

August 19, 2020

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

Re: Silo Ridge
Project Narrative

This submittal is for the Silo Ridge project located off Sidbury Road adjacent to the Blake Farms Development in Pender County, North Carolina (“Silo Ridge”). Silo Ridge will consist of 141 townhomes and 175 single family homes served by private streets. Due to the inability of Pender County Utilities to provide water service to this development the developer will be constructing a Private Well system to provide water for the development. This Private Well system will be owned and maintained by the developer. Sewer will be provided by a gravity sewer system within the development discharging to a proposed lift station that will connect to an existing forcemain located within Blake Farms Boulevard Right of Way. The sewer system for this development will be owned and maintained by Pluris, LLC. The primary stormwater measures for this site will be a closed conduit system that will direct the runoff to two proposed wet detention basins designed so that the post development runoff from the project for the 2-year, 10-year, 25-year and 50-year storm events be no more than ten (10) percent more than the pre development runoff. The wet detention basins will also be analyzed for the 100-year storm event. Silo Ridge will require approvals from DEQ-Public Water Supply Section for the Private Well system and water line extension, NCDEQ-Division of Water Resources for the lift station and sewer extension and NCDEQ-Division of Energy, Mineral and Land Resources for Stormwater and Erosion & Sediment Control. Silo Ridge will generate approximately 2,494 total daily trips with 193 trips in the AM peak hour and 250 trips in the PM peak hour based on the ITE Trip Generation Manual 8th edition using ITE Code 210 for single family homes and Code 230 for the townhome units. Davenport and Associates is preparing a TIA for review by Pender County, NCDOT, and the WMPO.

Silo Ridge has a total unit count of 316 units (141 townhomes and 175 single family homes). This equates to a Net Density of 6.42 Units/Developable Acre as calculated by the Pender County Unified Development Ordinance (UDO) Article 4.8.1 C. 1.a-d. The current UDO allows for a maximum density for PD Developments of 5 units/acre, subject to Article 4.8.1.C. 2. which allows for an increase in density by using superior design or the use of additional amenities such as open space. The Pender 2.0: Comprehensive Land Use Plan, adopted on August 20, 2018, designates 81% of the Silo Ridge site as Regional Mixed Use (RMU) and the remaining 19% as Medium Density Residential (MDR). The RMU land classification allows for up to 15 units/acre for multi-family residential development and up to 10 units/acre for single family development. The MDR land classification allows for up to 6 units/acre. Based on the density allowances from the Pender 2.0: Comprehensive Land Use Plan, Silo Ridge would be eligible for a total of 650 units and is requesting only 316 units.

For this development, the UDO requires 9.48 acres (@0.03 acres/unit) of open space. Silo Ridge is proposing 26.77 acres of open space, more than 2.5 times the requirement. Silo Ridge also proposes sidewalks for pedestrian access to the open space areas and multiple recreation areas (pool facility, nature trails, play spaces, dog parks, etc.) throughout the site. The developer is also planning to construct a Multi-Use Path along the frontage of the project. Currently the Article 7.9.D.1.a.ii of the UDO requires high density development to control the peak runoff from the 10-year and 25-year storm events and to be analyzed for the 50-year storm event. Silo Ridge is proposing two wet detention basins designed to control the peak runoff from the 2-year, 10-year, 25-year and 50-year storm events and to be analyzed for the 100-year storm event.

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Based on Silo Ridge's superior design through increased open space, enhanced storm event treatment, construction of the Multi-Use Path and additional amenities such as a pool facility, sidewalks, nature trails, play spaces, and dog parks, we respectfully request for the increase in density from 5 units/acre to 6.42 units/acre as permitted in Article 4.8.1.C. 2. of the UDO.

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.