

PLANNING AND COMMUNITY DEVELOPMENT
PLANNING • CODE ENFORCEMENT • BUILDING INSPECTIONS • CENTRAL PERMITTING



AGENDA

Pender County Planning Board Meeting
July 7, 2009
7:00 p.m.

Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina

Note: The Pender County Planning Board Meeting adjourns at 11:00 p.m. Any item not discussed shall be placed on the next regular Planning Board Meeting agenda, unless otherwise stated. The items may not be discussed in the order as shown on the agenda. The agenda may be revised by the Planning Board.

Call to Order: Chairman Reynolds

Roll Call: Chairman Reynolds

Pender County Planning Board Members:

Reynolds ___ Garrett ___ Marshburn ___ Millette ___ Smith ___ Williams ___ Boney ___ Newman ___

1. **Approval of Minutes:** June 2, 2009

Subdivision Review

2. **Schoolview Major Subdivision, Preliminary Plat Review (Revision)** - Tabled from the May 5, 2009 Planning Board. Southwind Surveying and Engineering applicant, on behalf of Scott Gerow, owner, is requesting revision of the Preliminary Plat approval for Schoolview Subdivision (formally known as Scott Gerow Subdivision). The revision would include off-site septic systems to be installed within the area approved as open space. The property is zoned R-20 Residential District and the subdivision is located off of NC Highway 133, across from Cape Fear Elementary School, in Rocky Point, NC.

**** Public Hearing***

3. **PD Master Plan Revision, Avendale Subdivision-** Stroud Engineering, P.A., applicant, on behalf of Avendale Development, owner, is requesting a revision to the approved master plan for Avendale Subdivision. The revision consists of replacing multi-family home sites with single-family home sites along with other lot reconfiguration. The property is located along NC Hwy 210, between Harrison's Creek & S.R. 1002, and is zoned PD, Planned Development. The property may be identified as PIN #'s 3273-16-3336-0000, 3273-14-5830-0000.

***5 minute break**

4. Discussion Items

- Review of *Draft* County-wide Land Use Plan Map
- Review of *Draft* Small Area Land Use Plans and Policies
 - Coastal Pender
 - Rocky Point
 - 421 Corridor
- Discussion of issues/consensus building on future UDO zoning districts

- **Planning Board Members**

- **Public Comment**

5. Adjournment

#3

PLANNING STAFF REPORT Avendale Planning Board Hearing

SUMMARY:

Hearing Date: July 7, 2009

Applicant: Stroud Engineering, PA

Property Owner: Avendale Development L.L.C.

Development Proposal: The proposal consists of amending the approved master plan to accommodate single-family detached home sites and to remove a portion of the current townhouse home sites. There is no increase in net density for the project.

Location and Land Use: Avendale is located along the east side of NC Highway 210, between Harrison's Creek and Island Creek Road (S.R. 1002). Across from NC Hwy 210 is Cross Creek Subdivision and other single family home sites at about 2 dwelling units/acre.

Zoning District of Property: The property is zoned PD, Planned Development.

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

Project History:

The Planning Board approved the Avendale Master Plan and Avendale Phase 1 preliminary plat in February 2006. The Avendale Phase 2 preliminary plat was approved in December 2006 with 44 units (later revised from 44 units to 62 units in February 2007). The final phase, Phase III was approved June 2006, to complete the planning board approval process. To date, Phase I and Phase II have been recorded with a total of thirty seven (37) lots of record.

Detailed Proposal Discussion:

Stroud Engineering, applicant, on behalf of Avendale Development, LLC, owner, is requesting an amendment to the Avendale Master Plan and Phase II Final Plat. The amendment consists of the replacement of 66 single-family lots from the previously approved 66 town home lots. This request will put the total lot numbers at 236 single family lots and 14 multi-family lots, totaling 250 lots, as originally approved.

The development is on 101.3 total acres zoned PD, Planned Development. The proposal to amend the current master plan will require Avendale to record a new final plat by meeting all the conditions set forth in the Pender County Zoning Ordinance, Subdivision Ordinance and Flood Damage Prevention Ordinance.

The redistribution of density and housing types will range from ½ acre single family detached lots to approximately 8,000 square foot lots. As originally approved, the smaller lots will be served by on-site wastewater treatment and county water, and the larger, recorded lots, will utilize on-site septic and county water. Town home sites will utilize the wastewater treatment and county water as well.

The applicant is proposing to add an additional spine road along with three connecting roads to accommodate the additional single family home sites, this provides for good interconnection throughout this portion of the

development. Also, the additional spine road has been stubbed for access to any future development adjacent to this property.

The amended master plan **does not reduce the overall density or open space requirements**. The decrease in town home sites will shift the density in to smaller, single-family home sites, as represented along the southeast portion of the development.

All applicable state and federal agency permits including stormwater, sediment and erosion control, and wetlands will need to be amended to include the newly proposed lots. 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:

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.
6. 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.
7. 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.
8. Storm water management features must show all proposed storm water retention facilities including drainage easements, piping, culverts, swales, ditches, etc.
9. 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.

10. 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.
11. An approved NCDOT driveway permit for connection to Washington Acres Road (SR 1582) shall be submitted to Planning.
12. 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.
13. Sediment & Erosion Control Plans as approved by Land Quality (with letter of approval) with a copy to Pender County planning.
14. Storm water management plan as approved by the Water Quality Division with a letter of approval sent to Pender County Planning.
15. Approval of Wetlands Delineation by USACE with a copy provided to Pender County Planning as required.
16. Wetlands fill authorization or permit if construction or fill in wetlands is involved with a copy to Pender County Planning as required.
17. 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.
18. 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.
19. Unless waived by the Planning Board, the developer shall submit the proposed plans for vegetation preservation and land clearance in the Planned Development.
20. A restrictive easement with a note for individual maintenance of buffers shall be provided on the plat and recorded in the homeowners' association documents.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.

26. 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.
2. Base Flood Elevation(s) shall be determined and shown along with the SFHA boundary on the plat. The subdivision shall not block or obstruct the natural drainage of any adjoining area.
3. 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.
4. Sight easements as required in the NCDOT Secondary Roads Standards shall be provided at all street intersections.
5. All utility lines located in a public or private street shall meet NCDOT requirements for encroachment of such lines.
6. 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:

- a. 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.
- b. Any reduction in open space, if applicable to this subdivision, will require planning board approval.
- c. 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.
- d. Any changes in the development name or road names after approval by the planning board will require an additional review fee with lot assessments to be paid in full.

Mandatory Items For Final Plat Approval:

1. For the public road, one of the following items shall be submitted:
 - a. Verification of acceptance to the NCDOT maintained state road system or;
 - b. A current certification by the NCDOT District Engineer that said subdivision road system has been completed, inspected, is in compliance with relevant NCDOT residential road standard requirements and will be accepted as a state maintained road under specified qualifying conditions acceptable to Pender County or;
 - c. The following shall be submitted:
 1. A certified estimate of the cost to construct the entire road system as well as a certified estimate of the cost to complete construction of the streets to NCDOT standards, prepared, signed and sealed by a licensed engineer,

2. Performance guarantee (performance bond, letter of credit or all cash escrow) for the cost of completion of all streets not certified as complete and acceptable as state maintained roads by the NCDOT District Engineer.
2. A Defects Guarantee (performance bond, letter of credit or all cash escrow) will be provided for all streets in the entire development that have not been accepted for maintenance by NCDOT. The Defects Guarantee will be in the form of the same instruments as permitted for the Performance Guarantee and will be provided in an amount equal to at least 50% of the original construction cost estimate for the streets in question. The Guarantee shall provide a written warranty against defects in the streets until such time they are accepted for maintenance by NDOT
3. The Defects Guarantee shall be in affect until all streets meet NCDOT's residency requirements and have been accepted for maintenance by NCDOT.
4. All requirements of the Pender County Subdivision Ordinance for Preliminary Plats, including items 1 thru 13 pages 22, 23 & 24 have been submitted to and approved by the Director.
5. The submission and plat complies with all requirements of the Pender County Subdivision Ordinance, Zoning Ordinance, other Pender County Ordinances and State Regulations.
6. Improvement Permits must be issued for each lot to be developed with a traditional onsite septic as shown on the applicant's soil suitability analysis/improvement permit.
7. Off-site septic drain fields require construction plans sealed by a registered engineer, as approved by DENR. A detailed description of any proposed off-site septic drainage fields and system operation, maintenance and replacement procedures and processes to serve all lots that are not suitable for traditional on site drain fields, along with a map showing the proposed location of the off site components of the system, including lines must be submitted.
8. Water System Requirements:
 - i. Construction plans sealed by a registered engineer, as approved by DENR,
 - ii. Approval and acceptance of construction, operation and maintenance of the system by Pender County,
 - iii. Certification that the system will be owned by Pender County with conditional acceptance of ownership.
9. Sewer System Requirements:
 - i. No final preliminary plat will be approved unless waste water treatment is sufficient in size and capacity to service every approved site and use.
 - ii. Construction plans sealed by a registered engineer, as approved by DENR, for a system that provides tertiary treatment with advanced treatment capabilities that can be integrated into a regional wastewater treatment system in the future,
 - iii. Approval by Pender County Utilities and Environmental Health,
 - iv. Acceptance of operation and maintenance of the system by a licensed Public Utility,
 - v. Certification that the system will be owned by a Public Utility with conditional acceptance of ownership.
10. The location of street signs should be provided for all proposed streets.
11. Certifications and guarantees for roads, drainage plans, facilities and other improvements in the development are requirements of Final Plat approval. Planning staff will assist in this process. All documented certifications and guarantees must be delivered to Planning Department prior to Final Plat Approval.
12. No Final Plat will be approved unless and until all infrastructure and site improvements are constructed and installed in a workmanlike manner consistent with generally accepted industry standards and perform the function for which they were permitted, designed and constructed.

Board Action for Master Plan Review:

Avendale: Master Plan

Motion: _____ **Seconded** _____

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

Reynolds ___ Garrett ___ Marshburn ___ Millette ___ Smith ___ Williams ___

PLANNING AND COMMUNITY DEVELOPMENT

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APPLICATIONS COVER SHEET

Date Application Filed: 5/29/09

I. REQUIRED NAMES:

Applicant Stroud Engineering, PA Owner Avendale Development

Address 102-D Cinema Dr. Address P.O. Box 1069

Wilmington, NC 28403 Hampstead, NC 28443

Phone 9108150775 Fax 9108150593 Phone 9102701725 Fax _____

Email agreene@stroudengineer.com Email _____

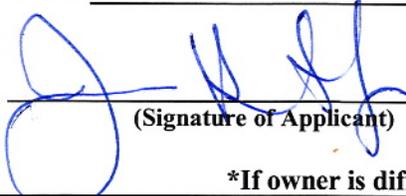
Legal Relationship of Applicant to Property Owner: Consulting Engineer

Consultant Name/Company Stroud Engineering, PA

Address 102-D Cinema Drive Wilmington, NC 28403

Phone 910-815-0775 Fax 910-815-0593

Email AGREENE@STROUDENGINEER.COM


(Signature of Applicant)


(Signature of Owner)

If owner is different from applicant, both signatures are required.

II. TYPE OF APPLICATION:

(Please check one)

Board of Adjustment:

Variance

Appeal

Zoning:

Text Amendment

Map Amendment

Special Use Permit

Plans:

Planned Development

Subdivision Preliminary Plat

PLANNING AND COMMUNITY DEVELOPMENT

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PLANNED DEVELOPMENT APPLICATION

Date: 5/28/09

Application Fee: 399.40

I. PROPERTY INFORMATION:

Parcel ID #(S): 3273-16-3336, 3273-14-5830

Property Location: NC Hwy 210 Between Harrison's Creek & SR 1002

Subdivision Name: Avendale

Phase: _____

Review Type: Master Preliminary Final

II. A presubmittal meeting is required 60 days prior to submission. 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
- One addressed legal size (4½ x 9) envelope must be received for the for each of the adjacent property owners with first class postage or check payable to Pender County Planning for current postage fees
- 18 (11x17) map copies for the Planning Board
- 2 full size map copies
- CD containing maps and/or document files in .pdf format

**Please see Planned Development Requirements Checklist for further requirements.*

III. SIGNATURE OF OWNER/APPLICANT:

Additional Information:

According to Section 17.1 of the Pender County Zoning Ordinance, the Planning Board may approve Planned Developments in accordance with the procedures and developments standards specified in this Section and the Pender County Subdivision Ordinance. Any applicant may appeal a denial from the Planning Board to the Board of County Commissioners. Such appeal must be filed in the Planning Office within thirty (30) days of the Planning Board's written decision. The Planning Board may waive any requirements of this section that it deems necessary.

Recording of the Final Plat:

The subdivider shall file the approved final plat with the Register of Deeds of Pender County for recording within sixty (60) days after the date of approval. Otherwise, such approval shall be null and void.



STROUD ENGINEERING, P.A.

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

Project Narrative

Avendale Subdivision

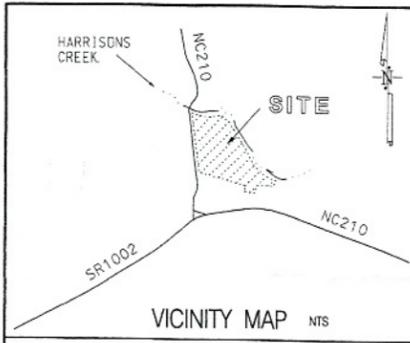
Master Plan Revision

This project was originally approved to construct single and multi family units on 101.3 acres of land located south of Harrisons Creek on Hwy. 210. The original approval allowed for 170 single family homes and 80 multi family units, yielding a project density of 2.5 units per acre. The new plan proposes 236 single family lots with 14 multi family (town home) sites. The originally approved number of units is to remain the same by the present proposal. Presently, twenty-three single family lots and sixty-two multi family (town home) sites have been recorded. The proposal will replace 48 of the presently recorded multi family (town home) sites with single family lots. The plan proposes to replace the remaining unbuilt, approved, multi family sites with single family lots. To enable maintaining the original approved density a portion of the prior permitted lots will be reduced in size. This is the largest portion of the plan that is represented to be changed. The originally planned and permitted road network remains essentially the same. Traffic flow will be improved in the former multi family area by extending the roads to connect with future roads within the development. This will eliminate three dead-end roads. The existing utility network will accommodate the proposed change without modification. The existing waste water treatment plant can accommodate the flow as the number of dwelling units remains unchanged. All buffers, setbacks and open space conform to the ordinance.

107 COMMERCE ST.
SUITE B
GREENVILLE, NC 27858
(252) 756-9352

102-D CINEMA DRIVE
WILMINGTON, NC 28403
(910) 815-0775

HESTRON PLAZA TWO
151-A HWY. 24
MOREHEAD CITY, NC 28557
(252) 247-7479



20.25 AC WETLAND/ OPEN SPACE

TOWNHOME CLUSTER 9 UNITS/ACRE

CLUBHOUSE AND POOL

70' WIDE LOTS 3 UNITS/ACRE

80' WIDE LOTS 2.5 UNITS/ACRE

90' WIDE LOTS 2 UNITS/ACRE SEPTIC

WASTEWATER TREATMENT FACILITY

5.9 AC. LOW PRESSURE DRAIN FIELD PHASE 2

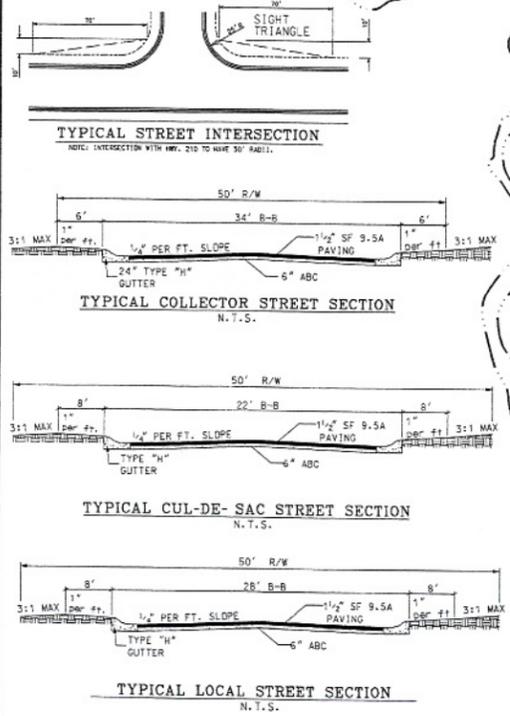
MULTI FAMILY CLUSTER 9 UNITS/ACRE

PHASE 1

TRACT AREA	101.3 AC
PRESENT ZONING	RA
PROPOSED USE	PD-RESIDENTIAL
DEED BOOK, PAGE	941/212
MAP BOOK, PAGE	120/64
PROPOSED DENSITY	2.5 UNITS/ACRE
PROPOSED UNITS	250
OPEN SPACE	20.25 AC
RIVER BASIN	CAPE FEAR
RECEIVING STREAM	HARRISONS CREEK
STREAM CLASSIFICATION	C, SW

SITE DATA

NO.	DATE	DESCRIPTION



- NOTES:
- MINIMUM LOT SIZE SHALL BE DETERMINED BY PLANNING BOARD
 - STREETS SHALL BE BUILT TO DOT MINIMUM DESIGN SPECIFICATIONS AND DEDICATED AS PUBLIC
 - PHASE ONE TO BE PROVIDED WATER BY PENDER COUNTY AND SERVED BY SEPTIC AND DRAIN FIELD
 - 20.25 ACRES OF OPEN SPACE PROVIDED IN WETLAND TO SERVE ENTIRE DEVELOPMENT



MASTER LAND USE PLAN FOR **HARRISONS CREEK PHASE 1**

TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA

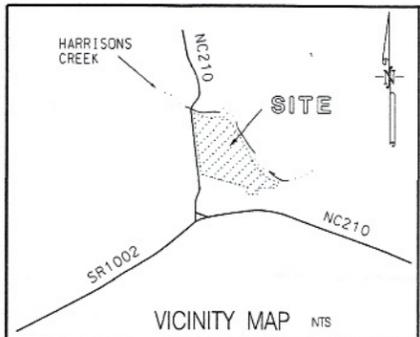
OWNER: HARRISON CREEK DEVELOPMENT COMPANY, INC.
 ADDRESS: 2110 WASHINGTON ACRES RD. HAMPSTEAD, NC 28443
 PHONE: (910) 270-1725

DESIGNED: GAG
 DRAWN: GAG
 APPROVED: GAG
 DATE: 9/02/05
 SCALE: 1" = 100'
 SHEET 1 OF 2

STROUD ENGINEERING, P.A.
 102-D CINEMA DRIVE
 WILMINGTON, NC 28403
 (910) 815-0775

PROJECT NO.: PW-598
 DRAWING NAME: F:/MASTER/PW-598/DGN/SHOETREE.DGN

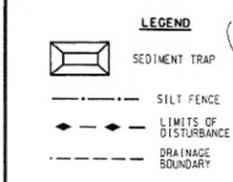




SITE DATA

TRACT AREA	99.63 AC
PROJECT AREA	75.38 AC
TRACT ZONING	PD-RESIDENTIAL
# OF SINGLE FAMILY UNITS	236
# OF MULTIFAMILY UNITS	14
TOTAL PROPOSED UNITS	250
PROPOSED DENSITY	2.5 UNITS/ACRE
OPEN SPACE REQUIRED	14.94 AC
OPEN SPACE PROVIDED	20.25 AC
RECEIVING STREAM & CLASS	HARRISONS CREEK, C-SW
IMPERVIOUS AREAS	
TOTAL BUILDINGS	726,918 SF
LOTS	548,000 SF
MULTIFAMILY	178,910 SF
STREETS	294,900 SF
PARKING	105,024 SF
SIDEWALKS	93,551 SF
REVERSE	70,500 SF
TOTAL	1,290,893 SF
%IMPERVIOUS	37.3 %

20.25 AC WETLAND/ OPEN SPACE



ALL LOTS TO BE GRADED OR PLUMBED TO DIRECT RUNOFF FROM IMPERVIOUS SURFACES TOWARDS COLLECTION SYSTEM

ALL ROOF DRAINAGE FROM TOWNHOMES MUST BE DIRECTED INTO THE CORRECT STORMWATER FACILITY

CL CURVE RADII

CURVE	RADIUS
1	310.00'
2	310.00'
3	310.00'
4	310.00'
5	310.00'
6	310.00'
7	310.00'
8	310.00'
9	310.00'
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NOTE:
DETENTION POND TO BE LOCATED INSIDE PERMANENT PUBLIC EASEMENT OR OTHER LEGAL INSTRUMENT TO GUARANTEE PERFORMANCE OF FACILITY AND FUTURE MAINTENANCE RESPONSIBILITY. PERMANENT EASEMENT IS TO BE RECORDED WITH PROVISION THAT MAINTENANCE IS TO BE PERFORMED BY THE PROPERTY OWNER.



BUILDING SETBACKS

FRONT	25'
REAR	15'
SIDE	10'
CORNER	20'

REVISIONS

BY	NO.	DATE	DESCRIPTION

PROJECT NO.: PW-598
DRAWING NAME.: F:\MASTER\PW-598\OGN\SANDERSTEST1.dgn



- NOTES:**
- MINIMUM LOT SIZING SHALL BE DETERMINED BY PLANNING BOARD
 - STREETS SHALL BE BUILT TO NCDOT MINIMUM DESIGN SPECIFICATIONS AND DEDICATED AS PRIVATE
 - PHASE ONE TO BE PROVIDED WATER BY PENDER COUNTY AND SEWER BY SEPTIC DRAINFIELD
 - PHASE TWO TO BE SERVED BY ONSITE WASTEWATER TREATMENT FACILITY. PHASE 2 TO GENERATE 82440 GPD FROM 229 UNITS
 - 20.25 ACRES OF OPEN SPACE SHALL BE PROVIDED IN WETLAND TO SERVE ENTIRE DEVELOPMENT
 - SURVEY REFERENCES: DEED BOOK 941 PG 312 AND MAP BOOK 120 PG 64.



REVISED MASTER PLAN FOR
AVENDALE

TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA

OWNER: AVENDALE DEVELOPMENT, LLC
ADDRESS: PO BOX 1069 HAMPSTEAD, NC 28443
PHONE: (910) 270-1725

DESIGNED: GAG
DRAWN: GAG
APPROVED: JHF
DATE: 5/29/09
SCALE: 1"=100'
SHEET 1 OF 10

STROUD ENGINEERING, P.A.
102-D CINEMA DRIVE WILMINGTON, NC 28403 (910) 815-0775

PROJECT NO.: PW-598

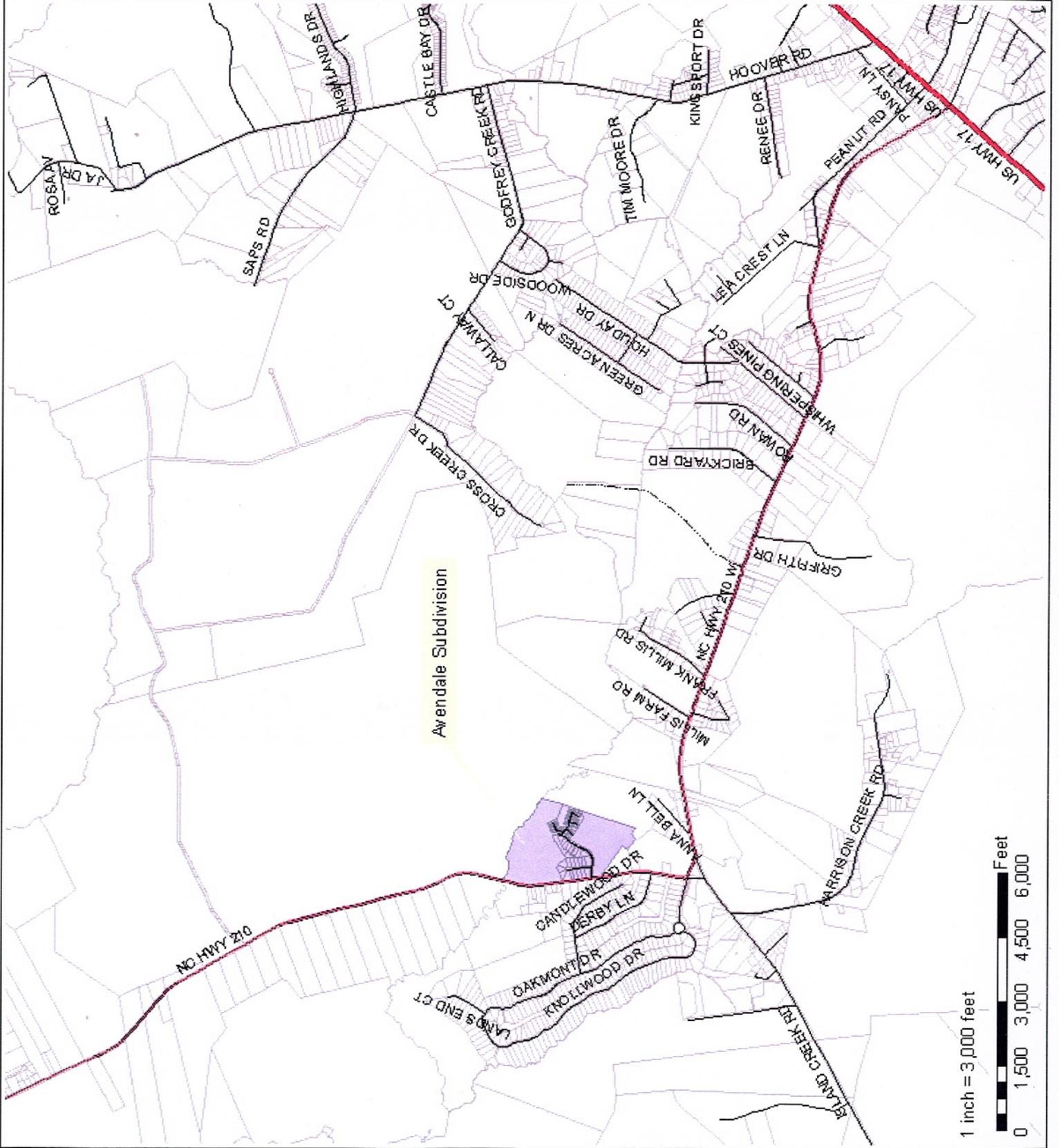


Applicant -
Stroud Engineering, P.A.

Master Plan
Revision
Avendale
Subdivision



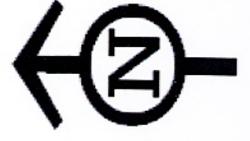
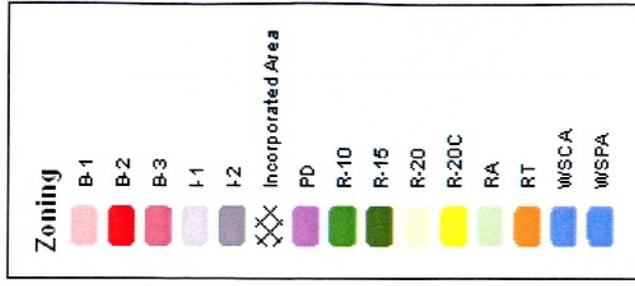
Vicinity Map



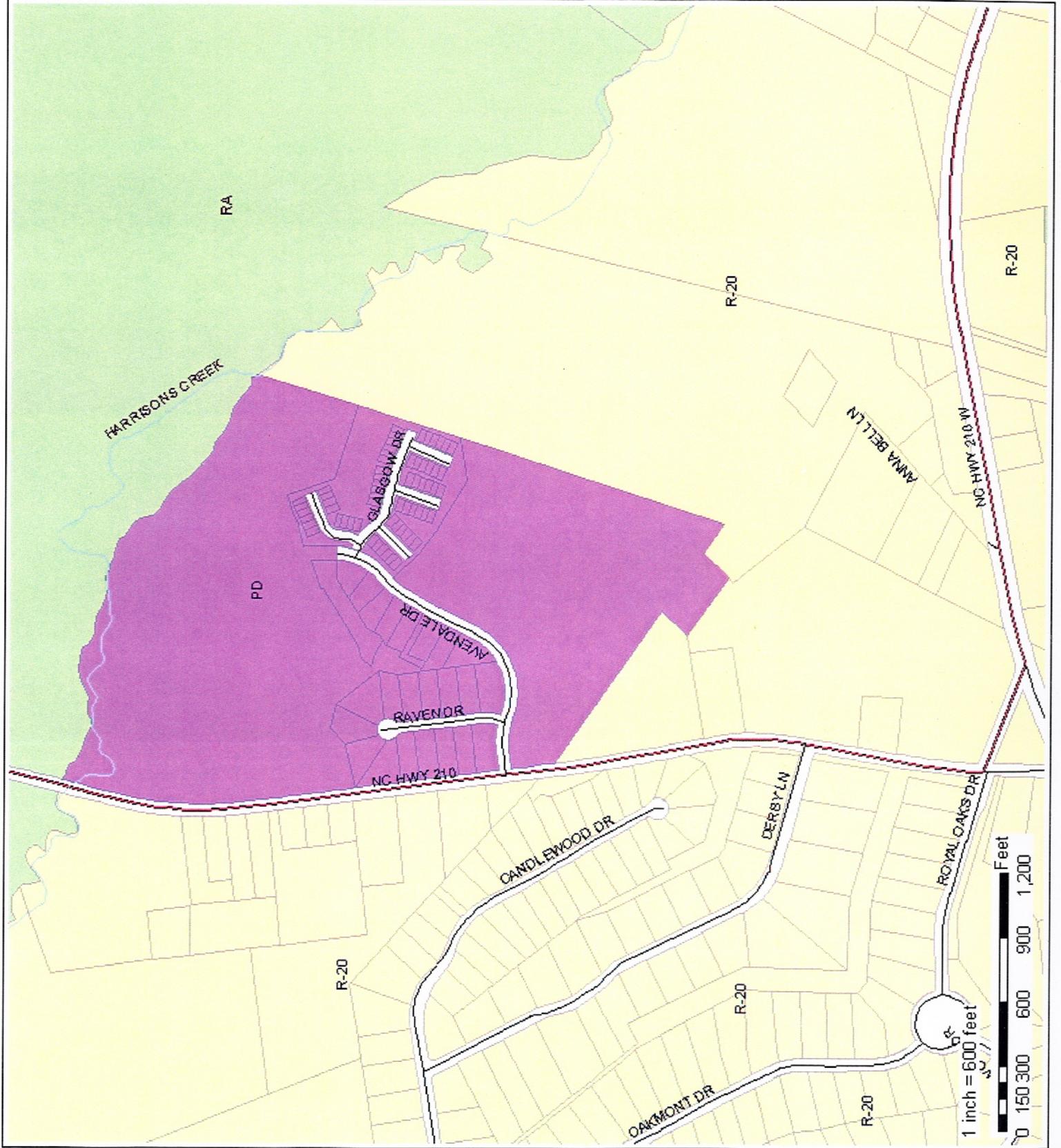


Applicant -
Stroud Engineering, P.A.

Master Plan
Revision
Avaldale
Subdivision

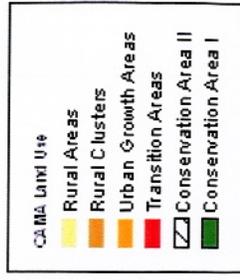


Zoning Map

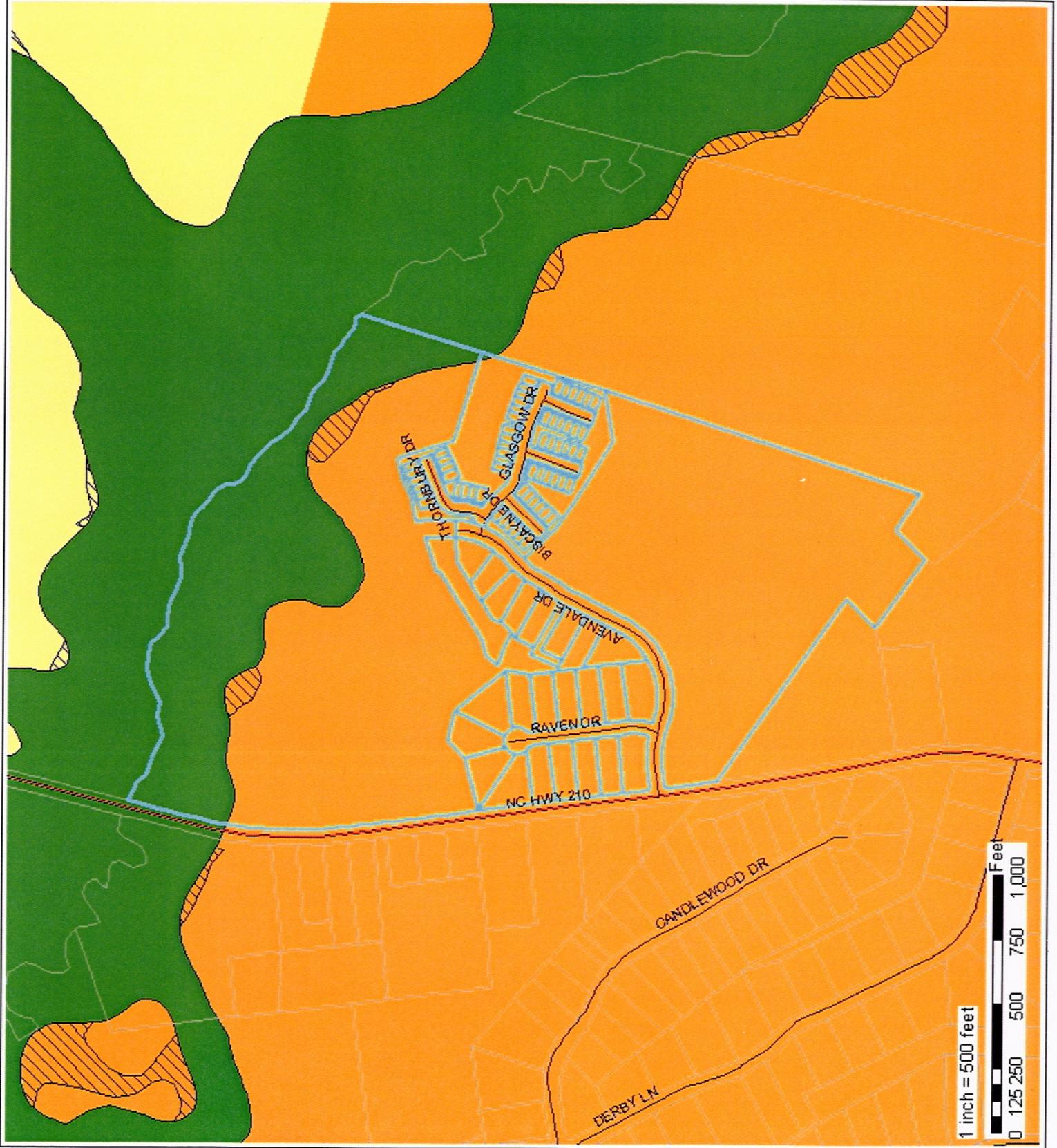




**Applicant -
Stroud Engineering**
**Master Plan Revision
Avaldale
Subdivision**



CAMA Land Use



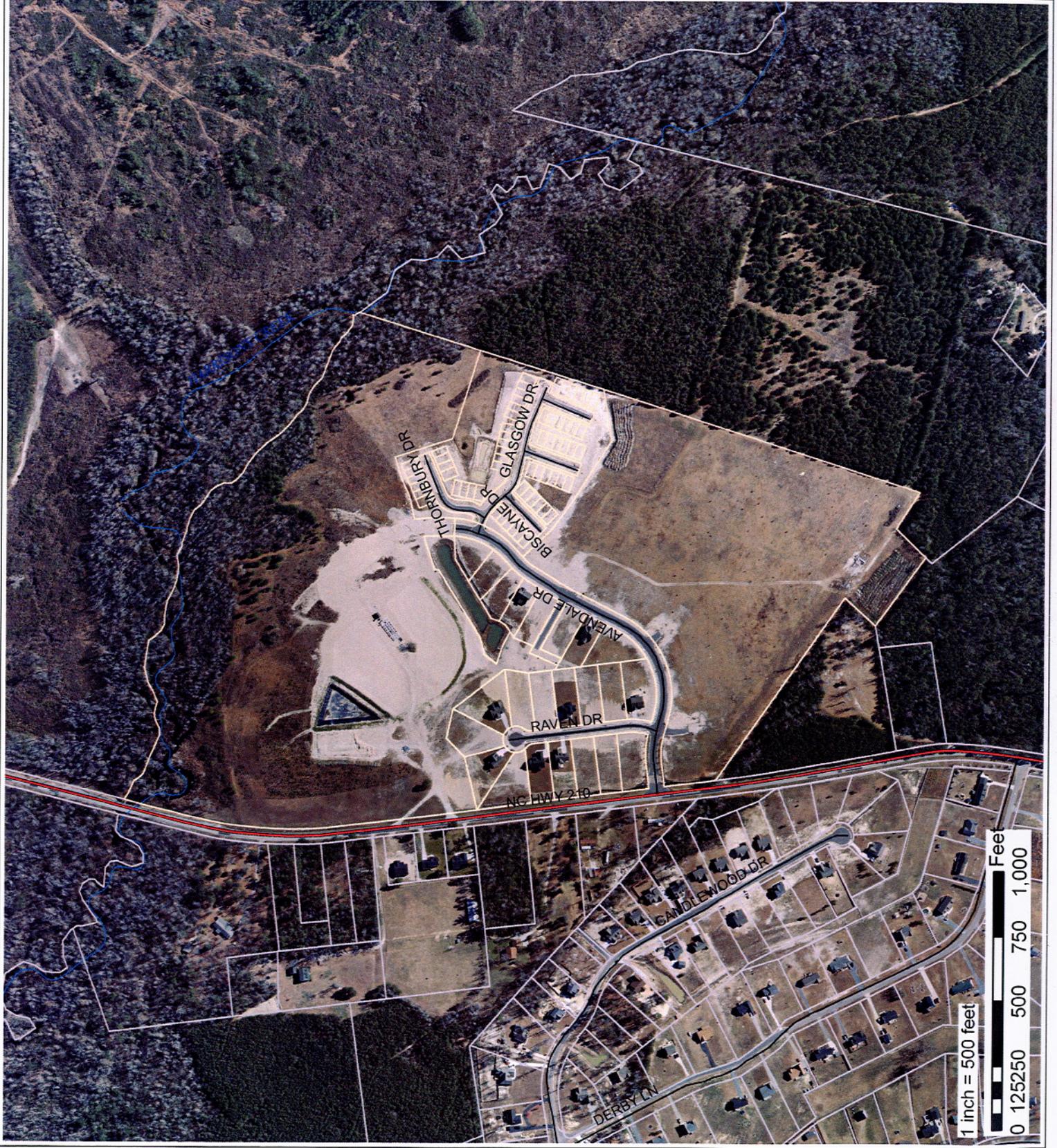


**Applicant -
Stroud Engineering, P.A.**

**Master Plan
Revision
Averdale Subdivision**



Aerial Map



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

SUMMARY:

Hearing Date: July 7, 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. This item was tabled at the May 5, 2009 Planning Board.

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

This revision was tabled at the May 5, 2009 Planning Board Meeting, in order to solicit further information from applicable departments on the legality and function of the open space and drain field/easement combination.

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 adjacent Lot 21 and Lot 1. Lot 21 and Lot 1 would have on-site septic. The off-site septic for Lots 2, 19 and 20 would be separate special purpose lots, meeting the Pender County Subdivision Ordinance requirements for Special Purpose Lots.

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. 2.35 acres of open space is required to meet the Pender County Subdivision Ordinance (15%) Open Space requirement. The applicant is proposing that 1.64 acres of unencumbered open space and .87 acres (or approximately 30,927.6 square feet) of encumbered open space (please see Open Space Delineation Map), totaling of the 2.51 acres of open space. The open space will be accessible via 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, along with Sewer Maintenance Agreement (Tri-Party Agreement) and Declaration and Grant of Sewer Easement. 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. 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.
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 affect 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 affect 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: ⊙

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



STROUD ENGINEERING, P.A.

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

June 11, 2009

Pender County Planning Department
805 South Walker Street
Burgaw, NC 28425
Attn: Ashley Frank

Re: Schoolview Subdivision

Dear Ashley,

I am including an exhibit drawing that shows a delineation of open space for the subject development. The open space requirement has been reported to be 2.35 acres. The delineation is represented by the cross hatched area which totals 1.64 acres. There is an additional 0.87 acres of area that exists between the septic drain field plots. The resultant Open Space dedication on the revised Preliminary Plan is 2.51 acres. In addition to this Open Space dedication there is the drain field plots themselves which will be afforded easement for the common benefit of the subdivision residents. The entire area of 3.63 acres will be grassed and maintained by a contractor to the property association. The drain field plots include a ten feet property line setback for the active and repair areas contained within the boundary lines. The drain fields are below grade and have no obstacles protruding above the ground. No credit for the drain field areas is considered in the accounting of the required open space that is provided. There is no geometrical requirement, other than area, in the subdivision ordinance for open space. The drain field areas have to be where the best soils exist. These were not known definitively at the time the original Preliminary Plan was reviewed. Adequate land area was set aside for the open space and the drain fields to coexist in the area originally proposed as Open Space. Since the Preliminary Plan was originally approved, the consultant, Applied Resource Management, has worked diligently with the Pender County Health Department to locate the fields on the best soils and topography. It is presumed, based on the lack of a geometrical specification, that the balance of the land around the drain fields will suffice to meet the required Open Space.

The attached Preliminary Plan now shows the drain fields for lot 2 and 21 to be connected and a part of those lots. The offsite areas for lots 19 and 20 are shown to be on a special purpose lot not a part of lot 21. Please consider these attachments for review at the next available Planning Board meeting.

Thank you,

James H. Fentress, Jr. PE, PLS

Attachments
JHF/jf

107 COMMERCE ST.
SUITE B
GREENVILLE, NC 27858
(252) 756-9352

102-D CINEMA DRIVE
WILMINGTON, NC 28403
(910) 815-0775

HESTRON PLAZA TWO
151-A HWY. 24
MOREHEAD CITY, NC 28557
(252) 247-7479

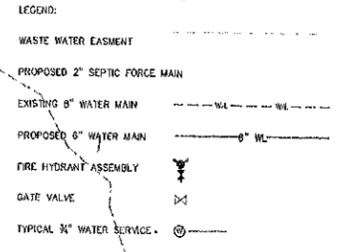
CERTIFICATE OF FINAL PRELIMINARY PLAT APPROVAL
 FINAL PRELIMINARY PLAT APPROVED BY PENDER COUNTY FOR A PERIOD
 OF TWO YEARS SUBJECT TO REGISTRATION ORDINANCE REQUIREMENTS
 AND CONDITIONS OF APPROVAL.

PLANNING DIRECTOR _____ DATE _____

LINE	BEARING	LENGTH
1	N28°12'41"E	20.89
2	S39°07'21"E	20.00
3	S39°07'21"E	21.00
4	N45°28'51"W	21.00
5	N49°07'21"W	20.00
6	N45°28'51"W	19.88
7	N70°07'17"E	21.41
8	S40°46'54"E	21.42
9	S40°46'54"E	20.00
10	S40°17'48"E	20.00
11	S40°17'48"E	20.00
12	N38°58'24"E	21.00
13	N45°28'51"E	21.00
14	N47°28'00"E	18.91
15	S28°59'17"E	20.00
16	N40°17'48"W	20.00
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19	N40°17'48"W	20.00
20	N40°17'48"W	20.00
21	N40°17'48"W	20.00
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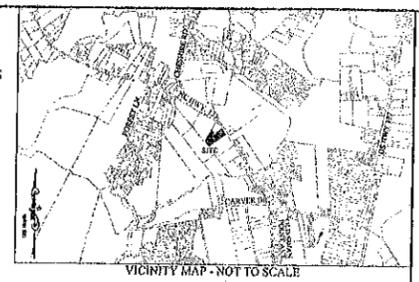
WILBUR C. CORBETT
 (NO REFERENCE)

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 BASH 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 #370344 3231



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:
 1) ALL PUBLIC OR COMMUNITY WATER SYSTEMS AND DRAINAGE
 FACILITIES WILL BE DESIGNED TO MINIMIZE FLOOD DAMAGES AND REDUCE
 EXPOSURE TO FLOOD HAZARDS IN ACCORD WITH FEMA GUIDELINES.
 2) 100% SIGHT TRIANGLES ARE PROVIDED, AS REQUIRED BY NCDOT,
 AT ALL STREET INTERSECTIONS.
 3) ALL UTILITY LINES, WATER/ELECTRICAL, WILL BE OWNED,
 OPERATED AND MAINTAINED BY A PUBLIC UTILITY.
 4) OFF-TRAIL SEPTIC SYSTEMS WILL BE MAINTAINED BY SCHOOLVIEW HOA

WETLANDS DELINEATION
 WETLANDS ON THIS ENTIRE PARCEL OF LAND WAS DELINEATED
 BY _____ SOIL SCIENTIST, ON _____ AND
 WETLANDS WERE DETERMINED BY _____ USARON ON
 MONTHDAY AT P.M. 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)

TYPICAL BASEMENT DETAIL

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD BEARING
C10	210.00	88.41	N48°18'03"E
C11	400.00	200.31	N48°22'42"E
C12	230.00	178.27	S72°09'00"E

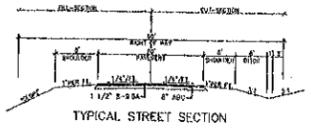
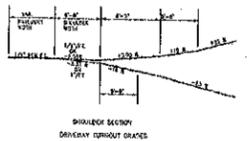
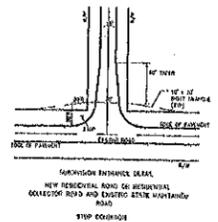
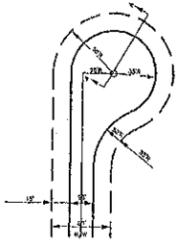
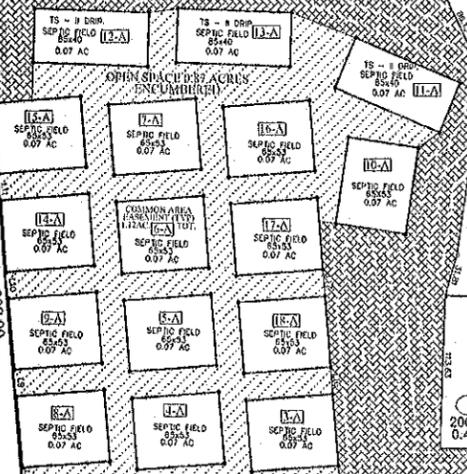
MINIMUM DESIGN CRITERIA PER NCDOT

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 CORRIDORS. 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 SLOPE	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 FEET
MAXIMUM GRADE	9%
K-RATE OF VERTICAL CURVATURE	
FOR MINIMUM SIGHT DISTANCE	
CRIST	30
SAC	30
STOP	14
MINIMUM CUL-DE-SAC RADIUS	
RIGHT OF WAY	
SHOULDER SECTION	50'

SCHOOLVIEW SUBDIVISION
 PENDER COUNTY, ROCKY POINT, NC

DATE: MARCH 31, 2009
 PROJECT: 1102-2064
 SHEET NO. 1 OF 1

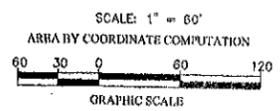
OPEN SPACE
 1.64 ACRES
 UNENCUMBERED



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

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

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



NO.	REVISIONS	DATE

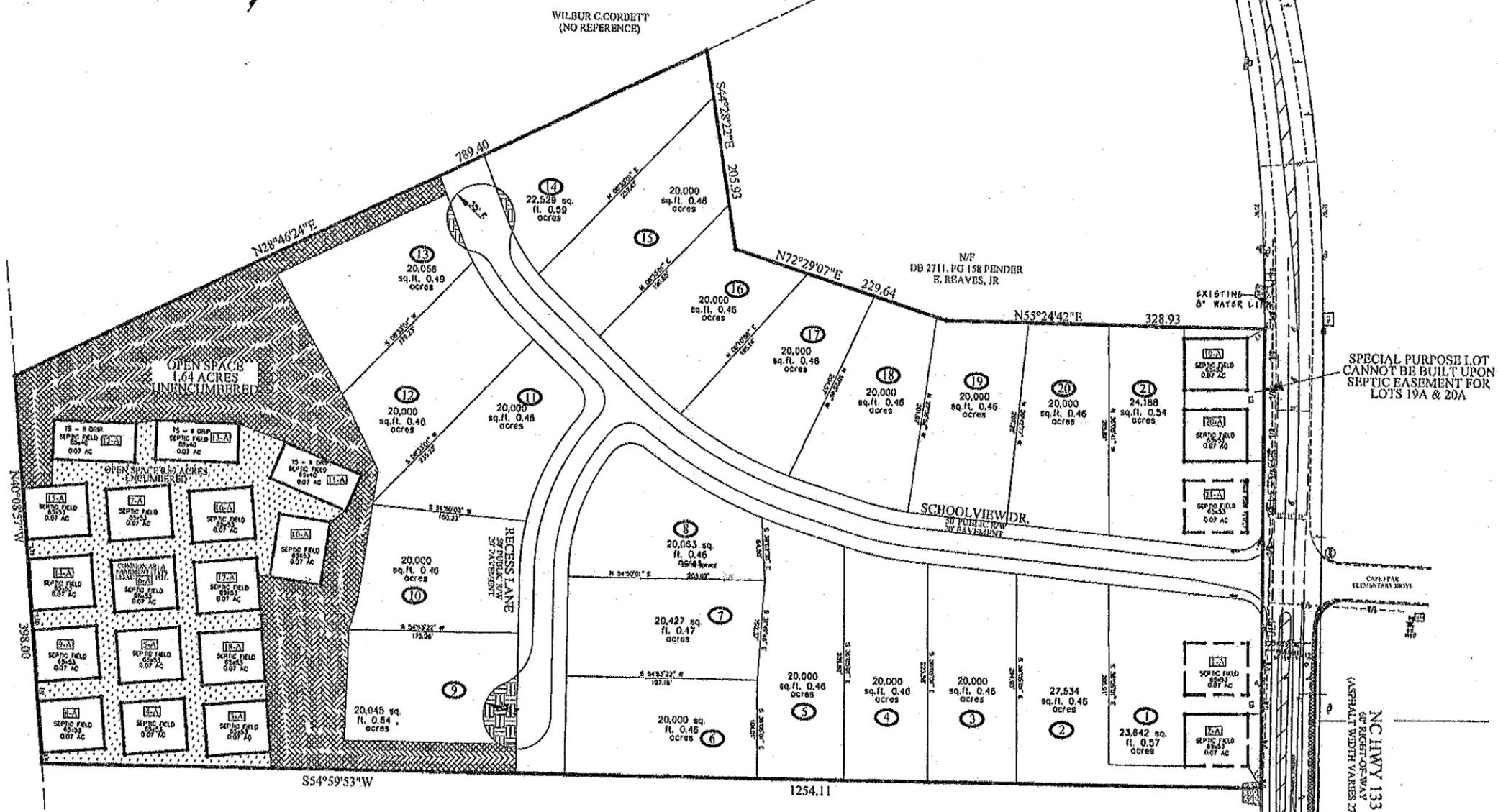
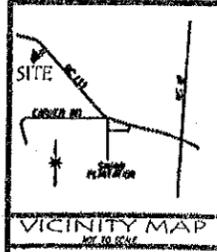
D.C.A. REGISTERED
 J.H.
 D.C.A. REGISTERED
 DONNIE ADAMS, P.E.
 PROJECT ENGINEER

SOUTHWIND
 201 CLEBN RD. 339 HAMPSTEAD VILLAGE
 GARNER, NC 27529 HAMPSTEAD, NC 28443
 919-773-0153 910-270-8617
 919-773-0148 (FAX) 910-270-8619 (FAX)
 SURVEYING • ENGINEERING • LAND DEVELOPMENT

SCHOOLVIEW SUBDIVISION
 PENDER COUNTY
 ROCKY POINT, NC

EXHIBIT

DATE: MARCH 31, 2009
 PROJ. NO. 1102-2064



DIRK C. STEWART
DB 1218, PG 114

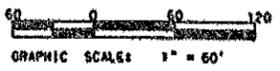
2.51 ACRES OF OPEN SPACE TOTAL

SPECIAL PURPOSE LOT
CANNOT BE BUILT UPON
SEPTIC EASEMENT FOR
LOTS 19A & 20A

NC HWY 133
SP RAILROAD WAY
(SPECIAL WIDTH VARIANCE 27.37')

ELEANOR S. DAVIS
DB 1218, PG 111

REVISIONS	
NO.	DATE



PROJECT NO. 1
DRAWING NO. 1 C1/JNF/SCHOOL/SEPT/C.DON

OPEN SPACE EXHIBIT
SCHOOLVIEW SUBDIVISION
ROCKY POINT TOWNSHIP PENDER COUNTY NORTH CAROLINA

OWNER:	DESIGNED: JNF
ADDRESS:	DRAWN: JNF
PHONE:	APPROVED: JNF
DATE: 3/10/09	
SCALE: 1" = 60'	
SHEET 1 OF 1	

STROUD ENGINEERING, P.A.
100-D COLUMBIA DRIVE
WILMINGTON, NORTH CAROLINA
910-315-0775 910-315-0393 FAX

PROJECT NO. 1



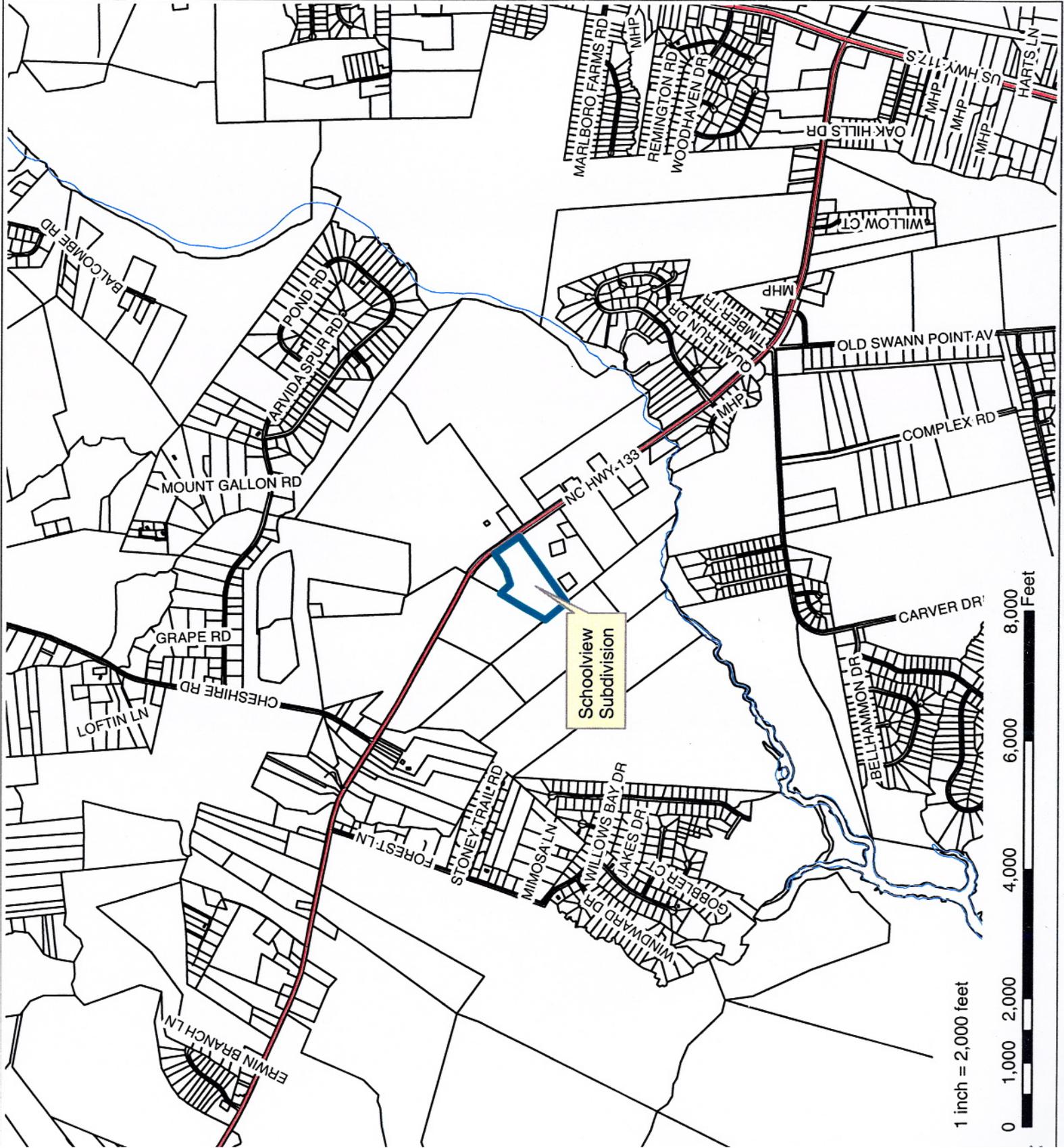
Applicant:
Southwind Surveying &
Engineering

Owner:
Scott Gerow

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



VICINITY MAP



1 inch = 2,000 feet

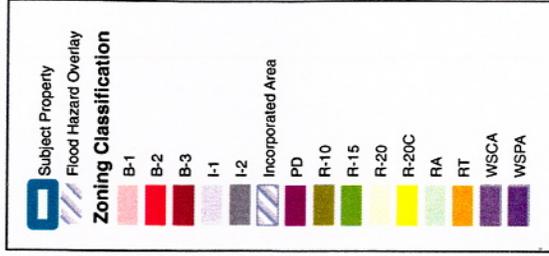




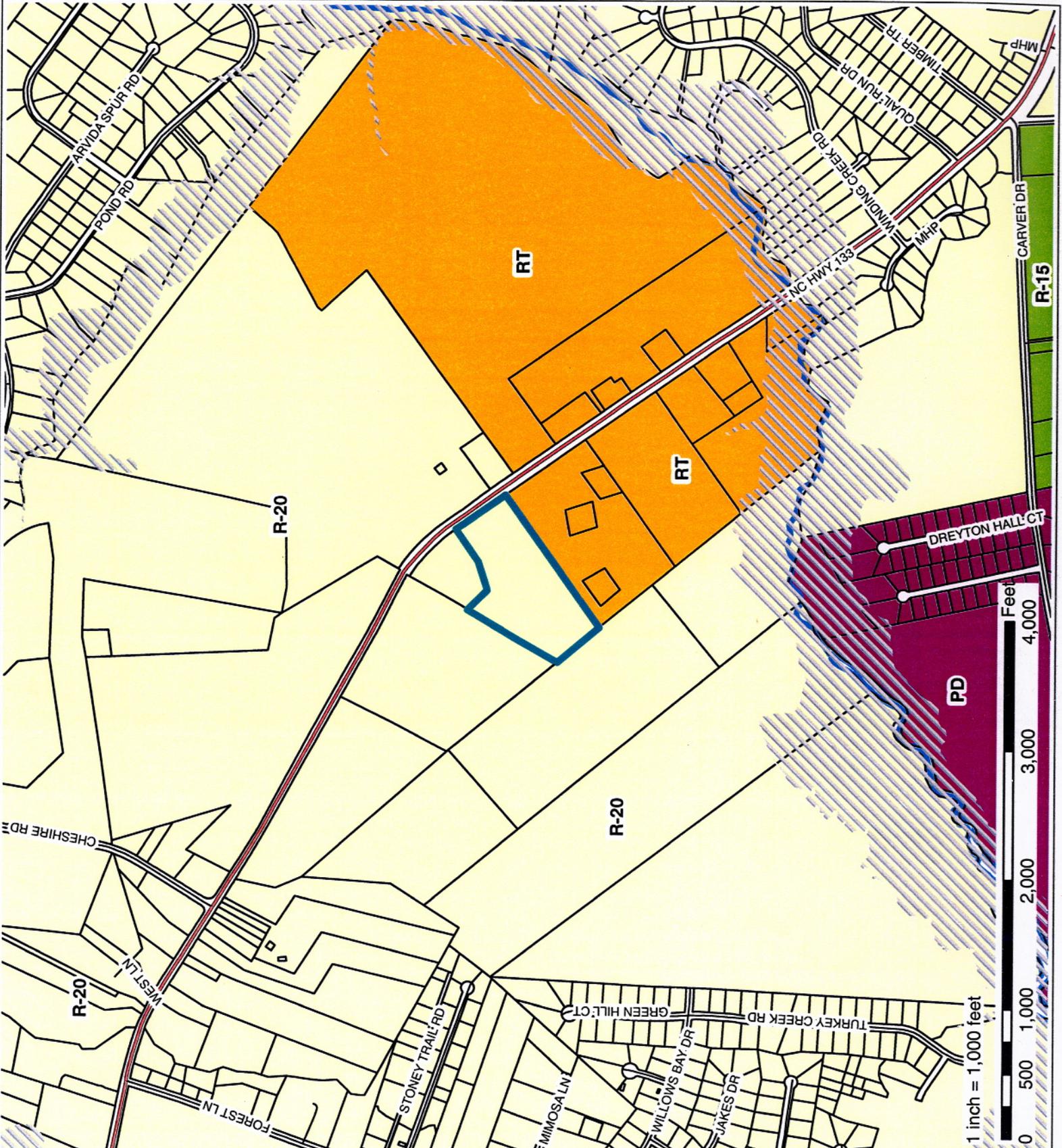
Applicant:
Southwind Surveying &
Engineering

Owner:
Scott Gerow

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



ZONING MAP





Applicant:
Southwind Surveying &
Engineering

Owner:
Scott Gerow

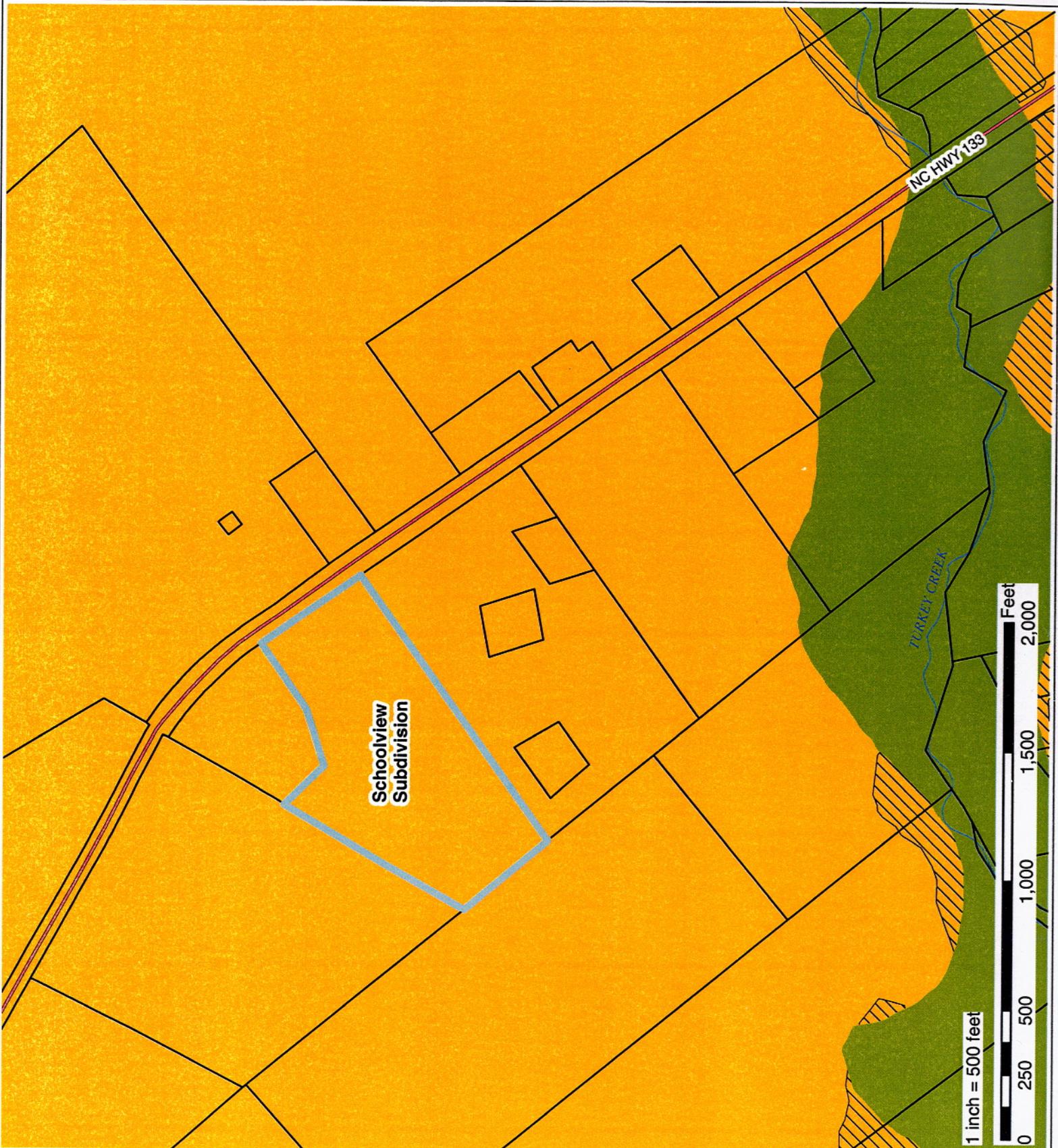
**Schoolview
Major Subdivision
PP 09-05-05-01R**

Legend

- Subject Property (Blue outline)
- Future Land Use (CAMA) (Orange background)
- Conservation Area I (Green background)
- Conservation Area II (Hatched background)
- Transition Areas (Red background)
- Urban Growth Areas (Yellow background)
- Rural Clusters (Brown background)
- Rural Areas (Light Yellow background)



CAMA Land Use





Applicant:
Southwind Surveying &
Engineering

Owner:
Scott Gerow

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

Legend

 Subject Property
Pender_1ft_50.sid

RGB

	Red: Band_1
	Green: Band_2
	Blue: Band_3



Aerial Map

