
PARAMOUNTTE

E N G I N E E R I N G , I N C .

Date: 19 January 2018

Hwy 210 Tract Project Narrative:

Our by-right MDP submittal proposes a 476 unit single family development consisting of several parcels of different zonings. The majority of the 347.23 acre development is located on a parcel zoned RA and further identified by PIN 3273-50-0693-0000 (326.15 acres). The site is located off of NC Hwy 210 in two places by three separate tracts. One tract, identified as PIN 3273-32-7562-0000 is zoned RP and will feature residential development and will provide the main neighborhood access to the large RA tract located behind it. The 6.01 acres zoned IT and known as PIN 3273-71-1319-0000 and 3273-61-9426-0000, will provide access to the residential neighborhood, but will also have a commercial node along Hwy. 210. That commercial plan is submitted under separate application as a major site plan, but may include some or all of the following NAICS uses:

447110 gas station & convenience stores and other associated service station uses such as 447190,811111, 811191,441310, 7222 for auto parts sales and oil change/lube services as well as limited food service eating places

The IT parcels may share additional uses such as 531130 mini warehouses/self-storage and possibly 532120 truck/utility trailer/RV rental & Leasing.

The intended product is duplexes, but, depending on the market, the developer may create a mixture of single family homes within the development. The proposed 476 units is the maximum amount proposed, and all development will follow the existing zoning ordinance as a by-right condition.

The developer will work with PLURIS to extend sewer lines from Hwy 17 to the site in order to provide complete community access to sewer. Water will be provided by Pender County utilities, with the developer constructing the necessary infrastructure to tie into the current system along Hwy 210. The property will be accessed through easements and or rights of way for access to Hwy 210. The driveway permit process will work in conjunction with the on-going traffic impact analysis. That TIA will determine the phasing and extent of any off-site improvements generated by our development traffic. The Pender County Collector Road Plan shows two collector roads on this property. There are a significant amount of wetland impacts on and off-site necessary to construct these collector roads, so there is supplementary documentation of those impacts from the wetland consultant included in this submittal. It is our request that staff review and consider the project for exception from the collector roads. We do understand these roads will need to remain public roads, but we would not build the 8' sidepath if an exception is granted. The plans do currently show the sidepath and call the roads collectors, but plans will be updated should an exemption be granted. The proposed development will employ low impact development and stormwater runoff will be further filtered and treated through grass swales throughout the development. Reference plans for details of LID methods.