

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

AGENDA

**Pender County Planning Board
Tuesday, May 6, 2014 7:00 p.m.
Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina**

Call to Order: Chairman Williams

Roll Call: Chairman Williams

Pender County Planning Board Members:

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

1. Adoption of the Agenda:

2. Adoption of the Minutes: (April 1, 2014)

3. Public Comment:

(Public Hearings Open)

4. Zoning Map Amendment:

Harold A. Harris, applicant and owner, is requesting approval of a Zoning Map Amendment for a general use rezoning of .89 acres from GB, General Business to RP, Residential Performance zoning district. The property is located along the north side of US HWY 17 S, approximately 130' southeast of the Pender/Onslow County boundary and may be identified by Pender County PIN 4226-97-2074-0000.

5. Master Development Plan:

John L. Pierce & Associates P.A., applicant, on behalf of Sampson-Bladen Oil Co. Inc, owner, is requesting the approval of a Master Development Plan for a 2.37 acre, multi-use commercial site. There is one (1) tract associated with this request, located along the southwestern corner of the intersection of NC HWY 133 and US HWY 117. The parcel is currently zoned GB, General Business and may be identified by Pender County PIN 3233-34-7536-0000.

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. Master Development Plan:

The Way of Truth Free Gospel Church of Christ, applicant and owner, is requesting approval of a Master Development Plan for the construction of a church, activity center, and recreational softball field on approximately 7.42 acres. The project will be constructed in two separate phases. Phase One will encompass the church construction while Phase Two allowing for the activity center and softball field. The proposed development is located along the east side of US HWY 117 between River Road and Church Street, approximately 1.3 miles south of the Duplin/Pender County line. The property is zoned O&I, Office and Institutional Zoning District and may be identified by Pender County PIN(s) 3314-28-1506-0000; 3314-18-8863-0000.

7. Preliminary Plat Approval:

Signature Pender County NC, LP applicant on behalf of First Federal Bank, owner is requesting Preliminary Plat approval for Phase Two of the approved Master Development Plan for Wyndwater. Phase Two includes fifty-five (55) single family homes on approximately 28.35 acres. The proposed development is located to the north of Doral Drive, northwest of Sloop Point Loop Road (SR 1563), south of the approved Cardinal Pointe subdivision and east of US HWY 17 in Hampstead. The property is zoned PD, Planned Development District and may be identified by Pender County PIN 4214-12-8251-0000.

(Public Hearings Closed)

8. Discussion Items:

a. Planning Staff Items:

b. Planning Board Members Items:

9. Next Meeting: June 3, 2014; Work Session at 6:00 pm

10. Adjournment:

PLANNING STAFF REPORT
Zoning Map Amendment

SUMMARY:

Hearing Date: May 6, 2014 – Planning Board
June 16, 2014 – Board of Commissioners
Case Number: 11153 – Harold Harris (ZMA)
Applicant: Harold Harris
Property Owner: Same

Rezoning Proposal: Harold Harris, applicant and owner, is requesting approval of a Zoning Map Amendment for a general use rezoning for a 0.89 acre tract from the GB, General Business to the RP, Residential Performance zoning district.

Property Record Number, Acreage, and Location: The subject property is located at 25540 US HWY 17 S Surf City, NC 28445, and may be identified by Pender County PIN 4226-97-2074-0000. There is one tract associated with this request totaling 0.89 acres.

Staff Recommendation: The request complies with all criteria set forth in Article §3.3.8 of the *Pender County Unified Development Ordinance* and complies with one (1) policy in the *2010 Comprehensive Land Use Plan*, while conflicting with none. Staff respectfully recommends that the request be approved.

HISTORY:

This property was zoned B-3 prior to the adoption of the 2010 Unified Development Ordinance, at which time it was rezoned to GB, General Business.

DESCRIPTION:

Harold A. Harris, applicant and owner, is requesting approval of a zoning map amendment for a general use rezoning of .89 acres from GB, General Business to RP, Residential Performance zoning district. The property is located along the north side of US HWY 17 S, approximately 130' southeast of the Pender County/Onslow County boundary and may be identified by Pender County PIN: 4226-97-2074-0000.

According to the narrative, the applicant would like to place a residential structure on the property. However, the property is currently zoned GB, General Business, and per the Pender County UDO, manufactured home residential structures are not allowed in the General Business district (§5.3.2). Therefore, the applicant is applying for a general use rezoning to change the property from GB, General Business, to RP, Residential Performance.

Due to the fact that the parcel in question is adjacent to a parcel(s) of land that is currently zoned RP, Residential Performance, this tract of land meets the minimum rezoning acreage requirement of 5 acres for the RP.

In general, as the General Business district is a commercial classification this rezoning from GB→ RP (A residential classification) results in the allowance of fewer “intensive” uses.

PROJECT EVALUATION:

This zoning map amendment request has been evaluated for compliance with the Pender County Unified Development Ordinance and the Pender County Comprehensive Land Use Plan, as well as the existing land uses and zoning classifications in the surrounding area. The relevant sections of the UDO are included in Attachment A.

- 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, as well as a sign placed on the subject property.
- B. *Existing Zoning:*** The surrounding zoning classifications are, General Business to the north, Rural Agricultural across US HWY 17, Residential Performance to the east, and C-3 extended (entranceway) commercial district (Town of Surf City) to the south.
- C. *Existing Land Use:*** The property is bordered to the north and east by vacant wooded tracts, to the south by a vacant commercial structure and the Topsail Air Park is located across US HWY 17.
- D. *2010 Comprehensive Land Use Compliance:*** The 2010 Comprehensive Land Use Plan designates the subject property “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.
 - a. *Preferred Development Patterns Policy 3A.1.4:*** *Consistently use the Comprehensive Land Use Plan, as well as other plans and studies, to determine if a rezoning request is appropriate and consistent with local policies.*
- E. *Unified Development Ordinance Compliance:*** This is a general use rezoning which will allow all uses permitted-by-right in the RP, Residential Performance zoning district. The RP zoning district is defined as follows: (“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.” (§ 4.7.2))

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.*

F. *Summary and Administrator Recommendation:* The application consists of rezoning 2.44 acres of a 4.62 acre tract from GB, General Business, to RA, Rural Agricultural. As submitted, the application is in compliance with the standards of the Pender County Unified Developed Ordinance and not in direct conflict of the Comprehensive Land Use Plan. Staff respectfully recommends approval for this general use rezoning.

Board Action for Zoning Map Amendment:

Motion: _____ Seconded _____

Approved: _____ Denied: _____ Unanimous _____

Williams: _____ McClammy: _____ Boney: _____ Edens: _____ Marshburn: _____ Nalee: _____

UDO §3.3.1 General Use Rezoning

- A. Amendments to the Zoning Map, also called a Rezoning, shall be made in accordance with the provisions of this Section and shall follow the review process as shown in Figure 1 at the end of Section 3.4.
- B. The County Commissioners shall approve or deny amendments to the Zoning Map of Pender County, as may be required from time to time.
- C. Rezoning must correspond with the boundary lines of existing platted lots or tracts. Where the boundaries of a rezoning request do not follow a boundary line or a split zoned property line, it must be possible to subdivide and develop that portion of the property outside the proposed rezoning boundary in accordance with the existing zoning and other requirements of this Ordinance. An illustration containing a metes and bounds description is required.
- D. All zoning requirements shall be met within the boundaries of the area being rezoned. If all of the requirements cannot be met on the site being rezoned, the rezoning shall be expanded to include all property necessary to meet zoning requirements.
- E. Must show substantial compliance with the goals and policies of the Comprehensive Land Use Plan.

UDO §3.3.6 Action by Planning Board

- A. Before making any recommendation on a rezoning request, the Planning Board shall consider any recommendations from the Administrator and shall conduct a public hearing where interested parties may be heard.
- B. The Planning Board shall make a recommendation based on the Approval Criteria listed in 3.3.8.
- C. Following Planning Board review and recommendation, the completed request, Planning Board recommendation, staff recommendation and any related materials shall be forwarded to the County Commissioners.
- D. If the Planning Board fails to make a recommendation within 75 days following the date of the first hearing on the request, the County Commissioners may process the request without a recommendation.

UDO §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.

UDO §5.2.3 Permitted Use Table (segment)

Use Type	Zoning Districts										
	NAICS	RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
Manufactured Home		P	D		P						

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

GENERAL USE REZONING

GENERAL

1. An applicant shall be required to schedule a pre-submittal meeting with the Administrator at least thirty (30) days prior to submission of an application.
2. Amendments to the Zoning Map, also called a Rezoning, shall be made in accordance with the provisions of the Pender County UDO and shall follow the review process as shown in Figure 1 at the end of Section 3.4.
3. The County Commissioners shall approve or deny amendments to the Zoning Map of Pender County, as may be required from time to time.
4. Rezoning must correspond with the boundary lines of existing platted lots or tracts. Where the boundaries of a rezoning request do not follow a boundary line or a split zoned property line, it must be possible to subdivide and develop that portion of the property outside the proposed rezoning boundary in accordance with the existing zoning and other requirements of the UDO. An illustration containing a metes and bounds description is required.
5. All zoning requirements shall be met within the boundaries of the area being rezoned. If all of the requirements cannot be met on the site being rezoned, the rezoning shall be expanded to include all property necessary to meet zoning requirements.
6. Must show substantial compliance with the goals and policies of the Comprehensive Land Use Plan and other adopted plans.

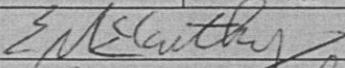
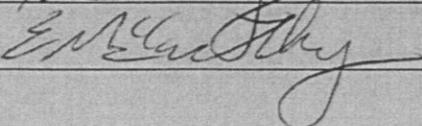
APPROVAL STANDARDS

1. 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).
 2. 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.
 3. 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.
 4. Whether the proposed amendment is reasonable as it relates to the public interest.
-

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA	Date	
Application Fee	\$ 500.00	Receipt No.	
Pre-Application Conference		Hearing Date	
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	HAROLD A HARRIS	Owner's Name:	Same as app.
Applicant's Address:	25540 US HWY 175	Owner's Address:	
City, State, & Zip	Holly Ridge NC 28445	City, State, & Zip	
Phone Number:	443 466 4167	Phone Number:	
Legal relationship of applicant to land owner: Same			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4226-97-2074	Total property acreage:	0.89
Current Zoning District:	GB	Proposed Zoning District:	RP
Project Address :	25540 US Hwy 175 - Surf City, NC 28445		
Description of Project Location:	.89 acres adjacent to the 915 17 at County line		
SECTION 3: SIGNATURES			
Applicant's Signature	Harold A Harris Jr	Date:	3/19/14
Owner's Signature		Date:	
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 			

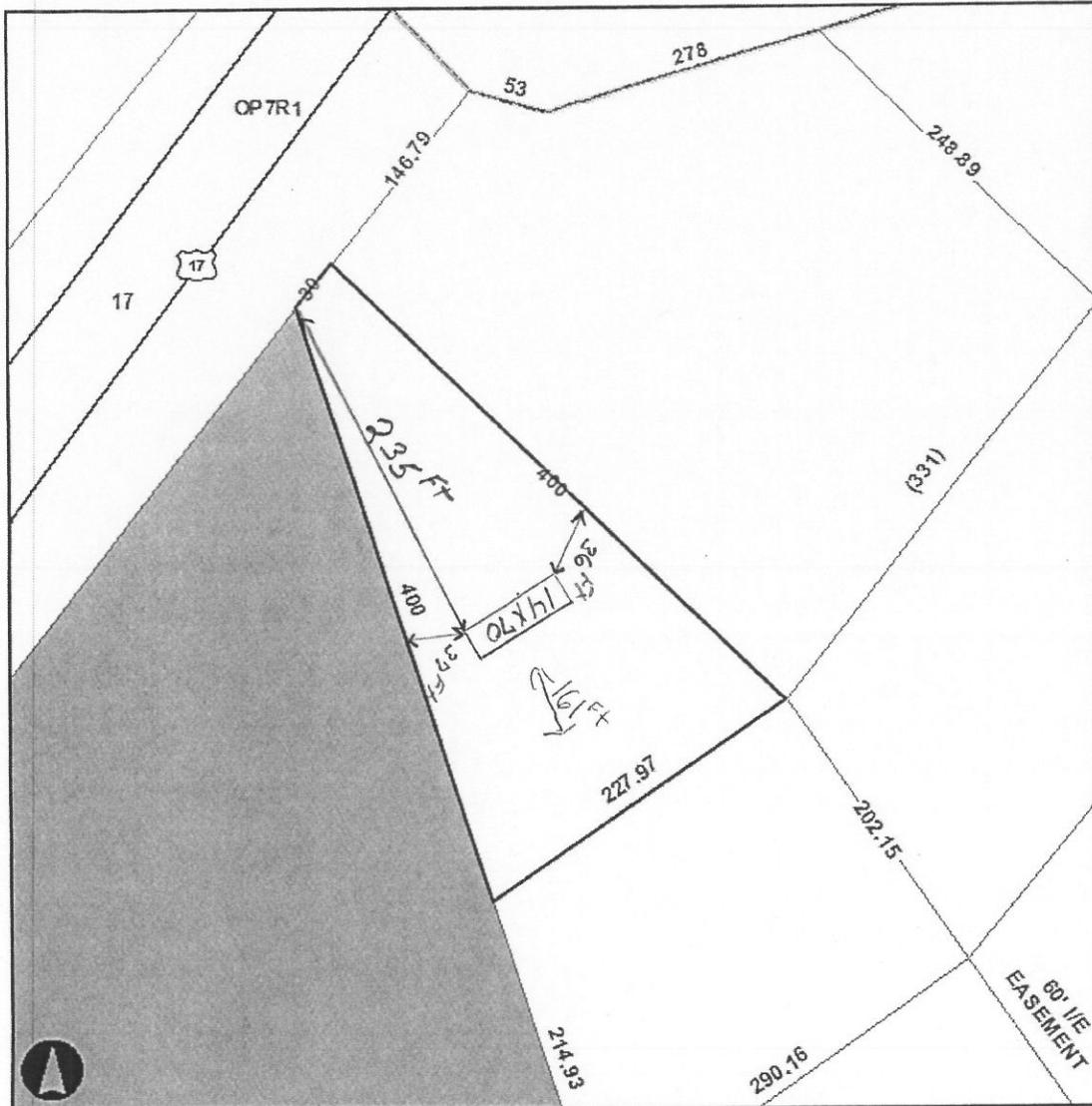
Rezoning/Zoning Map Amendment Checklist

<input checked="" type="checkbox"/>	Signed application form
<input type="checkbox"/>	Application fee
<input 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 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 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: \$ 500.00
Attachments Included with Application: (Please include # of copies)	
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N
Plan Sets	# of large
# of 11X17	Other documents/Reports
Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
Payment Method:	Cash: <input checked="" type="checkbox"/> \$ 500.00 Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa
Check:	<input type="checkbox"/> Check # _____
Application received by:	 Date: 3-21-14
Application completeness approved by:	 Date: 3-21-14
Dates scheduled for public hearing: <input type="checkbox"/> Planning Board: <input type="checkbox"/> Board of Commissioners:	

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

To Whom It May Concern

PROPERTY IS CURRENTLY ZONED
G-B, REQUEST TO REZONE TO R-P. ~~REASON~~
REASON FOR REZONING REQUEST IS TO
PUT A MANUFACTURED HOME ON PROPERTY
SO THAT MYSELF AND DAUGHTER CAN
RESIDE AT. CURRENT ZONING DOES NOT
ALLOW MANUFACTURED HOMES, MOST
OF THE PROPERTIES AROUND MINE ARE
ZONED R-P.



Scale: 1:100



PIN: 4226-97-2074-0000
 NAME: HARRIS HAROLD
 ADDR: 25540 US HWY 17S
 CITY: SURF CITY
 STATE: NC
 ZIP: 28445-0000
 PROPERTY ADDRESS: 25540 US HWY 17
 PROPERTY DESCRIPTION: .89 AC ADJ TO THE
 S/S 17 AT COUNTY LINE J3
 DATE: 6/27/2013
 SALE PRICE: \$16,000.00

PLAT: NOPLAT
 ACCOUNT: 957952.000000
 TOWNSHIP: 102
 TNSH DESC: TOPSAIL
 ACRES: 0.89
 LAND VALUE: \$36,045.00
 BUILDING VALUE: \$589.00
 TOTAL VALUE: \$36,634.00
 DEFERRED VALUE: \$0.00
 SUBDIVISION: Null
 ZONE: B3
 TAX CODES: G01 F32 R40



Applicant:
Harold A. Harris

Owner:
Harold A. Harris

Special Use Permit
11153

Legend

Structure Type

-  Business
-  Church
-  Farm Use
-  House
-  Manufactured Home



Vicinity





Applicant:
Harold A. Harris

Owner:
Harold A. Harris

**Zoning Map Amendment
11153**

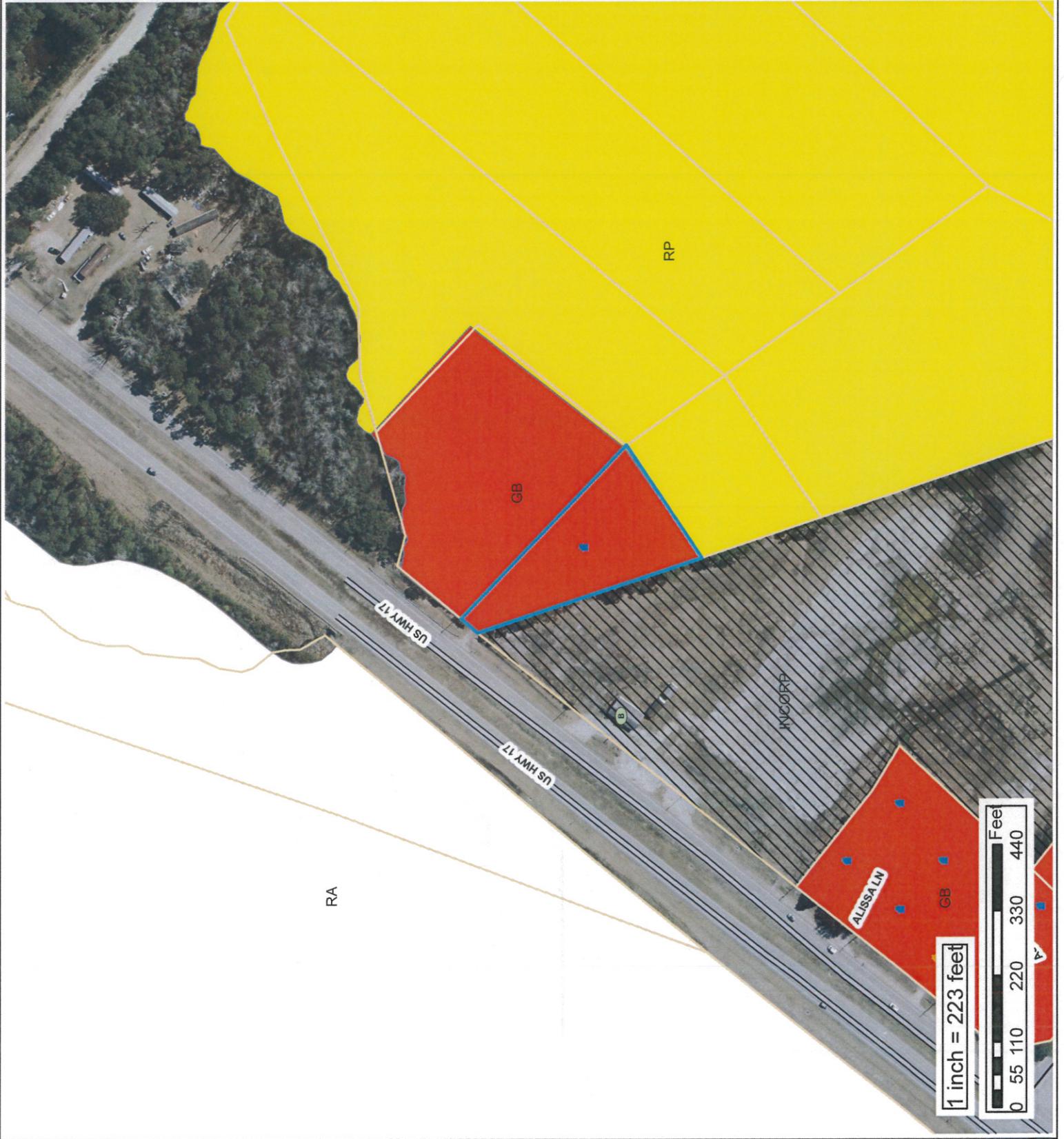
Legend

Pender County Zoning

- EC
- GB
- GI
- INCORP
- IT
- O&I
- PD
- RA
- RP



Zoning - 2012





Applicant:
Harold A. Harris

Owner:
Harold A. Harris

Special Use Permit
11153

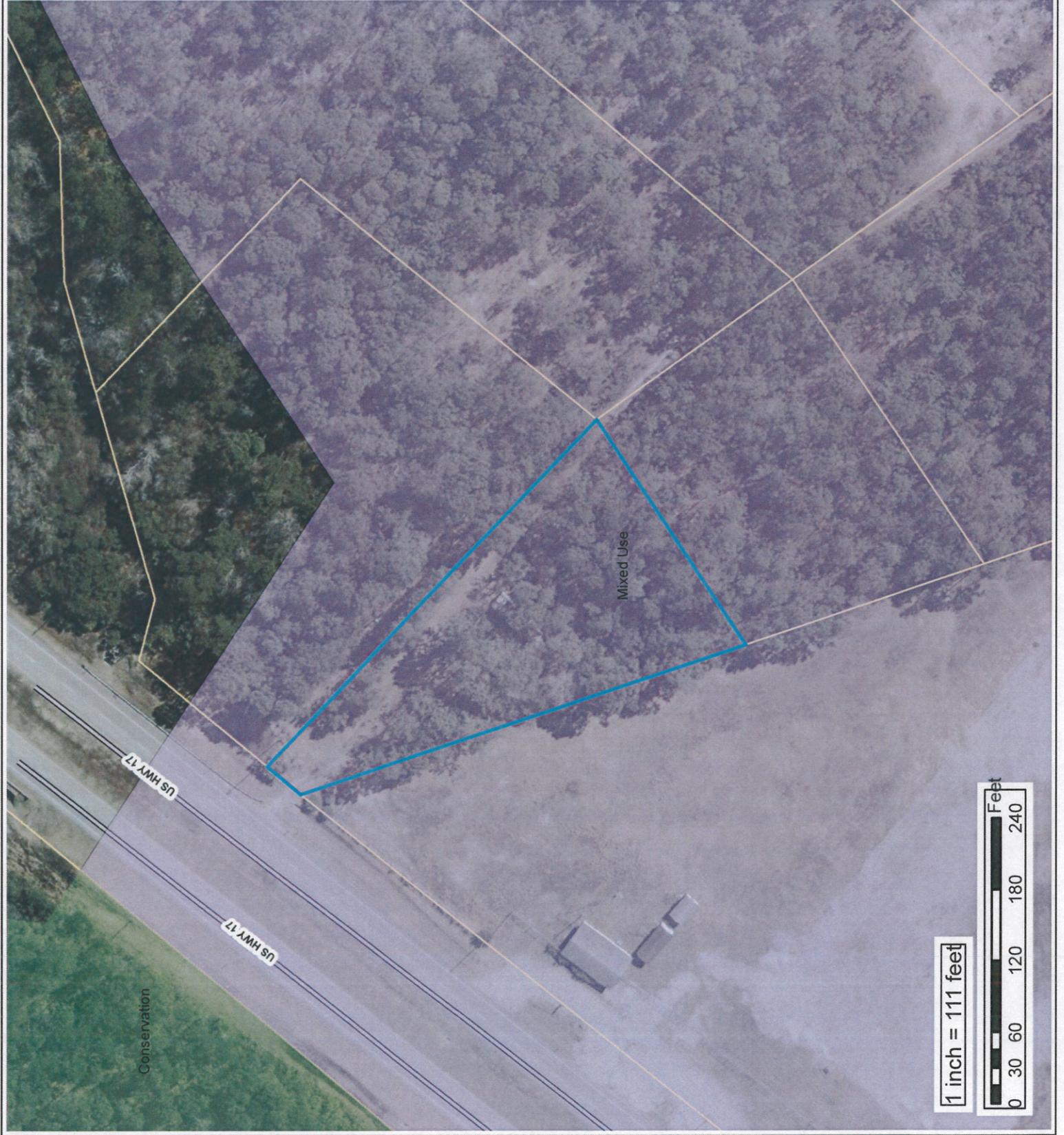
Legend

Future Land Use

-  Conservation
-  Industrial
-  Mixed Use
-  Rural Growth
-  Suburban Growth



Future Land Use





Applicant:
Harold A. Harris

Owner:
Harold A. Harris

Zoning Map Amendment
11153



Aerial - 2012



PLANNING STAFF REPORT
Master Development Plan: Han-Dee Hugo

SUMMARY:

Hearing Date: May 6, 2014
Case Number: 11149 – Master Development Plan
Applicant: John L. Pierce & Associates P.A.
Property Owner: Sampson-Bladen Oil Co, Inc.

Development Proposal: The applicant is requesting the approval of a Master Development for a two (2) phased Mixed Use Development.

Property Record Number, Acreage, and Location: There is one (1) tract associated with this request, totaling ± 2.38 acres. The proposed project is located on the southwestern corner of the intersection of US HWY 117S and NC HWY 133, in Rocky Point, NC. The parcel is currently zoned GB, General Business and may be further identified by Pender County PIN 3233-34-7536-0000.

RECOMMENDATION:

Planning Staff recommends approval of the submitted Master Development Plan based on the provisions of the Pender County Unified Development Ordinance § 3.5.4; as well as the Master Development Plan (MDP) contents as outlined in in § 6.1.4. This request is consistent with three (3) goals and five (5) policies in the 2010 Pender County Comprehensive Land Use Plan, conflicting with none.

HISTORY:

The subject tract currently houses a vacant commercial structure. In March 2014, the applicant submitted an application to develop the subject parcel as a Han-Dee Hugo gas station/convenience center. During the submittal process it was determined that the applicant was interested in potentially augmenting the development, as there was noted interest in adding a quick serve restaurant and stand-alone retail structure to be recruited and occupied at a later date.

PROJECT DESCRIPTION:

John L. Pierce & Associates P.A., applicant, is requesting the approval of a Master Development Plan for a two (2) phased Major Site Development. The request consists of developing 2.37 acres, to include approximately 7,000 sq. ft. (excluding the 2,800 sq. ft. Han-Dee Hugo) of commercial square footage. Specifically, the applicant intends on constructing a 1,500 sq. ft. quick serve restaurant (with 15 parking spaces) and a 6,000 sq. ft. auto parts store (with 27 parking spaces), and related facilities.

Phases:

The Han-Dee Hugo convenience center, 12 parking spaces, fuel pumps, parking aisles, pedestrian walkways, landscaping, constructed wetlands (stormwater) and driveways will be installed prior to Phase I.

Phase I and Phase II will consist of the installation of the respective commercial structure and associated parking and pedestrian facilities associated with the quick serve restaurant and auto parts store, respectively.

Interconnectivity:

In order to facilitate future commercial growth and circulation, the applicant has proposed a cross access corridor stub on the southern portion of the site, located within the future auto parts retail parking area. The applicant has also proposed to place a 5’ wide by 52’ long pedestrian walkway to connect the future retail structure to the Han-Dee Hugo convenience center walkway. Access will be provided directly onto NC HWY 133 and US HWY 117.

Lot Requirements

As outlined in the Pender County Unified Development Ordinance §4.8.1.D, the Master Development Plan outlines lot size, setbacks and building height. The applicant will comply with the General Business (GB) zoning district dimensional requirements. For this proposal, the district dimensional standards are proposed as follows;

Setback Type	Setback
Front	25 feet
Side	10 feet
Rear	10 feet
Corner	12 feet
Height	40 feet

Services (Water/Wastewater)

The applicant has submitted documentation indicating that the site will be served by PCU water/sewer. Application must be made to PCU prior to the application for building permits.

Landscaping and Buffers

All landscape and buffers will be approved in accordance with §8.2.8, *Project Boundary Buffer* of the Pender County Unified Development Ordinance.

Buffers Required for the Commercial Districts - All uses in the General Business and Office & Institutional Districts shall be required to have the following buffers:	
Location of Buffer for GB and OI Districts	Type Buffer
<i>Along all boundaries adjacent to street right-of-ways</i>	<i>Buffer A</i>
Along all non-street boundaries adjacent to Residential Districts and adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50’ of the boundary of the development	Buffer C
<i>Along all other boundaries</i>	<i>Buffer B</i>

Environmental Concerns

Per the approved Major Site Development plan approval for the Han-Dee Hugo convenience center, the applicant has maintained portions of the site's existing vegetation, so as to ensure that tree removal occurs only after it is fully certain that the development is definite. The stormwater facility is planned to be installed as a constructed wetland.

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 Express Permitting

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

The SW8 140102 permit approved plans show the convenience store and the Subway. The Auto Parts store and parking lot are faded into the background which denotes "future development" and are accounted for on the application as 14,935 sf of future BUA. A large open ditch is currently shown running through the middle of the auto parts store parking area. A plan revision will need to be submitted and approved before the construction of the auto parts store showing how that ditch will be filled in and piped into the permitted wetland.

No construction of BUA on the site is allowed until the constructed wetland BMP has been installed and stabilized. The planting of the wetlands plants will probably be one of the last things to occur.

NC DOT Division of Highways

As shown in additional note 6, applicant has an approved driveway permit for this site (P-1113).

Should you have any questions please contact me.

Thanks,
Daniel

Daniel Jones
NCDOT Engineering Technician
295A Wilmington Hwy.
Jacksonville, N.C. 28540
Office: 910-346-2040
Fax: 910-346-8030

NC DOT Transportation Planning Branch

No Comment

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

They will have to submit a restaurant plan review to the state (Kevin Dodge) and us for review.

Pender County Fire Marshal

No response

Pender County Parks and Recreation

Parks and Recreation has no issues with this request.

Pender County Public Library

No response

Pender County Public Utilities

No response

Pender County Schools

Pender County Schools does not have any concerns.

Pender County Sheriff's Department

No response

Pender County Soil and Water Conservation District

Pender Soil & Water sees no problem with this request.

Progress Energy Corporation

No response

US Army Corps of Engineers

No objections from a 404 standpoint.

Wilmington Metropolitan Planning Organization

I provided comments on this project earlier in the March version of the site plan, so those comments still apply to the project. As this plan has changed the proposed usage, storage tanks, Stormwater and parking, I wanted to add a few more comments regarding the plan.

- 1. Han-Dee Hugo Master Plan has not adequately described traffic impact of project as required within the application project narrative. Provide trip generation number for the entire plan, to include anticipated AM Peak Volume and PM Peak Volume and Total Daily Trips. Per NCDOT requirements, if the total Average Daily Trips exceeds 3,000 vpd a TIA for the site may be required.*
- 2. Applicant has increased the size of the amount of parking for the new buildings and usages. Landscaping islands must be installed at the end of the parking bay in front of the Convenience store to protect these vehicles.*
- 3. Provide landscaping for islands at the convenience store.*
- 4. Provide screening for the dumpster enclosure with landscaping or opaque fencing.*
- 5. The future 6000 sq. ft. building footprint and sidewalk appears to encroach upon the Constructed Wetland. Provide a 10' space to allow for maintenance vehicles and ensure the slope and walls for the Constructed Wetland are not damaged by the construction of the future building or removed to install the sidewalk.*
- 6. Provide details for changes to the Stormwater plan due to the removal of the Temporary swale and grass area adjacent to the C-Store. Unless the applicant has received a permit that allows for runoff to flow to offsite facilities, runoff for the site must be contained within the site.*
- 7. Applicant has not correctly provided parking for the site. The site data table requires 27 spaces for Auto Parts store and the site plan shows 26 spaces. The 3rd Handicap space required for the Auto Parts store is not listed in the Site Data Table. Revise the plans and site data table.*
- 8. The exiting traffic from the site does not have adequate taper and merge lane from the site for a 55 mph facility. The site should provide the minimum length for the merge lane based upon the MUTCD guide lines. The applicant must work with NCDOT to determine the correct type of facility. If the lane is not included, it could negatively impact the signal queuing and safety at this intersection.*

If you have any questions, regarding these comments please feel free to give me a call at (910) 341-7819 or by email at bill.mcdow@wilmingtonnc.gov.

Pender County Permitting

My comments are notated in the permit.

Jaki L. Pace, Senior Permit Technician

Pender County

910-259-1518

Pender County Addressing

With the addition of the restaurant we will have to divide the building into Suites. The main number will remain the same. The addresses will read 11795 US Hwy 117 S, Suite ???. I will need for the developer to decide if they want to use numeric or alphabetical suites.

PROJECT EVALUATION:

A. **Public Notifications:** Public Notice of the Master Development Plan has been advertised in the *Pender-Topsail Post and Voice*. Adjacent property owners have been given written notice of the request, as well as a sign placed on the subject property.

B. **Existing Zoning:** The subject property is currently zoned GB, General Business zoning district. The properties directly adjacent to the subject parcel are all zoned GB, General Business as well.

GB: General Business District

This district is primarily intended to accommodate uses which require close access to major highways. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents, including office, retail, and personal service uses.

C. 2010 Comprehensive Land Use Compliance:

1. Office, Institutional, Commercial: 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 and 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.

2. Supporting Comprehensive Plan Policies and Goals:

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.1.1** 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.

ii. **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

iii. **Policy 1A.1.5** The County supports a pro-business/pro-growth attitude, balanced by a concern for preserving the natural assets and quality of life factors that make the area attractive to visitors and permanent residents alike.

b. **Water and Sewer Goal 2A.1** Manage the timing, location and intensity of growth by locating water and sewer improvements in accordance with the Comprehensive Land Use Plan and Water and Wastewater Master Plans.

i. **Policy 2A.1.4** Seek regional cooperation and coordination to maximize service

delivery while minimizing duplication of infrastructure and services.

- c. **Rocky Point Goal 4B.1** The primary goal of the Rocky Point Small Area Plan is to accommodate higher density mixed use growth in and around the I-40 / US 117 and NC 210 intersections. Coordinating future growth with already planned projects within the area will be of prime importance. Large scale developments should expect to be supported by public utilities and closely evaluated through coordinated development plan review. Commercial, office and mixed used infill is expected to occur along the major highway corridors, particularly close to major intersections.
 - i. **Policy 4B.1.1** Encourage and enable commercial and employment-related development to occur near the intersection of Interstate 40/US 117/NC 210 and along the US 117 corridor toward New Hanover County when additional sewer and water capacity is available.

SUMMARY & STAFF RECOMMENDATION

The request is consistent with the Pender County Unified Development Ordinance and three goals and five policies in the 2010 Pender County Comprehensive Land Use Plan; therefore, staff respectfully recommends conditional approval of Master Development Plan with consideration of the Planning Staff, Technical Review Committee and Planning Board comments and conditions.

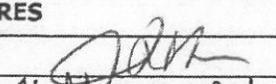
VOTING AND RESOLUTION:

Motion: _____ Seconded: _____

Approved: _____ Denied: _____ Unanimous _____

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

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP	Date	
Application Fee	\$ 500.00	Receipt No.	
Pre-Application Conference		Hearing Date	5/6/2014
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	John L. Pierce & Associates P.A.	Owner's Name:	Sampson-Bladen Oil Co. Inc.
Applicant's Address:	P.O. Box 1685	Owner's Address:	P.O. Box 469
City, State, & Zip	Jacksonville, NC 28541	City, State, & Zip	Clinton, NC 28329
Phone Number:	(910) 346-9800	Phone Number:	(910) 496-4358
Legal relationship of applicant to land owner: Surveyor/Agent			
SECTION 2: PROJECT INFORMATION			
Type of Master Development Plan	<input type="checkbox"/> Residential <small>RP, PD, RM MH District</small>	<input checked="" type="checkbox"/> Commercial <small>GB, OI, IT, GI District</small>	<input type="checkbox"/> Mixed Use <small>PD</small> <input type="checkbox"/> Exempt
Property Identification Number (PIN):	3233-34-7536-0000 9233-34756-000	Total property acreage:	2.37 acres
Zoning Classification:	GB	Acreage to be disturbed:	3.00 acres
Project Address :	11795 U.S. Highway 117 South		
Description of Project Location:	from Interstate 40 take exit 408 to Hwy.210, head West on Hwy. 210 0.30 miles to Hwy. 117, head South on Hwy. 117 3.60 miles to the intersection of Hwy. 117 & Hwy. 133, property is on Southwest corner		
Describe activities to be undertaken on project site:	construct a convenience store, future quick service restaurant & propose auto parts/retail store, obtain stormwater permit, driveway permit, application for erosion control permit		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	3/20/2014
Owner's Signature	Haddon M. Clark III President	Date:	3-20-2014

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"/> 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 type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
Payment Method:	Cash: <input type="checkbox"/> \$ _____	Credit Card:		Check: <input checked="" type="checkbox"/> Check # 500.00		
		<input type="checkbox"/> Master Card <input type="checkbox"/> Visa				
Application received by:	<i>EM LaRy</i>				Date:	3-21-14
Application completeness approved by:					Date:	
Date scheduled for public hearing:						

MASTER DEVELOPMENT PLAN CHECKLIST

<input checked="" type="checkbox"/>	Signed Application Form (Both Applicant and Owner)
<input checked="" type="checkbox"/>	Application fee
	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)
	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
	Project Narrative--Written description of the project (max of 3 pages) including the following: <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 (this item must be addressed by the applicant). 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:	
	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.
	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.
	North arrow, a scale of 1:100 or larger and a legend describing all symbols.
	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.
	The total area of the property shall be specified.
	The topography shall be shown at 2 foot contour intervals.
	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.
	A schedule of phases, with the approximate location of phase boundaries & the order in which the phases are to be developed, shall be provided.
	The use of all adjoining properties by zoning, parcel identification number (PIN) and current property owner(s).

**Planning & Community Development
PENDER COUNTY, North Carolina**

805 S. Walker St.
Burgaw, NC 28425

Planning and Zoning
910-259-1202



MISC. CREDIT / DEBIT - RECEIPT

140752

Job Property Address :

Owner Name & Address: JOHN L PIERCE & ASSOCIATES P.A.
PO BOX 1685
JACKSONVILLE NC 28451 - 0000

Contractor Name & Address:

CO#: 00000 - 0000

Purpose: MDP FEES FOR HANDEE-HUGO

Attached to Permit # :

ISSUED BY	AMOUNT	CHECK #	TRANS DATE
JP15	500.00	35695	03272014

SIGNATURE: _____

Jahki Pace

Date: _____, 20

3.27, 20 *14*

Project Narrative

The proposed project is to be located in the southeastern corner at the intersection of US Hwy 117 and NC Hwy 133 in Pender County NC. The site address is 11795 US Hwy 117 South. The site will be served by 2 driveways, one on US Hwy 117 and the other on NC Hwy 133.

The project will consist of a Convenience store, Quick Serve Restaurant, and a future retail store (type unknown at this time). The hours of operation for the convenience store will be 24 hours per day, 7 days per week. The number of employees will be 2 per shift.

The Quick serve restaurant hours will be roughly 7:00 am to 11:00 pm, 7 days per week. The number of employees will be roughly 4 per shift. The future retail store hours are unknown at this time. The number of employees is unknown at this time.

Type of construction activities will consist of site grading, utilities (water, sewer, electrical), and storm water facilities. Building structures will be concrete, concrete block, and steel.

Utilities serving this project will be:

Water and sewer served by Pender County utilities. Permits for the water and sewer have been applied for, and we should be receiving approval shortly.

The Storm water permit has approved by NCDENR. The Erosion & Sedimentation Control permit has been applied for and we should be receiving approval shortly.

The driveway permit has been approved by NCDOT.

Electric will be serve by Duke-Progress Energy and permits will be applied for at time of construction.

Potential impacts will be increased traffic at the intersection and limited noise to adjoining properties near the project. The traffic has been lessened by adding a new turning lane on NC Hwy 133 and increasing the existing turning lane length and widening of the road on NC Hwy 117. The noise will be lessened by additional landscaping and landscape buffers between the project site and adjoining properties.

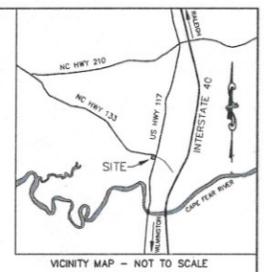
Positive impact will be the addition and convenience of local services, (gas, food, and retail) in the area for local home owners and travelers, plus additional jobs.

TABLE OF CONTENTS:

- SHEET 1 OF 11 SITE / UTILITY / LANDSCAPE PLAN
SHEET 2 OF 11 GRADING / DRAINAGE PLAN
SHEET 3 OF 11 EROSION & SEDIMENTATION CONTROL PLAN
SHEET 4 OF 11 EXISTING CONDITIONS
SHEET 5 OF 11 WETLAND DETAILS 1
SHEET 6 OF 11 WETLAND DETAILS 2
SHEET 7 OF 11 DETAILS (GENERAL)
SHEET 8 OF 11 PUMP STATION DETAILS
SHEET 9 OF 11 TURNING LANE PLAN & DETAILS
SHEET 10 OF 11 TURNING LANE PLAN & DETAILS
SHEET 11 OF 11 ADDITIONAL DETAILS

I, JOHN L. PIERCE, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION (DEED REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF 2013.
NOTE: THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY: JOHN L. PIERCE, P.L.L.C., ON SEPTEMBER 24, 2013. THIS INSTRUMENT SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.
JOHN L. PIERCE P.L.L.C. L-2596

Crystal Coast Engineering, P.A.
Civil and Environmental Consulting Engineers
David K. Newton, PE
John R. Freshwater, PE
205 J. WARD ROAD, SWANSON, N.C. 28584
PHONE: (910) 325-0056 FAX: (910) 325-0060
LICENSE NO. C-2953



UTILITY PROVIDERS:

PENDER COUNTY UTILITIES
PHYSICAL ADDRESS:
LAW ENFORCEMENT CENTER
605 E. FREMONT ST.
BURGAW, NC 28425

MAILING ADDRESS:
P.O. BOX 995
BURGAW, NC 28425

PHONE: 910-259-1570
FAX: 910-259-1579

DUKE ENERGY PROGRESS
P.O. BOX 1090
CHARLOTTE, NC 28201-1090
PHONE: 1-800-452-2777
CUSTOMER SERVICE PHONE: 1-800-653-5307

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ADMINISTRATOR

ADMINISTRATOR DATE APPROVED

SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE

TRACT DATA:

TOTAL AREA = 2.37 ACRES (103,132.17 SQ.FT.)
DISTURBED AREA = 3.0 ACRES
ZONING = GB
PROPOSED USE = CONVENIENCE STORE
PIN NUMBER = 3233 34 7536 0000
SEWER = CAPE FEAR PUBLIC UTILITIES
WATER = PENDER COUNTY UTILITIES
POWER = DUKE ENERGY PROGRESS
ADDRESS: 11795 US HWY. 117 S.
D.B. 1145, PG. 50

THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN ACCORDING TO F.E.M.A. MAP 370344-3233K DATED FEBRUARY 16, 2007. THIS SITE IS LOCATED IN ZONE "X".

CALCULATIONS DATA:

EXISTING PARKING SPACES = 0
12 C-STORE (2800 S.F. / 225 = 12.4)
15 FUTURE CSR (1500 S.F. / 100 = 15)
27 FUTURE RETAIL (AUTO PARTS STORE) (6,000 S.F. / 225 = 26.6)
54 TOTAL SPACES REQUIRED
58 HAVE BEEN PROVIDED (INCLUDES 2 HANDICAP SPACES WHICH 1 IS VAN ACCESSIBLE)

LANDSCAPING:

BUFFER - TYPE "A", 15' WIDE & 608 LF
NUMBER OF CANOPY TREES = 19
NUMBER OF UNDER STORY TREES = 27
BUFFER - TYPE "B", 10' WIDE & 672 LF
NUMBER OF CANOPY TREES = 21
NUMBER OF UNDER STORY TREES = 27

Canopy Trees (40) - ACER RUBRUM (RED MAPLE) - "RED SUNSET"
Understory Trees (40) - LAGERSTROMIA INDICA (CREPE MYRTLE) - "CATAMBA"

NOTE:
CANOPY & UNDERSTORY TREES SHOWN ABOVE MAY BE TRADED OUT WITH TREES LISTED IN APPENDIX "B" OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.

TREE MITIGATION PER SIGNIFICANT TREE SURVEY:

TREES TO BE REMOVED
OAK = 7
HOLLY = 1
TREES TO REPLACE REMOVED
OAK = 14
HOLLY = 2

QUERCUS ALBA (WHITE OAK)
ILEX OPACA (AMERICAN HOLLY)

SITE ADDRESS: 11795 US HWY 117 S.

OWNER:
EDNA WILSON SHEPARD HENSON,
TRUSTEE FOR THE EDNA WILSON SHEPARD HENSON REVOCABLE TRUST
C/O PAULA MILLS
140 OAK HILLS DRIVE, ROCKY POINT, NC 28457
910-675-3169

PURCHASER/DEVELOPER:
SAMPSON-BLADEN OIL COMPANY, INCORPORATED
3309 DRAKE CIRCLE
RALEIGH, NC 27607
919-785-1904

FOR TURNING LANE PLANS & DETAILS
SEE "TURNING LANE PLANS", SHEETS 1, 2, & 3 OF 3

A.A. MILLER FAMILY, LLC
D.B. 1300, PG. 55
M.B. 38, PG. 60
ZONED GB
UNDEVELOPED

A MILLER FAMILY, LLC C/O JAMES MILLER
96509 BLACKBERRY RD
YULEE, FL 32097

MCM DEVELOPMENT, LLC
D.B. 1300, PG. 55
M.B. 32, PG. 60
ZONED GB
UNDEVELOPED

MCM DEVELOPMENT LLC
PO BOX 597
WILMINGTON, NC 28402

REVISIONS:
2/5/14 turning lane per ncdot
2/25/14 traffic island signs per ncdot
3/10/14 canopy-pump dimensions
3/11/14 added yard light & numbered
3/20/14 added crosswalk & adjusted notes
3/20/14 added underground fuel tanks/water line

(IN FEET)
1 inch = 40 ft. SHEET 1 OF 11

DATE: OCTOBER 1, 2013
SCALE: 1" = 40'
JOB # 2013-19324 Email: (Larry) draftp4@pnc.com
GRAPHIC SCALE

C:\Projects\BUNN BRANLEY HAN-DEE HUGO ROCKY POINT\DWG\0202.dwg 3/24/2014 3:19:28 PM EDT



Applicant:
John L. Pierce & Associates P.A.

Owner:
Sampson-Bladen Oil Co, Inc.

Master Development Plan
11149

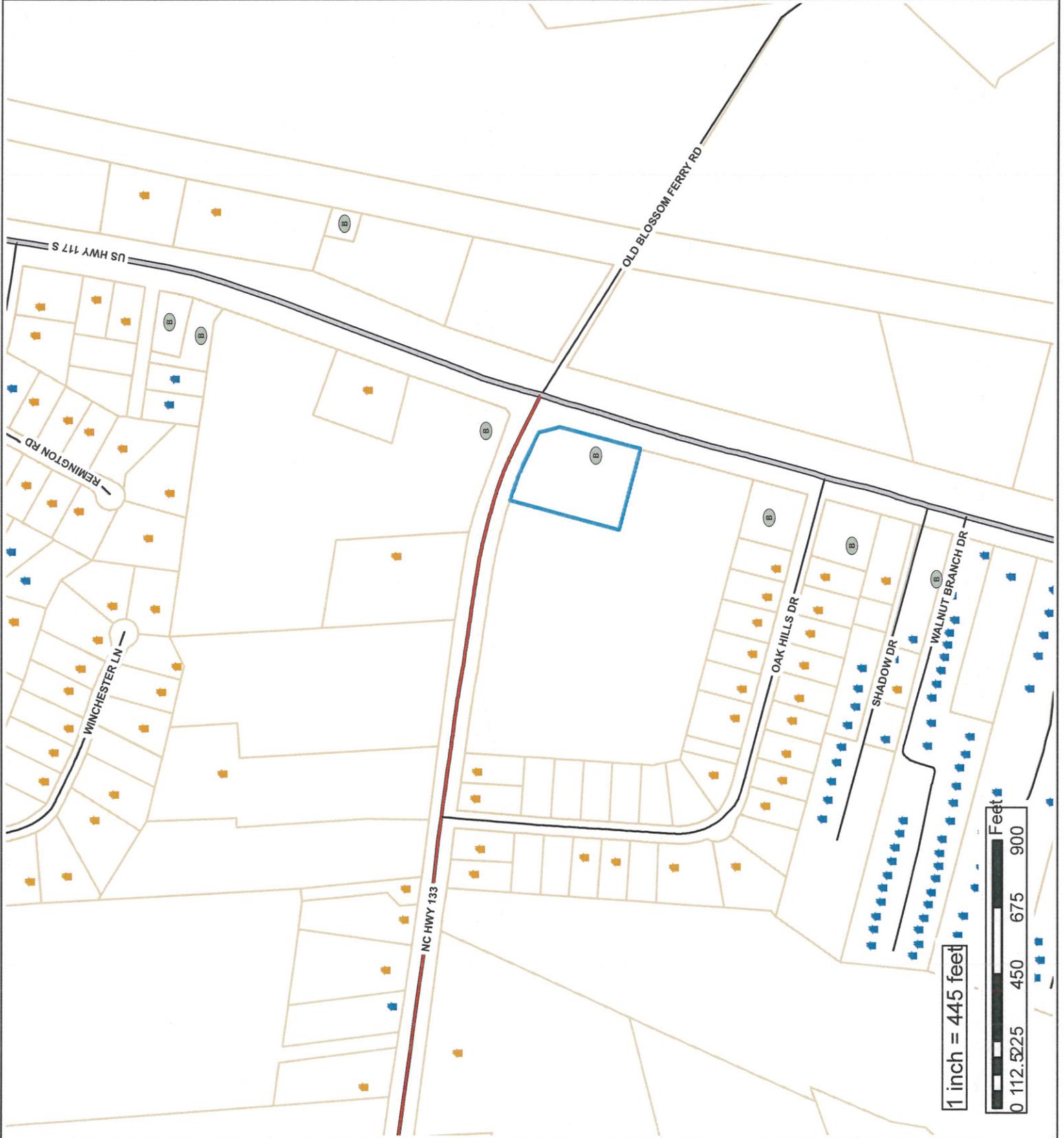
Legend

Structure Type BLD_TYPE

-  Business
-  Church
-  Farm Use
-  House
-  Manufactured Home



Vicinity





Applicant:
John L. Pierce & Associates P.A.

Owner:
Sampson-Bladen Oil Co, Inc.
Master Development Plan
11149

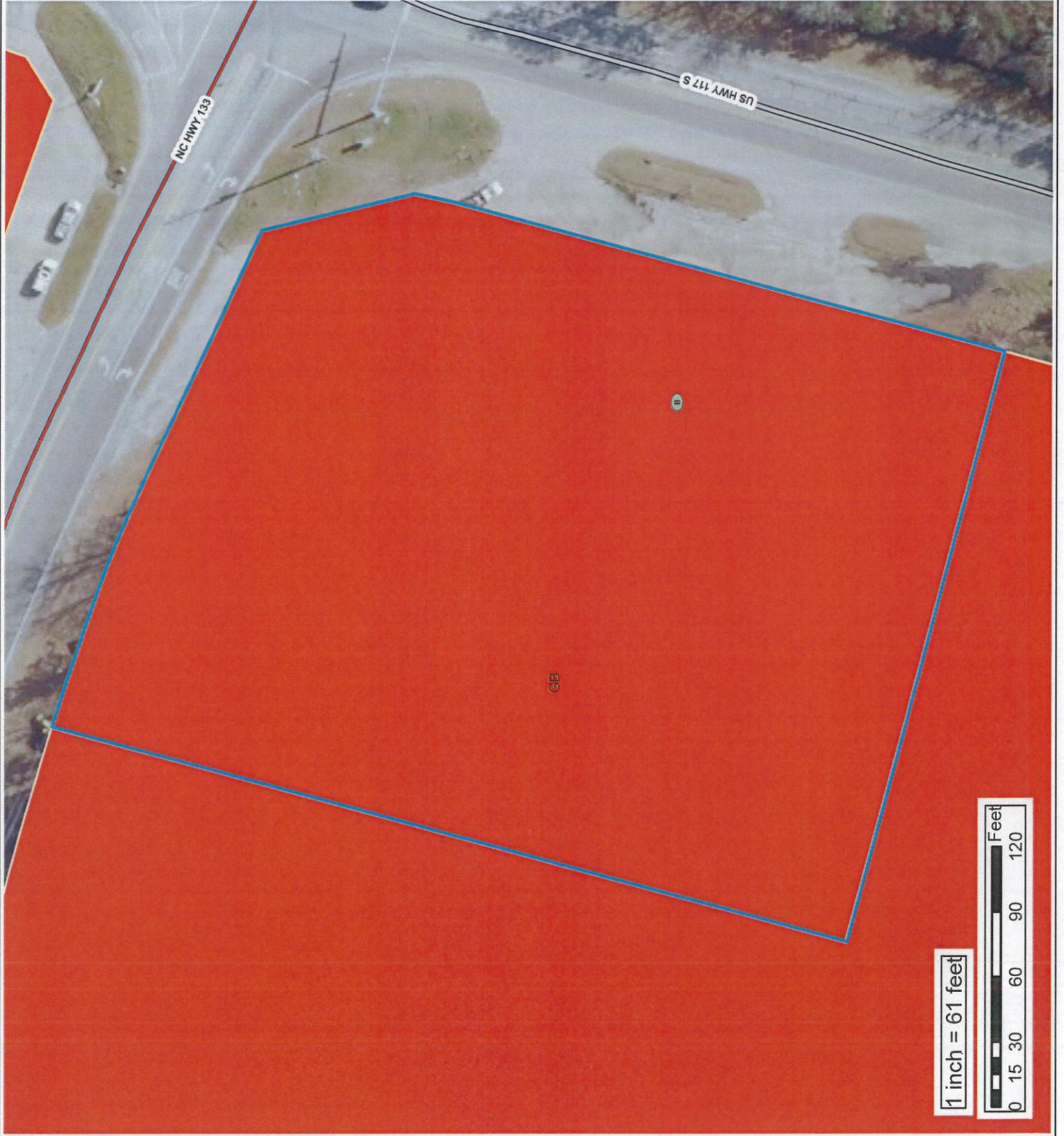
Legend

Pender County Zoning

- EC
- GB
- GI
- INCORP
- IT
- O&I
- PD
- RA
- RP



Zoning - 2012





Applicant:
John L. Pierce & Associates P.A.

Owner:
Sampson-Bladen Oil Co. Inc

Special Use Permit
11149

Legend

- Future Land Use**
-  Conservation
 -  Industrial
 -  Mixed Use
 -  Office, Institutional, Commercial
 -  Rural Growth
 -  Suburban Growth



Future Land Use



1 inch = 278 feet





Applicant:
John L. Pierce & Associates P.A.

Owner:
Sampson-Bladen Oil Co, Inc.
Master Development Plan
11149



Aerial - 2012



**PLANNING STAFF REPORT
MASTER DEVELOPMENT PLAN
FREE GOSPEL CHURCH OF CHRIST**

SUMMARY:

Hearing Date: May 6, 2014

Applicant: The Way of Truth Free Gospel Church of Christ

Property Owner: Same

Case Number: 11147

Development Proposal: Applicant is requesting Master Development Plan approval for the construction of a two (2) phased Religious Organization (NAICS 8131) and activity center.

Location and Land Use: The proposed project will be located along the east side of US Hwy 117, between River Road (SR 1501) and Church Street (SR 1312), just south of Wallace, NC. The properties can be identified as PIN(s) 3314-28-1506-0000; 3314-18-8863-0000. The site is currently vacant and is immediately surrounded by low density residential and agricultural/forestry uses.

Zoning District of Property: The properties contain approximately 7.42 acres and are zoned OI, Office & Institutional District

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:

The Way of Truth Free Gospel Church of Christ, applicant and owner, is requesting approval of a Master Development Plan for a commercial development consisting of a religious organization and activity center. The project is proposed to be constructed in two (2) phases with the church and associated parking and infrastructure consisting of the first phase and an activity center, softball field, and associated parking and infrastructure for the second phase. According to the application and submitted site plan, the project consists of two tracts totaling 7.42 acres which are split by a sixty (60) foot private access easement. The southern tract will contain the church while the northern tract will contain the activity center and softball field.

Phase I

The Phase I tract will contain an 8,034 sq. ft. church facility and associated parking. According to the applicant provided narrative, 98 parking spaces will be provided. According to Section 7.5.10.C of the Pender County Unified Development Ordinance, parking spaces provided in excess of the minimum required shall be constructed to use low impact design. Parking for the church will be determined based on the available seating within the assembly area and will need to be evaluated once architectural plans have been submitted delineating this area from others within the facility. Ingress and egress to Phase I is being shown as coming directly off of US Hwy 117, just south of the existing dirt access point, which is the current access point to the site.

Phase II

Phase II of the project will consist of a 16,331 sq. ft. activity center. The applicant is proposing 67 parking spaces to accommodate the needs of the activity center and recreational opportunities provided by the softball facilities. The potential for shared parking opportunities between the church and activity center may be appropriate. Also, it should be noted that pedestrian safety needs to be taken in to consideration. Signage and striping should be installed across the parking facilities directing pedestrian traffic in a safe, efficient manner.

Environmental

Stormwater produced by the development will be treated and conveyed to an on-site retention facility located along the northern boundary of the tract. According to NCDENR, Division of Water Resources, the applicant has submitted application to the State for this project. A detailed schematic of this facility is shown on Sheet C-II of their submitted site plan.

The property is not located within a Special Flood Hazard Area. Buffer and landscaping requirements must meet Article 8, Landscaping and Buffering and will be reviewed on the Major Site Development Plan. The development is proposed to be serviced by a county water service line that runs along US Hwy 117. The site will also be served by an on-site septic area, subject to review and approval by Pender County Environmental Health.

Evaluation:

A) Existing Zoning in Area:

The property lies within an OI, Office & Institutional District. The properties surrounding the proposed project are all zoned RA, Rural Agricultural District.

B) Existing Land Use in Area:

The site is currently vacant and is immediately surrounded by low density residential and agricultural/forestry uses.

D) 2010 Comprehensive Land Use Plan:

Suburban Growth: The Suburban Growth land use classification identifies those areas of Pender County where significant residential growth is expected to occur within the planning horizon. Uses that would typically be allowed in Suburban Growth areas include medium-high density residential; limited non-residential uses – commercial, office, or public/institutional – meeting locational criteria. Locational criteria for non-residential uses include frontage and access to a major State highway or secondary road, location at a major intersection, proximity to similar uses, and spatial separation from non-compatible uses such as residential development. Based off of the project’s locational criteria, and low density residential uses, the request is supported by the Comprehensive Plan.

The following goals and policies support this request:

- a. 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.
- b. 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) Summary & Staff Recommendation:

The proposal consists of a two (2) phased commercial development consisting of a religious organization and activity center 7.42 acres. The request complies with the criteria set forth in Section 3.5.4 of the Unified Development Ordinance. The request is consistent with 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:

Motion: _____ **Seconded** _____

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

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

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

Cape Fear Council of Governments RPO

- *The proposal should have a minimal impact on traffic volumes, which the draft CTP predicts to be well below capacity in both 2010 estimates and 2040 projections.*
- *This segment is not identified as having a high frequency of crashes according to the draft CTP.*

Four County Electric Company

No response

NC DENR Division of Coastal Management

No comment

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

A stormwater permit application was received on March 24 and is currently under review.

NC DOT Division of Highways

Free Will Gospel Church has submitted for a driveway permit.

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

They need to submit an application for an IP to start. We need to know how many seats and if they are going to have a kitchen. It is recommended that they hire a consultant.

Pender County Fire Marshal

No response

Pender County Parks and Recreation

No response

Pender County Public Library

No response

Pender County Public Utilities

No response

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 11147	Date	5/6/2014
Application Fee	\$ 580.00	Receipt No.	
Pre-Application Conference	1/17/2014	Hearing Date	5/6/2014
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	The Way of Truth Free Gospel Church of Ch	Owner's Name:	The Way of Truth Free Gospel Church c
Applicant's Address:	P.O. Box 185	Owner's Address:	P.O. Box 185
City, State, & Zip	Wallace, NC 28466	City, State, & Zip	Wallace, NC 28466
Phone Number:	910-284-1559	Phone Number:	910-284-1559
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 checked="" type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i>	<input type="checkbox"/> Mixed Use <i>PD</i> <input type="checkbox"/> Exempt
Property Identification Number (PIN):	3314-28-1506 & 3314-18-8863	Total property acreage:	7.42
Zoning Classification:	OI	Acreage to be disturbed:	6.09
Project Address :	Hwy 117		
Description of Project Location:	Located on East Side of Hwy 117 between River Road and Church Street just south of Wallace, NC		
Describe activities to be undertaken on project site:	Church		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	3/4/14
Owner's Signature		Date:	3/4/14

Project Narrative

Free Will Gospel Church

Pender County, NC

Free Will Gospel Church project consists of two adjacent existing vacant tracts totaling 7.42ac. The site is located at Hwy 117 between River Road and Church Street, just to the south of Wallace NC. The site can currently be accessed via a dirt driveway off of Hwy 117 along an existing 60' Private Road Easement that divides the two tracts owned by the Church. We propose a new paved NCDOT driveway to access this project.

The site is proposed for a two phased project. Phase 1 consists of a 8,034sf Church building and 30,312sf of impervious parking area. 89 Parking spaces are required while 98 are provided. Phase 2 consists of a 16,331sf Activity Center Building and 23,224sf of impervious parking area. 61 Parking spaces are required while 67 are provided. A Softball Field area is also proposed in the Phase 2 area. Hours of operation should be normal for typical church usage, with main activity on Sunday mornings and Wednesday evenings. Approximately 12 employees could be within the Church at peak times.

Construction of Phase 1 site should last 6-12 months pending weather. Phase 2 is shown as "Future" with no immediate plans for construction. The site will be required to provide various NCDOT improvements including but not limited to Driveway apron and Driveway storm pipe. Site will be served by Pender County Water and onsite Septic System. Permitting for this site will include NCDOT driveway, NCDOT encroachment, NCDENR Sedimentation and Erosion Control, NCDENR Stormwater and Pender County Planning and Zoning.

It is our opinion that this proposed development will not adversely affect adjacent properties. The site is designed using the new MDP ordinance requirements and providing landscaping to meet or exceed these requirements. Stormwater design has been used to meet or exceed NCDENR's current standards for treatment of runoff. It is our opinion that the development of this vacant lot along with proposed improvements will be a benefit to the community.

Summary of Trip Generation Calculation
 For 8 Th.Sq.Ft. GFA of Church
 March 07, 2014

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	9.11	7.20	1.00	73
7-9 AM Peak Hour Enter	0.35	0.00	1.00	3
7-9 AM Peak Hour Exit	0.21	0.00	1.00	2
7-9 AM Peak Hour Total	0.56	1.45	1.00	4
4-6 PM Peak Hour Enter	0.26	0.00	1.00	2
4-6 PM Peak Hour Exit	0.29	0.00	1.00	2
4-6 PM Peak Hour Total	0.55	0.87	1.00	4
AM Pk Hr, Generator, Enter	0.48	0.00	1.00	4
AM Pk Hr, Generator, Exit	0.39	0.00	1.00	3
AM Pk Hr, Generator, Total	0.87	1.57	1.00	7
PM Pk Hr, Generator, Enter	0.51	0.00	1.00	4
PM Pk Hr, Generator, Exit	0.43	0.00	1.00	3
PM Pk Hr, Generator, Total	0.94	1.26	1.00	8
Saturday 2-Way Volume	10.37	16.74	1.00	83
Saturday Peak Hour Enter	2.51	0.00	1.00	20
Saturday Peak Hour Exit	1.03	0.00	1.00	8
Saturday Peak Hour Total	3.54	6.87	1.00	28
Sunday 2-Way Volume	36.63	29.13	1.00	293
Sunday Peak Hour Enter	5.88	0.00	1.00	47
Sunday Peak Hour Exit	5.88	0.00	1.00	47
Sunday Peak Hour Total	11.76	8.31	1.00	94

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

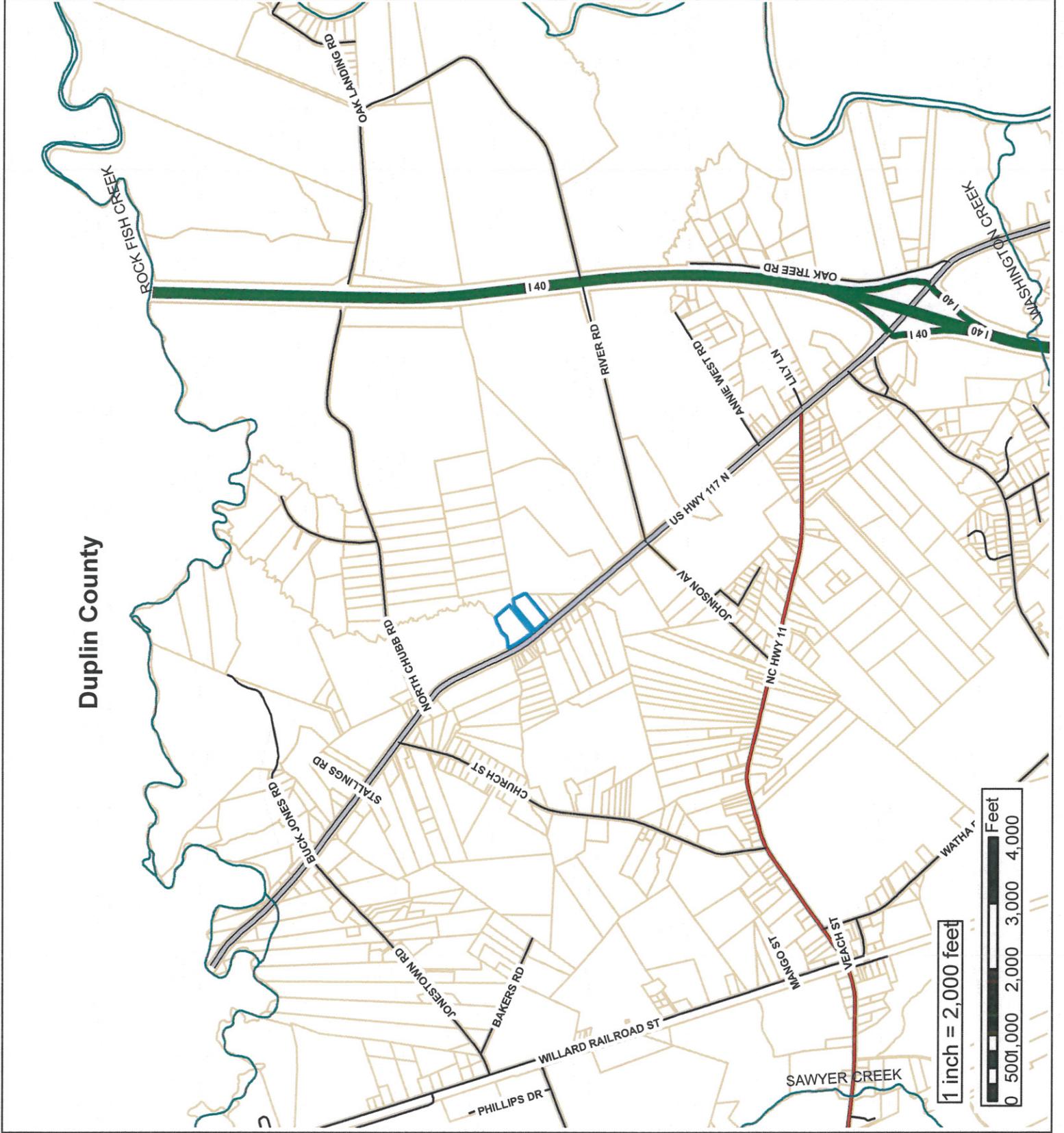


Applicant and Owner:
The Way of Truth Free
Gospel Church of Christ

Master Development Plan:
111147



Vicinity





Applicant and Owner:
The Way of Truth Free
Gospel Church of Christ

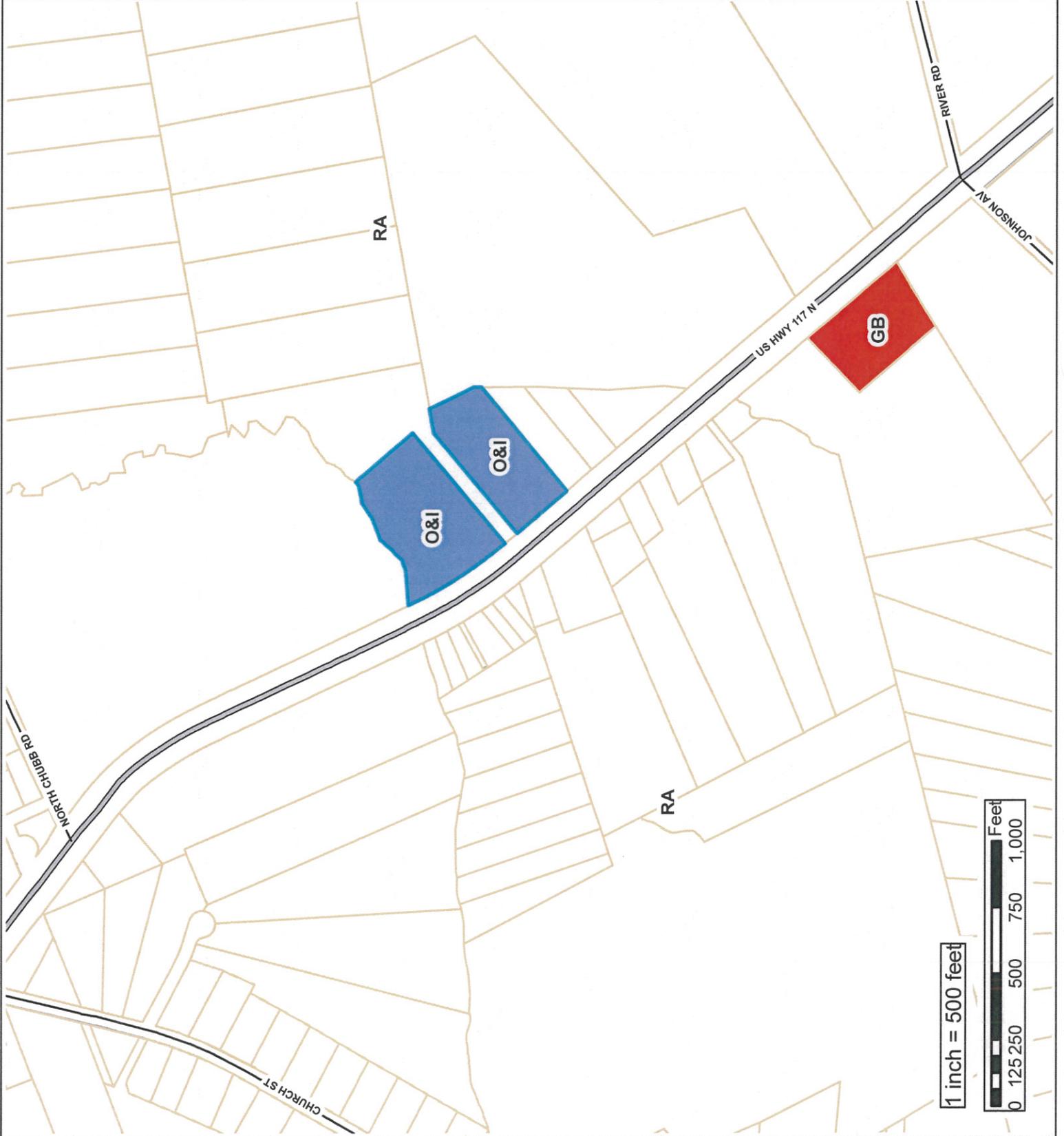
Master Development Plan:
11147

Legend

Zoning Classification	Color/Pattern
General Business (GB)	Red
General Industrial (GI)	Dark Blue
Industrial Transition (IT)	Medium Blue
Office & Institutional (OI)	Light Blue
Rural/Agricultural (RA)	White
Planned Development (PD)	Purple
Residential Performance (RP)	Green
Environmental Conservation (EC)	Light Green
Incorporated Areas (INCORP)	Black with diagonal lines
Manufactured Home Park (MH)	Dark Green
Residential Mixed (MF)	Orange



Current Zoning





Applicant and Owner:
The Way of Truth Free
Gospel Church of Christ

Master Development Plan:
11147

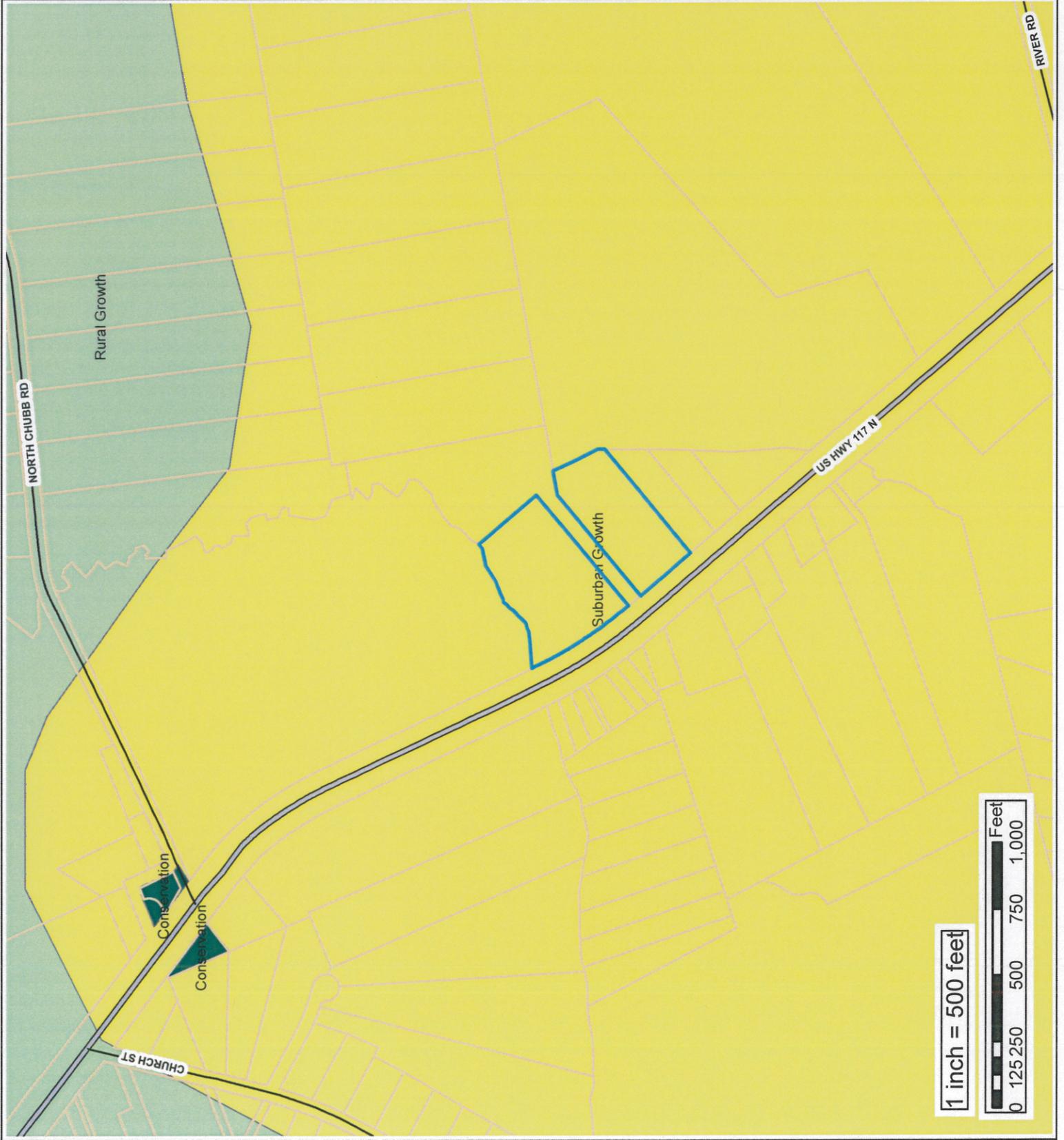
Legend

Future Land Use

-  Conservation
-  Industrial
-  Mixed Use
-  Rural Growth
-  Suburban Growth



Future Land Use





Applicant and Owner:
The Way of Truth Free
Gospel Church of Christ

Master Development Plan:
11147



Aerial - 2012



**PLANNING STAFF REPORT
PRELIMINARY PLAT PHASE II
WYNDWATER**

SUMMARY:

Hearing Date: May 6, 2014

Applicant: Signature Topsail NC, Ltd.

Property Owner: Signature Topsail NC, Ltd.

Case Number: Preliminary Plat 11035

Development Proposal: Signature Topsail NC, Ltd. applicant and owner, is requesting Preliminary Plat approval for Phase II of the approved Master Development Plan for The Oaks at Sloop Point, now known as Wyndwater. Phase II includes fifty-five (55) single family homes on approximately 28.35 acres. On November 12, 2013 the Planning Board conditionally approved a Master Development Plan for the Oaks at Sloop Point, now known as Wyndwater.

Property Record Number, Acreage, and Location: Phase II consists of approximately 28.35 acres, of the overall 143.62 acres in the total Master Development Plan, Wyndwater, which utilizes the former Topsail Greens Golf Course. The proposed development is located to the north of Doral Drive (SR 1693), northwest of Sloop Point Loop Road (SR 1563), south of the approved Cardinal Pointe subdivision and east of US Highway 17 in Hampstead. The subject property may be further identified by PIN 4214-12-8251-0000. The property is zoned PD, Planned Development District.

RECOMMENDATION

The request is consistent with the 2010 Pender County Comprehensive Land Use Plan and Pender County Unified Development Ordinance; therefore planning staff recommends the approval of the Preliminary Plat for Phase II of Wyndwater. Any and all future development, phases or changes to the Master Development Plan are subject to the Planning Board review and approval.

HISTORY

The subject property was previously known as the Topsail Greens Golf Course as recorded in the Pender County Register of Deeds on August 21, 1975 (Map Book 16, Page 73). The property was zoned PD, Planned Development from the adoption of zoning in Pender County (Pender County Zoning Ordinance 1988). On November 12, 2013 the Pender County Planning Board approved the Master Development Plan (Attachment 1) titled The Oaks at Sloop Point, now known as Wyndwater.

APPROVED MASTER DEVELOPMENT PLAN

In total, Wyndwater will be developed in three (3) phases for a maximum of 185 single family residential lots. Approximately 58,370 square feet of non-residential development was approved in the Master Development Plan per the PD, Planned Development zoning district requirements. Net density of the approved project was approved at 2.72 units per acre, all other density calculations for each Phase are required to meet Pender County Unified Development Ordinance.

Lot Requirements

As outlined in the Unified Development Ordinance, Section 4.8.1.D the Master Development Plan established the required lots sizes, yard setbacks, and building height. The applicant was approved for a minimum lot size of 12,000 square feet with a maximum building height of thirty-eight (38) feet and the following proposed yard setbacks:

Setback	Distance
Front	20 feet
Side	10 feet
Rear	20 feet
Corner	15 feet

Services (Wastewater/Water)

The Oaks at Sloop Point Master Development Plan, now known as Wyndwater, was approved with traditional on-site septic which is contingent upon their submitted soil suitability analysis; subject to review and approval by the Pender County Environmental Health Department prior to Final Preliminary Plat approval.

Additionally, a public water connection to Pender County Utilities was proposed at the time of Master Development Plan submittal. Currently, the applicant has submitted necessary items to Pender County Utilities for review and approval. In conversations with Pender County Utilities staff, the applicant will likely be required to connect waterlines with existing waterlines such that these connections mirror street interconnectivity between the surrounding residential neighborhoods.

Planning Board Conditions of Master Development Plan Approval

At the November 12, 2013 Public Hearing for the Master Development Plan for The Oaks at Sloop Point, now known as Wyndwater, the following conditions were required of all phases of the development (Attachment 2):

1. Provide connection to adjacent property for future development to the northwest of the subject property (documented under case #11067 Cardinal Acres, as submitted to Planning Board in December 2013);
2. Provide connection to identified "Capstone Property" identified by Pender County PIN 4214-22-7567-0000;
3. Allow for "alternative" design for alleyway as shown on Master Development Plan submittal page C-3.4; and
4. Allow for emergency access along the connection to Doral Drive (SR 1693).

PHASE II PRELIMINARY PLAT ASSESSMENT

The Preliminary Plat for Phase II of Wyndwater includes fifty-five (55) single family homes of the approved 185 total for the Master Development Plan. This portion of the project will access through previously approved Phase I adjacent to Sloop Point Road (SR 1563) towards the southern portion of the tract with future connection towards existing private Topsail Greens Drive. As the aforementioned Master Development Plan was approved by the Planning Board in November 2013, the following assessment includes only items that are specific to Phase II of the development.

Landscaping & Buffers

All landscape and buffers in the Phase II submittal for Preliminary Plat are in accordance with Section 8.2.8, *Project Boundary Buffer* of the Pender County Unified Development Ordinance. In multi-family and Planned Developments a Buffer C is required along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than one (1) acre and when a single family structure is within fifty (50) feet of the boundary of the development. The applicant submitted a C-1 Buffer with a six (6) foot tall fence will be used along the northern and southern project boundaries. No buffer is required between phases along the eastern and western borders Specific buffer requirements from Section 8.2.8 can be viewed in the Appendix.

Open Space & Rec Units

Per the Pender County Unified Development Ordinance, all proposed residential subdivisions shall provide open space in the amount of 0.03 acres per dwelling unit within the subdivision; half of which must be designated active open space. The applicant meets the required open space requirements for Phase II Preliminary Plat with 1.5 acres proposed. As there are fifty-five (55) lots proposed, 1.65 acres is required as open space with 0.825 acres which must be active.

With a proposed lot number of fifty-five (55), \$10,000 or 1 recreational unit is required by the Pender County Unified Development Ordinance for the Master Development Plan, Section 7.6.2. This will need to be completed prior to Final Preliminary Plat approval. The applicant is proposing a ten (10) foot wide multi-use path with a twelve (12) foot portion for emergency access to Doral Drive (SR 1693), to be described in detail to follow. Additionally, a five (5) foot mulch walking trail will circle the wet detention basin in the active open space as shown in the site plan (Attachment 5). These proposals will count towards recreation units required for Phase II of the development. At the time of recording Final Plat for Phase II these elements must be constructed and certified of completion to standards specified or guaranteed by a Performance Guarantee referenced in Appendix D (Section 6.5.A.6) of the Pender County Unified Development Ordinance.

As previously discussed for Phase I, it is the developers' intention to utilize the recreational unit and apply toward off-site bicycle and pedestrian connections to service Kiwanis Park. This proposal will be for Phase I and potentially Phase II rec unit payment depending on the total cost. The multi-use path will provide pedestrian connectivity within the residential subdivision. Staff is currently working with the Wilmington Metropolitan Planning Organization (WMPO) and the developer to facilitate this proposal. If this proposal is unsuccessful staff will work with both the Planning Board and the developer to ensure compliance with this open space requirement. This proposed facility will intend to connect Doral Drive (SR 1693) and Hampstead Kiwanis Park with a bicycle and pedestrian path in the reserved NCDOT right of way; a preliminary proposal as well as the Safe Routes to School project area can be seen in Attachment 2 and 3.

Connectivity & Road Design

According to the applicant's narrative the roadways are proposed as public and built to NCDOT subdivision road standards as outlined in the NCDOT Subdivision Manual published in January 2010. These roadways are subject to NCDOT review and approval through a Driveway Permit, the applicant must submit plans to the NCDOT for approval prior to Pender County approval of this Preliminary Plat submission.

The one cul-de-sac proposed in Phase II of Wyndwater conforms to the Pender County Unified Development Ordinance requirement in Section 7.5.1.F. where a minimum shoulder section of fifty (50) feet and right of way paved at thirty-five (35) feet is required, all other approvals of this cul-de sac are subject to NCDOT requirements.

Currently, the applicant proposes that West Craftsman Way will terminate in a cul de sac with future road connection shown to continue to meet existing private drive, Topsail Greens Drive. This design of future road connection must be built prior to recording Final Plat for Phase III, as Phase III will be the last portion of the approved Master Development Plan. Condition two (2) of the Planning Board approved Master Development Plan on November 12, 2013 requires the applicant to provide connection to identified "Capstone Property" identified by Pender County PIN 4214-22-7567-0000.

Pender County Staff recommends this connection be this Preliminary Plat for Phase II based on Section 7.2.2 of the Pender County Unified Development Ordinance; lots shall be arranged for the opening of future streets and logical further subdivision of adjacent properties as well as 7.4.10.C; required access must provide a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use. The Pender County Comprehensive Land Use Plan encourages vehicular and pedestrian interconnectivity to existing or planned adjacent sites and adjoining development (Policy 2B.1.4). It also recommends that these streets be dedicated public to promote interconnectivity. Per Policy 2B.1.9 of the 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." A connection to existing private drive, Topsail Greens Drive would be the second point of entrance and exit for this residential subdivision not only alleviating traffic funneling on Sloop Point Road (SR 1563) but also an additional emergency vehicle access point.

Pedestrian Access

The applicant proposes a five (5) foot sidewalk through a pedestrian easement on the main collector road in the subdivision (West Craftsman Way). This sidewalk proposal will be on private property outside of the NCDOT right of way and will be recorded as a pedestrian easement. The Coastal Pender Collector Street Plan recommends five (5) foot sidewalks on both sides of the collector streets which are well connected to all sidewalks and walkways internal to adjacent developments. An internal connection will be made from Phase I sidewalk through the main collector road in Phase II and connecting to the proposed multi-use path on the western portion of the submitted site plan. The internal pedestrian connectivity will eventually connect into the awarded North Carolina Safe Routes to School pedestrian path connecting North Topsail Elementary and Hampstead Kiwanis Park. Wyndwater's proposal adequately meets the Coastal Pender Collector Street Plan intent to promote viable pedestrian connections.

Emergency Access

The proposed multi-use path will serve as the emergency access along the connection to Doral Drive (SR 1693). This connection is proposed on an access easement through Pender County owned land. The recordation of this access easement would need to be completed prior to Final Preliminary Plat approval. The multi-use path will be ten (10) feet wide with one and a half (1.5) inches of asphalt and four (4) inches of ABC stone, as shown in the submittal (Attachment 5). This is Planning Board condition four (4) of the Master Development approval from November 12, 2013. The portion of the multi-use path for emergency access will be twelve (12) feet wide with two (2) inches of asphalt. NCDOT will require approval of the portion of the path connecting to Doral Drive (SR 1693). Emergency management staff responded to TRC comment pertaining to the emergency access specifications; *the purposed 12ft multi use path to Doral Drive (SR 1693) will NOT meet the requirements of a Fire Apparatus Access Road for emergency access. Code 503.2.1 requires 20 ft wide and 13 ft 6 in clearance. 12 ft wide roadway with 4ft sides on both sides that will support a fire apparatus up to 80,000 lbs. (Pervious pavement, concrete, tile or stone can be use be to allow to reduce the amount of impervious covering in this area).* This emergency access multi-use path

connecting to Doral Drive (SR 1693) is required to meet Emergency Management standards for approval of Phase II.

Traffic

According to the applicant's submitted narrative the traffic impacts to adjacent properties will be minimal based on this phase of the project generating approximately 526 total daily trips with 41 in the AM peak hour and 56 in the PM peak hour based on the ITE Trip Generation Manual 8th edition using ITE Code 210 for fifty-five (55) single family homes. Phase I traffic impacts were calculated for forty-two (42) single family home development; 402 daily trips with 32 in the AM peak hour and 42 in the PM peak hour. The combined traffic for Phases I and II would be for ninety-seven (97) single family with 928 daily trips; 73 in AM peak hour and 98 in PM peak hour.

Any deceleration or turning lanes required on Sloop Point Road (SR 1563) due to traffic impacts from the proposed residential development would be based on a Traffic Impact Analysis. Section 6.4.A.20 of the Pender County Unified Development Ordinance states, based on estimate traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were counted for the proposed development. According to the Coastal Pender Collector Street Plan, the submission of a traffic impact analysis is required prior to the submittal of any preliminary plan that will generate more than 100 trips during peak hours based on the latest Institute of Transportation Engineers Trip Generation Manual (page 45). As this proposal does not include over 100 trips during peak hours for both Phase I and Phase II a Traffic Impact Analysis is not required to determine improvements to Sloop Point Road (SR 1563).

Subsequent phases will trigger a Traffic Impact Analysis as the AM or PM peak trips become over 100, currently the proposal for both Phase I and Phase II includes 97 single family homes with 928 daily trips, 73 in AM peak hour and 98 in PM peak hour.

Density

The Master Development Plan for the Oaks at Sloop Point was approved with a density of 2.72 units per acre, Phase II proposes a density of 1.94 units per acre. This is calculated using the total 28.35 acres in Phase II, with the fifty-five (55) lots and 1.65 acres of open space. As the required density for a PD, Planned Development Zoning district requires a density of less than five (5) units per acre, per Section 4.8.1.C.1. This is in accordance with PD, Planned Development zoning district requirements.

Environmental Concerns

The subject parcel, of approximately 143 acres does contain portions of environmentally sensitive areas including wetlands and floodplains.

There are approximately 3.24 acres of wetlands on the Master Development Plan subject property, as shown on a wetland delineation submitted to the Army Corps of Engineers, subject to review and approval. Any development within these areas may be subject to the permit requirements of Section 404 of the Clean Water Act. A Jurisdictional Determination of the Wetlands has been conducted by the Army Corps of Engineers and submitted for staff review.

There is a portion of the subject property that is located within the "Approximate Zone A" Special Flood Hazard Area, according to the 2007 Flood Insurance Rate Maps (FIRMs), Map Number 3720420400J, Panel Number 4204 however, this is not located in the Phase II boundary area, this portion is represented in the Future Development portion of the tract (Attachment 6). Any subsequent Preliminary Plat approvals including the "Approximate Zone A" portion of the property will require a flood study be submitted and approved as required in the Pender County Unified Development Ordinance Section 9.5.3

prior to any development occurring on the site. This study would be required prior to Final Plat of any phase on the property or dedicated as perpetual open space.

After a preliminary analysis, it appears no CAMA Areas of Environmental Concern are located on the project site. CAMA Areas of Environmental Concern are tidal and/or navigable waters within Pender County are classified as Public Trust Area up to the normal high water line or normal water level and are subject to the CAMA. The Public Trust Shoreline AEC extends 30' landward of the normal high water line or normal water level.

The PD, Planned Development zoning district requires a tree survey to be submitted prior to the Final Preliminary Plat approval, the applicant has provided this documentation to Planning Staff with this Phase II Preliminary Plat submittal.

All applicable state and federal agency permits including a Stormwater Management Permit, and Erosion Control Plan, wetlands impact permits, and NCDOT Driveway Permit will be required prior to the approval of the Final Preliminary Plat for each phase.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

On Friday April 4, 2014 the Pender County Technical Review Committee was sent the Wyndwater Phase II application, narrative, and plats as well as the Planning Board approved Master Development Plan. The following responses were collected:

Cape Fear Council of Governments RPO

Cape Fear RPO has no comment since the project is in the WMPO.

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 Energy, Mineral, and Land Resources - Land Quality Section

No Response.

NC DENR Division of Waste Management

No Response.

NC DENR Division of Water Quality

Phase I of The Oaks at Sloop Point has yet to be permitted. It is in process now assigned permit #SW8 140219. Phase II would require either a separate permit, or a modification to the Phase I permit to add Phase II whenever Phase I is issued.

NC DOT Division of Highways

We have had discussions with the Mr. Pape the project engineer about this project. Hydro has conducted a review, and Mr. Pape picked up plans last week to address the comments. I have reviewed there driveway permit, and have sent comments. Mr. Pape is in the process of getting plans to me for the review of the subdivision plan approval. If you have any questions, please contact me.

We would not have any comments concerning the sidewalk which is proposed to be off of the right of way. The emergency access would be the same, it is proposed on private property. But the developer would have to obtain a permit for the proposed emergency access off of Doral Drive. Let me know if you need anything else.

NC DOT Transportation Planning Branch

No Response.

NC Office of State Archaeology

No Response.

NC Wildlife Resources Commission

No Response.

Pender County Addressing Coordinator

In discussions with the applicant about proposed road names.

Pender County Building Inspections

No Response.

Pender County Emergency Management

The private access to Topsail Greens Drive needs to be completed during this Phase II. The purposed 12ft multi use path to Doral Drive will NOT meet the requirements of a Fire Apparatus Access Road for emergency access. Code 503.2.1 requires 20ft wide and 13 ft 6 in clearance. 12 ft wide roadway with 4ft sides on both sides that will support a fire apparatus up to 80,000 lbs. (Pervious pavement, concrete, tile or stone can be use be to allow to reduce the amount of impervious covering in this area)

Pender County Environmental Health

The applicant will need to apply for septic systems for each lot.

Pender County Fire Marshal

No Response.

Pender County Flood Plain Management

No Response.

Pender County Parks and Recreation

Parks and Recreation has no issues with this request.

Pender County Public Library

No response

Pender County Public Utilities

No Response.

Pender County Schools

The concern for Pender County Schools is the extra traffic that will be generated by the new housing. We do not stand in the way of growth. I know NCDOT is aware of traffic at several of our sites and that they are working on them. The community needs to be aware the potential traffic that will be added to the area.

Pender County Sheriff's Department

No Response.

Pender County Soil and Water Conservation District

No Response.

Progress Energy Corporation

No Response.

US Army Corps of Engineers

I do not see where the wetlands have been addressed on this property. Has a JD been done?

Wilmington Metropolitan Planning Organization

Here are my comments for Wyndwater phase 2. As we discussed, this project is part of the Oaks at Sloop Point project and adjacent to the 268 homes proposed for Cardinal Pointe to the north. The two projects will add a significant amount of traffic to Sloop Point Loop Rd, and adjacent roads. The applicant has not proposed any turn lanes on US 17, Sloop Point Loop Rd, Topsail Greens Dr, Cardinal Dr, or other roadways to relieve traffic. Unless this is required, level of service on the roads may be degraded.

- 1. The applicant must provide details on proposed 5' sidewalk and update the street cross section to show the location of the sidewalk.*
- 2. It is unclear how residents will access the sidewalk and Multi-use path, due to the presence of the ditch that is adjacent to the 6' grass shoulder. Provide details on how they will cross the ditch or provide connection points along the street to the sidewalk and paths.*
- 3. The sidewalk ends at the proposed Multi-use path, show a transition from the sidewalk to the path.*
- 4. The proposed 35' Radius for the subdivision cul-de-sacs are too small to accommodate fire engines and school buses. Pender County schools have made this comment on multiple plans. Since West Craftsman Way is over 1700' in length from the intersection of North Lamplighters Walk to the end of the Cul-de-sac, it would be unsafe to attempt to back up this far along the street.*
- 5. Revise the proposed cul-de-sac cross section to a minimum of 40' to accommodate School Buses and Fire Engines using the streets.*
- 6. The proposed Cul-de-sac is over 500' in length and has a R35' cul-de-sac bulb. In this phase, it will not be connected to another street; therefore, fire engines and school buses cannot turn around on the street. Provide a larger cul-de-sac or Fire Turn-around for Pender County Fire Access.*

7. *The mulch path appears to be on separated from the street by the swale and ditch. Revise the connection for the mulch path to the West Craftsman Way.*
8. *Applicant must provide a driveway detail on the site plan.*
9. ***West Craftsman Way is functioning as a Residential Collector street with a 50' Right of Way. However, the proposed street is shown with the street cross section of a local residential street, which does not meet minimum requirements for a Collector street. Upgrade to NCDOT standards for a Collector street with 22' pavement.***
10. *The project is proposing connections directly to US Hwy 17 and Sloop Point Rd, which will require a NCDOT Driveway permit.*
11. ***Based upon the Trip generation numbers for the Oaks at Sloop Point Project Master Plan and adjacent development (Cardinal Pointe), the combined developments will require additional infrastructure on Sloop Point Rd, US Hwy 17 and connecting roadways such as Topsail Greens Dr, to include turn lanes, to prevent a degradation of level of service on these roads. The applicant should contact Pender County to determine if a TIA needs to be started.***
12. *The project proposed connections too many other subdivisions, so the traffic impact on these subdivision roads will need to be analyzed during the TIA process.*
13. *The Cardinal Pointe project submitted a Master Development Plan for 268 Single Family Unit subdivision located on US Hwy 17 and Cardinal Dr.*

Please let me know if you have any comments and/or questions regarding these comments.

Bill McDow

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 property is located within a PD, Planned Development District. The intent of the PD, Planned Development District is to provide an alternative to a conventional development. The PD, Planned Development District allows projects of innovative design and layout that would not otherwise be permitted under this Ordinance because of the strict application of zoning district or general development standards. The PD District encourages progressive land planning and design concepts. The properties to the north and east are zoned RP, Residential Performance zoning district and the properties to the south and west are zoned PD, Planned Development District.

C) Existing Land Use in Area: This proposal is located within the area previously known as the Topsail Greens Golf Course. To the north of the Phase II area is future development of this Master Development Plan as well as the existing Topsail Greens Community. The properties immediately northeast of Phase II are low density residential housing communities, Sloop Point South and Cardinal Acres Manufactured Home Park. Along the immediate southern and western boundary of the Phase I is a low density residential subdivision called Greenway Planation and moderate density multifamily (Vista Cove).

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. Supporting Comprehensive Plan Policies and Goals:

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.

STAFF RECOMMENDATION

The approval is also subject to the all conditions required by the Pender County Planning Board and regulatory State and Federal Agencies. The submitted Preliminary Plat for Phase II of Wyndwater must meet all Pender County Unified Development standards, particularly those outlined in Section 6.4 Preliminary Plat Contents; the following items are outstanding and must be finalized prior to Final Preliminary Plat approval:

- 1) Soil suitability analysis indicating the suitability of the property for individual septic tanks or an Improvement Authorization Permit for each lot unless community sewer is available and a conditioned approval for connection is submitted. The soil suitability analysis of the property shall also indicate the suitability of the soil for the type structures proposed.
- 2) A copy of the Preliminary Plat with the street names as approved by the Pender County Addressing Coordinator or his/her designee.
- 3) Verification of receipt of the preliminary plat of the development by the Pender County Health Department.
- 4) Verification of receipt of the preliminary plat of the development by the NCDOT District Engineer or his designee.
- 5) Approval by NCDOT of connection of subdivision roads with DOT maintained roads (Driveway Permit).
- 6) Street construction & street drainage plans as approved by DOT District Engineer with letter of approval (for public streets).
- 7) Acceptance of operation and maintenance of the system by a Public or Community Water system as defined in this Ordinance,
- 8) Sediment & Erosion Control Plans as approved by Land Quality (with letter of approval).
- 9) Stormwater management plan as approved by the Water Quality Division (with letter of approval).

Any further action toward Final Preliminary Plat approval requires all aforementioned requirements be met, as the plat must meet all Pender County Unified Development Ordinance standards. Additional items required prior to approval include:

- 1) An approved access easement or means of pedestrian and emergency vehicle ingress and egress connecting to Doral Drive (SR 1693);
- 2) The emergency access multi-use path connecting to Doral Drive (SR 1693) is required to meet Emergency Management standards: Code 503.2.1 requires twenty (20) feet wide and thirteen (13) feet six (6) inches clearance with a twelve (12) feet wide roadway with four (4) feet sides on both sides that will support a fire apparatus up to 80,000 lbs. (Pervious pavement, concrete, tile or stone can be use be to allow to reduce the amount of impervious covering in this area); and
- 3) Roadway connection to existing private Topsail Greens Drive (SR 1663) during Phase II construction is recommended.

The request is consistent with the 2010 Pender County Comprehensive Land Use Plan and Pender County Unified Development Ordinance; therefore planning staff recommends the approval of the Preliminary Plat for Phase II of Wyndwater given that all aforementioned requirements are met. Any and all future development, phases or changes to this Master Development Plan are subject to the Planning Board review and approval.

Board Action for Preliminary Plat Phase II Wyndwater:

Motion: _____ **Seconded:** _____

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

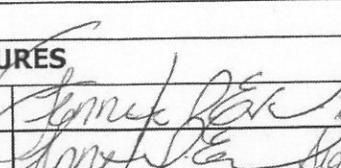
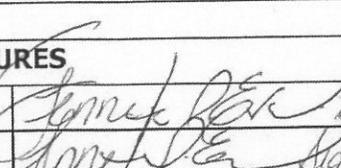
Williams: __ McClammy: _____ Boney: __ Baker: __ Edens: __ Marshburn: __ Nalee: __

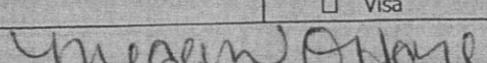
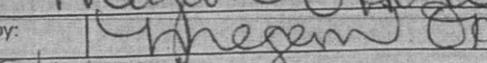
APPLICATION FOR SUBDIVISION

THIS SECTION FOR OFFICE USE			
Application No.	PP <u>Phase II</u>	Date	3/21/2014
Application Fee	\$ <u>500 + \$10/50 lots = \$1000</u>	Receipt No.	
Master Plan Hearing Date	<u>N/A - happened</u>	Preliminary Plat Hearing Date	5/6/2014
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Signature Top Sail NC, Ltd	Owner's Name:	Signature Top Sail NC, Ltd
Applicant's Address:	9337B Katy Freeway #377	Owner's Address:	9337B Katy Freeway #377
City, State, & Zip	Houston, Texas 77024	City, State, & Zip	Houston, Texas 77024
Phone Number:	713-822-3891	Phone Number:	

Legal relationship of applicant to land owner: already 11/12/2013 (First Federal Bank)

SECTION 2: PROJECT INFORMATION			
Preliminary Plat	Residential <i>RP, PD, RM, MH District</i>	<input checked="" 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):	4214-12-8251-0000	Total property acreage:	28.35
Zoning Classification:	PD	Acreage to be disturbed:	28.35
Additional Information:			
Phase 2 Only			

SECTION 3: SIGNATURES			
Applicant's Signature		Date:	3/17/14
Owner's Signature		Date:	3/17/14

NOTICE TO APPLICANT					
<ol style="list-style-type: none"> Applicant or agent authorized in writing must attend the public hearing. 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. All fees are non-refundable 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: \$			
Attachments Included with Application: (Please include # of copies)					
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports <input 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 type="checkbox"/> Check # _____	
Application received by:				Date: 3/21/2014	
Application completeness approved by:				Date: 3/24/2014	
Date scheduled for public hearing:	5/6/2014				

GSP CONSULTING

April 15, 2014

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

Re: Wyndwater – Phase 2
Project Narrative

Dear Ms. O'Hare:

This project is located off and has direct access to Sloop Point Loop Road (SR 1563) in Hampstead, Pender County, North Carolina. This phase of the project will contain 55 single family homes that will contain Public NCDOT subdivision roads serving all of the lots. The project will also include a Public waterline extension. Sewer for this project will be treated by the use of septic systems with drain fields. The primary stormwater measures for this site will be roadside swales 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 DENR-Public Water Supply Section for the water line extension, NCDOT for the subdivision streets & NCDENR-Division of Energy, Mineral and Land Resources for Stormwater & Erosion & Sediment Control. The traffic impacts to adjacent properties will be minimal based on this phase of the project generating approximately 526 total daily trips with 41 in the AM peak hour and 56 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.

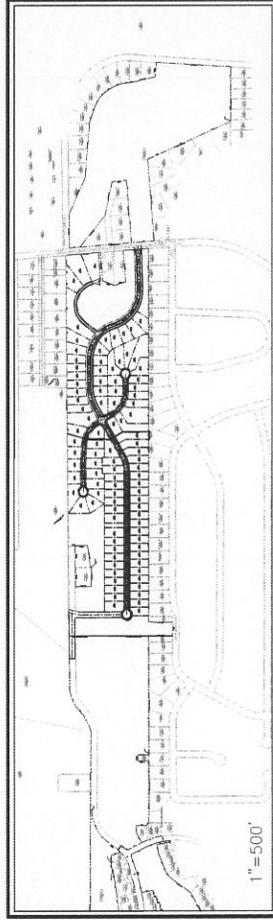
Sincerely,

GSP CONSULTING, PLLC.



Garry S. Pape, P.E.

PRELIMINARY PLAT FOR WYNDWATER - PHASE 2 PENDER COUNTY, NORTH CAROLINA MAY 2014



VICINITY MAP
(NTS)

LEGEND

DESCRIPTION	EXISTING	PROPOSED
1" CONTOUR INTERVAL		
PROPERTY LINE		
ROADWAY CENTERLINE		
RIGHT OF WAY LIMITS		
EASEMENT LINE		
CURB & GUTTER		
SANITARY SEWER FACILITIES		
STORM SEWER FACILITIES		
FIRE HYDRANT ASSEMBLY		
WATERLINE		
WATERWAYS		
PROPOSED LOT AND S.F.		
OPEN SPACE LABEL		
OPEN SPACE		
BUILDING SET BACKS		
PRIVATE SANITARY SET BACKS		

DEVELOPER/OWNER

Signature Top Sail NC, Ltd.
4307 Pebble Drive
WILMINGTON, NC 28402
PHONE: (713) 822-3891

PREPARED BY:

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road, Unit C, Wilmington, North Carolina 28411 tel: 910-442-7879 fax: 910-799-6639 License # F-0718

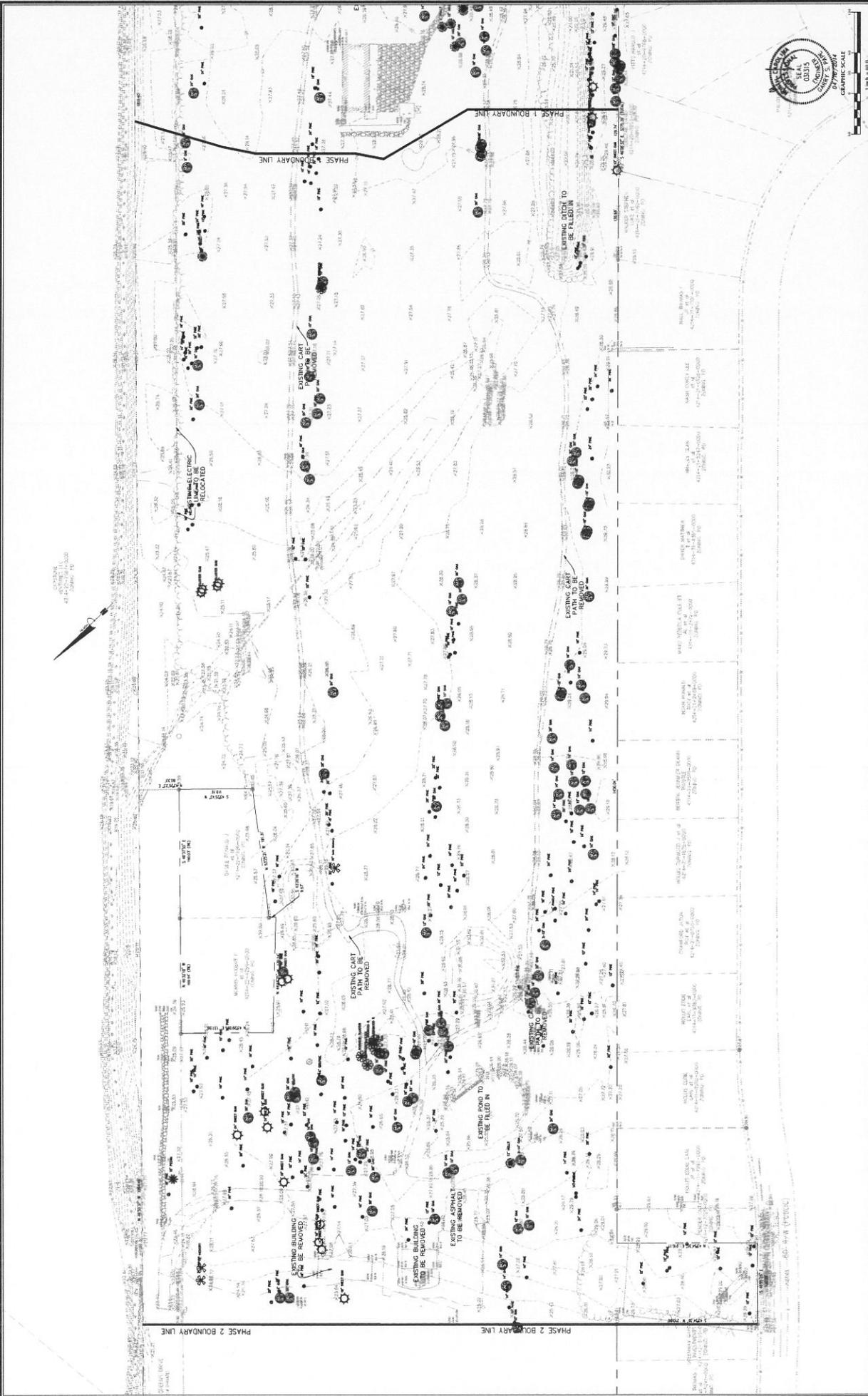
CERTIFICATE OF PRELIMINARY PLAT APPROVAL
(2) YEARS SUBJECT TO THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS AND CONDITIONS OF APPROVAL.
APPROVAL IS SUBJECT TO REVIEW:
PENDER COUNTY LIBRARIES
PENDER COUNTY ENVIRONMENTAL HEALTH
PENDER COUNTY ADDRESSING COORDINATOR
DATE _____
PLANNING STAFF _____

INDEX OF SHEETS

SHT C-0	COVER SHEET
SHT C-1	GENERAL NOTES
SHT C-2	EXISTING CONDITIONS PLAN
SHT C-2.1	TREE INVENTORY PLAN
SHT C-3	SITE PLAN
SHT C-4	UTILITY PLAN
SHT C-5	GRADING, DRAINAGE & EROSION & SEDIMENT CONTROL PLAN
SHT C-6	ROAD 1 PLAN & PROFILE
SHT C-7	ROAD 3 PLAN & PROFILE
SHT C-8	WET DETENTION BASIN DETAILS
SHT C-9	STANDARD DETAILS
SHT C-10	UTILITY DETAILS
SHT C-11	UTILITY DETAILS

SITE DATA TABLE

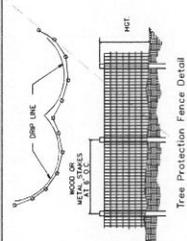
GENERAL NOTES:	
1. PENDER COUNTY PARCEL NO. PH 4274-12-8251-0000	
2. TOTAL TRACT AREA 6,226.13 SF = 143.82 AC ±	
3. PHASE 2 AREA 1,234.74 SF = 28.35 AC ±	
ZONING: PLANNED DEVELOPMENT (PD)	
A PORTION OF THIS PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP 1705000001, EFFECTIVE DATE 7/01/2007 AND FLOOD ZONE NUMBER 1A.	
THIS PROPERTY DOES NOT CONTAIN ANY A.E.C. AREAS OR IS UNDER CHINA ASSOCIATION.	
THIS PROPERTY DOES CONTAIN 104 FEDERAL WETLANDS WHICH HAVE BEEN APPROVED BY THE USACE.	
GENERAL NOTES:	
1. CONVEYANCE REFERENCE: DB 4379 P.G. 335-346 PLAT # 16 PG. 73	
2. PROPERTY IS LOCATED IN PENDER COUNTY AND IS ZONED PLANNED DEVELOPMENT (PD).	
3. A HOME OWNERS ASSOCIATION WILL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.	
4. ALL BUILDINGS SHALL BE BUILT TO ACCORD SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.	
5. INTERIOR ROADWAYS FOR PHASE 2 ARE TO BE PUBLIC. PUBLIC ROADWAYS 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. THE DEVELOPER SHALL OBTAIN THE NECESSARY PERMITS FOR ALL UTILITIES IN ACCORDANCE WITH MARKET CONDITIONS OR OTHER CONDITIONS WHICH MAKE A CHANGE IS DESIRED OR REQUIRED. ANY AND ALL CHANGES MUST BE REFERRED TO THE DEVELOPER AND IN SOME INSTANCES MAY REQUIRE PLANNING BOARD APPROVAL.	
8. BUFFERS WILL BE PROVIDED PER CURRENT PENDER COUNTY ZONING ORDINANCE.	
9. ALL LOTS WIDTHS WILL BE A MINIMUM OF SEVENTY (70) FEET.	
10. ALL LOTS WHICH FRONT CUL-DE-SACS SHALL HAVE A MINIMUM CHORD LENGTH AT ROW OF THIRTY FOOT (30') MINIMUM.	
11. THERE ARE NO WETLANDS LOCATED WITHIN THE LIMITS OF THIS PHASE OF THE PROJECT.	
12. LOTS WHICH MEET CURRENT PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS ARE NON-BUILDABLE FOR ANY TYPE OF DEVELOPMENT.	
13. ALL PROPOSED OPENSPACE/RECREATION AREAS ARE NON-BUILDABLE FOR ANY TYPE OF DEVELOPMENT.	
PROPOSED BUILDING SETBACKS:	
FRONT - 20'	
REAR - 10'	
SIDE - 10'	
MINIMUM LOT DIMENSIONS:	
MIN LOT WIDTH (FT)	120.00 SF
MIN LOT AREA (SQ FT)	10,000 SF
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000 SF
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE NOT FOR BUILDING OR RECREATION PURPOSES.	
DESIGN/PROJECT LABEL	
AREA IN (SQ) FEET	12,000 SF
MIN LOT WIDTH (FT)	100
MIN LOT AREA (SQ FT)	10,000
MIN CHORD AT ROW (CUL-DE-SAC) SF	30,000
RECORDED GREEN SPACE:	
55 LOTS 0.03 AC/LOT = 1.66 AC ±	
PROVIDED OPEN SPACE	
1.65 AC ± TOTAL OPEN SPACE PROVIDED	
NOTE: ALL OPEN SPACE AREAS SHALL BE MAINTAINED PERMANENTLY AS OPEN SPACE AREAS ARE	



No.	Revision	Date	By	Prepared	Scale	Sheet No.
				CSP	1" = 40'	
				Drawn	GP	
				Checked	GP	
				Project #	14-0713	
				Issue #	2014-006	
				WYNDWATER - PHASE 2 North Carolina Pender County Topsail Township		
				EXISTING CONDITIONS		
				PREPARED FOR: SIGMA FIBER, LLC WINNINGTON, NC 28412 719-222-3871		
				GSP CONSULTING, PLLC ENGINEERING 6626 Gordon Road, Unit C, Wilmington, North Carolina 28411, MA 919-794-9199		

Tree Preservation Notes:

1. Tree Preservation / Removal Permit is required prior.
2. Prior to any clearing, grading or construction activity, tree protection fencing shall be installed around protected trees.
3. No construction activity, tools, equipment, or vehicles are permitted within the tree protection fencing.
4. All work shall be done in accordance with the requirements and methods.

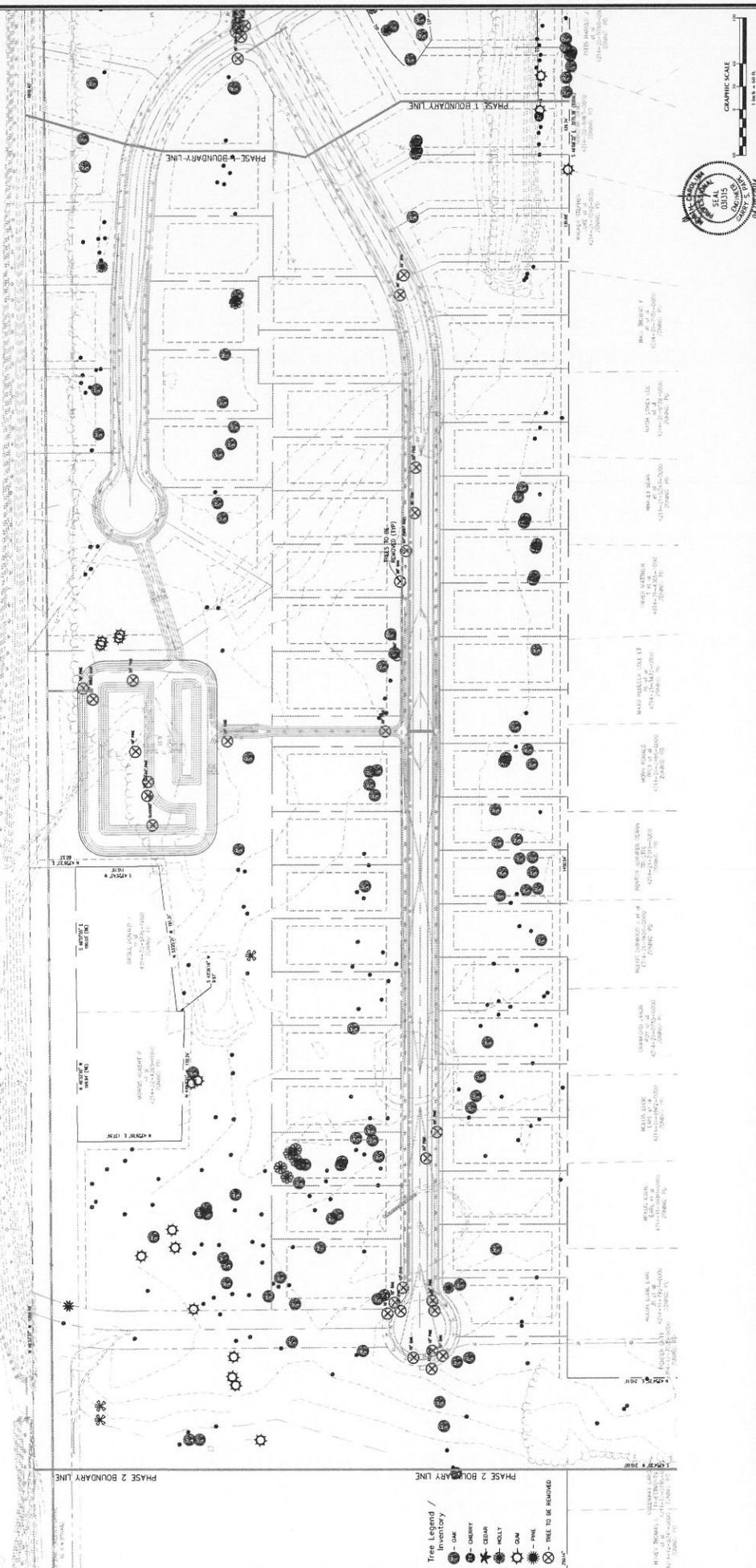


TREES TO BE REMOVED

10" OAK	1	12" PINE	1
15" OAK	3	14" PINE	3
15" HICKORY	1	15" PINE	7
24" HICKORY	1	18" PINE	12
8" OAK	1	20" PINE	26
10" OAK	6	22" PINE	11
12" OAK	21	23" PINE	11
15" OAK	1	25" PINE	3
15" OAK	9	26" PINE	3
18" OAK	9	28" PINE	2
18" OAK	1	18" SWEET GUM	1
22" OAK	1	12" SWEET GUM	1
24" OAK	4	14" SWEET GUM	3
26" OAK	2	18" SWEET GUM	2
35" OAK	1	24" SWEET GUM	1

TREES TO BE SAVED

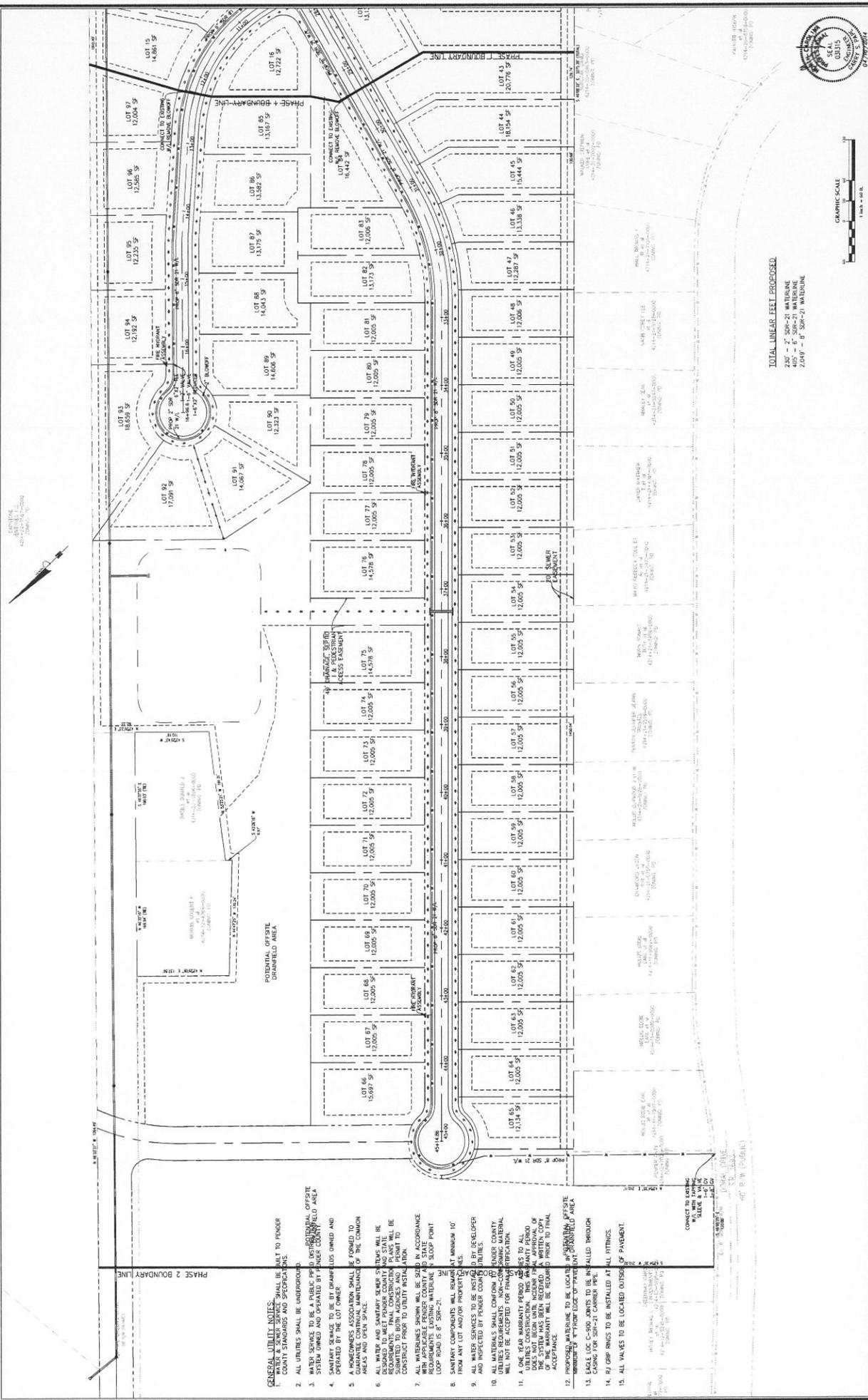
6" CHERRY	1	10" PECAN	1
8" DOGWOOD	3	10" PINE	26
10" DOGWOOD	1	12" PINE	26
12" DOGWOOD	1	15" PINE	7
15" DOGWOOD	1	15" PINE	7
24" HICKORY	1	18" PINE	12
8" HOLLY	7	18" PINE	44
8" OAK	1	20" PINE	26
10" OAK	6	22" PINE	11
12" OAK	21	23" PINE	11
15" OAK	1	25" PINE	3
15" OAK	9	26" PINE	3
18" OAK	9	28" PINE	2
18" OAK	1	18" SWEET GUM	1
22" OAK	1	12" SWEET GUM	1
24" OAK	4	14" SWEET GUM	3
26" OAK	2	18" SWEET GUM	2
35" OAK	1	24" SWEET GUM	1



Tree Legend / Inventory

○	OAK
●	CHERRY
⊛	DOGWOOD
⊙	CELR
⊕	HOLY
⊗	GUM
⊘	PINE
⊙	TREE TO BE REMOVED

<p>DATE: _____</p> <p>BY: _____</p>	<p>PROJECT: _____</p> <p>SCALE: 1" = 40'</p> <p>DATE: MAY 2014</p> <p>BY: _____</p>	<p>PROJECT: _____</p> <p>SCALE: 1" = 40'</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>PROJECT: _____</p> <p>SCALE: 1" = 40'</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>PROJECT: _____</p> <p>SCALE: 1" = 40'</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>PROJECT: _____</p> <p>SCALE: 1" = 40'</p> <p>DATE: _____</p> <p>BY: _____</p>
<p>WYNDWATER - PHASE 2</p> <p>North Carolina</p> <p>Pender County</p> <p>Topsail Township</p>					
<p>TREE INVENTORY PLAN</p>					
<p>GSP CONSULTING, PLLC</p> <p>ENGINEERING</p> <p>4625 Gordon Road, Unit C, Wilmington, North Carolina 28411 910-442-2970 Fax: 910-794-6459</p>					
<p>SEAL</p> <p>DATE: _____</p>					
<p>GRAPHIC SCALE</p> <p>1" = 40'</p>					



GSP CONSULTING, PLLC
ENGINEERING

6628 Gordon Road, Suite C, Wilmington, North Carolina 28411 | 910-441-2770 | 910-799-6459

PREPARED FOR:
SONNENBERG TOPSAIL, INC. LLC
4307 FERRIS DRIVE
WILMINGTON, NC 28412
774-222-3891

UTILITY PLAN

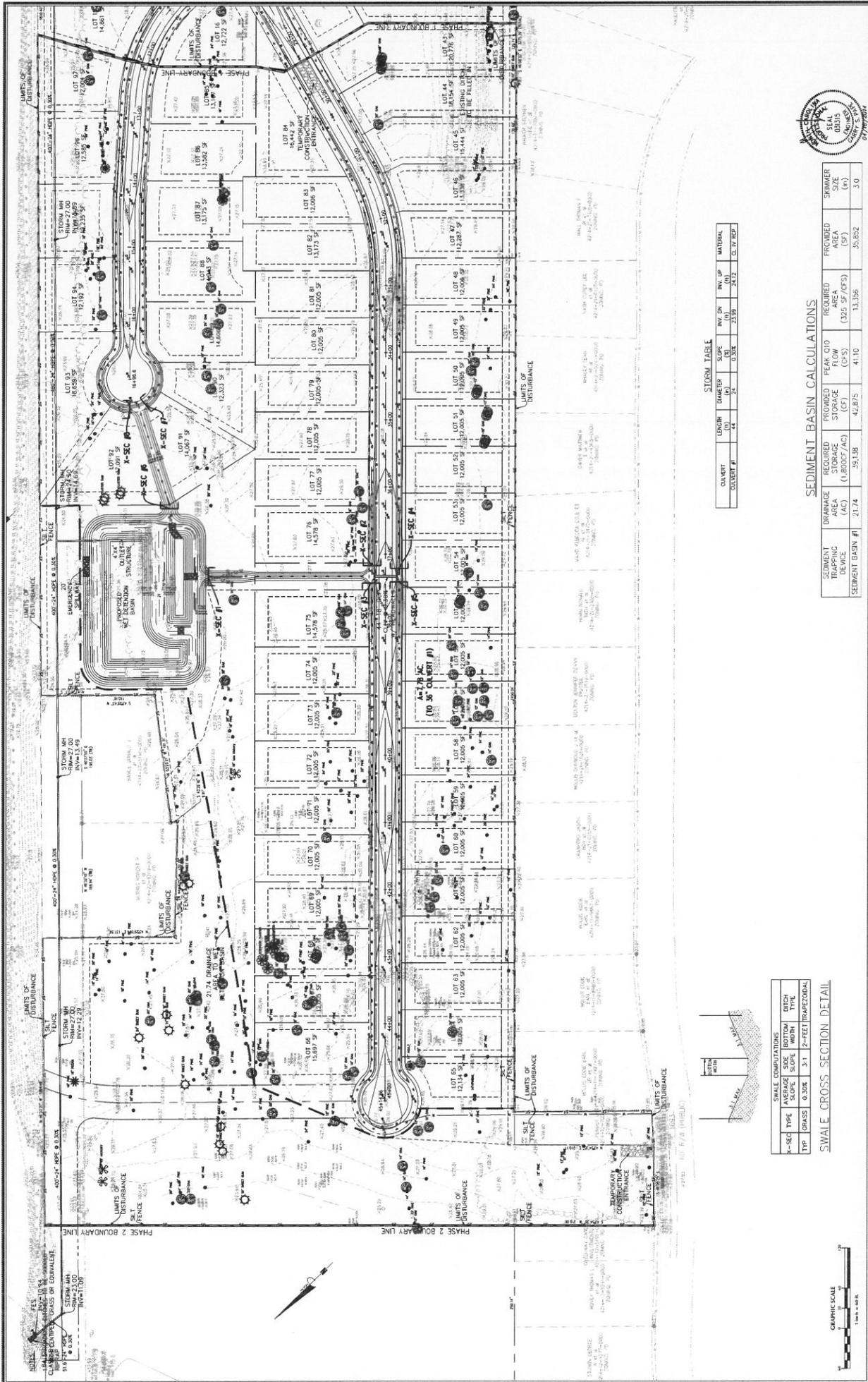
WYNDWATER - PHASE 2
Pender County
North Carolina
Topsail Township

No.	Revision	Date	By	Checked	Scale	Sheet
1					1" = 80'	1 of 2
						DATE: May 2014
						PROJECT: P-2014-0002

TOTAL LINEAR FEET PROPOSED:
230' - 2" SDR-21 WATERLINE
400' - 8" SDR-21 WASTEWATER
200' - 8" SDR-21 WASTEWATER



- GENERAL UTILITY NOTES:**
1. WATER & SEWER SERVICE SHALL BE RUILT TO PENDER COUNTY STANDARDS AND SPECIFICATIONS.
 2. ALL UTILITIES SHALL BE UNDERGROUND.
 3. WATER SERVICE TO BE A PUBLIC, PERIOD DISTRIBUTION OFFSITE SYSTEM OWNED AND OPERATED BY PENDER COUNTY.
 4. SANITARY SERVICE TO BE BY DRAINFIELD OWNED AND OPERATED BY THE LOT OWNER.
 5. SANITARY SERVICE SHALL BE CONFORMED TO DRAINFIELD MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
 6. ALL WATER AND SANITARY SERVICE SHALL BE CONFORMED TO PENDER COUNTY STANDARDS AND SPECIFICATIONS. FINAL CONSTRUCTION PLANS WILL BE SUBMITTED TO PENDER COUNTY FOR REVIEW AND APPROVAL. CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE PENDER COUNTY AND STATE REGULATIONS.
 7. ALL INTERLOCKS SHALL BE USED IN ACCORDANCE WITH APPLICABLE PENDER COUNTY AND STATE REGULATIONS.
 8. SANITARY CONNECTIONS SHALL BE MADE AT A MINIMUM 10' FROM ANY LOT AND/OR PROPERTY LINES.
 9. ALL WATER SPACES TO BE INSTALLED BY DEVELOPER AND INSPECTED BY PENDER COUNTY UTILITIES.
 10. ALL MATERIALS SHALL CONFORM TO PENDER COUNTY UTILITIES REQUIREMENTS FOR NON-CORROSIVE MATERIALS.
 11. ONE YEAR WARRANTY PERIOD SHALL APPLY TO ALL UTILITIES CONSTRUCTION. THIS WARRANTY PERIOD DOES NOT INCLUDE THE WARRANTY PERIOD FOR THE ACCEPTANCE OF THE WARRANTY WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE.
 12. PROPOSED UTILITY LINES TO BE LOCATED IN THE POTENTIAL OFFSITE DRAINFIELD AREA.
 13. EACH LOC C-200 UNITS TO BE INSTALLED THROUGH CASING FOR SDR-21 CARRIER PIPE.
 14. R/I GRP RINGS TO BE INSTALLED AT ALL FITTINGS.
 15. ALL VALVES TO BE LOCATED OUTSIDE OF PARAPET.



STORM TABLE

COLLECTOR	LENGTH (L)	DRAINAGE AREA (A)	PEAK FLOW (Q)						
	14	74	0.33	239	24.17	13.56	35.862	3.0	



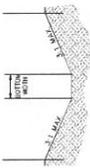
SEDIMENT BASIN CALCULATIONS

SEDIMENT TRAPPING DEVICE	SEDIMENT BASIN #	DRAINAGE AREA (AC)	REQUIRED STORAGE (AC)	PROVIDED STORAGE (AC)	PEAK FLOW (CFS)	REQUIRED FLOW (CFS)	PROVIDED AREA (SQ FT)	SKIMMER SIZE (IN)
		21.74	59.158	42.875	4.10	13.556	35.862	3.0

SWALE COMPUTATIONS

SWALE TYPE	AVERAGE SLOPE	SIZE	BOTTOM SLOPE	WIDTH	DITCH TYPE
K-SEC	0.33%	3:1	2-FEET	TRAPEZOIDAL	

SWALE CROSS SECTION DETAIL



GSP CONSULTING, PLLC
ENGINEERING

PREPARED FOR:
SICG CONSULTING, LLC
4307 FERRIS DRIVE
WILMINGTON, NC 28412
734.458.3071

**GRADING, DRAINAGE & EROSION
& SEDIMENT CONTROL PLAN**

North Carolina
Pender County

WYNDWATER - PHASE 2

Topsail Township

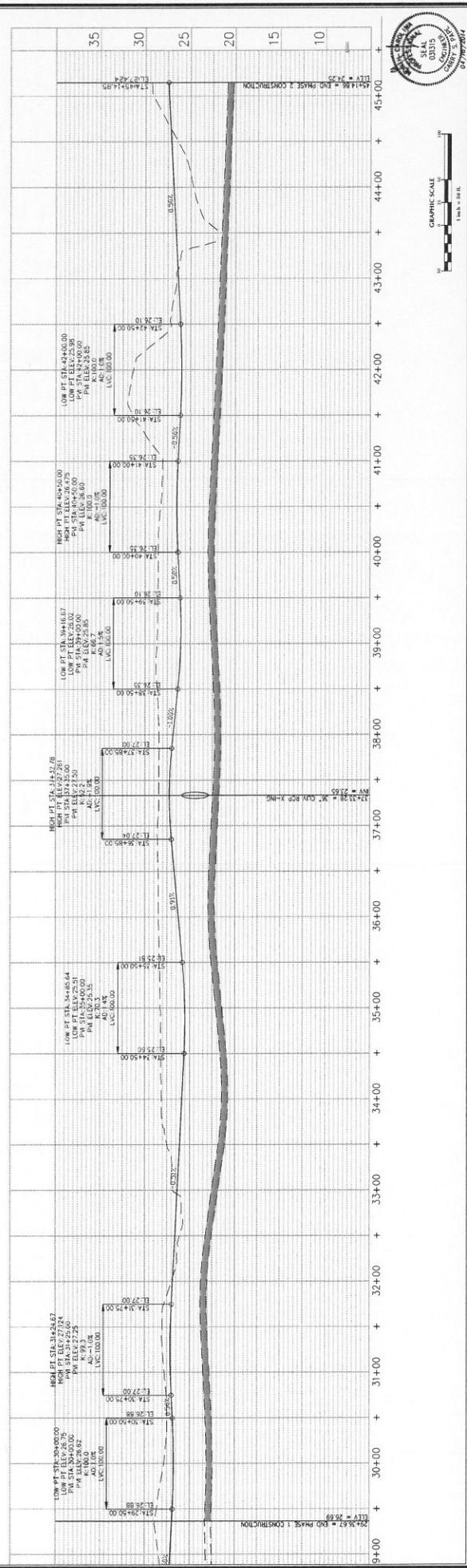
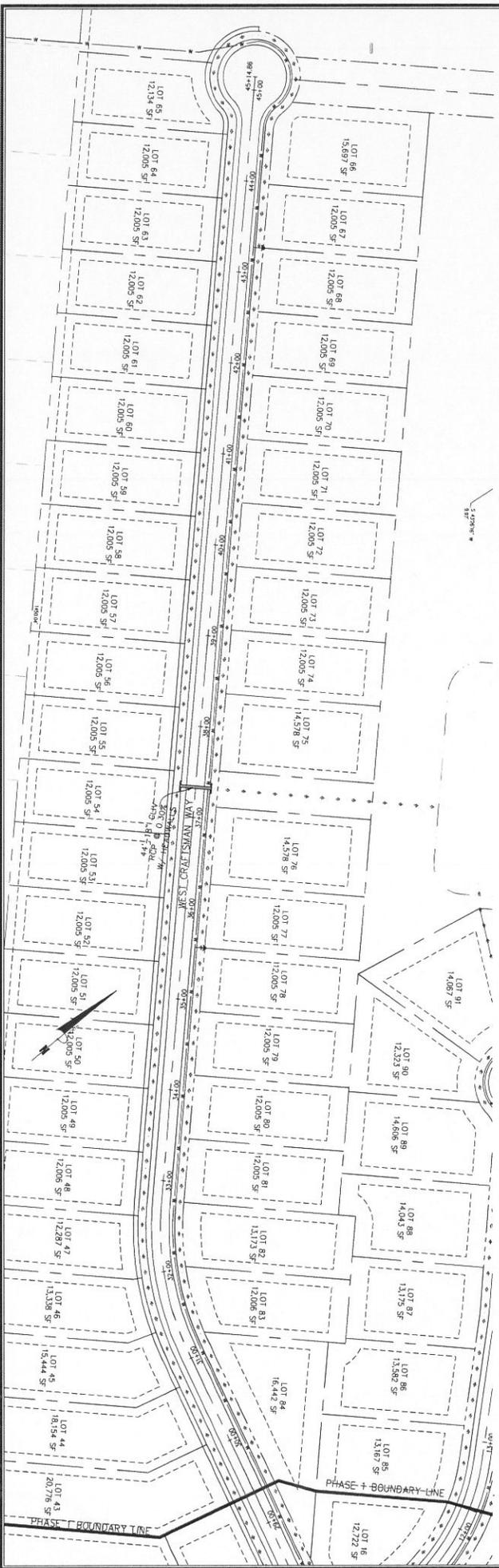
Scale: 1" = 80'

Date: May 2014
Drawn by: GSP
Checked by: GSP
Project No.: P-0718
Sheet No.: C-5

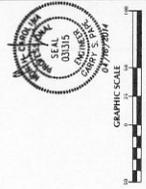
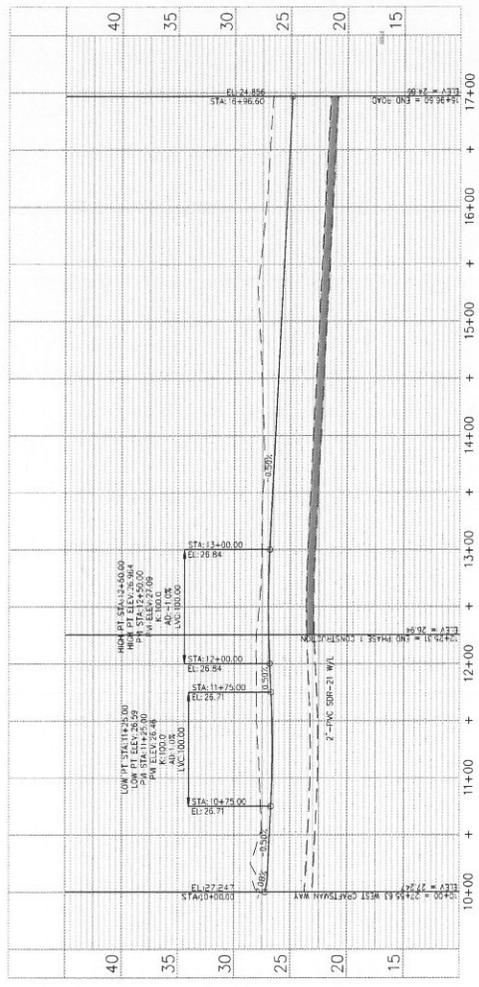
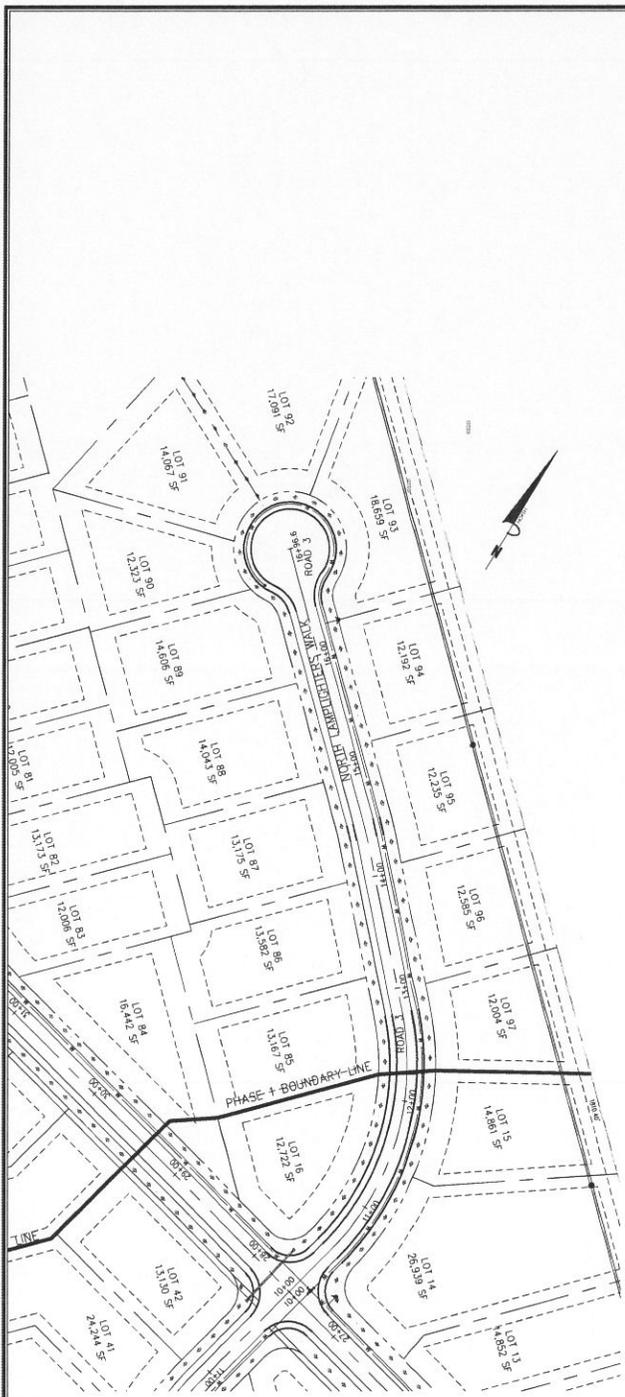
1" = 80'

NO.	REVISION	DATE	BY

1" = 80'



	GSP CONSULTING, PLLC ENGINEERING		SHEET NO. C-6 4624 Crandon Blvd. Unit C Wilmington, North Carolina 28411 Tel: 314-442-7270 Fax: 314-794-6459
	PREPARED FOR: SIGNATURE: _____ TITLE: _____ WILMINGTON, NC 28412 717-422-3891		
WEST CRAFTSMAN WAY PLAN & PROFILE		WYNDWATER - PHASE 2 Pender County North Carolina Topsail Township	
Date: _____ Scale: _____ Project: _____ Drawing No: _____ Revision: _____	Author: _____ Designer: _____ Checker: _____ Engineer: _____	Date: _____ Scale: _____ Project: _____ Drawing No: _____ Revision: _____	Date: _____ Scale: _____ Project: _____ Drawing No: _____ Revision: _____



Sheet No. **C-7**

GSP CONSULTING, PLLC
ENGINEERING

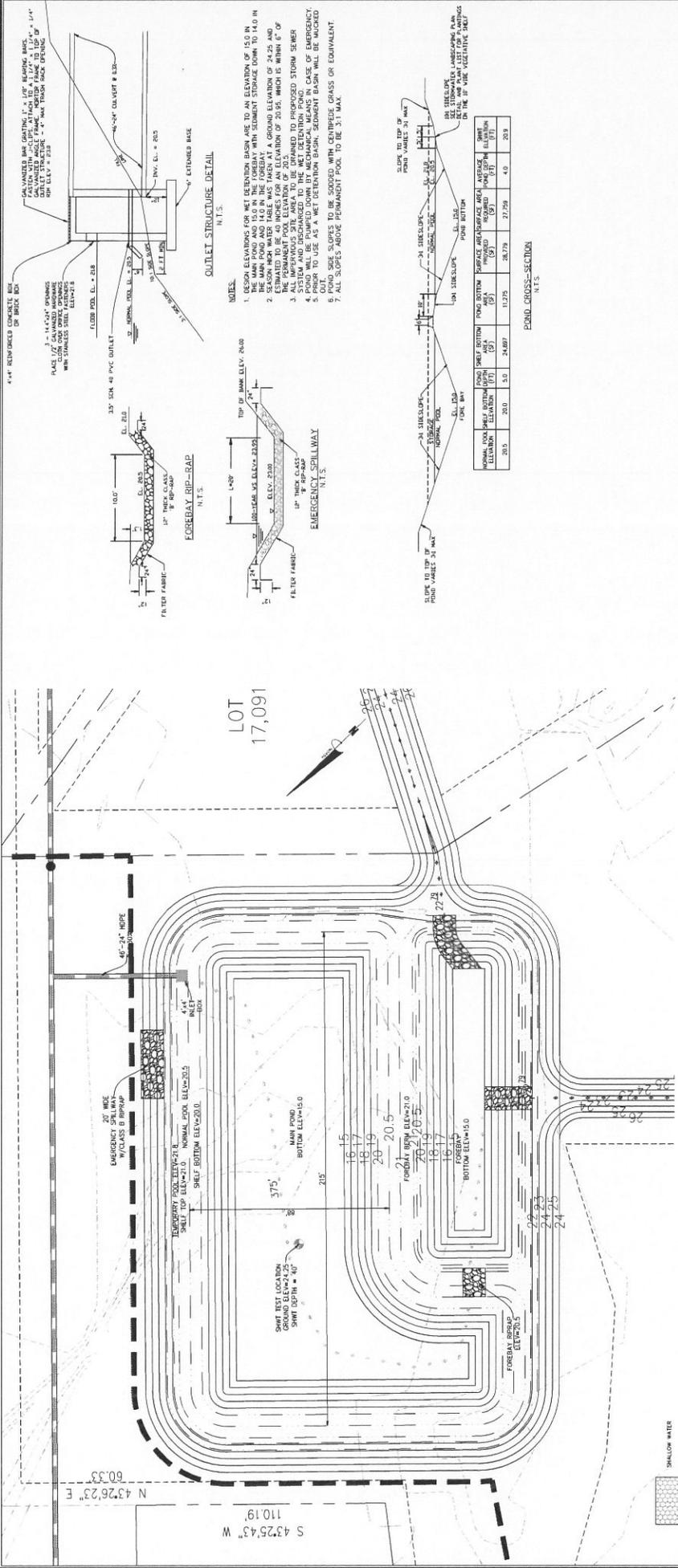
1625 Gordon Road, Unit C, Wilmington, North Carolina 28411 | 843-784-4270 | Fax: 910-799-4459

PREPARED FOR:
SUSAN M. PIERRE, INC., LLC
4107 PIERRE DRIVE
WILMINGTON, NC 28412
704-232-0811

**NORTH LAMPLIGHTERS WALK
PLAN & PROFILE**

WYNDWATER - PHASE 2
North Carolina
Pender County
Topsail Township

No.	Revision	Date	By	Checked	Scale	Drawn	Plot	Print
					1" = 20'			

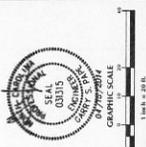


SHALLOW WATER COMMUNITY (NORMAL POOL TO SHEET BOTTOM) = 3,212 S.F.

PLANT CODE	COMMON NAME	HEIGHT	SOILS
HERBACULOUS	Sagittaria latifolia	4' - 6'	24" C.C.
HERBACULOUS	Potamogeton nodosus	4' - 6'	24" C.C.

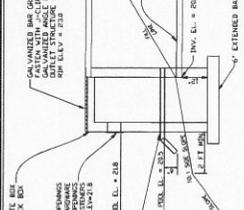
SHALLOW LAND COMMUNITY (NORMAL POOL TO SHEET TOP) = 3,354 S.F.

PLANT CODE	COMMON NAME	HEIGHT	SOILS
HERBACULOUS	Sagittaria latifolia	4' - 6'	24" C.C.
HERBACULOUS	Potamogeton nodosus	4' - 6'	24" C.C.



NOTES:

- NO PLANTINGS WITHIN 10' OF OUTLET STRUCTURE
- BECAUSE THESE STRIPPER BASINS ARE DESIGNED TO DEEP SUBMERSE, THEY OFTEN LACK THE NUTRIENTS AND ORGANIC MATTER NEEDED TO SUPPORT WOODRICE GROWTH OR TURTLES. ALL LANDSCAPE MATERIALS INCLUDING GRASS SHOULD BE PLACED IN GOOD PILES OF WELL-AERED COMPOST BUILT INTO THE SIBRPADE. COMPOST SHOULD MEET SPECIFICATIONS FOR GRADE A COMPOST QUANTITY.
- SEE WYNDWATER WASTEWATER TREATMENT PLANT WASTEWATER REQUIREMENTS FOR PLANT SURVIVAL/PERFORMANCE.



OUTLET STRUCTURE DETAIL
N.T.S.

EMERGENCY SPILLWAY
N.T.S.

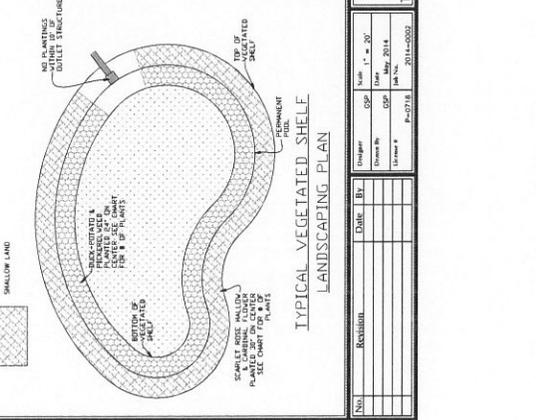
FOREBAY DETAIL
N.T.S.

NOTES:

- DESIGN ELEVATIONS FOR WET DETENTION BASIN ARE TO AN ELEVATION OF 15.0 IN THE MAIN POND AND 14.0 IN THE FOREBAY WITH SURBERG STORAGE DOWN TO 14.0 IN THE FOREBAY.
- SEASON HIGH WATER TABLE WAS TAKEN AT A GROUND ELEVATION OF 24.29 AND THE PERMANENT POOL ELEVATION OF 20.5. DESIGN OF POND TO BE 10' DEEP TO BRIM OF FOREBAY AND 14' DEEP TO BRIM OF MAIN POND.
- SYSTEM AND DISCHARGED TO THE WET DETENTION POND.
- PODS WILL BE PUMPED DOWN BY MECHANICAL MEANS IN CASE OF EMERGENCY.
- PODS WILL BE PUMPED DOWN BY MECHANICAL MEANS IN CASE OF EMERGENCY.
- PODS WILL BE PUMPED DOWN BY MECHANICAL MEANS IN CASE OF EMERGENCY.
- PODS WILL BE PUMPED DOWN BY MECHANICAL MEANS IN CASE OF EMERGENCY.
- PODS WILL BE PUMPED DOWN BY MECHANICAL MEANS IN CASE OF EMERGENCY.

POND CROSS-SECTION
N.T.S.

NORMAL POOL ELEVATION (FT)	SHOULDER ELEVATION (FT)	SHOULDER WIDTH (FT)	SHOULDER SLOPE	SHOULDER AREA (SQ FT)	SHOULDER PERCENT	SHOULDER ELEVATION (FT)	SHOULDER WIDTH (FT)	SHOULDER SLOPE	SHOULDER AREA (SQ FT)	SHOULDER PERCENT
20.5	20.0	3.0	24:60:0	24.600	27.79%	20.0	4.0	20:40:0	40.000	45.79%
20.5	20.0	3.0	24:60:0	24.600	27.79%	20.0	4.0	20:40:0	40.000	45.79%



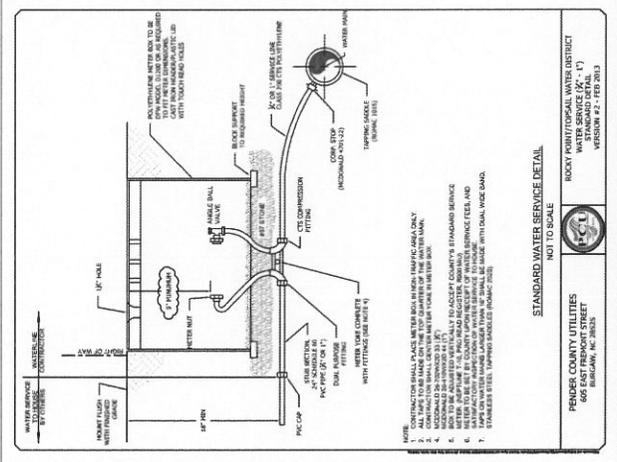
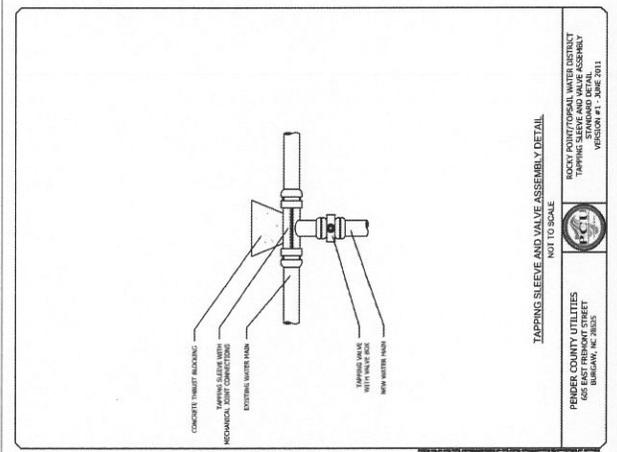
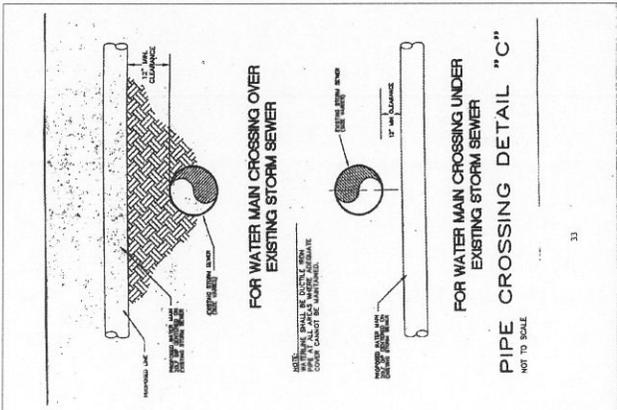
WYNDWATER - PHASE 2
Pender County
North Carolina
Topsail Township

GSP CONSULTING, PLLC
ENGINEERING
1632 Gordon Road, Unit C, Wilmington, North Carolina 28411 | 813-794-4279 | Fax: 910-794-6459

Prepared For: GSP
Date: 11-20-20
Drawn: GSP
Date: May 2014
Checked: GSP
Date: 10-20-2020
Project: P-2718



Sheet No. **C-11**
GSP CONSULTING, PLLC
 ENGINEERING
 4626 Gordon Road, Suite C, Wilmington, North Carolina 28411 Tel: 910-412-9770 Fax: 910-799-6459



PREPARED FOR:
 ROCKY POINT/TOPSALE WATER DISTRICT
 4307 FIBRE DRIVE
 WASHINGTON, NC 28412
 7-23-2011

PENDER COUNTY
 UTILITIES DETAILS

WYNDWATER - PHASE 2
 North Carolina
 Pender County

No.	Revision	Date	By	Checked By	Drawn By	Scale

ROCKY POINT/TOPSALE WATER DISTRICT
 WATER SERVICE (1/2" x 1")
 605 EAST TREMONT STREET
 BURLINGHAM, NC 28025
 VERSION # 2 - FEB 2013

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

December 17, 2013

Signature Pender County NC, LMTD
9937 B
Houston Texas 77024

Re: 11035 MDP The Oaks at Sloop Point (PIN: 3273-16-3369-0000)

Dear Signature Pender County NC, LMTD,

The Pender County Planning Board, at the November 12, 2013 meeting, voted unanimously to pass a motion to **conditionally approve** the Master Development Plan for The Oaks at Sloop Point; a master plan community consisting of ± 185 single family residential units and $\pm 58,370$ square footage of commercial space to be located on approximately ± 143 acres. The proposed project is located along the south side of US Highway 17 between Champion Drive and Amanda Lane, Hampstead.

In addition to this board approval, the following items must be addressed before final master development plan approval is granted by the Pender County Planning & Community Development Department:

1. Provide connection to adjacent property to future development to the northwest (documented under case #11067 submitted for the December Planning Board meeting).
2. Provide connection to identified "Capstone Property"
3. Allow for "alternative" design for alleyway as shown on sheet C-3.4
4. Allow for emergency access along the connection to Doral Drive

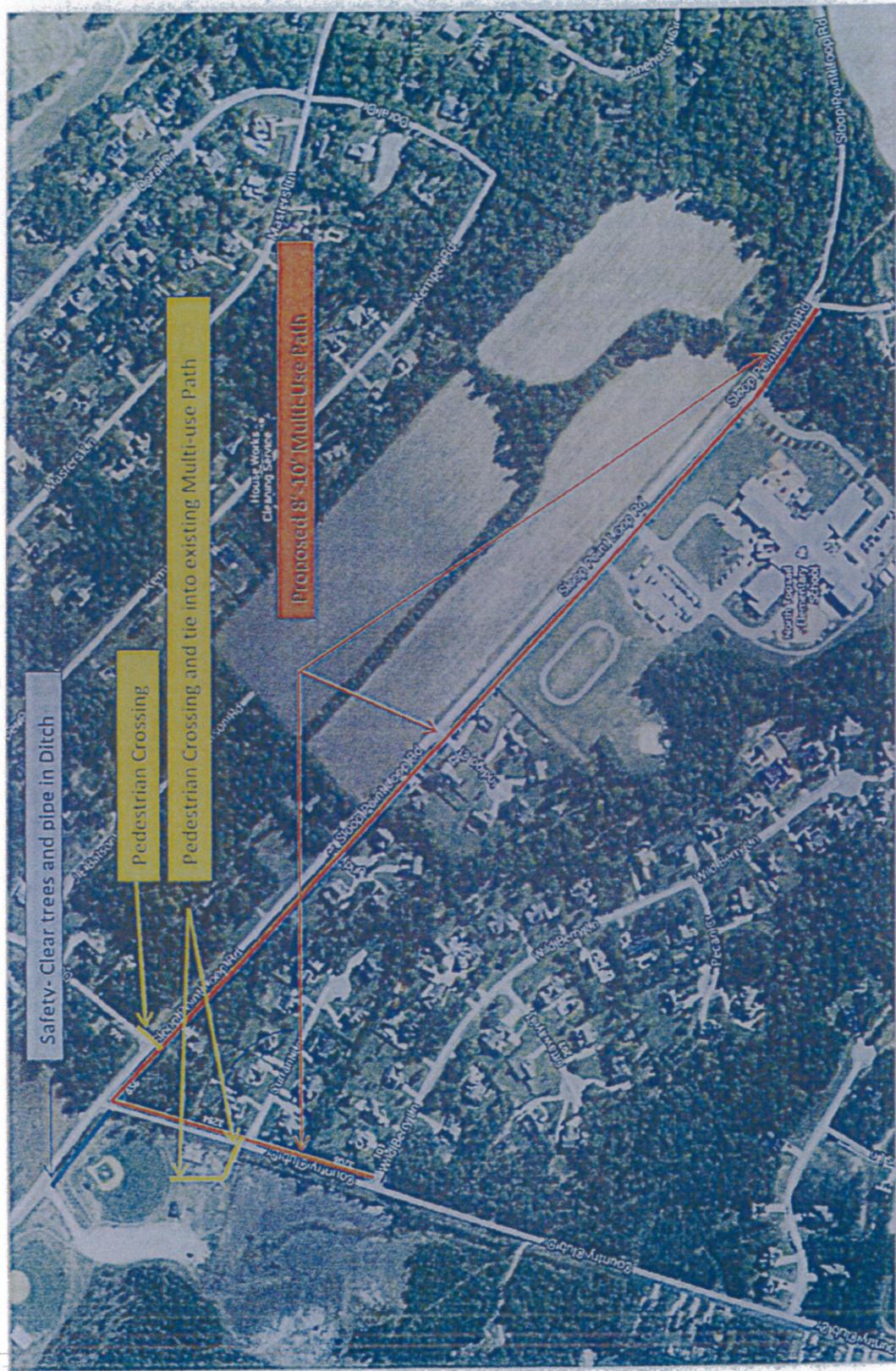
The Master Development Plan is valid for two years based on the Unified Development Ordinance.

As detailed in the Unified Development Ordinance requirements for Master Development Plans, these items shall be addressed on the final master development plan in order to be signed and approved by the Planning and Community Development Department. Please do not hesitate to contact me at (910) 259-1274 if you have any further questions.

Respectfully,

Ashley D. Frank, Senior Planner
Pender County Planning and Community Development

Hampstead SRTS Proposal – Pender County

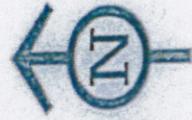


Attachment 4



Pender County
North Carolina

Doral Drive/
Kiwanis Park
Multi-Use Connection



1 inch = 300 feet



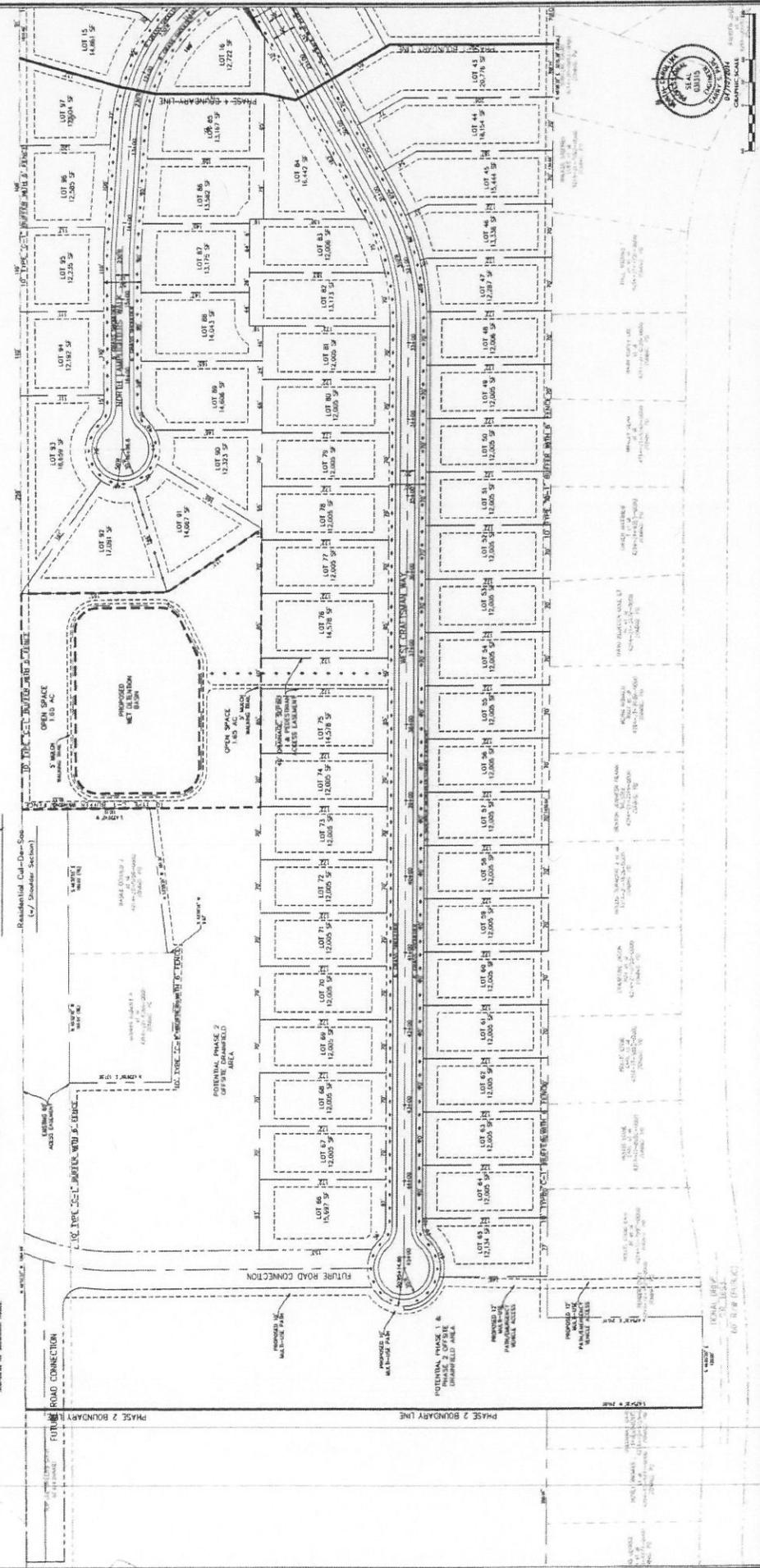
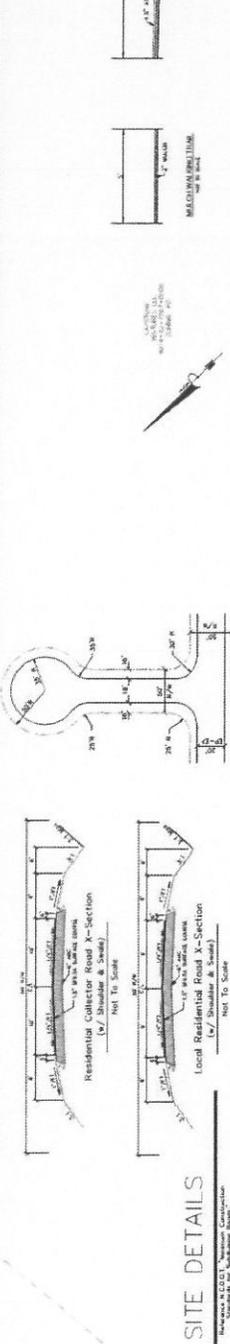
Potential
Multi-Use Path
2728.93 Feet
0.51 Miles



Hampstead
Kiwanis Park

Attachment 5

GENERAL NOTES:
 ALL PHASE BOUNDARIES ADJACENT TO RESIDENTIAL LOTS TO HAVE A 10' TYPE "C" 1" BUTTER WITH 6" HIGH SOLID WOOD FENCE.



<p>WYNDWATER - PHASE 2 North Carolina Pender County Topsail Township</p>	<p>SITE PLAN</p>	<p>GSP CONSULTING, PLLC ENGINEERING</p> <p>4425 Gordon Road, Suite C, Wilmington, North Carolina 28411, Tel: 910-442-9200, Fax: 910-794-6449</p>
<p>DATE: 11/14/2014 TIME: 10:00 AM DRAWN BY: J. B. BARNES CHECKED BY: J. B. BARNES</p>	<p>PREPARED FOR: SOUTHWEST FARM GROUP, LLC WILMINGTON, NC 28412 7/15/2014</p>	<p>SCALE: AS SHOWN</p>



**Applicant:
Signature
Pender County NC, LMTD**

**Owner:
First Federal Bank**

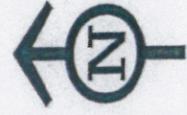
**Master Development Plan
11035**

**The Oaks at
Sloop Point**

Subject Property (Red outline)

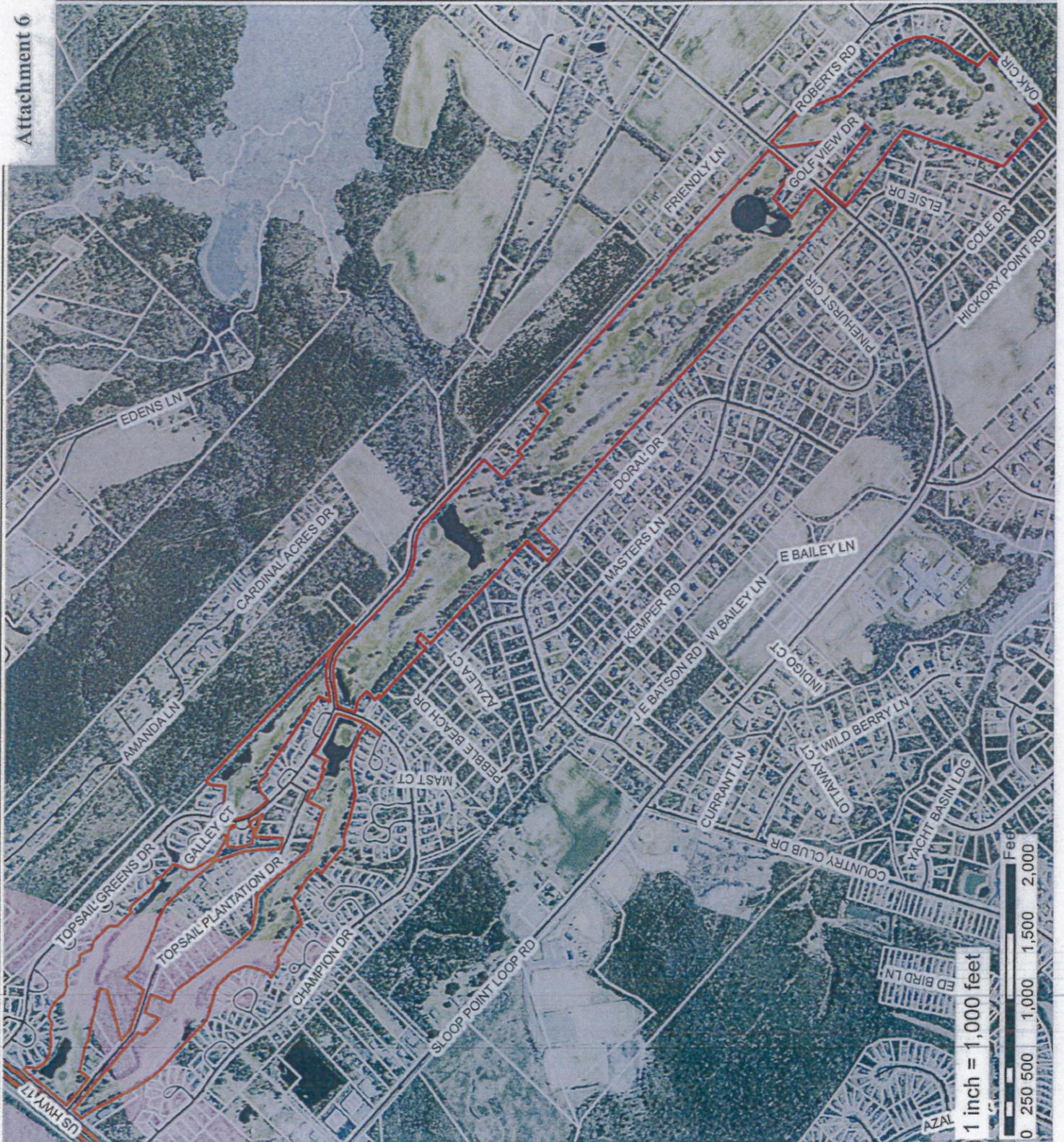
Flood Hazard Areas

- A** (Purple shaded area)
- AE** (Blue shaded area)
- AEFW** (Cross-hatched area)
- SHADED X** (Light blue shaded area)
- VE** (Yellow shaded area)



**Flood
Hazard Areas**

Attachment 6





Applicant:
Signature Topsail NC, Ltd

Owner:
First Federal Bank

Preliminary Plat Phase II
#11035
Wyndwater

Legend

 Subject_Property



VICINITY





Applicant:
Signature Topsail NC, Ltd

Owner:
First Federal Bank

Preliminary Plat Phase II
#11035
Wyndwater

Legend

 Subject_Property

UDO Zoning

 GB, General Business

 O & I, Office & Institutional

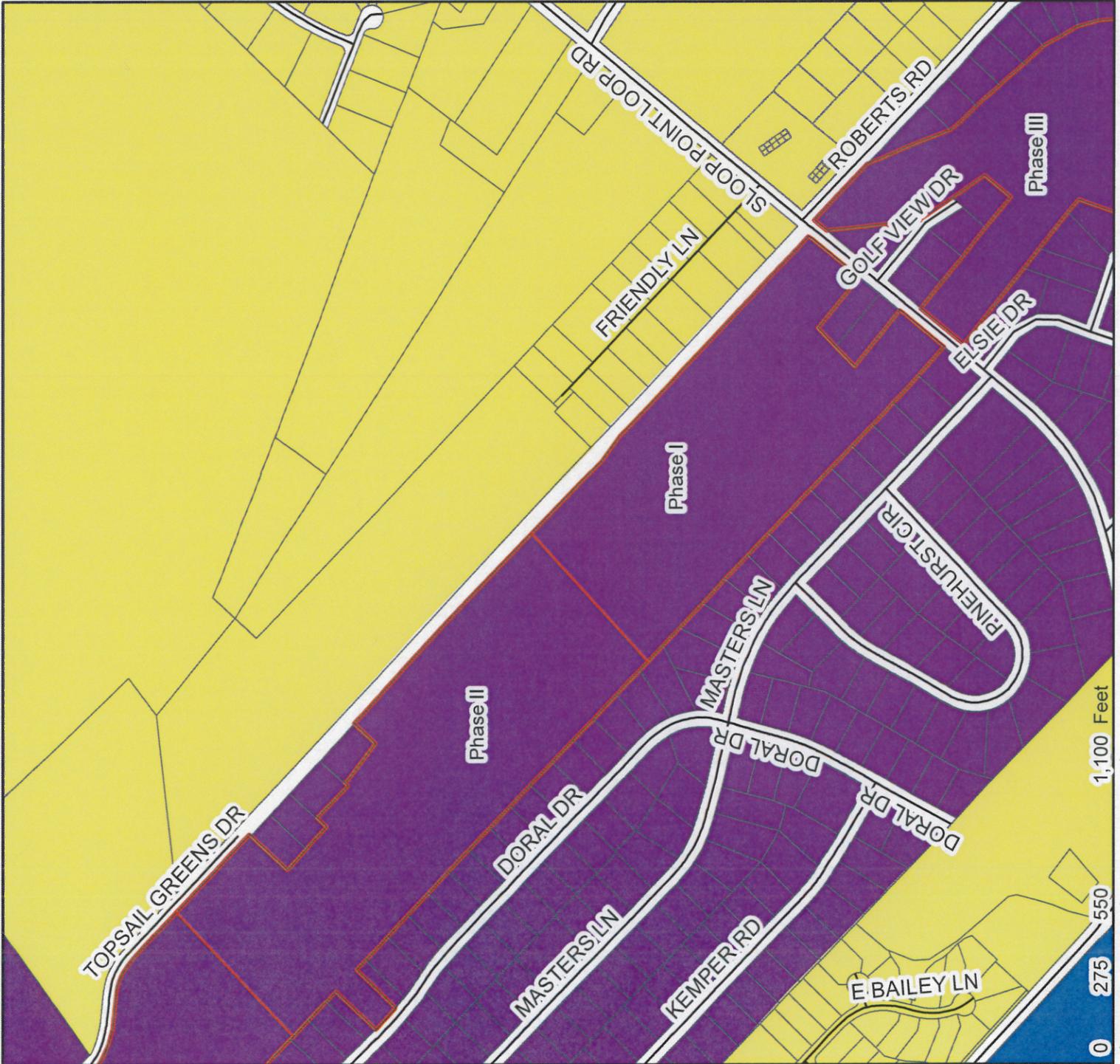
 PD, Planned Development

 RA, Rural Agricultural

 RP, Residential Performance



CURRENT ZONING





Applicant:
Signature Topsail NC, Ltd

Owner:
First Federal Bank

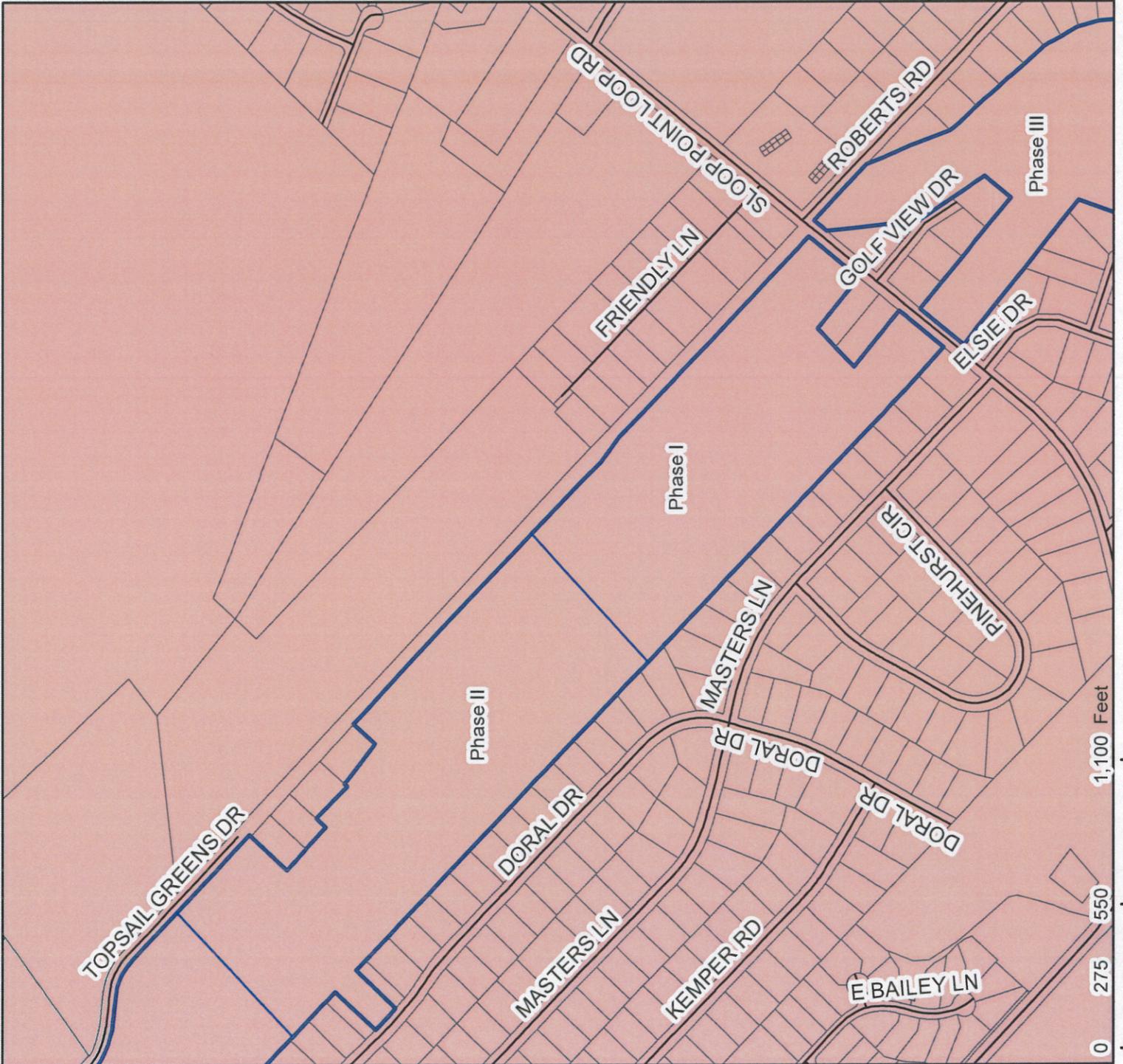
Preliminary Plat Phase II
#11035
Wyndwater

Legend

- Subject_Property (represented by a blue outline)
- Mixed Use (represented by a light brown fill)



FUTURE LAND USE





Applicant:
Signature Topsail NC, Ltd

Owner:
First Federal Bank

Preliminary Plat Phase II
#11035
Wyndwater

Legend

 Subject_Property



2012 AERIAL

