

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
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Burgaw, NC 28425



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AGENDA Pender County Planning Board Tuesday, April 9, 2013 7:00 p.m. Pender County Public Meeting Room 805 S. Walker Street, Burgaw, North Carolina

Call to Order: Chairman Boney

Roll Call: Chairman Boney

Pender County Planning Board Members:

Boney: ___ Marshburn ___ Baker: ___ Edens: ___ McClammy: ___ Nalee: ___ Williams: ___

1. Adoption of the Agenda:

2. Adoption of Minutes: (March 5, 2013 Work Session and Meeting)

3. Public Comment:

(Public Hearings Open)

4. Master Development Plan:

Rocky Point Holdings LLC, applicant and owner, is requesting the approval of a Master Development Plan for the expansion of an existing use. The request includes the construction of a 9,750 square foot structure on 4.51 acres. The proposed project is located at 589 Carver Drive in Rocky Point. The property is zoned PD, Planned Development District and may be identified as Pender County PIN 3223-55-9108-0000.

5. Preliminary Plat:

Signature Pender County NC, LP, applicant and owner, is requesting the approval of a Preliminary Plat for a major subdivision. The request consists of developing 45 single family residential lots on approximately 23.14 acres. The proposed project is located along the north side of Sloop Point Loop Road (SR 1563), south of Doral Drive (across from North Topsail Elementary School) in Hampstead. The property is zoned RP, Residential Performance District and may be identified as Pender County PIN 4214-10-3282-0000.

Anyone wishing to address the **Pender County Planning Board** shall make a request on the "Public Comment" sign-up sheet. Please provide the information requested.

If you wish to speak on *a specific public hearing item*, please sign-in on the appropriate "Public Hearing" sign-up sheet. Speakers will be allowed to speak *prior* to any action/vote taken by the Board.

*A time limit of **two** minutes per speaker or up to **ten** minutes for groups of five or more, with a designated speaker will be imposed.

6. Zoning Map Amendment:

Stroud Engineering, P.A., applicant, on behalf of Jack Stocks, owner, is requesting approval of a Zoning Map Amendment for a general use rezoning of one tract totaling 15 acres from PD, Planned Development District, to RP, Residential Performance District. The property is located off of Carver Drive in Rocky Point and may be identified by Pender County PIN 3223-45-0612-0000.

(Public Hearings Closed)

7. Discussion Items:

a. Planning Staff Items:

- i. County Zoning Evaluation
- ii. Shared Parking
- iii. Permitted Uses

b. Planning Board Members Items:

8. Next Meeting: May 7, 2013

9. Adjournment:

**PLANNING STAFF REPORT
MASTER DEVELOPMENT PLAN
FILMWERKS**

SUMMARY:

Hearing Date: April 9, 2013

Applicant: Rocky Point Holdings LLC

Property Owner: Same

Development Proposal: Applicant is requesting Master Development Plan approval for the construction of a 9,750 square foot accessory structure for an existing, permitted use located on 4.51 acres.

Location and Land Use: The proposed project is located at 589 Carver Drive in Rocky Point and can be identified as Pender County PIN 3223-55-9108-0000. The surrounding properties adjacent to the site consist of light industrial, low density residential uses, and large vacant parcels.

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

Staff Recommendation: Planning Staff recommends conditional approval based on Major Site Development Plan items being met as well as the consideration of the Technical Review Committee (TRC) and Planning Board comments.

Description of Proposal:

Rocky Point Holdings LLC, applicant and owner, is requesting the approval of a Master Development Plan for the expansion of an existing, permitted use. The request includes the construction of a 9,750 square foot accessory structure on 4.51 acres. The accessory structure is proposed to be located in the area between two existing structures which is currently being used as open storage space. The applicant is requesting the construction of the accessory structure in order to store materials and equipment indoors which are currently stored outdoors in the structure's proposed location. The proposed accessory structure will not be occupying or covering more open land than what was previously occupied by the existing use. The current use, storage and warehousing, was originally permitted and approved in the PD, Planned Development district, in April 2006 under the Pender County Zoning Ordinance in effect from 1988-2010. With the adoption of the Pender County Unified Development Ordinance in July 2010, the existing use, storage and warehousing, became a non-permitted use. As a result, the existing business, Filmwerks International, became a legal nonconforming use in the PD, Planned Development district.

Based on the scale of the proposed structure, the tract's existing zoning, and Section 3.5.2 of the Unified Development Ordinance, the applicant is required to follow the Master Development Plan review process for the proposed accessory structure.

Currently, the tract includes four existing structures totaling 17,578 square feet. The planned structure will be required to meet setback standards proposed and approved on the Master Development Plan. Additionally, the site will be required to meet parking and landscaping standards as outlined in Article 7, Design Standards, and Article 8, Landscaping and Buffering, of the Unified Development Ordinance. The proposed expansion will not increase traffic to and from the site.

The property is not located within a Special Flood Hazard Area. All applicable local, state, and federal agency permits shall be required prior to the approval of the final Major Site Development Plan.

Evaluation:

A) Existing Zoning in Area:

The property lies within a PD, Planned Development District. The properties surrounding the site are all classified as PD, Planned Development.

B) Existing Land Use in Area:

The properties to the north and west include single family residential. The properties to the east and south are vacant.

C) 2010 Comprehensive Land Use Plan:

- Office/Institutional/Commercial in the *2010 Comprehensive Land Use Plan*. Office/Institutional/Commercial (OIC) areas are designated at key locations, typically along major highways and at major intersections, within the County. The purpose of the OIC land use classification is to encourage more efficient and attractive development, integration of commercial uses with other land uses, and to discourage unsightly and inefficient strip commercial development. Strip commercial development (characterized by non-related business development with numerous road-cuts and no interconnectivity) detracts from community appearance and has significant negative impacts on both road capacity and traffic safety.
- The request is supported by goals and policies within the *2010 Comprehensive Land Use Plan*:
 - **Policy 1A.1.1** Encourage development in and around municipal corporate limits and other developed areas within the County to yield a more compact pattern of development that will reduce suburban/rural sprawl.
 - **Policy 1A.1.2** Encourage development in areas where the necessary infrastructure – roads, water, sewer, and schools - are available, planned or can be most cost effectively provided and extended to serve existing and future development.

D) Summary & Staff Recommendation:

The proposal consists of developing an accessory structure on 4.51 acres. The request complies with the criteria set forth in Section 3.5.4 of the Unified Development Ordinance and is consistent the 2010 Comprehensive Land Use Plan. Therefore, planning staff recommends conditional approval based on major site development plan items being met as well as the consideration of the Technical Review Committee (TRC) and Planning Board comments.

Board Action for Master Development Plan Review:

Planning Board

Motion: _____ Seconded _____

Approved: _____ Denied: _____ Unanimous _____

Boney: ___ Marshburn: ___ Baker: ___ Edens: ___ McClammy: ___ Nalee: ___ Williams: ___

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

Cape Fear Council of Governments RPO

No comment

Four County Electric Company

No response

NC DENR Division of Coastal Management

No response

NC DENR Division of Forestry

No response

NC DENR Division of Land Resources

No response

NC DENR Division of Waste Management

No response

NC DENR Division of Water Quality

No response

NC DOT Division of Highways

No comment

NC DOT Transportation Planning Branch

No response

NC Office of State Archaeology

No response

NC Wildlife Resources Commission

No response

Pender County Building Inspections

No response

Pender County Emergency Management

No response

Pender County Environmental Health

No response

Pender County Fire Marshal

No response

Pender County Parks and Recreation

No response

Pender County Public Library

No response

Pender County Public Utilities

The applicant is required to connect to our system in accordance with the Pender County Utilities Water and Sewer Ordinance. They are not currently a customer, but the building permit required for construction of this facility, coupled with the availability of water (along Carver Drive) means they will be required to connect.

Pender County Schools

No response

Pender County Sheriff's Department

No response

Pender County Soil and Water Conservation District

Soil & Water sees no problem with this request.

Progress Energy Corporation

No response

US Army Corps of Engineers

No response

Wilmington Metropolitan Planning Organization

No comment

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP 10833	Date	2-21-13
Application Fee	\$ 500 ⁰⁰	Receipt No.	
Pre-Application Conference		Hearing Date	4-9-13
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Rocky Point Holdings LLC	Owner's Name:	Rocky Point Holdings LLC
Applicant's Address:	PO Box 12348	Owner's Address:	PO Box 12348
City, State, & Zip	Wilmington, NC, 28405	City, State, & Zip	Wilmington, NC 28405
Phone Number:	910-675-1145	Phone Number:	910-675-1145
Legal relationship of applicant to land owner:			
SECTION 2: PROJECT INFORMATION			
Type of Master Development Plan	<input type="checkbox"/> Residential <i>RP, PD, RM MH District</i>	<input type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i>	<input checked="" type="checkbox"/> Mixed Use <i>PD</i>
Property Identification Number (PIN):	3223-55-9108-0000	Total property acreage:	4.51
Zoning Classification:	PD	Acreage to be disturbed:	0.23 +/-
Project Address :	589 Carver Road, Rocky Point, NC 28457		
Description of Project Location:	Property is located 3215' to the west of the intersection of Carver Dr and HWY 133.		
Describe activities to be undertaken on project site:	Replacing portion of open storage with new 9,750 s.f. building.		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	
Owner's Signature	<i>Michael Seton</i>	Date:	2/12/13

NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

Office Use Only

MDP Fees: (\$500.00 plus \$10/acre for the first 100 acres \$5/acre thereafter) **Total Fee Calculation:** \$ 500.00

Attachments Included with Application: (Please include # of copies)

CD/other digital version	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Plan Sets	# of large <u>2</u>	# of 11X17 <u>2</u>	Other documents/Reports	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
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Payment Method:	Cash : <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	Check: <input checked="" type="checkbox"/> Check # <u>18312</u>
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Application received by:	<u>Ashey Mmado</u>	Date: <u>2-21-13</u>
Application completeness approved by:	<u>Ashey Mmado</u>	Date: <u>2-21-13</u>
Date scheduled for public hearing:	<u>4-9-13</u>	

MASTER DEVELOPMENT PLAN CHECKLIST

<input checked="" type="checkbox"/>	Signed Application Form (Both Applicant and Owner)
<input checked="" type="checkbox"/>	Application fee
<input checked="" type="checkbox"/>	Legible list of all property owners adjacent to the property upon which the use is to be located. The list shall include the mailing address & physical address of these property owners (The application will not be advertised for public hearing until the list is accurate & complete)
<input type="checkbox"/>	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
<input checked="" type="checkbox"/>	Project Narrative --Written description of the project (<u>max of 3 pages</u>) including the following: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Location of the project and type of access to project site <input checked="" type="checkbox"/> Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc. <input checked="" type="checkbox"/> Description of all construction activities to be undertaken on the site <input checked="" type="checkbox"/> Describe type of utilities that will serve project and status of approval from applicable providers <input checked="" type="checkbox"/> List of all state and federal permits that will be required for the project <input checked="" type="checkbox"/> Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts (<u>this item must be addressed by the applicant</u>). The applicant may also wish to describe any positive benefits the project will provide for the community &/or neighbors of the project.
Master Development Plan Contents	
All MDP's shall be prepared in accordance with the following specifications:	
<input checked="" type="checkbox"/>	The scale shall be one inch equals 100 feet or larger (the ratio of feet to inches shall be no more than one hundred feet to one inch) or at a scale acceptable to the Director. The scale shall be sufficient so that all features are discernible.
<input checked="" type="checkbox"/>	No sheet shall be smaller than 24"x36" in size unless approved by the Administrator. If the MDP is prepared on more than one sheet, match lines shall clearly indicate where the sheets join.
<input checked="" type="checkbox"/>	North arrow, a scale of 1:100 or larger and a legend describing all symbols.
<input checked="" type="checkbox"/>	A boundary survey of the entire property related to true meridian & certified by a registered surveyor with all dimensions in ft & decimals of ft. A vicinity map at a suitable scale shall be provided showing the location of the project along with the location of all existing or approved public roads, streets or rights-of-way within 2,000 ft of the boundaries of the project.
<input checked="" type="checkbox"/>	The total area of the property shall be specified.
<input checked="" type="checkbox"/>	The topography shall be shown at 2 foot contour intervals. <u>-TAKEN FROM PENDER Co. GIS.</u>
<input checked="" type="checkbox"/>	The title of the proposed project; the date, month, year the plan was prepared or revised; the name of the applicant(s), owner(s) and contract owner(s); and the names of the individuals or firms preparing the plan shall be clearly specified.
<input checked="" type="checkbox"/>	A schedule of phases, with the approximate location of phase boundaries & the order in which the phases are to be developed, shall be provided.
<input checked="" type="checkbox"/>	The use of all adjoining properties by zoning, parcel identification number (PIN) and current property owner(s).

Project Narrative

Filmwerks International Inc.
589 Carver Road, Rocky Point
Pender County, NC

Filmwerks International Inc. is an existing business at this location that provides power and temperature control to major production entities in the US and South America. The property is an existing tract of 4.51ac. The site is located at 589 Carver Road, 3,215' to the west of the intersection of Carver Dr and HWY 133. The site can currently be accessed via a dirt driveway off of Carver Dr. along the northeast side of the site.

The site is proposed to replace a portion of the current open storage with a new 9,750 s.f. building. The use of the property will not be changed, nor will the traffic, number of employees or hours of operation. All use and traffic flow will remain at the existing levels.

Construction of the proposed building should last 3-4 months pending weather. No state or federal permits will be required for this project. Existing utilities on site will be extended to service the proposed building.

It is our opinion that the development of this open storage area to a proposed new building will not affect the traffic or adjoining properties in any negative manner, but will be an improvement to the property and the surrounding community.



Applicant & Owner:
Rocky Point
Holdings LLC

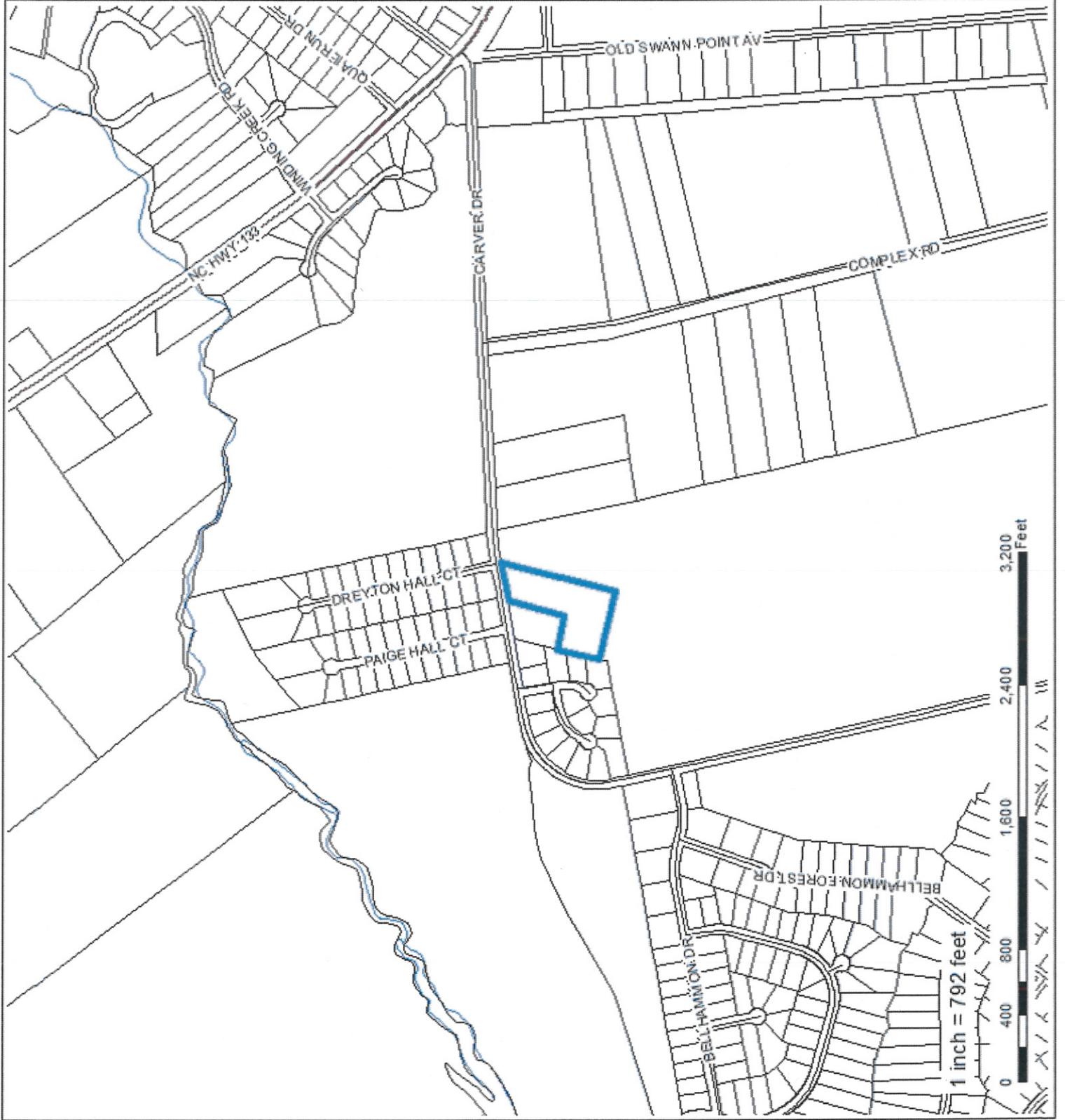
Master Development
Plan
#10833

Legend

 Subject Property



VICINITY MAP





Applicant & Owner:
Rocky Point
Holdings LLC

Master Development
Plan
#10833

- Legend**
- Subject Property
 - Zoning Classification
 - UDO Zoning
 - General Business (GB)
 - General Industrial (GI)
 - Industrial Transition (IT)
 - Office & Institutional (OI)
 - Rural/Agricultural (RA)
 - Planned Development (PD)
 - Residential Performance (RP)
 - Environmental Conservation (EC)
 - Incorporated Areas (INCORP)
 - Manufactured Home Park (MHP)
 - Residential Mixed (MF)



ZONING MAP





Applicant & Owner:
Rocky Point
Holdings LLC

**Master Development
Plan
#10833**

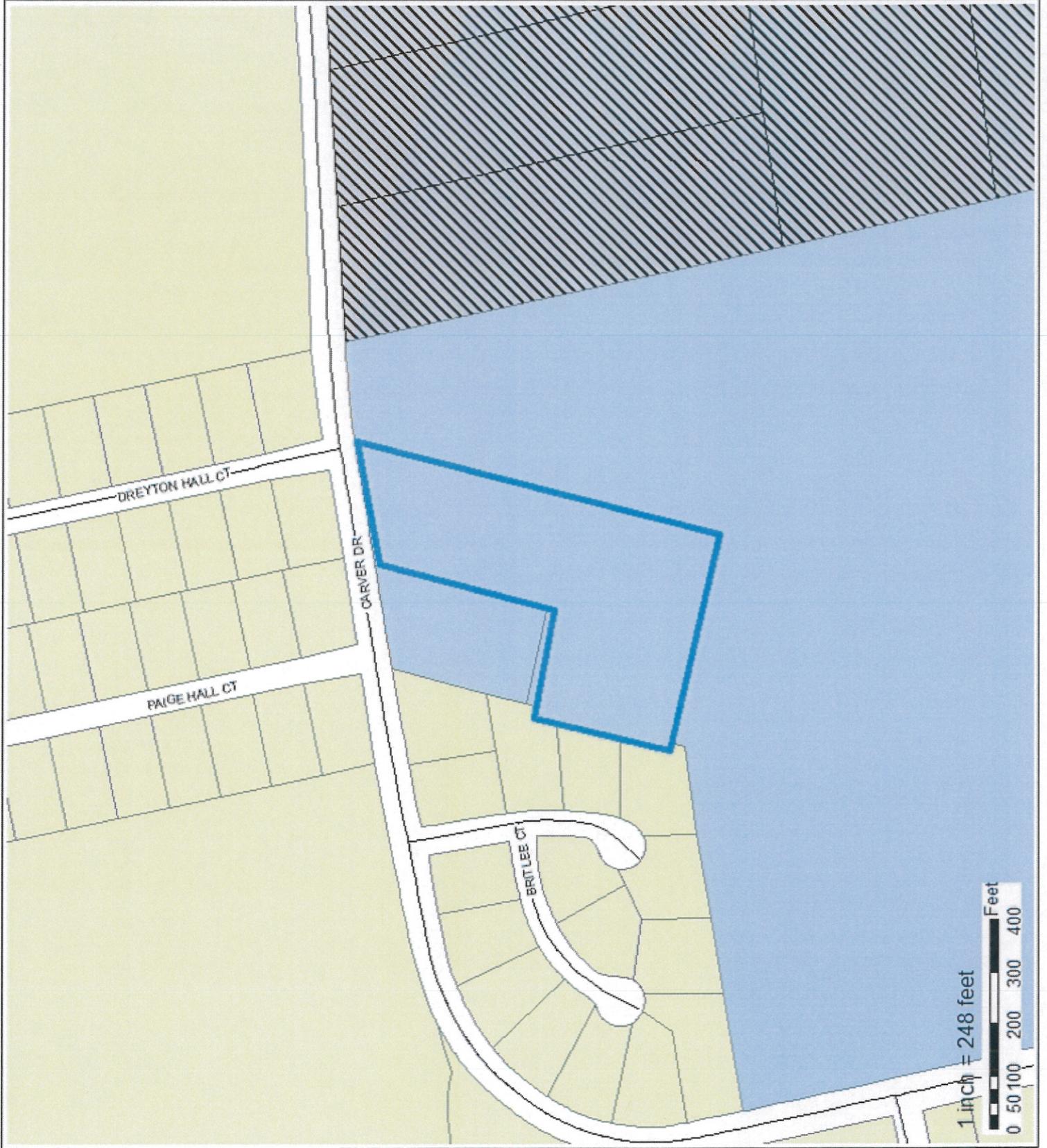
Legend

2010 Land Use Classification

-  Conservation
-  Industrial
-  Mixed Use
-  Office, Institutional, Business
-  Rural Growth
-  Suburban Growth



2010 LUP





Applicant & Owner:
Rocky Point
Holdings LLC

**Master Development
Plan
#10833**

Legend

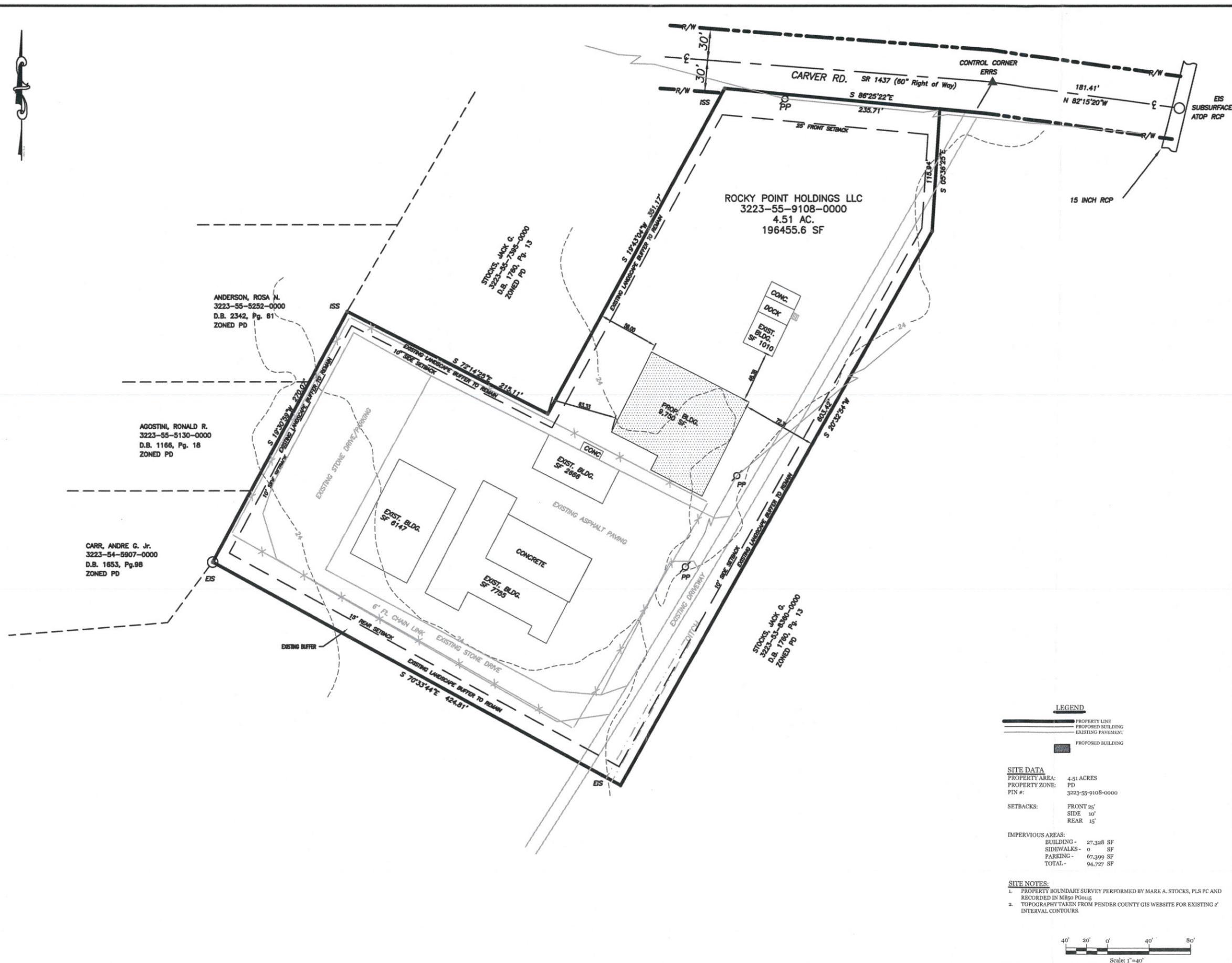


Subject Property



Aerial Map





ANDERSON, ROSA N.
3223-55-5252-0000
D.B. 2342, Pg. 81
ZONED PD

AGOSTINI, RONALD R.
3223-55-5130-0000
D.B. 1166, Pg. 18
ZONED PD

CARR, ANDRE G. Jr.
3223-54-5907-0000
D.B. 1653, Pg. 98
ZONED PD

STOCKS, MARK C.
3223-55-7385-0000
D.B. 1780, Pg. 13
ZONED PD

STOCKS, MARK C.
3223-53-2560-0000
D.B. 1780, Pg. 13
ZONED PD

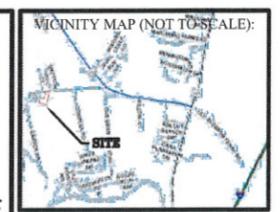
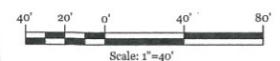
LEGEND

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING PAVEMENT
	PROPOSED BUILDING

SITE DATA

PROPERTY AREA:	4.51 ACRES
PROPERTY ZONE:	PD
FIN #:	3223-55-9108-0000
SETBACKS:	FRONT 25' SIDE 10' REAR 15'
IMPERVIOUS AREAS:	BUILDING - 27,328 SF SIDEWALKS - 0 SF PARKING - 67,309 SF TOTAL - 94,727 SF

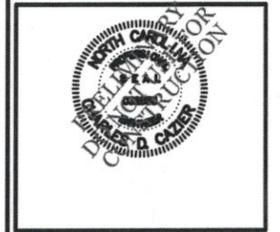
- SITE NOTES:**
1. PROPERTY BOUNDARY SURVEY PERFORMED BY MARK A. STOCKS, PLS PC AND RECORDED IN MB50 PG0115
 2. TOPOGRAPHY TAKEN FROM PENDER COUNTY GIS WEBSITE FOR EXISTING 2' INTERVAL CONTOURS.



REVISIONS

INTRACOASTAL ENGINEERING, PLLC
91 Pelican Point Road
Wilmington, North Carolina 28409
Phone: 910.409.3567
Email: Charlie@intracoastalengineering.com
License Number P-0662

SITE PLAN
FOR
FILMWERKS
589 Carver Road,
Rocky Point
PENDER COUNTY, NC



CLIENT INFORMATION:
Rocky Point Holdings LLC
PO Box 12348
Wilmington, NC 28405
910-675-1145

DRAWN:	NME	SHEET SIZE:	24X36
CHECKED:	CDC	DATE:	03/14/13
APPROVED:	CDC	SCALE:	1" = 40'
PROJECT NUMBER:	100-087		

DRAWING NUMBER: **C-1**

**PLANNING STAFF REPORT
PRELIMINARY PLAT
THE FARMS at SLOOP POINT**

SUMMARY:

Hearing Date: April 9, 2013

Applicant: Signature Pender County NC, LP

Property Owner: Signature Pender County NC, LP

Case Number: PP 10851

Development Proposal: The applicant is requesting approval the Preliminary Plat for The Farms at Sloop Point, a 45 lot, single family, Major Subdivision.

Location and Land Use: There is one (1) tract associated with this request totaling approximately ±23.14 acres, which was utilized as agricultural land. The proposed project is located along the north side of Sloop Point Loop Road (SR 1563), south of Doral Drive (SR 1593), in Hampstead (across from North Topsail Elementary School). The property may be identified by PIN 4214-10-2345-0000.

Zoning District of Property: The property is zoned RP, Residential Performance district.

Staff Recommendation: Planning Staff recommends conditional approval of the Preliminary Plat for the Farms at Sloop Point; all items outlined in the Pender County Unified Development Ordinance § 3.10 Major Subdivision and §6.4 Preliminary Plat must be met prior to the Final Preliminary Plat approval.

History:

The Master Plan for the Farms at Sloop Point was approved by the Pender County Planning Board at the February 5, 2013 meeting.

Description of Proposal:

Signature Pender County NC, LP, applicant, and owner, is requesting approval of Preliminary Plat for a 45 lot (single family residential) Major Subdivision known as The Farms at Sloop Point. The applicant is proposing two (2) phases for the development; twenty seven (27) lots developed in Phase 1 with the remainder, eighteen (18) lots to be developed in Phase 2; as prescribed in the Pender County Unified Development Ordinance (UDO) 6.5.A.8.C.

Open Space:

The applicant is proposing a total of 45 residential lots on the site with the total acreage being ±23.14 acres. 45 residential units will require 1.35 acres of open space. Currently, 1.55 acres of open space are provided in this proposal with 0.63 acres to be dedicated as passive open space and 0.92 acres to be dedicated as active open space, which meets and exceeds the open space requirements set forth in Section 7.6.1 C of the Pender County Unified Development Ordinance. The open space arrangement has been modified from the location shown on the Master Plan; the area which may be utilized as an offsite drainfield(31,363 square feet) has been removed from the open space calculation. Two (2) areas totaling 40,118 square feet, adjacent to Sloop Point Loop Road are being added into the open space.

The applicant will provide a fee in lieu of recreational units in the monetary amount of ten thousand dollars (\$10,000), which will be required prior to the recording of Phase 1.

Roads and Access:

Access to the site will be provided by the construction of 40 foot public right-of-way, to be dedicated as Strawberry Fields Lane, which directly connects to Sloop Point Loop Road. The interior road network is

proposed to be constructed to NCDOT standards and dedicated public, again proposing a 40 foot public right-of-way. All road names, Strawberry Fields Lane, Silo Court, and Farm Meadow Court have been reviewed and approved by the Pender County Addressing Coordinator.

A temporary cul-de-sac is shown along the western terminus of J.E. Batson Drive; this is a requirement of the North Carolina Department of Transportation (NC DOT) for public roads. This will allow connectivity for future development. All roads in this development will be constructed to NC DOT construction standards and dedicated public, subject to review and approval by the NC DOT.

Lots 1, 45, 35, and 36 will be required to connect to the development's internal road network; access and connection to Sloop Point Loop Road will not be permitted based on the Unified Development Ordinance, Section 7.2.6, Lots on Thoroughfares, Section 7.2.7, Lots on Collector Streets, and the Coastal Pender Collector Street Plan (Figure 4.1). Sloop Point Loop Road has been shown as a Reclassified Collector Street which does not allow access for individual residential lots.

Utilities:

The applicant is proposing individual on-site septic for wastewater disposal; however after preliminary soil analysis, some lots will require an off-site septic system, shown on Sheet C-4 as Potential Offsite Drainfield Area. Both onsite and offsite septic disposal areas are subject to review and approval by Pender County Environmental Health. If off-site septic is required, the systems are not permitted to be located in areas dedicated as open space.

According to Pender County Utilities (PCU), the applicant is currently is working with PCU to receive approval of the water system. PCU will provide public water service to this development.

Permits and Environmental:

The subject property is located within Zone X, areas outside of the 0.2 percent annual chance floodplain, according to the 2007 Flood Insurance Rate Maps (FIRMs), Map Numbers 3720421400J, Panel Number 4214 and 3720421300J, Panel Number 4213.

All applicable state and federal permits and approvals will be required prior to the approval of the Preliminary Plat.

- Sediment and Erosion Control Plan – PENDE-2013-009 was issued on March 14, 2013.
- State Stormwater Management Permit Number SW8 130211 was issued on March 21, 2013.
- Wetland Delineation (Jurisdictional Delineation): The Pre-Construction Notification (PCN) was submitted to the USACE on March 3, 2013.

Evaluation

A) Existing Zoning in Area:

The property is located within an RP, Residential Performance District. The Residential Performance District is intended to allow a variety of residential uses and densities and also limited commercial activities as well as agritourism. Existing or new agricultural and farm uses shall be allowed on undeveloped land prior to development.

The properties to the north and south are zoned as RP, Residential Performance. The properties immediately west of the subject property are zoned as PD, Planned Development. The property to the west is zoned O&I, Office and Institutional, and a property zoned RP, Residential Performance to the Northwest.

B) Existing Land Use in Area:

The properties immediately north, east, south, and northwest of the site include low density residential uses and vacant tracts of land. The property to the west is North Topsail Elementary School.

D) 2010 Comprehensive Land Use Plan:

1. Mixed Use: The Mixed Use land use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian and transit friendly manner.
2. The following goals and policies within 2010 Comprehensive Plan may be relevant to the proposed request:
 - a. **Growth Management Goal 1A.1** Manage the physical growth and development of Pender County by promoting more intensive land uses in key locations identified for such growth while preserving and protecting the unique physical character and social assets of the predominant rural lifestyle and coastal environment that makes the County a unique place to live.
 - i. **Policy 1A.1.2**
Encourage development in areas where the necessary infrastructure – roads, water, sewer, and schools - are available, planned or can be most cost effectively provided and extended to serve existing and future development
 - b. **Transportation Goal 2B.1** Manage the timing, location and intensity of growth by coordinating transportation improvements in accordance with the Comprehensive Land Use Plan and the Coastal Pender Collector Street Plan.
 - i. **Policy 2B.1.4**
Adopt regulations that require new developments and individual sites throughout the County to provide vehicular and pedestrian interconnectivity to existing or planned adjacent sites and adjoining developments.
 - ii. **Policy 2B.1.9**
As recommended in the Coastal Pender Collector Street Plan, all new streets that have the potential to connect to adjacent developments should be constructed to NCDOT secondary road standards and accepted for public maintenance to ensure future connectivity.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES (Emailed on March 6, 2013):

Cape Fear Council of Governments RPO

Since this is next to the MPO, I'm going to defer any comments to them.

Four County Electric Company

No response (Deleted without reading)

NC DENR Division of Coastal Management

No response

NC DENR Division of Forestry

No response

NC DENR Division of Land Resources

Approved Sediment and Erosion Control Plan – PENDE-2013-009 was issued on March 14, 2013

NC DENR Division of Waste Management

No response

NC DENR Division of Water Quality

State Stormwater Management Permit Number SW8 130211 was issued on March 21, 2013.

NC DOT Division of Highways

Staff is working with Mr. Pape on the encroachment agreement, driveway permit and subdivision plan approval. All appears to be going through the normal process.

NC DOT Transportation Planning Branch

No response

NC Office of State Archaeology

No response

NC Wildlife Resources Commission

No response

Pender County Addressing Coordinator

I spoke with the owner/developer and He was supposed to change the main entry road to J E Batson Rd not Dr. Just want to make sure he complies before proceeding. Since it is a continuance of another road it will have to have the same ending to work. All road names have been approved

Pender County Building Inspections

No response

Pender County Emergency Management

No response

Pender County Environmental Health

I know that ARM is working on septic proposals for these lots although we have not received any applications at this time.

Pender County Fire Marshal

No response

Pender County Parks and Recreation

No response

Pender County Public Library

No response

Pender County Public Utilities

We are working with the Applicant's Engineer on design plans for the water system to serve the development. PCU will provide water service to this development.

Pender County Schools

No response

Pender County Sheriff's Department

No response

Pender County Soil and Water Conservation District

Soil & Water has reviewed the S&E part of the design and appears to be adequate for this site; as long as the COE & DENR folks agree.

Progress Energy Corporation

No response

US Army Corps of Engineers

US ACE has a Jurisdictional Determination request pending for this site.

Wilmington Metropolitan Planning Organization

We have commented on the plat and zoning for this site before, so there should be no major changes from our point of view. The previous comments still apply for any items the applicant has not addressed. Here are my additional comments:

1. Applicant must coordinate with NCDOT for approval of subdivision streets, driveways and utilities plan to NCDOT Minimum Subdivision Standards.
2. Applicant details street cross section for the Sweet Corn Ct. Cul-de Sac, but does not include cross section for additional cul-de-sacs, please include detail or add them to existing detail.
3. Applicant should be asked to discuss the possibility of providing a pedestrian cross walk to Topsail Elementary School which is located directly south of the Subdivision's Frontage on Sloop point Rd.
4. Pavement markings must be provided on Connector Streets, including Strawberry Fields Lane and J.E. Baston Drive. All pavement markings will be thermoplastic and be installed in accordance to NCDOT and M.U.T.C.D standards. Centerline Markings should be Yellow and Stop bar and edge line markings should be white.
5. Applicant needs to show the location of any sidewalks and handicap ramps within the subdivision and along Sloop Point Rd.
6. Applicant needs to verify that Cul-de-sac minimum radius for NCDOT Minimum Subdivision design has been met.
7. Applicant must show and apply NCDOT Subdivision design 10' by 70' sight distance triangles to site plan and landscaping plans.

E) Summary & Staff Recommendation: Planning Staff recommends conditional approval of the Preliminary Plat for the Farms at Sloop Point; all items outlined in the Pender County Unified Development Ordinance § 3.10 Major Subdivision and §6.4 Preliminary Plat must be met prior to the Final Preliminary Plat approval.

Board Action for Preliminary Plat Review:

Motion: _____ **Seconded** _____

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

Boney: ___ Williams: ___ Baker: ___ Edens: ___ Marshburn: ___ McClammy: ___ Nalee: ___

APPLICATION FOR SUBDIVISION

THIS SECTION FOR OFFICE USE			
Application No.	PP 10851	Date	2.22.13
Application Fee	\$ 950.00	Receipt No.	02222013
Master Plan Hearing Date	N/A	Preliminary Plat Hearing Date	4.9.13

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Signature Pender County NC, LP	Owner's Name:	Signature Pender County NC, LP
Applicant's Address:	4307 Peeble Drive	Owner's Address:	4307 Peeble Drive
City, State, & Zip	Wilmington, NC 28402	City, State, & Zip	Wilmington, NC 28402
Phone Number:	713-822-3891	Phone Number:	713-822-3891

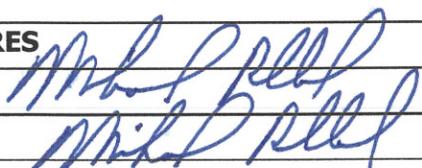
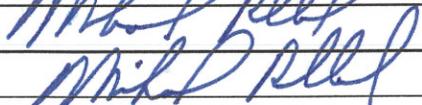
Legal relationship of applicant to land owner:

SECTION 2: PROJECT INFORMATION

Preliminary Plat	<input checked="" type="checkbox"/> Residential <i>RP, PD, RM, MH District</i>	<input type="checkbox"/> Mixed Use <i>PD</i>	<input type="checkbox"/> Exempt
Subdivision Type	<input checked="" type="checkbox"/> Major (11 lots or more)	<input type="checkbox"/> Minor (10 lots or less)	<input type="checkbox"/> Other
Property Identification Number (PIN):	4214-10-2345-0000	Total property acreage:	23.14
Zoning Classification:	RP	Acreage to be disturbed:	22.62

Additional Information:

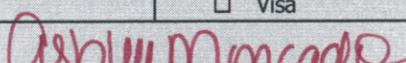
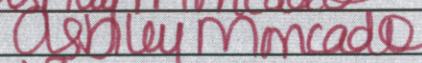
SECTION 3: SIGNATURES

Applicant's Signature		Date:	2-22-13
Owner's Signature		Date:	2-22-13

NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable.
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda.

Office Use Only

<input checked="" type="checkbox"/>	Subdivision Fees: \$500 + \$10/lot-unit for the first 100 lots/units; \$5.00/lot-unit thereafter	Total Fee Calculation: \$	950
Attachments Included with Application: (Please include # of copies)			
CD /other digital version	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Plan Sets	# of large 15 # of 11X17 15
			Other documents/Reports <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Payment Method:	Cash: <input type="checkbox"/> \$ _____	Credit Card:	Check: <input checked="" type="checkbox"/> Check # 5150
		<input type="checkbox"/> Master Card <input type="checkbox"/> Visa	
Application received by:			Date: 2.22.13
Application completeness approved by:			Date: 2.22.13
Date scheduled for public hearing:	4.9.13		

GSP CONSULTING

December 21, 2012

Pender County
Planning and Community Development
805 S. Walker Street
Burgaw, NC 28425

Re: The Farms at Sloop Point
Project Narrative

Dear Ms. Frank:

This project is located off and has direct access to Sloop Point Loop Road (SR 1563) in Hampstead, Pender County, North Carolina. This project will be developed as a 45 lot single family subdivision that will contain Public NCDOT subdivision roads serving all the lots as well as a Public waterline extension. Sewer for this project will be treated by the use of septic systems with drain fields on each lot. The primary stormwater measures for this site will be a closed conduit system and overland sheet flow that will direct the runoff to a proposed wet detention basin that will be designed to control the peak runoff from the 10-year storm event and will be analyzed for the 100-year storm event to prevent flooding of the proposed development. This project will require approvals from the USACOE for onsite wetlands, DENR-Public Water Supply Section for the water line extension, NCDOT for the driveway connection to SR 1563 and the subdivision streets & NCDENR-Division of Water Quality for the stormwater system. The traffic impacts to adjacent properties will be minimal based on the site generating approximately 431 total daily trips with 34 in the AM peak hour and 45 in the PM peak hour based on the ITE Trip Generation Manual 8th edition using ITE Code 210 for single family homes.

Please contact me immediately at (910) 442-7870 or gpape@gsp-consulting.com if you have any questions or require additional information.

Sincerely,

GSP CONSULTING, PLLC.



Garry S. Pape, P.E.



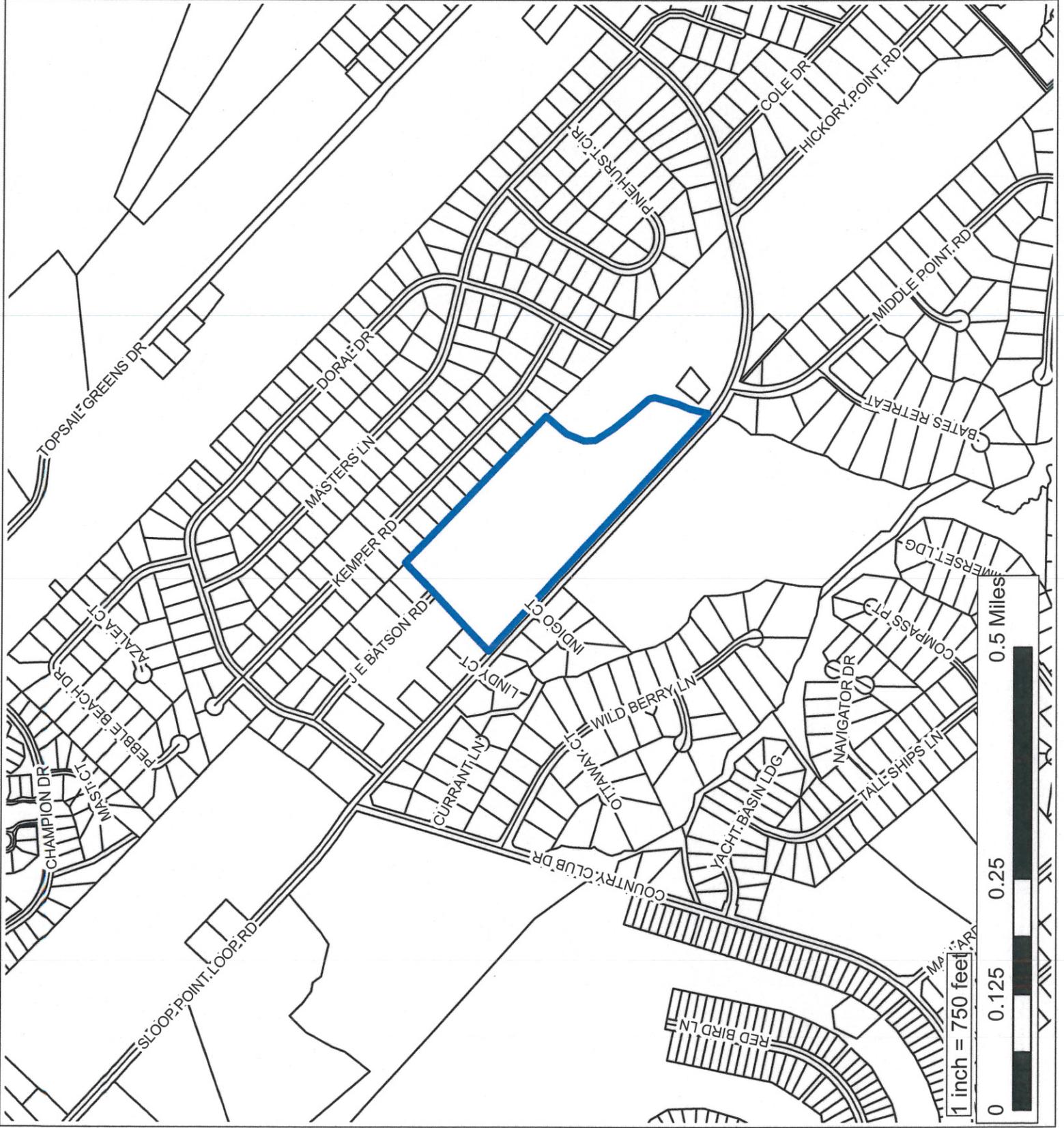
Applicant:
Signature
Pender County NC, LP

Owner:
Donald W. Batson

Master Development Plan
10851



VICINITY





Applicant and Owner:
Signature
Pender County NC, LP

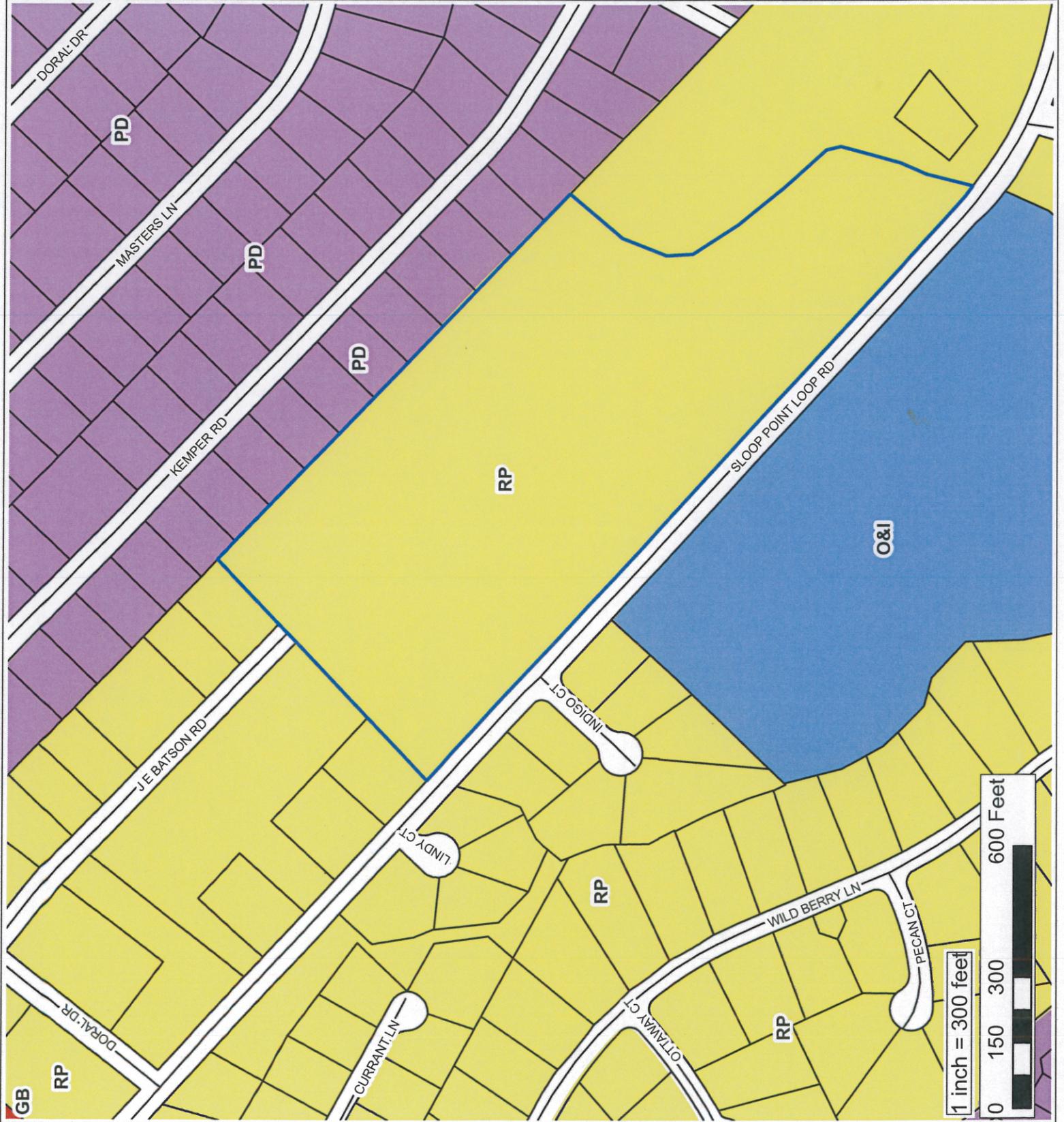
Preliminary Plan
10851

Legend

-  Subject Parcel
- Zoning Classification**
- UDO Zoning**
-  General Business (GB)
-  General Industrial (GI)
-  Industrial Transition (IT)
-  Office & Institutional (OI)
-  Rural Agricultural (RA)
-  Planned Development (PD)
-  Residential Performance (RP)
-  Environmental Conservation (EC)
-  Incorporated Areas (INCCORP)
-  Manufactured Home Park (MH)
-  Residential Mixed (MF)



ZONING





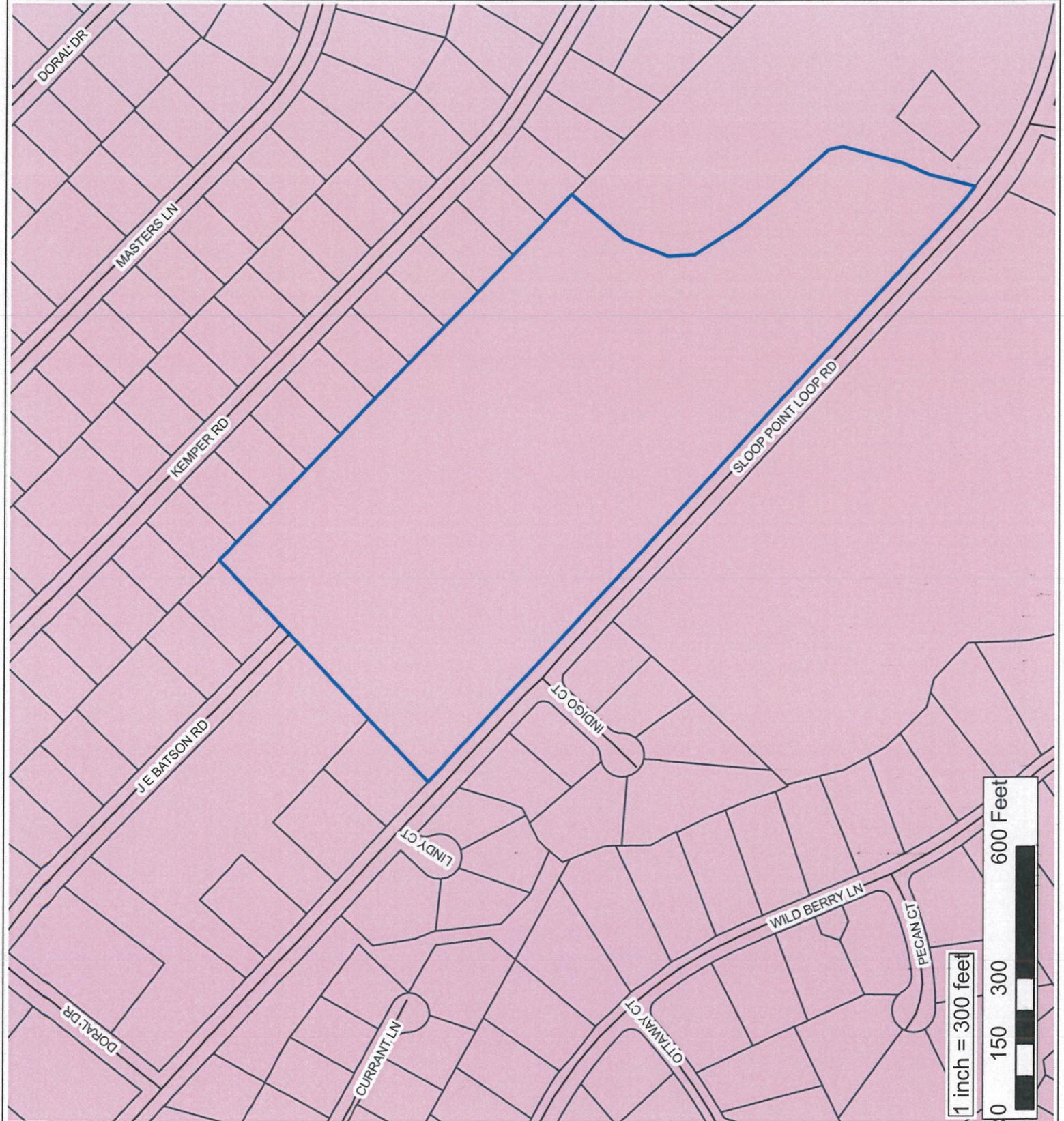
Applicant and Owner:
Signature
Pender County NC, LP

Preliminary Plan
10851

- 2010 Land Use Classification**
- Conservation
 - Industrial
 - Mixed Use
 - Office, Institutional, Business
 - Rural Growth
 - Suburban Growth



LAND USE
CLASSIFICATION





Applicant:
Signature
Pender County NC, LP

Owner:
Donald W. Batson

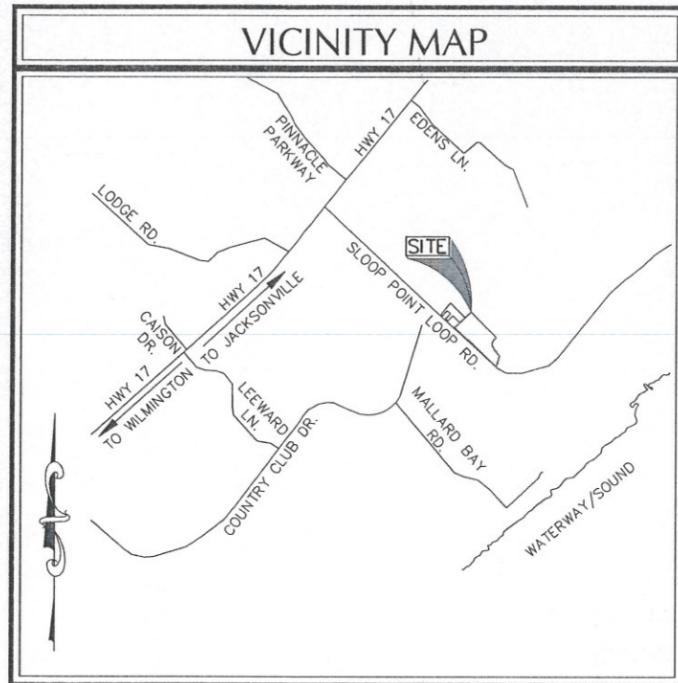
Master Development Plan
10851



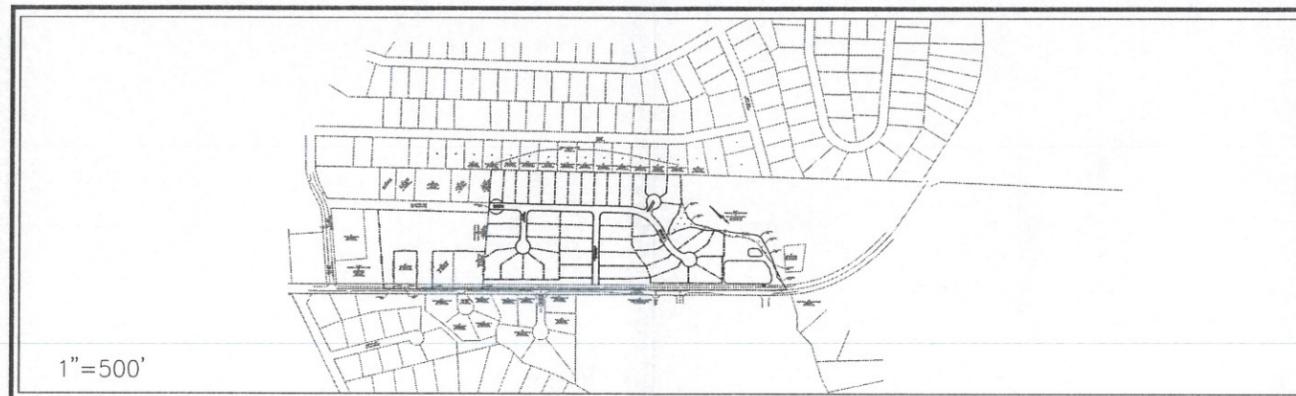
2012 AERIAL



MASTER DEVELOPMENT PLAN FOR THE FARMS AT SLOOP POINT PENDER COUNTY, NORTH CAROLINA FEBRUARY 2013



VICINITY MAP
(NTS)



1" = 500'

DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL	———	———
5' CONTOUR INTERVAL	- - - - -	- - - - -
PROPERTY LINE	- - - - -	- - - - -
ROADWAY CENTERLINE	———	———
RIGHT OF WAY LIMITS	———	———
EASEMENT LINE	———	———
CURB & GUTTER	———	———
SANITARY SEWER FACILITIES	—○—	—●—
STORM SEWER FACILITIES	—■—	—■—
WATERLINE	———	———
FIRE HYDRANT ASSEMBLY	⊕	⊕
WATERWAYS	———	N/A
PROPOSED		
PROPOSED LOT AND S.F.	X	5,000 s.f.
OPEN SPACE LABEL	(A)	STREET SIGN
OPEN SPACE	▨	404 WETLANDS
BUILDING SET BACKS	———	FLOW DIRECTION
PRIVATE SANITARY SET BACKS	———	———

DEVELOPER/OWNER

Signature Pender County NC, LP.
4307 Peeble Drive
WILMINGTON, NC 28402
PHONE: (713) 822-3891

PREPARED BY:

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road, Unit C, Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659 License # P-0718

CERTIFICATE OF PRELIMINARY PLAT APPROVAL
APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ADMINISTRATOR
SITE PLAN VALID FOR A PERIOD OF TWO (2) YEARS FROM APPROVAL DATE:

ADMINISTRATOR _____ DATE _____

INDEX OF SHEETS	
SHT C-0	COVER SHEET
SHT C-1	GENERAL NOTES
SHT C-2	EXISTING CONDITIONS PLAN
SHT C-3	SITE PLAN
SHT C-4	UTILITY PLAN
SHT C-5	GRADING, DRAINAGE & EROSION & SEDIMENT CONTROL PLAN
SHT C-6	STRAWBERRY FIELDS LANE, SILO COURT & FARM MEADOWS COURT PLAN & PROFILES
SHT C-7	J.E. BATSON DRIVE PLAN & PROFILE
SHT C-8	WET DETENTION BASIN DETAILS
SHT C-9	STANDARD DETAILS
SHT C-10	STANDARD DETAILS
SHT C-11	UTILITY DETAILS
SHT C-12	UTILITY DETAILS

SITE DATA TABLE	
GENERAL NOTES:	
1.	PENDER COUNTY PARCEL NO.: PIN 4214-10-2345-0000
2.	TOTAL TRACT AREA: 1,007,791 SF = 23.14 AC±
3.	ZONING: RESIDENTIAL (RP)
4.	LAND CLASSIFICATION: VACANT/UNDEVELOPED
5.	THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720421400, EFFECTIVE DATE 2/16/2007 AND FLOOD INSURANCE RATE MAP #3720421300, EFFECTIVE DATE 2/16/2007.
6.	THIS PROPERTY DOES NOT CONTAIN ANY A.E.C. AREAS OR IS UNDER CAMA JURISDICTION.
7.	THIS PROPERTY DOES CONTAIN 404 FEDERAL WETLANDS WHICH HAVE BEEN APPROVED BY THE USACE.
GENERAL NOTES:	
1.	TOTAL SINGLE FAMILY LOTS: 45 OWNERSHIP REFERENCE: D.B. 3272 P.G 62-63 PLAT # 44 PG. 149
2.	PROPERTY IS LOCATED IN PENDER COUNTY AND IS ZONED RESIDENTIAL
3.	A HOME OWNERS ASSOCIATION WILL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
4.	ALL INTERIOR ROADWAYS ARE TO BE BUILT TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
5.	ALL INTERIOR ROADWAYS ARE PUBLIC AND SHALL BE DEDICATED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
6.	A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF ANY LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE.
7.	THIS MASTER PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE IN ACCORDANCE WITH THE PROVISIONS OF PENDER COUNTY DEVELOPMENT ORDINANCE.
8.	THE DEVELOPERS HAVE THE SOLE RIGHT TO MODIFY THIS MASTER PLAN IN ACCORDANCE WITH MARKET CONDITIONS OR OTHER CONDITIONS WHICH INDICATE A CHANGE IS DESIRED OR REQUIRED. ANY AND ALL CHANGES MUST BE REVIEWED BY THE PLANNING DEPARTMENT AND IN SOME INSTANCES MAY REQUIRE PLANNING BOARD OR COUNTY COMMISSIONERS APPROVAL.
9.	BUFFERS WILL BE PROVIDED PER CURRENT PENDER COUNTY ZONING ORDINANCE.
10.	ALL LOTS WIDTHS WILL BE A MINIMUM OF EIGHTY (80) FEET.
11.	ALL LOTS WHICH FRONT CUL-DE-SACS SHALL HAVE A MINIMUM CHORD LENGTH AT ROW OF THIRTY FOOT (30') MINIMUM.
12.	WETLANDS IMPACTED WILL BE MITIGATED IN ACCORDANCE WITH ANY REQUIREMENTS OF APPLICABLE STATE AND FEDERAL PERMITS.
13.	ALL LOTS SHALL MEET CURRENT PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE & SUBDIVISION REGULATIONS.
14.	ALL PROPOSED OPENSAPCE/RECREATION AREAS ARE NON-BUILDABLE FOR ANY TYPE OF DEVELOPMENT.
MINIMUM LOT DIMENSIONS:	
AREA IN (S.F)	15,000 SF
MIN USABLE LOT AREA (%)	95%
MIN LOT WIDTH (FT)	80'
MIN CHORD AT ROW (CUL-DE-SAC)	30'
MAX BLDG. HT. (FT)	35'
REQUIRED OPEN SPACE:	
45 LOTS * 0.03 AC/LOT =	1.35 AC±
PROVIDED OPEN SPACE	
0.63 AC± WETLANDS	
0.92 AC± RECREATIONAL SPACE	
1.55 AC± TOTAL OPEN SPACE PROVIDED	
NOTE: PROPOSED OPENSAPCE/RECREATION SPACE AREAS ARE NOT FOR BUILDING OR STRUCTURAL DEVELOPMENT	
DEVELOPMENT DATA:	
TOTAL TRACT AREA =	1,007,791 SF = 23.14 AC
PROPOSED DENSITY 45 UNITS =	1.9 UNITS/AC
AVERAGE LOT SIZE =	16,748 SF
AREA OF LOTS PROPOSED =	753,679 SF = 17.30 AC±
AREA OF ROW PROPOSED =	101,680 SF = 2.33 AC±
TOTAL PROPOSED ROAD LENGTH =	2,186 L.F.±
IMPERVIOUS SURFACES -	
PROPOSED BUA -	
ROADS -	68,970 S.F.
LOTS -	180,000 S.F.
TOTAL -	248,970 S.F. (24.7%)
UTILITY DATA:	
TOTAL -	45 UNITS @ 360 GPD/UNIT = 16,200 GPD
DEVELOPMENT NOTES:	
1.	ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.
2.	PROJECT SHALL COMPLY WITH ALL CITY, STATE & FEDERAL REGULATIONS.
NOTE: ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE & THE STATE OF NORTH CAROLINA	



COORDINATION NOTES

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
2. ALL WORK IS TO BE IN ACCORDANCE WITH PENDER COUNTY AND THE STATE OF NORTH CAROLINA.
3. THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THE PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE SITE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS. CONTRACTOR SHALL EMPLOY A PROFESSIONAL SURVEYOR TO PERFORM SITE IMPROVEMENT STAKEOUT(S).
4. ANYTIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.

GENERAL NOTES:

1. EXISTING TOPOGRAPHY, BOUNDARY AND UTILITIES, HAVE BEEN PREPARED BY FIELD SURVEYS BY ATLANTIC COAST SURVEY, PLLC (P-0822) AND OTHER AVAILABLE INFORMATION.
2. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF ALL EXISTING UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF DITCHING OPERATIONS BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES. IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF TRENCHING OPERATIONS SO AS TO ELIMINATE OR MINIMIZE DAMAGE TO EXISTING UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING LOSS OF UTILITY REVENUES. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC...
3. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
4. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAGMEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE DOT.
5. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. ALL WORK BY THE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK.
7. CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT 1 (800) 632-4949 AND ALLOW THE CENTER TO LOCATE EXISTING UTILITIES BEFORE DIGGING.
8. CONTRACTOR SHALL REMOVE ASPHALT, AGGREGATE BASE COURSE, AND CONCRETE CURB & GUTTER WITHIN LIMITS OF DEMOLITION AS SHOWN ON PLAN.

DEMOLITION NOTES

1. CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.
2. CONTRACTOR IS TO WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW SITE IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND WILL BE UNCLASSIFIED EXCAVATION.
3. DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE DITCHES, FOUNDATIONS, SLABS, STEPS, AND STRUCTURES; ABANDONED UTILITIES, BUILDINGS, PAVEMENTS AND ALL MATERIALS CLEARED AND STRIPPED TO THE EXTENT NECESSARY AS DIRECTED BY THE SOILS ENGINEER FOR THE INSTALLATION OF THE NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING AND AS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST TO OWNER.
5. ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
6. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION.
7. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
8. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVER HEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
9. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
10. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.
11. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL NOTES:

1. CLEAR AND REMOVE FROM SITE ALL TREES, ROOTS, ROOT MAT, ETC. FROM THE AREA WITHIN DESIGNATED CLEARING LIMITS.
2. PLANT GRASS OVER ALL GRADED AREAS AS SHOWN IN THE TABLE ON THIS SHEET OF CEASE OF ANY GRADING ACTIVITY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND RESTORING TO PRE-CONSTRUCTION CONDITIONS ANY AREAS OUTSIDE THE PROJECT LIMITS THAT MAY INADVERTENTLY BE DAMAGED DUE TO THE FAILURE OF THE EROSION MEASURES.
4. DURING GRADING AND AFTER GRADING HAS BEEN COMPLETED, CONTRACTOR SHALL CONTINUE TO MAINTAIN PERMANENT AND TEMPORARY EROSION CONTROL MEASURES UNTIL FINAL INSPECTION AND APPROVAL BY THE NCDEMR DIVISION OF LAND QUALITY.
5. WATER, FERTILIZE, MOW AND MAINTAIN SPRIGGED, SOODED AND PLANTED AREAS UNTIL FINAL APPROVAL BY THE NCDEMR DIVISION OF LAND QUALITY.
6. ANY BORROW MATERIAL BROUGHT ONTO SITE MUST BE FROM A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.
7. ANY EXCESS MATERIAL REMOVED FROM SITE MUST BE HAULED TO A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. ALL CONSTRUCTION ENTRANCES WILL BE PERIODICALLY TOP DRESSED WITH AN ADDITIONAL 2 INCHES OF #1 STONE TO MAINTAIN PROPER DEPTH. ANY SEDIMENT THAT IS TRACKED INTO THE STREET WILL BE IMMEDIATELY REMOVED.
3. SEDIMENT WILL BE REMOVED BEHIND THE SEDIMENT FENCE WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. SIX FENCE STAKES WILL BE SPACED 6 FEET APART UNLESS A WIRE BACKING IS USED WITH 8 FOOT STAKE SPACING.
4. INSPECT INLET PROTECTION AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.
5. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
6. INSPECT SKIMMER SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE DESIGN DEPTH. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. MAKE SURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER.

IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USUALLY JERKING ON THE ROPE WILL MAKE THE SKIMMER BOB UP AND DOWN AND DISLOGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS.

IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.

CHECK THE FABRIC LINED SPILLWAY FOR DAMAGE AND MAKE ANY REQUIRED REPAIRS WITH FABRIC THAT SPANS THE FULL WIDTH OF THE SPILLWAY. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE SKIMMER AND POOL AREAS.

FREEZING WEATHER CAN RESULT IN ICE FORMING IN THE BASIN. SOME SPECIAL PRECAUTIONS SHOULD BE TAKEN IN THE WINTER TO PREVENT THE SKIMMER FROM PLUGGING WITH ICE.

STABILIZATION NOTES

1. ALL DISTURBED AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS OF CEASE OF ANY PHASE OF ACTIVITY AND SLOPES WITHIN 21 CALENDAR DAYS.

PERMANENT SEEDING SCHEDULE - MIXTURE 5CP

SPECIES	RATE (LB/ACRE)
CENTPEDE GRASS	10-20

Seeding Dates
MARCH - JUNE

Soil Amendments
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 300 LB/ACRE 10-10-10 FERTILIZER.

Mulch
DO NOT MULCH.

Maintenance
FERTILIZE VERY SPARINGLY LB/ACRE NITROGEN IN SPRING WITH NO PHOSPHORUS. CENTPEDE GRASS CANNOT TOLERATE HIGH PH OR EXCESS FERTILIZER.

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

WINTER AND EARLY SPRING

SPECIES	RATE (LB/ACRE)
Rye (GRAIN)	120
*ANNUAL LESPEDEZA (KOBÉ IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	50

*OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.

SUMMER

SPECIES	RATE (LB/ACRE)
GERMAN MILLET	40

FALL

SPECIES	RATE (LB/ACRE)
RYE (GRAIN)	120

Seeding dates

COASTAL PLAIN - DEC.1-APR. 15 - LATE WINTER AND EARLY SPRING
APRIL 15 - AUG. 15 - SUMMER
AUG. 15 - DEC. 30 - FALL

Soil amendments

FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

Mulch

APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

Maintenance

REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

GENERAL GRADING NOTES

1. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF SUCH UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF THE DITCHING OPERATION BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF THE TRENCHING OPERATIONS SO AS TO AVOID AND PREVENT DAMAGE TO THE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING BUT NOT LIMITED TO REPAIRS AND LOSS SERVICE REVENUE. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC...
2. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
3. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAG MEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE NCDOT.
4. ALL MATERIAL CLEARED AND GRUBBED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK, SUCH AS TREES, VEGETATION, FENCING, ETC... SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE OR BURNED IF PROPER PERMITS ARE RECEIVED.

SITE NOTES

1. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
3. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
4. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
5. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
6. THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
7. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
8. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE GIVEN TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENT SHALL BE MADE WITHOUT THE PERMISSION OF THE OWNER.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COST HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE OTHER OBSTRUCTIONS OR FROM DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTACT NORTH CAROLINA ONE CALL TOLL FREE 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES.
11. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY, AND LOCAL CODES.
13. FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
14. ALL DIMENSIONS AND RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
16. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

GENERAL STORM SEWER NOTES

1. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENDER COUNTY AND THE STATE OF NORTH CAROLINA REQUIREMENTS AS SPECIFIED ON THE DRAWINGS AND IN THE PROJECT SPECIFICATIONS.
2. BEDDING FOR ALL STORM SEWER PIPE SHALL BE AS SPECIFIED ON THE DRAWINGS, PROJECT SPECIFICATIONS, AND MANUFACTURER SPECIFICATIONS.
3. ALL STORM SEWER PIPES TO BE HDPE ADS N-12 OR EQUIVALENT, UNLESS OTHERWISE SPECIFIED.
4. ALL STORM SEWER PIPES SHOWN AS RCP ON THE PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.

SITE AREA DESCRIPTION	GROUND STABILIZATION	
	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7-DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HOW ZONES)

EXISTING UTILITY NOTES

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
2. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

UTILITY CONTACTS:

1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING AND DIGGING. 1-800-632-4949

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY CONTRACTOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO ANY EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT
1-800-632-4949

EMERGENCY DIAL 911 POLICE - FIRE - RESCUE



No.	Revision	Date	By

Designer	GSP	Scale	
Drawn By	GSP	Date	February 2013
License #	P-0718	Job No.	2012-0019

THE FARMS AT SLOOP POINT

Topsail Township Pender County North Carolina

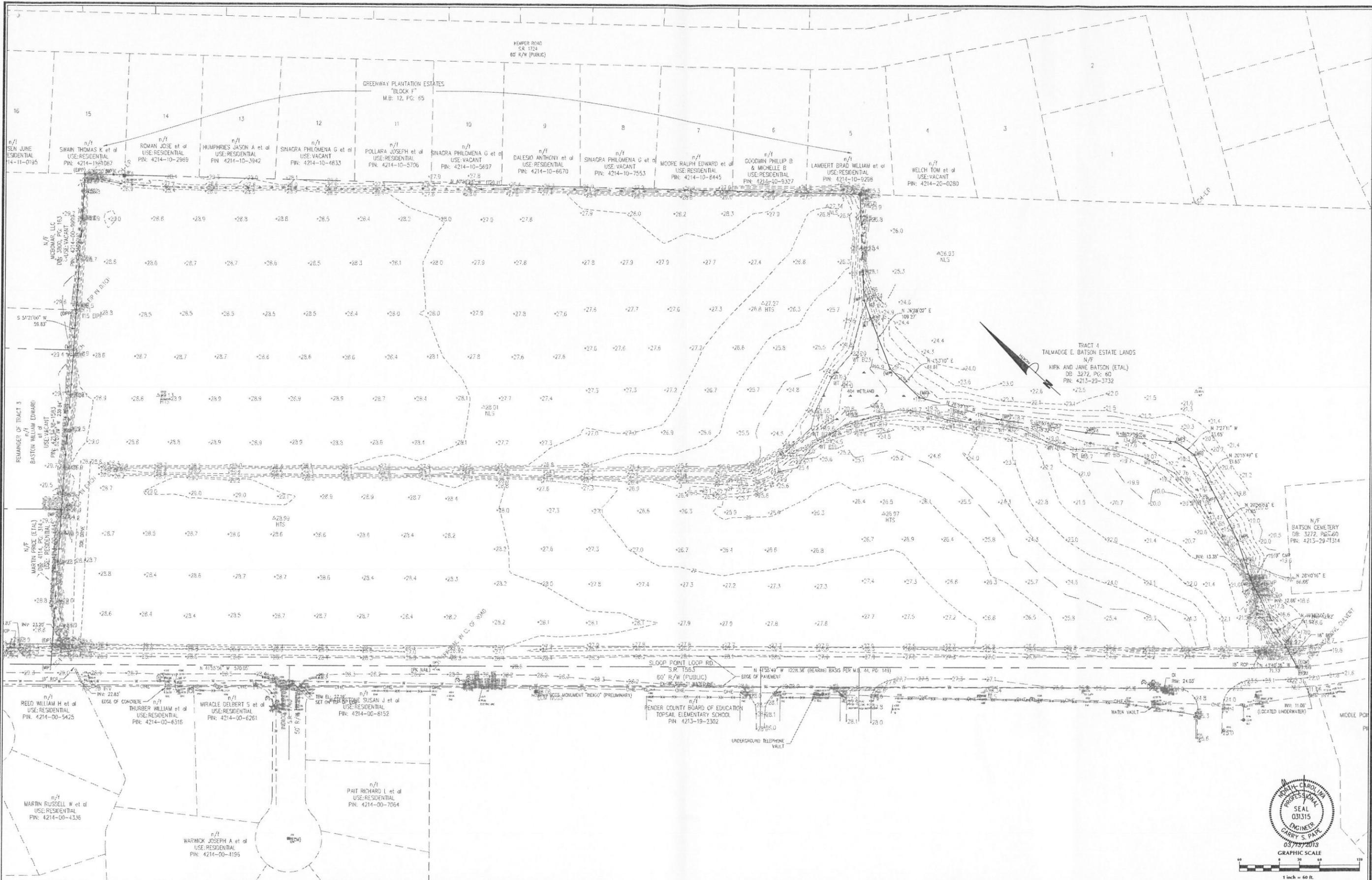
GENERAL NOTES

PREPARED FOR:
SIGNATURE PENDER COUNTY NC, LP
4307 PEEBLE DRIVE
WILMINGTON, NC 28402
713-822-3891

GSP CONSULTING, PLLC
ENGINEERING

6626 Gordon Road Unit C Wilmington, North Carolina 28411 Tel: 910-442-7870 Fax: 910-799-6659

Sheet No.
C-1



No.	Revision	Date	By

Designer	GSP	Scale	1" = 60'
Drawn By	GSP	Date	February 2013
License #	P-0718	Job No.	2012-0019

THE FARMS AT SLOOP POINT
 Existing Conditions
 Topsail Township Pender County North Carolina

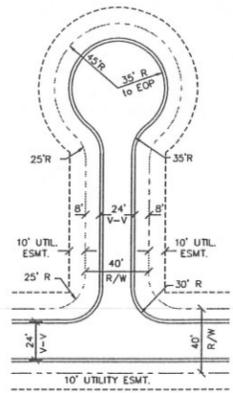
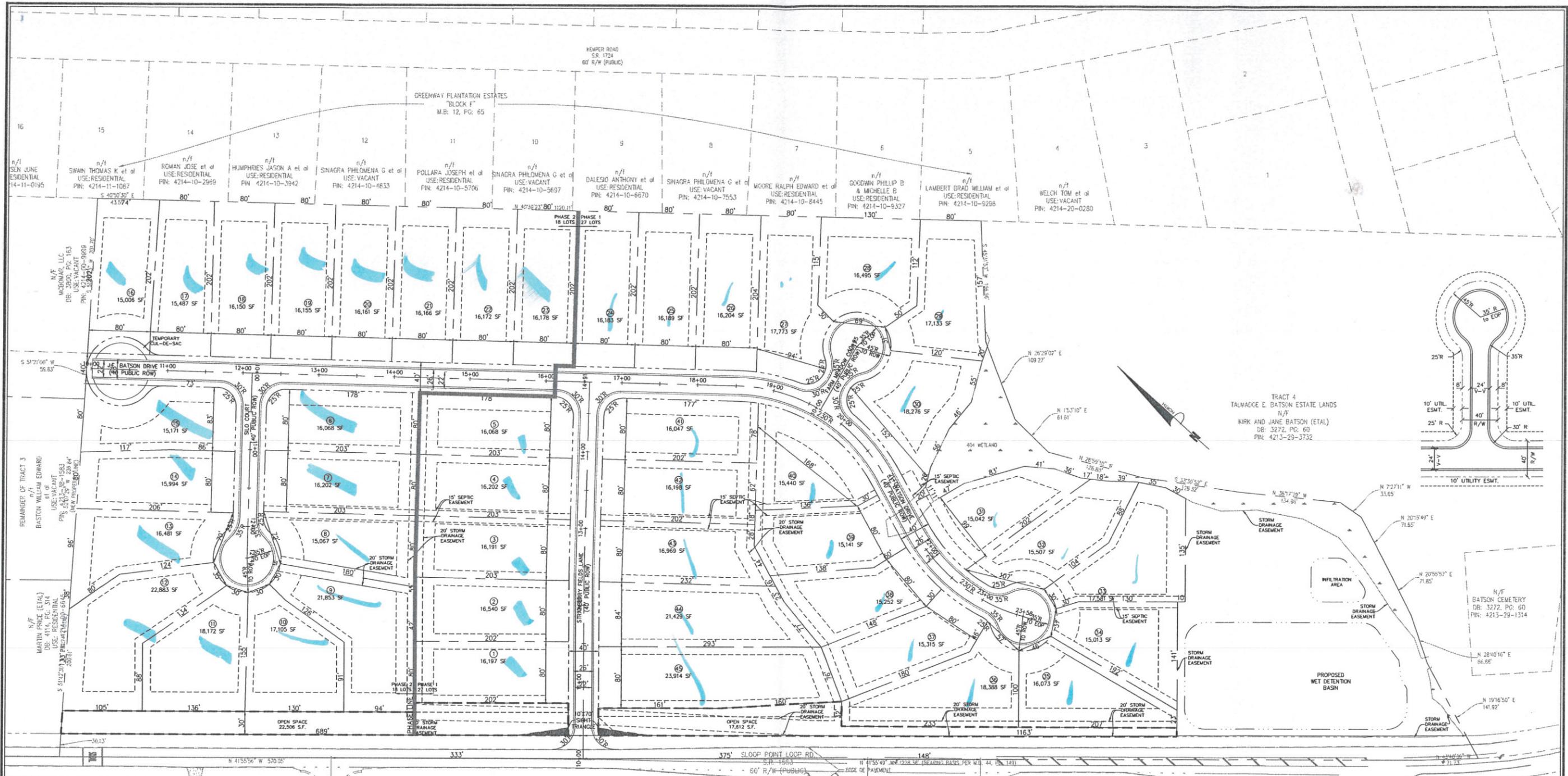
EXISTING CONDITIONS

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Sheet No.
C-2





TRACT 4
TALMAGE E. BATSON ESTATE LANDS
N/F
KIRK AND JANE BATSON (ETAL)
DB: 3272, PG: 60
PIN: 4213-29-3732

N/F
BATSON CEMETERY
DB: 3272, PG: 60
PIN: 4213-29-1314

REED WILLIAM H et al
USE: RESIDENTIAL
PIN: 4214-00-5425

THURBER WILLIAM et al
USE: RESIDENTIAL
PIN: 4214-00-6316

MIRACLE DELBERT S et al
USE: RESIDENTIAL
PIN: 4214-00-6261

WATERSTONE SUSAN J et al
USE: RESIDENTIAL
PIN: 4214-00-8152

PAIT RICHARD L et al
USE: RESIDENTIAL
PIN: 4214-00-7064

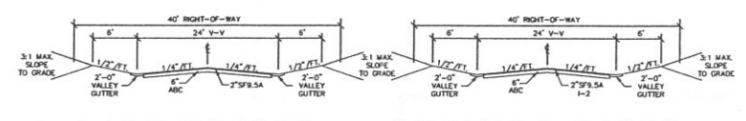
WARWICK JOSEPH A et al
USE: RESIDENTIAL
PIN: 4214-00-4195

GENERAL NOTES

1. FOR TEMPORARY CUL-DE-SAC, J.E. BATSON DRIVE TO BE FULLY BUILT AND REMAINING TURNAROUND AREA TO BE FILLED WITH CRUSHED STONE.

SITE DETAILS

Reference N.C.D.O.T. "Minimum Construction Standards for Subdivision Roads."



Local Residential Road X-Section (w/ Valley Gutter)
STRAWBERRY FIELDS
JE BASTON LANE

Residential Cul-De-Sac Road X-Section (w/ Valley Gutter)
SWEET CORN COURT

PROFESSIONAL SEAL
NORTH CAROLINA
ENGINEER
CARRI S. PAPP
03/15/2013
GRAPHIC SCALE
1 inch = 60 ft.

No.	Revision	Date	By

Designer: GSP
Scale: 1" = 60'
Drawn By: GSP
Date: February 2013
License #: P-0718
Job No.: 2012-0019

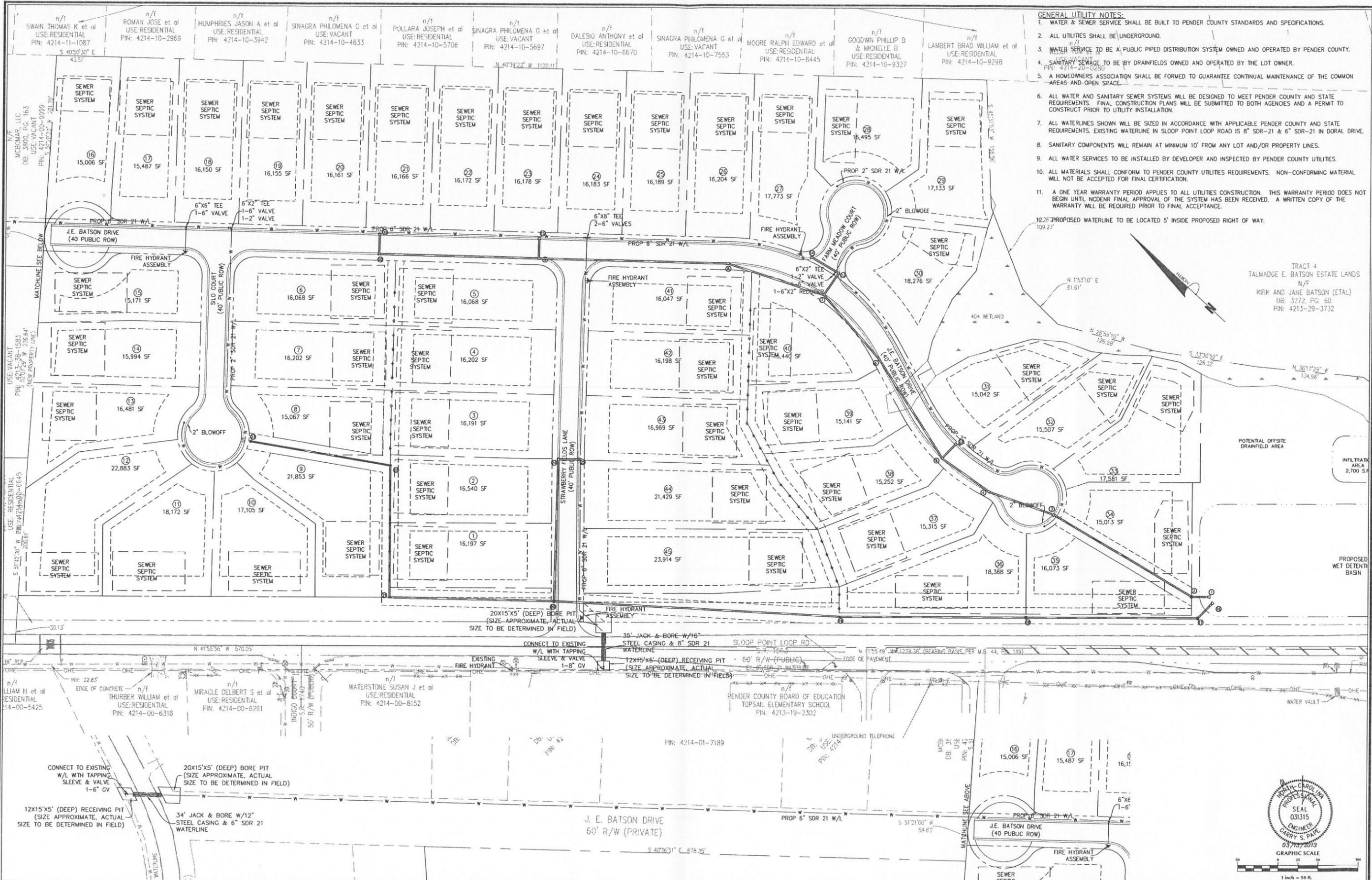
THE FARMS AT SLOOP POINT
Sloop Point
Pender County
North Carolina

SITE PLAN

PREPARED FOR:
SIGNATURE PENDER COUNTY NC, LP
4307 PEBBLE DRIVE
WILMINGTON, NC 28402
713-822-3891

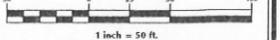
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Sheet No.
C-3



- GENERAL UTILITY NOTES:**
1. WATER & SEWER SERVICE SHALL BE BUILT TO PENDER COUNTY STANDARDS AND SPECIFICATIONS.
 2. ALL UTILITIES SHALL BE UNDERGROUND.
 3. WATER SERVICE TO BE A PUBLIC PIPED DISTRIBUTION SYSTEM OWNED AND OPERATED BY PENDER COUNTY.
 4. SANITARY SEWAGE TO BE BY DRAINFIELDS OWNED AND OPERATED BY THE LOT OWNER.
 5. A HOMEOWNERS ASSOCIATION SHALL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
 6. ALL WATER AND SANITARY SEWER SYSTEMS WILL BE DESIGNED TO MEET PENDER COUNTY AND STATE REQUIREMENTS. FINAL CONSTRUCTION PLANS WILL BE SUBMITTED TO BOTH AGENCIES AND A PERMIT TO CONSTRUCT PRIOR TO UTILITY INSTALLATION.
 7. ALL WATERLINES SHOWN WILL BE SIZED IN ACCORDANCE WITH APPLICABLE PENDER COUNTY AND STATE REQUIREMENTS. EXISTING WATERLINE IN SLOOP POINT LOOP ROAD IS 8" SDR-21 & 6" SDR-21 IN DORAL DRIVE.
 8. SANITARY COMPONENTS WILL REMAIN AT MINIMUM 10' FROM ANY LOT AND/OR PROPERTY LINES.
 9. ALL WATER SERVICES TO BE INSTALLED BY DEVELOPER AND INSPECTED BY PENDER COUNTY UTILITIES.
 10. ALL MATERIALS SHALL CONFORM TO PENDER COUNTY UTILITIES REQUIREMENTS. NON-CONFORMING MATERIAL WILL NOT BE ACCEPTED FOR FINAL CERTIFICATION.
 11. A ONE YEAR WARRANTY PERIOD APPLIES TO ALL UTILITIES CONSTRUCTION. THIS WARRANTY PERIOD DOES NOT BEGIN UNTIL NCDENR FINAL APPROVAL OF THE SYSTEM HAS BEEN RECEIVED. A WRITTEN COPY OF THE WARRANTY WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE.
 12. PROPOSED WATERLINE TO BE LOCATED 5' INSIDE PROPOSED RIGHT OF WAY.

TRACT 4
TALMADGE E. BATSON ESTATE LANDS
N/F
KIRK AND JANE BATSON (ETAL)
DB: 3272 PG: 60
PIN: 4213-29-3732



No.	Revision	Date	By

Designer: GSP
Scale: 1" = 50'
Drawn By: GSP
Date: February 2013
License #: P-0718
Job No.: 2012-0019

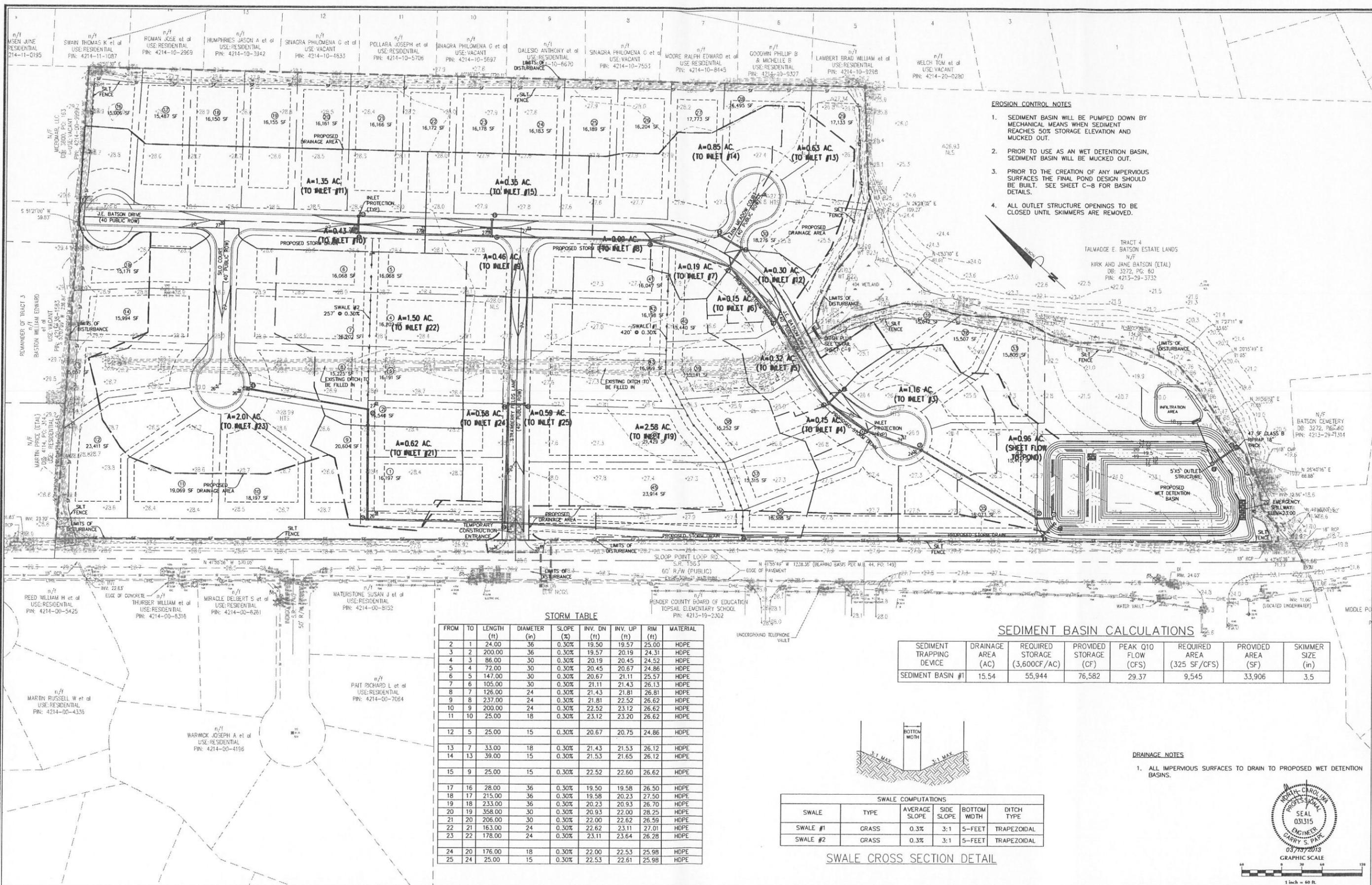
THE FARMS AT SLOOP POINT
Utility Plan
Topsail Township Pender County North Carolina

UTILITY PLAN

PREPARED FOR:
SIGNATURE PENDER COUNTY NC, LP
4307 PEEBLE DRIVE
WILMINGTON, NC 28402
713-822-3891

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Sheet No.
C-4



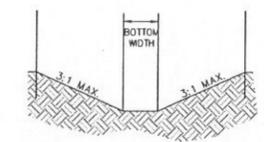
- EROSION CONTROL NOTES**
1. SEDIMENT BASIN WILL BE PUMPED DOWN BY MECHANICAL MEANS WHEN SEDIMENT REACHES 50% STORAGE ELEVATION AND MUCKED OUT.
 2. PRIOR TO USE AS AN WET DETENTION BASIN, SEDIMENT BASIN WILL BE MUCKED OUT.
 3. PRIOR TO THE CREATION OF ANY IMPERVIOUS SURFACES THE FINAL POND DESIGN SHOULD BE BUILT. SEE SHEET C-8 FOR BASIN DETAILS.
 4. ALL OUTLET STRUCTURE OPENINGS TO BE CLOSED UNTIL SKIMMERS ARE REMOVED.

STORM TABLE

FROM	TO	LENGTH (ft)	DIAMETER (in)	SLOPE (%)	INV. DN (ft)	INV. UP (ft)	RIM (ft)	MATERIAL
2	1	24.00	36	0.30%	19.50	19.57	25.00	HDPE
3	2	200.00	36	0.30%	19.57	20.19	24.31	HDPE
4	3	86.00	30	0.30%	20.19	20.45	24.52	HDPE
5	4	72.00	30	0.30%	20.45	20.67	24.86	HDPE
6	5	147.00	30	0.30%	20.67	21.11	25.57	HDPE
7	6	105.00	30	0.30%	21.11	21.43	26.13	HDPE
8	7	126.00	24	0.30%	21.43	21.81	26.81	HDPE
9	8	237.00	24	0.30%	21.81	22.52	26.62	HDPE
10	9	200.00	24	0.30%	22.52	23.12	26.62	HDPE
11	10	25.00	18	0.30%	23.12	23.20	26.62	HDPE
12	5	25.00	15	0.30%	20.67	20.75	24.86	HDPE
13	7	33.00	18	0.30%	21.43	21.53	26.12	HDPE
14	13	39.00	15	0.30%	21.53	21.65	26.12	HDPE
15	9	25.00	15	0.30%	22.52	22.60	26.62	HDPE
17	16	28.00	36	0.30%	19.50	19.58	26.50	HDPE
18	17	215.00	36	0.30%	19.58	20.23	27.50	HDPE
19	18	233.00	36	0.30%	20.23	20.93	26.70	HDPE
20	19	358.00	30	0.30%	20.93	22.00	28.25	HDPE
21	20	206.00	30	0.30%	22.00	22.62	26.59	HDPE
22	21	163.00	24	0.30%	22.62	23.11	27.01	HDPE
23	22	178.00	24	0.30%	23.11	23.64	26.28	HDPE
24	20	176.00	18	0.30%	22.00	22.53	25.98	HDPE
25	24	25.00	15	0.30%	22.53	22.61	25.98	HDPE

SEDIMENT BASIN CALCULATIONS

SEDIMENT TRAPPING DEVICE	DRAINAGE AREA (AC)	REQUIRED STORAGE (3,600CF/AC)	PROVIDED STORAGE (CF)	PEAK Q10 FLOW (CFS)	REQUIRED AREA (325 SF/CFS)	PROVIDED AREA (SF)	SKIMMER SIZE (in)
SEDIMENT BASIN #1	15.54	55,944	76,582	29.37	9,545	33,906	3.5

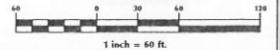


SWALE COMPUTATIONS

SWALE	TYPE	AVERAGE SLOPE	SIDE SLOPE	BOTTOM WIDTH	DITCH TYPE
SWALE #1	GRASS	0.3%	3:1	5- FEET	TRAPEZOIDAL
SWALE #2	GRASS	0.3%	3:1	5- FEET	TRAPEZOIDAL

SWALE CROSS SECTION DETAIL

- DRAINAGE NOTES**
1. ALL IMPERVIOUS SURFACES TO DRAIN TO PROPOSED WET DETENTION BASINS.



No.	Revision	Date	By	Designer	Scale
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				GSP	February 2013
					Job No.
					2012-0019

THE FARMS AT SLOOP POINT

Topsail Township Pender County North Carolina

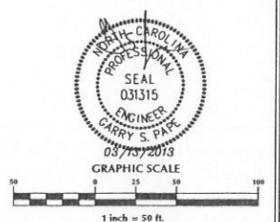
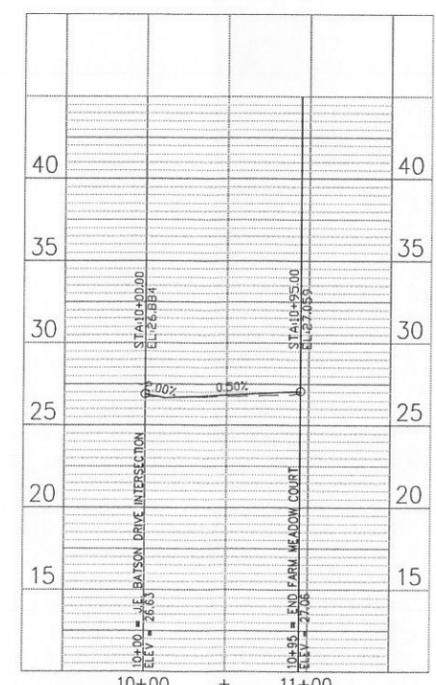
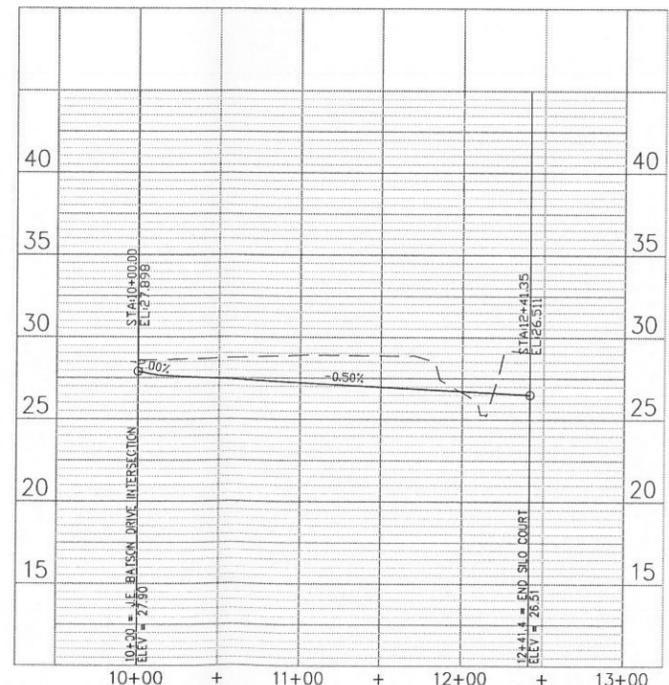
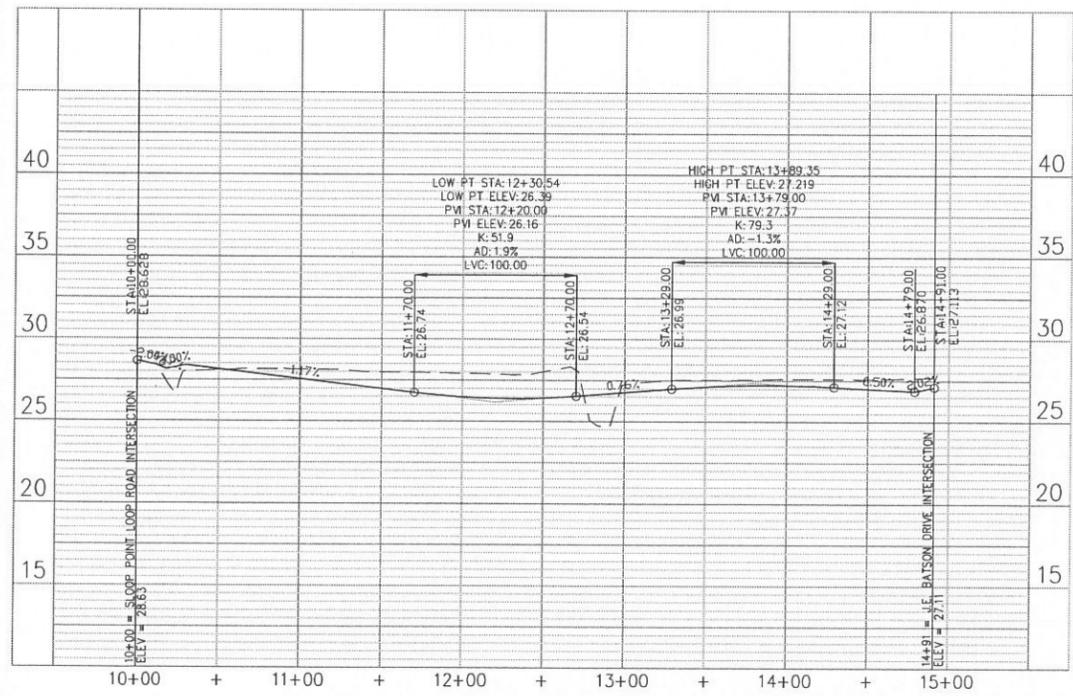
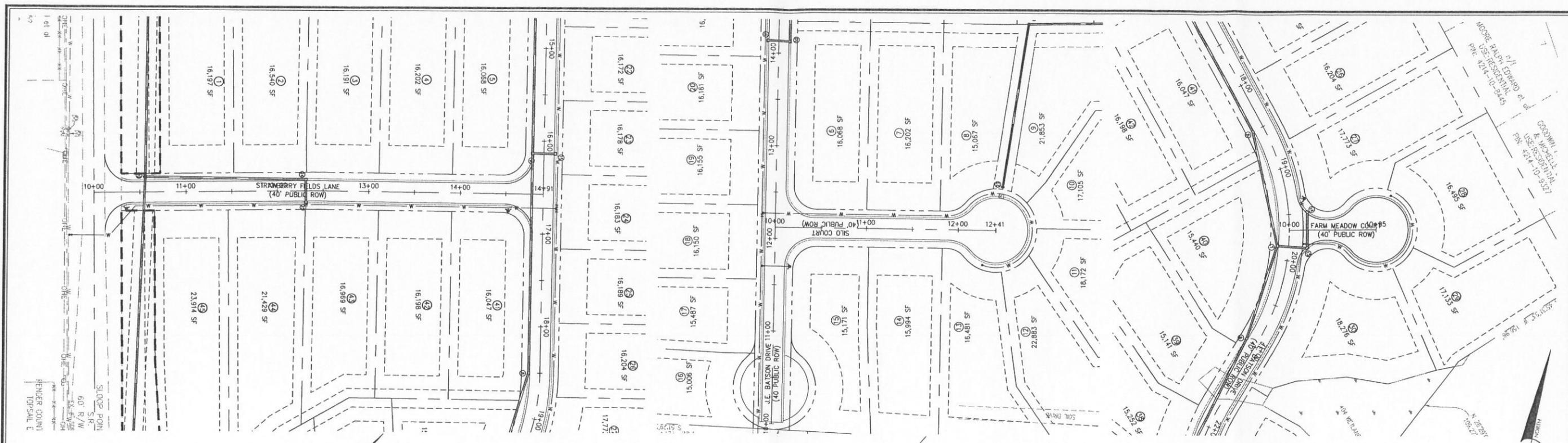
GRADING, DRAINAGE & EROSION & SEDIMENT CONTROL PLAN

PREPARED FOR:
SIGNATURE PENDER COUNTY NC, LP
4307 PEEBLE DRIVE
WILMINGTON, NC 28402
713-822-3891

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ENGINEERING

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Sheet No.
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No.	Revision	Date	By

Designer	GSP	Scale	1" = 50'
Drawn By	GSP	Date	February 2013
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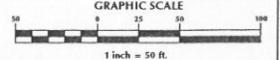
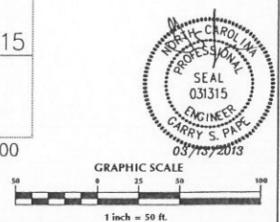
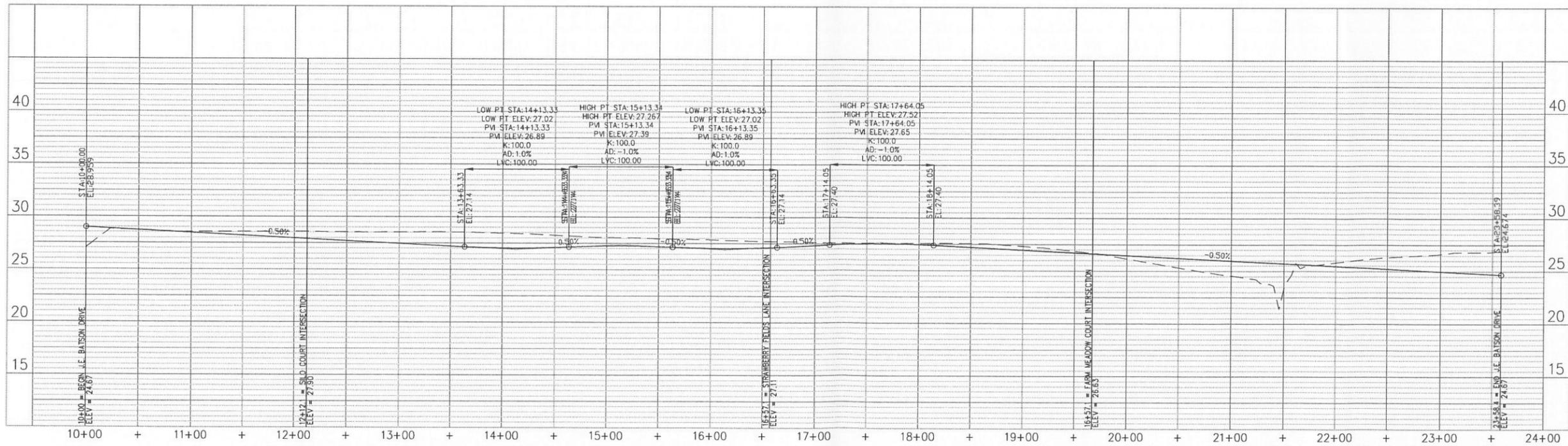
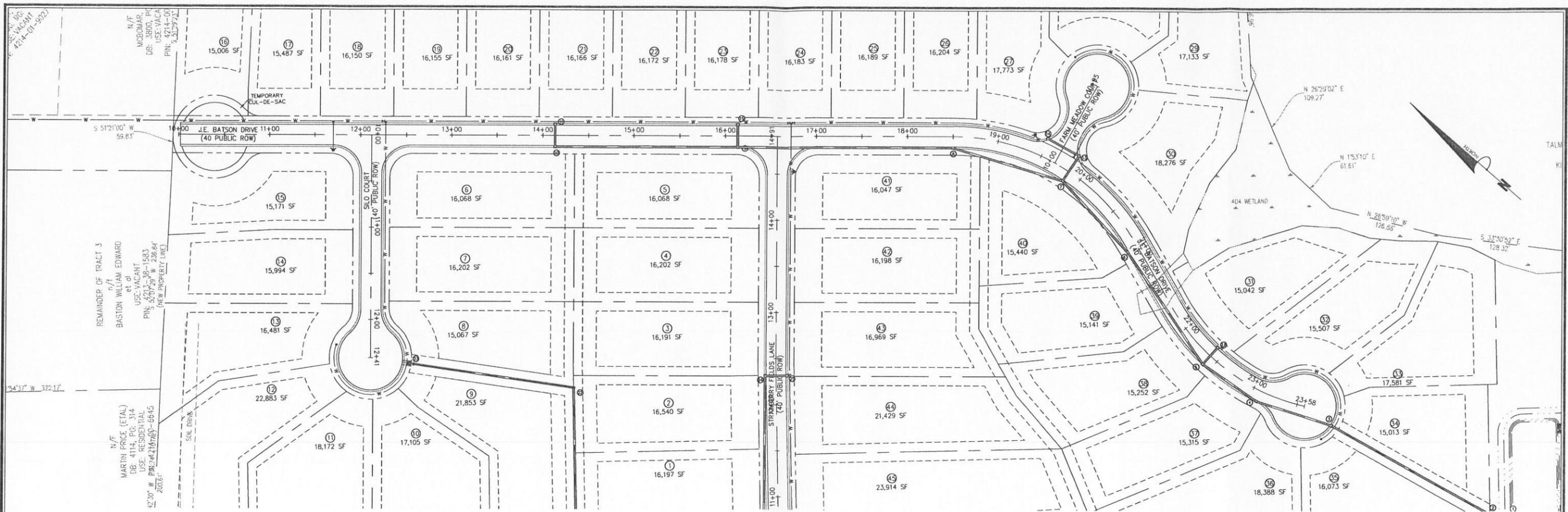
THE FARMS AT SLOOP POINT
 Topsail Township Pender County North Carolina

STRAWBERRY FIELDS LANE, SILO COURT & FARM MEADOW COURT PLAN & PROFILES

PREPARED FOR:
 SIGNATURE PENDER COUNTY NC, LP
 4307 PEEBLE DRIVE
 WILMINGTON, NC 28402
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Designer	GSP	Scale	1" = 50'
Drawn By	GSP	Date	February 2013
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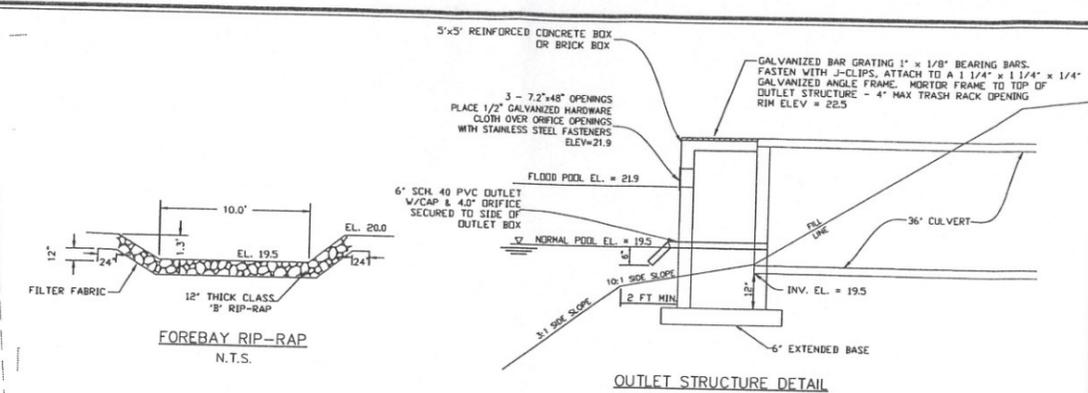
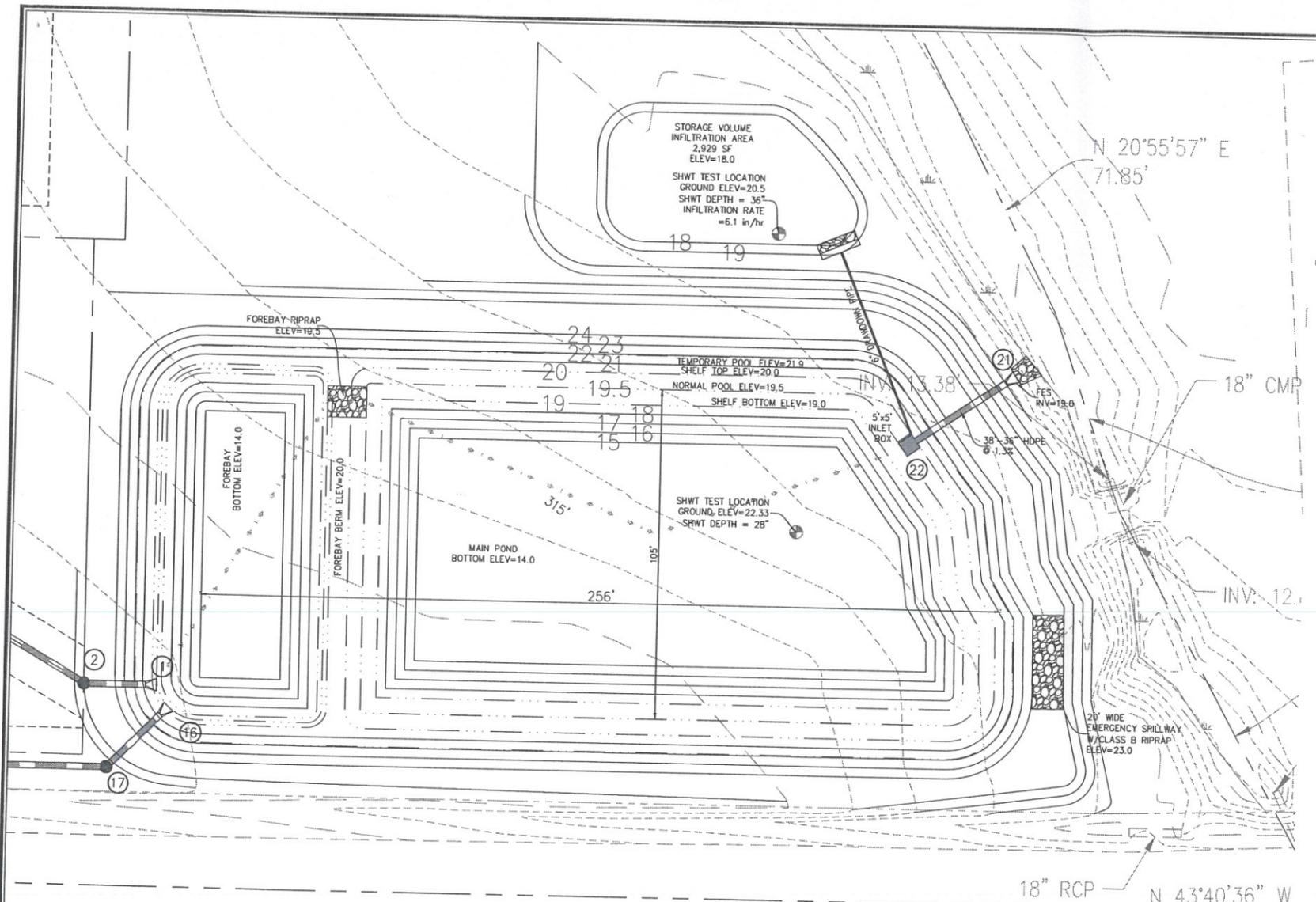
THE FARMS AT SLOOP POINT
Topsail Township Pender County North Carolina

J.E. BATSON DRIVE PLAN & PROFILE

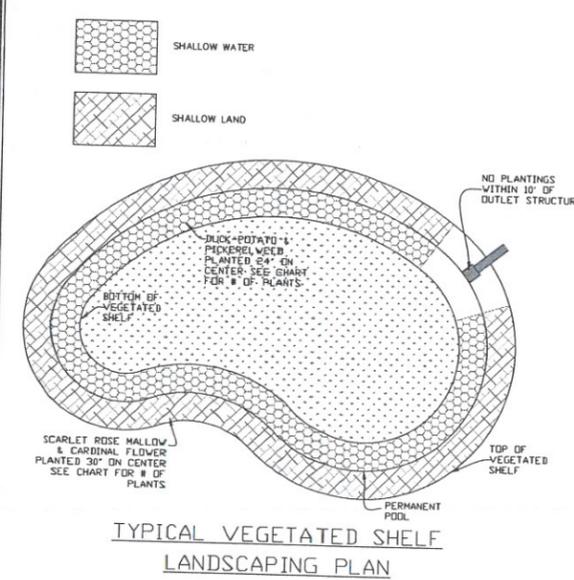
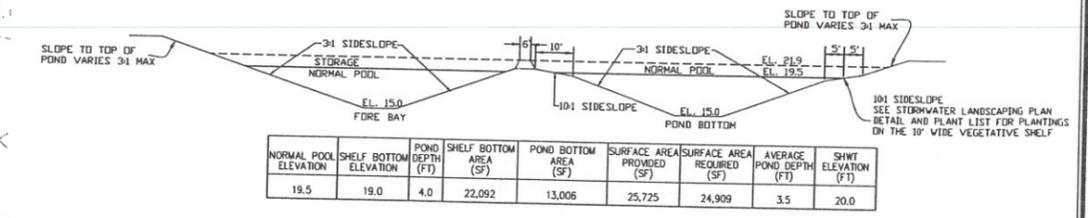
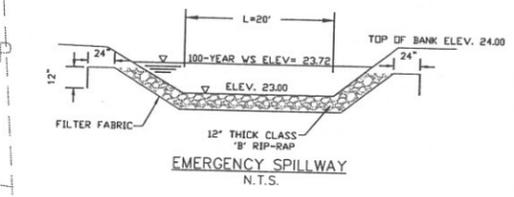
PREPARED FOR:
SIGNATURE PENDER COUNTY NC, LP
4307 PEEBLE DRIVE
WILMINGTON, NC 28402
713-822-3891

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-7



- NOTES:**
- DESIGN ELEVATIONS FOR WET DETENTION BASIN ARE TO AN ELEVATION OF 15.0 IN THE MAIN POND AND 15.0 IN THE FOREBAY WITH SEDIMENT STORAGE DOWN TO 14.0 IN THE MAIN POND AND 14.0 IN THE FOREBAY.
 - SEASON HIGH WATER TABLE WAS TAKEN AT A GROUND ELEVATION OF 22.33 AND ESTIMATED TO BE 28 INCHES FOR AN ELEVATION OF 20.00, WHICH IS WITHIN 6\"/>



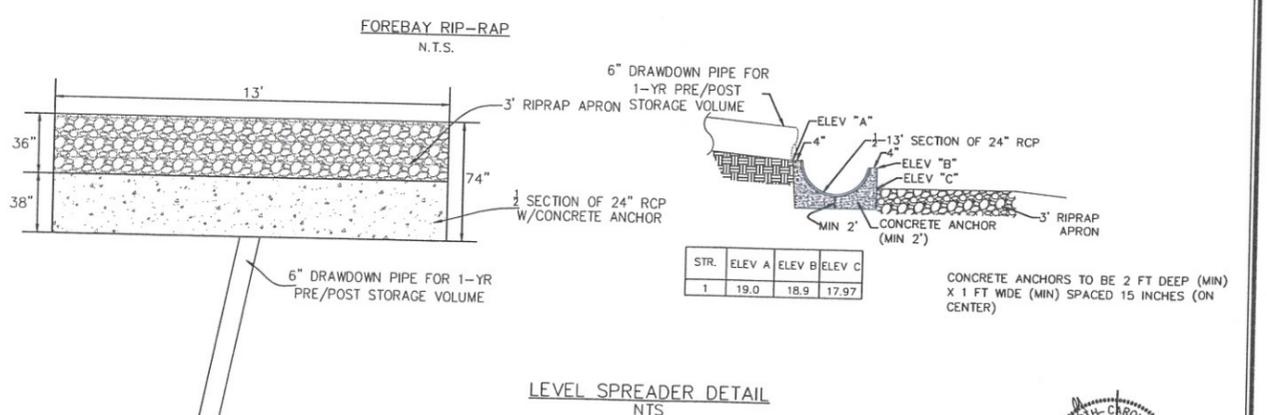
SHALLOW WATER COMMUNITY (NORMAL POOL TO SHELF BOTTOM) = 2,655 S.F.
@ 1 PLANT PER 4 SF (24\"/>

PLANT TYPE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	NOTES
HERBACEOUS	332	Sagittaria latifolia	Duck Potato	CONT.	4\"/>		

SHALLOW LAND COMMUNITY (NORMAL POOL TO SHELF TOP) = 2,819 S.F.
@ 1 PLANT PER 6.25 SF (30\"/>

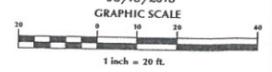
PLANT TYPE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	NOTES
HERBACEOUS	225	Hibiscus coccineus	Scarlet Rose Mallow	CONT.	4\"/>		

- NOTES:**
- NO PLANTINGS WITHIN 10' OF OUTLET STRUCTURE.
 - BECAUSE MOST STORMWATER BASINS ARE EXCAVATED TO DEEP SUB-SOILS, THEY OFTEN LACK THE NUTRIENTS AND ORGANIC MATTER NEEDED TO SUPPORT VIGOROUS GROWTH OF PLANTS. ALL LANDSCAPE MATERIAL, INCLUDING GRASS, SHOULD BE PLANTED IN GOOD TOPSOIL. NATIVE UNDERLYING SOILS MAY BE SUITABLE FOR PLANTING IF AMENDED WITH 4 INCHES OF WELL-AGED COMPOST TILLED INTO THE SUBGRADE. COMPOST SHOULD MEET SPECIFICATIONS FOR GRADE A COMPOST QUALITY.
 - A MINIMUM TWO-YEAR WARRANTY PERIOD STIPULATING REQUIREMENTS FOR PLANT SURVIVAL/REPLACEMENT.



STR.	ELEV A	ELEV B	ELEV C
1	19.0	18.9	17.97

CONCRETE ANCHORS TO BE 2 FT DEEP (MIN) X 1 FT WIDE (MIN) SPACED 15 INCHES (ON CENTER)



No.	Revision	Date	By	Designer	Scale
				GSP	1" = 20'

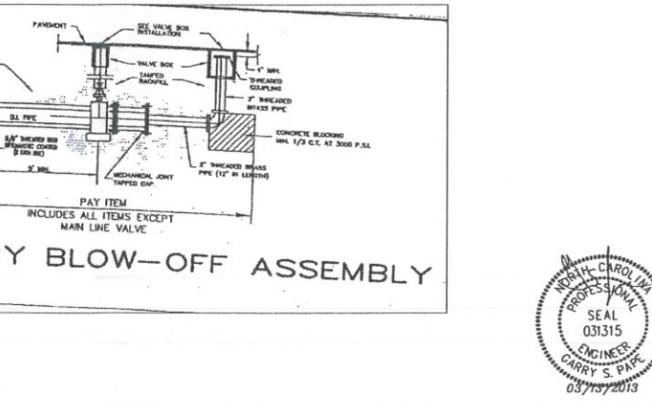
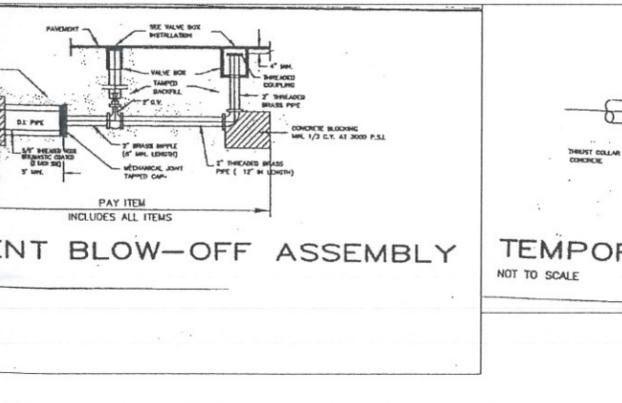
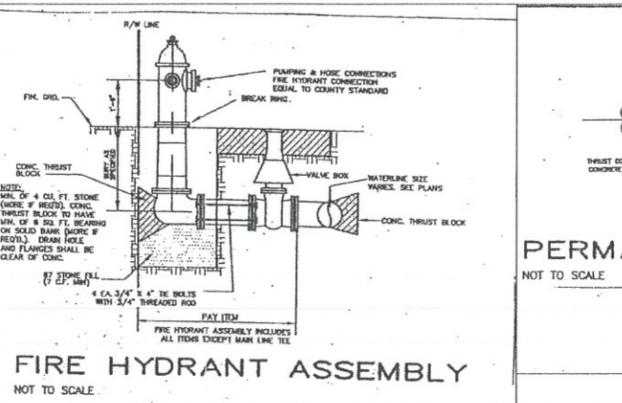
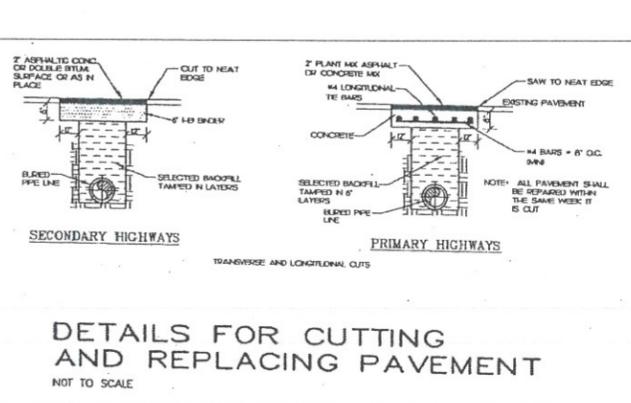
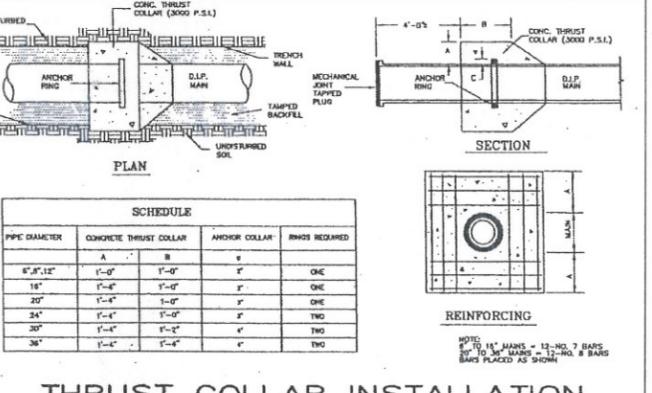
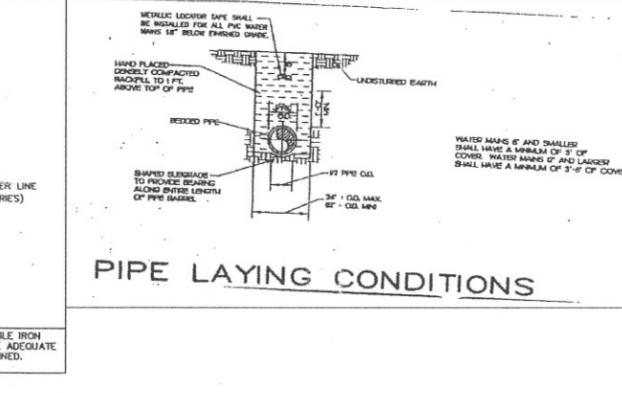
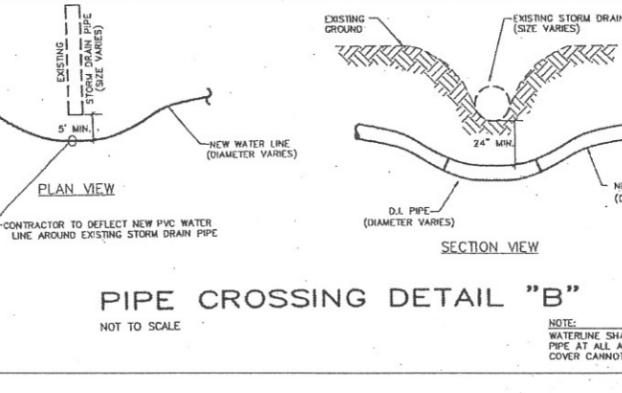
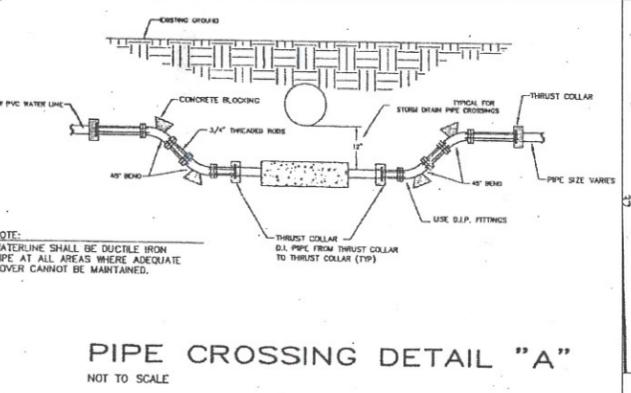
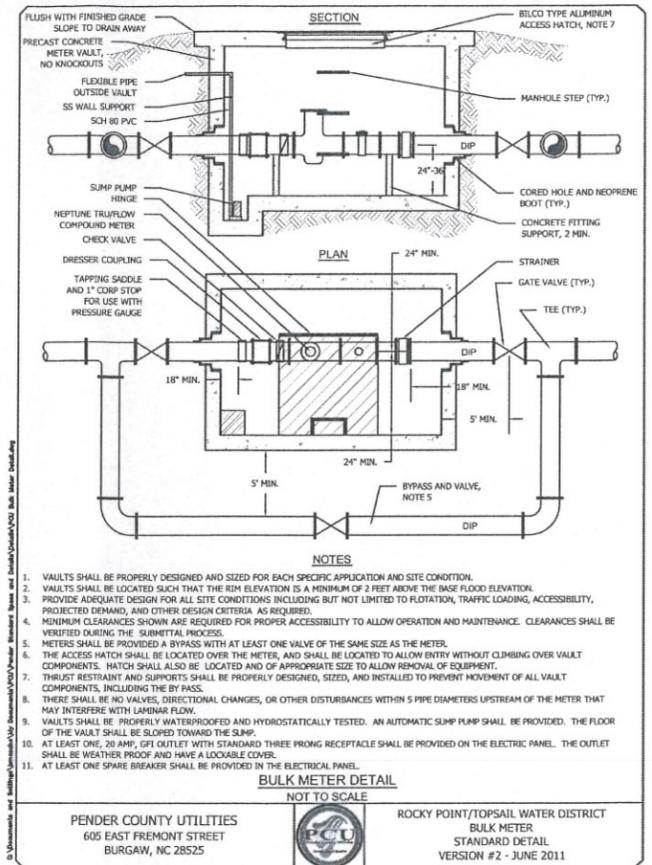
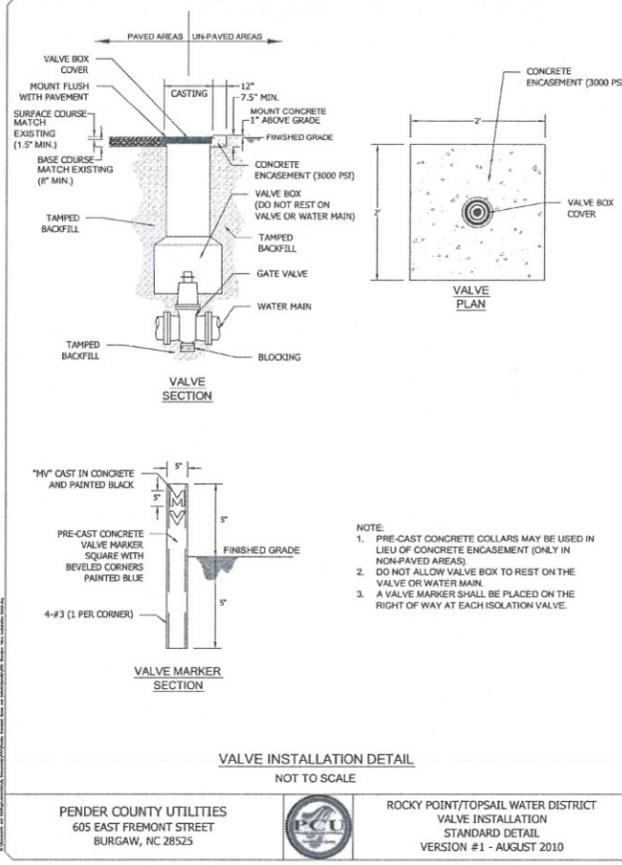
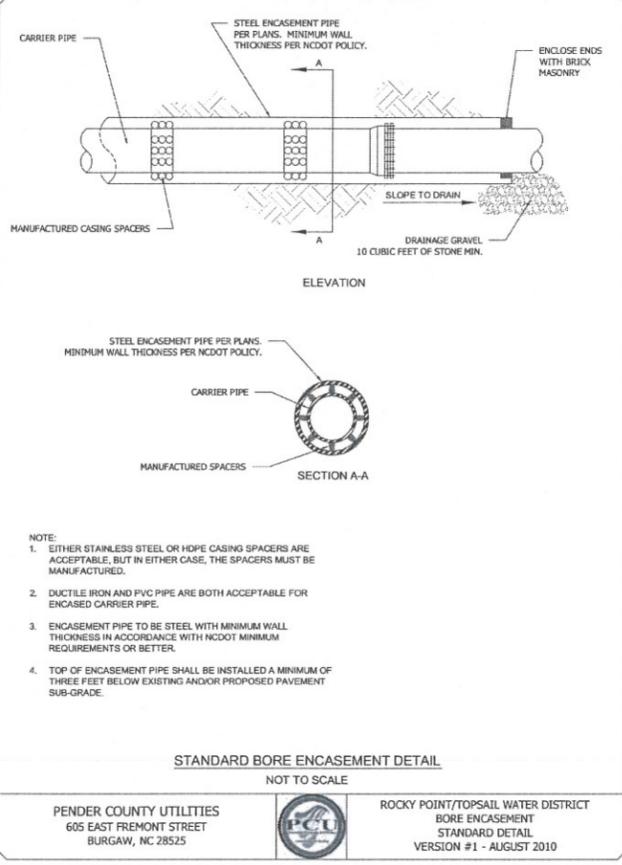
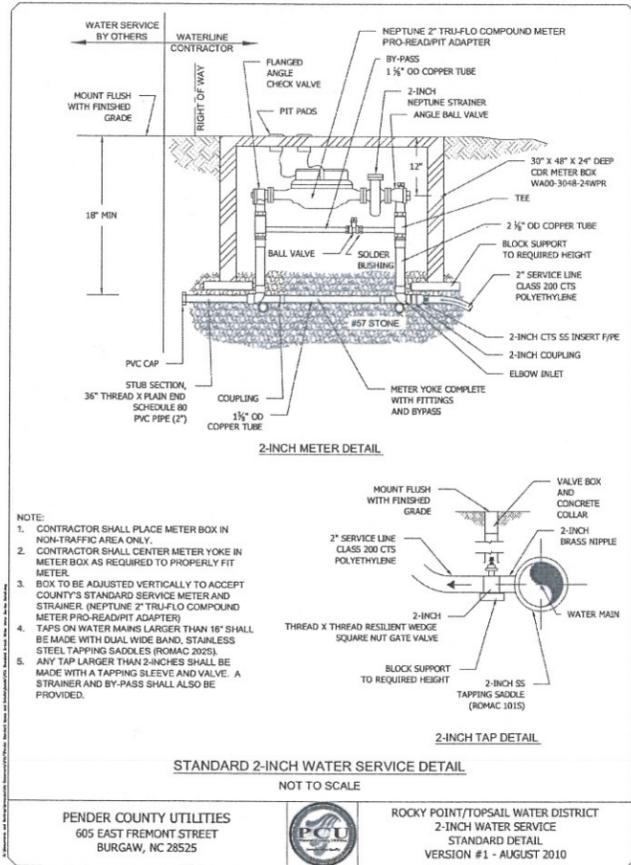
THE FARMS AT SLOOP POINT
Topsail Township Pender County North Carolina

WET DETENTION BASIN DETAILS

PREPARED FOR:
SIGNATURE PENDER COUNTY NC, LP
4307 PEEBLE DRIVE
WILMINGTON, NC 28402
713-822-3891

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-8



No.	Revision	Date	By

Designer: GSP Scale: NO SCALE
 Drawn By: GSP Date: February 2013
 License #: P-0718 Job No.: 2012-0019

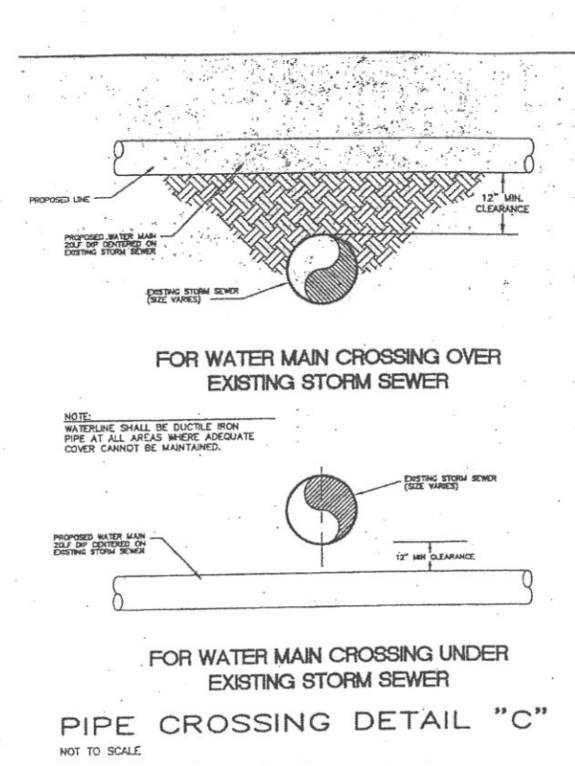
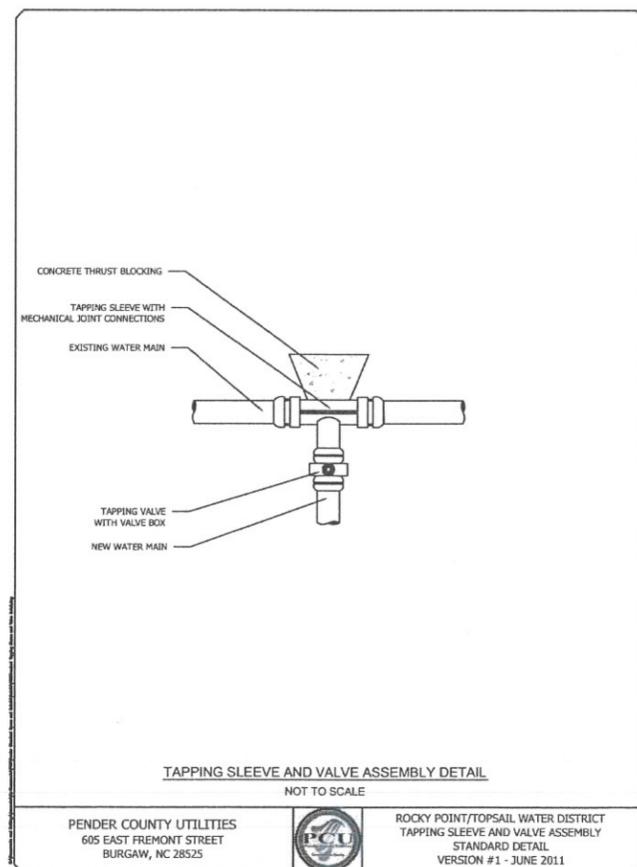
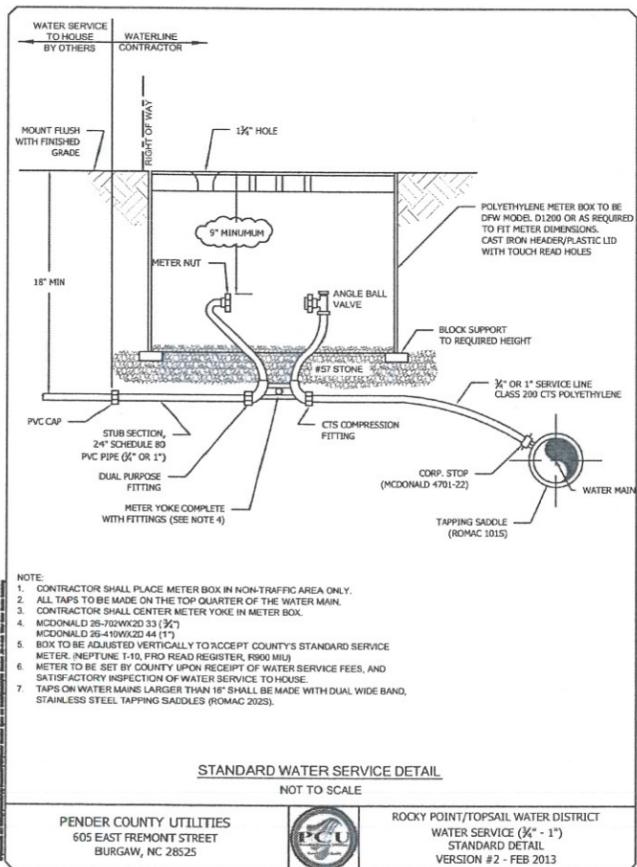
THE FARMS AT SLOOP POINT
 Topsail Township Pender County North Carolina

STANDARD DETAILS

PREPARED FOR:
 SIGNATURE PENDER COUNTY NC, LP
 4307 PEEBLE DRIVE
 WILMINGTON, NC 28402
 713-822-3891

GSP CONSULTING, PLLC
 ENGINEERING
 6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-11



No.	Revision	Date	By

Designer	GSP	Scale	NO SCALE
Drawn By	GSP	Date	February 2013
License #	P-0718	Job No.	2012-0019

THE FARMS AT SLOOP POINT
Topsail Township Pender County North Carolina

STANDARD DETAILS

PREPARED FOR:
SIGNATURE PENDER COUNTY NC, LP
4307 PEEBLE DRIVE
WILMINGTON, NC 28402
713-822-3891

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-12

PLANNING STAFF REPORT
Zoning Map Amendment

SUMMARY:

Hearing Date: April 9, 2013 – Planning Board
May 20, 2013 – Board of Commissioners
Application Number: 10893 – Stroud Engineering, PA (ZMA)
Applicant: Stroud Engineering, PA
Property Owner: Jack Stocks

Rezoning Proposal: The request consists of rezoning one tract from PD, Planned Development to RP, Residential Performance zoning district.

Property Record Numbers, Acreage, and Location: The property consists of 15.6 acres, is located on Carver Drive, Rocky Point, and may be identified by PIN 3223-45-0612-0000.

Staff Recommendation: The request complies with the criteria set forth in Article 3.3.8 of the Unified Development Ordinance. The request is not in conflict with 2010 Comprehensive Land Use Plan; therefore, staff respectfully recommends that the request be approved.

DESCRIPTION:

Stroud Engineering, PA, applicant, on behalf of Jack Stocks, owner, is requesting approval of a general use rezoning for one tract totaling 15.6 acres from PD, Planned Development to RP, Residential Performance zoning district.

Currently, the 15.6 acre property is undeveloped and has approximately 435 feet of frontage along Carver Drive, and is bordered along the rear by Turkey Creek, a tributary of the Northeast Cape Fear River. A portion of the property is located within the 100 year floodplain (Zone AE) as shown on FIRM Community Panel 3720 3223 00J.

The existing zoning in the surrounding area consists of PD, Planned Development and RP, Residential Performance. The parcel to the west of the subject parcel is approximately 81.4 acres, undeveloped, and zoned PD, Planned Development. To the east of the subject parcel is a platted, moderate density (0.40 acre lots) subdivision known as Turnstone Plantation.

The 2010 Comprehensive Land Use Plan designates the subject property as Suburban Growth. This land use classification identifies those areas of the county where significant residential growth is expected to occur over within the Land Use Plan's planning horizon.

This is a general use rezoning which will encompass all uses permitted-by-right in the RP, Residential Performance zoning district, as shown on the Permitted Use Table 5.2.3 of the *Pender County Unified Development Ordinance*. The Residential Performance zoning district is intended to allow a variety of residential uses and densities and also limited commercial activities as well as agritourism.

EVALUATION:

- A) Public Notifications:** Public Notice of the proposal for map change has been advertised in the *Pender-Topsail Post and Voice*. Adjacent property owners have been given written notice of the request, and a public notification sign has been placed on the property.
- B) Existing Zoning in Area:** The existing zoning in the vicinity of the subject property consists of PD, Planned Development, and RP, Residential Performance zoning districts.
- C) Existing Land Use in Area:** The existing land uses of the surrounding property consist of vacant/undeveloped areas in addition to moderate density single-family residential uses along Paige Hall Ct., Dreytown Hall Ct., and elsewhere along Carver Drive.
- D) 2010 Comprehensive Land Use Plan Compliance:** The 2010 Comprehensive Land Use Plan designates the subject property as Suburban Growth. This land use classification identifies those areas of the county where significant residential growth is expected to occur over within the Land Use Plan's planning horizon.

The following goals and policies within this plan support the rezoning request:

- a) **Growth Management Goal 1A.1:** Manage the physical growth and development of Pender County by promoting more intensive land uses in key locations identified for such growth while preserving and protecting the unique physical character and social assets of the predominant rural lifestyle and coastal environment that makes the County a unique place to live.
 - b) **Growth Management Policy 1A.1.1:** Encourage development in and around municipal corporate limits and other developed areas within the County to yield a more compact pattern of development that will reduce suburban/rural sprawl.
 - c) **Growth Management Policy 1A.1.2:** Encourage development in areas where the necessary infrastructure – roads, water, sewer, and schools - are available, planned or can be most cost effectively provided and extended to serve existing and future development.
 - d) **Growth Management Policy 1A.1.3:** The County shall actively direct growth towards suitable land areas and away from fragile natural resource areas, conservation areas, and hazardous areas.
 - e) **Rocky Point Small Area Plan Policy 4B.1.4:** New development within the small area should be compatible with existing residential uses.
- E) Unified Development Ordinance Compliance:** Article 3.3.8 of the Unified Development Ordinance provides for standards that shall be followed by the Planning Board before a favorable recommendation of approval for rezoning can be made. The proposed rezoning meets the standards of Article 3.3.8 of the Unified Development Ordinance.

3.3.8 Review Criteria for Rezoning

The Planning Board and Board of Commissioners shall consider the following matters in considering a rezoning request:

- A. *Whether the range of uses permitted by the proposed change would be appropriate to the area concerned (including not being detrimental to the natural environment, not adversely affecting the health or safety of residents or workers in the area, not being detrimental to the use or development of adjacent property, and not materially or adversely affecting the character of the general neighborhood);*
- B. *Whether adequate public facilities/services (i.e., water, wastewater, roads) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change;*
- C. *Whether the proposed change is consistent with the County's Comprehensive Land Use Plan and CAMA Land Use Plan or any other adopted land use document.*
- D. *Whether the proposed amendment is reasonable as it relates to the public interest.*

G) Summary & Staff Recommendation: The proposal consists of rezoning an 87 acre tract from GB, General Business, to RA, Rural Agricultural. The request complies with the criteria set forth in Article 3.3.8 of the Unified Development Ordinance. The request is also consistent with the 2010 Comprehensive Land Use Plan. Therefore, staff respectfully recommends that the request be approved.

VOTING AND RESOLUTION:

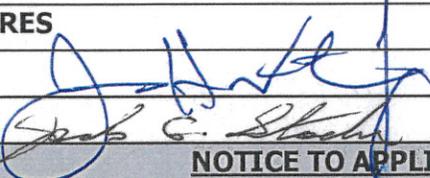
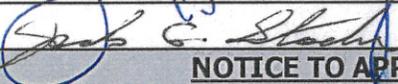
Planning Board

Motion: _____ **Seconded** _____

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

Boney: ___ Marshburn: ___ Baker: ___ Edens: ___ McClammy: ___ Nalee: ___ Williams: ___

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA 10893	Date	2/22/13
Application Fee	\$ 600 -	Receipt No.	130442
Pre-Application Conference		Hearing Date	FB - 4/9/13 Boc - 5/20/15
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Stroud Engineering. P.A.	Owner's Name:	Jack Stocks
Applicant's Address:	102-D Cinema Dr.	Owner's Address:	2245 Page Road
City, State, & Zip	Wilmington, NC 28403	City, State, & Zip	Burgaw, NC 28425
Phone Number:	910-815-0775	Phone Number:	910-520-3083
Legal relationship of applicant to land owner: Engineer			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3223-45-0612-0000	Total property acreage:	15Ac
Current Zoning District:	PD	Proposed Zoning District:	RP
Project Address :	Carver Road		
Description of Project Location:	Off Hwy 133/Off Bell Hammond Rd. SR 1437 Along Turkey Creek		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	2/21/2013
Owner's Signature		Date:	2/21/13
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on the Rezoning Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda 			

Rezoning/Zoning Map Amendment Checklist

<input checked="" type="checkbox"/>	Signed application form							
<input checked="" type="checkbox"/>	Application fee							
<input checked="" type="checkbox"/>	A list of names and addresses, as obtained from the county tax listings and tax abstract, all adjacent property owners, including property owners directly across any road or road easement, and owners of the property under consideration for rezoning.							
<input checked="" type="checkbox"/>	Two (2) business size envelopes legibly addressed with first class postage for each of the adjacent and abutting property owners on the above list.							
<input checked="" type="checkbox"/>	Accurate legal description or a map drawn to scale showing the property boundaries to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.							
<input checked="" type="checkbox"/>	18 (11"x17") map copies to be distributed to the Planning Board							
<input type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners							
<input checked="" type="checkbox"/>	Digital (.pdf) submission of all application materials							
<input type="checkbox"/>	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties.							
Office Use Only								
<input checked="" type="checkbox"/>	ZMA Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)				Total Fee Calculation: \$			600-
Attachments Included with Application: (Please include # of copies)								
CD /other digital version	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N		
Payment Method:	Cash : <input type="checkbox"/> \$ _____			Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		Check: <input checked="" type="checkbox"/> Check # <u>4564</u>		
Application received by:	<u>BODDO</u>					Date: <u>2/22/13</u>		
Application completeness approved by:	<u>BODDO</u>					Date: <u>2/27/13</u>		
Dates scheduled for public hearing:								
<input type="checkbox"/> Planning Board: <u>4-9-13</u>								
<input type="checkbox"/> Board of Commissioners: <u>5-20-13</u>								

RETURN COMPLETED APPLICATION TO:
Pender County Planning & Community Development
805 South Walker Street
P.O. Box 1519
Burgaw, NC 28425

Print Form



STROUD ENGINEERING, P.A.

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

**DESCRIPTION FOR
JACK G. STOCKS
16.71 ACRES
PORTION OF
DEED BOOK 1109 PAGE 214
PENDER COUNTY REGISTRY**



Commencing at a point at the southeasterly corner of Turnstone Plantation, Phase 2 as shown on a map recorded in Map Book 52 at Page 5 in the Pender County Registry. Said point being the point of beginning of a description in a deed to Jack G. Stocks recorded in Deed Book 1109 at Page 214 in the Pender County Registry. Said point also being in the northerly right-of-way line of Carver Drive (S.R. 1437, 60 foot wide public right-of-way) and being THE POINT OF BEGINNING;

Thence, from said point of beginning with said line of Carver Road South 86 degrees 27 minutes 09 seconds West a distance of 373.02 feet to a point on a curve to the left, having a radius of 490.44 feet. Thence along the arc of said curve to a point that bears South 82 degrees 48 minutes 51 seconds West a chord distance of 62.25 feet, from the preceding point. Thence, leaving said Carver Road a new line, North 5 degrees 38 minutes 00 seconds West a distance of 223.73 feet to a point. Thence North 75 degrees 19 minutes 33 seconds West a distance of 63.41 feet to a point. Thence North 13 degrees 39 minutes 26 seconds East a distance of 180.00 feet to a point. Thence North 5 degrees 38 minutes 00 seconds West a distance of 542.05 feet to a point. Thence North 26 degrees 49 minutes 09 seconds West a distance of 295.00 feet to a traverse point near the southerly bank of Turkey Creek and extending to the center of said Turkey Creek about 76 feet more or less. Thence, up and along the center of said Turkey Creek to point along a traverse line North 44 degrees 46 minutes 57 seconds East a distance of 702.76 feet to a traverse point near the bank of said Turkey Creek and being in the westerly line of aforesaid Turnstone Plantation. Said traverse point being South 5 degrees 38 minutes 00 seconds East a distance of about 55 feet from the center of said Turkey Creek. Thence, from said traverse point with said line of Turnstone plantation South 5 degrees 38 minutes 00 seconds East a distance of 1692.44 feet to the POINT OF BEGINNING.

The above described parcel contains 15.60 acres within the traverse and 1.11 acres along the bank of and in Turkey Creek for a sum of 16.71 acres more or less.



STROUD ENGINEERING, P.A.

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

REZONING NARRATIVE FOR PORTION OF JACK STOCKS PROPERTY ON CARVER ROAD

Stroud Engineering
2/22/2013
PW-1056

INTRODUCTION

The subject property consists of a sixteen acre piece being cut out of an approximate ninety seven acre property owned by Jack Stocks and located off Carver Road, Rocky Point Township in Pender County, NC. The property is generally bounded by Carver Road to the south, Turnstone Plantation to the east, and Turkey Creek to the north. The balance of the parent tract exists to the west. We are proposing Residential Performance, RP, zoning to enable residential only uses consistent with the immediately adjacent land uses. The Planned Development, PD, zoning that was established on the property prior to the Unified Development Ordinance, UDO, no longer allows for residential only development. There now has to be a mix of uses proposed in the PD zone.

PRESENT ZONING

The parent tract for the subject application is zoned Planned Development, PD. Only the sixteen acre outparcel piece is to be considered for rezoning to Residential Performance, RP. The balance of the parent tract is desired to remain Planned Development, PD.

ADJOINING LAND USES

Land uses along Carver Road vary. In the immediate area of this property, the land use is residential, mostly manufactured homes. All properties adjacent this piece are residential uses however zoned Planned Development. Prior to the UDO, the landowner could propose residential only uses. The desire to develop a residential subdivision motivates this rezoning.

PROPOSED RESIDENTIAL PERFORMANCE REZONING

This proposal is for the rezoning of sixteen acres from Planned Development, PD, to Residential Performance, RP zoning. This will enable exclusive residential development for subdivision to lots no smaller than fifteen thousand square feet given the availability of public water. Pender County Utilities has both water and sewer on Carver Road but it is understood that the sewer is for commercial uses only. The subject property, once rezoned, will be available to develop in similar fashion as the properties to which it is immediately adjacent.



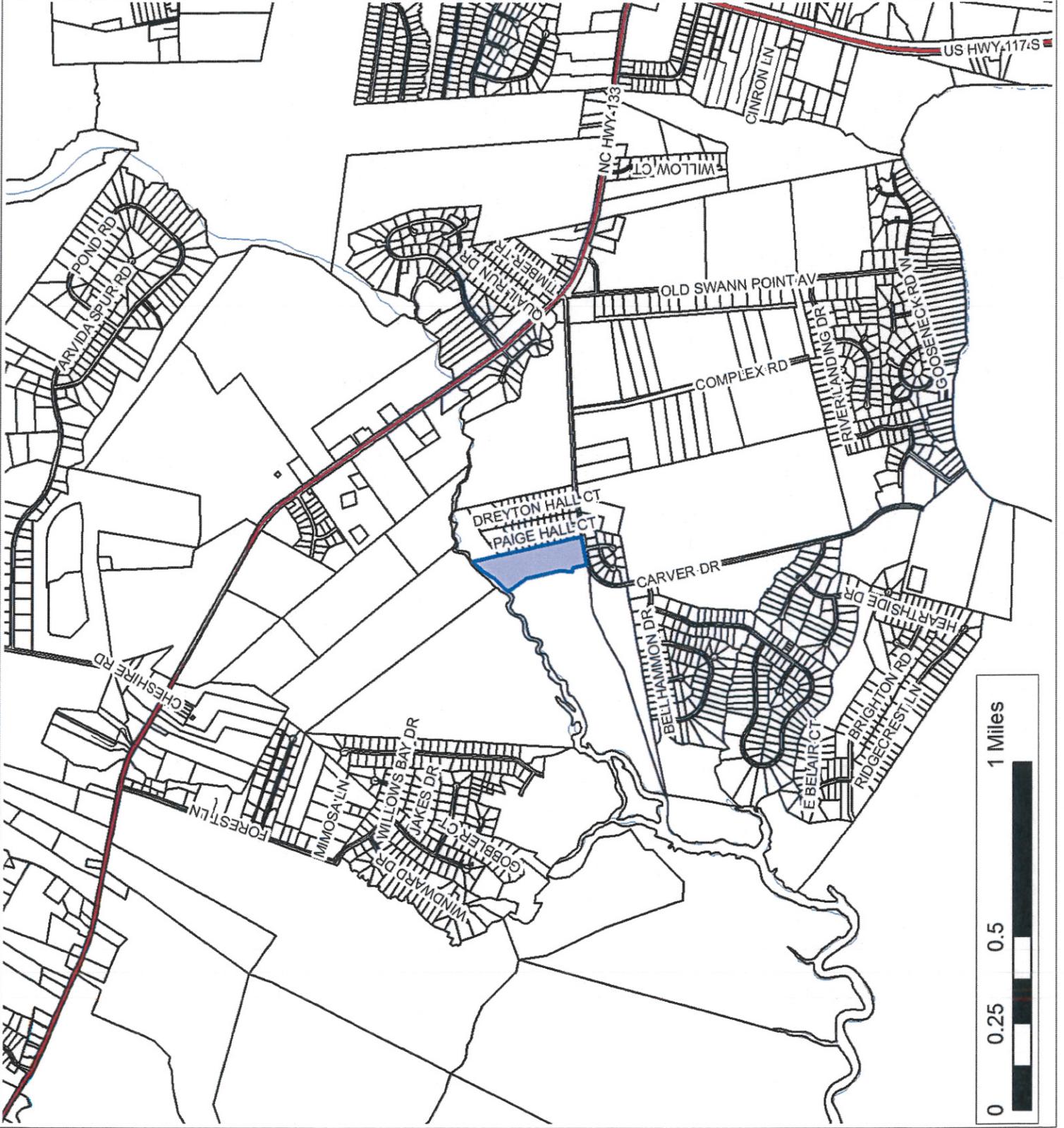
Applicant:
Stroud Engineering PA

Owner:
Jack Stocks

**Zoning Map
Amendment
10893**



VICINITY





Applicant:
Stroud Engineering PA

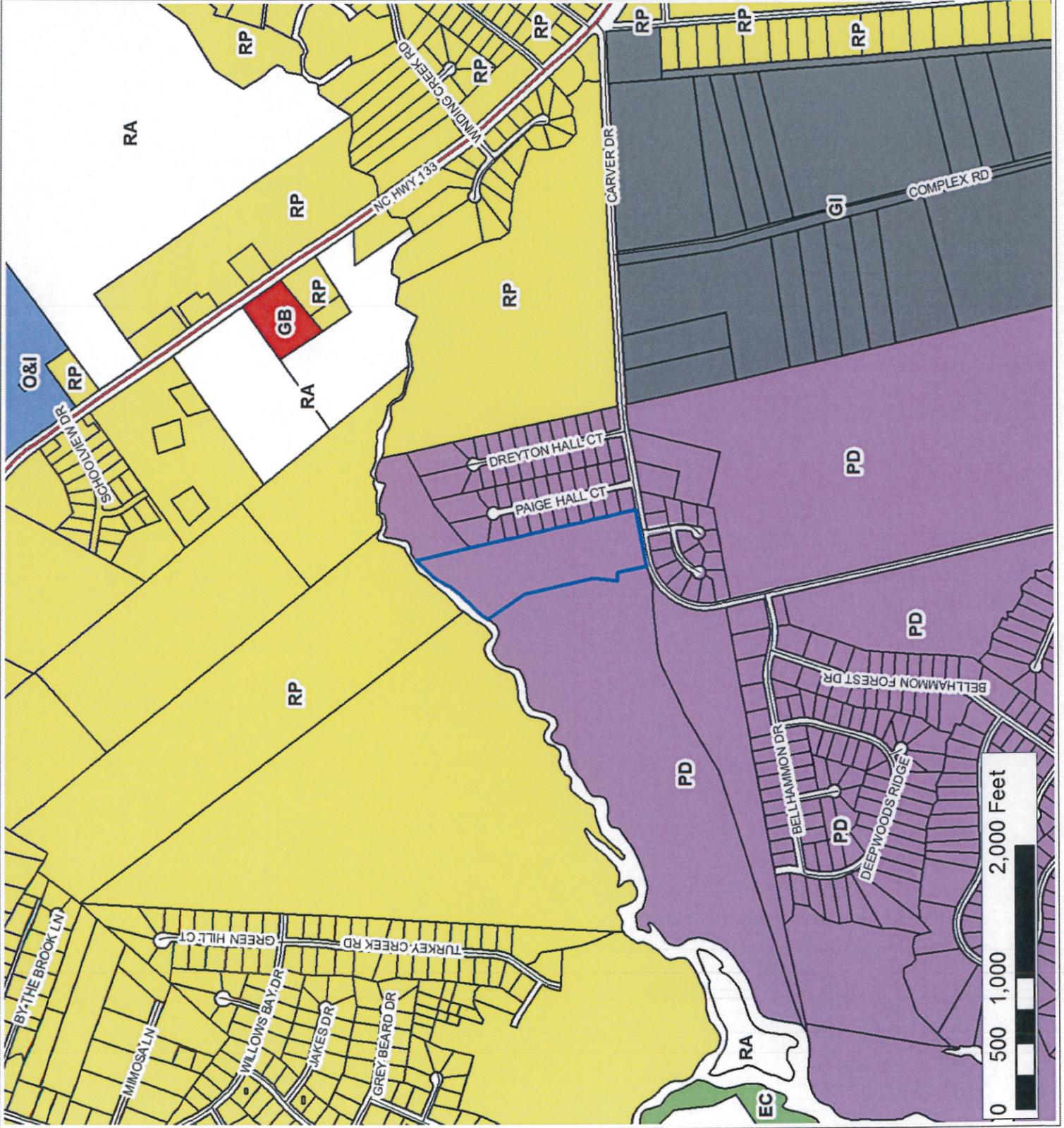
Owner:
Jack Stocks

**Zoning Map
Amendment
10893**

- Subject Parcel
- Zoning Classification
- General Business (GB)
 - General Industrial (GI)
 - Industrial Transition (IT)
 - Office & Institutional (OI)
 - Rural Agricultural (RA)
 - Planned Development (PD)
 - Residential Performance (RP)
 - Environmental Conservation (EC)
 - Incorporated Areas (INCORP)
 - Manufactured Home Park (MH)
 - Residential Mixed (MF)



ZONING





Applicant:
Stroud Engineering PA

Owner:
Jack Stocks

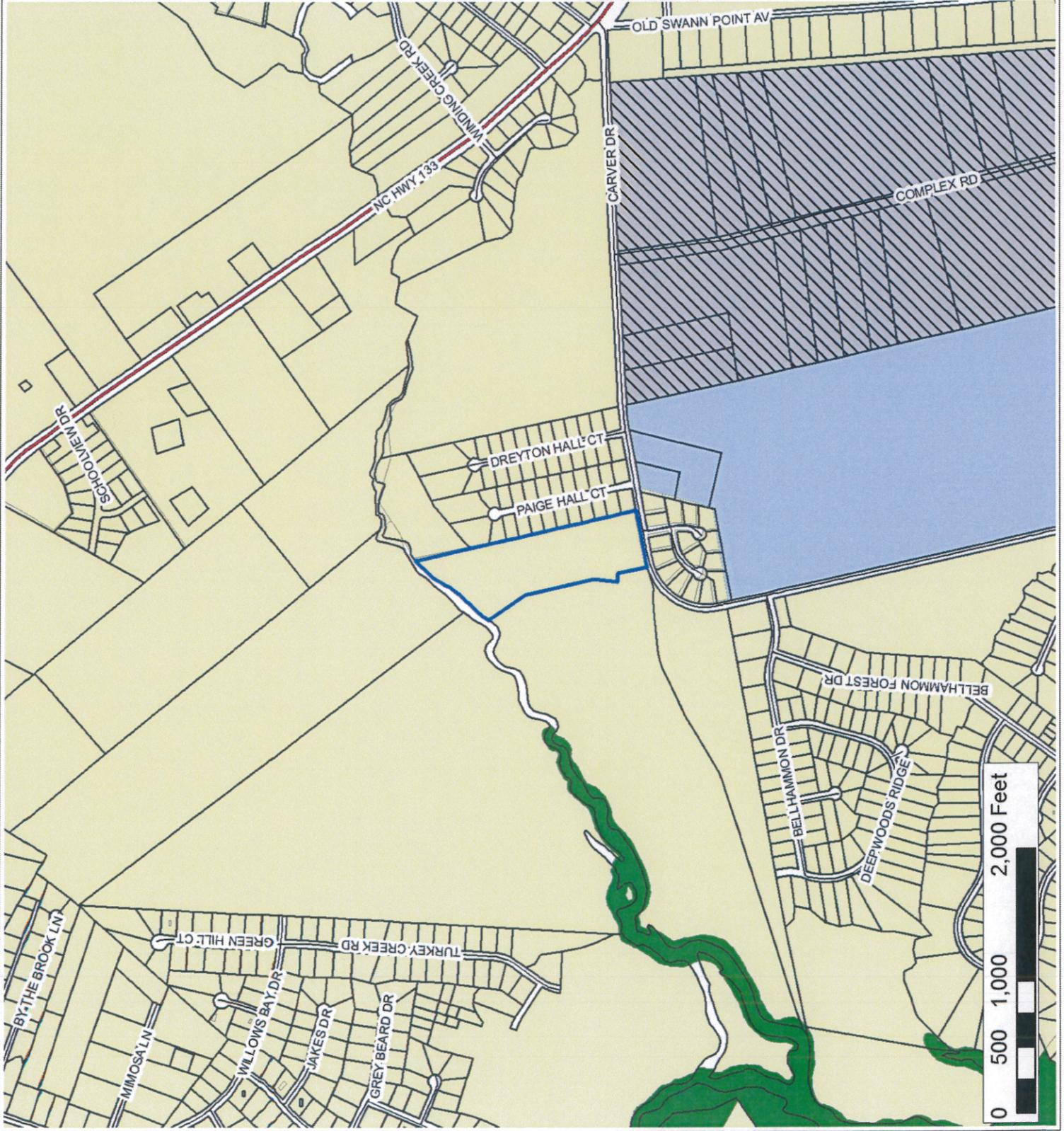
**Zoning Map
Amendment
10893**

2010 Land Use Classification

- Conservation
- Industrial
- Mixed Use
- Office, Institutional, Business
- Rural Growth
- Suburban Growth



**LAND USE
CLASSIFICATION**





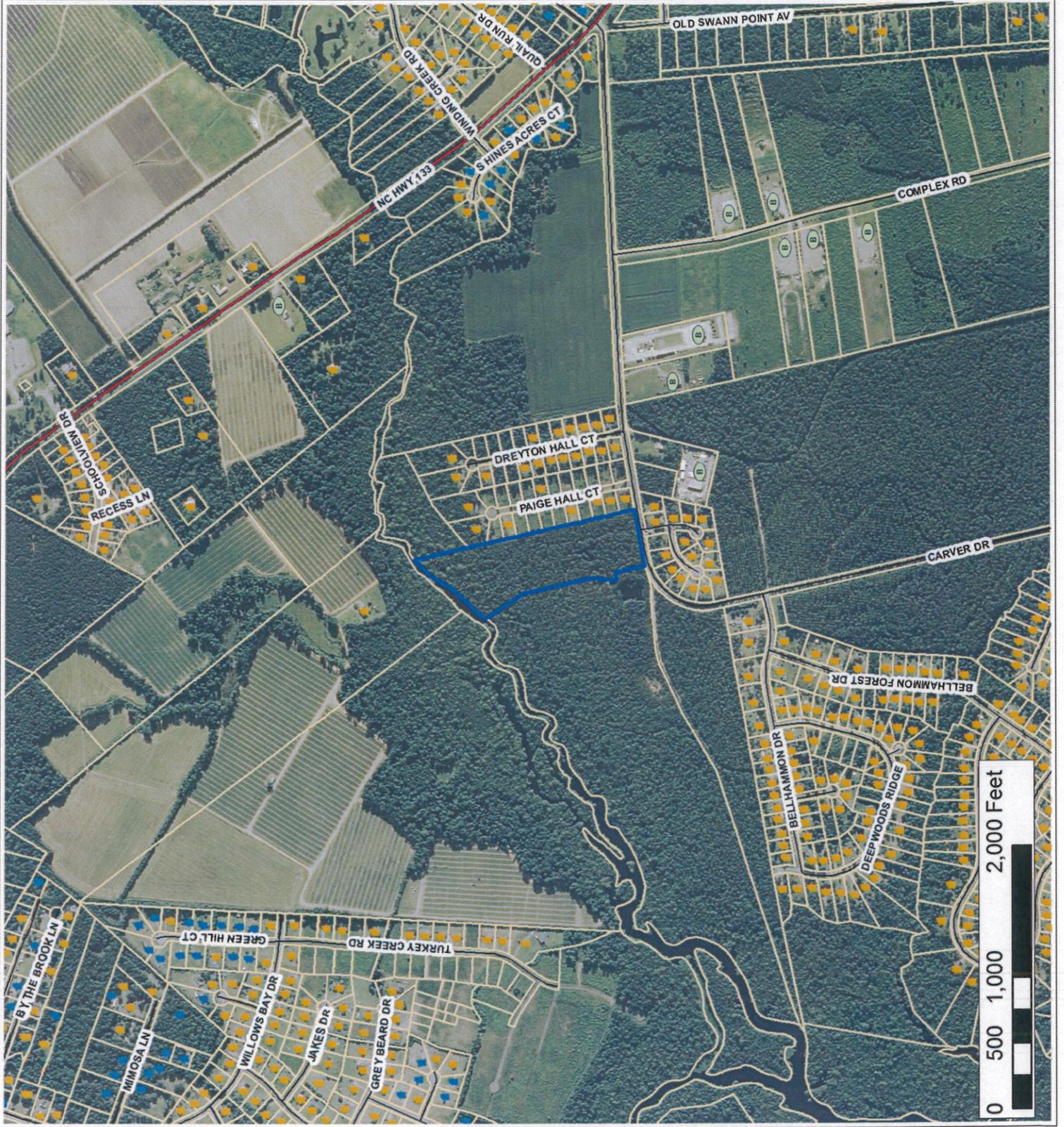
Applicant:
Stroud Engineering PA

Owner:
Jack Stocks

**Zoning Map
Amendment
10893**



2012 AERIAL





Applicant:
Stroud Engineering PA

Owner:
Jack Stocks

**Zoning Map
Amendment
10893**

Subject Parcel
Special Flood Hazard Area
AE VE



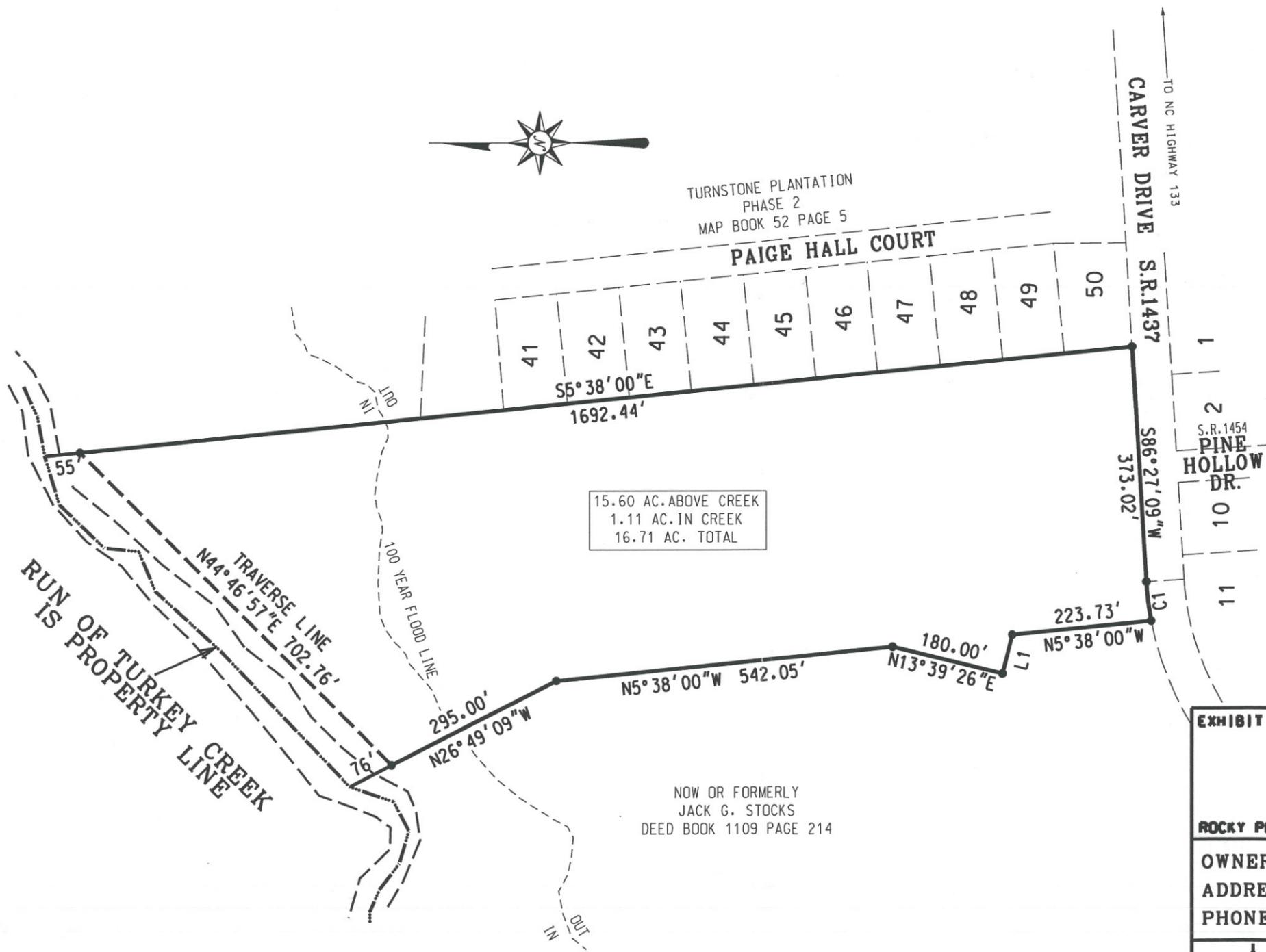
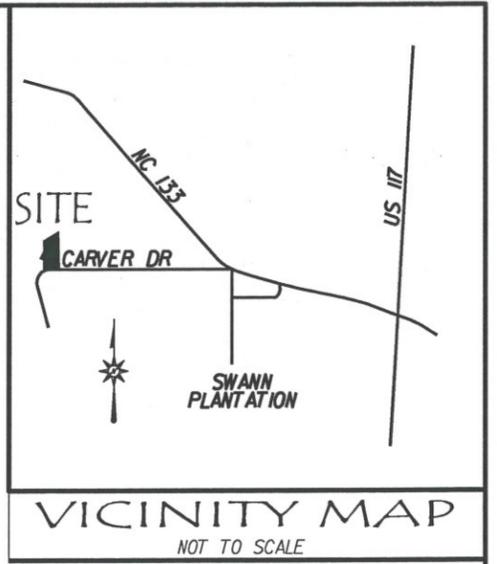
**Special Flood
Hazard Area**



NOTE: A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YR. FLOODPLAIN AS SHOWN ON FIRM COMMUNITY PANEL 3720 3223 00J.

Line Table		
Name	Direction	Length
L1	N75°19'33"W	63.41

Curve Table						
Name	Delta	Radius	Arc Length	Chord Length	Tangent Length	Chord Direction
C1	7°16'36"	490.44	62.29	62.25	31.19	S82°48'51"W



THIS SKETCH IS FOR EXHIBIT PURPOSES ONLY. IT HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY LAND DEVELOPMENT REGULATIONS. IT IS NOT A CERTIFIED SURVEY.



THE PINES
MAP BOOK 31
PAGE 7



GRAPHIC SCALE: 1" = 200'

SURVEY REFERENCE
DEED BOOK 1109 PAGE 214
MAP BOOK 52 PAGE 5
PENDER COUNTY REGISTRY

EXHIBIT SKETCH		OF	
CARVER DRIVE TRACT			
16.71 ACRES			
ROCKY POINT TOWNSHIP		PENDER COUNTY NORTH CAROLINA	
OWNER: JACK G. STOCKS		DESIGNED: JHF	
ADDRESS: 2245 PAGE ROAD		DRAWN: GAG	
PHONE: (910) 520-3083		APPROVED: JHF	
STROUD ENGINEERING, P.A. 102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775 (910) 815-0593 FAX		DATE: 02/22/13	
		SCALE: 1" = 200'	
		SHEET OF	

Pender County Planning and Community Development

Planning Division

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MEMORANDUM

To: Pender County Planning Board

From: Kyle M. Breuer, Director

Date: April 9, 2013

RE: Discussion Items

Planning Board Members,

As a follow-up to the March 5, 2013 Work Session and discussion, Staff has prepared and will be presenting to you information on the following topics:

1.0 County Zoning Evaluation

At the request of the Board, Staff has provided a spreadsheet (**Attachment 1.1**) highlighting the zoning changes since the adoption of the Unified Development Ordinance (UDO). The purpose of this spreadsheet is to show the nature in which the map amendment was being sought after as well as the future land use classification guiding the decision to approve/deny the request. Staff will discuss with the Board the potential next steps to take on this project.

2.0 Shared Parking Standards

Staff has researched practical information related to shared parking standards which includes two separate scenarios that will be presented (**Attachment 2.1**). The first scenario deals with pre-developed or vacant sites and evaluating functional utilization of parking areas based off of dissimilar uses. The second scenario looks at existing development that may have an overage of parking that could be utilized for other future uses.

3.0 Permitted Uses

Staff is requesting Board direction regarding the addition of two separate uses not currently within the UDO, Postal Services (NAICS 491110) and Civic and Social Organizations (813410). These certainly are not new concepts, however, may have been overlooked in the adoption of the UDO. Staff is recommending adding these two uses to the Table of Permitted Uses. The topic of outdoor shooting ranges has been brought up recently and it's staff's recommendation that the Board evaluate this use for its appropriateness in certain zoning districts. Preliminary research has been provided for the Board's discussion and can be found within **Attachment 3.1**.

Zoning Map Amendments (Since Adoption of Unified Development Ordinance)

Attachment 1.1

<u>Date of Approval</u>	<u>Number of Tracts</u>	<u>PIN(s)</u>	<u>Owner Name</u>	<u>Previous Zoning</u>	<u>Current Zoning</u>	<u>Future Land Use Classification</u>	<u>Reasoning</u>
10/18/2010	19	multiple pins	County initiated (Burgaw ETJ)	multiple	multiple	multiple	Town of Burgaw ETJ Boundary Change
2/21/2011	3	3232-39-3398-0000 3232-38-3246-0000 3232-36-0099-0000	County initiated (Millers Pond Park)	O&I, Office and Institutional		Conservation	Accommodate Future Development of Millers Pond Park
6/27/2011	2	4215-77-0924-0000 4215-67-9855-0000	Logan Properties of Wilmington	RP, Residential Performance	GB, General Business	Mixed Use	Accommodate New Business/Future Development
6/27/2011	1	4215-20-6838-0000	Albert and Beatrice Simpson	RP, Residential Performance	GB, General Business	Mixed Use	Future Development
8/15/2011	2	4214-29-1485-000L 4215-20-2036-0000	Robert Shepard Sr, Heirs	RP, Residential Performance	GB, General Business	Mixed Use	Future Development
9/19/2011	1	2293-04-7583-0000	CW Properties	RA, Rural Agricultural	GI, General Industrial	Suburban Growth	Non-Conforming Structure/Use
1/17/2012	1	3282-85-7814-0000	Lanwillo Development Company	PD, Planned Development	GB, General Business	Mixed Use	Future Development/Advance Auto
1/17/2012	1	4215-45-8910-0000	Emmett Sniff	RP, Residential Performance	GB, General Business	Mixed Use	Future Development
3/19/2012	3	4204-97-7838-0000 4204-98-9309-0000 4204-98-9476-0000	Roger Johnson	PD, Planned Development	GB, General Business	*Rural Growth *Mixed Use	Future Development
4/21/2012	1	3216-56-5573-0000	John Silvia	RP, Residential Performance	RA, Rural Agricultural	Mixed Use	Accommodate Travel Trailer Park Expansion
9/20/2012	2	4236-32-9928-0000 4236-33-9282-0000	John Batts Christopher Batts	RP, Residential Performance	GB, General Business	Mixed Use	Non-Conforming Use/Requested Expansion
10/15/2012	2	4225-03-5033-0000 4225-12-0236-0000	Larry Batson, et al	Removed from the Town of Surf City's municipal limits	RP, Residential Performance	Mixed Use	Town of Surf City Municipal Boundary Change
3/18/2013	1	4204-96-2883-0000	Ignatius Michael Bardaxis	PD, Planned Development	GB, General Business	Mixed Use	Future Development
3/18/2013	1	3330-29-0141-0000	Charles Murray	GB, General Business	RA, Rural Agricultural	Rural Growth	Future Development

Shared Parking:

“Shared parking is a tool through which adjacent property owners share their parking lots and reduce the number of parking spaces that each would provide on their individual properties. Shared parking is not a new concept. It has been used extensively in traditional neighborhood commercial nodes and downtown settings for decades. In these locations, there are higher-density office or apartment buildings, with shops and restaurants lining the sidewalks. People often park in one spot and then walk from one destination to another. The effect is that those various uses share the same parking spaces. Shared parking is being used more and more in conjunction with new development.

If adjacent land uses have different peak hours of parking, demand, then they can share the some of the same parking spaces.” (www.alexandriava.gov)

- Scenario 1 (ULI pre-development mixed used) where we’re looking at Occupancy Rates for varying land uses.
 - How do we correlate existing parking land use standards with occupancy?

A: Preliminary research has suggested that blending Pender County’s current Off-Street Parking requirements (Based on minimum parking reqs.) with the Urban Land Institute’s daily utilization rates has the potential to create efficiencies among uses with dissimilar peak utilizations. (Please see Attachment A for an example of daily utilization rates)

- Scenario 2 (Existing development) with a staff/applicant evaluated overage of parking

A: Determine current levels of parking and the amount that would be required per the minimum parking requirements set forth in the UDO. Examine the “peak hour” utilization rates to determine if a shortage, over-supply or parity exists. If an amount can be shared, a contract can be created to reduce the amount of parking that the new tenant will be required to create.

- Example used: Hampstead Food Lion and Walgreens
- Pedestrian facilities: *Pedestrian access is an important factor in implementing and achieving a successful shared parking program. It is crucial that pedestrians are given equal rights within a parking lot, as safety is a top concern.*

A: Centerwalk: This approach dedicates a walking aisle between cars, running the length of the lot. Motorists can exit their vehicle, proceed to the front of the vehicle and circulate without entering the parking lot “roadway” (Exhibit A). These walkways can be dedicated utilizing other creative methods as well, as seen in (Exhibit B) below:

Attachments:

Daily Utilization Schedule (Attachment A)

Contractual Agreement (Attachment B)

Sample Ordinance Text (Attachment C)

Sample Ordinance Town of Stoneham (Attachment D)

Table 4-11: Occupancy Rates for Shared Parking Formula

Type of Use	Occupancy Rate (Percentage of Peak Requirement)			
	Morning before 12 PM	Noon 12 PM – 1 PM	Afternoon 1 PM – 6 PM	Evening after 6 PM
Office	100%	90%	100%	10%
Retail Commercial	80%	95%	90%	90%
Restaurant	30%	100%	50%	100%
Entertainment	0%	20%	60%	100%
Residential - visitor	20%	20%	60%	100%

Occupancy rates for additional land uses can be obtained from field surveys or *Shared Parking, 2nd Edition (ULI, 2005)*.

Model - Shared Use Agreement for Parking Facilities

This Shared Use Agreement for Parking Facilities, entered into this ____ day of _____, _____, between _____, hereinafter called lessor and _____, hereinafter called lessee. In consideration of the covenants herein, lessor agrees to share with lessee certain parking facilities, as is situated in the City of _____, County of _____ and State of _____, hereinafter called the facilities, described as: [Include legal description of location and spaces to be shared here, and as shown on attachment 1.]

The facilities shall be shared commencing with the ____ day of _____, _____, and ending at 11:59 PM on the ____ day of _____, _____, for [insert negotiated compensation figures, as appropriate]. [The lessee agrees to pay at [insert payment address] to lessor by the ____ day of each month [or other payment arrangements].] Lessor hereby represents that it holds legal title to the facilities

The parties agree:

1. USE OF FACILITIES

This section should describe the nature of the shared use (exclusive, joint sections, time(s) and day(s) of week of usage.

-SAMPLE CLAUSE-*[Lessee shall have exclusive use of the facilities. The use shall only be between the hours of 5:30 PM Friday through 5:30 AM Monday and between the hours of 5:30 PM and 5:30 AM Monday through Thursday.]*

2. MAINTENANCE

This section should describe responsibility for aspects of maintenance of the facilities. This could include cleaning, striping, seal coating, asphalt repair and more.

-SAMPLE CLAUSE-*[Lessor shall provide, as reasonably necessary asphalt repair work. Lessee and Lessor agree to share striping, seal coating and lot sweeping at a 50%/50% split based upon mutually accepted maintenance contracts with outside vendors. Lessor shall maintain lot and landscaping at or above the current condition, at no additional cost to the lessee.]*

3. UTILITIES and TAXES

This section should describe responsibility for utilities and taxes. This could include electrical, water, sewage, and more.

-SAMPLE CLAUSE-*[Lessor shall pay all taxes and utilities associated with the facilities, including maintenance of existing facility lighting as directed by standard safety practices.]*

4. SIGNAGE

This section should describe signage allowances and restrictions.

-SAMPLE CLAUSE-*[Lessee may provide signage, meeting with the written approval of lessor, designating usage allowances.]*

Attachment: C

Shared Parking Sample Ordinance Text Draft:

(1) Purpose:

A . Allow a reduction in the total number of parking spaces required for certain properties in cases where a mix of land uses on the same parcel of land have varying peak periods of parking demand;

B . Reduce impervious surface coverage;

C . Encourage flexibility and adaptive use or reuse of parcels;

D . Support the Pender County Comprehensive Plan, which calls for:

i. Preferred Development Patterns: Goal 3A.1

ii. Natural Resource Protection Goal 6A.1

iii. Economic Development Goal 10A.1

(2) Applicability:

(a) Shared parking may be approved on parcels containing more than one land use, provided at least one or more of the uses generates different peak parking demands from the other uses. Shared parking arrangements are voluntary, and approved by obtaining a Shared Parking Permit from the County. They may be approved in any zoning district where off-street parking is required.

(b) The minimum number of parking spaces required for a use not specifically mentioned in this section shall be as required for the most similar use listed herein 7.10.1 as determined by the Zoning Administrator.

(c) Shared parking may be used on a voluntary basis in lieu of the land use/parking requirements chart, as detailed in Section 7.10, Off-Street Parking and Loading/Parking Requirements.

(d) Shared Parking Permits shall apply to sites whose parking is provided on the same or abutting parcels of land via cross access corridor as the uses described in the application.

(e) Shared parking is permitted between different categories of uses in conformance with the classification system described in the Pender County Table of Permitted Uses, as illustrated below:

Attachment: D

Town of Stoneham Zoning Bylaws, 6.0 GENERAL PROVISIONS AFFECTING ALL DISTRICTS

6.3 Off-Street Parking Requirements:

6.3.8 SPECIAL PERMITS FOR PARKING

6.3.8.1 Special permit for a change in parking space requirements: the number of off street parking spaces required by section 6.3.3, of this by law for a use or uses in the Central Business District and in the Commercial I District for Banquet Facilities, Function Halls and Dinner Theaters may be changed by Special permit in accordance with the following provisions:

(1) Special permit criteria: The Planning Board, by special permit, may allow remote parking lots, or shared parking lots which it deems reasonable, based on the following criteria, and other applicable provisions presented in this subsection:

(a) The capacity, location and current level of use of existing parking facilities, both public and private;

(b) The efficient and maximum use in terms of parking needs and services provided;

(c) The relief of traffic and parking congestion;

(d) The safety of pedestrians;

(e) The provision of reasonable access either by walking distance or shuttle vehicle arrangements;

(f) The maintenance of the character of the area.

(2) The following are allowed by Special Permit:

A. The substitution of parking spaces within municipal parking lots in lieu of or in reduction to the parking requirements of this section, provided they are located within 1600 feet of the building which is intended to be served.

B. A reduction in parking space requirements: The number of off-street parking spaces required by Section 6.3.3 of this bylaw for a use or uses in the non-residential districts may be reduced by special permit in accordance with the following provisions:

(1) Shared parking: Shared private parking facilities for different buildings or uses may be allowed by Special Permit, subject to the following provisions:

Outdoor shooting ranges

- Currently, this use is permitted under All Other Amusement and Recreation Industries (NAICS 71399)

Use Type	Ref NAICS	Zoning Districts									
		RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
Sector 62: HEALTH CARE AND SOCIAL ASSISTANCE											
All Other Amusement & Recreation Industries	71399	S				P	P		P		

- Staff is proposing to permit the use with an approved Special Use Permit in the RA district.
- However, other communities permit the use with an approved Special Use Permit in industrial districts as well.

Use Type	Ref NAICS	Zoning Districts									
		RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
Sector 62: HEALTH CARE AND SOCIAL ASSISTANCE											
Outdoor Shooting Range	713990	S									

- Additional requirements may be implemented including the following use standards:
 - Outdoor shooting ranges shall be permitted in accordance with Section 5.2.3, Table of Permitted Uses.
 - All new outdoor shooting ranges and additions or alterations to existing outdoor shooting must be in accordance with this Ordinance.
 - Outdoor shooting ranges shall have a natural earth embankment, minimum of *ten feet to 15 feet high*, placed behind all targets within the shooting range.
 - Berms should be planted with grass to prevent erosion. Ground cover is acceptable on existing berms that have been maintained and where erosion is not a problem.
 - Additional landscaping may be used to cut down on noise transmission. Plants and trees may be planted behind the firing position shelters to alleviate noise transmission problems.
 - Outdoor shooting ranges shall be located a minimum distance of *500 feet to 1,320 feet (one fourth of a mile)* from any residential district or residential use.
 - Outdoor shooting ranges shall be located a minimum distance of *200 feet to 1,000 feet* from any Religious Organizations and any private or public school.
 - All outdoor shooting stations shall be located a minimum distance of *200 feet to 500 feet* from any property lines.
 - All outdoor shooting stations shall be located a minimum distance of 100 feet from any public right of way.
 - Warning signs meeting the National Rifle Association (NRA) guidelines for shooting ranges shall be posted at 100 foot intervals along the entire perimeter of the shooting range facility.
 - Outdoor shooting activity shall not commence before 12:30 p.m. on all Sundays.
 - Hours of operation shall be limited Monday to Saturday from 10:00 a.m. to 6:00 p.m. and on Sunday from 12:30 p.m. noon to 6:00 p.m., unless permitted outside these hours for specialized training purposes.

**italicized items display the difference in minimum setbacks from different communities*