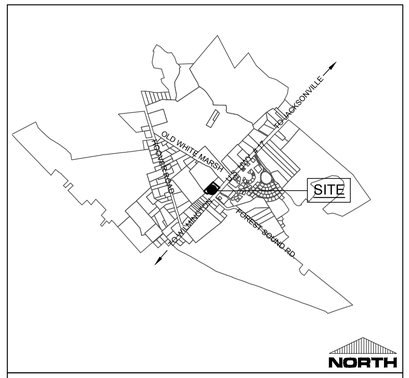
HAMPSTEAD RETAIL

PENDER COUNTY, NORTH CAROLINA

MAJOR SITE DEVELOPMENT PLAN

DECEMBER 2018

APPLICANT:
HAMPSTEAD DEVELOPMENT CO., LLC
1121-P MILITARY CUTOFF ROAD
WILMINGTON, NC 27405



VICINITY MAP
SCALE: 1" = 2,000'

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.
CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

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

CONTACT THESE UTILITIES

PENDER COUNTY PLANNING AND COMMUNITY DEVELOPMENT
ATTN: GIDEON SMITH
PH: 910-259-1408

PIEDMONT NATURAL GAS
ATTN: CARL PAQUET
PH: 910-350-2242

DUKE ENERGY
ATTN: KEVIN LEATHERWOOD
PH: 910-602-4304

EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

PENDER COUNTY UTILITIES (WATER)
ATTN: MARGARET GRAY
PH: 910-259-1521

PLURIS HAMPSTEAD LLC (SEWER)
ATTN: KAARIN M. WILHAMS
PH: 910-327-2880

BELL SOUTH
ATTN: STEVE DAYVAULT
PH: 910-341-0741

TIME WARNER CABLE
PH: 910-763-4638

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

HAMPSTEAD RETAIL
MAJOR SITE DEVELOPMENT PLAN

PROJECT # 18290.PE	DECEMBER 2018

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
SV-1	TOPOGRAPHIC & BOUNDARY EXHIBIT
C-2.0	MAJOR SITE DEVELOPMENT PLAN

PROJECT CONSULTANTS

APPLICANT
HAMPSTEAD DEVELOPMENT CO., LLC
1121-P MILITARY CUTOFF ROAD
WILMINGTON, NC 28405
PHONE: 910-524-1217

ENGINEER/ LAND PLANNER/ LANDSCAPE ARCHITECT
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NC 28403
CIVIL: TIM CLINKSCALES, PE (910-791-6707)
LANDSCAPE ARCHITECT: JIM CIRELLO, RLA (910-791-6707)

SURVEYOR
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NC 28403
CHRIS GAGNE, PLS (910-791-6707)

APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

SIGNATURE: _____

DATE: _____

SITE PLAN VALID FOR TWO YEARS FROM APPROVAL DATE.

Certification of Submission
A copy of this plat has been submitted. approval is subject to review; this does not constitute an approval.

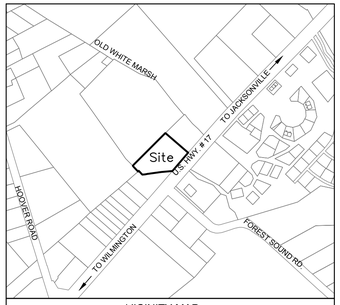
Pender County Utilities: _____ Date: _____
Pender County Environmental Health: _____ Date: _____
Pender County Addressing Coordinator: _____ Date: _____

Certificate of Preliminary Plat Approval
Preliminary Plat Approval by Pender County for a period of two (2) years subject to the Pender County Unified Development Ordinance requirements and conditions of approval.

Planning Staff: _____ Date: _____

PREPARED BY:
PARAMOUNTE
ENGINEERING, INC.
122 Cinema Drive Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

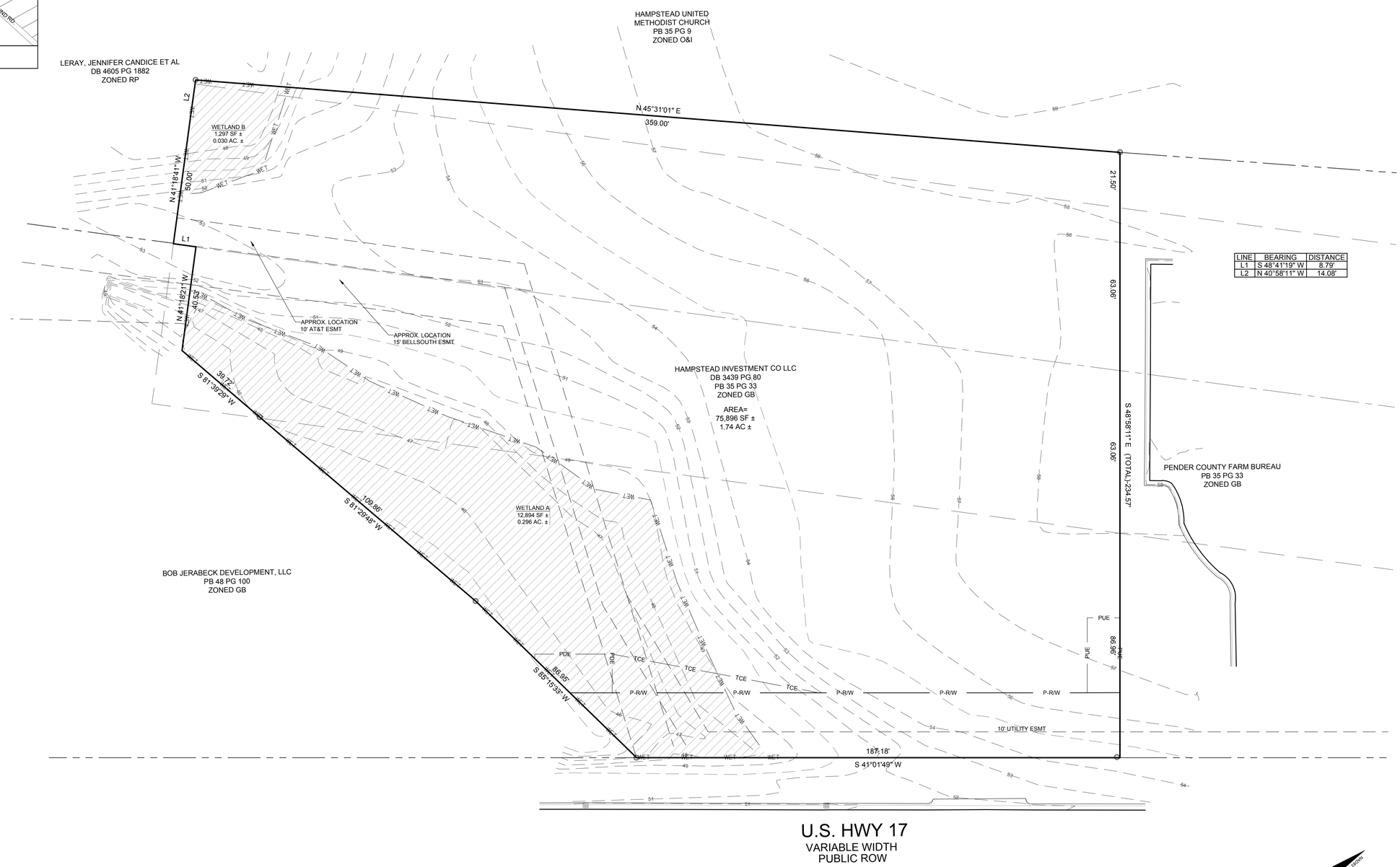
NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY C. CLINKSCALES
12/21/18



VICINITY MAP
(NOT TO SCALE)

LEGEND:

IPF	IRON PIPE FOUND		BOUNDARY LINE
IRF	IRON ROD FOUND		ADJOINING BOUNDARY LINE
IRS	IRON ROD SET		RIGHT OF WAY
PKF	PK NAIL FOUND		100-YR FLOOD LINE
PKS	PK NAIL SET		
CMF	CONCRETE MONUMENT FOUND		
CP	COMPUTED POINT		



LINE	BEARING	DISTANCE
L1	S 48°41'19" W	8.79'
L2	N 40°58'11" W	14.08'

CERTIFICATE OF ACCURACY AND MAPPING

I, CHRIS GAGNE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS _____; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____, A.D., _____.

_____
CHRIS GAGNE, PLS LICENSE NO. L-4700

REVISIONS:

CLIENT INFORMATION:

PARAMOUNTE
ENGINEERING, INC
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)

BOUNDARY EXHIBIT
US HIGHWAY 17
3292-09-9638-0000

PENDER COUNTY
NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

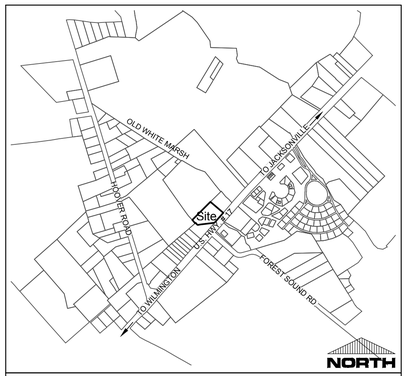
DRAWING INFORMATION
DATE: 8/4/17
SCALE: 1"= 20'
DESIGNED: CJG
DRAWN: TGC
CHECKED:

SEAL

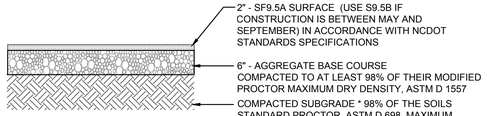
PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION, RECORDATION, CONVEYANCES, OR SALES.

SV-1

PEI JOB#: 18433.PE



VICINITY MAP
SCALE: 1" = 1,000'



LIGHT DUTY ASPHALT PAVEMENT SECTION
N.T.S.

SITE INFORMATION

APPLICANT / OWNER INFORMATION:	HAMPSTEAD DEVELOPMENT CO., INC. 1121-P MILITARY CUTOFF ROAD WILMINGTON, NC 28405
PIN, ACRES (DEED BOOK / PAGE) / ZONE:	3292-09-9638-0000 ±1.74 AC (3439/80)
CURRENT LAND USE:	VACANT LAND
EXISTING ZONING:	GENERAL BUSINESS DISTRICT (GB)
TOTAL SITE AREA: WETLAND AREA:	±1.74 AC (75,896 SF) ±0.33 ACRES
TOWNSHIP:	TOPSAIL
PROPOSED USE:	RETAIL / RESTAURANT
ADJACENT PROPERTY OWNERS:	REFER TO BOUNDARY EXHIBIT

DIMENSION REQUIREMENTS PER ZONE: (IT) & (GB)

ZONE	GENERAL BUSINESS DISTRICT (GB)
MIN. FRONT YARD SETBACK:	25'
MIN. SIDE YARD SETBACK:	10'
MIN. REAR YARD SETBACK:	10'
MAX. HEIGHT:	40'
MIN. STRUCTURE SEPARATION:	20'

* PROPOSED BUILDINGS NOT TO EXCEED 40' IN HEIGHT

BUILDING INFORMATION

PROPOSED 1-STORY BUILDING 6,300 SF / HEIGHT NOT TO EXCEED 40'

PARKING CALCULATIONS

PENDER COUNTY PARKING REQUIREMENTS:

RETAIL: 1 SPACE PER 225 SF OF FLOOR AREA
RESTAURANT: 1 SPACE PER 100 SF OF FLOOR AREA

MINIMUM REQUIRED: 38 SPACES
RESTAURANT: 18 SPACES (1,750 SF)
RETAIL: 21 SPACES (4,550 SF)
MAXIMUM ALLOWED: 47.5 SPACE (125% OF MINIMUM)*
PROVIDED: 42 SPACES

HANDICAPPED PARKING REQUIRED: 2 SPACES
HANDICAPPED PARKING PROVIDED: 2 SPACES

FLOODPLAIN NOTES

1. FLOOD ZONE X: THERE ARE NO SPECIAL FLOOD HAZARD AREAS LOCATED ON THE SUBJECT PARCELS ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (PANEL 3292, NUMBER 3720329200J), ADOPTED FEBRUARY 16, 2007.

SIGNS

1. ALL PROPOSED SIGNS SHALL CONFORM TO PEDER COUNTY UDO 9.8 FOR PERMANENT SIGNS FOR GENERAL BUSINESS DISTRICTS AND SHALL BE SUBMITTED UNDER SEPARATE PERMIT AS OUTLINED IN ARTICLE 9, SECTION 9.2.

PHASING

1. THE PROJECT IS PLANNED TO BE DEVELOPED IN (1) PHASE.

UTILITIES

1. ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING AND PROVIDED BY PENDER COUNTY UTILITIES.
2. SEWER UTILITIES WILL BE COORDINATED WITH PLURIS OR OTHER PRIVATE ON SITE WASTEWATER COMPANY AS DETERMINED BY OWNER/ COUNTY.
3. HYDRANTS PER PENDER COUNTY EMERGENCY MANAGEMENT REQUIREMENTS.

HISTORICAL & ARCHAEOLOGY NOTES

1. NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES EXIST ON ANY OF THE SUBJECT PARCELS.

LANDSCAPING

1. BUFFERS AND PARKING LOT LANDSCAPING SHALL BE PROVIDED IN COMPLIANCE WITH PENDER COUNTY UDO

BOUNDARY

1. SURVEY IS IN PROGRESS & TITLE SEARCH FOR EXISTING EASEMENTS IS UNDERWAY. FINAL PLAT WILL REFLECT ANY EASEMENT. EXISTING TOPOGRAPHY REFERENCED FROM PENDER COUNTY GIS.

TRAFFIC IMPACTS

1. REFER TO TRIP GENERATION CALCULATIONS ON THIS SHEET.

BUFFER DESCRIPTIONS AND DETAILS (Section B.2)

1. SURROUNDING ADJACENT PROPERTIES ARE ZONED GB, RP, AND O&I - SEE PLANS FOR SPECIFIC BUFFER TYPES AND LOCATIONS.
2. REFER TO TYPICAL LANDSCAPE BUFFERS FOR REQUIREMENTS.
3. EXISTING VEGETATION LOCATED WITHIN PROPOSED BUFFER AREAS TO REMAIN AND SERVE AS REQUIRED BUFFERS. ADDITIONAL PLANTING SHALL BE PROVIDED AS REQUIRED TO SUPPLEMENT EXISTING VEGETATION TO MEET MINIMUM COUNTY STANDARDS AS ILLUSTRATED IN DETAILS, THIS SHEET.

STREETLIGHT NOTES

1. STREETLIGHT LOCATIONS PENDING FINAL DESIGN TO BE PROVIDED BY DUKE ENERGY.

PROJECT ROAD NOTES

1. CONNECTION TO HIGHWAY 17 WILL HAVE A 30' RADIUS MINIMUM.
2. ADDRESSING WILL COMPLY WITH PENDER COUNTY UDO ARTICLE 11.

STORMWATER MANAGEMENT / EROSION CONTROL

1. STORMWATER AND EROSION CONTROL PLANS SHALL BE DESIGNED TO BE COMPLIANT WITH PENDER COUNTY UDO
2. FULL PERMIT APPROVALS TO BE PROVIDED TO COUNTY WHEN RECEIVED
3. STORMWATER AND EROSION CONTROL PLANS WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE AND COUNTY STORMWATER AND EROSION CONTROL STANDARDS.
4. PER PENDER COUNTY UDO, SECTION 7.9.1:
   A DRAINAGE PLAN THAT WILL INCLUDE ALL PORTIONS OF THE DEVELOPMENT SHALL BE SUBMITTED. THIS PLAN SHALL BE PREPARED AND SEALED BY A REGISTERED ENGINEER. THE PLAN AND FACILITIES SHALL PROVIDE FOR A DRAINAGE SYSTEM FOR THESE AREAS THAT WILL ACCOMMODATE THE TEN-YEAR STORM EVENT WITHOUT FLOODING OR SUBSTANTIAL PONDING OF WATER IN THE AREAS INCLUDED IN THE PLAN. THE PLAN MUST ALSO ACCOMMODATE ANY DISCHARGE FROM PROPERTIES IN UPLAND PORTIONS OF THE DRAINAGE BASIN THAT FLOWS THROUGH THE PROPERTY FOR THE SAME STORM EVENT FOR THE TYPE DEVELOPMENT FOR WHICH THAT PROPERTY IS ZONED. THE BOUNDARY OF ANY DRAINAGE AREA ON A PORTION OF THE SITE AND/OR UPLAND FROM THE SITE AND DRAINAGE AREAS BETWEEN STORMWATER DISCHARGE POINTS FROM THE SITE TO THE RECIPIENT PERENNIAL STREAM SHALL BE SHOWN ON A MAP (COPY OF 7.5 MIN. USGS QUAD OR SIMILAR MAP). ANY DRAINAGE FACILITY RECEIVING STORMWATER DISCHARGE FROM THE DEVELOPMENT SHALL HAVE THE CAPACITY TO CARRY THE ANTICIPATED STORMWATER FLOW FROM AREAS THAT DISCHARGE THROUGH THEM FOR THE 10 YEAR STORM EVENT FROM THE POINT OF DISCHARGE AT THE DEVELOPMENT TO THE RECIPIENT PERENNIAL STREAM WITHOUT OVER FLOWING THEIR BANKS. THE LOCATION, SIZE AND/OR CAPACITY OF ALL STRUCTURES INCLUDED IN THE DRAINAGE SYSTEM AND RECEIVING DISCHARGE FROM THE DEVELOPMENT TO THE RECIPIENT PERENNIAL STREAM SHALL BE SHOWN ON THE PLAN AND CALCULATIONS USED IN DESIGNING THE DRAINAGE SYSTEM SHALL BE SUBMITTED IN A LEGIBLE FORMAT. THIS PLAN MAY BE INCLUDED IN THE STREET AND DRAINAGE PLAN, STORMWATER MANAGEMENT PLAN OR ON THE PRELIMINARY PLAT, AS LONG AS THE DESIGN PROFESSIONAL CERTIFIES THAT THE SPECIFIC DRAINAGE PLAN SUBMITTED COMPLIES WITH THESE REQUIREMENTS AND THE INFORMATION REQUIRED IS SHOWN OR SUBMITTED.

TRIP GENERATION CALCULATIONS

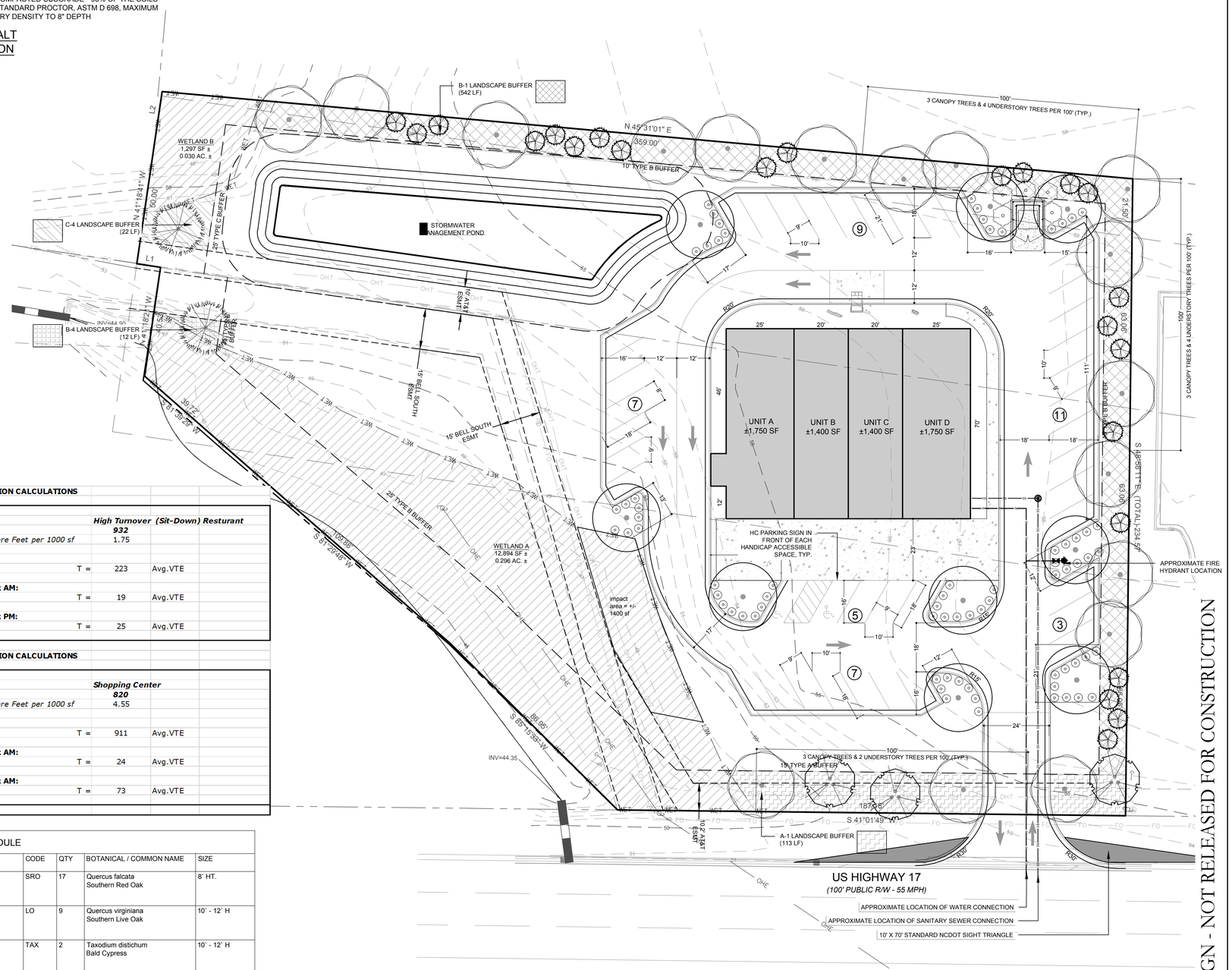
Use:		High Turnover (Sit-Down) Resturant	
Land Use Code		932	
Number of Square Feet per 1000 sf		1.75	
Weekday:			
	T =	223	Avg.VTE
Weekday Peak AM:			
	T =	19	Avg.VTE
Weekday Peak PM:			
	T =	25	Avg.VTE

TRIP GENERATION CALCULATIONS

Use:		Shopping Center	
Land Use Code		820	
Number of Square Feet per 1000 sf		4.55	
Weekday:			
	T =	911	Avg.VTE
Weekday Peak AM:			
	T =	24	Avg.VTE
Weekday Peak AM:			
	T =	73	Avg.VTE

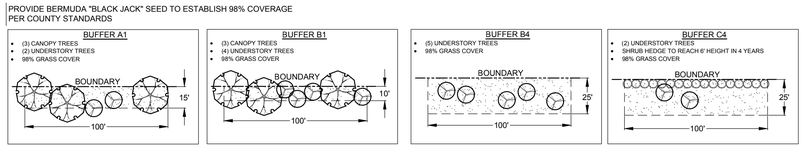
PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	SRO	17	Quercus falcata Southern Red Oak	8' HT.
	LO	9	Quercus virginiana Southern Live Oak	10' - 12' H
	TAX	2	Taxodium distichum Bald Cypress	10' - 12' H
UNDERSTORY TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CAR	3	Carpinus caroliniana American Hornbeam	10' - 12' H
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	LGM	23	Magnolia g. `Little Gem` Dwarf Southern Magnolia	15 gal - 4'-5' H
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER
	DYH	72	Ilex vomitoria `Nana` Dwarf Yaupon	3 gal
	MC	5	Myrica cerifera Wax Myrtle	3' HT min.



TYPICAL BUFFER DETAILS

PROVIDE BERMUDA "BLACK JACK" SEED TO ESTABLISH 98% COVERAGE PER COUNTY STANDARDS



APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

SIGNATURE: _____

DATE: _____

SITE PLAN VALID FOR TWO YEARS FROM APPROVAL DATE.

NORTH

0 20' 40' 60'
SCALE: 1" = 20'

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
HAMPSTEAD INVESTMENT CO., LLC
1121-P MILITARY CUTOFF ROAD
WILMINGTON, NC 28405

PARAMOUNTE ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

SITE PLAN
MAJOR SITE PLAN
HAMPSTEAD RETAIL
PENDER COUNTY
NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL PLAN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 12/21/18
SCALE: 1" = 20'
DESIGNED: JRC
DRAWN: JRC
CHECKED: TGC

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY G. CLINKSCALES
12/21/2018

C-2.0

PEI JOB#: 18290.PE