

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

Sweetgrass Boat Storage Parking Application Information Major Site Development Plan

Case Number: SDP 2025-499

Application Type: Major Site Development Plan

Applicant: CLD Engineering

Owners: Domain Timberlake Multistate 2, LLC

Location: The subject property is located on Scotts Hill Loop Road southeast of the Abbey Nature Preserve in the Topsail Township.

Property ID #: 3270-86-1779-0000

Description: CLD Engineering, the applicant is requesting the approval of a Major Site Development Plan for the development of boat storage area for residents of the Sweetgrass community.

Current Zoning: RP, Residential Performance

Application Materials

Application
Site Plan

APPLICATION

Pender County Planning and Community Development

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Major Site Development Plan Submission

Applications will be considered for the Technical Review Committee hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

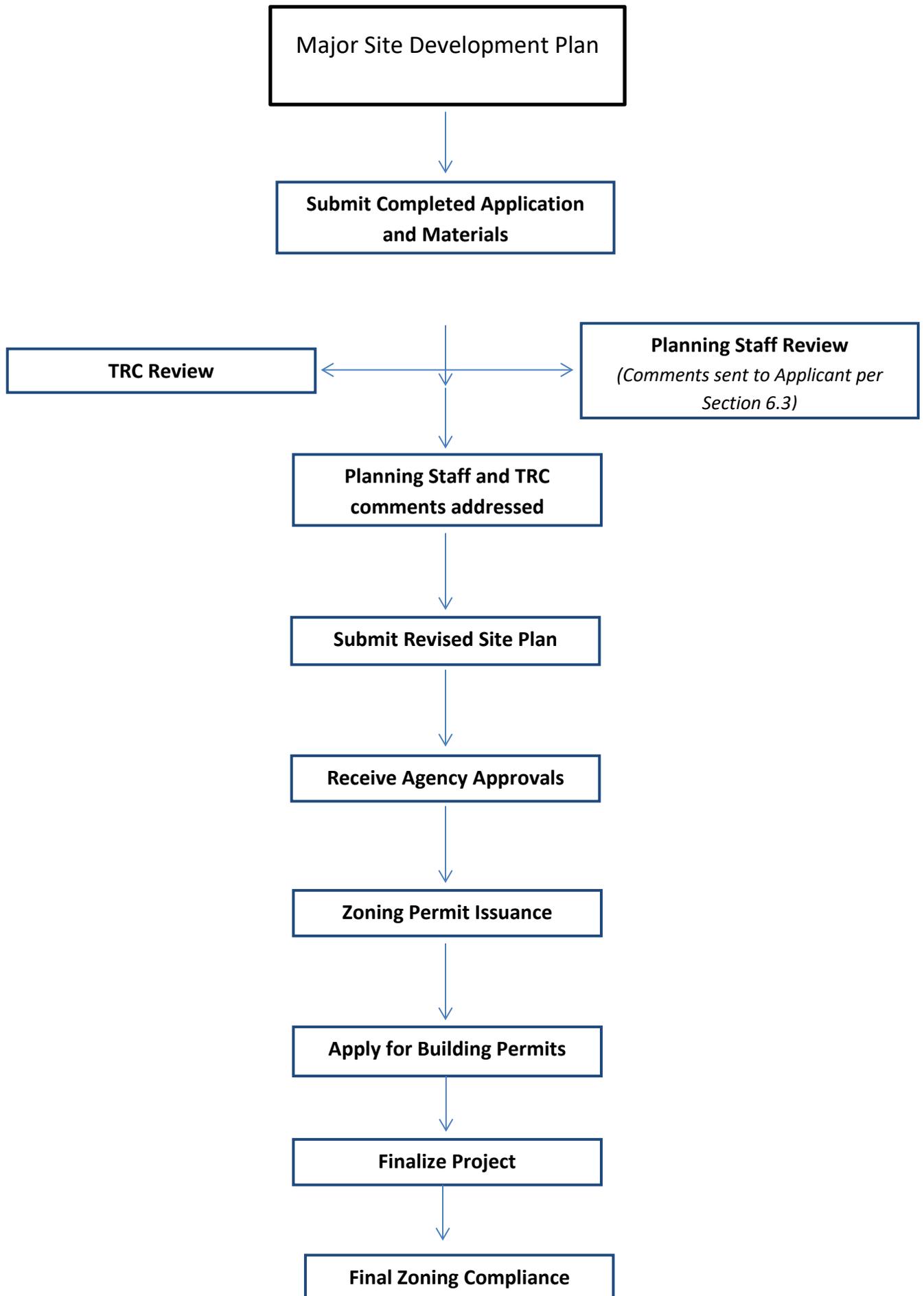
1. **Signed Application**
2. **Payment**
Invoice for \$250 application fee and initial stormwater review fee of \$400 will be generated upon receipt of application for online payment. **Do not include check with application.** Subsequent stormwater reviews will be charged at \$200 per review at time of resubmission.
3. **Paper Plan Sets**
Two (2) 24 x 36, Four (4) 11 x 17
4. **Digital Submission**
For all documents submitted in paper copy, provide a digital version. These may be emailed or uploaded to a share folder. **Physical media such as CD or USB drives will not be accepted.**
5. **List of Property Owners Within 500'**
A numbered list of names and addresses, as obtained from the county tax listings and tax abstract, **including the applicant, the owner, and owners of all properties** located within 500-feet of the perimeter of the project bounds as obtained from the county tax listings and tax abstract. Instructions to obtain list of addresses available on Pender County's website on the Planning and Community Development page.
6. **500' Buffer Property Envelopes**
The applicant shall provide a set of business envelopes **addressed to the applicant, the owner, and each of the owners of all properties** located within 500-feet of the perimeter of the project bounds and accompanied with first class postage adhered. Do not include return address or company branding on envelopes.
7. **Permits**
Include any permits issued on the project including but not limited to: environmental, traffic, utility, or site specific conditions.
8. **Site Plan Requirements**
A prepared site plan in accordance with the Unified Development Ordinance standards Section 6.3, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.
(See Major Site Development Checklist)

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant 

Date 6/5/20225

Printed Name Nathan Allen



Specific requirements can be found in Section 6.3 of the Pender County Unified Development Ordinance

Major Site Development Plan Specific Requirements

1. Major Site Development Application Submittal

- Site Plan (per Section 6.3)
 - Scale
 - North Arrow
 - All property information (zoning, setbacks, PIN #)
 - Adjacent property info (owner, zoning, use, PIN #)
 - References to any previously approved plans
 - Utility providers
 - All existing and proposed structures
 - Buffering (Section 8.2.6) & Landscaping (8.3)
 - Parking (Section 7.10)
 - Lighting
 - Cross Access Connections (Section 7.4.4)
 - AM/PM Peak Hour Trip Calculations (TIA required with 100 AM/PM trips or >1,000 trips per day)
 - Soil Erosion and Sedimentation Control Plan
 - Location of all environmental features
 - Stormwater management features
 - Proposed accesses, easements, streets, and sidewalks
- Permits received

2. TRC Meeting

- Site Plan Review
- Agency comments/requirements

3. Post-TRC Meeting

- Submit site plan with revisions
- Receive agency approvals
- Forward all agency approvals to Planning Staff.

4. Approval of Site Plan

- All TRC comments and agency requirements addressed
- Zoning approval allows for building permit process to begin
- Apply for building permits

5. Final Zoning

- Site Visit to check the following:
 - Landscaping
 - Buffering
 - Parking

SITE PLAN

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MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

SECTION 1: GENERAL INFORMATION			
Applicant's Name:	Nathan Allen, CLD Engineering	Property Owner's Name:	Domain Timberlake Multistate 2, LLC
Applicant's Address:	PO Box 1172	Property Owner's Address:	590 Madison Avenue, 13th Floor
City, State, & Zip	Wilmington, NC 28402	City, State, & Zip	New York, NY 10022
Phone Number:	910-254-9333	Phone Number:	
Email Address:	nallen@cldeng.com	Email Address:	
Legal relationship of applicant to landowner:		Engineers	
SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	3270-86-1779-0000	Total property acreage:	114.96 AC (Sweetgrass development project area)
Zoning:	RP	Acreage to be disturbed:	1.25 AC.
Water Provider:	Pender County	Wastewater Provider:	Pluris
Directions to Site:		Township:	
Road Type:	Public/ <u>Private</u> /Both		
Sq Ft of Building:	NA	Building Height:	NA
Setbacks	Front: NA	Side: NA	Rear: NA
NAICS Code/Use:			
Business Name:			
Describe activities to be undertaken on project site:	Boat storage parking area for residents only. Gravel lot with stormwater system. Stormwater designed & approved during review of Sweetgrass at Abbey Preserve. Project area to be screened as required by code.		

SECTION 5: SIGNATURES			
Applicant's Signature		Date:	
Applicant's Name Printed	Nathan Allen	Date:	5/8/2025
Owner's Signature		Date:	6/2/25
Owner's Name Printed	Tammy Spivey	Date:	6/2/25

Sweetgrass at Abbey Preserve

Boat Storage Facility PENDER COUNTY, NC

OWNER:
CLAYTON PROPERTIES GROUP, INC
441 WESTERN LANE
IRMO, SC 29063

ENGINEER:
CLD Engineering, PLLC
P.O. Box 1172
Wilmington, NC 28402

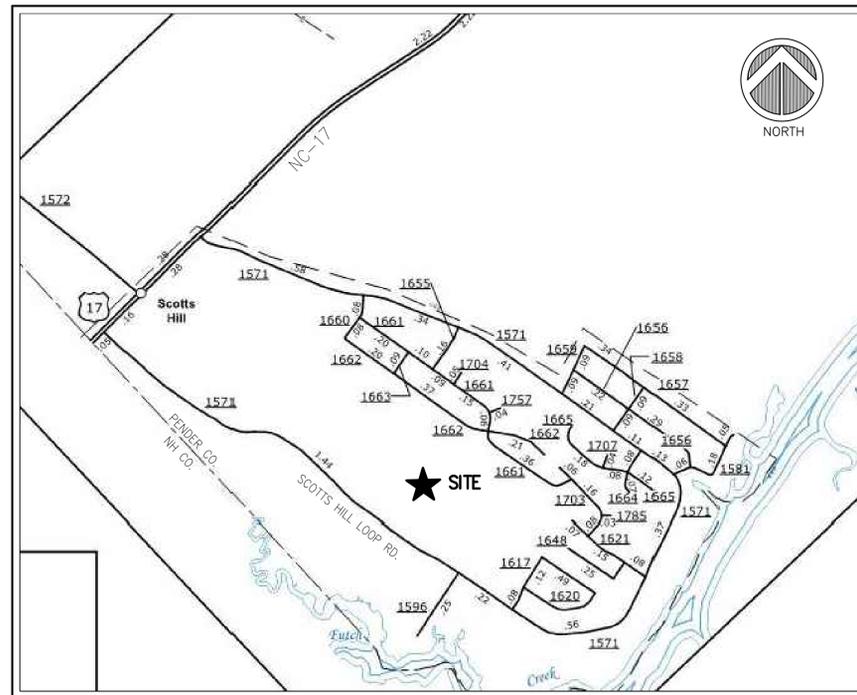
SURVEYOR:
ESP & ASSOCIATES, INC.
211 RACINE DRIVE SUITE 101
WILMINGTON, NC 28403

ENVIRONMENTAL CONSULTANT
SOUTHERN ENVIRONMENTAL GROUP, INC.
5315 SOUTH COLLEGE ROAD, SUITE E
WILMINGTON, NC 28412

GEOTECHNICAL CONSULTANT
ECS SOUTHEAST, LLP
6714 NETHERLANDS DRIVE
WILMINGTON, NC 28405

TRAFFIC ENGINEERING CONSULTANT
DAVENPORT
119 BROOKSTOWN AVE. SUITE PH-1
WINSTON SALEM, NC27101

REVIEW AGENCY	APPROVAL DATE	PERMIT NUMBER
Pender County Planning and Community Development	November 26, 2024	MDP 2024-68 (PIN-3270-86-1779-0000)
NCDEQ - Pender County Utilities	December 10, 2024	Serial No.: 24-01188
NCDEQ - Sediment & Erosion Control Plans	November 12, 2024	PENDE-2025-0142
NCDEQ - Stormwater Management Plans	July 1, 2024	SWB 231007



VICINITY MAP
NOT TO SCALE

CONTENTS	
SHEET	NAME
COVER	COVER
EX-1	EXISTING CONDITIONS
SP-01	PRELIMINARY SITE PLAN
LA-1	LANDSCAPE PLAN
LA-D1	LANDSCAPE DETAILS
SW-4	OVERALL STORMWATER PLAN



Sweetgrass at Abbey Preserve
Boat Storage Facility

COVER

REV	DATE	DESCRIPTION	INIT
A	5 JUNE 2025	PRELIMINARY MAJOR SITE PLAN	NAA



ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

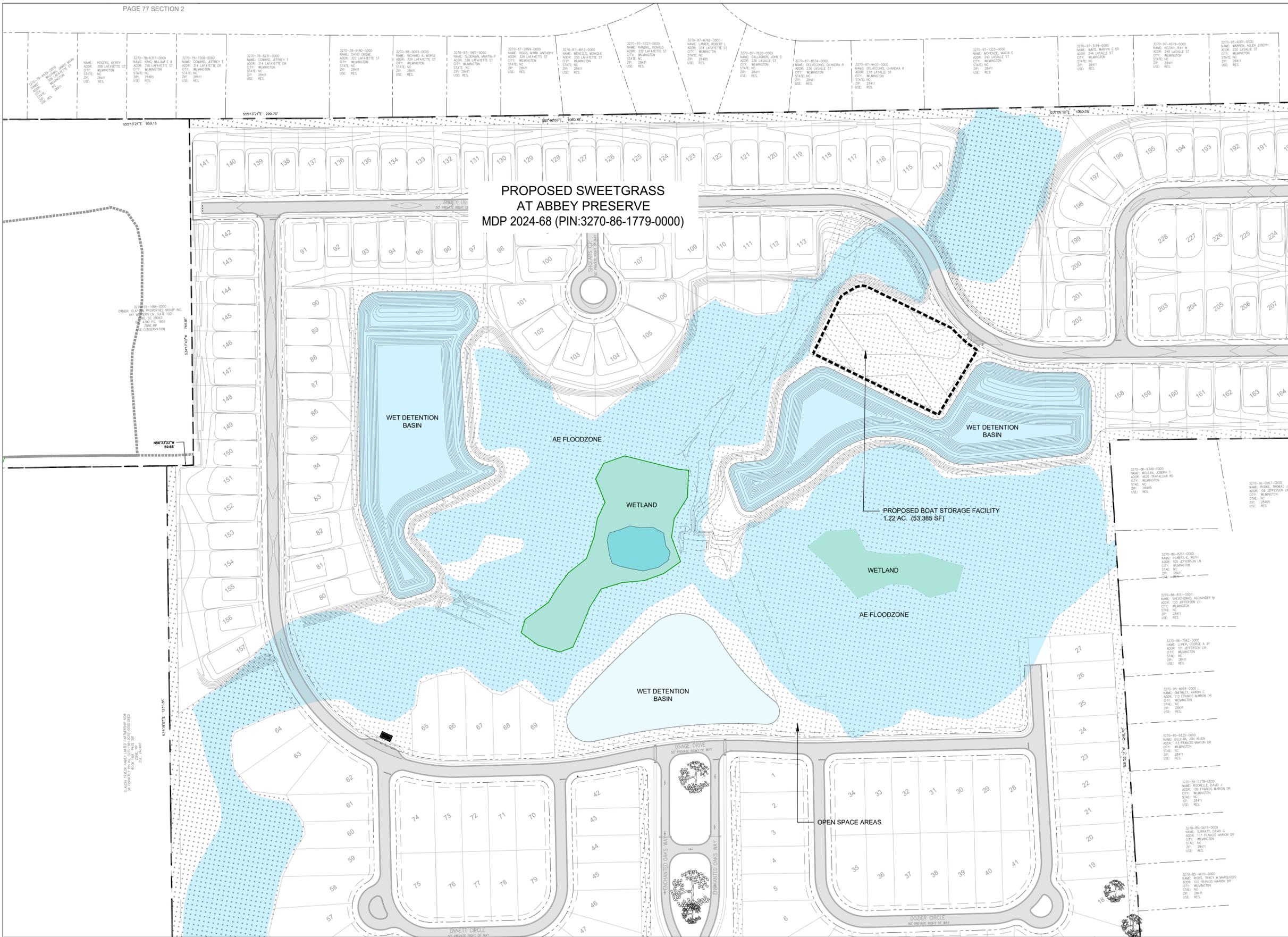
APPROVED: JP	PROJECT: 178-07
CHECKED: JFB	SCALE: NTS
DESIGNED: NAA	RELEASE: MDP

SHEET
COVER

Approved by the Pender County Unified Development Ordinance Administrator

Date _____ Administrator _____

*Site plan valid for two years from approved date



LANDSCAPE SCHEDULE (REQUIRED)

TREES	QTY.	BOTANICAL / COMMON NAME	CAL.	HT.	NOTES
	11	Magnolia Brackens Brown <i>Magnolia grandiflora</i> <i>'Bracken's Brown Beauty'</i>	2"		
	8	Live Oak <i>Quercus virginiana</i>	2"		

Buffer C

Buffer "C" This buffer is designed to provide a high density screen primarily along non street boundary lines to provide buffer and separation between different categories of uses such as commercial adjacent to residential uses or other non-residential uses adjacent to high density single family residential uses. The requirements for buffer "C" shall be met by any one of the following:

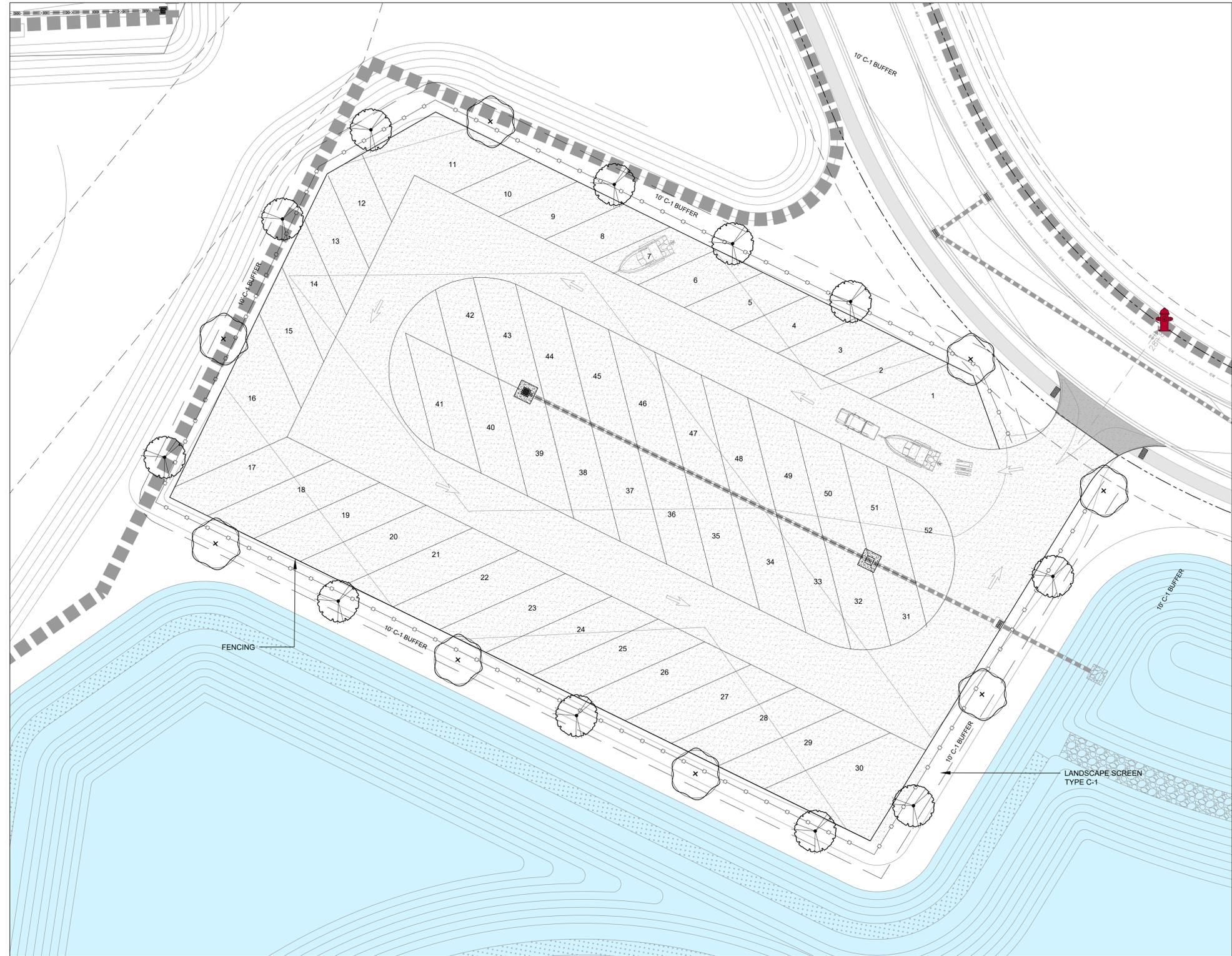
C-1) 10 foot wide strip with a 6 foot high wood stockade, basket weave, or other solid wood fence and 2 canopy trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

C-2) 15 foot wide strip with a 6 foot high wood stockade, basket weave, or other solid wood fence or an evergreen hedge* that will provide a continuous screen at least 6' high within 4 years and 1 canopy tree, 4 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

*Reference spacing requirements in plant list for specific species and spacing to achieve evergreen hedge

C-3) 20 foot wide strip with an evergreen hedge that will provide a continuous screen at least 6' high within 4 years and 1 canopy tree or 3 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

C-4) 25 foot wide strip with an evergreen hedge that will provide a continuous screen at least 6' high within 4 years, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet.



CLD Engineering, PLLC
 Civil Engineering / Landscape Architecture
 Land Planning / Construction Management
 NCBELS Firm License P-0269
 P.O. Box 1177 Phone: 910-254-9333
 Wilmington, NC 28402 Fax: 910-254-6502
 www.cldeng.com

Sweetgrass at Abbey Preserve
 Boat Storage Facility
 PROPOSED LANDSCAPE PLAN

REV	DATE	DESCRIPTION	INIT
A	5 JUNE 2025	PRELIMINARY MAJOR SITE PLAN	NAA



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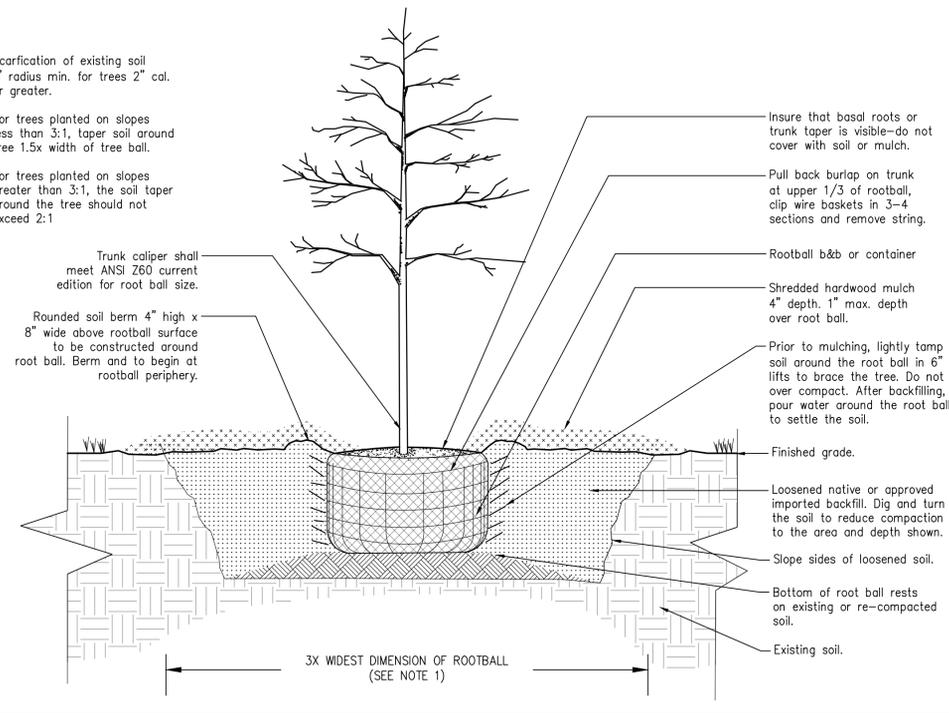
APPROVED: JP	PROJECT: 178-07
CHECKED: JFB	SCALE: 1"=20'
DESIGNED: NAA	RELEASE: MDP

SHEET
 LA-1



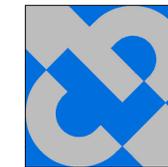
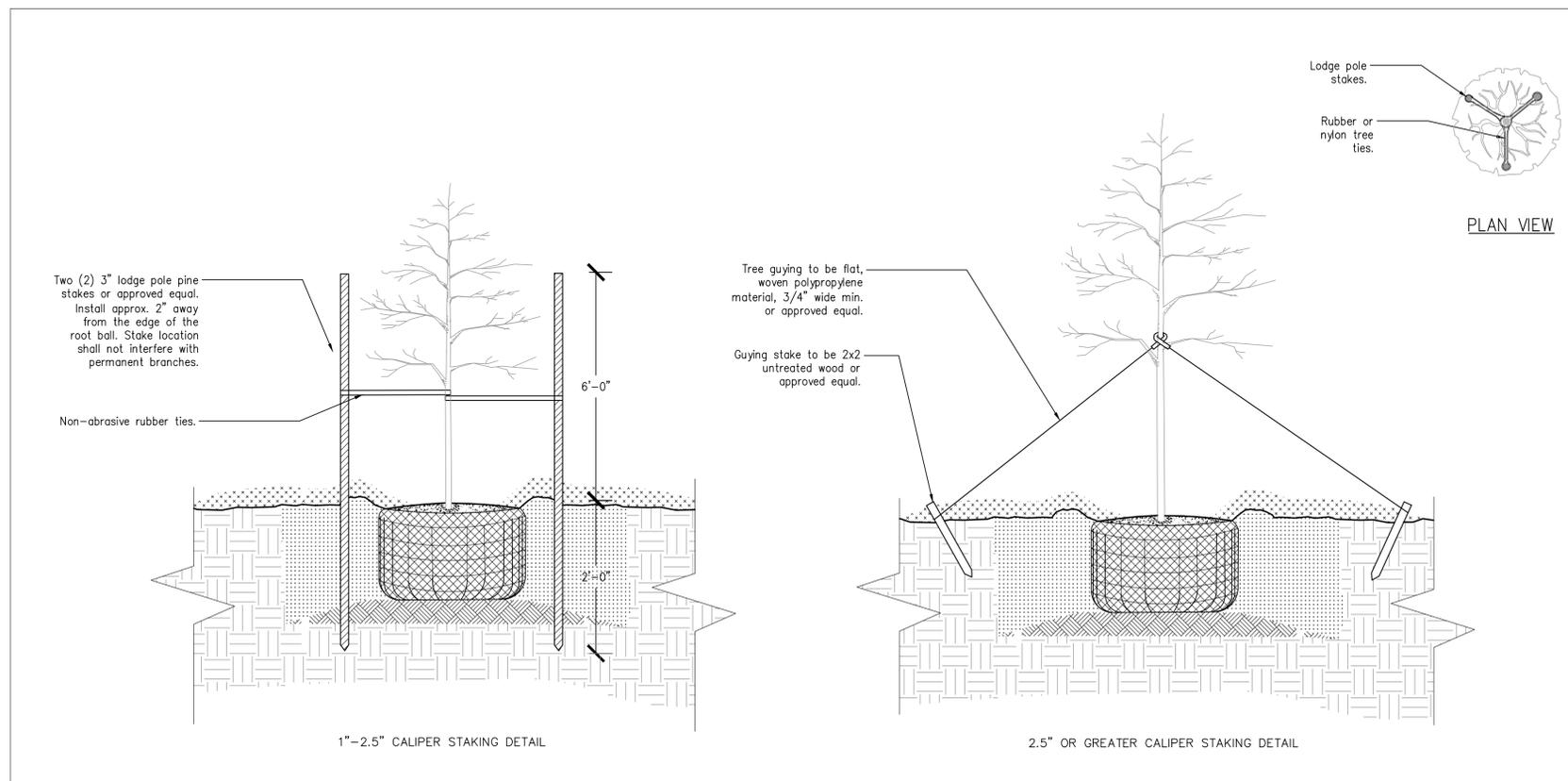
NOTES:

1. Scarification of existing soil 3' radius min. for trees 2" cal. or greater.
2. For trees planted on slopes less than 3:1, taper soil around tree 1.5x width of tree ball.
3. For trees planted on slopes greater than 3:1, the soil taper around the tree should not exceed 2:1



LANDSCAPE NOTES

1. ALL LANDSCAPE MATERIAL MUST BE INSTALLED PRIOR TO FINAL BUILDING INSPECTION.
2. TREES AND SHRUBS SHALL MEET THE QUALITY AND SIZE STANDARDS AS DESCRIBED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
3. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
4. ALL PLANTS TO BE CONTAINER GROWN OR BALLED AND BURLAPPED AS SPECIFIED IN THE PROVIDED PLANT LIST.
5. ALL TREES MUST HAVE A STRAIGHT TRUNK, BE FULL-HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
6. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND FOLLOWING INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY AGENCY OR COMPANY.
7. THE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANTED MATERIAL FOR A PERIOD OF (1) YEAR BEGINNING ON THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTY PERIOD.
8. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT SCHEDULE SPECIFICATIONS.
9. CONTRACTOR SHALL NOT SUBSTITUTE FOR ANY OF THE PLANT MATERIAL THAT IS SPECIFIED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
10. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. MULCH UNDER ALL PROPOSED TREES AND SHRUBS WITH SHREDDED HARDWOOD AT A 3"-4" DEPTH OR APPROVED EQUAL.
12. PLANT SIZES INDICATED SPECIFY MINIMUM ALLOWABLE SIZES AT PLANTING. WHERE CONTAINER AND HT. SIZES ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS MUST BE MET.
13. THERE SHALL BE AT LEAST A 3 FT. SEPARATION BETWEEN LANDSCAPED AREAS AND PARKING AREAS TO ALLOW VEHICLE OVERHANG WHEN PARKING BLOCKS ARE NOT USED.
14. ALL PLANTINGS USED TO SCREEN THE DRIVES AND PARKING AREAS FROM ADJOINING ROADWAYS WILL NEED TO BE A MINIMUM OF 24" HIGH AT TIME OF PLANTING.
15. ALL OTHER AREAS NOT BEING MULCHED TO BE SEEDED PER SEEDING SCHEDULE INCLUDED AS PART OF THE S&E PLANS.
16. THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO:
 - A. FERTILIZATION
TREES SHRUBS AND GRASSED AREAS
BROADCAST A SLOW RELEASE FERTILIZER OVER THE MULCHED BEDS AT THE RECOMMENDED RATES AS SHOWN ON THE BAGS, ONCE MID-FEBRUARY AND ONCE MID-SEPTEMBER. THOROUGH WATERING IS REQUIRED UPON COMPLETION.
 - B. PRUNING WITHIN LIMITS
PRUNING WHEN NECESSARY, WILL BE DONE TO MAINTAIN THEIR NORMAL GROWTH PATTERN AND TO REMOVE DEAD OR DISEASED PLANT MATERIAL. THERE SHALL BE NO TOPPING OF TREES.
 - C. PEST CONTROL (OPTIONAL)
WEED CONTROL TO BE PROVIDED EARLY FEBRUARY, APRIL, JUNE, AUGUST AND OCTOBER IN THE SHRUB/TREE BEDS AND IN THE LAWN AREAS. INSECT DAMAGE SHALL BE TREATED WHEN NECESSARY TO PREVENT DAMAGE TO VEGETATION.
 - D. MULCHING
ALL AREAS AROUND THE BUILDING FOUNDATION AND SHRUB/TREE BEDS SHALL BE RE-MULCHED SO THAT THEY CONTAIN A MIN. DEPTH OF TWO INCHES AND A MAXIMUM DEPTH OF THREE INCHES. MULCH USED SHALL EQUAL WHICH WAS SUPPLIED DURING THE INSTALLATION OF THE PLANTS.
 - E. MOWING
MOWING SHALL BE DONE AS NECESSARY TO KEEP GRASS AT THE APPROPRIATE HEIGHT TO INSURE A HEALTHY GROWTH PATTERN.
 - F. PROTECTION OF ROOT ZONES
TREE/SHRUB ROOT ZONES SHOULD BE PROTECTED FROM FUTURE CONSTRUCTION AND EQUIPMENT AS MUCH AS POSSIBLE TO AVOID DAMAGE OR COMPACTION TO THE ROOT AREAS.
 - G. WATERING SCHEDULE FOR IRRIGATION SYSTEM
MAINTENANCE SHALL INCLUDE A THOROUGH INITIAL WATERING WITH WEEKLY WATERINGS THEREAFTER FOR THE FIRST 30 DAYS. WATERINGS THEREAFTER BE ON AN AS NEEDED SCHEDULE PER LOCAL CONDITIONS.
 - H. STAKE AT WIRE REMOVAL
AT THE END OF THE FIRST YEAR ALL PLANT STAKING AND GUYING SYSTEMS SHALL BE REMOVED.
 - I. PROTECTED TREE REGULATION
PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.



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Sweetgrass at Abbey Preserve
Boat Storage Facility

LANDSCAPE DETAILS

REV	DATE	DESCRIPTION
A	5 JUNE 2025	PRELIMINARY MAJOR SITE PLAN
		N/A
		INIT

BEFORE YOU DIG, CALL



ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

APPROVED: JP	PROJECT: 178-07
CHECKED: JFB	SCALE: NTS
DESIGNED: NAA	RELEASE: MDP

SHEET
LA-D1



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SWEETGRASS AT ABBEY PRESERVE
 PENDER COUNTY, NC
 OVERALL STORMWATER PLAN

REV	DATE	DESCRIPTION	INIT
B	5 NOV 2024	ADDED THE LIMIT OF DISTURBANCE LINE	ARC
A	12 JUN 2024	INITIAL PLAN SHEET RELEASE	ARC

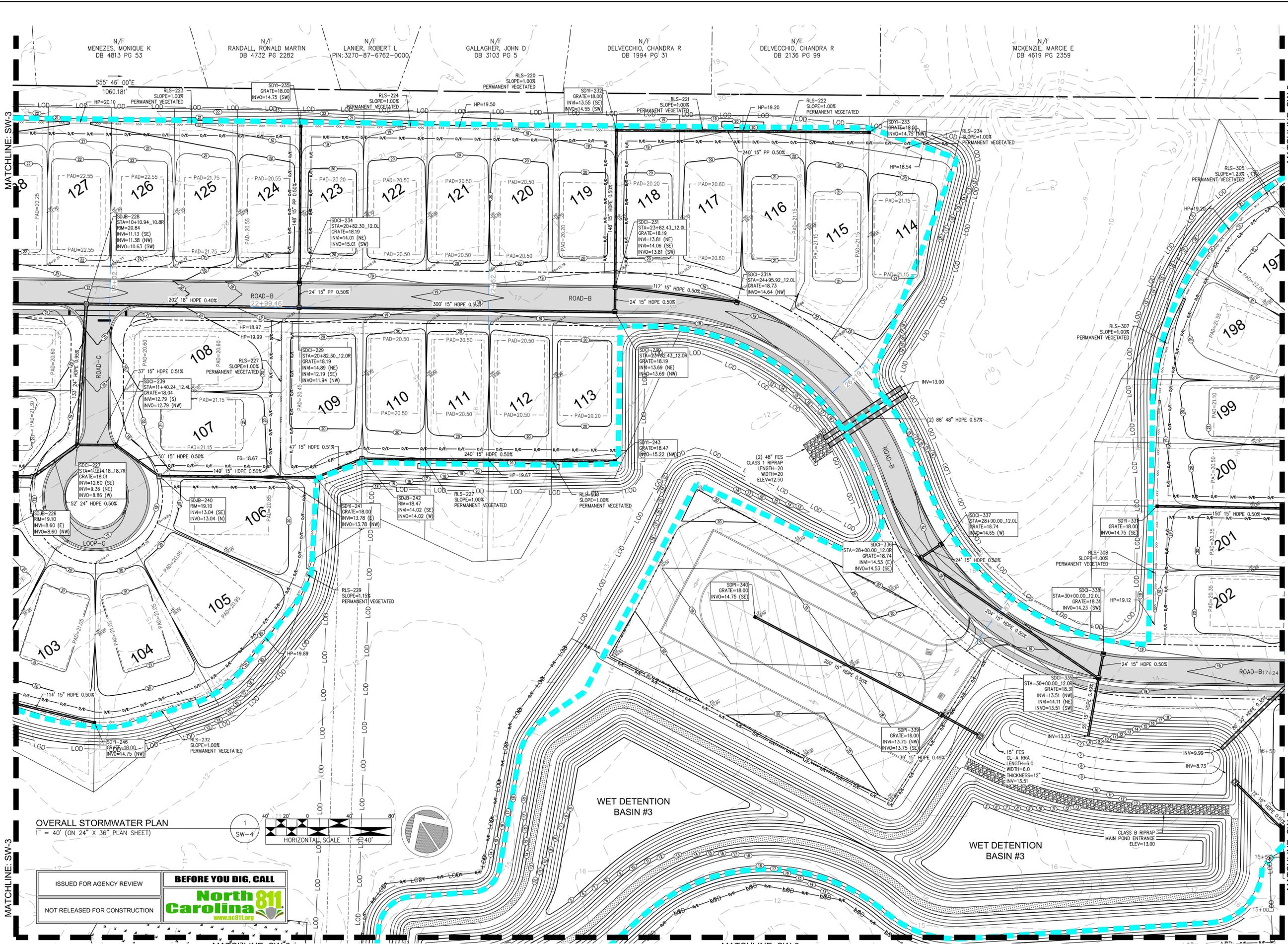
DEVELOPER
 CLAYTON PROPERTIES
 GROUP, INC.
 PO BOX 4098
 MARYVILLE, TN 37802



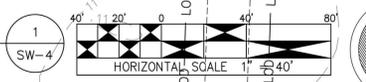
Digitally signed by Jay Carmine, PE
 Date: 2024.11.05 15:33:59-05'00'

APPROVED:	JRC	PROJECT:	178-09
CHECKED:	JRC	SCALE:	1" = 40'
DESIGNED:	SJ	RELEASE:	DESIGN

SHEET
 SW-4



OVERALL STORMWATER PLAN
 1" = 40' (ON 24" X 36" PLAN SHEET)



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 www.nc811.org

MATCHLINE: SW-6

MATCHLINE: SW-6