N12°19'13"E	48.19	50.29	50.00
C10	24.20	S06°28'00"W	39.82	42.35	35.00
C11	28.72	S07°51'13"E	31.91	34.02	25.00
C12	26.28	N6°09'00"E	33.54	33.62	287.50
C13	3.43	N61°04'20"E	7.01	7.84	287.50
C14	18.56	S03°35'36"W	37.06	37.08	332.50
C15	1.85	S87°06'44"W	1.70	3.20	332.50
C16	36.21	N16°45'21"E	38.69	44.27	25.00

CURVE TABLE

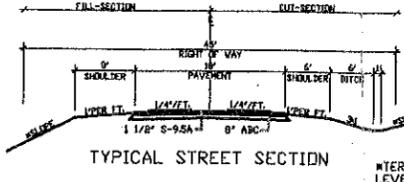
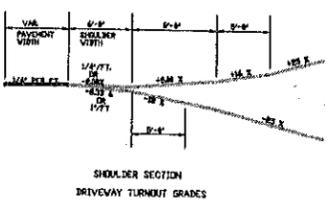
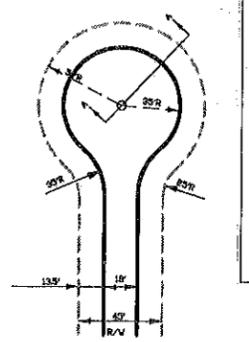
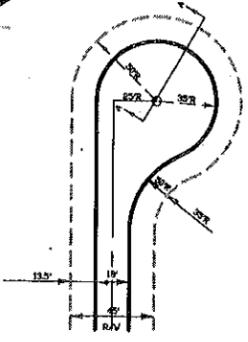
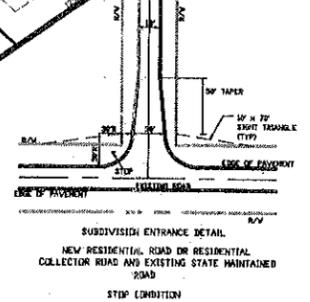
CURVE	TANGENT	CHORD BEARING	CHORD	LENGTH	RADIUS
C17	20.48	N73°14'39"W	31.69	34.32	25.00
C18	16.62	S01°04'39"W	33.58	33.69	287.50
C19	9.53	S02°24'11"W	1.64	1.66	287.50
C20	12.79	N62°36'24"E	25.56	25.56	332.50
C21	22.33	N68°39'04"E	41.56	41.59	332.50
C22	20.16	S22°08'47"W	38.50	43.94	25.00
C23	11.85	S53°33'06"E	21.41	22.12	25.00
C24	34.41	N44°21'38"W	35.69	40.28	50.00
C25	31.59	N16°12'29"E	44.90	45.56	50.00
C26	34.50	N68°28'38"E	44.00	45.56	50.00
C27	24.50	S59°18'24"W	44.00	45.56	50.00
C28	26.42	S65°21'03"E	46.72	48.62	50.00
C29	11.85	N02°59'53"W	21.41	22.12	25.00
C30	35.51	N77°42'31"W	37.65	42.63	25.00
C31	46.37	S41°14'59"W	118.12	119.81	287.50
C32	7.77	S13°07'11"W	14.81	15.07	25.00



MINIMUM DESIGN CRITERIA PER NCDOT

LOCAL RESIDENTIAL SUBDIVISION ROADS INCLUDE:
 CUL-DE-SACS
 DEAD END ROADS - LESS THAN 2500 FT IN LENGTH
 SHORT CONNECTION ROADS - ONE BLOCK LONG OR THAT
 EXTEND ON A BLOCK BY BLOCK BASIS
 LOOP ROADS - LESS THAN 1 MILE IN LENGTH
 OTHER ROADS THAT DO NOT CONNECT THOROUGHFARES OR
 SERVE MAJOR TRAFFIC GENERATORS. THESE ROADS DO NOT
 HAVE "COLLECTOR" CHARACTERISTICS.

TERRAIN CLASSIFICATION	LEVEL
RIGHT OF WAY WIDTH	45'
SHOULDER SECTION	
MINIMUM SHOULDER WIDTH	6'
SHOULDER SECTION	
MAXIMUM CUT AND FILL SLOPER	2:1
DESIGN SPEED	30 MPH
MINIMUM SIGHT DISTANCE ON VERTICAL CURVES	200'
MINIMUM CENTERLINE RADIUS	230'
MINIMUM SUPERELEVATION RATE FOR MINIMUM RADIUS	0.06 FT/FT
MAXIMUM GRADE	9%
K=RATE OF VERTICAL CURVATURE FOR MINIMUM SIGHT DISTANCE	
CREST	30
SAG	30
STOP	14
MINIMUM CUL-DE-SAC RADIUS	
RIGHT OF WAY	50'
SHOULDER SECTION	



- NOTES:
- 1) ALL PUBLIC OR COMMUNITY WATER/SEWER SYSTEMS AND DRAINAGE FACILITIES WILL BE DESIGNED TO MINIMIZE FLOOD DAMAGE AND REDUCE EXPOSURE TO FLOOD HAZARDS IN ACCORD WITH FEMA GUIDELINES.
 - 2) 10'x70' SIGHT BASEMENTS ARE PROVIDED, AS REQUIRED BY NCDOT, AT ALL STREET INTERSECTIONS.
 - 3) ALL UTILITY LINES, WATER/SEWER/ELECTRICAL, WILL BE OWNED, OPERATED AND MAINTAINED BY A PUBLIC UTILITY.

EMERGENCY MANAGEMENT DESIGNER _____ DATE _____

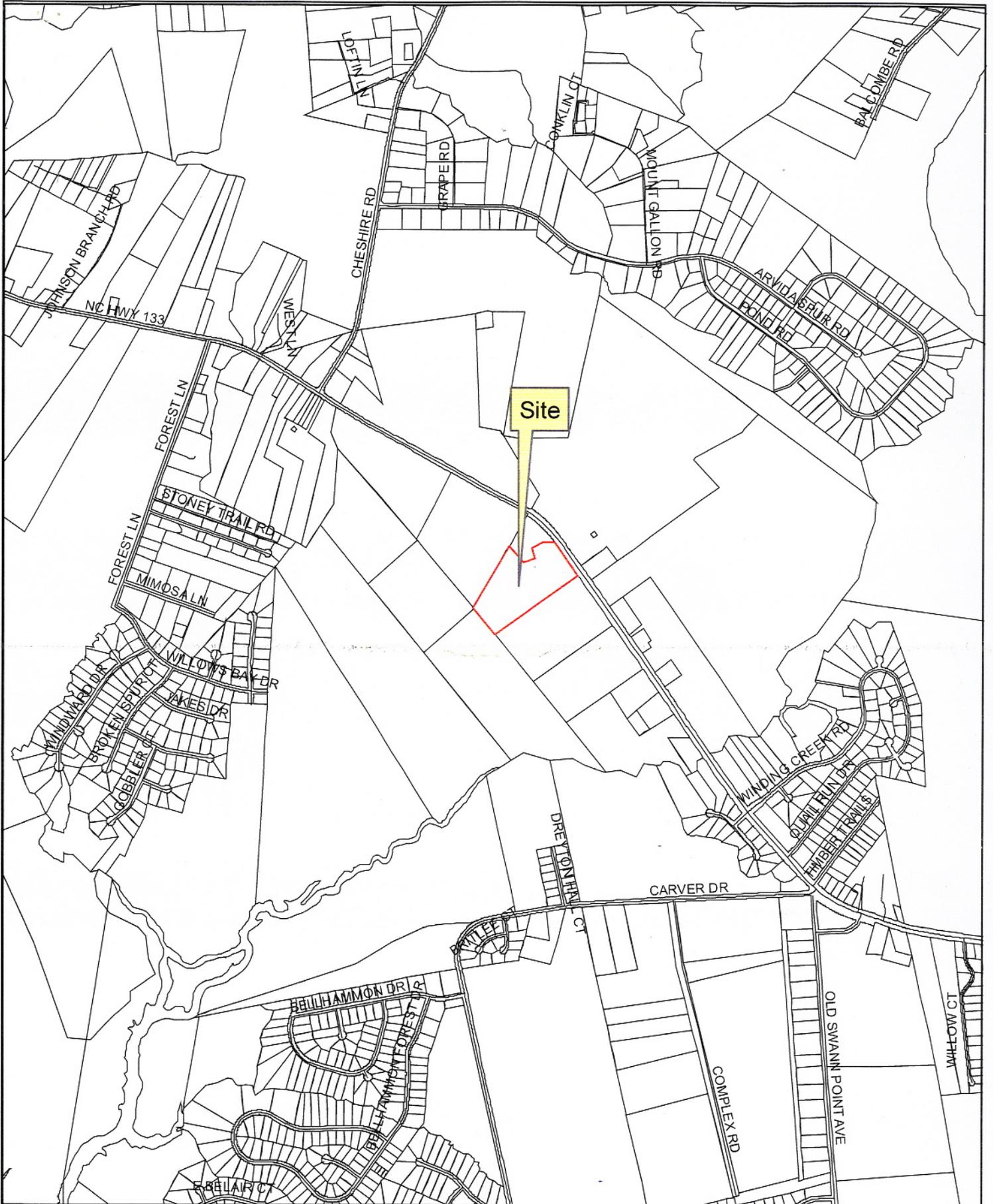
WETLANDS DELINEATION
 WETLANDS ON THIS ENTIRE PARCEL OF LAND WAS DELINEATED BY _____, SOIL SCIENTIST, ON _____ AND WERE FIELD VERIFIED BY _____ USACOE ON MONTH/DAY/YEAR. WETLANDS SHOWN ARE A FIELD SURVEY OF THE APPROVED WETLANDS FLAGS. ALL (TYPE OF SOIL) ARE CONTAINED WITHIN THE DELINEATED WETLANDS AS SHOWN ON PLAT.
 (SOIL SCIENTIST)

SOUTHWIND
 201 GLEN RD. GARNER, NC 27529 14888 HWY 17N HAMPSTEAD, NC 28443
 919-773-0183 910-270-8617
 919-773-0148 (FAX) 910-270-8619 (FAX)
 SURVEYING • ENGINEERING • LAND DEVELOPMENT

PRELIMINARY SUBDIVISION:
SCOTT GEROW
 (SHARON W. EDWARDS PROPERTY, TRACT 2)
 TOWNSHIP ROOKY POINT COUNTY PENDER STATE NC
 SURVEYED BY _____ DRAWN BY LFH
 DATE 03-22-07 SCALE 1" = 100' DRAWING NO. H07-7064

MINIMUM LOT SIZE - 20,000 S.F.
 PROPERTY ZONED - R20
 ALL RIGHT OF WAYS ARE PUBLIC
 ALL STREETS TO BE PAVED
 LOTS SERVED BY PUBLIC WATER AND INDIVIDUAL SEPTIC SYSTEMS
 TOTAL AREA: 15.90 ACRES
 AREA IN WETLANDS: 0.43 ACRES
 DEVELOPED AREA: 13.49 ACRES
 AREA REQUIRED FOR OPEN SPACE: 2.39 ACRES
 OPEN SPACE PROVIDED: 2.41 ACRES

OWNER:
 FIGURE 8, LLC PARTNERSHIP
 SHARON W. EDWARDS
 TRACT 2
 DEED BOOK 3003, PAGE 003
 PB 39, PG 65

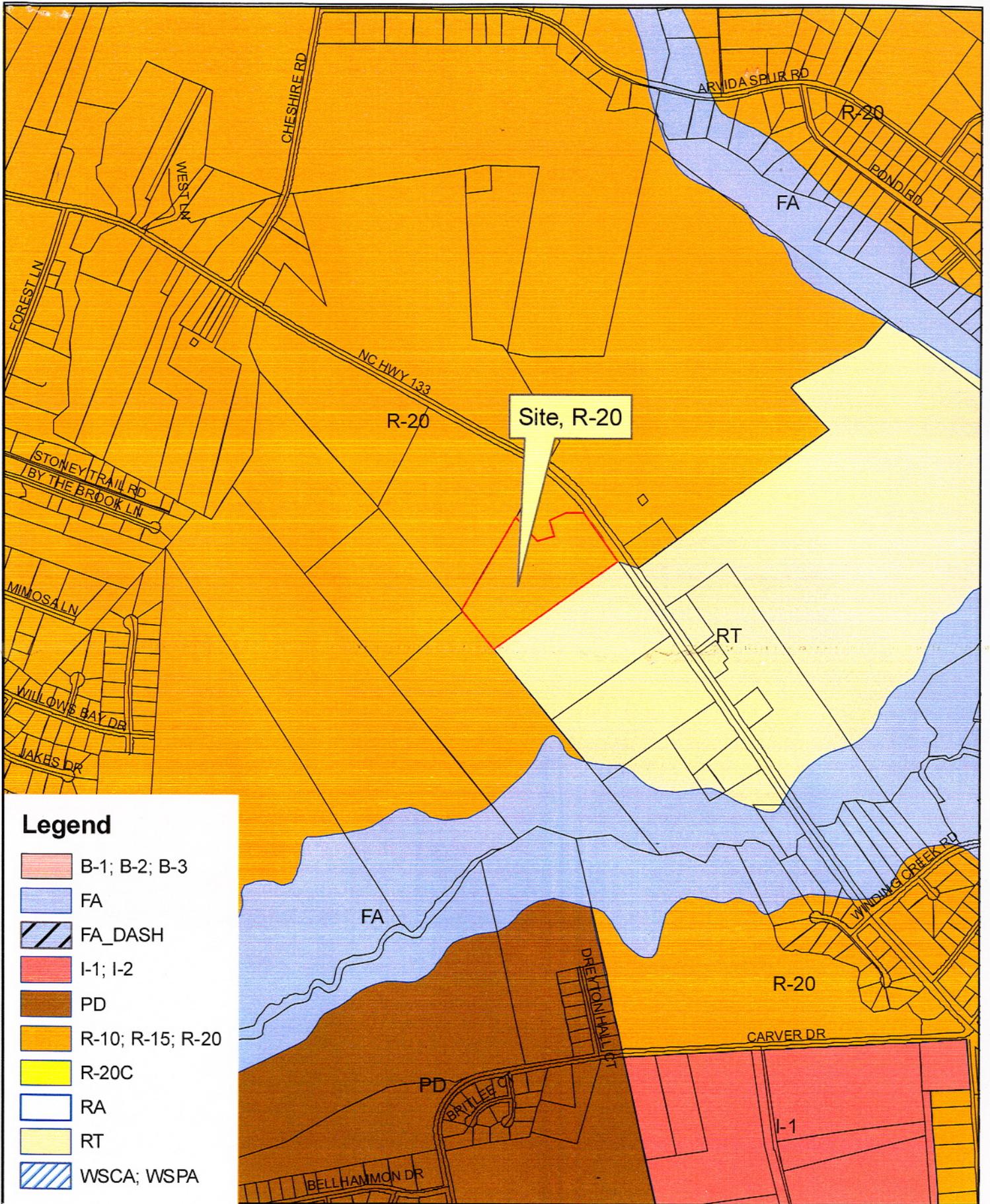


1 inch equals 1,500 feet

1,500 750 0 1,500 Feet

Scott Gerow Subdivision

Vicinity



Site, R-20

Legend

- 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

1 inch equals 1,000 feet
 1,000 500 0 1,000 Feet

Scott Gerow Subdivision
 Zoning

**STAFF REVIEW FOR PLANNING BOARD APPROVAL
SCOTT GEROW MAJOR SUBDIVISION PRELIMINARY PLAT REVIEW**

PROJECT HISTORY:

Southwind Surveying and Engineering, applicant, for Figure 8 Partnership LLC, owner, presented the Scott Gerow Subdivision as a by-right major subdivision to the Pender County Planning Board on May 1, 2007. The Planning Board voted to table the item to the June 5th, 2007 meeting for further review. The applicant has since made minor changes to the preliminary plat as presented tonight.

DEVELOPER'S PROPOSAL:

The applicant is requesting approval for the Preliminary Plat of the Scott Gerow subdivision located off of NC Highway 133, across from Cape Fear Elementary Drive in Rocky Point, NC. The subdivision is located on 15.09 acres and is zoned R-20, Residential District. The PIN is 3223-59-6678-0000. The applicant is now proposing a total of 21 residential lots, reduced from the 24 lots previously proposed. The minimum lot size will be 20,000 square feet.

All lots are proposed to be served by county water (as county water become available) and individual septic systems. Approximately 3.53 acres of open space are provided in this proposal, an increase from the 2.41 acres previously proposed, meeting the 15% open space requirement. All land use and setback requirements under the Pender County Zoning Ordinance for the R-20 district will apply to this subdivision.

The road system will consist of a cross shape pattern of two 45 ft public right-of-ways. The spine road for the development will exit onto NC HWY 133, directly across from Cape Fear Elementary Drive. The paved travel surface will be 18 feet, with a 6 foot wide shoulder and a 6 foot wide ditch on each side of the road. The North Carolina Department of Transportation is currently reviewing the site layout.

Storm water management is to be provided via a combination of road-side swales, side lot line swales, and rear yard swales (as necessary), that will carry runoff to the development's natural drainage areas. Stormwater will generally travel southwest to the lower elevations. The development's elevation ranges from 22 feet above sea level to 26 feet above sea level.

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:

June 2007

\\server1\linda\dwgs\07-7064.dwg\scott.dwg, 5/24/2007 11:11:13 AM, dlupchurch

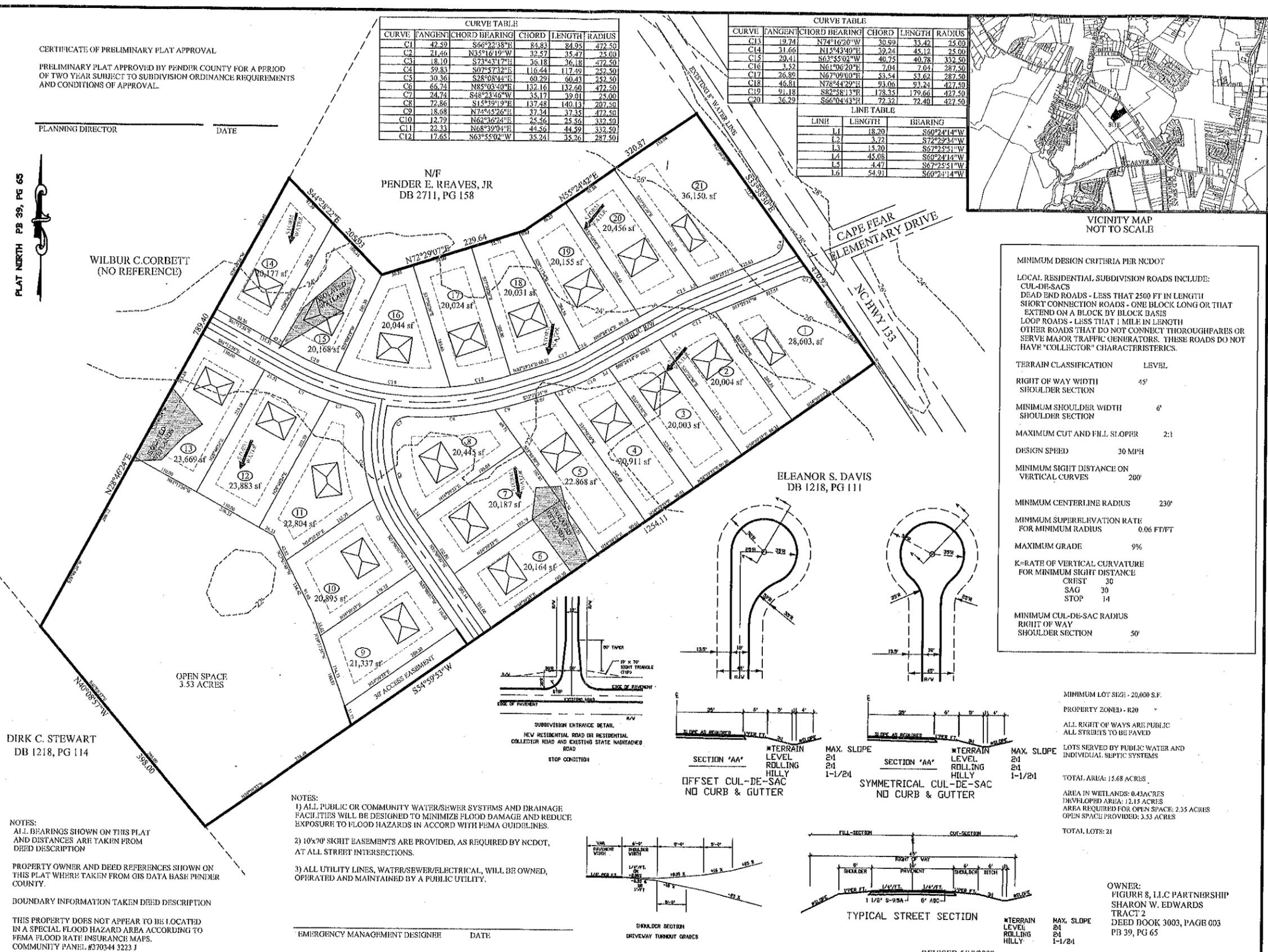
STATE OF NORTH CAROLINA PENDER COUNTY
 Filed for Registration at _____ o'clock M.
 on the _____ day of _____ AD 20
 Recorded in Map Book _____ Page _____ Side _____
 REGISTER OF DEEDS

STATE OF NORTH CAROLINA PENDER COUNTY
 Review Officer of Pender County,
 certify that the map or plat to which this certification is
 affixed meets all statutory requirements for recording.
 REVIEW OFFICER _____ DATE _____

STATE OF NORTH CAROLINA PENDER COUNTY
 I, _____ Land Surveyor
 certify that this map was drawn
 under my supervision from an actual survey made under my supervision (dead
 description recorded in Book _____ page _____ (other)
 that the boundaries not surveyed are clearly indicated as drawn from information
 found in Book _____ page _____ that the ratio of precision as calculated is
 1:_____, 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 _____ A.D., 20____

CERTIFICATE OF PRELIMINARY PLAT APPROVAL
 PRELIMINARY PLAT APPROVED BY PENDER COUNTY FOR A PERIOD
 OF TWO YEAR SUBJECT TO SUBDIVISION ORDINANCE REQUIREMENTS
 AND CONDITIONS OF APPROVAL.
 PLANNING DIRECTOR _____ DATE _____

PLAT NORTH PB 39, PG 65



CURVE TABLE

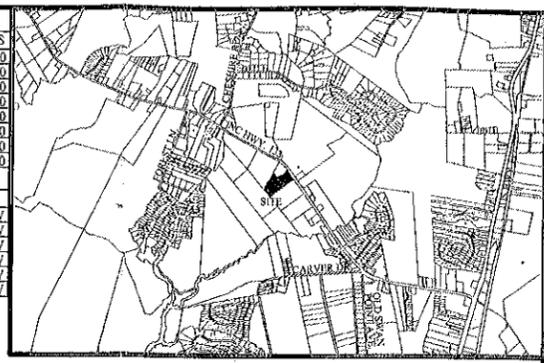
CURVE	TANGENT	CHORD BEARING	CHORD	LENGTH	RADIUS
C1	42.39	S66°22'38"E	84.83	84.93	472.50
C2	21.46	N33°16'19"W	32.57	35.47	25.00
C3	18.10	S73°43'17"E	36.18	36.18	472.50
C4	39.83	S07°57'32"E	116.44	117.49	252.50
C5	30.36	S28°08'44"E	60.29	60.43	252.50
C6	66.74	N85°03'40"E	132.16	132.60	472.50
C7	24.74	S48°23'46"W	35.17	39.01	25.00
C8	72.56	S15°39'19"E	137.48	140.13	207.50
C9	18.68	N74°55'26"E	37.34	37.35	472.50
C10	12.79	N62°36'24"E	25.36	25.56	332.50
C11	22.33	N68°39'04"E	44.56	44.59	332.50
C12	17.63	S63°53'02"W	33.34	35.26	287.50

CURVE TABLE

CURVE	TANGENT	CHORD BEARING	CHORD	LENGTH	RADIUS
C13	19.74	N74°16'20"W	30.99	33.42	25.00
C14	31.66	N15°43'40"E	39.24	45.12	25.00
C15	29.41	S63°55'02"W	40.75	40.78	332.50
C16	7.52	N61°06'20"E	7.04	7.04	287.50
C17	26.85	N67°09'00"E	53.54	53.62	287.50
C18	46.81	N78°44'29"E	93.06	93.21	427.50
C19	91.18	S82°58'13"E	178.35	179.66	427.50
C20	36.29	S66°04'43"E	72.32	72.40	427.50

LINE TABLE

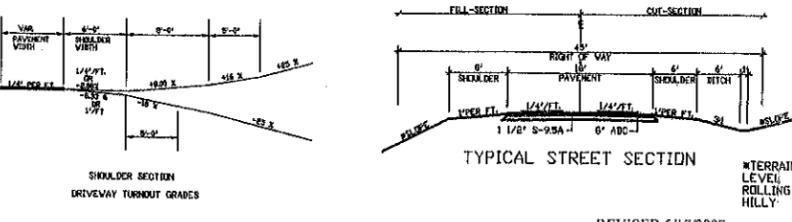
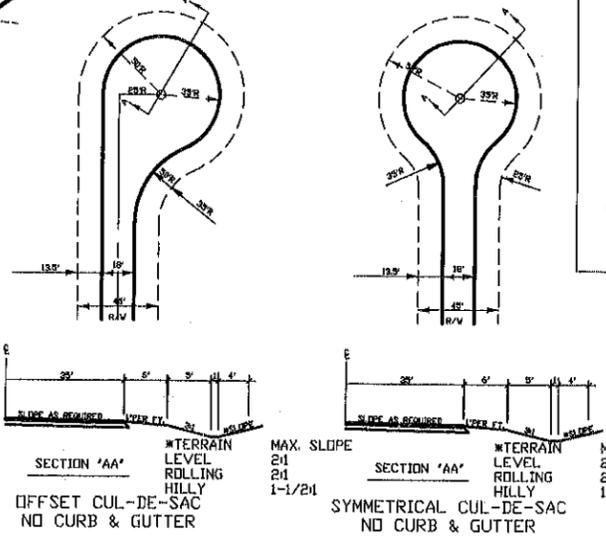
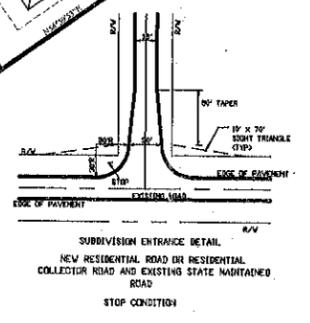
LINE	LENGTH	BEARING
L1	18.20	S60°24'14"W
L2	3.72	S72°29'34"W
L3	15.20	S67°25'51"W
L4	45.08	S60°24'14"W
L5	4.47	S67°25'51"W
L6	54.91	S60°24'14"W



MINIMUM DESIGN CRITERIA PER NCDOT

LOCAL RESIDENTIAL SUBDIVISION ROADS INCLUDE:
 CUL-DE-SACS
 DEAD END ROADS - LESS THAN 2500 FT IN LENGTH
 SHORT CONNECTION ROADS - ONE BLOCK LONG OR THAT
 EXTEND ON A BLOCK BY BLOCK BASIS
 LOOP ROADS - LESS THAN 1 MILE IN LENGTH
 OTHER ROADS THAT DO NOT CONNECT THOROUGHFARES OR
 SERVE MAJOR TRAFFIC GENERATORS. THESE ROADS DO NOT
 HAVE "COLLECTOR" CHARACTERISTICS.

TERRAIN CLASSIFICATION	LEVEL
RIGHT OF WAY WIDTH	45'
SHOULDER SECTION	
MINIMUM SHOULDER WIDTH	6'
SHOULDER SECTION	
MAXIMUM CUT AND FILL SLOPER	2:1
DESIGN SPEED	30 MPH
MINIMUM SIGHT DISTANCE ON	
VERTICAL CURVES	200'
MINIMUM CENTERLINE RADIUS	230'
MINIMUM SUPERELEVATION RATE	
FOR MINIMUM RADIUS	0.06 FT/FT
MAXIMUM GRADE	9%
K=RATE OF VERTICAL CURVATURE	
FOR MINIMUM SIGHT DISTANCE	
CREST	30
SAG	30
STOP	14
MINIMUM CUL-DE-SAC RADIUS	
RIGHT OF WAY	50'
SHOULDER SECTION	

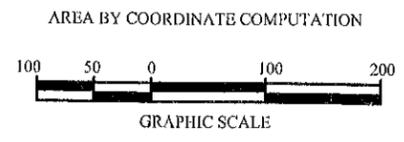


MINIMUM LOT SIZE - 20,000 S.F.
 PROPERTY ZONED - R20
 ALL RIGHT OF WAYS ARE PUBLIC
 ALL STREETS TO BE PAVED
 LOTS SERVED BY PUBLIC WATER AND
 INDIVIDUAL SEPTIC SYSTEMS
 TOTAL AREA: 15.68 ACRES
 AREA IN WETLANDS: 0.43 ACRES
 DEVELOPED AREA: 2.15 ACRES
 AREA REQUIRED FOR OPEN SPACE: 2.35 ACRES
 OPEN SPACE PROVIDED: 3.53 ACRES
 TOTAL LOTS: 21

DIRK C. STEWART
 DB 1218, PG 114

NOTES:
 ALL BEARINGS SHOWN ON THIS PLAT
 AND DISTANCES ARE TAKEN FROM
 DEED DESCRIPTION
 PROPERTY OWNER AND DEED REFERENCES SHOWN ON
 THIS PLAT WHERE TAKEN FROM GIS DATA BASE PENDER
 COUNTY.
 BOUNDARY INFORMATION TAKEN DEED DESCRIPTION
 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED
 IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO
 FEMA FLOOD RATH INSURANCE MAPS.
 COMMUNITY PANEL #370344 3223 J

- NOTES:
- 1) ALL PUBLIC OR COMMUNITY WATER/SEWER SYSTEMS AND DRAINAGE FACILITIES WILL BE DESIGNED TO MINIMIZE FLOOD DAMAGE AND REDUCE EXPOSURE TO FLOOD HAZARDS IN ACCORD WITH FEMA GUIDELINES.
 - 2) 10'x70' SIGHT EASEMENTS ARE PROVIDED, AS REQUIRED BY NCDOT, AT ALL STREET INTERSECTIONS.
 - 3) ALL UTILITY LINES, WATER/SEWER/ELECTRICAL, WILL BE OWNED, OPERATED AND MAINTAINED BY A PUBLIC UTILITY.

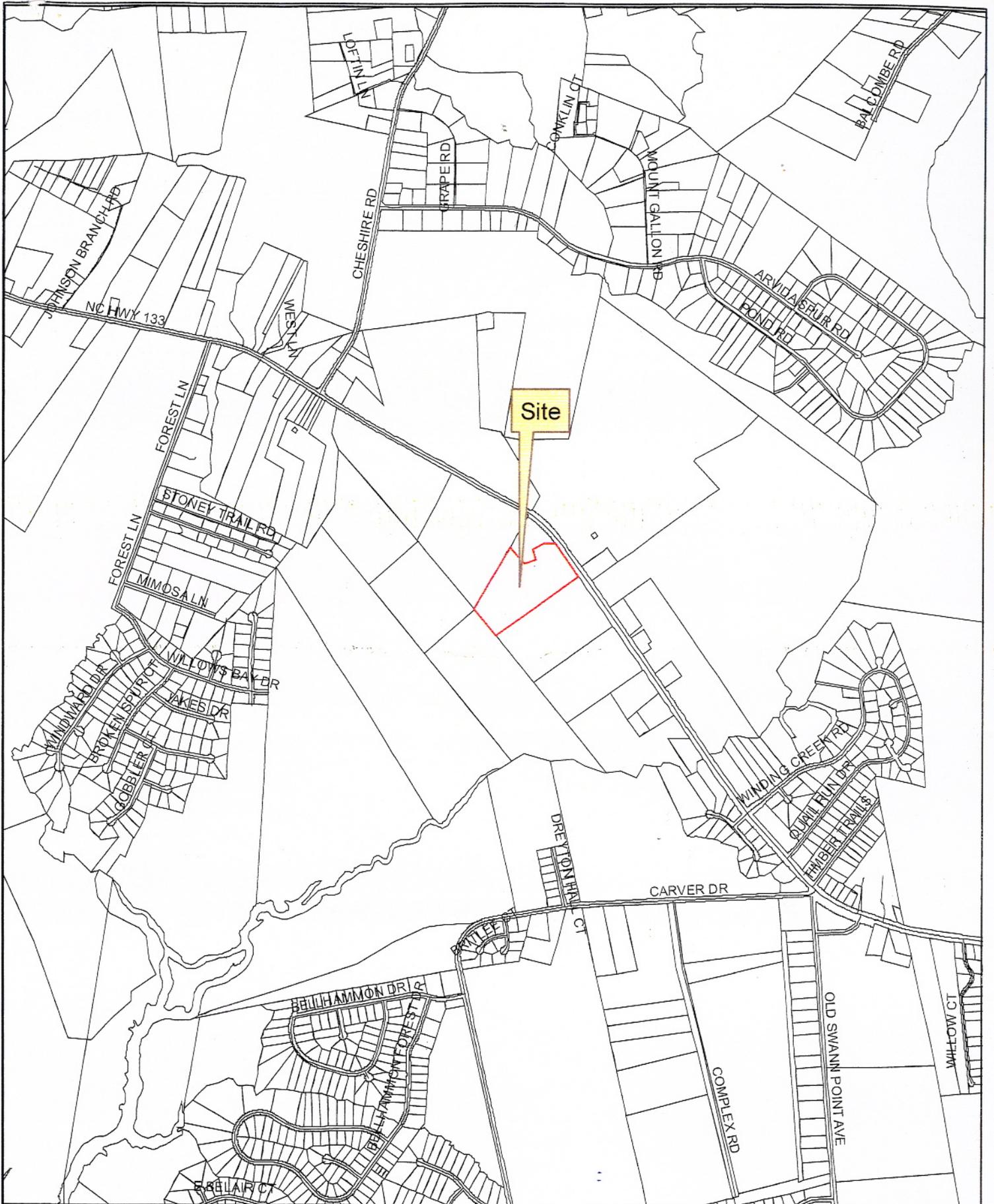


EMERGENCY MANAGEMENT DESIGNER _____ DATE _____
 WETLANDS DELINEATION
 WETLANDS ON THIS ENTIRE PARCEL OF LAND WAS DELINEATED BY _____ AND _____ SOIL SCIENTIST, ON _____ AND WERE FIELD VERIFIED BY _____ USACOE ON _____ MONTH/DAY/YEAR. WETLANDS SHOWN ARE A FIELD SURVEY OF THE APPROVED WETLANDS FLAGS. ALL (TYPE OF SOIL) ARE CONTAINED WITHIN THE DELINEATED WITLANDS AS SHOWN ON PLAT.
 (SOIL SCIENTIST)

SOUTHWIND
 201 GLEN RD. 14888 HWY 17N
 GARNER, NC 27529 HAMPSTEAD, NC 28443
 919-773-0183 910-270-8617
 919-773-0148 (FAX) 910-270-8619 (FAX)
 SURVEYING • ENGINEERING • LAND DEVELOPMENT

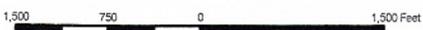
REVISED 5/17/2007
 PRELIMINARY SUBDIVISION:
ASHLEY TURNER BUILDERS
 (SHARON W. EDWARDS PROPERTY, TRACT 2)
 TOWNSHIP ROCKY POINT COUNTY PENDER STATE NC
 SURVEYED BY _____ DRAWN BY LPH
 DATE 03-22-07 SCALE 1" = 100' DRAWING NO. H07-7064

OWNER:
 FIGURE 8, LLC PARTNERSHIP
 SHARON W. EDWARDS
 TRACT 2
 DEED BOOK 3003, PAGE 003
 PB 39, PG 65



Site

1 inch equals 1,500 feet



Scott Gerow Subdivision
Vicinity

