

September 11, 2020

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

Re: Wyndwater
Master Development Plan Project Narrative

This project is located off and has direct access to Sloop Point Loop Road (SR 1563) in Hampstead, Pender County, North Carolina. This project will be developed in Phases. Completed Phase 1 contains 40 lots to be served by Public NCDOT & Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 1 sewer is treated by the use of septic systems. Completed Phase 2 contains 65 lots to be served by Public NCDOT & Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 2 sewer is treated by the use of septic systems owned by the individual lot owners & gravity sewer owned and operated by Pluris. Completed Phase 3 contains approximately 114 single family lots to be served by Public NCDOT & Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 3 sewer is treated by the use of gravity sewer and a lift station owned and operated by Pluris. Phase 4 contains 52 single family lots to be served by Public NCDOT & Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 4 sewer will be treated by the use of gravity sewer and a lift station owned and operated by Pluris. Phase 5 contains 63 single family lots to be served by Public NCDOT & Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 5 sewer will be treated by the use of gravity sewer and a lift station owned and operated by Pluris. Phase 6 contains approximately 45 single family lots to be served by Public NCDOT & Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 6 sewer will be treated by the use of gravity sewer owned and operated by Pluris. Phase 8 contains approximately 25 single family lots to be served by Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 8 sewer will be treated by the use of gravity sewer owned and operated by Pluris. Phase 9 contains approximately 8 single family lots to be served by Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 9 sewer will be treated by the use of gravity sewer owned and operated by Pluris. Phase 10 contains approximately 41 single family lots and townhomes to be served by Private subdivision roads serving all the lots as well as a Public waterline extension. Phase 10 sewer will be treated by the use of gravity sewer and a lift station owned and operated by Pluris. Phase 11 contains approximately 76 townhomes to be served by Private drive aisles with 30' Utility & Access Easements serving all the lots as well as a Public waterline extension. Phase 11 sewer will be treated by the use of gravity sewer and a lift station owned and operated by Pluris. The primary stormwater measures for the development will be closed conduit systems, road side ditches and overland sheet flow that will direct the runoff to proposed wet detention basins that will be designed to control the peak runoff from the 10-year & 25-year storm events and will be analyzed for the 50-year storm event. This development will require approvals from the USACOE for onsite wetlands, NCDEQ-Public Water Supply Section for the water line extensions, NCDOT for the driveway connections and the subdivision streets, NCDEQ-Division of Water Resources for the sewer extensions & NCDEQ-Division of Mineral, Energy and Land Resources for the stormwater systems and erosion & sediment control. The development (453 single family lots & 76 townhome/duplex units) will generate approximately 4,777 total daily trips based on the ITE Trip Generation Manual 8th edition using ITE Code 210 for single family homes & Code 230 for the duplex/townhome units. This amount of traffic is below the TIA Trip Generation Calculations which accounted for 5,143 daily trips. All recommended improvements through TIA Phase 2 have been installed. Through the first several phases of this development, the majority of the Open Space areas provided were mostly unconnected in areas of Environmental concern. Starting with Phase 6 the Open Spaces are being designed to connect with the previously designed and approved Open Space areas. This development proposes a Public road connection to Sloop Point Loop Road from Phase 1, a Public road connection to the Capstone Property (which became Phase 4), a Public road connection to the Morris Property in Phase 3 that is intended to connect to the Westbrook Property to the north with future land acquisition & development, a second Public road connection to the Morris Property in Phase 3 that is

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intended to connect to US Hwy 17 in the future and a third Public road connection to the Morris Property in Phase 6. Additionally there are Public road connections thru the Kalmar property (Phase 5), to connect with Sloop Point Loop Road. This development is being developed with both Public and Private Streets and contains multiple connections to adjacent properties as well as areas with Private streets used to create smaller pocket neighborhoods to increase public safety and create privacy for the future homeowners in these smaller sections.

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.