

Pender County Planning and Community Development

Planning Division
805 S. Walker Street
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Burgaw, NC 28425



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SITE DEVELOPMENT APPLICATION

THIS SECTION FOR OFFICE USE					
Date: <u>5-25-2014</u>	Permit Number: <u>278-206</u>	Permit Fee: <u>—</u>	Receipt Number:		
*Zoning Approval ONLY: YES / NO			Final Zoning Compliance Approved: YES / NO / N/A		
Type of Site Development Plan	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Minor	<input type="checkbox"/> Up-Fit	<input type="checkbox"/> Name Change	
Change of Current Use:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Does Not Apply		Previous Use:	
SECTION 1: GENERAL INFORMATION					
Applicant's Name:	CLH Design, pa	Owner's Name:	Pender County Schools		
Applicant's Address:	400 Regency Forest Drive, Suite 120	Owner's Address:	925 Penderlea Hwy		
City, State, & Zip	Cary, NC 27518	City, State, & Zip	Burgaw, NC 28425		
Phone Number:	919-319-6716	Phone Number:	910-259-2187		
Legal relationship of applicant to land owner:	Design Consultant				
SECTION 2: PROJECT INFORMATION					
PIN (Property Id #):	2383-61- 1425 ⁴¹⁷⁵ -0000	Total property acreage:	28.11		
Zoning :	OI (Office-Institutional)	Acreage to be disturbed:	19		
Directions to Site:	I40E to US-117N (exit 390 from I40E). Take US-11S. Turn left on CR Dillard Road. 82 Penderlea School Road will be on the right.				
Lot Size: 28.11 acres	Sq Ft of Building: 63,576	Building Height:			
Setbacks	Front : 25'	Side : 10'	Rear: 10'		
NAICS Code/Use:	3110 <u>61110 Primary School</u>				
Business Name:	Penderlea K-8 School				
Describe activities to be undertaken on project site:	Demolition of existing buildings & associated site elements. Construction of new building, parking, baseball field, football field, stormwater management devices, landscaping and associated infrastructure.				
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:		
<input type="checkbox"/> Private <input checked="" type="checkbox"/> Public	65 staff at school	N/A	N/A		

* If the applicant is not the owner of the property, a notarized letter from the property owner may be required.
*Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...

SECTION 3: CONDITIONS OF PERMIT (STAFF ONLY) Check all that apply

<input checked="" type="checkbox"/>	Subject to compliance with all local, state and federal regulations
<input checked="" type="checkbox"/>	Compliance with the site plan and application submitted for this permit
<input checked="" type="checkbox"/>	Compliance with setbacks
<input type="checkbox"/>	Located within the Special Flood Hazard Area (SFHA): <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<input type="checkbox"/>	SFHA Zone: AE, A, VE, AEFW (circle one) <input type="checkbox"/> Flood-proofing Certification Required <input type="checkbox"/> Elevation certificate required <input type="checkbox"/> No-Rise Certification Required <input type="checkbox"/> Electrical and Mechanical to be Elevated <input type="checkbox"/> Hydrostatic Openings Required
<input checked="" type="checkbox"/>	Foundation survey required
<input type="checkbox"/>	Pender County Environmental Health Approval <input type="checkbox"/> Septic Permit <input type="checkbox"/> Well Permit
<input checked="" type="checkbox"/>	Community Water System Approval <input checked="" type="checkbox"/> Pender County Utilities (PCU) Water <input type="checkbox"/> Private Water
<input type="checkbox"/>	Community Wastewater Approval <input type="checkbox"/> Pender County Utilities (PCU) Sewer <input type="checkbox"/> Private Wastewater
<input checked="" type="checkbox"/>	Sediment and Erosion Control Permit (if required)
<input checked="" type="checkbox"/>	Storm Water Permit (if required)
<input checked="" type="checkbox"/>	NC DOT Driveway Permit
<input type="checkbox"/>	Army Corp Engineers Wetland Permit
<input type="checkbox"/>	CAMA permit required
<input checked="" type="checkbox"/>	Landscape, buffer, parking compliance required
<input type="checkbox"/>	Compliance w/ Special Use Permit (Case Number : _____ if already issued)
<input type="checkbox"/>	Variance approval
<input type="checkbox"/>	Sign Permit
<input type="checkbox"/>	Additional Use Plot Plan
<input type="checkbox"/>	Additional Conditions (staff or TRC):
<input type="checkbox"/>	Additional Conditions (staff or TRC):
<input type="checkbox"/>	Additional Conditions (staff or TRC):

SECTION 4: ADDITIONAL COMMENTS

•TIA completed 4-29-16

SECTION 5: SIGNATURES

Applicant:	<i>John G. Miller, LLC DESIGN</i>	Date:	<i>5/23/16</i>
Owner:	<i>Benjamin L. Fisher, Chief Officer, Aux Services</i>	Date:	<i>5-20-16</i>
Planning Staff:		Date:	
Permit Technician:		Date:	
Final Zoning Compliance Approved By:		Date:	

- G. No certificate of occupancy shall be issued for any use or site requiring a site plan until all requirements shown on the approved site plan have been met and all improvements shown on the site plan have been provided. If structures and improvements have been provided sufficient to guarantee public health and safety but if all site plan improvements have not been completed, a certificate of occupancy shall only be issued if a bond with surety or other acceptable guarantees have been provided to insure that all approved improvements will be provided. Such guarantees shall be for a limited time period acceptable to the Administrator, during which time said improvements shall be completed.

MAJOR SITE PLAN CONTENTS

The site plan shall be clearly legible and shall be drawn at a scale acceptable to the Administrator no less than 1:50 scale on a paper size no less than 24"X36". The major site plan shall include three general sections, the project information section, the calculations section, and the site plan and details section. The information required for each section is listed below:	
Project Information Section	
✓	A title that includes the name of the proposed or existing business & a subtitle which describes the proposed development.
✓	The name, address, and phone number of the landowner, developer, and designer.
✓	The Pender County Property Identification Number (PIN) of all lots included on the site plan
✓	The number and type of dwelling units included on the site plan for residential uses.
✓	The total land area and total developed land area of all lots included on the site plan.
✓	A detailed description of the proposed use or uses of the development, as well as a description of the existing use or uses.
✓	A reference to any other site plan or Master Development Plan approved by the County for the site.
	The date the site plan was prepared & a list of all revisions made, including the date & a description of why the site plan was revised.
✓	A table of contents including all pages of the site plan.
✓	A list of all proposed utility providers, with their address, name and phone number.
✓	An inset map showing the location of the site, along with the location of streets, roads & land uses within 500 ft of the property.
nil	A statement listing all requirements and conditions placed on the land included in the site plan resulting from approval of conditional zoning or a special use permit.
nil	A description of setbacks or conditions placed on the site as a result of an approved variance.
Calculations Section	
✓	Calculations showing the total number of required & proposed parking spaces, including the total number of existing & proposed spaces.
✓	Calculations showing the total number of required handicap spaces, including the total number of existing and proposed spaces.
Site Plan and Details Section	
✓	The location of all adjoining lots with the owner's name, specific use, zoning, and zoning boundaries shown.
✓	The location of all existing or planned rights-of-way and easements that adjoin the property, with street names, widths, and speed limits shown.
✓	All nearby entrances that are within 200 feet of any existing or proposed entrances to the site. Existing or proposed interconnections to adjoining sites as applicable.
✓	All existing & proposed driveways, parking & loading spaces, parking lots & a description of surfacing material & construction details to be used. The size & angle of parking spaces, aisles, maneuvering areas, & loading spaces shall be shown.
✓	Existing traffic counts for road(s) and intersection(s) studied and dates/times counts were conducted SEE TIA
✓	Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual. SEE TIA
✓	Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual. SEE TIA
✓	A North arrow; A graphic scale and statement of scale
✓	A legend describing all symbols and other features that need description.
✓	The present zoning of all portions of the site, with the location of zoning boundaries.
✓	The location of all existing and proposed structures, with the height, specific use, ground floor area, and total floor area labeled.
✓	Location of all existing and proposed structures, w/the height, specific use, ground floor area, & total floor area labeled.

✓	The location of all existing and proposed outdoor uses, with the height, specific use, and land area labeled.
✓	Existing topographic contour lines at intervals acceptable to the Administrator. Proposed finished grades shall be shown by contour.
✓	The location of the front, side, and rear yard setback lines required by the applicable zoning district.
✓	The location and boundaries of existing environmental features, including streams, floodplains, lakes and ponds, wetlands, natural stormwater retention areas, steep slopes, and woodlands.
✓	The location of outdoor trash receptacles.
-	The location of all outdoor lighting fixtures. TBD BASED ON LOCAL PROVIDER
-	Signage requirements per Article 9. NO NEW SIGNAGE
✓	Landscaping requirements per Article 7.
✓	The location of recreational areas and common open space if applicable.
✓	The location of sidewalks and walkways.
-	The location and width of proposed easements and dedications. TBD BASED ON TIA
✓	A stormwater management plan describing the location of all stormwater management facilities with design calculations and details. STORMWATER TO BE REVIEWED BY NC-DEQ
✓	A soil erosion and sedimentation plan describing methods to be used. EROSION TO BE REVIEWED BY NC-DEQ
✓	The location and size of sewage disposal and water supply systems.
✓	Facilities necessary to meet the requirements of the Fire Code.
✓	A signed seal of the certified design professional who prepared the plan.
✓	A space labeled "Approved by the Pender County Unified Development Administrator" for the signature of the Administrator, approval date, and a statement that reads "site plan valid for five years from approval date."
-	Other information or statements may be required on the site plan by the Administrator to ensure that all requirements of the Pender County Code and Land Use Plans are met.

NC-DEQ