Pender County

Agenda

Board of Adjustment Meeting
Wednesday, July 17, 2024 @ 9:00 AM
Pender County Public Assembly Room 805 S. Walker Street, Burgaw, NC 28425

		Presenter	Page
1.	CALL TO ORDER		
2.	ROLL CALL		
3.	ADOPTION OF AGENDA		
4.	ADOPTION OF MINUTES		
	4.1. June 5, 2024 Meeting Minutes June 5, 2024 Meeting Minutes - Pdf		3 - 7
5.	PUBLIC COMMENT		
6.	APPEAL		
	6.1. APPEAL 2024-12: Appeal of Administrative Decision APPEAL 2024-12 - Pdf		9 - 83
7.	VARIANCE		
	7.1. VAR 2024-18: Variance request seeking relief from Section 4.14, Zoning District Dimensional Requirements, of the UDO VAR 2024-18 - Pdf		85 - 129
8.	DISCUSSION ITEMS		
9.	NEXT MEETING DATE		
10.	ADJOURNMENT		

Pender County
June 5, 2024 Meeting Minutes

TO:	Board of Adjustment
FROM:	Daniel Adams
DATE:	July 17, 2024
SUBJECT:	June 5, 2024 Meeting Minutes

SUMMARY:
Minutes from the June 5, 2024, Board of Adjustment meeting.

ACTION REQUESTED:
Approval of June 5, 2024, Board of Adjustment meeting minutes.

ATTACHMENTS:
1. Draft June 5, 2024 meeting minutes

Pender County Board of Adjustment Meeting Minutes – June 5, 2024

Members Present: Max Kipfer, Chairman
Brett Keeler, Vice-Chairman
Kyle Breuer
Jeffrey Snider, Alternate
Andrew Olsen, Alternate

Members Absent:

Others Present: Daniel Adams, Planning Director
Justin Brantley, Deputy Planning Director
Taylor Davis, Planner
Tucker Cherry, Planner
Donna Sayre, Planning Technician
Members of the Public

1. Call to Order: 9:01 a.m.

2. Roll Call

3. Invocation

4. Adoption of Agenda

Mr. Breuer made a motion to adopt the June 5, 2024, agenda. Mr. Snider seconded the motion, and the motion was unanimously approved.

5. Adoption of Minutes

Mr. Keeler made a motion to adopt the minutes from the March 20, 2024, meeting. Mr. Breuer seconded the motion, and the motion was unanimously approved.

6. Public Comment

There was no public comment.

7. Appeal

Mr. Kipfer swore in Planning staff members and members of the public who will be testifying at the hearing.

APPEAL 2024-12

The Jaytees Properties IV, LLC, applicant, on behalf of Jeff Turpin, owner, is requesting an Appeal of an Administrative Decision. The appeal is to an administrative decision by the Pender County Planning and Community Development Department to deny the approval of a master development plan (MDP 2023-52) known as the Hampstead Station Expansion.

DRAFT

Mr. Adams stated that today was not a good day for the Applicant to be present and requested a continuance to the July 17, 2024, meeting.

Mr. Breuer made a motion to approve the continuance until the July 17, 2024, meeting. Mr. Snider seconded the motion, and the motion was unanimously approved.

8. Variance

VARIANCE 2024-17

Tucker Cherry, Planner, presented the case to the Board.

Larry Ray Horrell, applicant and owner, is requesting a variance for relief from the Pender County Unified Development Ordinance standards outlined in Section 4.14 "Zoning District Dimension Requirements." Specifically, the applicant is seeking a 28.8-foot variance from the required 30-foot front setback for the placement of a home in the RA, Rual Agricultural, zoning district.

The subject property is located along South Holly Shelter Estates Road and south of the Northeast Cape Fear River in the Holly Township. The property may be further identified by Pender County PIN 3257-09-6110-0000.

Mr. Kipfer asked if the home was going in the same footprint as the previous home. Mr. Tucker stated that it was going in a similar footprint as the previous home.

Mr. Keeler asked if a distance is known as to where the previous home was located and where the proposed home will be located. Mr. Tucker stated that the applicant would be better to respond to the question.

Mr. Kipfer asked when the original house was built. Mr. Horrell stated in the early 1980's.

Mr. Tucker stated that the applicant is proposing to adhere to all the setback requirements except for the front setback which would be 1.2 feet, which is a 28.8-foot encroachment.

Mr. Keeler asked if there were any public safety concerns presented due to the proposed home location being so close to the road. Mr. Adams stated that this case was not presented to the Technical Review Committee for review but there are other homes in that immediate area that are near the easement.

Mr. Horrell, 1205 S. Holly Shelter Estates Road, stated that he attempted to set the house location back as far as he could but there were circumstances to make it difficult to set it back any further than the 1.2 feet from the front yard setback line. He stated that his surveyor is present and has done all the surveying work on his property and would be able to provide more detailed information as to where the home can be placed and why.

Hans Lonander, Tideland Surveying, stated that he has surveyed the lot and provided background information. He stated that this parcel of land is part of a very old subdivision that was recorded many years ago. Mr. Lonander stated that the easement was not strictly enforced and that there are homes that are in the actual easement itself. He stated that S Holly Shelter Estates Road is a dirt and gravel road that is approximately ten foot wide.

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Mr. Lonander stated that he did try to move the house back as far as he could, but the well is located behind the house area, and they did not want to put the pilings of the house too close to the well. He also stated that he did not want to place the home back any further back due to a porch on the home being level with the existing power lines.

Mr. Keeler asked for clarification as to the width of the road. Mr. Lonander stated that the road is a dirt and gravel road that is approximately ten foot wide.

Mr. Keeler asked what the distance is between the center line of the road and where the corner of the house would sit. Mr. Lonander stated approximately sixteen or seventeen feet.

Mr. Kipfer asked if a copy of the house plan was available. Mr. Lonander stated that he does not have a copy but thinks Mr. Horrell may have. Mr. Horrell looked in his paperwork but was unable to locate a copy.

Mr. Lonander stated that the required front setback would basically cut the house in half and if that setback would have to be maintained, there would be no way to build on this lot.

Mr. Keeler asked Mr. Lonander if he could testify as to the location of the demolished house. Mr. Lonander stated that the demolished house was located closer to the river whereas Mr. Horrell is proposing to place his home further back by a few feet.

Mr. Keeler asked if the rear setback was remaining the same as the original house. Mr. Lonander stated that the proposed house is moving back as well. Mr. Lonander stated that the original house was smaller than what Mr. Horrell is proposing.

Mr. Lonander stated that the home will be built on pilings at a height above what is required by Pender County and has a "farm cottage" look with both a front and rear porch. He stated if the Variance is approved, this house will be the highest in the area.

Mr. Snider asked if the black line running through all the properties is the edge of the easement. Mr. Lonander stated that the black line is the center of the road. Mr. Lonander stated that the GIS system has placed the center of the road in this location and may or may not be accurate.

Mr. Olsen stated that he has two concerns with this situation with the first being that this home may block the view of other landowners and his second concern would be the wisdom of building a home again in this area considering the flooding in the past. Mr. Lonander stated that the original house was built on the ground whereas the proposed house will be built on pilings.

Mr. Kipfer asked if there were any additional questions for the applicant and none were presented.

Mr. Keeler made a motion to approve the Variance seeking relief from Section 4.14, Zoning District Dimensional Requirements, of the Unified Development Ordinance. Specifically, a 28.8-foot variance from the required thirty-foot front setback for the placement of the home in the RA, Rural Agricultural, zoning district. Mr. Olsen seconded the motion.

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Mr. Breuer stated that the motion should also address the site restrictions, power line easement and the wetland line.

Mr. Kipfer took a vote which was unanimous.

9. Discussion Items

No discussion items presented.

10. Next Meeting Date

July 17**,** 2024 @ 9:00 a.m.
Commissioner's Meeting Room
805 S. Walker Street
Burgaw, NC 28425

11. Adjournment

The meeting adjourned at 9:22 a.m.

DRAFT

Pender County
APPEAL 2024-12: Appeal of Administrative Decision

TO:	Board of Adjustment
FROM:	Taylor Davis
DATE:	July 17, 2024
SUBJECT:	APPEAL 2024-12: Appeal of Administrative Decision

SUMMARY:
Jeff Turpin, property owner and as manager of The JayTees Properties IV, LLC, is requesting an Appeal of an Administrative Decision made by the Pender County Planning and Community Development Department to deny two development permit applications. Master Development Plan MDP 2023-52 and Major Site Development Plan SDP 2023-349 were denied because they were determined to be nonconforming to the Pender County Unified Development Ordinance and the Pender County Streets Plan.

The subject property is located off Headwaters Drive, roughly 420 feet east of the intersection of US Highway 17 and Headwaters Drive and adjacent to the existing Hampstead Station Development. The property can be further identified by Pender County PIN: 3282-85-8819-0000.

ACTION REQUESTED:
To hold a public hearing and consider the request.

ATTACHMENTS:
1. Staff Report
2. Application
3. Narrative
4. Attachment 1 - Collector Street types
5. Attachment 2 - UDO Section 7.5.1.A
6. Attachment 3 - Excerpt from Pender County Streets Plan
7. Attachment 4 - Excerpt from Pender County Streets Plan (pages 28-29)
8. Attachment 5 - Collector Street #4
9. Attachment 6 - Revised site plan
10. Attachment 7 - Email from NCDOT District Engineer
11. Attachment 8 - Excerpt from Pender County Streets Plan

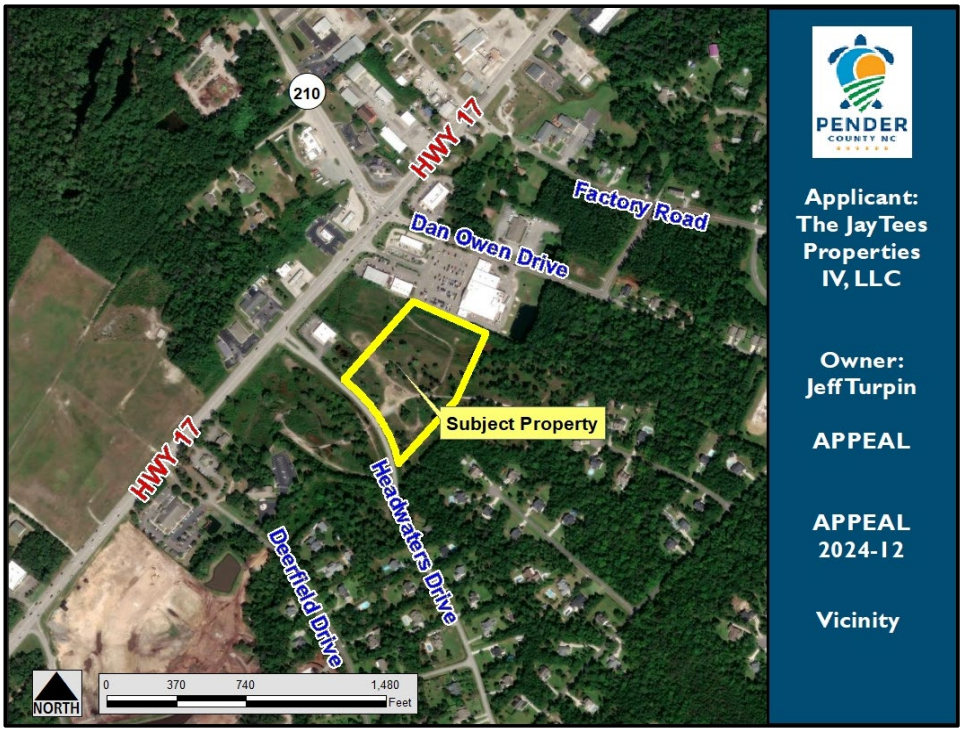
12. Attachment 9 - Denial letter
13. Attachment 10 - Herons Watch MDP
14. Attachment 11 - Steamer Properties Major Site Development Plan application
15. Attachment 12 - Steamer Properties Major Site Development Plan
16. Attachment 13 - Lanwillo subdivision map 1
17. Attachment 14 - Lanwillo subdivision map 2
18. Attachment 15 - Hampstead Station Expansion application materials
19. Attachment 16 - WMPO memo
20. Attachment 17 - TRC sign-in sheet
21. Attachment 18 - Alternative collector street design 1
22. Attachment 19 - Alternative collector street design 2

STAFF REPORT FOR APPEAL 2024-12
APPEAL OF ADMINISTRATIVE DECISION APPLICATION

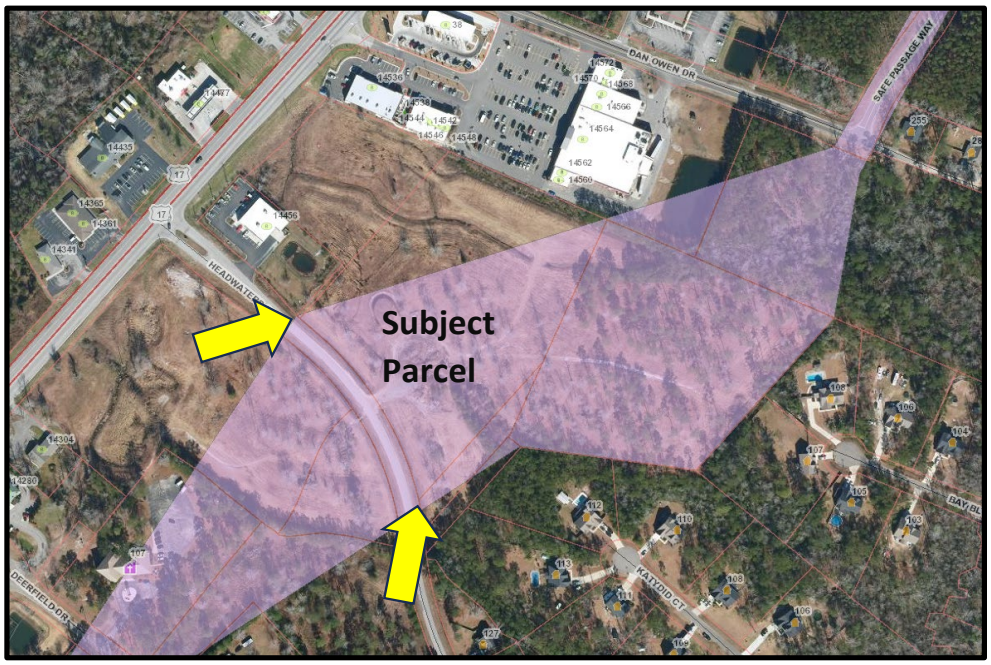
APPLICATION SUMMARY	
Case Number	APPEAL 2024-12
Hearing Date	July 17th, 2024, Board of Adjustment
Applicant	The Jaytees Properties IV, LLC
Property Owner	Jeff Turpin
Parcel Identification Number	3282-85-8819-0000
Acreage	7.61
Township	Topsail
Zoning District	GB, General Business

APPEAL SUMMARY
Jeff Turpin, property owner and as manager of The JayTees Properties IV, LLC, is requesting an Appeal of an Administrative Decision made by the Pender County Planning and Community Development Department to deny two development permit applications. Master Development Plan MDP 2023-52 and Major Site Development Plan SDP 2023-349 were denied because they were determined to be nonconforming to the Pender County Unified Development Ordinance and the Pender County Streets Plan.
LOCATION
The subject property is located off Headwaters Drive, roughly 420 feet east of the intersection of US Highway 17 and Headwaters Drive and adjacent to the existing Hampstead Station Development. The property can be further identified by Pender County PIN: 3282-85-8819-0000.

Below: Vicinity Map of the Area



Below: Vicinity Map with Collector Street Plan Overlay



BACKGROUND

Provisions for Streets

The Pender County Streets Plan, adopted in 2016 and amended in 2021, aims to determine the future transportation needs of the County, specifically in its southeastern portion where the subject parcel is located. This plan identifies locations and potential alignments of future collector streets. Collector streets are defined as streets that connect local roads and neighborhoods to arterial roadways and are integral in reducing congestion on arterial roads such as US Highway 17 by providing alternative routes and safe pedestrian travel infrastructure (Attachment 1). Examples of collector streets in this area include Country Club Drive, Sloop Point Loop Road, and Hoover Road.

As required by Article 7.5.1.A of the County's Unified Development Ordinance (UDO), the layout of streets as to arrangement, width, grade, character and location shall conform to… the Pender County Collector Street Plan (Attachment 2). Using potential future travel demand and input received during public outreach and stakeholder engagement, the Collector Street Plan identified areas where collector streets should be located. Thus, if development is proposed on a parcel that is within an area where a future collector street has been identified, the development design must accommodate the collector street as prescribed in the Streets Plan.

As development occurs within the areas identified in the Collector Street Plan and the collector street system is built, the broader locations of the collector street are refined, thus narrowing the available areas where a collector street could be constructed with future development. When a development plan is approved which features a collector street, the parcels that are developed thereafter must properly align to the portion of the street that is built or is planned to be constructed (Attachment 3). Pages 28 and 29 of the Collector Street Plan offer examples of how the development and alignment of collector streets is intended to work (Attachment 4).

DESCRIPTION OF APPEAL

The subject property falls within an area that has been identified as requiring the construction of a collector street and is thus required to comply with the standards set forth in the Collector Street Plan as referenced in the UDO. This collector street would be a two-lane street that provides a parallel roadway to US Highway 17. The street will span approximately four miles at completion and connect Oakvale Drive to Corcus Ferry Road (Attachment 5). This street would reduce congestion on US Highway 17 by providing an alternate means of travel within a densely populated area of the County. The segment of the collector street specific to this appeal will eventually connect Headwaters Drive to Dan Owen Drive.

As shown on the site plan, the applicant's proposed collector street location does not properly align with the proposed collector street on the south side of Headwaters Drive (Attachment 6). In discussions with technical staff from the North Carolina Department of Transportation (NCDOT) and the Wilmington Urban Area Metropolitan Planning Organization (WMPO), the applicant's proposed alignment would create conflicting left turns on Headwaters Drive, where a collector street has been identified on a subdivision plat on the south side of the street. As stated in an email from NCDOT District Engineer, Kirsten Spirakis, on November 27, 2023, "Based on GIS, it appears that there would only be about 200' between these two

accesses. If left-turn lanes were required, then there is not room for adequate left-turn lane storage for back-to-back left-turns between the two intersections" (Attachment 7).

The UDO states in Article 7.5.1 that the layout of streets as to arrangement, width, grade, character, and location shall conform to the following: (1) Pender County collector street plan, (2) adjoining street systems, (3) existing, planned and proposed streets, (4) to provide for continuity in existing streets, (5) provide adequate right-of-way for collector streets and (6) reasonable access will be provided to adjacent properties for development. These six provisions emphasize the importance Pender County regulations place on street network connectivity.

Article 7.5.1 also discusses instances where the standards described above cannot be met. It reads, "In any instance that a site plan or development plan layout does not conform to the specific layout of roadways as proposed in an adopted County plan as referred above, then the applicant must demonstrate the conformance with the spacing standards and move the roadway as detailed below;"

Zoning District	Intensity	Approximate Street Spacing
Environmental Conservation	Little to no development	N/A
Rural Agricultural	Less than 2 dwelling units per acre	3,000 to 6,000 feet apart
General Business, General Industrial, Industrial Transition, Manufactured Housing Community, Residential Performance	2-4 dwelling units per acre	1,500 to 3,000 feet apart
Residential Mixed, Office & Institutional, Planned Development	More than 4 dwelling units per acre/activity nodes	750 to 1,500 feet apart

The chart above notes that streets developed on property in the General Business zoning district shall be spaced approximately 1,500 to 3,000 feet apart. Per the applicant's site plan and the proposed location of the collector street on the south side of Headwaters Drive, this standard is not met.

It is imperative that a collector street meet the design standards and requirements of the NCDOT Roadway Design manual so that the collector street may eventually be adopted into the NCDOT road maintenance network (Attachment 8). If a street is constructed that fails to comply with their design specifications, it will not be accepted by NCDOT and the continued maintenance would fall on each individual landowner for which the road passes through, putting the collector street at risk of falling into disrepair with the passage of time or ownership changes.

On December 12th, 2023, Daniel Adams, Planning Director, issued a letter of denial to the applicant for two site development plan applications (Attachment 9). This letter constituted formal notice of denial by

the Administrator for Master Development Plan 2023-52 and Major Site Development Plan 2023-349, commonly referred to as the Hampstead Station Expansion project, for failure to provide a site plan in conformance with the County's Unified Development Ordinance and the Pender County Streets Plan (referred to as the Collector Street Plan). Specifically, Article 7.5 of the UDO which details the requirements related to street design and states, "Layout of streets as to arrangement, width, grade, character, and location shall conform to the following, (1) Pender County Collector Street Plan, Pender County Transportation Plan or other approved State or Federal Transportation Improvement Plan" (7.5.1.A).

EVENTS LEADING TO DENIAL

Collector street alignment is dictated by the development plan that is submitted first. In the case of Hampstead Station Expansion, a previously approved Master Development Plan MDP 2019-12 (Herons Watch) on the south side of Headwaters Drive proposed the collector street extend from Deerfield Drive to the property line of an adjacent approximately 8.3-acre parcel owned by Lanwillo Development Co. (Attachment 10). MDP 2019-12 received site plan approval on August 6th, 2019. While this master development plan is now expired, subsequent parcels were created on the basis of this approval and its proposed collector street location. When these new parcels were created in a manner that accommodates the collector street, it also limited the feasible locations of future collector street connections due to the size and shape of one of the new parcels for which collector street #4 must intersect.

On June 21st, 2022, Steamer Properties, LLC submitted a Major Site Development Plan application for a 1.3-acre section of the +/- 8-acre Lanwillo parcel adjoining Herons Watch (Attachment 11). The design of their major site plan shows the portion of the collector street connecting to the Herons Watch section of the road and extending to Headwaters Drive along the Lanwillo and Steamer property lines (Attachment 12).

In early February, a little over two months before the applicant purchased the subject parcel on April 6th, 2023, Lanwillo Development Co. completed the first of two subdivisions which had collector street construction implications for current and future owners of the created parcels. On February 2nd, 2023, a recombination plat was approved by the Planning Department on the north side of Headwaters Drive creating the subject parcel as it exists today (Attachment 13). About two weeks later on February 14th, 2023, Lanwillo Development Co., also subdivided their approximately 8-acre tract on the south side of Headwaters Drive into two parcels, creating the 1.3-acre parcel now owned by Steamer Properties, LLC and identified by PIN 3282-85-5442-0000 (Attachment 14). The subdivision map included the location of the collector street, further exhibiting Steamer and Lanwillo's consideration of the Herons Watch approved master development plan and their intent to locate their segment of the collector street along their shared property line. The Hampstead Station Expansion site should have been designed to make the connection to this previously proposed, reviewed, and approved collector street location.

On June 7th, 2023, the application packages for MDP 2023-52 and SDP 2023-349 were submitted simultaneously for the July 6th, 2023, Technical Review Committee (TRC) meeting (Attachment 15). Prior to the submittal of these applications, the applicant was made aware of the collector street requirement at this location and participated in discussions with members of Planning staff pertaining to the required road.

On July 3rd, 2023, in conjunction with Planning staff's first review of the submitted site plan and prior to the July 6th, 2023, TRC meeting, comments from the WMPO were submitted to staff. The July 3rd WMPO memorandum included the following comment "Propose an appropriate collector street location that would allow for future collector street connections" (Attachment 16). The memorandum was provided to the applicant and his engineering firm for review and the comments were reiterated again at the July 6th, 2023, TRC meeting. The representative of the WMPO who issued the memorandum, Jamar Johnson, was in attendance, as well as the applicant/owner and his commercial real estate representative (Attachment 17). In subsequent reviews of the applicant's site plan by Planning staff, Mr. Johnson's comments pertaining to the proposed collector street's location and alignment remained in the packet and were highlighted to indicate this was an issue that must be resolved prior to master development plan or major site plan approval. In total, there were five review packets provided to the applicant's representatives over the course of four months and all five packets contained variations of the above comment.

It should be noted that while the Pender County Planning Department does not have the authority to enforce standards set forth by other state or local agencies, we do require that applications submitted to our Department meet such standards as determined by those agencies.

The applicant subsequently proposed a realignment of the collector street on the south side of Headwaters Drive on the Steamer Properties site. The proposed realignment featured a sharp curve from the Herons Watch street segment to the area of Headwaters Drive needed to make an alignment with the Hampstead Station Expansion collector location (Attachment 18). At this time, the applicant's section of the collector street was not located on the Hampstead Station Expansion property but was instead located on an adjoining narrow parcel also owned by Lanwillo Development Co. and ran along the exterior of the Hampstead Station Expansion site. Ultimately, NCDOT determined the curvature created by the relocated collector street to the southern boundary of the Steamer property did not meet the standards of their design manual.

The following month, the applicant proposed to staff a different collector street design for the Steamer property. This design saw the collector street on the Steamer site effectively cutting through the middle of the parcel thereby softening the resulting curve from the Herons Watch segment to Headwaters Drive in order to align with the Hampstead Station Expansion design (Attachment 19). This potential layout was brought to NCDOT for consideration and at the September 6th, 2023, Traffic Impact Analysis (TIA) meeting, NCDOT informed planning staff that to make this alignment work for the Hampstead Station Expansion site, the connection to Headwaters Drive should be relocated to the Hampstead Station Expansion property. The revised connection would be made on the southeastern corner of the Hampstead Station Expansion parcel with most of the proposed collector street remaining on the adjacent Lanwillo property.

In response to NCDOT's guidance, the collector street was redrawn to be shown intersecting the Hampstead Station Expansion property along its southeastern corner (Attachment 6). This revision to the location of the collector street would have required a modification to the Steamer site, and based on conversations with the applicant, he was unable to reach an agreement with Steamer Properties, LLC to modify their parcel to accommodate the proposed collector street location.

NCDOT reevaluated the Hampstead Station Expansion site plan, this time considering the redrawn version with the original location of the collector street on the Lanwillo/Steamer property lines creating an offset alignment. On November 11th, 2023, staff received the following guidance from NCDOT taken from their manual. The standard given below can be found on page 40 of the *NCDOT Policy on Street and Driveway Access to North Carolina Highways:*

"Care should be taken to avoid creating incorrectly offset left turn conditions. Opposite side drives should be aligned directly across from existing/proposed opposite side streets and driveways. When it is necessary to offset driveways or streets, care should be taken to provide adequate separation for vehicular storage/queuing and maneuvering between access points" (Attachment 7)

It was determined by NCDOT the location of the proposed collector street on the Hampstead Station Expansion site would conflict with this guidance. Consequently, Staff and the applicant met on two more occasions to discuss potential alternatives which were then brought to NCDOT for consideration. Options considered included the offset alignment per section 7.5. of the UDO or aligning the Hampstead Station Expansion parking lot entrance with the Lanwillo/Steamer collector street, essentially, using the development parking lot as a street. Both options were deemed unacceptable to NCDOT's standards, citing safety concerns, and therefore were not considered to be viable alternatives by Planning staff.

ZONING ADMINISTRATOR'S CONCLUSION

It is the determination of the Zoning Administrator that the denial of Master Development Plan MDP 2023-52 and Major Site Plan SDP 2023-349 shall persist until a feasible alternative for the required collector street location and alignment which conforms to the Pender County UDO, the Pender County Streets Plan, and satisfies NCDOT standards, is found.

PENDER COUNTY UDO APPEAL OF ADMINISTRATIVE DECISION

3.16 APPEAL OF ADMINISTRATIVE DECISION

3.16.1 Applicability

As specified in N.C.G.S. 160D-405, an appeal by any person aggrieved by a final order, interpretation or decision of the Administrator or other administrator in regard to the provisions of this Ordinance may be taken to the Board of Adjustment.

3.16.6 Action by Board of Adjustment

A. The Board of Adjustment may reverse or affirm (wholly or partly) or may modify the order, requirement, decision, or determination appealed from and shall make any order, requirement, decision, or determination that in its opinion ought to be made in the case before it. To this end, the Board of Adjustment shall have all the powers of the officer from whom the appeal is taken.

B. A motion to reverse, affirm, modify the order, requirement, decision, or determination appealed from shall include, insofar as practicable, a statement of the specific reasons or findings of fact that support the motion.

C. If a motion to reverse or modify is not made or fails to receive the affirmative vote of a majority of members present, the appeal shall be denied.

D. Any motion to overturn a decision shall state the reasons or findings of fact that support the motion.

BOARD OF ADJUSTMENT ACTION FOR APPEAL OF ADMINISTRATIVE DECISION

MOTION	SECONDED

AFFIRMED	REVERSED	MODIFY

Kipfer	Keeler	Breuer	ALT: Olsen	ALT: Snider

APPEAL 2024-12:

Application

APPLICATION FOR APPEAL OF ADMINISTRATIVE DECISION

THIS SECTION FOR OFFICE USE			
Application No.	AAD APPEAL 2024-12	**Date**	
Application Fee	$ 250.00	**Receipt No.**	

SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	The Jaytees Properties IV, LLC	**Owner's Name:**	Jeff Turpin, Manager for the LLC
Applicant's Address:	105 Island Drive	**Owner's Address:**	105 Island Drive
City, State, & Zip	Wrightsville Beach, NC 28480	**City, State, & Zip**	Wrightsville Beach, NC 28480
Phone Number:	910-619-7941	**Phone Number:**	910-619-7941
Legal relationship of applicant to land owner:	Manager / Sole Member for the LLC		

SECTION 3: SIGNATURES			
Applicant's Signature		**Date:**	1-10-2024
Owner's Signature		**Date:**	1-10-2024

NOTICE TO APPLICANT:

1. Application must be submitted in compliance with Article 3.16 of the County's Unified Development Ordinance.
2. Applicant or agent authorized in writing must attend the public hearing.
3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Adjustment agrees to table or delay the hearing.

APPEAL OF ADMINISRATIVE DECISION CHECKLIST

☐	Signed application form
☐	Application fee
☐	One business size envelope legibly addressed with **certified** postage for all participants for the appeal
☐	Appeal Description: Written description of the Appeal taken forward including all pertinent materials (pictures, permits, etc.)

OFFICE USE ONLY

☑	**AAD Fees $250**	**Total Fee Calculation $**	250.00

Payment Method :	**Cash :** ☐ $_____	**Credit Card:** ☑ Master Card ☑ Visa	**Check:** ☐ Check # _____

Application received by:	Taylor Davis	Date:	2/27/24
Application completeness approved by:	Taylor Davis	Date:	2/27/24
Date scheduled for public hearing:	March 20, 2024		

Print Form

APPEAL 2024-12:

Narrative

Applicant: TheJayTees Properties, IV, LLC
Appeal of Administrative Decision
Hampstead Expansion Project – 7.61 acres (corner of US 17 and NC 210)
Master Development Plan (Case# MDP 2023-52)
Major Site Development Plan (Case# SDP 2023-349)

Summary of Appeal

After staff pre-approved the proposed location of a proposed collector street on the Applicant's property, the **Pender County Planning and Community Development Department** issued a Denial Letter dated December 12, 2023 **(Exhibit 1)**, rejecting that location as failing to conform with the County's Unified Development Ordinance ("UDO") and the Pender County Streets Plan ("CSP", **Exhibit 5 and 5-1**), and specifically the requirements listed in UDO Article 7.5 **(Exhibit 6)**.

Development Plan and Location

The Development plan includes the expansion of retail space at the Hampstead (Food Lion) Shopping Center onto an adjacent 7.61 acres site located between the Shopping Center and Headwaters Drive. The Shopping Center is located in Hampstead near the intersection of US 17 and NC 210. See **Exhibit 7** for MDP Site Plan. The MDP included four separate buildings with full connectivity to Headwater's Drive. The requested change to the collector street location is a serious hardship that would require a complete revamp of the site plan at the Applicant's expense, including the elimination one or more of the proposed buildings, leading to a substantial decrease in the usefulness and value of the property.

Why the Decision Should Be Reversed

To the extent that the CSP and any collector street requirements within the UDO are valid and enforceable, and are not otherwise deemed or determined to be a taking of Applicant's property without receipt of just compensation, the decision should still be reversed on the basis of either of the following items (as further discussed below):

- The Applicant's Collector Street placement, which was included in the Preliminary Site Drawings **(Exhibit 3),** was specifically pre-approved in writing by the Pender County staff (Mr. Greg Feldman) on November 16, 2022 **(Exhibit 4)** after several pre-submittal meetings.

- The Applicant's Collector Street, as depicted on the MDP – Site Plans **(Exhibit 7)** meets the requirements of Pender County's UDO Article 7.5 as outlined below.

The Applicant's understanding is that the Applicant's MDP is the first development plan filed and is the only MDP currently on file with the Pender County planning department that includes Collector Street alignment with Headwaters Drive. Also, no portion of the requested collector street on this parcel or any adjacent parcel has been constructed. In accordance with County's current practice and CSP updated recommendations **(Exhibit 5-1 page 28)** "Whichever parcel develops first can construct the Collector Street on its parcel with significant leeway in alignment selection as long as it (Collector Street) falls within the polygon and it can be extended to the adjacent parcel where the same polygon passes through. The other parcels will have to tie it into this determined alignment." The Applicant would clearly be the

first parcel to build. The Applicant's Collector Street design as shown on the plan previously approved in the pre-application meeting falls with the polygon and is extended to the adjacent parcel.

In summary, the Applicant received pre-approval for the Collector Street placement and the Applicant's Collector Street design meets the requirements of the CSP and the Pender County's UDO Article 7.5. The County's determination that the Applicant's Collector Street design does not conform with the CSP and more specifically fails the requirements listed in UDO Article 7.5 is incorrect.

Applicant reserves all rights to propose additional bases for appeal, submit additional evidence and materials, and make additional arguments prior to and at the hearing on this matter. Without limiting the generality of this statement, Applicant expressly reserves the argument that requiring the relocation of the Collector Street to an area different from the pre-approved location amounts to a taking of Applicant's property without receipt of just compensation. We also look forward to receiving and reviewing the materials gathered by the planning staff in regard to this matter and their decision to deny, and reserve the right to further add to or adjust the bases of this appeal based on these additional materials.

I. Pre-Approval of the Preliminary Site drawings and Collector Street placement by County Staff on November 16, 2022

The Applicant asserts that the Preliminary Site Drawings **(Exhibit 3)** and Collector Street placement were pre-approved by Pender County Planning staff in writing on November 16, 2022, as outlined below.

The County's UDO Section 3.1 (Common review Procedures) suggests the following "Before submitting an application for development approval, each applicant is encouraged to schedule a pre-submittal meeting with the Administrator to discuss the procedures, standards and regulations required for development approval in accordance with this Ordinance." The CSP (on page 1) also recommends early consultation with the Planning and Community Development Department as to Collector Street plans.

- On December 20, 2021, in accordance with UDO Section 3.1, the CSP and prior to the Applicant's acquisition of the 7.61-acre sites for retail expansion, the Applicant held a pre-submittal meeting with the Pender County planning Staff (Mr. Greg Feldman and Mr. Gideon Smith) to review all aspects of the Hampstead Expansion project including the required property subdivision and development plans. The staff expressed no concerns as to the planned shopping center expansion and indicated that the Planning staff would support the rezoning efforts.

- On 06-09-2022, the Applicant met with Mr. Greg Feldman and Ms. Vanessa Lacer (Pender County Planners) to further review the proposed property subdivision, rezoning and building placements. Staff expressed support for the proposed subdivision, property rezoning, site plans and provided specific directions as to Collector Street placement on the site map.

- On 10-04-2022, County staff recommended to the Planning board the rezoning of the property to accommodate the Hampstead Expansion project. Rezoning was approved unanimously.

- On 11-03-2022, the Applicant submitted the Preliminary Site Drawings (**Exhibit 3)**, which included the collector street placement, to the Planning staff (Mr. Greg Feldman) for review and comments as to any specific concerns before the Applicant purchased the 7.61-acre site which was planned for early 2023.

- On 11-16-2022, Mr. Greg Feldman provided pre-approval of the Preliminary Site Drawings by email **(Exhibit 4)** as follows. *"I saw that you accommodated the required collector road on site, and we would of course need to view a profile of the street for NCDOT to review."*

- On November 23, 2022, Mr. Doug Racine (NCDOT Deputy District Engineering) emailed **(Exhibit 9)** the Applicant confirming that the Applicant's "driveway connection appears to be in a good location." On May 19, 2023, Mr. Doug Racine further confirmed **(Exhibit 10)** that Applicant's existing driveway could be used.

- On 11-21-2022, the County staff recommended to the Board of Commissioner's the rezoning of the 7.61 acre site to accommodate the Hampstead Expansion project. Rezoning was approved unanimously.

- On 11-29-2022, the Applicant and Mr. Bryce Morrison (commercial broker with Cape Fear Commercial) met with County Planning staff (Mr. Greg Feldman and one other Planning Staff member) to ensure that the County Staff had no new concerns as to the proposed expansion project prior to Applicant's acquisition of the 7.61-acre tract. The Planning staff expressed no new concerns. The staff actually encouraged more development on the site by advising the Applicant that apartments could be added to a potential second level. The Planning staff further commented as to the need for additional retail space in the area. During the meeting, the applicant discussed and confirmed that the collector street alignment was acceptable to the Planning staff. The applicant relied on this and prior staff statements in making the decision to complete the purchase of the property.

II. The Collector Street's Compliance with the UDO.

The Collector Street design, as depicted on the MDP – Site Plan **(Exhibit 7),** meets the requirements of Pender County's UDO Article 7.5 as outlined below.

UDO Requirement - Section 7.5.1A1:
The Layout of streets as to arrangement, width, grade, character, and location shall conform to the CSP, Pender County Transportation Plan or other approved State or Federal Transportation Improvement Plan.

UDO Compliance:
The Collector Street design, as depicted on the MDP Site Plans, complies with the CSP, Pender County Transportation Plan or other approved State or Federal Transportation Improvement Plan as to the arrangement, width, grade, character and location. The collector street alignment was recently modified from the staff pre-approved layout, provided on November 16, 2022, to comply with all recent County staff directives except for Collector Street Alignment.

The County staff asserts that the Applicant's Collector Street should align with a marking for a "potential future 50' wide road" **(Exhibit 8)** shown on a plat for property located on the south side of Headwaters Drive in accordance with CSP and UDO section 7.5. The Applicant disagrees, and no portion of this street has been constructed, or any development taken place.

A. The Collector Street alignment was pre-approved by staff on 11-16-2022.

The County's current practice and the CSP gives significant leeway in Collector Street alignment to the parcel that develops first, provided the alignment falls within the Collector Street polygon, and the Collector Street can be extended to the adjacent parcel where the same polygon. The Applicant's Collector Street design falls within the polygon and is extended to the adjacent parcel. The Applicant's MDP is the first development plan filed and is the only MDP currently on file with the Pender County planning department that affects Headwater's Drive. The Applicant would be the first parcel to build.

B. The CSP and UDO section 7.5 do not require any specific alignment as noted below:

The original 2016 CSP, which was stated to have been updated but not amended or restated, at the top of page 3 (Exhibit 5) states that, "The intention of the Pender County Collector Street Plan is to recommend connectivity not alignment." The Staff decision currently requires direct alignment, which is not part of the stated intention of the CSP.

- Per UDO section 7.5C, "Street alignment – local residential street intersection should be directly aligned, if possible."
- Per UDO section 7.5D "When such intersections cannot be aligned, they shall be offset centerline to centerline by not less than 125 ft."
- As discussed above, the 2021 update to the CSP states that the first party to develop can control the alignment of the street.

UDO Requirement - Section 7.5.1A2:
The layout of streets as to arrangement, width, grade, character, and location shall conform to adjoining street systems.

UDO Compliance:
The Applicant's Collector Street design conforms with the only adjoining street (Headwaters Drive). The collector street design includes the required sight triangles and a 90-degree intersection at Headwater Drive. The next closest road is Highway 17 which is more than 800 feet to the west.

UDO Requirement - Section 7.5.1A3:
The Layout of streets as to arrangement, width, grade, character, and location shall conform to existing, planned and proposed streets, topographic, drainage and other natural features of the property

UDO Compliance:
The Applicant's Collector Street design conforms with the only adjoining street (Headwaters Drive). The Collector Street design includes the required sight triangles and a 90-degree intersection at Headwater Drive. The next closest road is Highway 17 which is more than 800 feet to the west.

As for planned or proposed streets in the Headwater's vicinity:

- Per discussion with Ms. Kristen L. Spirakis (NCDOT Engineering supervisor III) on December 15, 2024, her department currently has no pending driveway or roadway application for

Headwater Drive except for the Applicant's driveway application.

- Per review of the Pender County website on January 8, 2024, no development plan applications are listed for the Headwaters Drive vicinity.

- The property owners for the land parcels on the south side of Headwaters (Parcel# 3282-85-5442-000, 1.32 acres and Parcel# 3282-85-1754-000, 6.98 acres) from the Applicant's site have not submitted any driveway applications to the NCDOT or development plans to the Pender County Planning Department. The 6.98-acre property owner (Lanwillo Development Co.), which is a land investor only and does not intend to self-develop, did file a PLAT map **(Exhibit 8)** that includes a "potential future 50' wide road." However, Lanwillo has not filed development plans with the NCDOT or Pender County Planning associated with potential future 50' wide road.

- The property owner just south of Lanwillo tract (Southeast Custom Homes, Inc., Parcel# 3282-85-1754-000, 4.41 acres as show on Exhibit 8 has designated a collector street corridor. Per discussion with County staff, the development permit for this corridor has expired and accordingly is no longer valid.

As for topographic, drainage and other natural features of the property, the collector street, as designed, includes the required buffers and appropriate grade (flat) for drainage.

UDO Requirement - Section 7.5.1A4:
The Layout of streets as to arrangement, width, grade, character, and location shall provide for continuity in existing streets and proposed streets.

UDO Compliance:
Same as above, the Applicant's collector street design does not conflict with any existing driveways or roads on Headwaters Drive. The next closest road is Highway 17 which is more than 800 feet to the west. As noted above the NCDOT and Pender County have not received any applications for streets or driveways that intersect Headwaters.

UDO Requirement - Section 7.5.1A5:
The Layout of streets as to arrangement, width, grade, character, and location shall provide adequate right-of-way for collector streets.

UDO Compliance:
The Applicant's collector street design provides the required 50-foot right-of-way in a location pre-approved by staff.

UDO Requirement - Section 7.5.1A6:
The Layout of streets as to arrangement, width, grade, character, and location shall provide Reasonable access will be provided to adjacent properties for development.

UDO Compliance:

The Applicant's collector street design provides access to the one adjacent property to the East.

UDO Requirement - Section 7.5.1B
Spite strips along development boundaries preventing access to streets from adjacent properties are prohibited.

MDP Compliance:
The Applicant's collector street design excludes spite strips.

UDO Requirement - Section 7.5.1C
Street Alignment – local residential street intersections should be directly aligned if possible.

UDO Compliance:
The Applicant's collector street design intersects the only local road (Headwater's Drive) at the approved 90-degree angle.

UDO Requirement - Section 7.5.1D
When such intersections cannot be aligned, they shall be offset centerline to centerline by not less than 125 ft. Intersections of collector streets as defined herein or shown on the CSP, Pender County Transportation Plan or other approved State Transportation Improvement Plan.

UDO Compliance:
The Applicant's collector street includes a 90-degree intersection at Headwater Drive. The next closest possible driveway intersection is more than 175 feet to the west **(Exhibit 7)**. However, as noted above neither the NCDOT or Pender County Planning staff have received any driveway or street applications that intersect Headwater's drive.

UDO Requirement - Section 7.5.1E
Streets should intersect as nearly as possible at right angles.

UDO Compliance:
The Applicant's collector street intersects Headwater Drive at a right angle.

UDO Requirement - Section 7.5.1F
Permanent dead-end streets (cul-de-sacs) or temporary dead end (stub) streets shall be no longer than 1,000 ft. unless it is demonstrated by the developer that the configuration of the property prevents its development without longer streets to provide access to the lots and common area to be subdivided.

UDO Compliance:
Not applicable.

UDO Requirement - Section 7.5.1G

Temporary dead end or stub streets between 150 and 1,000 feet in length shall provide turn around capabilities to meet one of the following requirements:

1) A cul-de-sac with at least 90-feet of right of way including 80-feet of pavement
2) A T/hammerhead intersection (Figure G1)
3) A Y intersection (Figure G2)
4) A T intersection (Figure G3)

UDO Compliance:
Not applicable.

UDO Requirement - Section 7.5.1H
For new subdivisions exceeding 30 lots, more than one method of ingress and egress must be provided. The turning radius must be 28-feet. This requirement may be met by providing a connection to future development as outlined in Section 7.5.1.A.

UDO Compliance:
Not applicable.

UDO Requirement - Section 7.5.1I
Applicants for subdivision approval shall obtain approval for street names from the Pender County Addressing Coordinator. A copy of the approved preliminary plat with approved street names must be submitted to the Administrator within 30 days of approval of the preliminary plat and prior to final plat submission.

UDO Compliance:
Not yet applicable.

UDO Requirement - Section 7.5.1J
Sight triangles as required in the NCDOT Secondary Roads Standards shall be provided at all street intersections.

UDO Compliance:
The Applicant's collector street design includes sight triangles at the Headwaters Drive intersection.

UDO Requirement - Section 7.5.2
All designated public streets shall be designed and constructed in compliance with the current NCDOT Subdivision Roads Minimum Construction Standards

UDO Compliance:
Not yet applicable, although NCDOT had no issue with the proposed location on the MDP.

UDO Requirement - Section 7.5.3

Private streets

UDO Compliance:
Not applicable.

UDO Requirement - Section 7.5.4
Access easements

UDO Compliance:
Not yet applicable.

Conclusion

For the foregoing reasons, the denial of the MDP should be reversed, and the proposed collector street location approved.

Appointment of Counsel

The Applicant hereby appoints Scott M. Holmes, Andrew K. McVey, and the law firm of Murchison, Taylor & Gibson, PLLC to represent the Applicant in connection with the hearing of this appeal, subject to any subsequent appointments that may also be made by the Applicant.

Respectfully submitted this 10th day of January, 2024.

TheJayTees Properties IV, LLC

By: Jeffrey Turpin
Its: Member Manager

Attached materials that support Applicant's assertion:

Exhibit 1 - Denial Letter – Pender County Planning and Community Development – December 12, 2024
Exhibit 2 - Appeal of Administrative Decision - TheJayTees Properties IV, LLC - January 10, 2024
Exhibit 3 - Preliminary site drawings – Hampstead Station Expansion – November 16, 2022
Exhibit 4 - Pre-approval email (Mr. Greg Feldman) – Collector Street Placement – November 16, 2022.
Exhibit 5 - Pender County Collector Street Plan (CSP) – November 2016
Exhibit 5-1 - Pender County Collector Street Plan (CSP) – Updated October 18, 2021
Exhibit 6 - Unified Development Ordinance, Pender County, NC – Article 7.5
Exhibit 7 - Master Development Plan (MDP) site plan – Hampstead Station Expansion
Exhibit 8 - Potential future 50 wide road - South side of Headwaters Drive
Exhibit 9 - Doug Racine's review – "Driveway at a good location" – November 23, 2022
Exhibit 10 - Doug Racine review - Temporary driveway permit approval - May 19, 2023

ATTACHMENT 1:

Collector Street Types – Pender County Streets Plan

STREET CROSS SECTIONS

This Update recommends four types of street sections to guide the design of the collector streets in southeastern Pender County. These cross-sections are not intended to be prescriptive, but provide the minimum design standards in accordance with NCDOT design criteria while affording developers flexibility in design aesthetics.

All collector streets recommended in this Update are divided into four main categories. These categories are based on NCDOT Typical Section 2F and should be designed at a minimum of 40 mph design speed (35 mph posted speed). Developers must select one of the types outlined in Table 5-1 below as a starting point which can then be expanded upon. The minimum requirements of each street cross section type are described in the sections following the table.

	A. WITH MULTI-USE PATH (MUP)	B. WITH SIDEWALK AND BIKE LANES
1. WITHOUT CURB AND GUTTER	1A	1B
2. WITH CURB AND GUTTER	2A	2B

Table 5-1 | *Types of Street Cross Sections*

TYPE 1A

Collector streets without curb and gutter with an MUP must have a minimum of:

1. Two (2) 11′-wide (minimum) travel lanes going in opposite directions
2. Two (2) 4′-wide (minimum) paved shoulders on the far sides of the travel lanes
3. 10′-wide (minimum) multi-use path (MUP) on one side of the roadway with additional 2′-wide paved shoulders on each side of the MUP (resulting in a minimum of 14′ paved surface)
4. A minimum clear zone of 20′ between the edge of vehicular travel lane and the interior edge of MUP This equates to a minimum clear zone of 14′ between the edges of roadway pavement (including paved shoulders) and the interior edge of MUP (including paved buffer)
5. Additional minimum dimensions as shown in Figure 5-6

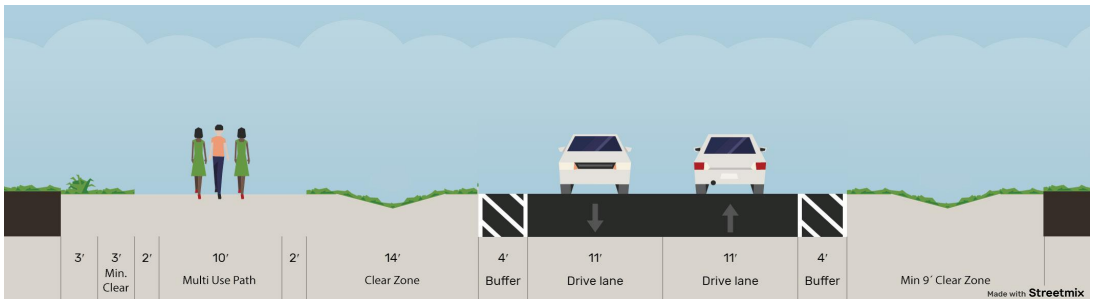


Figure 5-6 | *Street Type 1A: 2-Lane Road with MUP (without Curb and Gutter)*

NOTE

Developers can add medians, provide wider lanes, wider sidewalks, wider distances between the roadway and the sidewalk or MUP, transit bulb-outs and shelters, and other aesthetic and functional features to these base roadway cross sections. These enhancements are subject to NCDOT review.

Two out of 25 collector streets in this Update (#9 and #10) are recommended to be 4-lane based on the traffic projections. Converting any other roads to 4-lane roads is at the discretion of the developer and the Planning Department. Converting any of the four street cross section types to a 4-lane cross section will necessitate the additional features listed below and must adhere to NCDOT design criteria.

1. For Types 1A and 1B: adding a minimum 23′-wide clear zone in the median with appropriate drainage ditch and a minimum 2′-wide paved shoulder between the innermost lane and the median.
2. For Types 2A and 2B: adding a minimum 18′-wide raised median (with additional 2 ½′ curbs on each side of the median)

TYPE 1B

Collector streets without curb and gutter with bike lanes and sidewalks must have a minimum of:

1. Two (2) 11′-wide (minimum) travel lanes going in opposite directions
2. 6′-wide (minimum) bike lanes on both sides of the travel lanes
3. 6′-wide (minimum) sidewalks on both sides of the roadway
4. A minimum clear zone of 20′ between the edge of vehicular travel lane and the interior edge of sidewalk. This equates to a minimum clear zone of 14′ between the edges of roadway pavement (including bike lanes) and the interior edge of sidewalk
5. Additional minimum dimensions as shown in Figure 5-7

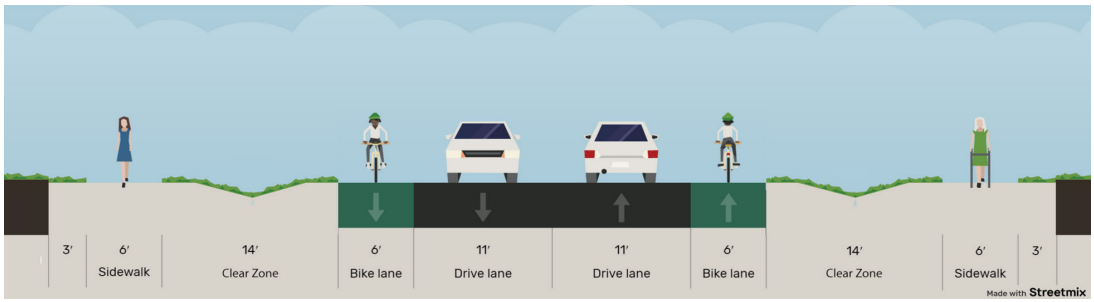


Figure 5-7 | *Street Type 1B: 2-Lane Road with Sidewalks and Bike Lanes (without Curb and Gutter)*

TYPE 2A

Collector streets with curb and gutter with an MUP must have a minimum of:

1. Two (2) 12′-wide (minimum) travel lanes going in opposite directions
2. 2 ½′-wide (minimum) curb and gutter on both sides of paved roadway
3. 10′-wide (minimum) multi-use path (MUP) on one side of the roadway with additional 2′-wide paved shoulders on each side of the MUP (making the total width of the paved surface a minimum of 14′)
4. 8′-wide (minimum) planting area between the curb and the MUP (including paved buffer)
5. 8′-wide (minimum) clear zone beyond the curb on the side of the roadway opposite the MUP
6. Additional minimum dimensions as shown in Figure 5-8

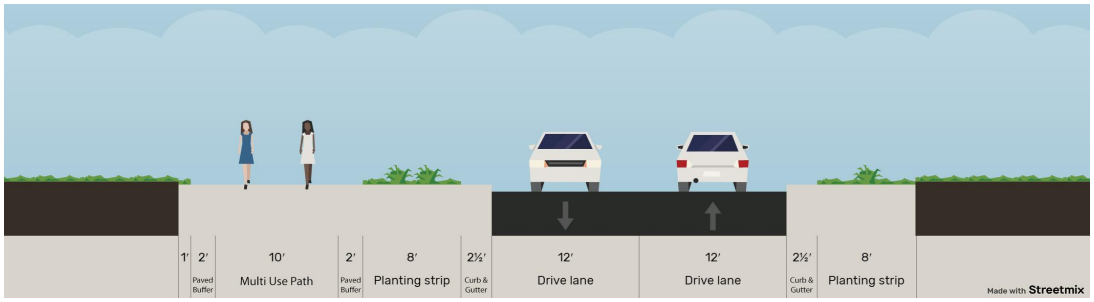


Figure 5-8 | *Street Type 2A: 2-Lane Road with MUP (with Curb and Gutter)*

TYPE 2B

Collector streets with curb and gutter with bike lanes and sidewalks must have a minimum of:

1. Two (2) 11′-wide (minimum) travel lanes going in opposite directions
2. 6′-wide (minimum) bike lanes on both sides of the travel lanes
3. 2 ½′-wide (minimum) curb and gutter on both sides of paved roadway
4. 6′-wide (minimum) sidewalks on both sides of the roadway
5. 6′-wide (minimum) planting area between the curbs and the sidewalks
6. Additional minimum dimensions as shown in Figure 5-9

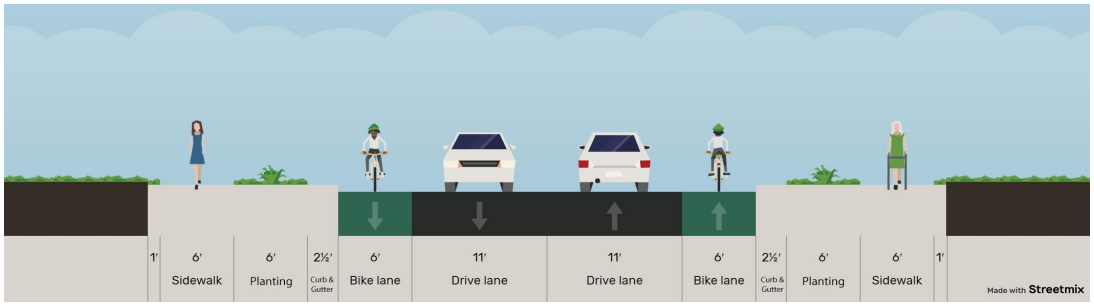


Figure 5-9 | *Street Type 2B: 2-Lane Road with Sidewalks and Bike Lanes (with Curb and Gutter)*

ATTACHMENT 2:

7.5.1.A – Pender County Unified Development Ordinance

7.5 STREET DESIGN

7.5.1 Public and Private Street Design

A. Layout of streets as to arrangement, width, grade, character, and location shall conform to the following:

1) Pender County Collector Street Plan, Pender County Transportation Plan or other approved State of Federal Transportation Improvement Plan.

a) In any instance that a site plan or development plan layout does not conform to the specific layout of roadways as proposed in an adopted County plan as referred above, then the applicant must demonstrate the conformance with the spacing standards and move the roadway as detailed below;

Zoning District	Intensity	Approximate Street Spacing
Environmental Conservation	Little to no development	N/A
Rural Agricultural	Less than 2 dwelling units per acre	3,000 to 6,000 feet apart
General Business, General Industrial, Industrial Transition, Manufactured Housing Community, Residential Performance	2-4 dwelling units per acre	1,500 to 3,000 feet apart
Residential Mixed, Office & Institutional, Planned Development	More than 4 dwelling units per acre/activity nodes	750 to 1,500 feet apart

b) Any deviation from the required spacing standards, width, grade, or character of the streets may be granted based on the approval of the Administrator. Maximization of the number of lots or parcels in a land division is not a reason to allow a waiver or modification. Criteria for approval may include;

i) 401 or 404 Wetlands as depicted by USACE wetland verification or as presented in written or map form by a wetlands consultant or professional wetlands scientist that identifies wetlands present within the project area and alternative locations of collector streets cannot be achieved. Evidence shall be presented that the written or map form verification has been submitted to USACE for wetland concurrence at the time of permitting;

a. Wetlands impacted in excess of 0.5 acres on site that are directly caused by the required collector road shall warrant administrative review for an exception when no other alignment can be made on site without equal or greater wetland impacts.

b. Off-site wetland impacts in excess of 1 acre based on a desktop review/assessment (by wetland consultant or professional wetlands scientist) that are directly caused by the County's required collector road corridor shall warrant administrative review

for an exception when no other alignment can be made on site without equal or greater wetland impacts.

ii) Identified Areas of Environmental Concern (AEC) that lie within the identified path of the collector street;

iii) An adjacent property connection cannot be made due to existing conditions that would create a street slope greater than a 4:1 ratio.

iv) Existing railroad crossings, structures, conservation easements or buildings that are not part of the development plan located on the subject property or adjacent property that create a barrier in the identified path of the Collector Street and no other arrangement can be made. Evidence shall be presented from the appropriate agency showing that the crossing(s) cannot be made;

v) Significant Trees, as defined (Section 8.1.3.A.2), are located on the subject property and alternative location for collector street construction cannot be made. A significant tree survey shall be submitted demonstrating the general location, species and size.

vi) The identified Collector Street will lineally connect into an existing roadway network that is, an existing private street, was not constructed to NCDOT standards, or would create conditions inconsistent with the collector street classification. Alternative roadway design shall be submitted to make connections with the existing or planned roadway network to the Administrator for review and approval.

2) Adjoining street systems,

3) Existing, planned and proposed streets, topographic, drainage and other natural features of the property,

4) To provide for continuity in existing streets and proposed streets,

5) Provide adequate right-of-way for collector streets,

6) Reasonable access will be provided to adjacent properties for development.

B. Spite strips along development boundaries preventing access to streets from adjacent properties are prohibited.

C. Street Alignment – local residential street intersections should be directly aligned if possible.

D. When such intersections cannot be aligned, they shall be offset centerline to centerline by not less than 125 ft. Intersections of Collector streets as defined herein or shown on the Pender County Collector Street Plan, Pender County Transportation Plan or other approved State Transportation Improvement Plan.

E. Streets should intersect as nearly as possible at right angles.

F. Permanent dead end streets (cul-de-sacs) or temporary dead end (stub) streets shall be no longer than 1,000 ft. unless it is demonstrated by the developer that the configuration of the property prevents its development without longer streets to provide access to the lots and common area to be subdivided.

G. Temporary dead end or stub streets between 150 and 1,000 feet in length shall provide turn around capabilities to meet one of the following requirements:

1) A cul de sac with at least 90-feet of right of way including 80-feet of pavement

2) A T/hammerhead intersection (Figure G1)

3) A Y intersection (Figure G2)

4) A T intersection (Figure G3)

ATTACHMENT 3:

Connectivity of Collector Streets – Pender County
Collector Street Plan

6| TRI-PARTY AGREEMENT

Recommendation: The Tri-Party agreement is a framework for the construction and maintenance of new pedestrian and bicycle facilities along collector streets.

Action: To be carried forward in the Update.

Reason: Although this recommendation has not yet been implemented, the inclusion of this recommendation provides a pathway for it to be included in future updates of the UDO.

Additional Notes: The inclusion of this recommendation was discussed with Pender County.

7| GENERAL CONNECTIVITY OF COLLECTOR STREETS

Recommendation: Connectivity requires that private entities coordinate across different properties to anticipate future connections between adjacent properties. Providing connectivity to nearby amenities and to the arterial system is important to avoid congestion across the transportation system. This policy requires that new collector roadways be constructed to provide connections between the collector and arterial systems.

Action: To be carried forward in the Update with additional language describing the situations and conditions.

Reason: The basis of this Update is to improve connectivity and this recommendation promotes this.

Additional Notes: This recommendation should be moved further up the list of policy recommendations.

8| BICYCLE AND PEDESTRIAN ACCOMMODATION

Recommendation: All proposed collector streets, as defined by the Collector Street Plan, shall have accommodations for bicycle or pedestrian facilities.

Action: To be carried forward in the Update.

Reason: This Update looks to strengthen the non-motorized network along with the collector street network and this recommendation would help to achieve that goal.

Additional Notes: NCDOT Complete Streets recommendation merged into this recommendation. Additional language added to ascertain transition between two different types of bicycle and pedestrian facilities within one development and across adjacent developments.

ATTACHMENT 4:

Pages 28 & 29 - Pender County Collector Street Plan

SCENARIO 1

A general area has been identified for where a collector street should be aligned. This is represented by the polygon showing all possible alignment options for a particular collector street. Parcels A, B and C represent the parcels through which the collector street needs to be aligned.

In this scenario, no part of the collector street has been constructed in parcels A, B, or C. Whichever parcel develops first can construct the collector street on its parcel with significant leeway in alignment selection as long as it falls within the polygon and it can be extended to the adjacent parcel where the same polygon passes through.

The other parcels will have to tie it into this determined alignment.

SCENARIO 2

The developer of Parcel A has decided to align the collector street in a certain way. Parcel A has confirmed with the Parcel B owner and the Planning Department that the extension of this street into Parcel B would NOT impact an environmental feature that could preclude the construction of the collector street in Parcel B.

Parcel B and C now have a reduced number of alignment options to locate the collector street on their respective parcels since the street will eventually have to connect to the alignment in Parcel A. This is determined by design speeds and local buildability conditions. This results in the shrinking of the polygon as one approaches Parcel A.

Figure 5-2 | *Polygon Scenario 1*

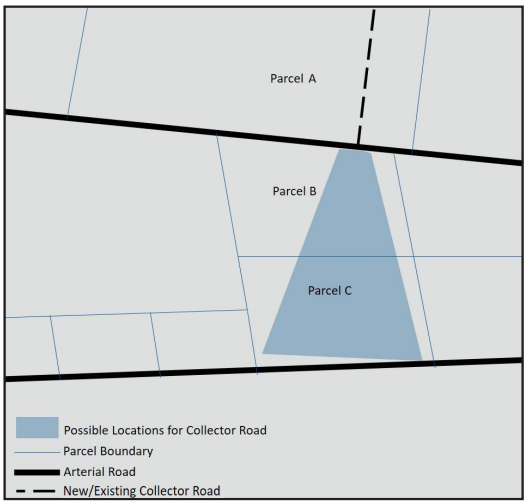


Figure 5-3 | *Polygon Scenario 2*

SCENARIO 3

In this scenario, both Parcel A and Parcel C have decided to align the collector street in a certain way within their respective parcels and the collector street polygon. The parcel owners have confirmed that extension of this street into Parcel B would not impact an environmental feature that could preclude the construction of the collector street in Parcel B.

Now Parcel B has two fixed endpoints to honor when aligning the collector street. The developer is still free to determine the internal alignment through Parcel B as long as design standards and road geometries are maintained, and the street eventually connects to the stub-outs in Parcels A and C.

Note: A stub-out is a temporary termination of a street that is intended to be extended through adjacent property in the future. Stub-outs are generally required when it is anticipated that adjacent property will need to extend the street to accommodate future development.

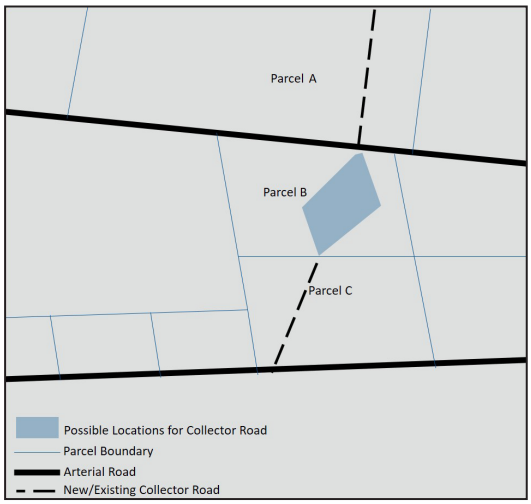


Figure 5-4 | *Polygon Scenario 3*

During implementation, developers should not be allowed to stub out the collector street in such a way that its extension would be burdensome to the adjacent parcels due to environmental conditions. Additional language strengthening this clause was added to the policy recommendations empowering the Planning Department to ensure overall connectivity can be achieved without disproportionate adverse impacts on any parcel.

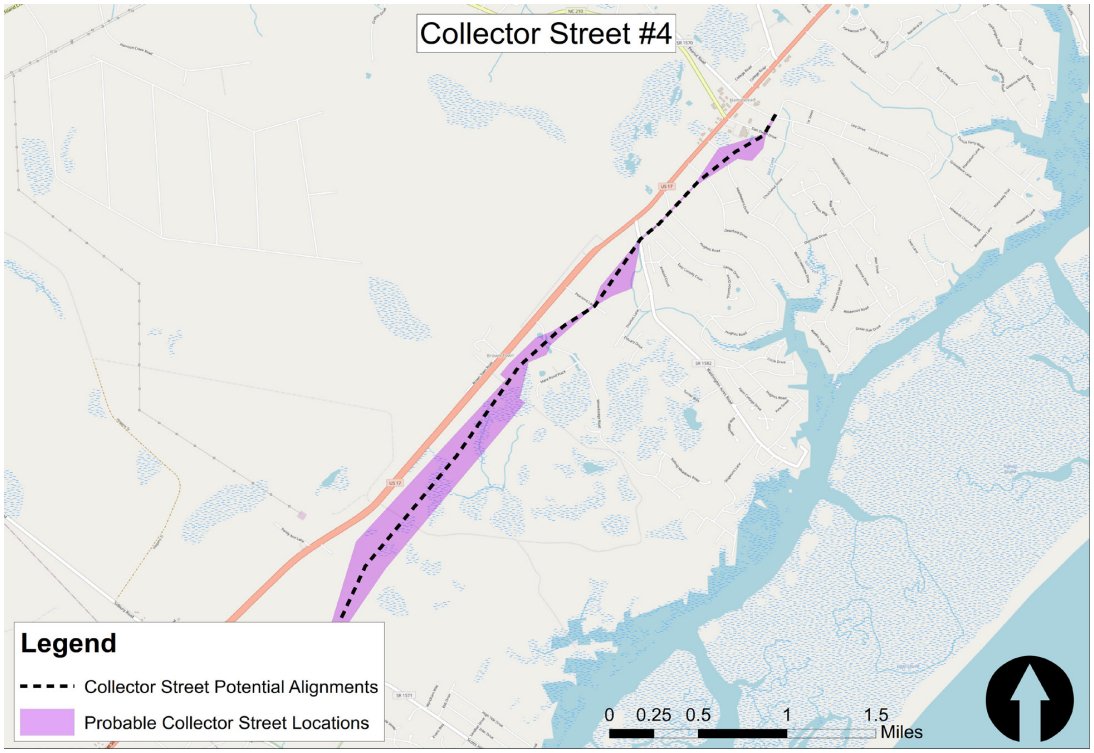
Construction of collector streets will necessitate further strengthening of the arterial street network so that the overall roadway network will function at acceptable standards. The travel demand calculations carried out in this Update indicate the improvements listed below would be necessary to maintain acceptable levels of traffic. Detailed evaluation of these improvements should occur in a separate planning effort. Appendix E shows detailed calculations of traffic growth at key locations based on historic Average Annual Daily Traffic (AADT) data from NCDOT and a comparison with the traffic volumes in the Travel Demand Model (TDM).

1. Widening US 17 from 4 lanes to 6 lanes between I-140 and NC 210
2. Widening US 17 from 4 lanes to 6 lanes between NC 50 and US 17 Bypass
3. Widening NC 210 from 2 lanes to 4 lanes between US 17 and Island Creek Road
4. Realigning NC 210 such that it forms a T-junction with Island Creek Road*
5. Constructing an interchange on US 17 Bypass at Sidbury Road*
6. Widening Sidbury Road from 2 lanes to 4 lanes between US 17 and US 17 Bypass
7. Widening NC 210 from 2 lanes to 4 lanes between US 117 and I-40 interchange

*projects included in the WMPO's adopted Metropolitan Transportation Plan (MTP), Cape Fear Moving Forward 2045

ATTACHMENT 5:

Collector Street #4 – Pender County Collector Street Plan



COLLECTOR STREET #4

PROJECT DETAILS	
From (Cross Street)	Oakvale Drive
To (Cross Street)	Corcus Ferry Road
Length	Approximately 4 miles
Description	This proposed two-lane collector street would provide a parallel roadway to US 17 and would provide a thoroughfare for several neighborhoods along US 17. By making this collector street, less strain would be placed on congested US 17. The first round of public engagement concluded that there was a major need for parallel routes to US 17.
Purpose	Local alternatives parallel to US 17 requested in the first round of public engagement.

ATTACHMENT 6:

Hampstead Station Expansion Site Plan – Redrawn Alignment (Final Site Plan)

PROJECT INFORMATION:

HAMPSTEAD STATION EXPANSION
NAISC CODES: 455110 –RETAIL STORES
713940 –FITNESS AND RECREATIONAL SPORTS CENTERS
722511 –FULL SERVICE RESTAURANTS MIXED RETAIL
STORES, RESTAURANTS & GYM
PIN: 3282–85–8819–0000
PENDER COUNTY

PROPERTY OWNER & DEVELOPER:
THE JAYTEES PROPERTIES IV, LLC
105 ISLAND DR.
WILMINGTON, NC 28480

ENGINEER:
RSC ENGINEERING, PLLC
15226 US HWY 17
HAMPSTEAD, NC 28443

SITE DATA:
REFERENCE: DB 4810, PG 351–353
GB (GENERAL BUSINESS)
SETBACKS: FRONT=50', SIDE=25', REAR=25'

IMPERVIOUS CALCULATIONS:
LOT AREA –331,491 SF (7.61 AC)
BUILDING HEATED GROSS AREA = 48,000 SF
ASPHALT DRIVEWAY/PARKING = 118,957 SF
CONCRETE SIDEWALK = 20,344 SF
CONCRETE CURB = 17,376 SF
CONCRETE DUMPSTER PADS = 1,136 SF
TOTAL IMPERVIOUS AREA = 205,813 SF (62.1%)

PARKING: (TOTAL SPACES = 267)
BUILDING #1
- RESTAURANT: (5,110 SF)(1 SPACE/100 SF) = 51 PARKING SPACES
- RETAIL: (5,110 SF)(1 SPACE/225 SF) = 22 PARKING SPACES
- OFFICE: (1,680 SF)(1SPACE/300 SF) = 6 PARKING SPACES

BUILDING #2 (PROPOSED)
- RESTAURANT: (1,750 SF)(1 SPACE/100 SF) = 18 PARKING SPACES
- RETAIL: (10,150 SF)(1 SPACE/225 SF) = 45 PARKING SPACES

BUILDING #3
- RESTAURANT: (3,460 SF)(1 SPACE/100 SF) = 34 PARKING SPACES
- RETAIL: (8,470 SF)(1 SPACE/225 SF) = 38 PARKING SPACES

BUILDING #4 (PROPOSED)
- RETAIL: (11,900 SF)(1 SPACE/225 SF) = 53 PARKING SPACES

TRIP CALCS:
DAILY TRIPS (ITE CODE)
- RETAIL (820): 127.15 X 35.6 = 4,525
- RESTAURANTS (932): 42.94 X 10.29 = 441
- OFFICE (710): 11.01 X 1.7 = 18

TOTAL DAILY TRIPS: 4,984

AM PEAK TRIPS (ITE CODE)
- RETAIL (820): 1.0 X 35.6 = 36
- RESTAURANTS: (932): 11.52 X 10.29 = 118
- OFFICE (710): 1.55 X 1.7 = 3

TOTAL AM PEAK TRIPS: 157

PM PEAK TRIPS (ITE CODE)
- RETAIL (820): 3.75 X 35.6 = 134
- RESTAURANTS (932): 10.92 X 10.29 = 112
- OFFICE (710): 1.49 X 1.7 = 3

TOTAL RAW PM PEAK TRIPS: 249

*TOTAL ADJUSTED PM PEAK TRIPS: 150
FOR ALL 800 & 900 ARE ENTITLED TO "PASSBY"REDUCTION OF 60%)

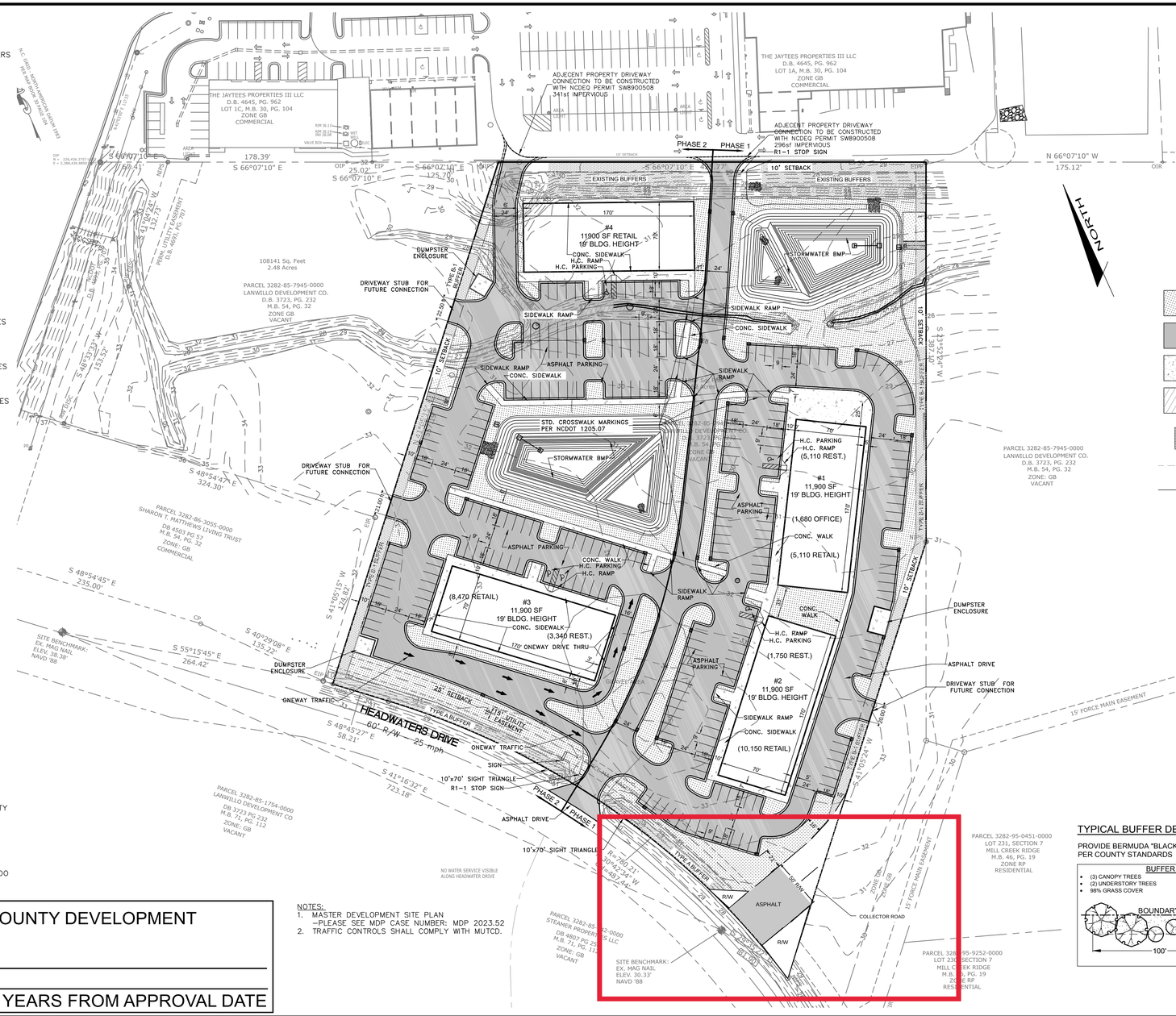
UTILITIES:
WATER: PENDER COUNTY UTILITIES
605 E. FREMONT ST
BURGAW, NC 28245
(910)–259–1570

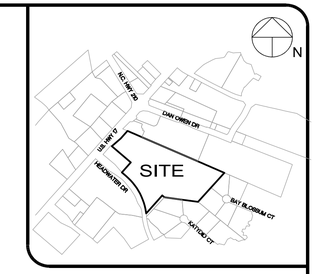
ELECTRIC: DUKE ENERGY
5700 HOLLY SHELTER RD
CASTLE HAYNE, NC 28429
(800)–419–6356

SEWER: PLURIS
1095 STATE HWY 210
SNEADS FERRY, NC 28460
(888)–758–7471

LANDSCAPING:
- ALL PROPERTY BOUNDARIES WILL HAVE TYPE A1 & B1 BUFFER INSTALLED EXCEPT ALONG THE NORTHERN PROPERTY BOUNDARY WHERE THERE IS AN EXISTING BUFFER
- ALL INTERNAL ISLANDS WILL BE LANDSCAPED PER PENDER COUNTY UDO REQUIREMENTS
- FOR EXISTING BUFFER, THE EXISTING VEGITATION MEETS THE STANDARDS OF THE BUFFER REQUIREMENTS.
- SEE LANDSCAPE PLAN FOR DETAILS

SIGN:
PROPOSED SIGN – BASE 2'x10' – HEIGHT 25' – FACE 133sf
ALL SIGNS WILL COMPLY WITH ARTICLE 9 OF THE PENDER COUNTY UDO





LOCATION MAP
NTS

LEGEND

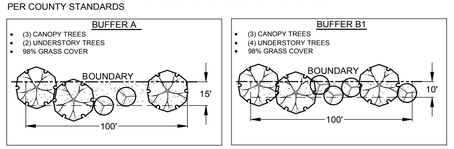
- GRASS / LANDSCAPED AREAS
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- WETLANDS
- SAND FILTER / LEVEL SPREADER / VEGETATED FILTER
- 51 EX. CONTOUR
- 51 PROPOSED CONTOUR
- RIP-RAP OUTLET PROTECTION
- STORM INLET
- STORM MANHOLE

BUA PHASE 1		
BUILDINGS	24,000	sf
ASPHALT	65,033	sf
CONC. CURB	7,958	sf
CONC. WALK	10,042	sf
CONC. DUMPSTER PAD	486	sf
FUTURE	296	sf
TOTAL IMPERVIOUS	107,815	sf

BUA PHASE 2		
BUILDINGS	24,000	sf
ASPHALT	55,837	sf
CONC. CURB	6,582	sf
CONC. WALK	9,550	sf
CONC. DUMPSTER PAD	650	sf
FUTURE	341	sf
TOTAL IMPERVIOUS	96,960	sf

TYPICAL BUFFER DETAILS

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



1"=50' 50' 25' 0 50' 100'

APPROVED BY THE PENDER COUNTY DEVELOPMENT ORDINANCE ADMINISTRATOR
ADMINISTRATOR SIGNATURE _____
APPROVAL DATE _____
SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE

NOTES:
1. MASTER DEVELOPMENT SITE PLAN
–PLEASE SEE MDP CASE NUMBER: MDP 2023.52
2. TRAFFIC CONTROLS SHALL COMPLY WITH MUTCD.

REVISIONS
2023–02–16 ADDED LANDSCAPE ISLANDS TO PARKING AND REVISED IMPERVIOUS AREA TABLE
2023–04–28 REMOVED ADJECENT PROPERTY DRIVEWAY CONNECTIONS, REVISED IMPERVIOUS TABLE

RSC Engineering, PLLC
DESIGN & MAINTENANCE OF ALTERNATIVE LAND USES
RSC ENGINEERING, PLLC
15226 US HWY 17
HAMPSTEAD, NORTH CAROLINA 28443
PHONE: 910.270.9599 ~ FAX: 910.270.9592
E–Mail: sonya@rscengineering.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 23044 10/19/23 ANTHONY C. GRANT

Hampstead Station Expansion Project
DEVELOPED BY
The JayTees Properties IV, LLC
105 Island Drive
Wrightsville Beach, NC 28480

MAJOR SITE DEVELOPMENT PLAN

DATE:	4/5/2023
SCALE:	1" = 50'
JOB #	22054020
DRAWN BY:	JAR
SHEET	C1

ATTACHMENT 7:

Email from NCDOT District Engineer

From:	Spirakis, Kirsten L
To:	Taylor Davis; Sokolik-Porch, Tanya M
Cc:	Scott James; Jamar Johnson; Daniel Adams
Subject:	[External]RE: [External]RE: [External] FW: Collector Road / Driveway Connection - Hampstead Station Expansion
Date:	Monday, November 27, 2023 5:25:50 PM
Attachments:	image005.png image006.png image007.png image008.png image009.png

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Based on GIS, it appears that there would only be about 200' between these two accesses. If left-turn lanes were required, then there is not room for adequate left-turn lane storage for back-to-back left-turns between the two intersections.

See pages 40, of the *NCDOT Policy on Street and Driveway Access to North Carolina Highways*.

- "Care should be taken to avoid creating incorrectly offset left turn conditions. Opposite side drives should be aligned directly across from existing/proposed opposite side streets and driveways. When it is necessary to offset driveways or streets, care should be taken to provide adequate separation for vehicular storage/queuing and maneuvering between access points."

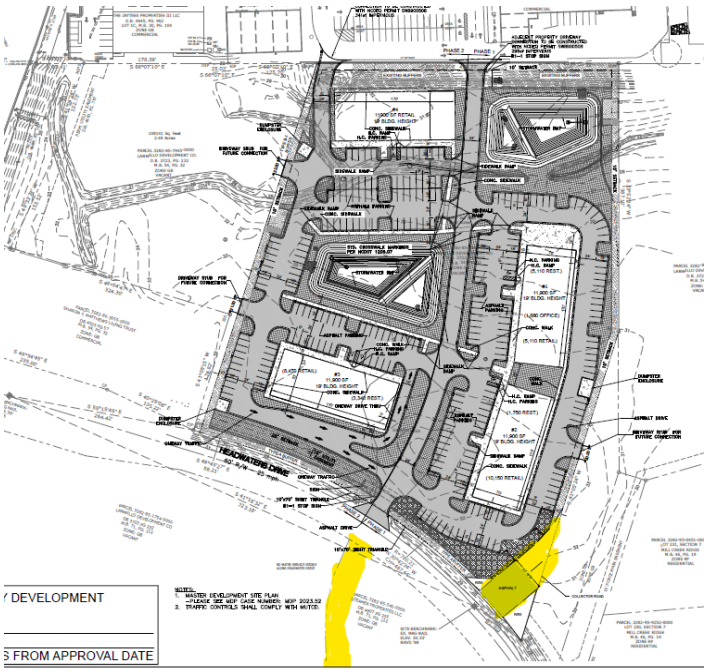
Kirsten L. Spirakis, PE
District Engineer
Division 3 | District 1
910-467-0500

From: Taylor Davis <tdavis@pendercountync.gov>
Sent: Monday, November 27, 2023 3:08 PM
To: Spirakis, Kirsten L <klspirakis@ncdot.gov>; Sokolik-Porch, Tanya M <tmsokolik-porch@ncdot.gov>
Subject: RE: [External]RE: [External] FW: Collector Road / Driveway Connection - Hampstead Station Expansion

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Good afternoon,

Wanted to clarify, if the developer moves forward with a collector road design wherein the alignments are offset as depicted below, would this create a "conflicting left turn" situation you mentioned in the previous email preventing DOT approval?



Thank you,

Taylor Davis (she/her)
(910) 259-1734
Current Planner
Pender County Planning and Community Development

From: Spirakis, Kirsten L <klspirakis@ncdot.gov>
Sent: Tuesday, November 21, 2023 4:01 PM
To: Taylor Davis <tdavis@pendercountync.gov>; Jamar Johnson <jamar.johnson@wilmingtonnc.gov>; Scott James <Scott.James@wilmingtonnc.gov>; Sokolik-Porch, Tanya M <tmsokolik-porch@ncdot.gov>
Cc: Daniel Adams <dadams@pendercountync.gov>
Subject: [External]RE: [External] FW: Collector Road / Driveway Connection - Hampstead Station Expansion

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Taylor,
Your email noted "potential alignments", but it appears that numbers 1 and 2 describe the same option (let me know if I am missing something) – the collector road as proposed would align with the Hampstead Station Expansion site access, and so to continue on the collector road, you need to turn east on Headwaters Dr then left onto the offset collector that will connect to Dan Owen Dr at Safe Passage Way.

In general, our access comments are to align a proposed access (new roadway or driveway) with an opposing existing access. If this cannot be achieved, then we require that the offset is such that conflicting left turns are not introduced. With closely spaced accesses that have a poor offset, there is not room for adequate left-turn lane storage between intersections. See pages 40, of the *NCDOT Policy on Street and Driveway Access to North Carolina Highways*.

- "Care should be taken to avoid creating incorrectly offset left turn conditions. Opposite side drives should be aligned directly across from existing/proposed opposite side streets and driveways. When it is necessary to offset driveways or streets, care should be taken to provide adequate separation for vehicular storage/queuing and maneuvering between access points."

Please let us know should you have any questions.

Kirsten L. Spirakis, PE
District Engineer
Division 3 | District 1
910-467-0500

From: Taylor Davis <tdavis@pendercountync.gov>
Sent: Tuesday, November 21, 2023 11:47 AM
To: Spirakis, Kirsten L <klspirakis@ncdot.gov>; Jamar Johnson <jamar.johnson@wilmingtonnc.gov>; Scott James <Scott.James@wilmingtonnc.gov>; Sokolik-Porch, Tanya M <tmsokolik-porch@ncdot.gov>
Cc: Adams; Daniel <dadams@pendercountync.gov>
Subject: [External] FW: Collector Road / Driveway Connection - Hampstead Station Expansion

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Good morning,

Just wanted to follow up on this discussion for the Hampstead Station Expansion project and the proposed locations of the collector road alignments. Any suggestions you can offer or comment on the potential alignments suggestions below would be greatly appreciated.

Thank you,

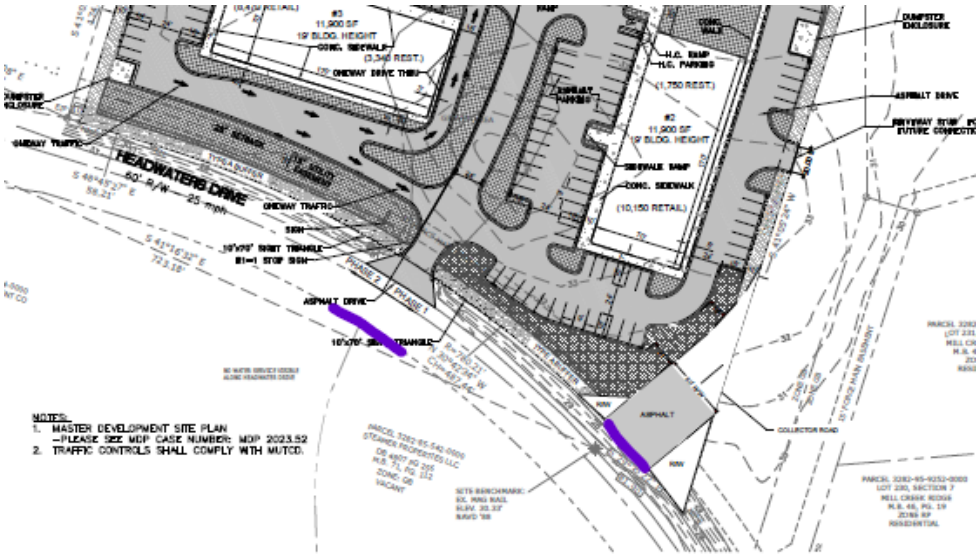
Taylor Davis (she/her)
(910) 259-1734
Current Planner
Pender County Planning and Community Development

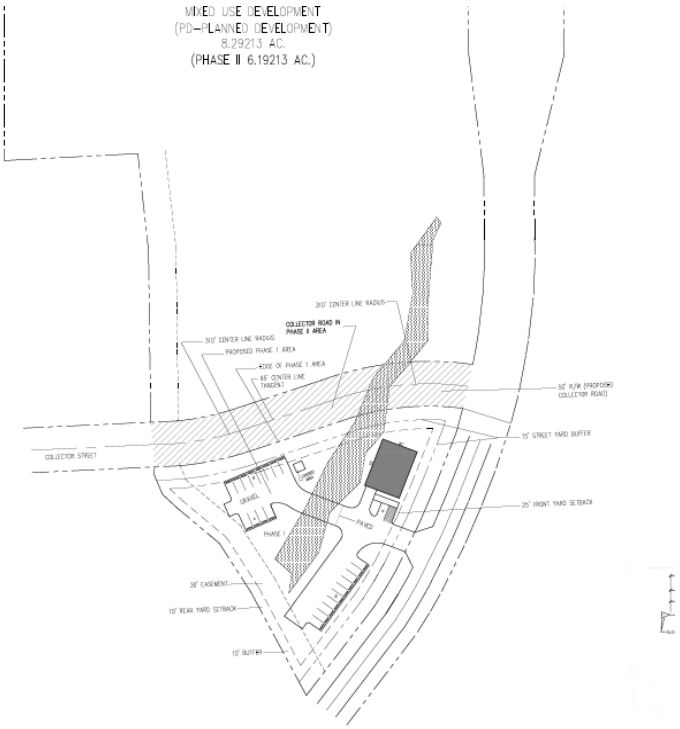
From: Taylor Davis
Sent: Wednesday, November 15, 2023 2:07 PM
To: Scott James <scott.james@wilmingtonnc.gov>; Jamar Johnson <jamar.johnson@wilmingtonnc.gov>; Kirsten Spirakis <klspirakis@ncdot.gov>; Tanya Sokolik-Porch <tmsokolik-porch@ncdot.gov>
Subject: Collector Road / Driveway Connection - Hampstead Station Expansion

Good afternoon,

After meeting with the developer of this site and considering the complications that have arisen with the proposed collector street location, we wanted to run a few different options by both groups of possible adjustments. The collector street when completed should connect N Marisol Pathway to Safe Passage Way.

1. The UDO states "When such intersections cannot be aligned, they shall be offset centerline to centerline by not less than 125 ft." Our question is, would DOT be agreeable to an offset alignment connection from the proposed collector street location here in purple. The problem with the current proposed location of the road on the smaller triangle parcel, is that a road cutting through the middle in order to make a perfect alignment would render a good bit of the property useless and the landowner is unwilling to develop if that's what will be required.





2. Could the collector street run up the property line of the small triangle parcel and align with the driveway of the development. Obviously, this would create a situation wherein people would attempt to use the drive aisle of the shopping center as a road to cut through and mechanisms would need to be utilized to stifle drivers speeding through a pedestrian area. I'm also unsure how this would get us to our goal of connecting to Safe Passage. I think it would end up being another offset connection.

If you have any other suggestions, please let us know, this is a tricky one for sure.

Thank you,

Taylor Davis, Current Planner (she/her)
(910) 259-1734
Pender County Planning & Community Development
805 S. Walker Street,
Burgaw, NC 28425
www.pendercountync.gov

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Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

ATTACHMENT 8:

Collector Street to be to NCDOT Design Manual Standards – Pender County Collector Street Plan

3| TRAFFIC IMPACT ASSESSMENT

Recommendation: A Traffic Impact Assessment (TIA) shall be required if one of the following applies to a specific site plan:

- The development generates 1,000 vehicle trips per day; or
- 100 vehicles in the AM or PM peak hour.

Action: To be carried forward in the Update.

Reason: The basis of this policy recommendation was that this requirement already exists in Pender County's current UDO.

Additional Notes: This threshold is largely consistent with other counties and municipalities throughout North Carolina.

4| NCDOT COMPLETE STREETS

Recommendation: Proposed collector streets as defined by the Collector Street Plan will adhere to the NCDOT Roadway Design Manual, including the design of multimodal facilities – i.e., proposed pedestrian and bicycle facilities must be designed and constructed to the applicable standard.

Action: To be carried over from the 2016 Plan and merged with bicycle and pedestrian facility recommendations. Bicycle and pedestrian facility design criteria will be incorporated into the updated NCDOT Roadway Design Manual anticipated to be released in Summer 2021.

Reason: This Update intends to strengthen the non-motorized network along with the collector street network and this recommendation would help to achieve that goal.

Additional Notes: Additional language added to ascertain transition between two different types of bicycle and pedestrian facilities.

5| ENVIRONMENTAL CONSERVATION POLICY

Recommendation: In order to preserve the unique natural environment in Pender County, any new development that would require the construction of a collector street as defined by the Collector Street Plan, would avoid or minimize impacts to sensitive natural areas, such as wetlands, floodplains, and areas with endangered flora/fauna.

Action: To be carried forward in the Update.

Reason: This recommendation furthers environmental protection, which is in line with the goals of this Update.

Additional Notes: Additional language added to ensure alignment of collector streets on one parcel does not encroach onto environmentally sensitive areas in adjacent parcels when the street could be extended in the future.

ATTACHMENT 9:

Denial Letter

Pender County
Planning and Community Development

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

December 12, 2023

Jeff Turpin
105 Island Drive
Wrightsville Beach, NC 28480

Mr. Turpin,

This letter serves as staff's denial of a development permit associated with a master development plan application (Case # MDP 2023-52) and a major site development plan application (Case # SDP 2023-349). The two applications were submitted concurrently and were thus reviewed by staff concurrently.

Staff finds that your proposed development design fails to provide a collector street in conformance with the County's Unified Development Ordinance and the Pender County Streets Plan (referred to as the Collector Street Plan). Specifically, Article 7.5 of the UDO details requirements related to street design and states that, "Layout of streets as to arrangement, width, grade, character, and location shall conform to the following, (1) Pender County Collector Street Plan, Pender County Transportation Plan or other approved State or Federal Transportation Improvement Plan" (7.5.1.A). The proposed site plan does not comply with the UDO and therefore the application is denied.

Per Article 3.16 of the County's UDO, you may appeal an administrative decision. Should you choose to appeal, the case will be heard by the Board of Adjustment. The appeal application can be found on the County's website, or I can provide you with a copy. Per Article 3.16.3 of the UDO, the appeal must be filed within 30 days of receipt of this decision.

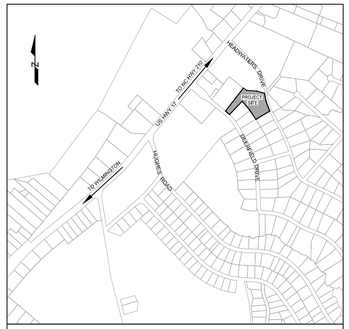
Please let me know if you have any questions or would like to discuss this matter further.

Sincerely,

Daniel Adams
Planning & Community Development Director

ATTACHMENT 10:

Herons Watch – Master Development Plan



LOCATION MAP
SCALE: 1"=1,000'
NORTH

SITE QUANTITIES		
A	Total Acreage	4.169
B	Non-Residential Acreage (ROW)	0.605
C	Non-Residential Acreage (4,800sf Commercial)	0.11
D	Actual Active Open Space	0.225
E	Actual Passive Open Space	0.225
DENSITY CALCULATION (A-B-D-E = Developable Land)		
A	Total Acreage	4.169
B	Non-Residential Acreage (ROW)	0.605
C	Non-Residential Acreage (4,800sf Commercial)	0.11
D	Actual Active Open Space	0.225
E	Actual Passive Open Space	0.225
	Developable Land	3.004
	Proposed Units	**15**
	Density	**4.993342**

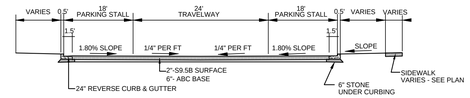
Use:	***Townhome***		
Land Use Code	***230***		
Number of stacks	15		
Weekday:			
	T =	128	Avg.VTE
Weekday Peak AM:			
	T =	11	Avg.VTE
Weekday Peak PM:			
	T =	13	Avg.VTE

Use:	***General Office Building***		
Land Use Code	***710***		
Square Footage	4800		
Weekday:			
	T =	192	Avg.VTE
Weekday Peak AM:			
	T =	17	Avg.VTE
Weekday Peak PM:			
	T =	60	Avg.VTE

OPEN SPACE KEY

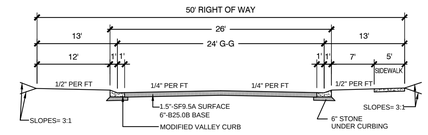
1	PASSIVE OPEN SPACE	±0.145 AC
2	PASSIVE OPEN SPACE	±0.08 AC
TOTAL PASSIVE OPEN SPACE :		±0.225 AC
AA	ACTIVE OPEN SPACE (SHEET P-2)	±0.225 AC
	TOTAL ACTIVE OPEN SPACE:	**±0.225 AC**
	TOTAL OPEN SPACE (ACTIVE & PASSIVE)	**±0.45 AC**

OPEN SPACE NOTES
PERCENT OF COMMON OPEN SPACE: 10% MIN.



PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

TYPICAL TOWNHOME DRIVE WITH PARKING CROSS SECTION
NOT TO SCALE



NOTES:
1. ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

2. THE SIDE OF THE ROAD BEST SUITED FOR SIDEWALK WILL BE EVALUATED PRIOR TO CONSTRUCTION. HOWEVER, CONSTRUCTION OF SIDEWALK WILL COMPLY WITH THIS SECTION.

TYPICAL COLLECTOR ROAD "A" CROSS SECTION
NOT TO SCALE

SITE INFORMATION

APPLICANT INFORMATION:	SOUTHEAST CUSTOM HOMES, INC. 126 N. CARDINAL DR., SUITE 101 WILMINGTON, NC 28405
OWNER:	SOUTHEAST CUSTOM HOMES, INC. 126 N. CARDINAL DR., SUITE 101 WILMINGTON, NC 28405
CURRENT LAND USE:	VACANT LAND
CAMA LAND USE PLAN DESIGNATION:	MIXED USE
EXISTING ZONING: PROPOSED ZONING:	PD - PLANNED DEVELOPMENT PD - PLANNED DEVELOPMENT
PIN:	3282-85-5029-0000 (+/- 4.169 ACRES)
TOWNSHIP:	TOPSAIL
DEED BOOK/ PAGE: PROPOSED USES:	3492 / 10 SFD- SINGLE FAMILY DWELLING ATTACHED TOWNHOUSE (SEC. 4.15.4) OFFICE / RETAIL AMENITY AREA
TOTAL SITE AREA:	+/- 4.169 ACRES

DIMENSIONAL REQUIREMENTS

SFD- SINGLE FAMILY TOWNHOUSE (SEC. 4.15.4)	
NUMBER OF UNITS:	15
TOTAL SF:	± 19,500 SF
TOWNHOUSE BUILDING*:	
FRONTYARD SETBACK:	5' MINIMUM
SIDEYARD SETBACK:	5' MINIMUM
CORNER SIDEYARD SETBACK:	5' MINIMUM
REAR SETBACK:	5' MINIMUM
CHORD:	30' MINIMUM
MAXIMUM BUILDING HEIGHT:	35'
STRUCTURE SEPARATION:	20' MINIMUM

* SETBACKS DO NOT APPLY TO INDIVIDUAL UNITS WITHIN BUILDING, ONLY EXTERIOR LIMITS OF BUILDING

OFFICE / RETAIL	
ENCLOSED FLOOR AREA	4,800 SF
FRONT YARD SETBACK:	5' MINIMUM
SIDEYARD SETBACK:	5' MINIMUM
CORNER SIDEYARD SETBACK:	5' MINIMUM
REAR SETBACK:	5' MINIMUM
CHORD:	30' MINIMUM
MAXIMUM BUILDING HEIGHT:	35'
STRUCTURE SEPARATION:	20' MINIMUM

OFFICE/RETAIL PARKING:	REQUIRED	PROVIDED
1 SAPCE / 300 SF ENCLOSED FLOOR AREA	16	16

BUFFER NOTES
1. SURROUNDING ADJACENT PROPERTIES ARE ZONED O&I, PD AND RP - SEE PLANS FOR SPECIFIC BUFFER TYPES AND LOCATIONS.

WETLAND PRESERVATION NOTES
1. THE DEVELOPER IS COMMITTED TO PROTECTING THE SITE'S EXISTING WETLANDS.
2. THE PROPOSED DESIGN DOES NOT ANTICIPATE IMPACTS TO ANY OF THE SITE'S EXISTING WETLANDS.
3. IN ADDITION TO PROVIDING AN ENVIRONMENTALLY SENSITIVE DESIGN, THE DEVELOPER WILL PROVIDE (1) SIGN AT THE REAR PROPERTY LINE OF EACH LOT THAT BORDERS WETLANDS TO INFORM THE HOMEOWNER'S OF THE WETLAND BOUNDARY
4. WETLAND JD IS CURRENTLY IN PROGRESS.

PHASING
1. THE DEVELOPMENT IS PLANNED TO BE CONSTRUCTED IN 1 PHASE.
2. THE AMENITY IS REQUIRED TO BE INSTALLED PRIOR TO THE COMPLETION OF THE DEVELOPMENT.

TRAFFIC IMPACTS
1. REFER TO TRIP GENERATION CALCULATIONS ON THIS SHEET.

NAICS

CODE	USE
53	REAL ESTATE AND RENTAL AND LEASING
54	PROFESSIONAL, SCIENTIFIC, & TECHNICAL SERVICES
55	MANAGEMENT OF COMPANIES AND ENTERPRISES
561	ADMINISTRATIVE AND SUPPORT SERVICES
8129	OTHER PERSONAL SERVICES
446	HEALTH AND PERSONAL CARE STORES
448	CLOTHING AND CLOTHING ACCESSORIES STORES
451	SPORTING GOODS, HOBBY, BOOK, AND MUSIC STORES
453	MISCELLANEOUS STORE RETAILERS
n/a	SINGLE FAMILY DEVELOPMENT - TOWNHOUSE (5+ ATTACHED)

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

APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT 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: _____

STORMWATER
1. STORMWATER DESIGN SHALL BE COMPLIANT WITH PENDER COUNTY UDO
2. FULL PERMIT APPROVALS TO BE PROVIDED TO COUNTY WHEN RECEIVED
3. STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE AND COUNTY STORMWATER 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.

STREETLIGHT NOTES
1. STREETLIGHT LOCATIONS SHOWN ON PLAN ARE PRELIMINARY, AND BASED ON PENDER UDO SPECIFICATIONS. FINAL DESIGN, LOCATIONS, AND CALCULATIONS WILL BE PROVIDED BY DUKE ENERGY.

HISTORICAL & ARCHAEOLOGY NOTES
1. NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES EXIST ON ANY OF THE SUBJECT PARCELS.

FLOODPLAIN NOTES
1. THIS PARCEL IS IN FLOOD ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FEMA FLOOD PANEL 3720328200J WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.

UTILITIES
1. ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING & UTILITIES; AND SEWER UTILITIES WILL BE COORDINATED WITH PLURIS.

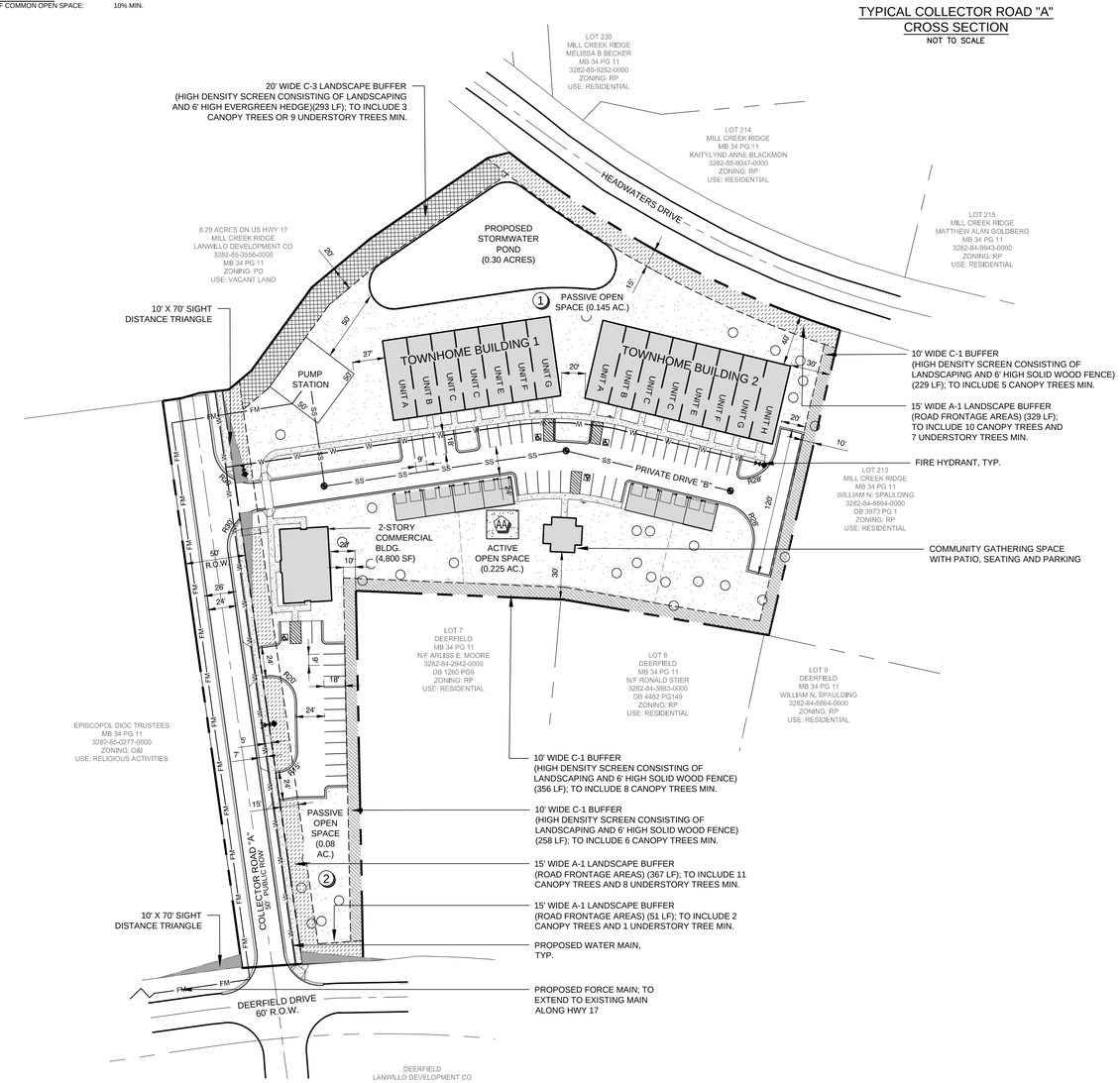
SIGNS
1. ALL PROPOSED SIGNS SHALL CONFORM TO PEDER COUNTY UDO 9.6.1 FOR PERMANENT SIGNS FOR SUBDIVISIONS AND RESIDENTIAL DEVELOPMENTS AND SHALL BE SUBMITTED UNDER SEPARATE PERMIT AS OUTLINED IN ARTICLE 9, SECTION 9.2.

HOMEOWNERS ASSOCIATION
1. PER PENDER COUNTY UDO 7.3, HOMEOWNERS ASSOCIATIONS SHALL BE REQUIRED FOR ALL DEVELOPMENTS WITH DEDICATED IMPROVEMENTS SUCH AS PRIVATELY MAINTAINED STREETS AND/OR OPEN SPACE DEDICATIONS AND MUST BE RECORDED ALONG WITH THE FIRST PHASE OF A FINAL PLAT TO ENCOMPASS THE ENTIRE DEVELOPMENT WITH AN OUTLINE OF AMENITIESLAND TRANSFERRED TO THE SAID HOA AT OR BEFORE 25% OF ALL UNITS ARE CONSTRUCTED.

BOUNDARY
1. SURVEY IS COMPLETE & TITLE SEARCH FOR EXISTING EASEMENTS IS UNDERWAY. FINAL PLAT WILL REFLECT ANY EASEMENT.
2. SURVEY COMPLETED ON AUGUST 14, 2015.

RECREATION UNIT NOTES
1. 15 DWELLING UNITS REQUIRE 1.0 RECREATION UNIT TOTALING $10,000 OR MORE. INSTALLATION OF THE PROPOSED ACTIVE RECREATION AREAS WILL FAR EXCEED THE $10,000, 1.0 UNIT REQUIREMENT. FOR FULL DETAILS OF PROPOSED ACTIVE RECREATION AREAS, REFER TO COST ESTIMATE PROVIDED WITH SUBMITTAL TO PENDER COUNTY.

PROJECT ROAD NOTES
1. ALL COLLECTOR ROADS WILL BE PUBLIC RIGHT OF WAYS CONSTRUCTED TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
2. ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS & THE PROJECT COLLECTOR ROAD WILL HAVE A 30' RADIUS MINIMUM.
3. STREET NAME SIGNS SHALL BE INSTALLED AS SOON AS ROADWAYS ARE ACCESSIBLE BY VEHICLE TRAFFIC TO INCLUDE DURING CONSTRUCTION AND MEET PENDER COUNTY STREET SIGN SPECIFICATIONS.
4. ADDRESSING WILL COMPLY WITH PENDER COUNTY UDO ARTICLE 11.
5. NO PROPOSED ROAD EXCEEDS 1 MILE IN LENGTH OR ACCESSES MORE THAN 200 LOTS. ALL ROADS WILL COMPLY WITH SECTION 7.5.3 OF THE PENDER COUNTY UDO.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:
REV. 1: REVISED PER TRC COMMENTS 7/12/19
REV. 2: REVISED PER STAFF COMMENTS 7/18/19

CLIENT INFORMATION:
Southeast Custom Homes
126 N. Cardinal Dr., Suite 101
Wilmington, NC 28405

PARAMOUNTE ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2946

MDP SITE PLAN
HERON'S WATCH
TOPSAIL TOWNSHIP
PENDER COUNTY, NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
PRELIMINARY CONCEPT

DRAWING INFORMATION
DATE: 07/12/19
SCALE: 1" = 50'
DESIGNED: AME
DRAWN: AME
CHECKED:

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 028647 ENGINEER TIMOTHY G. CLINKSCALES
07/12/19

MDP-1

PEI JOB#: 18316.PE

ATTACHMENT 11:

Steamer Properties LLC – Major Site Application

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

MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

SDP 2022-281

THIS SECTION FOR OFFICE USE			
Date: 6/21/2022	Permit Number:	Permit Fee:	Invoice Number:
*Zoning Approval ONLY: YES / NO		Final Zoning Compliance Approved: YES / NO / N/A	
Type of Site Development Plan:	☑ Major	☐ Minor	

SECTION 1: GENERAL INFORMATION

Applicant's Name:	Steamer Properties, LLC	Property Owner's Name:	Lanwillo Development Co.
Applicant's Address:	5006 Oleander Dr.	Property Owner's Address:	2325 Tattersalls Dr.
City, State, & Zip	Wilmington, NC 28403	City, State, & Zip	Wilmington, NC 28403
Phone Number:	(910)262-6265	Phone Number:	(910)619-0248
Email Address:	stan@bugnarug.com	Email Address:	lonnie@lonniewilliams-legal.com
Legal relationship of applicant to landowner:	Buyer		

SECTION 2: PROJECT INFORMATION

PIN (Property Id #):	3282-85-3556-0000	Total property acreage:	
Zoning:	PD	Acreage to be disturbed:	
Water Provider:	Pender County	Wastewater Provider:	
Directions to Site:	Hwy 17 N to Headwaters Dr. Turn Right on Headwaters Dr. Subject property will be on Right (SE corner of Hwy 17 & Headwaters Dr). Hampstead, NC		
Lot Size: +/- 1 acre	Sq Ft of Building: 2,000 SF	Building Height: 18'	
Setbacks	Front: 25'	Side: 10'	Rear: 10'
NAICS Code/Use:			
Business Name:	Bug N A Rug Exterminators		
Describe activities to be undertaken on project site:	Office for Pest Control Exterminating business		

Ownership:	Number of Employees:	Number of Members:	Seating Capacity:
☒ Private ☐ Public	5 (at this location)	N/A	N/A

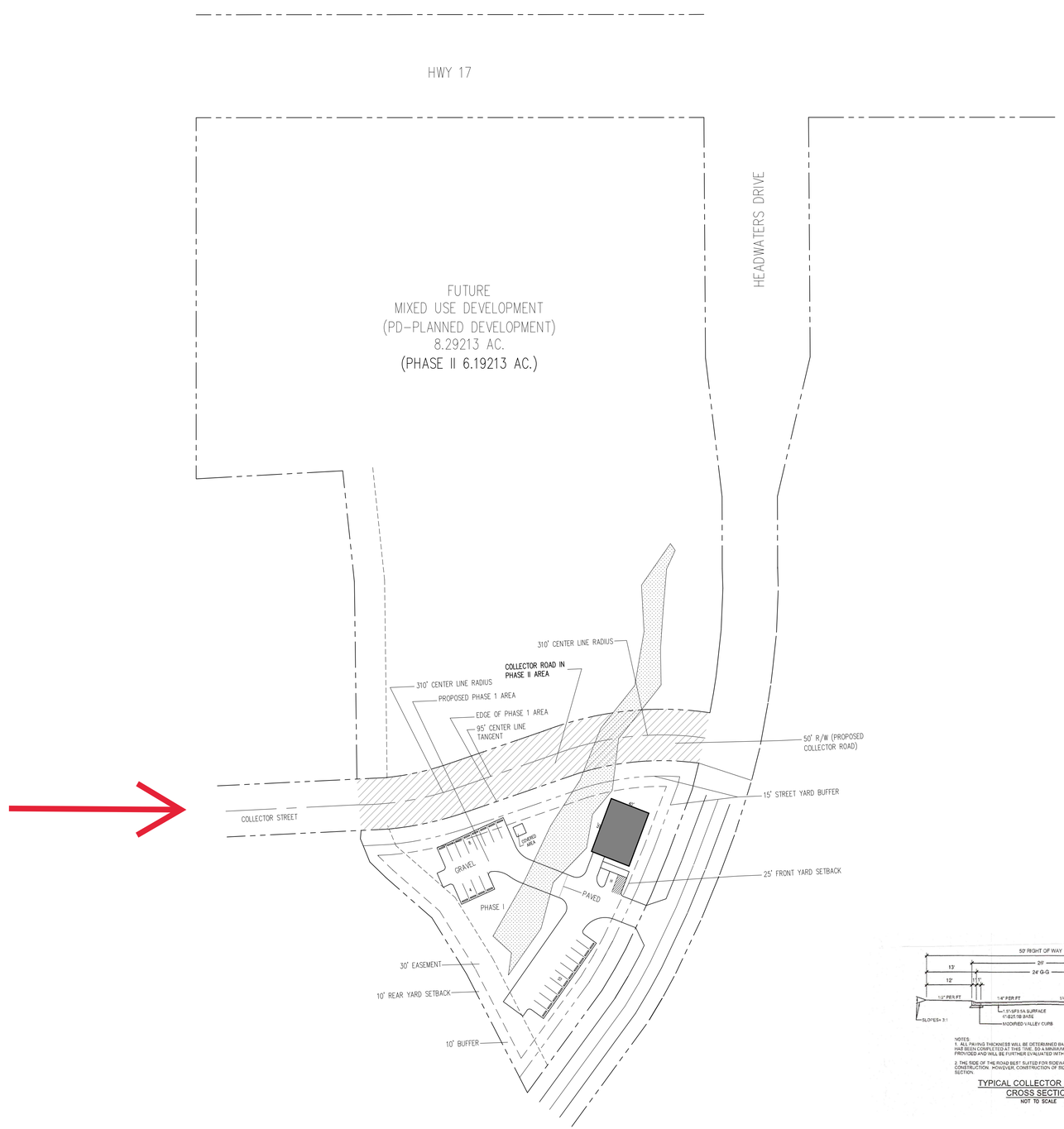
If the applicant is not the owner of the property, a notarized letter from the property owner may be required

*Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...

SECTION 4: ADDITIONAL COMMENTS			
SECTION 5: SIGNATURES			
Applicant's Signature		**Date:**	6/1/22
Applicant's Name Printed	Stan Hollingsworth	**Date:**	6/1/22
Owner's Signature	DocuSigned by: LANWILLO DEVELOPMENT COMPANY / By: Lonnie B. Williams, Jr. - President 707960A251204...	**Date:**	6/1/2022
Owner's Name Printed	LANWILLO DEVELOPMENT COMPANY / By: Lonnie B. Williams, Jr. - President	**Date:**	
Planning Staff:	Justin Brantley	**Date:**	6/21/2022

ATTACHMENT 12:

Steamer Properties LLC – Major Site Plan



SITE DATA TABLE

Owner:	Lanwillo Development Co.
Map #	P 130 198 010
Zone:	PD-Planned Development
Total Acreage:	8.29213 ac.
Phase 1:	Approx. 1.21 ac.
Proposed Use:	Exterminating & Pest Control (NAICS Code 561)

Parking Required:	1 Parking Space per 250 s.f.
Parking Required:	2,200 s.f. / 250 = 9 Spaces Required
Parking Provided:	23 Spaces including 1 ADA Space

Building Setback Proposed:

Street Yard Buffer (Typ A)	15'
Buffer Yard:	10'
Front Yard:	25'
Rear Yard:	10'

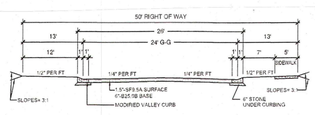
Impervious

Building:	2,200 S.F.
Sidewalk:	182 S.F.
Paved Parking:	7,349 S.F.
Covered Area:	100 S.F.
Total Impervious:	9,831 S.F.

Location of Water & Sewer: TBD

Note:

Property configuration for this site and for this Phase / Concept Master Development Plan is based on map of survey prepared by Johnie C. Garrason dated 1972.



NOTES:
1. ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME. SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

2. THE SIDE OF THE ROAD BEST SUITED FOR SIDEWALK WILL BE EVALUATED PRIOR TO CONSTRUCTION. HOWEVER, CONSTRUCTION OF SIDEWALK WILL COMPLY WITH THIS SECTION.

TYPICAL COLLECTOR ROAD "A"
CROSS SECTION
NOT TO SCALE

CONCEPT PLAN

50 25 0 50 100

SCALE: 1"=50'-0"

REVISIONS	DATE
WETLANDS	7-17-22
PARKING/WALK	7-29-22

HTCA
Howard T. Capps & Associates, Inc.
Land Planning Landscape Architecture
4106-108 Breezewood Drive
Wilmington, North Carolina 28412
Phone: (910) 284-1998

ADAMS SOUTHEASTERN CONSTRUCTION

Master Development Plan

Mixed Use District (Phase I)

Bug N A Rug

DESIGNED:	DRAWN:
H. Capps	R. Capps

DATE : 6-1-2022

SCALE : 1"=50'

JOB NO. : 476=0522

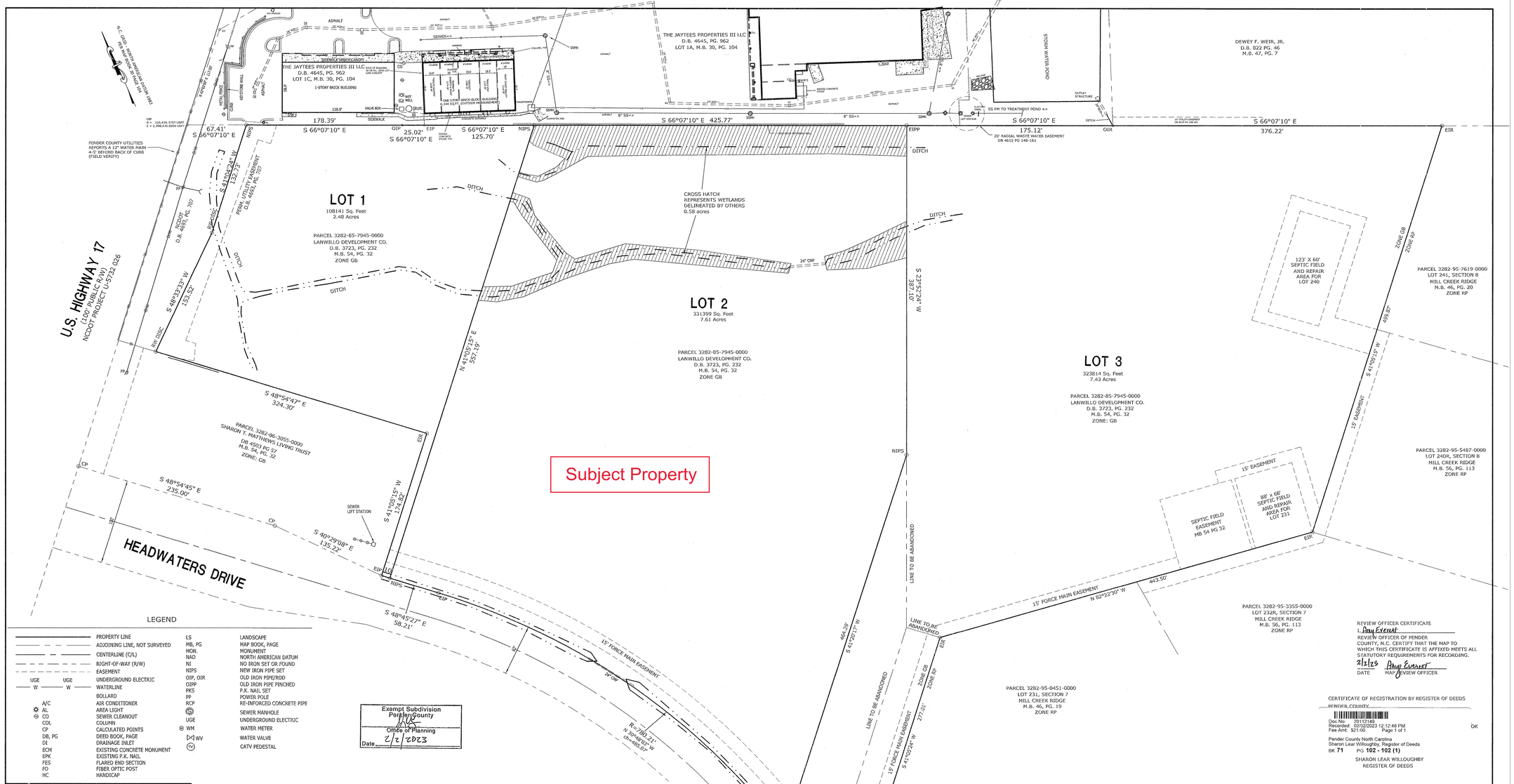
SHEET

L1

OF SHEETS

ATTACHMENT 13:

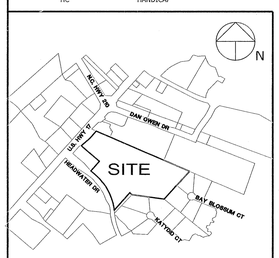
Lanwillo Development Co. – Subdivision #1 February 2nd, 2023



LEGEND

	PROPERTY LINE	LS	LANDSCAPE
	ADJOINING LINE, NOT SURVEYED	MB, PG	MAP BOOK, PAGE
	CENTERLINE (C/L)	MON.	MONUMENT
	RIGHT-OF-WAY (R/W)	NAD	NORTH AMERICAN DATUM
	EASEMENT	NI	NO IRON SET OR FOUND
UGE	UNDERGROUND ELECTRIC	NIPS	NEW IRON PIPE SET
W	WATERLINE	OIP, OIR	OLD IRON PIPE/ROD
	BOLLARD	OIPP	OLD IRON PIPE PINCHED
A/C	AIR CONDITIONER	PKS	P.K. NAIL SET
AL	AREA LIGHT	PP	POWER POLE
CO	SEWER CLEANOUT	RCP	RE-INFORCED CONCRETE PIPE
COL	COLUMN		SEWER MANHOLE
CP	CALCULATED POINTS	UGE	UNDERGROUND ELECTRIC
DB, PG	DEED BOOK, PAGE	WM	WATER METER
DI	DRAINAGE INLET	WV	WATER VALVE
ECM	EXISTING CONCRETE MONUMENT	TV	CATV PEDESTAL
EPK	EXISTING P.K. NAIL		
FES	FLARED END SECTION		
FO	FIBER OPTIC POST		
HC	HANDICAP		

Exempt Subdivision
Pender County
Office of Planning
Date 2/2/2023



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP, DEDICATION, AND JURISDICTION

I(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

Lonnie B. Williams, Jr. Pres. 02/01/23
OWNER Lonnie B. Williams, Jr. Pres. DATE

PARCEL IDENTIFIER CERTIFICATE

PARCEL IDENTIFIERS WILL BE ISSUED FOR ALL PARCELS UPON RECORDATION OF THIS PLAT.

Amy Everett 2/2/23
TAX OFFICE DATE
3282-85-8450-0000, 3282-95-2659-0000, 3282-85-7945-0000

I, STEVEN L. BUIE, CERTIFY:
THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION PER G.S. 47-30 (7)(11)(0);
I, STEVEN L. BUIE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE TITLE REFERENCES); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 3rd DAY OF JANUARY, 2023.

STEVEN L. BUIE PLS L-3402 SEAL

THE SUBDIVISION SHOWN ON THIS PLAT DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS NOT LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE SUBDIVISION SHOWN ON THIS PLAT DOES NOT CONTAIN AREAS OF ENVIRONMENTAL CONCERN AS DELINEATED BY THE NORTH CAROLINA COASTAL RESOURCES COMMISSION.

STEVEN L. BUIE PLS L-3402

NORTH CAROLINA PROFESSIONAL SEAL L-3402 LAND SURVEYOR STEVEN L. BUIE

NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND IN FEET UNLESS OTHERWISE NOTED.
2. AREA COMPUTED BY COORDINATE METHOD.
3. BOUNDARY AREA = 17.52 ACRES.
4. ZONING: GB (PENDER COUNTY)
5. MINIMUM BUILDING SETBACKS:
   FRONT= 25'
   REAR= 10'
   SIDE= 10'.
6. SURVEYOR DOES NOT GUARANTEE THERE MAY OR MAY NOT BE UNDERGROUND UTILITIES ON THE SITE.
7. NCGS MONUMENT "CENTURA" aka "PLANTER" SHOWN ON M.B. 30, PG. 104 HAS BEEN DESTROYED DUE TO ROAD CONSTRUCTION. NO OTHER NCGS MONUMENTS WITHIN 2000' OF SUBJECT PROPERTY.

THE PREMISES SURVEYED IS WITHIN A NON-FLOOD HAZARD AREA (ZONE "X") ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PENDER COUNTY (COMMUNITY PANEL No. 370344 3282 J, EFFECTIVE DATE FEBRUARY 16, 2007).

REVIEW OFFICER CERTIFICATE
I, Amy Everett
REVIEW OFFICER OF PENDER COUNTY, N.C. CERTIFY THAT THE MAP TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
2/2/23 Amy Everett
DATE MAP REVIEW OFFICER

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
PENDER COUNTY
Doc No: 201012148
Recorded: 02/02/2023 12:12:48 PM
Fee Amt: $21.00 Page 1 of 1 OK
Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 71 PG 102 - 102 (1)
SHARON LEAR WILLOUGHBY
REGISTER OF DEEDS

RECOMBINATION PLAT
FOR
LANWILLO DEVELOPMENT CO.
HEADWATERS DRIVE, HAMPSTEAD
TOPSAIL TOWNSHIP
PENDER COUNTY, NORTH CAROLINA 28443
SCALE 1" = 50' DATE: JUNE 14, 2022
LOCATED WETLANDS ON SEPT. 9, 2022
PLAT DATE: JANUARY 3, 2023

0 50 100 150

PORT CITY LAND SURVEYING, PLLC
FIRM LICENSE No. P-1493
1144 SHIPYARD BLVD
WILMINGTON, NC 28412
910-791-0080 OFFICE
910-791-6710 FAX
CAD: SLB
PROJECT: 22-0181

OWNER OF RECORD:
LANWILLO DEVELOPMENT CO.
2325 TATTERSALLS DRIVE
WILMINGTON, NC 28402

MB 71 PG 102

ATTACHMENT 14:

Lanwillo Development Co. – Subdivision #2 February 14th, 2023

SURVEYORS CERTIFICATE I

I, VERNON DEREK DANFORD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3723, PAGE 232); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE INFORMATION FOUND IN BOOK AS , PAGE SHOWN ; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSURE NUMBER AND SEAL THIS 6TH DAY OF FEBRUARY A.D., 2023.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

VERNON DEREK DANFORD
N.C. PLS No. L-4528

NORTH CAROLINA PROFESSIONAL SEAL L-4528 LAND SURVEYOR VERNON DEREK DANFORD

SURVEYORS CERTIFICATE II

THE SUBDIVISION ON THIS PLAT DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS NOT LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL MANAGEMENT AGENCY.

THE SUBDIVISION ON THIS PLAT DOES NOT CONTAIN AREAS OF ENVIRONMENTAL CONCERN AS DELINEATED BY THE NORTH CAROLINA RESOURCES COMMISSION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 6TH DAY OF FEBRUARY, 2023.

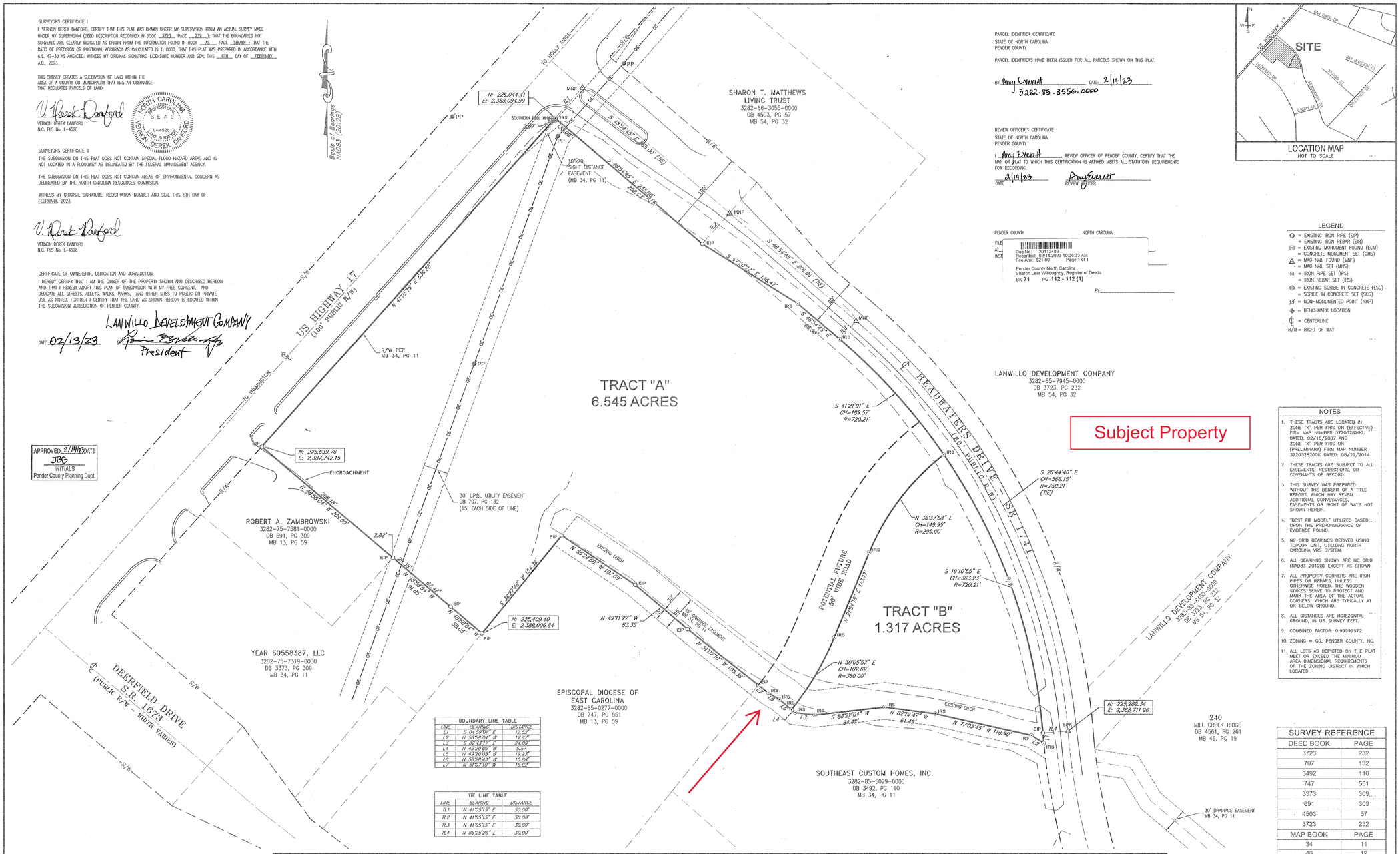
VERNON DEREK DANFORD
N.C. PLS No. L-4528

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER I CERTIFY THAT THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

DATE: 02/13/23 LANWILLO DEVELOPMENT COMPANY
President

APPROVED 2/14/23 DATE
JBG
INITIALS
Pender County Planning Dept.



BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°50'01" E	12.53'
L2	N 50°58'04" W	17.67'
L3	S 69°43'17" E	24.09'
L4	N 43°20'05" W	5.57'
L5	N 43°20'05" W	19.23'
L6	N 59°28'43" W	15.88'
L7	N 51°07'10" W	15.02'

TIE LINE TABLE		
LINE	BEARING	DISTANCE
TL1	N 41°05'15" E	50.00'
TL2	N 41°05'15" E	50.00'
TL3	N 41°05'15" E	30.00'
TL4	N 85°25'26" E	30.00'

PARCEL IDENTIFIER CERTIFICATE
STATE OF NORTH CAROLINA,
PENDER COUNTY

PARCEL IDENTIFIERS HAVE BEEN ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.

BY: Amy Everett DATE: 2/14/23
3282-85-3556-0000

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA,
PENDER COUNTY

I Amy Everett, REVIEW OFFICER OF PENDER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 2/14/23 REVIEW OFFICER Amy Everett

PENDER COUNTY NORTH CAROLINA

FILED
AT
INST

Doc No: 20012409
Recorded: 02/14/2023 10:36:33 AM
Fee Amt: $21.00 Page 1 of 1

Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 71 PG 112 (1)

BY:

LOCATION MAP
NOT TO SCALE

LEGEND

- = EXISTING IRON PIPE (EIP)
- = EXISTING IRON REBAR (EIR)
- = EXISTING MONUMENT FOUND (ECM)
- = CONCRETE MONUMENT SET (CMS)
- = MAG NAIL FOUND (MNF)
- = MAG NAIL SET (MNS)
- = IRON PIPE SET (IPS)
- = IRON REBAR SET (IRS)
- = EXISTING SCRIBE IN CONCRETE (ESC)
- = SCRIBE IN CONCRETE SET (SCS)
- = NON-MONUMENTED POINT (NMP)
- = BENCHMARK LOCATION
- = CENTERLINE

R/W = RIGHT OF WAY

NOTES

1. THESE TRACTS ARE LOCATED IN ZONE "X" PER FIRS ON (EFFECTIVE) FIRM MAP NUMBER 3720328200J DATED: 02/16/2007 AND ZONE "X" PER FIRS ON (PRELIMINARY) FIRM MAP NUMBER 3720328200K DATED: 08/29/2014
2. THESE TRACTS ARE SUBJECT TO ALL EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHT OF WAYS NOT SHOWN HEREIN.
4. "BEST FIT MODEL" UTILIZED BASED UPON THE PREPONDERANCE OF EVIDENCE FOUND.
5. NC GRID BEARINGS DERIVED USING TOPCON UNIT, UTILIZING NORTH CAROLINA VRS SYSTEM.
6. ALL BEARINGS SHOWN ARE NC GRID (NAD83 2012B) EXCEPT AS SHOWN.
7. ALL PROPERTY CORNERS ARE IRON PIPES OR REBARS, UNLESS OTHERWISE NOTED. THE WOODEN STAKES SERVE TO PROTECT AND MARK THE AREA OF THE ACTUAL CORNERS, WHICH ARE TYPICALLY AT OR BELOW GROUND.
8. ALL DISTANCES ARE HORIZONTAL GROUND, IN US SURVEY FEET.
9. COMBINED FACTOR: 0.99999572.
10. ZONING = GD, PENDER COUNTY, NC.
11. ALL LOTS AS DEPICTED ON THE PLAT MEET OR EXCEED THE MINIMUM AREA DIMENSIONAL REQUIREMENTS OF THE ZONING DISTRICT IN WHICH LOCATED.

SURVEY REFERENCE	
DEED BOOK	PAGE
3723	232
707	132
3492	110
747	551
3373	309
691	309
4503	57
3723	232
MAP BOOK	PAGE
34	11
46	19
13	59
54	32

DANFORD & ASSOCIATES LAND SURVEYING, P.C.
FIRM LIC# C-2797
email: ddanford@danfordsurveying.com
4002 1/2 OLEANDER DRIVE SUITE 203
WILMINGTON, NC 28403
PHONE (910) 799-4916

MAP OF EXPEDITED SUBDIVISION OF
LANWILLO DEVELOPMENT COMPANY LANDS
8.29213 ACRES TRACT PER "MAP OF SURVEY OF MILL CREEK RIDGE AT DEERFIELD SECTION 5
MAP BOOK 34 PAGE 11
PARCEL ID:3282-85-3556-0000 DEED BOOK 3723 PAGE 232 TRACT 1
TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA

FEBRUARY 6TH, 2023

50 0 25 50 100
1 INCH = 50 FEET
ONE FOOT CONTOUR INTERVAL – NAVD 88 DATUM
© DANFORD & ASSOCIATES LAND SURVEYING, PC

FB ____
8266-8109-HAMPSTEAD-DEERFIELD-MILL CREEK RIDGE-LANWILLO-BUG

MB 71 PG 112

ATTACHMENT 15:

Hampstead Station Expansion – Application Package
(version 1 of site plan)

PROJECT INFORMATION:

HAMPSTEAD STATION EXPANSION
NAISC CODES: 455110 – RETAIL STORES
713940 – FITNESS AND RECREATIONAL SPORTS CENTERS
722511 – FULL SERVICE RESTAURANTS MIXED RETAIL
STORES, RESTAURANTS & GYM
PIN: 3282–85–8819–0000
PENDER COUNTY

PROPERTY OWNER & DEVELOPER:
THE JAYTEES PROPERTIES IV, LLC
105 ISLAND DR.
WILMINGTON, NC 28480

ENGINEER:
RSC ENGINEERING, PLLC
15226 US HWY 17
HAMPSTEAD, NC 28443

SITE DATA:
REFERENCE: DB 4810, PG 351–353
GB (GENERAL BUSINESS)
SETBACKS: FRONT=50', SIDE=25', REAR=25'

IMPERVIOUS CALCULATIONS:
LOT AREA – 331,491 SF (7.61 AC)
BUILDING HEATED GROSS AREA = 48,000 SF
ASPHALT DRIVEWAY/PARKING = 118,964 SF
CONCRETE SIDEWALK = 20,684 SF
CONCRETE CURB = 16,412
CONCRETE DUMPSTER PADS = 814
TOTAL IMPERVIOUS AREA = 204,874 SF (61.8%)

PARKING: (TOTAL SPACES – 133)
BUILDING #1
- RESTAURANT: (2,800 SF)(1 SPACE/100 SF) = 28 PARKING SPACES
- GYM: (9,200 SF)(1 SPACE/250 SF) = 37 PARKING SPACES

BUILDING #2 (PROPOSED)
- RESTAURANT: (2,800 SF)(1 SPACE/100 SF) = 28 PARKING SPACES
- RETAIL: (9,200 SF)(1 SPACE/225 SF) = 41 PARKING SPACES

BUILDING #3
- RESTAURANT: (2,000 SF)(1 SPACE/100 SF) = 20 PARKING SPACES
- GYM: (10,000 SF)(1 SPACE/225 SF) = 44 PARKING SPACES

BUILDING #4 (PROPOSED)
- RESTAURANT: (2,800 SF)(1 SPACE/100 SF) = 28 PARKING SPACES
- RETAIL: (9,200 SF)(1 SPACE/225 SF) = 41 PARKING SPACES

TRIP CALCS:
DAILY TRIPS (ITE CODE)
RETAIL (820): 127.15 X (9.2+10+10+9.2) = 1,322
GYM (492): 32.93 X 9.2 = 303
RESTAURANTS (932): 42.94 X (2.8+2.8+2+2.8) = 1,649

TOTAL DAILY TRIPS: 3,274

PM PEAK TRIPS (ITE CODE)
- RETAIL (820): 3.75 X (9.2+10+10+9.2) = 144
- GYM (492): 4.05 X 9.2 = 37
- RESTAURANTS (932): 10.92 X (2.8+2.8+2+2.8) = 83

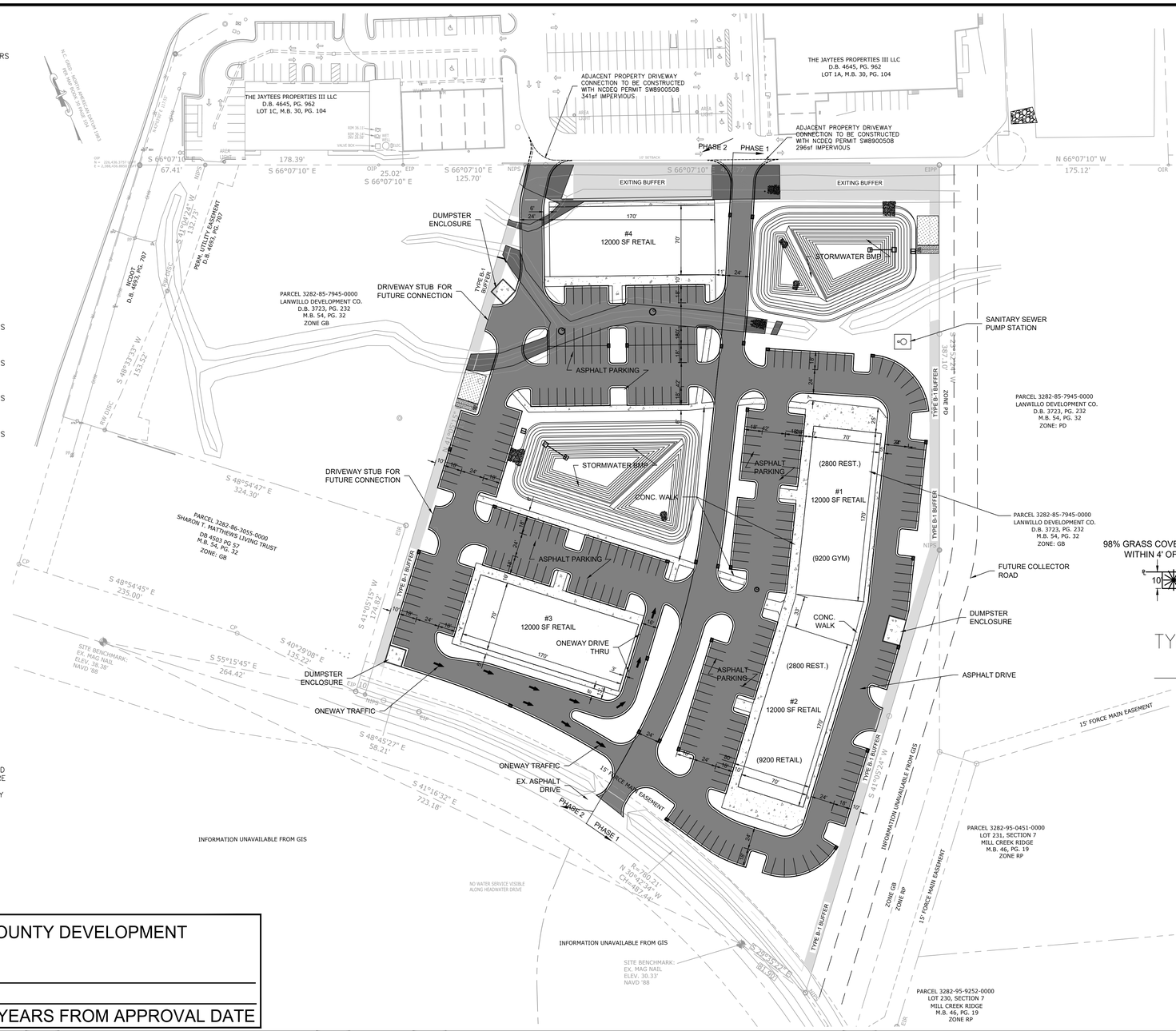
TOTAL RAW PM PEAK TRIPS: 264
*TOTAL ADJUSTED PM PEAK TRIPS: 173
FOR ALL 800 & 900 ARE ENTITLED TO "PASSBY" REDUCTION OF 60%)

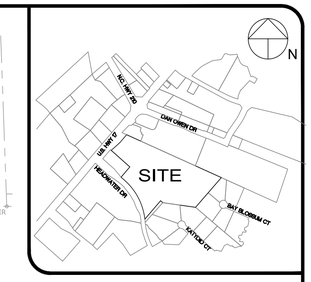
UTILITIES:
WATER: PENDER COUNTY UTILITIES
605 E. FREMONT ST
BURGAW, NC 28245
(910)–259–1570

ELECTRIC: DUKE ENERGY
5700 HOLLY SHELTER RD
CASTLE HAYNE, NC 28429
(800)–419–6356

SEWER: PLURIS
1095 STATE HWY 210
SNEADS FERRY, NC 28460
(888)–758–7471

LANDSCAPING:
- ALL PROPERTY BOUNDARIES WILL HAVE TYPE B1 BUFFER INSTALLED EXCEPT ALONG THE NORTHERN PROPERTY BOUNDARY WHERE THERE IS AN EXITING BUFFER
- ALL INTERNAL ISLANDS WILL BE LANDSCAPED PER PENDER COUNTY UDO REQUIREMENTS

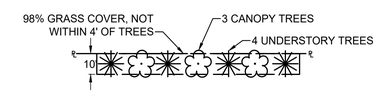




LOCATION MAP

BUA PHASE 1		
BUILDINGS	24,000	sf
ASPHALT	63,120	sf
CONC. CURB	7,958	sf
CONC. WALK	10,794	sf
CONC. DUMPSTER PAD	486	sf
FUTURE	296	sf
TOTAL IMPERVIOUS	106,654	sf

BUA PHASE 2		
BUILDINGS	24,000	sf
ASPHALT	55,837	sf
CONC. CURB	6,582	sf
CONC. WALK	9,550	sf
CONC. DUMPSTER PAD	650	sf
FUTURE	341	sf
TOTAL IMPERVIOUS	96,960	sf



TYPICAL 100' SECTION
TYPE B1 BUFFER
1"=30'

1"=50' 50' 25' 0 50' 100'

APPROVED BY THE PENDER COUNTY DEVELOPMENT ORDINANCE ADMINISTRATOR
ADMINISTRATOR SIGNATURE _____
APPROVAL DATE _____
SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE

REVISIONS

RSC Engineering, PLLC

DESIGN & MAINTENANCE OF ALTERNATIVE LAND USES

RSC ENGINEERING, PLLC
15226 US HWY 17
HAMPSTEAD, NORTH CAROLINA 28443
PHONE: 910.270.9599 ~ FAX: 910.270.9592
E-Mail: sonya@rscengineering.com

Hampstead Station Expansion Project

DEVELOPED BY
The JayTees Properties IV, LLC
105 Island Drive
Wrightsville Beach, NC 28480

MAJOR SITE DEVELOPMENT PLAN

DATE:	5/29/2023
SCALE:	1" = 50'
JOB #	22054020
DRAWN BY:	JDS
SHEET	C1

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP	Date	
Application Fee	$	Invoice Number:	
Pre-Application Conference		Hearing Date	

SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	RSC Engineering, PLLC	Owner's Name:	The JayTees Properties IV, LLC
Applicant's Address:	15226 US Hwy 17	Owner's Address:	105 Island Dr.
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	Wilmington, NC 28480
Phone Number:	910-270-9599	Phone Number:	910-619-7941
Email Address:	cliff@rscengineering.com	Email Address:	jeff.turpin1958@gmail.com
Legal relationship of applicant to land owner:	Authorized Agent		

SECTION 2: PROJECT INFORMATION			
Type of Master Development Plan	☐ Residential *RP, PD, RM MH District*	☒ Commercial *GB, OI, IT, GI District*	
Property Identification Number (PIN):	3282-85-8819-0000	Total property acreage:	7.61
Zoning Classification:	GB	Acreage to be disturbed:	7.61
Project Address :	Project does not currently have a street address, but it is located on Headwaters Dr, just off of US 17		
Description of Project Location:	Current project is an undelveloped parcel beside of the Food Lion shopping center in Hampstead.		
Describe activities to be undertaken on project site:	Property will be developed into a shopping center consisting of 4 - 12,000 sf buildings that will consist of mixed retail and restaurants.		

SECTION 3: SIGNATURES			
Applicant's Signature		Date:	6/9/23
Applicant's Printed Name	Anthony C. Braam, PE	Date:	6/9/23
Owner's Signature		Date:	6/9/23
Owner's Printed Name	Jeff W. Turpin, Sr.	Date:	6/9/23

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

MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

THIS SECTION FOR OFFICE USE			
Date:	**Permit Number:**	**Permit Fee:**	**Invoice Number:**
***Zoning Approval ONLY: YES / NO**		**Final Zoning Compliance Approved: YES / NO / N/A**	
Type of Site Development Plan:	☐ Major	☐ Minor	

SECTION 1: GENERAL INFORMATION			
Applicant's Name:	RSC Engineering, PLLC	**Property Owner's Name:**	The Jaytees Properties IV, LLC
Applicant's Address:	15226 US Hwy. 17	**Property Owner's Address:**	105 Island Dr.
City, State, & Zip	Hampstead, NC 28411	**City, State, & Zip**	Wilmington, NC 28480
Phone Number:	910-270-9599	**Phone Number:**	910-619-7941
Email Address:	cliff@rscengineering.com	**Email Address:**	jeff.turpin1958@gmail.com
Legal relationship of applicant to land owner:	Authorized agent		

SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	3282-85-8819-0000	**Total property acreage:**	7.61
Zoning :	GB	**Acreage to be disturbed:**	7.61
Directions to Site:	US 17, turn onto Headwaters Dr, property is on the left.		
Lot Size: 7.61	**Sq Ft of Building:** 4 bldg @ 12k sf each	**Building Height:**	
Setbacks	**Front:** 50'	**Side:** 25'	**Rear:** 25'
NAICS Code/Use:			
Business Name:	Hamsead Station Expansion Project		
Describe activities to be undertaken on project site:	Development of property to include 4 buildings @ 12,000 sf each for various retail stores and restaurants		

Ownership: ☒ **Private** ☐ **Public**	**Number of Employees:**		**Number of Members:**		**Seating Capacity:**	

If the applicant is not the owner of the property, a notarized letter from the property owner may be required
Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...

SECTION 4: ADDITIONAL COMMENTS			
SECTION 5: SIGNATURES			
Applicant:		Date:	6-1-23
Owner:		Date:	5-24-2023
Planning Staff:		Date:	

ATTACHMENT 16:

WMPO Memo

305 Chestnut Street
PO Box 1810
Wilmington, NC 28402
Ph: (910) 341-3258
Fax: (910) 341-7801
www.wmpo.org

MEMORANDUM

To: Pender County Technical Review Committee

Date: 7/3/23

Subject: Hampstead Station Expansion (MDP 2023-52 and SDP 2023-349)

Comments:

- Propose an appropriate collector road location that would allow for future collector road connections.
- Provide traffic controls at intersections that comply with the MUTCD.
- Show all crosswalks and curb ramps on the plans. Provide appropriate standard details.
- Provide ADA parking with access aisles as necessary. Provide standard details that comply with the 2010 ADA Standards for Accessible Design. Note: It is recommended to have the access aisle on the passenger side of ADA parking stalls because the wheelchair lift is typically installed on the passenger side of ADA vehicles.
- Provide sight triangles at driveway connection to Headwaters Dr that conform to AASHTO's Geometric Design of Highways and Streets requirements. No vertical obstructions may fall within the sight triangles. Note: Posted speed limit of Headwaters Dr is 25mph.

NCDOT Projects: N/A

WMPO 2045 Projects: N/A

Pender County CTP:
Pender County Collector Street Plan requires site to include a location for a future collector street connection. Per Pender County Planning Staff, a collector road is planned to connect Dan Owens Dr to Center Dr.

TIA: Development is currently under TIA review. All listed improvements on the TIA approval with conditions letter will be required of the development.

ATTACHMENT 17:

TRC Sign-In Sheet – July 6th, 2023 Meeting

7/06/2023 TRC		
[redacted]		
Name (Please Print)	**Address** (Email)	**Phone Number**/Agency
Daniel Adams	dadams@pendercountync.gov	910-259-0231 / PCD
Taylor Davis	tdavis@pendercountync.gov	910 259 1734 / PCD
Tommy Batson		PCEM
Angela Blake		PCEM
Amy Burton		PCFM
Alex Dowell		PCU
Katie Leubner		PCU
RICHARD ALBER	800 ENSIWOOD RD., #232 WILMINGTON, NC 28403	
Richard C. Alber III	Trey@wilmingtoncompostcompany.com	910-660-3445
Riley Alber	riley@wilmingtoncompostcompany.com	910-660-9117
Irene Lippard	raepcsl@bellsouth.net	910-251-8544
Jamar Johnson	jamar.johnson@wilmingtonnc.gov	910-343-3915/WMPO
Luke Yarborough	lyarborough@gmail.com	PCD
MELISSA BECKER	melissachc333@gmail.com	919.576-5899
Dale Becker	vbafan@yahoo.com	919795 8944
Brad Willey		910 523 3030
Craig Willey		

Continued on back →

Name	Address	Phone #
Jeff W Turpin	Jeff.Turpin1958@gmail.com	910-619-7941
Bryce Morrison	bryce@capefearcommercial.com	(910)367-3322
Rusty Windsor	rusty.windsor@kimely-horn.com	(912) 675-4191
Tim Long	tlong@logandevelopers.com	(910) 792-6472
Adam Moran	Pender Planning Staff	
Mike Dickson	Pender Addressing	910 259-1442

ATTACHMENT 18:

Applicant Proposed - Collector on Steamer Property
Version #1

SURVEYORS CERTIFICATE I

I, VERNON DEREK DANFORD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK __AS__, PAGE __SHOWN__); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE INFORMATION FOUND IN BOOK __AS__, PAGE __SHOWN__; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSURE NUMBER AND SEAL THIS __7TH__ DAY OF __JULY__ A.D., __2023__.

THIS PLAT OF SURVEY IS OF ANOTHER CATEGORY, SUCH AS A RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PRELIMINARY

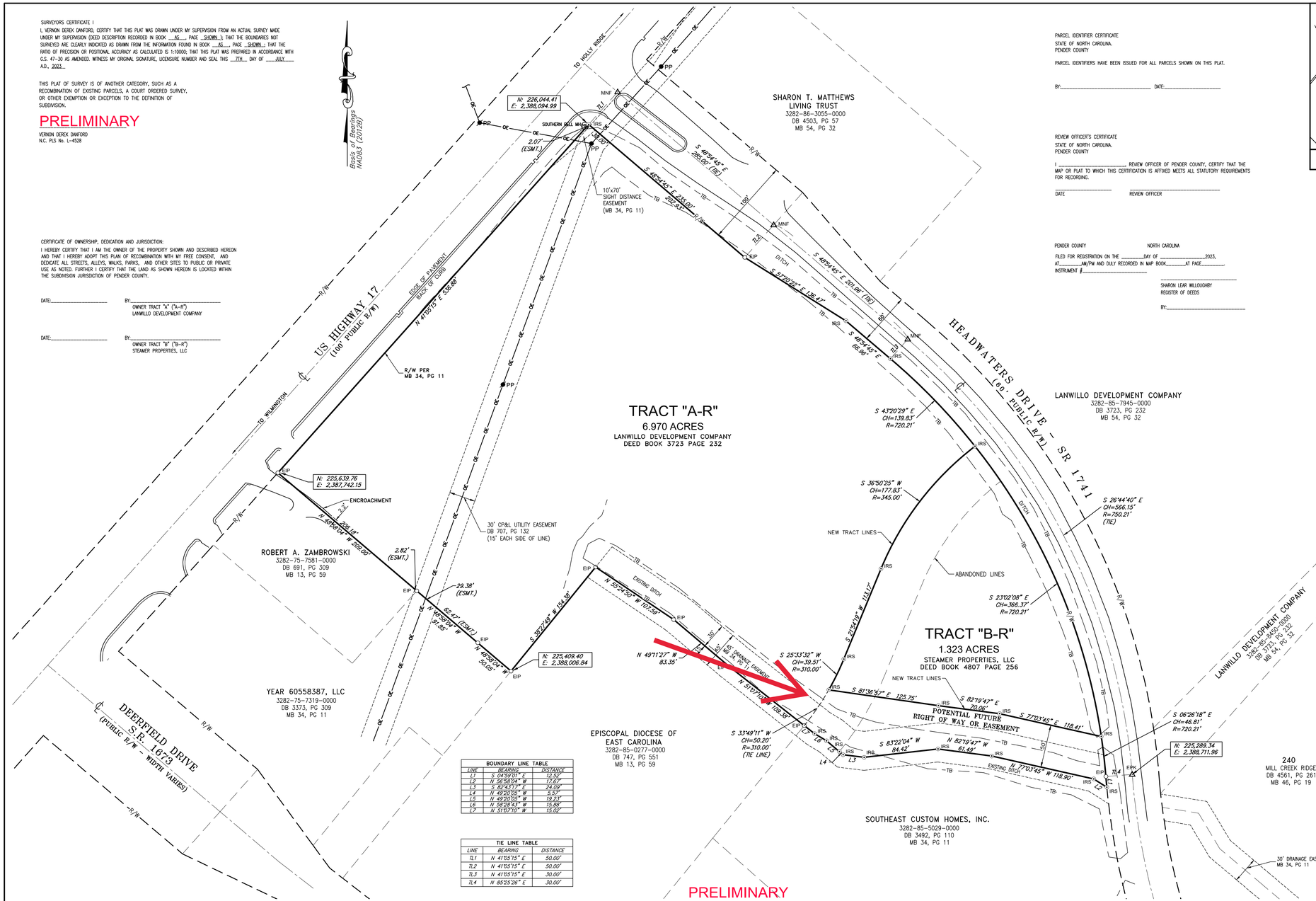
VERNON DEREK DANFORD
N.C. PLS No. L-4528

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF RECOMBINATION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER I CERTIFY THAT THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

DATE:_____ BY:_____
OWNER TRACT "A" ("A-R")
LANWILLO DEVELOPMENT COMPANY

DATE:_____ BY:_____
OWNER TRACT "B" ("B-R")
STEAMER PROPERTIES, LLC



BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°59'01" E	10.52'
L2	N 56°58'04" W	17.67'
L3	S 83°43'17" E	24.09'
L4	N 49°20'05" W	5.57'
L5	N 49°20'05" W	19.23'
L6	N 58°28'43" W	15.88'
L7	N 51°07'10" W	15.02'

TIE LINE TABLE		
LINE	BEARING	DISTANCE
TL1	N 41°05'15" E	50.00'
TL2	N 41°05'15" E	50.00'
TL3	N 41°05'15" E	30.00'
TL4	N 89°25'26" E	30.00'

PARCEL IDENTIFIER CERTIFICATE
STATE OF NORTH CAROLINA.
PENDER COUNTY

PARCEL IDENTIFIERS HAVE BEEN ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.

BY:_____ DATE:_____

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA.
PENDER COUNTY

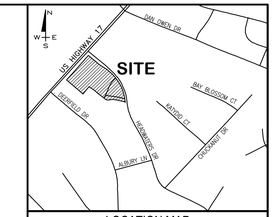
I _____, REVIEW OFFICER OF PENDER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____ _____
DATE REVIEW OFFICER

PENDER COUNTY NORTH CAROLINA
FILED FOR REGISTRATION ON THE _____DAY OF _____2023,
AT_____AM/PM AND DULY RECORDED IN MAP BOOK_____AT PAGE_____.
INSTRUMENT #_____

SHARON LEAR WILLOUGHBY
REGISTER OF DEEDS

BY:_____



LOCATION MAP
NOT TO SCALE

LEGEND

- ○ = EXISTING IRON PIPE (EIP)
  = EXISTING IRON REBAR (EIR)
- ⊡ = EXISTING MONUMENT FOUND (ECM)
  = CONCRETE MONUMENT SET (CMS)
- △ = MAG NAIL FOUND (MNF)
  = MAG NAIL SET (MNS)
- ⊙ = IRON PIPE SET (IPS)
  = IRON REBAR SET (IRS)
- ⊕ = EXISTING SCRIBE IN CONCRETE (ESC)
  = SCRIBE IN CONCRETE SET (SCS)
- ∅ = NON-MONUMENTED POINT (NMP)
- = BENCHMARK LOCATION
- ℄ = CENTERLINE
- R/W = RIGHT OF WAY
- TB = TOP OF BANK

PRELIMINARY

NOTES

1. THESE TRACTS ARE LOCATED IN ZONE "X" PER FRIS ON (EFFECTIVE) FIRM MAP NUMBER 3720328200J DATED: 02/16/2007 AND ZONE "X" PER FRIS ON (PRELIMINARY) FIRM MAP NUMBER 3720328200K DATED: 08/29/2014
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SURVEY REFERENCES	
DEED BOOK	PAGE
4807	256
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707	132
3492	110
747	551
3373	309
691	309
4503	57
3723	232
MAP BOOK	PAGE
71	112
34	11
46	19
13	59
54	32

DANFORD & ASSOCIATES LAND SURVEYING, P.C.
FIRM LIC# C-2797
email: ddanford@danfordsurveying.com
4002 1/2 OLEANDER DRIVE SUITE 203
WILMINGTON, NC 28403
PHONE (910) 799-4916

MAP OF RECOMBINATION OF
TRACT A & TRACT B
LANWILLO DEVELOPMENT COMPANY LANDS DIVISION MAP BOOK 71 PAGE 112
TRACT "A" DEED BOOK 3723 PAGE 232 PARCEL ID: 3282-85-1754-0000 LANWILLO DEVELOPMENT COMPANY
TRACT "B" DEED BOOK 4807 PAGE 256 PARCEL ID: 3282-85-5442-0000 STEAMER PROPERTIES, LLC
TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA

JULY 7, 2023
50 0 25 50 100
1 INCH = 50 FEET
© DANFORD & ASSOCIATES LAND SURVEYING, PC

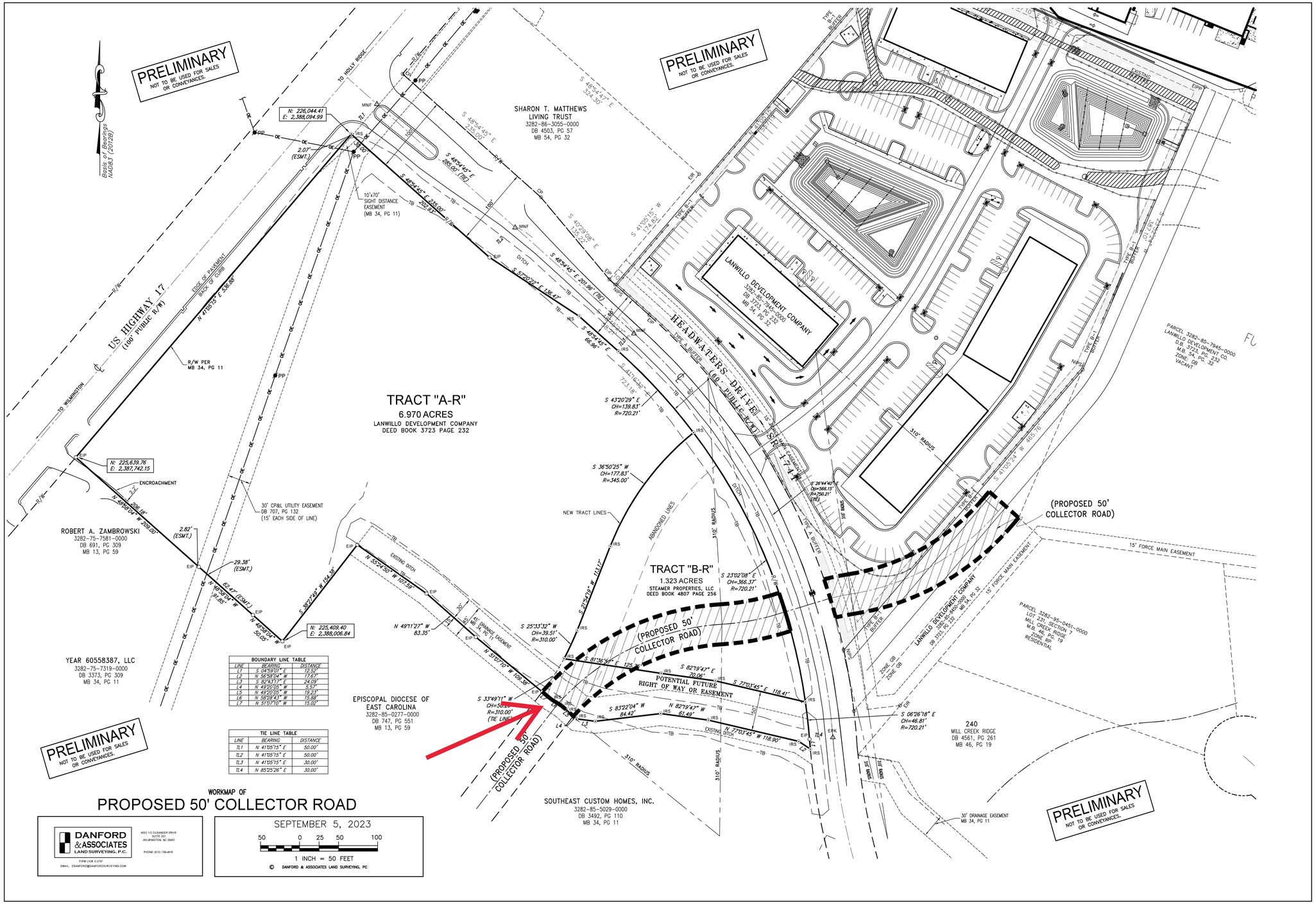
OWNER: TRACT "A" ("A-R")
LANWILLO DEVELOPMENT COMPANY
PO BOX 2088
WILMINGTON, NC 28402

OWNER: TRACT "B" ("B-R")
STEAMER PROPERTIES, LLC
2005 SPANISH WELLS DRIVE
WILMINGTON, NC 28405

FB _____
8266-8109-HAMPSTEAD-DEERFIELD-MILL CREEK RIDGE-LANWILLO-BUG

ATTACHMENT 19:

Applicant Proposed - Collector on Steamer Property
Version #2



BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°59'01" E	12.52'
L2	N 56°58'04" W	17.67'
L3	S 82°47'17" E	24.09'
L4	N 49°20'05" W	5.57'
L5	N 49°20'05" W	19.23'
L6	N 58°59'43" W	15.88'
L7	N 51°07'10" W	15.02'

TIE LINE TABLE		
LINE	BEARING	DISTANCE
TL1	N 41°05'15" E	50.00'
TL2	N 41°05'15" E	50.00'
TL3	N 41°05'15" E	30.00'
TL4	N 85°25'26" E	30.00'

WORKMAP OF

PROPOSED 50' COLLECTOR ROAD

DANFORD & ASSOCIATES LAND SURVEYING, P.C.
FIRM LIC# C-2797
EMAIL: DDANFORD@DANFORDSURVEYING.COM
4002 1/2 OLEANDER DRIVE
SUITE 201
WILMINGTON, NC 28403
PHONE (910) 799-4916

SEPTEMBER 5, 2023

50 0 25 50 100

1 INCH = 50 FEET

© DANFORD & ASSOCIATES LAND SURVEYING, PC

Pender County
VAR 2024-18: Variance request seeking relief from Section 4.14, Zoning District Dimensional Requirements, of the UDO

TO:	Board of Adjustment
FROM:	Justin Brantley
DATE:	July 17, 2024
SUBJECT:	VAR 2024-18: Variance request seeking relief from Section 4.14, Zoning District Dimensional Requirements, of the UDO

SUMMARY:
McAdams Homes, LLC, applicant, on behalf of Silo Ridge SFR, LLC, owner, is requesting a Variance from the standards of the Pender County Unified Development Ordinance. Specifically, the request is for a 4.2 foot encroachment into the required front yard setback to accommodate the placement of a single-family home.

The subject property is zoned PD, Planned Development, and is located at 264 N. Limehurst Ridge at the corner of N. Limehurst Ridge and W. Einkhorn Trail in the Silo Ridge community. The parcel may be further identified by Pender County PIN 3271-13-7513-0000.

ACTION REQUESTED:
To hold a public hearing and consider the request.

ATTACHMENTS:
1. Staff Report
2. Application
3. Narrative
4. Attachment 1 - Final plat recorded at MB 72 Page 49
5. Attachment 2 - Approved building plans
6. Attachment 3 - Original site plan
7. Attachment 4 - Zoning permit
8. Attachment 5 - Revised and approved site plan
9. Attachment 6 - Lot 64 recombination plat
10. Attachment 7 - Updated site plan
11. Attachment 8 - Building permit
12. Attachment 9 - Foundation survey

STAFF REPORT FOR VAR 2024-18
VARIANCE APPLICATION

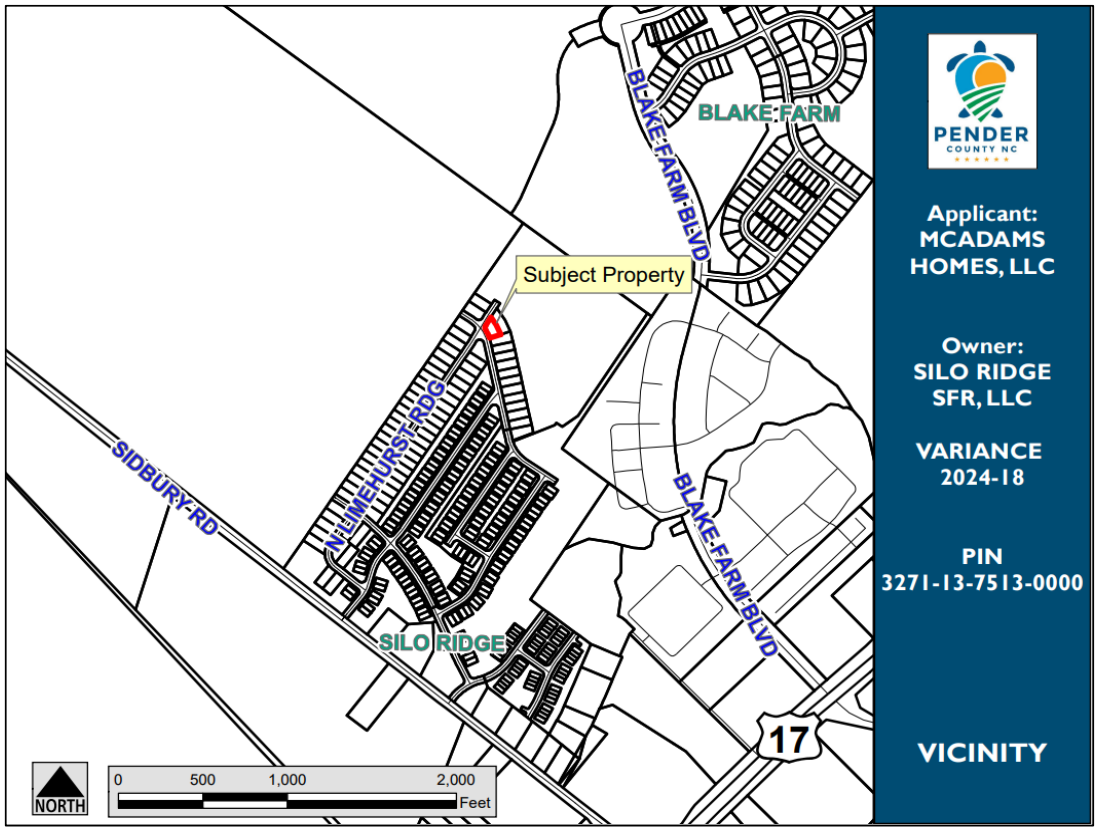
APPLICATION SUMMARY	
Case Number	VAR 2024-18
Hearing Date	July 17, 2024, Board of Adjustment
Applicant	McAdams Homes, LLC
Property Owner	Silo Ridge SFR, LLC
Parcel Identification Number	3271-13-7513-0000
Acreage	0.15 Acres
Township	Topsail
Zoning District	PD, Planned Development
Pender 2.0 Future Land Use Category	Medium Density Residential

VARIANCE PROPOSAL
McAdams Homes, LLC, applicant, on behalf of Silo Ridge SFR, LLC, owner, is requesting a Variance from the standards of the Pender County Unified Development Ordinance. Specifically, the request is for a 4.2 foot encroachment into the required front yard setback to accommodate the placement of a single-family home.
LOCATION
The subject property is zoned PD, Planned Development and is located at 264 N. Limehurst Ridge at the corner of N. Limehurst Ridge and W. Einkhorn Trail in the Silo Ridge community. The parcel may be further identified by Pender County PIN 3271-13-7513-0000.

VARIANCE DESCRIPTION

The applicant is requesting a variance for relief from the Pender County Unified Development Ordinance (UDO) standards outlined in Section 4.14 "Zoning District Dimensional Requirements." Specifically, the applicant is seeking a 4.2 foot variance from the required 15 foot front setback for the placement of a home in the PD, Planned Development, zoning district. If approved, the single-family residential structure will be set back 10.8 feet from the 40 foot private right of way. **See attached Application and Narrative.**

Below: Vicinity Map of Subject Property



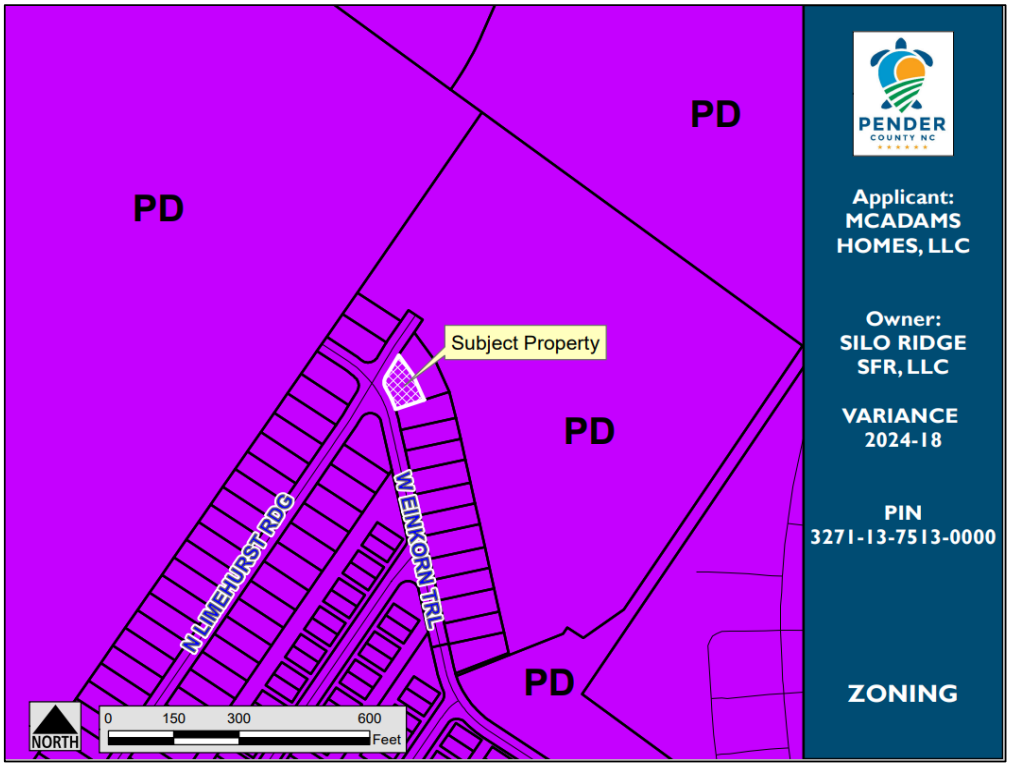
BACKGROUND

On September 1st, 2020, the Pender County Planning Board approved a Master Development Plan (Case MDP 2020-51) for the Silo Ridge (formerly known as Blake West) development in the PD, Planned Development, zoning district. This development approval was granted for 141 townhomes, 175 single family homes, and a private well to serve the development. The Pender County UDO does not prescribe setbacks for new projects in the PD zoning district. However, the UDO allows the applicant to propose setbacks and other dimensional standards to allow design flexibility. These proposed dimensional standards can be approved or approved with modifications by the Planning Board. At the time of the Master Development Plan approval the following dimensional standards were established for single family homes in the Silo Ridge development.

Table 1: Established Dimensional Standards

Approved Building Setbacks	
Front	15 feet
Rear	20 feet
Side	Zero Lot Line (10 feet Maintenance Easement Between Structures)
Corner	10 feet
Any Peripheral Property Line Structures	As per North Carolina State Building Code

Below: Zoning Map of Subject Property



On January 4th, 2022, the Planning Board approved a revision to the Silo Ridge Master Development Plan (Case MDP 2021-35). While the revision maintained the approved dimensional standards as well as the total number of residential units, it did allow duplex units as permitted housing types while removing the exact proportions of units. This gave the development the flexibility of utilizing different housing types while keeping the total unit count the same.

On June 29th, 2022, the Silo Ridge development received preliminary plat approval (Case SUBMAJ 2021-06). This approval further maintained the previously approved dimensional standards.

On May 4th, 2023, the final plat was recorded in Map Book 72 Page 49 with the Register of Deeds for Phase Two of the Silo Ridge development. See **Attachment 1** for the recorded plat. This recordation formally established the subject parcel. The subject parcel can be identified by the address of 264 N. Limehurst Ridge or by Pender County PIN 3271-13-7513-0000.

On January 29, 2024, a building permit application (Case RBLD-03751-2024) was entered into the Pender County Permitting system and was submitted by Kelly Jurusik with McAdams Homes. This building permit application included a site plan as well as building plans with other associated documentation. See **Attachment 2** for the submitted building plans that were subsequently approved on April 11th, 2024. Also, See **Attachment 3** for the original submitted site plan.

The building plans showed a house that did not match the house style shown on the site plan. Different County staff review each of these documents for different requirements. The site plan is reviewed for consistency with zoning regulations while the building plans are reviewed for consistency with the state building code.

On February 13, 2024, Planning Staff provided comments to the applicant regarding the submitted site plan. This comment provided that the site plan reflected seven feet of separation from the proposed structure to the rear property line and that the requirement for the rear setback is 20 feet. See **Attachment 3** for the original submitted site plan.

On April 1st, 2024, a revised site plan was submitted and was subsequently approved on April 2nd, 2024. The revised site plan reflected that the original structure as shown on the original site plan was moved forward towards N. Limehurst Ridge and also reflected the preliminarily approved recombination plat. The combination of moving the structure forward with this lot line modification allowed the proposed structure, as presented on the site plan, to comply with the setback requirements.

On April 2nd, 2024, zoning approval was granted (Case ZONE-2024-07663). See **Attachment 4** for the zoning permit and **Attachment 5** for the revised and approved site plan.

On April 5, 2024, a recombination plat was recorded in Map Book 74 Page 69 with the Register of Deeds. This recombination plat modified the shared lot line between Lot 40 and Lot 64 to accommodate the rear setback for the proposed home located on the subject parcel. **See Attachment 6** for the recorded recombination.

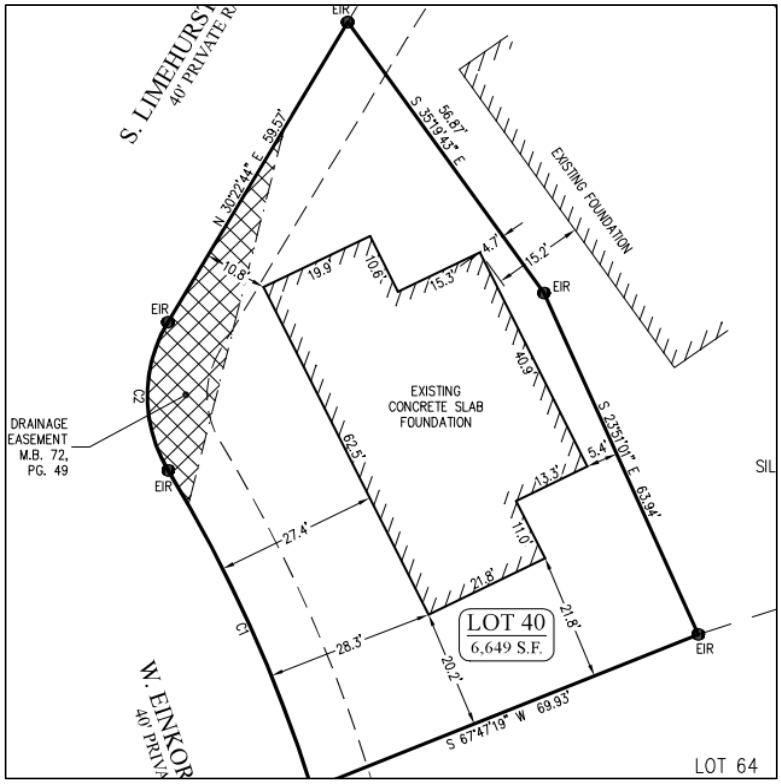
On April 9, 2024, the revised site plan was updated to reflect the recorded recombination plat. See **Attachment 7.**

On April 11th, 2024, building plans were approved. **See Attachment 2** for the approved building plans.

On April 19th, 2024, a building permit (RBLD-03751-2024) was issued. **See Attachment 8** for the issued building permit.

On May 20th, 2024, a required foundation survey was submitted. Shortly thereafter, it was brought to the attention of Planning staff that the structure encroached into the required 15 foot front yard by 4.2 feet. This survey also showed a different structure than the one that received zoning approval based on the approved site plan. See **Attachment 9** as well as the image below.

Below: Foundation Survey



Below: Aerial Map of Subject Property

ZONING ADMINISTRATOR'S CONCLUSION

The applicant is requesting a variance for relief from the Pender County UDO standards outlined in Section 4.14 "Zoning District Dimensional Requirements." As detailed previously, the Silo Ridge Master Development Plan approval established the dimensional standards. Specifically, the applicant is seeking a 4.2 foot variance from the required 15 foot front setback for the placement of a home in the PD, Planned Development, zoning district. If approved, the single-family residential structure will be setback 10.8 feet from the 40 foot private right of way.

It is the conclusion of the administrator that the required setbacks were appropriately applied to the property in terms of the approved site plan and associated zoning permit. Section 4.6.5.B of the UDO provides guidance related to determining the application of setbacks on corner lots. Subsection 4.6.5.B.2 provides the following: "A front lot line is any lot line adjacent to a public or private right-of-way or ingress/egress easement. In the case of a corner lot, either side adjacent

to a street maybe considered to be the front, provided the structure to be located on the lot is situated to meet the required front, side and rear yards for the zoning district in which the lot is located." Furthermore, Subsection 4.6.5.B.3. provides that "A rear lot line is opposite the front lot line." In terms of this request, it was established early in the process of the residential application review that the N. Limehurst boundary was considered the front yard, which requires a 15-foot setback, with the opposite side adjacent to Lot 64 being considered the rear yard (which requires a 20-foot setback). Additionally, this further established W. Einkhorn Trail as the corner side which requires a 10-foot setback.

It is the conclusion of the administrator that the encroachment into the required front setback was the result of the applicant, McAdams Homes, submitting conflicting site plans and building plan documents. While the approved site plan complied with all setback standards, what has been built is not what is shown on the site plan.

PENDER COUNTY UDO VARIANCE EVALUATION

3.14 VARIANCE

3.14.1 Applicability

A. The Board of Adjustment may vary certain requirements of this Ordinance, in harmony with the general purpose of these regulations, where special conditions applicable to the property in question would make the strict enforcement of the regulations impractical or result in a hardship in making reasonable use of the property.
B. The Board of Adjustment may waive certain requirements when authorized to do so by provisions adopted as a part of this Ordinance.
C. No variance shall be permitted that would have the effect of allowing a use not permitted in the use table of Section 5.2.3.
D. No variance shall be permitted that would allow a project to exceed the maximum density as to number of dwelling units to the acre in a Zoning District. This maximum density shall be inclusive of any density bonus allowance or additional units in a planned unit development.
E. The need for the variance cannot be a result of the owner's own actions and cannot be for strictly economic reasons.
F. The Board of Adjustment may grant variances in the following special circumstances, as indicated in Section 3.14.7 of this Ordinance.

3.14.6 Burden of Proof

The applicant seeking the variance shall have the burden of presenting evidence sufficient to allow the Board of Adjustment to reach the conclusions set forth below (Findings), as well as the burden of persuasion on those issues.

3.14.7 Findings

In granting any variance, the Board of Adjustment shall make the following findings:

A. That special or unique circumstances or conditions or practical difficulties exist which apply to the land, buildings or uses involved which are not generally applicable to other land, buildings, structures, or uses in the same zoning districts;
   1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
   2) The hardship results from conditions that are peculiar to the property, such as location, size, topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
   3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting of a variance shall not be regarded as a self-created hardship.
   4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

B. In making the findings above, the Board of Adjustment may give special weight to the number and percentage of nearby properties that share characteristics for which the variance is requested by the applicant. The Board of Adjustment may grant a variance to expand an existing structure, including the expansion of a nonconforming structure if the findings listed above can be made.

BOARD OF ADJUSTMENT: FINDING OF FACTS

1. It is the Board's CONCLUSION that the hardship of which the applicant complains **results/does not result** from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
   a. This conclusion is based on the following FINDINGS OF FACT:
2. It is the Board's CONCLUSION that, the hardship **results/does not result** from conditions that are peculiar to the property, such as location, size, topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
   a. This conclusion is based on the following FINDINGS OF FACT:
3. It is the Board's CONCLUSION that the hardship **results/does not result** from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting of a variance shall not be regarded as a self-created hardship.
   a. This conclusion is based on the following FINDINGS OF FACT:

4. It is the Board's CONCLUSION that, the requested variance is **consistent/not consistent** with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.
   a. This conclusion is based on all of the FINDINGS OF FACT:

BOARD OF ADJUSTMENT ACTION FOR VARIANCE

MOTION	SECONDED

APPROVED	DENIED	UNANIMOUS

Kipfer	Keeler	Breuer	Snider	Olsen

VAR 2024-18

Application

Pender County
Planning and Community Development

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Variance Submission

Applications will be considered for the Board of Adjustment 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. ✓ **Pre-submittal Meeting**
   Date of Meeting 5/29/24
2. ____ **Signed Application**
3. ✓ **Payment**
   $250
4. ✓ **Narrative**
   A narrative shall be submitted to include the specific Ordinance Section for the requested variance.
5. ✓ **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.

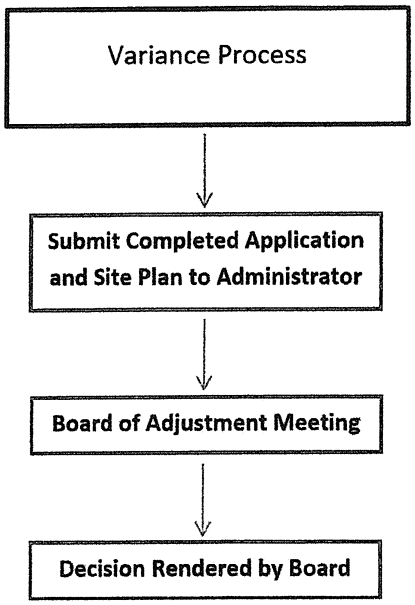
   Adjacent Property List
   The applicant shall provide a list of the owners of all properties located within 500-feet of the perimeter of the project bounds.
7. ✓ **Adjacent Property Envelopes**
   The applicant shall provide a set of business envelopes addressed to each owner of all properties located within 500-feet of the perimeter of the project bounds accompanied with the amount of postage required for first class postage. Do not include return address or company branding on envelopes.

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

Signature of Applicant _____ Date 6/7/24

Printed Name Grady Garden

Staff Initials: _____
Date: _____


Variance Process
Submit Completed Application and Site Plan to Administrator
Board of Adjustment Meeting
Decision Rendered by Board

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

VARIANCE APPLICATION

Applicability

A. The Board of Adjustment may vary certain requirements of this Ordinance, in harmony with the general purpose of these regulations, where special conditions applicable to the property in question would make the strict enforcement of the regulations impractical or result in a hardship in making reasonable use of the property.

B. The Board of Adjustment may waive certain requirements when authorized to do so by provisions adopted as a part of this Ordinance.

C. No variance shall be permitted that would have the effect of allowing a use not permitted in the use table in Section 5.2.3.

D. No variance shall be permitted that would allow a project to exceed the maximum density as to number of dwelling units to the acre in a Zoning District. This maximum density shall be inclusive of any density bonus allowance or additional units in a planned unit development.

E. The need for the variance cannot be a result of the owner's own actions and cannot be for strictly economic reasons. The Board of Adjustment may grant variances in the following special circumstances, as indicated elsewhere in this Ordinance.

Findings

In granting any variance, the Board of Adjustment shall make the following findings:

A. That special or unique circumstances or conditions or practical difficulties exist which apply to the land, buildings or uses involved which are not generally applicable to other land, buildings, structures, or uses in the same zoning districts;

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property;
2. The hardship results from conditions that are peculiar to the property, such as location, size, and topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance;
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting of a variance shall not be regarded as a self-created hardship;
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

B. In making the findings above, the Board of Adjustment may give special weight to the number and percentage of nearby properties that share characteristics for which the variance is requested by the applicant. The Board of Adjustment may grant a variance to expand an existing structure, including the expansion of a nonconforming structure if the findings listed above can be made.

APPLICATION FOR VARIANCE

THIS SECTION FOR OFFICE USE			
Application No.	VA VAR-2024-18	**Date**	6/10/2024
Application Fee	$ $250.00	**Invoice Number:**	00040984

SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	McAdams Homes, LLC	**Owner's Name:**	Silo Ridge SFR, LLC
Applicant's Address:	213 Racine rd	**Owner's Address:**	228 Main st, Suite 10
City, State, & Zip	Wilmington, NC 28443	**City, State, & Zip**	Venice, CA 90291
Phone Number:	910.798.3006	**Phone Number:**	805.620.2409
Email Address:	Grady@Mcadamshomes.net	**Email Address:**	info@banyanres.com
Legal relationship of applicant to landowner:	Builder		

SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3271-13-7513-0000	**Total property acreage:**	.15
Zoning Classification:	PD	**Variance Size:**	4.2'
Variance Location & Address	264 Limehurst Ridge Lot 40 Silo Ridge	**Township:** **Water Provider**	Topsail Pender Utilities
Describe Variance and amount or type requested:	4.2' encrochment on front setback	**Waste Water Provider:** **NAICS (if applicable):**	Pluris

SECTION 3: SIGNATURES			
Applicant's Signature		**Date:**	6/7/24
Applicant's Name Printed	Grady Gordon	**Date:**	6/7/24
Owner's Signature		**Date:**	6/6/24
Owner's Name Printed	Ben Brosseau, Manager of Silo Ridge SFR LLC	**Date:**	6/6/24

NOTICE TO APPLICANT:

1. The Board of Adjustment shall review applications for a variance and shall be the approving authority for all requirements.
2. All applicants seeking a variance shall schedule a pre-application conference with the administrator to discuss the procedures, standards, and regulations required for variance approval.
3. An application for a variance shall be submitted in accordance with application requirements.
4. Once the application has been determined complete, the Administrator shall schedule a public hearing and give notice to adjoining/abutting property owners and aggrieved parties in the form of applicant supplied #10 envelopes with paid first class postage.
5. The applicant seeking the variance shall have the burden of presenting evidence sufficient to allow the Board of Adjustment to reach the conclusions set forth below (Findings), as well as the burden of persuasion on those issues.
6. Applicant must also submit the information described in the Variance Checklist provided below.
7. Applicant or agent authorized in writing must attend the public hearing.
8. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Adjustment agrees to table or delay the hearing.

OFFICE USE ONLY			
☐ **VA Fees $250**		**Total Fee Calculation $**	
Payment Method :	**Cash :** ☐ $_____	**Credit Card:** ☐ Master Card ☐ Visa	**Check:** ☐ Check # _____

Application received by:		Date:	
Application completeness approved by:		Date:	
Date scheduled for public hearing:			

VAR 2024-18

Narrative

264 Limehurst Ridge is located in the Silo Ridge Neighborhood of Southern Pender County. Positioned on the corner of Limehurst Ridge and West Einkorn the "Lakeview" house plan sits facing West towards Limehurst Ridge. The home was originally positioned in a manner that would not meet the rear zoning setbacks, so the adjacent property lines were adjusted to bring the lot into compliance. At this point construction began on the home. The slab was then poured as a right hand garage based on the home owner's preference. Believing the "corner yard" setbacks apply we felt we are in compliance with the Pender Couty UDO. After further discussion with Pender County Planning it was determined that the corner setback would not apply, instead the "front yard" setback would be applicable. For this reason, we are requesting a variance of 4.2' on the front yard setbacks.

VAR 2024-18

Attachment 1 – Final Plat

Map Book 72 Page 49

SITE DATA

ZONING PD
75 SINGLE FAMILY HOMES
224 DUPLEX/TOWNHOME
299 TOTAL UNITS

SINGLE FAMILY DIMENSION REQUIREMENTS
MINIMUM LOT SIZE 9,000 SF
MAXIMUM LOT SIZE 60,000 SF
MINIMUM LOT WIDTH 40'
FRONT YARD SETBACK 15'
REAR SETBACK 20'
CORNER SIDEYARD SETBACK 10' MINIMUM
ANY PERIPERAL PROPERTY LINE STRUCTURES – AS PER NORTH CAROLINA STATE BUILDING CODE
TWO ATTACHED SINGLE FAMILY UNITS LOCATED ON ONE OR TWO LOTS THAT SHARE A COMMON WALL ALONG THE LOT LINE SIDE ZERO LOT LINE
(10' MAINTENANCE EASEMENT BETWEEN STRUCTURES)
MAXIMUM BUILDING HEIGHT 38'

SINGLE FAMILY ATTACHED DEVELOPMENT STANDARDS
MINIMUM LOT DIMENSIONS
–AREA 1000 SF
–WIDTH 24'
–MAXIMUM BUILDING HEIGHT 38'
–MAXIMUM USEABLE LOT AREA (%) 100%
SETBACKS
FRONT YARD SETBACK 15'
REAR SETBACK 20'
CORNER SIDEYARD SETBACK 10' MINIMUM
ANY PERIPERAL PROPERTY LINE STRUCTURES – AS PER NORTH CAROLINA STATE BUILDING CODE
TWO ATTACHED SINGLE FAMILY UNITS LOCATED ON ONE OR TWO LOTS THAT SHARE A COMMON WALL ALONG THE LOT LINE
SIDE ZERO LOT LINE
(10' MAINTENANCE EASEMENT BETWEEN STRUCTURES)
THIS PLAT
84 DUPLEX LOTS

OPEN SPACE TO BE PROVIDED FOR TOTAL DEVELOPMENT 20.10 AC
PROPOSED OPEN SPACE / RECREATION SPACE ARE NOT FOR BUILDING OR STRUCTURAL DEVELOPMENT & ARE SUBJECT TO CHANGE.
PROPOSED OPEN SPACE
REQUIRED OPEN SPACE 8.97 AC. TOTAL
PROVIDED OPEN SPACE:
ACTIVE 4.74 AC
PASSIVE 4.74 AC
DEVELOPABLE LAND 49.26 AC.

DEVELOPMENT DATA
TOTAL TRACT AREA 74.52 AC.
AVERAGE LOT SIZE 7,121 SQ FT
AREA OF SINGLE FAMILY LOTS 12.26 AC
AREA OF TOWNHOME/DUPLEX LOTS 16.72 AC.
AREA OF RIGHT-OF-WAY 9.09 AC
TOTAL PROPOSED ROAD LENGTH 10,218 LF

PROPOSED BUA (IMPERVIOUS SURFACES)
SINGLE FAMILY LOTS / TH/ DUPLEX LOTS 776,463 SF
IMPERVIOUS PAVEMENT 314,458 S F
IMPERVIOUS CONCRETE 43,428
AMENITIES & PUMP STATION 25,000 SF
TOTAL PROPOSED IMPERVIOUS 1,159,349 SF (35.7%)

PARCEL IDENTIFIER CERTIFICATE
PARCEL IDENTIFIERS WILL BE ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.
3271-12-6568-0000
Amy Everett 5/4/23
TAX SUPERVISOR DATE

STATE OF NORTH CAROLINA – PENDER COUNTY
I Amy Everett A REVIEW OFFICER OF PENDER COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Amy Everett 5/4/23
REVIEW OFFICER DATE

CERTIFICATE OF REGISTRATION BY THE REGISTER OF DEEDS
PENDER COUNTY, NORTH CAROLINA
Doc No: 2011032777
Recorded: 09/06/2023 10:55:33 AM
Fee Amt: $63.00 Page 1 of 3
Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 72 PG 49 - 51 (3)
REGISTER OF DEEDS DATE

Borrower Signature Block:
SILO RIDGE SFR LLC,
a Delaware limited liability company
By: SILO RIDGE JOINT VENTURE LLC,
a Delaware limited liability company
Its Manager
By: BANYAN SFR SILO RIDGE LLC,
a Delaware limited liability company
Its Managing Member
By: BANYAN SFR MANAGER LLC,
a Delaware limited liability company
Its Manager
By: _____
Benjamin Brosseau, Manager

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF A SUBDIVISION WITH MY (OUR) OWN FREE CONSENT, ESTABLISH MINIMUM SETBACK LINE, AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY, NORTH CAROLINA.
3/2/23
SIGNATURE DATE
Ben Brosseau
NAME (PRINT)

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF A SUBDIVISION WITH MY (OUR) OWN FREE CONSENT, ESTABLISH MINIMUM SETBACK LINE, AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY, NORTH CAROLINA.
SIGNATURE DATE
NAME (PRINT)

CERTIFICATE OF FINAL PLAT APPROVAL
FINAL PLAT APPROVED BY PENDER COUNTY FOR A PERIOD OF (2) YEARS SUBJECT TO THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS AND CONDITIONS OF APPROVAL.
Justin Brantley 5/4/2023
PLANNING STAFF DATE

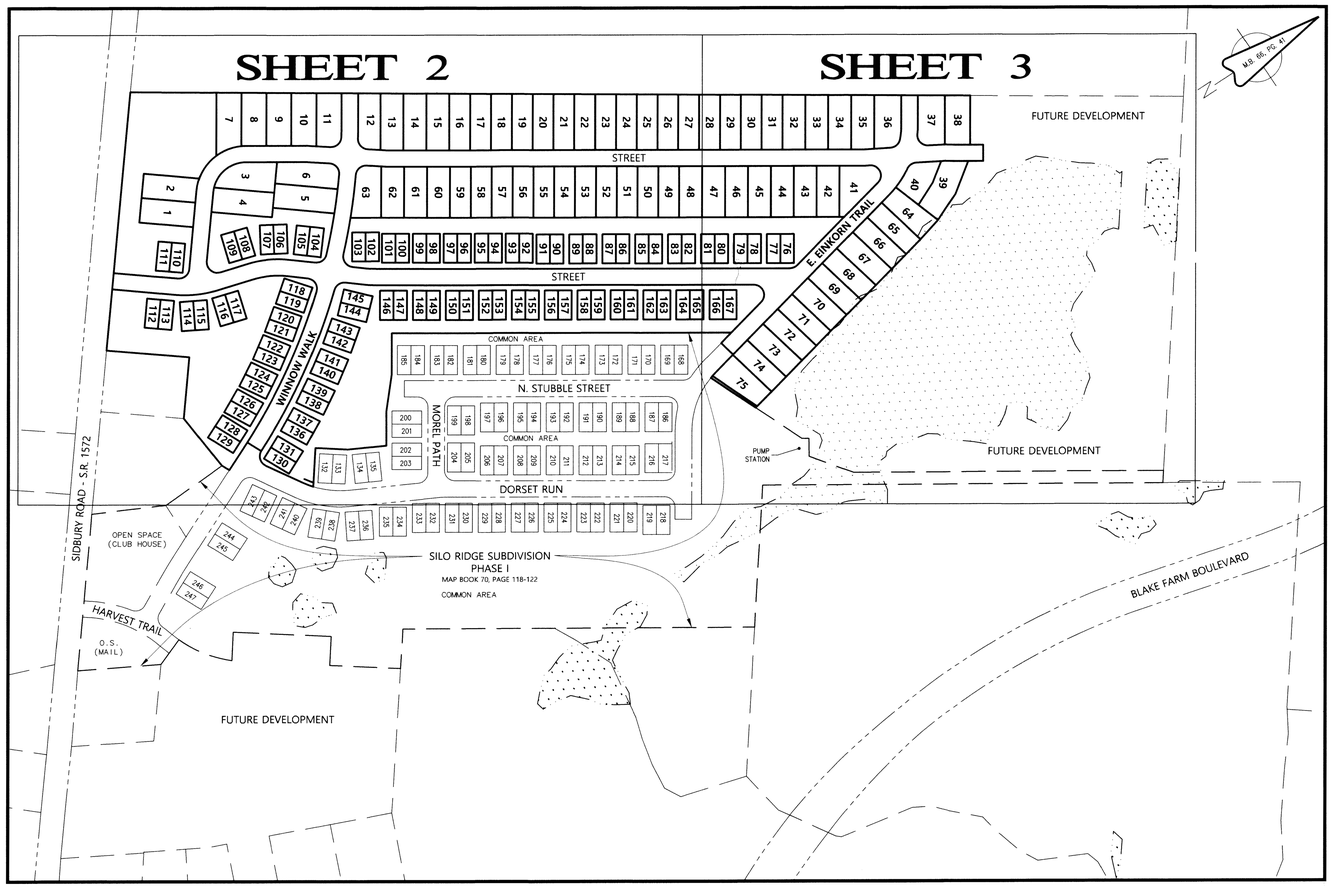
PRIVATE ROAD CERTIFICATION
I (WE) HEREBY HEREBY CERTIFY THAT ALL PRIVATE ROADS AS DEPICTED HEREON HAVE BEEN DESIGNED, INSTALLED, INSPECTED, AND APPROVED IN ACCORDANCE WITH ARTICLE 8 OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE AND ALL APPLICABLE PENDER COUNTY SUBDIVISION REGULATIONS FOR FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION.
BY CERTIFYING THE CONSTRUCTION OF THESE ROADS AS PRIVATE, THERE ARE NO GUARANTEES OR ASSURANCES OF ACCEPTANCE OF SAID ROADS BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
SEAL 047324 SIGNATURE
03/16/2023
CERTIFIED PROFESSIONAL ENGINEER DATE

CERTIFICATE OF SUBMISSION
A COPY OF THIS PLAT HAS BEEN SUBMITTED. APPROVAL IS SUBJECT TO REVIEW. THIS DOES NOT CONSTITUTE AN APPROVAL.
5/1/23
PENDER COUNTY UTILITIES DATE
5/2/23
PENDER COUNTY ENVIRONMENTAL HEALTH DATE
PENDER COUNTY ADDRESSING COORDINATOR: DATE
5/2/23
PENDER COUNTY FIRE MARSHAL DATE

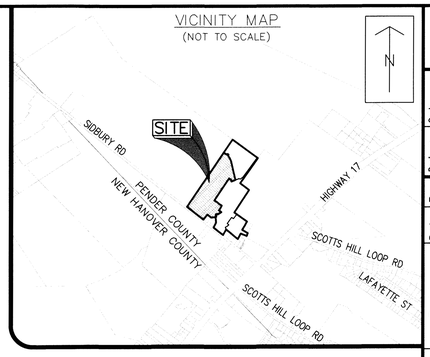
SYMBOL LEGEND:
EIP● EXISTING IRON PIPE
EIPP● EXISTING IRON PINCH PIPE
EIR● EXISTING IRON ROD
ECM■ EXISTING CONCRETE MONUMENT
EMN▲ EXISTING MAG NAIL
○ NEW REBAR SET
□ NEW CONCRETE MONUMENT SET
△ MAG NAIL SET
× COMPUTED POINT

ABBREVIATIONS:
(ECM) EXISTING CONCRETE MONUMENT
(MNS) MAG NAIL SET
(EIP) EXISTING IRON PIPE
(EIR) EXISTING IRON ROD
(MP) MAP/CALCULATED POINT
(EMN) EXISTING MAG NAIL
MB MAP BOOK
PG PAGE
DB DEED BOOK
SF SQUARE FEET

LINETYPE LEGEND:
SURVEYED LINES (BOUNDARY)
LINES NOT SURVEYED (ADJOINERS)
RIGHT-OF-WAY LINE
WETLAND LINE
UTILITY EASEMENT LINE
DRAINAGE EASEMENT LINE
CENTER-LINE OF ROAD



GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

VICINITY MAP
(NOT TO SCALE)


GENERAL NOTES
1. THIS IS A MAJOR SUBDIVISION PLAT. IT CONSISTS OF 163 LOTS.
2. PARCEL ID: 3271-12-6568-0000 RE
3. PROPERTY IS CURRENTLY ZONED: PLANNED DEVELOPMENT (PD).
4. BEARINGS FOR THIS MAP ARE REFERENCED TO MAP BOOK 66, PAGE 41.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
6. UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
7. AREA BY COORDINATE GEOMETRY.
8. THERE WERE NO NCGS GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
9. THIS SURVEY WAS PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
10. EFFECTIVE FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD HAZARD ZONE "X" (MINIMAL FLOOD RISK) PER EFFECTIVE FEMA FLOOD INSURANCE RATE MAP #3720327100 J, DATED 2/16/2007.
11. PRELIMINARY FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD HAZARD ZONE "X" (MINIMAL FLOOD RISK) PER PRELIMINARY FEMA FLOOD INSURANCE RATE MAP #3720327100 K, DATED 8/29/2014.
12. MAP & DEED REFERENCES PER PENDER COUNTY REGISTRY: MAP BOOK 66, PAGE 41 (AND OTHERS THAT MAY BE SHOWN ON THIS MAP)
13. THESE LOTS MUST MEET ANY BUFFER AND LANDSCAPE REQUIREMENTS CONTAINED IN THE PENDER COUNTY U.D.O. (SECTION 8.1).
14. BUFFER TYPES PER PENDER COUNTY U.D.O. (SECTION 8.2.6):
    A-4) 30 FOOT WIDE STRIP WITH 1 CANOPY TREE, 2 UNDERSTORY TREES AND EITHER A GRASS OR OTHER APPROVED VEGETATIVE GROUND COVER OF AT LEAST 98% COVERAGE (EXCEPT WITHIN 4 FEET OF THE BASE OF ANY TREE OR SHRUB) OR 32 SHRUBS PER 100 LINEAR FEET.
    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.

CERTIFICATE OF ACCURACY & MAPPING – SURVEYOR CERTIFICATE I
I, THE UNDERSIGNED, CERTIFY THAT THIS SURVEY WAS (DRAWN BY ME OR DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE BY ME OR MADE UNDER MY SUPERVISION) (DESCRIPTION RECORDED IN DEED BOOK 4724 PAGE 428); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE INFORMATION SHOWN; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 1st DAY OF FEBRUARY, A.D. 2023.
MICHAEL L. TACKETT - PROFESSIONAL LAND SURVEYOR (L-4556)
NORTH CAROLINA PROFESSIONAL SEAL L-4556 MICHAEL L. TACKETT LAND SURVEYOR

SURVEYOR CERTIFICATE II
THE SUBDIVISION SHOWN ON THIS PLAT DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS NOT LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE SUBDIVISION SHOWN ON THE PLAT DOES NOT CONTAIN AREAS OF ENVIRONMENTAL CONCERN AS DELINEATED BY THE NORTH CAROLINA COASTAL RESOURCES COMMISSION.

G.S. 47-30 (f) (11) (a)
I HEREBY CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 1st DAY OF FEBRUARY, A.D. 2023.
MICHAEL L. TACKETT - PROFESSIONAL LAND SURVEYOR (L-4556)

JOB NO: A303402623
REF: SE04.026.23
REF: 21-1160.5

No.	Revision	Date	By

Designer: | Scale: 1" = 150' | Sheet No.: 1 of 3
Drawn By: | Date: 12/1/23
Checked By: | Job No.: A303402623

PREPARED FOR:
SIDBURY DEVELOPMENT I, LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411

FINAL PLAT FOR:
SILO RIDGESUBDIVISION - PHASE 2
CORRECTION PLAT
Topsail Township | Pender County | North Carolina

Silo Ridge SFR, LLC

TRANSYSTEMS
formerly SEPI
101 AUTUMN HILL DRIVE, SUITE 210, WILMINGTON, NORTH CAROLINA - 910.523.3715
COMMERCIAL ENGINEERING • SURVEYING • TRANSPORTATION • ENVIRONMENTAL

MB. 72 Pg 49 1 of 3 pgs

130.06 ACRES TRACT
EXEMPT SUBDIVISION PLAT
MAP BOOK 67, PAGE 23

BLAKES' OF SCOTTS HILL, LLC
DEED BOOK 3375, PAGE 179

PID #3261-94-1698-0000

Bk 72
Pg 50

SHEET 2
MATCHLINE
SHEET 3

M.B. 60, PG. 41

SIDBURY ROAD - S.R. 1572
40' PUBLIC R/W

S. GRANGE STREET
40' PRIVATE R/W

S. LIMEHURST RIDGE
40' PRIVATE R/W

WINNOW WALK
40' PRIVATE R/W

N. LIMEHURST RIDGE
40' PRIVATE R/W

N. GRANGE STREET
40' PRIVATE R/W

N. STUBBLE STREET

MOREL PATH

DORSET RUN

COMMON AREA
71,633 S.F.

COMMON AREA
36,168 S.F.

COMMON AREA
141,629 S.F.

COMMON AREA
125,104 S.F.

COMMON AREA
191,999 S.F.

COMMON AREA
705 S.F.

COMMON AREA

10' TYPE "C-1" BUFFER

20' PERIMETER BUFFER

30' TYPE "A-4" BUFFER

10' MULTI-USE PATH

NEW 10' UTILITY EASTMENTS

NEW DRAINAGE EASTMENT

EXISTING DRAINAGE EASTMENT M.B. 70, PG. 118-122

CAROLE J. SMART
DEED BOOK 4300, PAGE 152
PID #3271-11-0760-0000

BAKER RECOMBINATION
MAP BOOK 60, PAGE 61

FLETCHER AND ADRIENNE BAKER
DEED BOOK 4640, PAGE 150
PID #3271-11-2651-0000

SILO RIDGE SUBDIVISION
PHASE 1
MAP BOOK 70, PAGE 118-122

SYMBOL LEGEND:	
EIP●	EXISTING IRON PIPE
EIR●	EXISTING IRON ROD
ECM■	EXISTING CONCRETE MONUMENT
EMN▲	EXISTING MAG NAIL
○	NEW REBAR SET
□	NEW CONCRETE MONUMENT SET
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LINES NOT SURVEYED (ADJOINERS)
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WETLAND LINE
DRAINAGE & UTILITY EASEMENT LINE
CENTER-LINE OF ROAD

FOR LINE AND CURVE TABLES SEE SHEET 3

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NORTH CAROLINA PROFESSIONAL SEAL L-4556 LAND SURVEYOR MICHAEL LEE TACKETT

JOB NO: A303402623
REF: SE04.026.23
REF: 21-1160.5

PREPARED FOR:
SIDBURY DEVELOPMENT I, LLC
6621 CARNEGIE BLVD.
WILMINGTON, NC 28411

FINAL PLAT FOR:
SILO RIDGESUBDIVISION - PHASE 2
CORRECTION PLAT
Topsail Township Pender County North Carolina

TRANSYSTEMS
formerly CPI
105 AUTUMN HALL DRIVE, SUITE 200, WILMINGTON, NORTH CAROLINA - (910) 523-5715
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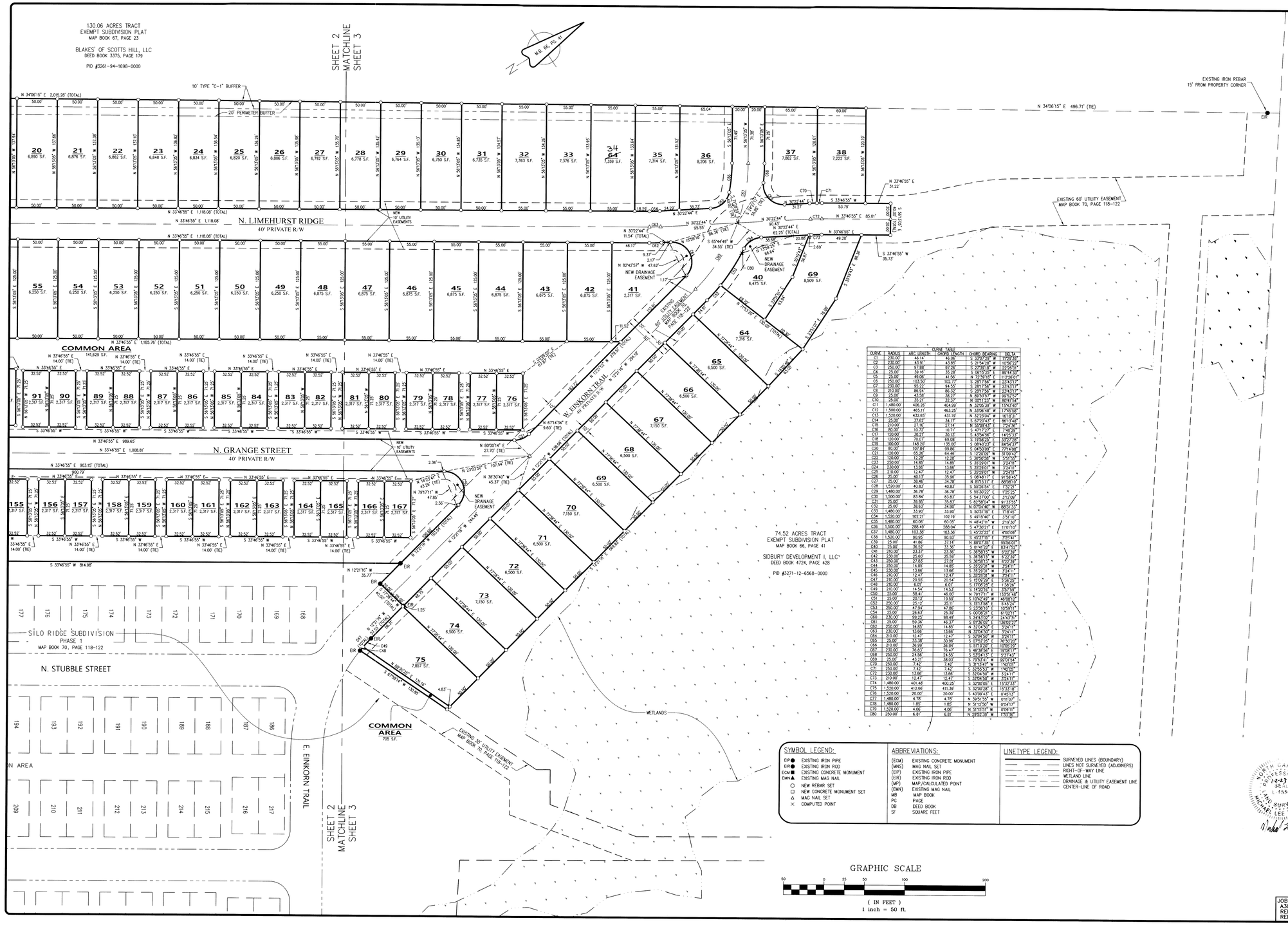
Sheet No.	2 of 3
Scale	1 in = 50'
Date	3/1/23
Designer	
Drawn By	ES3
Checked By	
Job No.	A303402623
Transystems	

No.	Revision	Date	By

MB. 72 Pg. 50 2 of 3 pages



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	230.00'	46.14'	46.06	S 37°07'29" W	11°29'09"
C2	230.00'	43.91'	43.85	S 27°54'28" W	10°56'00"
C3	250.00'	97.88'	97.26	S 23°38'18" W	22°26'01"
C4	25.00'	39.18'	35.28	S 56°13'25" E	89°44'33"
C5	25.00'	49.06'	41.56	N 72°39'18" E	112°26'01"
C6	250.00'	103.50'	102.77	S 28°17'56" W	23°43'11"
C7	230.00'	95.22'	94.55	S 28°17'56" W	23°43'11"
C8	210.00'	86.94'	86.32	S 28°17'56" W	23°43'11"
C9	25.00'	43.58'	38.27	N 85°53'51" W	99°52'07"
C10	25.00'	35.21'	33.17	N 00°11'21" W	80°44'04"
C11	1,480.00'	406.26'	404.99'	N 12°05'39" W	15°43'40"
C12	1,500.00'	465.11'	463.25'	N 37°06'48" W	17°45'58"
C13	1,500.00'	432.65'	431.19'	N 52°23'04" W	16°18'31"
C14	25.00'	37.67'	34.17'	S 67°20'43" E	86°13'48"
C15	210.00'	27.16'	27.14'	N 55°09'43" E	7°24'36"
C16	80.00'	10.72'	10.71'	S 47°17'20" E	7°40'29"
C17	120.00'	30.21'	30.13'	S 43°54'56" E	14°25'51"
C18	120.00'	70.07'	69.08'	S 18°58'25" E	33°27'08"
C19	100.00'	148.30'	135.00'	S 08°40'53" E	84°54'39"
C20	80.00'	107.84'	99.86'	S 04°50'09" E	77°14'08"
C21	120.00'	65.26'	64.46'	S 12°60'09" W	31°09'43"
C22	120.00'	12.28'	12.28'	S 30°52'58" W	5°52'50"
C23	250.00'	14.85'	14.85'	S 35°29'03" W	3°24'11"
C24	230.00'	13.66'	13.66'	S 35°29'03" W	3°24'11"
C25	310.00'	12.47'	12.47'	S 35°29'03" W	2°24'11"
C26	25.00'	40.13'	35.96'	S 08°46'13" E	91°58'45"
C27	25.00'	38.46'	34.78'	N 81°51'11" E	88°08'11"
C28	1,520.00'	40.83'	40.83'	S 50°25'54" E	1°32'21"
C29	1,480.00'	36.78'	36.78'	S 50°30'25" E	1°25'25"
C30	1,500.00'	83.84'	83.83'	S 54°37'00" E	3°12'08"
C31	25.00'	39.95'	35.83'	S 82°58'04" W	91°33'50"
C32	25.00'	38.63'	34.90'	N 07°04'40" W	88°31'33"
C33	1,480.00'	33.90'	33.90'	S 50°51'10" E	1°18'45"
C34	1,520.00'	102.21'	102.19'	S 49°15'40" E	3°51'10"
C35	1,480.00'	60.06'	60.05'	N 48°42'11" W	2°19'30"
C36	1,500.00'	288.49'	288.04'	S 47°32'21" E	11°01'10"
C37	1,480.00'	103.38'	103.36'	S 45°32'22" E	4°00'09"
C38	1,520.00'	90.95'	90.93'	S 43°37'10" E	3°25'46"
C39	25.00'	41.86'	37.14'	N 88°07'35" E	95°56'05"
C40	25.00'	36.52'	33.36'	S 01°41'22" E	83°41'16"
C41	210.00'	23.37'	23.36'	S 36°58'19" W	6°22'39"
C42	230.00'	25.60'	25.59'	S 36°58'19" W	6°22'39"
C43	250.00'	27.83'	27.81'	S 36°58'19" W	6°22'39"
C44	250.00'	14.85'	14.85'	S 33°29'03" W	3°24'11"
C45	230.00'	13.66'	13.66'	S 33°29'03" W	3°24'11"
C46	210.00'	12.47'	12.47'	S 33°29'03" W	3°24'11"
C47	210.00'	20.55'	20.54'	S 15°09'23" E	5°36'20"
C48	210.00'	6.01'	6.01'	S 17°08'29" E	1°38'26"
C49	210.00'	14.54'	14.53'	S 14°20'58" E	3°57'58"
C50	25.00'	58.41'	46.00'	N 79°17'11" W	133°51'48"
C51	25.00'	20.13'	19.59'	S 10°14'49" W	46°08'14"
C52	250.00'	25.12'	25.11'	S 19°13'52" W	5°45'34"
C53	250.00'	47.94'	47.86'	S 23°36'10" W	10°59'21"
C54	25.00'	26.63'	25.39'	S 00°26'01" E	61°00'11"
C60	230.00'	99.25'	98.49'	S 24°42'31" W	24°43'31"
C61	25.00'	58.36'	46.31'	S 81°36'03" E	136°02'27"
C62	250.00'	14.85'	14.85'	N 32°04'50" E	3°24'11"
C63	230.00'	13.66'	13.66'	N 32°04'50" E	3°24'11"
C64	210.00'	12.47'	12.47'	N 32°04'50" E	3°24'11"
C65	25.00'	33.38'	30.96'	S 07°52'28" E	76°30'20"
C66	210.00'	36.99'	36.94'	S 51°02'07" E	10°05'26"
C67	230.00'	76.83'	76.47'	S 46°38'56" E	19°08'11"
C68	250.00'	24.56'	24.55'	S 53°24'12" E	5°37'43"
C69	25.00'	43.21'	38.03'	S 79°53'41" W	99°01'54"
C70	250.00'	7.42'	7.42'	S 31°51'47" W	1°42'05"
C71	250.00'	7.42'	7.42'	S 32°53'53" W	1°42'05"
C72	230.00'	13.66'	13.66'	S 32°04'50" W	3°24'11"
C73	210.00'	12.47'	12.47'	S 32°04'50" W	3°24'11"
C74	1,480.00'	401.48'	400.22'	S 32°00'05" E	15°32'13"
C75	1,520.00'	412.66'	411.39'	S 32°00'28" E	15°33'18"
C76	1,520.00'	20.00'	20.00'	S 40°09'43" E	0°45'13"
C77	1,480.00'	4.78'	4.78'	N 39°51'55" W	0°11'07"
C78	1,480.00'	1.85'	1.85'	N 51°12'50" W	0°04'17"
C79	1,520.00'	4.06'	4.06'	N 51°13'31" W	0°09'11"
C80	250.00'	6.81'	6.81'	N 29°52'39" W	1°33'36"

SYMBOL LEGEND:

- EIR● EXISTING IRON PIPE
- EIR● EXISTING IRON ROD
- ECM■ EXISTING CONCRETE MONUMENT
- EMN▲ EXISTING MAG NAIL
- ○ NEW REBAR SET
- □ NEW CONCRETE MONUMENT SET
- △ MAG NAIL SET
- × COMPUTED POINT

ABBREVIATIONS:

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LINETYPE LEGEND:

- SURVEYED LINES (BOUNDARY)
- LINES NOT SURVEYED (ADJOINERS)
- RIGHT-OF-WAY LINE
- WETLAND LINE
- DRAINAGE & UTILITY EASEMENT LINE
- CENTER-LINE OF ROAD

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NORTH CAROLINA PROFESSIONAL SEAL L-1556 LAND SURVEYOR MICHAEL LEE TEEPLE 12-23-23

JOB NO: A303402623
REF: SE04.026.23
REF: 21-1160.5

TRANSYSTEMS
101 AUTUMN HILL DRIVE, SUITE 210, WILMINGTON, NORTH CAROLINA - 910.523.5715
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FINAL PLAT FOR:
SILO RIDGESUBDIVISION - PHASE 2
CORRECTION PLAT
Topsail Township Pender County North Carolina

PREPARED FOR:
SIDBURY DEVELOPMENT I, LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411

No.	Revision	Date	By

Designer	EB3
Drawn By	EB3
Checked By	Transystems
Scale	1" = 50'
Date	3/1/23
Job No.	A303402623
Sheet No.	3 of 3

MB. 72 Pg 51 3 of 3 pages

VAR 2024-18

Attachment 2 – Submitted and Approved Building Plans

STRUCTURAL SPECIFICATIONS

1. GENERAL REQUIREMENTS

A. THE CONDITIONS AND ASSUMPTIONS STATED IN THESE SPECIFICATIONS SHALL BE VERIFIED BY THE CONTRACTOR FOR CONFORMANCE TO LOCAL CODES AND CONDITIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THESE SPECIFICATIONS AND LOCAL CODES OR CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING OF THE DISCREPANCY AND SPECIAL ENGINEERING REQUIREMENTS SHALL BE APPLIED TO INSURE THE BUILDING'S STRUCTURAL INTEGRITY.

B. THESE REQUIREMENTS MAY BE SUPERSEDED BY MORE STRINGENT INFORMATION CONTAINED WITHIN THE DRAWING. THE MORE STRINGENT SHALL BE FOLLOWED.

C. SOIL CONDITIONS SHALL CONFORM TO THE FOLLOWING CONDITIONS:

i. BEARING CAPACITY: MIN. 2000 PSF, FIELD VERIFY, UNDER ALL FOOTINGS AND SLABS.

ii. WATER TABLE: MIN. TWO FOOT DEPTH BELOW BOTTOM OF ALL CONCRETE SLABS AND FOOTINGS. FOOTINGS, FOUNDATIONS, WALLS AND SLABS SHALL NOT BE PLACED ON OR IN MARINE CLAY, PEAT AND OTHER ORGANIC MATERIALS.

D. BOTTOM OF ALL FOOTINGS SHALL EXTEND TO BELOW FROST LINE OF THE LOCALITY OR TO A MINIMUM OF 12" BELOW GRADE.

E. FREE DRAINING GRANULAR BACKFILL SHALL BE USED AGAINST FOUNDATION WALLS. EQUIVALENT FLUID PRESSURE OF BACKFILL NOT TO EXCEED 30 PCF. IF BACKFILL PRESSURES EXCEED 30 PCF THEN WALLS MUST BE DESIGNED FOR ACTUAL PRESSURES BY STRUCTURAL ENGINEER.

F. ALL BACKFILL UNDER SLABS AND FOOTINGS SHALL BE CLEAN, POROUS SOIL COMPACTED IN 8" LAYERS TO 95% DENSITY. WHERE DISTANCE FROM EDGE OF FOUNDATION WALL EXCEEDS 16", BUT IS LESS THAN 4'-0", PROVIDE BACKFILL AS DESCRIBED ABOVE OR REINFORCE WITH #4 REBAR @ 2'-0" O.C., 1'-0" BEYOND EDGE OF UNDISTURBED SOIL AND 1'-0" INTO FOUNDATION WALL.

2. CONCRETE

A. ALL CONCRETE SHALL ATTAIN THE FOLLOWING 28 DAY COMPRESSIVE STRENGTHS:

i. FOUNDATION WALLS, FOOTINGS, PIERS AND INTERIOR SLABS: 3000 PSI

ii. ALL OTHER SLABS ON GRADE (INCLUDING GARAGE SLABS): 3500 PSI

B. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, NEW BILLET, GRADE 60.

C. WELDED WIRE MESH SHALL CONFORM TO ASTM A-185, WITH MINIMUM LAPS OF 5". MIN. W/W 6x6-W1.4xW1.4

D. MAXIMUM SLUMP 5"

E. ALL EXPOSED EXTERIOR CONCRETE SHALL BE 6 +/- 1% AIR ENTRAINED OR SHALL CONFORM TO ASTM C260.

F. WALLS WITH LATERAL EARTH PRESSURES SHALL BE SHORED OR FLOOR / ROOF CONSTRUCTION SHALL BE IN PLACE PRIOR TO BACKFILLING.

G. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318

3. STEEL

A. ALL STRUCTURAL STEEL SPECIFIED IN THESE DOCUMENTS SHALL CONFORM TO ASTM A-36.

B. STEEL PIPE SHALL CONFORM TO ASTM A-53.

C. ALL WELDS SHALL COMPLY WITH AWS STANDARDS.

D. ALL BOLTS IN BOLTED STEEL CONNECTIONS SHALL CONFORM TO ASTM A-325.

E. ALL REQUIRED STEEL ANCHORS, STRAPS, CAPS, JOIST HANGERS SHALL BE CONSTRUCTED OF CODE APPROVED GALVANIZED STEEL.

F. ALL CONNECTIONS SHALL CONFORM TO AISC STANDARDS.

G. FLITCH BEAMS: UNLESS NOTED OTHERWISE, ALL STEEL FLITCH BEAMS SHALL BE ASSEMBLED WITH 2 ROWS OF 1/2" BOLTS AT 12" O.C. TOP AND BOTTOM, STAGGER ROWS 6". THERE SHALL BE A BOLT TOP AND BOTTOM 8" FROM EACH END.

4. MASONRY

A. MATERIALS

i. MORTAR: TYPE "S" ASTM C-270

ii. HOLLOW CMU: ASTM C-90

iii. FACE BRICK: ASTM C-216

iv. FACE BRICK: ASTM C-404

B. ALL MASONRY SHALL BE PROTECTED FROM FREEZING FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION AND SHALL NOT BE CONSTRUCTED BELOW 40 DEGREES F WITHOUT PRECAUTIONS NECESSARY TO PREVENT FREEZING. NO ANTIFREEZE AD MIXTURES SHALL BE ADDED TO THE MORTAR.

C. BRICK VENEER SHALL BE ATTACHED TO WOOD FRAME WITH MINIMUM #22 GALVANIZED SHEET GAGE CORROSION CORRUGATED METAL TIES MIN. 7/8" WIDE AT VERTICAL INTERVALS MAX. 16" AND HORIZONTAL INTERVALS MAX. 16". PROVIDE WEEP HOLES AT 2'-0" O.C. AT FIRST COURSE ABOVE GRADE AND FIRST COURSE ABOVE STEEL LINTELS.

D. PROVIDE HORIZONTAL JOINT REINFORCEMENT (DUROWALL) IN ALL MASONRY WALLS AT 8" O.C. UNLESS OTHERWISE SPECIFIED.

E. THE TOP COURSE OF ALL MASONRY BEARING WALLS SHALL BE CONSTRUCTED OF SOLID MASONRY UNITS OR GROUT FILLED HOLLOW UNITS OR OTHERWISE DESIGNED TO INSURE ADEQUATE DISTRIBUTION OF LOAD.

F. ALL MASONRY WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF BIA AND NCMA.

STRUCTURAL SPECIFICATIONS

(CONT'D)

5. WOOD

A. ALL STRUCTURAL WOOD JOISTS AND HEADERS SHALL BE STRESS GRADED #2 HEM FIR; 19% M.C. IN ACCORDANCE WITH NDS BY AF&PA, UNLESS OTHERWISE NOTED. ALL WOOD SHALL COMPLY TO THE FOLLOWING MINIMUM SPECIFICATIONS:

i. #2 HEM FIR 19% M.C.
- F_b MIN.: 1150 PSI REPETITIVE MEMBER USE; 1000 PSI SINGLE MEMBER USE
- E MIN.: 1,400,000 PSI
- F_v MIN.: 75 PSI
- F_c MIN.: 875 PSI
- $F_{c\perp}$ MIN.: 405 PSI

ii. #2 SPRUCE PINE FIR 19% M.C.
- F_b MIN.: 1150 PSI REPETITIVE MEMBER USE; 875 PSI SINGLE MEMBER USE
- E MIN.: 1,300,000 PSI
- F_v MIN.: 70 PSI
- F_c MIN.: 725 PSI
- $F_{c\perp}$ MIN.: 425 PSI

iii. #2 SOUTHERN YELLOW PINE K.D.-15 19% M.C.
- F_b MIN.: 1500 PSI REPETITIVE MEMBER USE; 1300 PSI SINGLE MEMBER USE
- E MIN.: 1,600,000 PSI
- F_v MIN.: 95 PSI
- F_c MIN.: 1200 PSI
- $F_{c\perp}$ MIN.: 565 PSI

NOTE: PRESSURE TREATED LUMBER SHALL BE #2 SOUTHER YELLOW PINE KD-15 PRESSURE TREATED TO .40 POUNDS PER CUBIC FOOT CHEMICAL RETENTION AND SHALL BE DENOTED AS (P.T.).

iv. MICROLAM (GRADE 2.0E)
- F_b MIN.: 2800 PSI
- E MIN.: 2,000,000 PSI
- F_v MIN.: 285 PSI
- F_c MIN.: 2700 PSI
- $F_{c\perp}$ MIN.: 500 PSI

NOTE: ALL STUDS IN BEARING WALLS SHALL CONFORM TO THE FOLLOWING MINIMUM SPECIFICATIONS:

v. STUD GRADE SPRUCE PINE FIR 19% M.C.
- F_b MIN.: 650 PSI REPETITIVE MEMBER USE; 550 PSI SINGLE MEMBER USE
- E MIN.: 1,200,000 PSI
- F_v MIN.: 70 PSI
- F_c MIN.: 425 PSI
- $F_{c\perp}$ MIN.: 425 PSI

B. ALL MANUFACTURED WOOD TRUSSES AND TRUSS HEADERS SHALL BE DESIGNED BY MANUFACTURER ACCORDING TO TPI AND OTHER REQUIREMENTS SPECIFIED BY LOCAL BUILDING AUTHORITY. MANUFACTURER SHALL SUBMIT TO THE DESIGNER, SHOP DRAWINGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE GOVERNING JURISDICTION. ERECTION SHALL BE IN ACCORDANCE WITH TPI RECOMMENDATIONS. FOR TRUSSES AND ALL BRIDGING AND / OR LATERAL BRACING REQUIRED FOR STRUCTURAL INTEGRITY OF ROOF TRUSS SYSTEM IS TO BE DESIGNED BY MANUFACTURER AND INSTALLED PER MANUFACTURER'S DRAWINGS.

C. ALL STRUCTURAL WOOD EXPOSED TO OUTSIDE UNPROTECTED OR BEARING DIRECTLY ON CONCRETE SHALL BE PRETREATED WITH APPROVED MATERIALS TO RESIST DECAY AND INFESTATION BY TERMITES AND MOISTURE.

D. ALL WALL SILL PLATES SHALL BE MIN. 2x4 AND SHALL BE ANCHORED INTO FOUNDATION WALLS WITH APPROVED GALVANIZED STEEL ANCHORS MIN. 8" INTO POURED IN PLACE CONCRETE AND 15" INTO GROUTED CMU. MINIMUM 2 ANCHORS PER SECTION OF PLATE. MAXIMUM SPACING OF ANCHORS 6'-0", AND ANCHORS PLACED 12" FROM END OF EACH PLATE.

E. ALL EXTERIOR WOOD FRAMEWORK SUPPORTED ON APPROVED FOUNDATION WALLS SHALL BE MINIMUM 8" ABOVE FINISHED GRADE.

F. ALL WOOD FRAMED EXTERIOR CORNERS SHALL BE LATERALLY BRACED 4'-0" EACH DIRECTION FROM THE CORNER WITH 1/2" EXTERIOR PLYWOOD OR OTHER APPROVED STRUCTURAL MEMBRANE OR APPROVED GALVANIZED STEEL CORNER BRACING.

G. PROVIDE CONTINUOUS DOUBLE TOP PLATE AT ALL BEARING STUD WALLS.

H. PROVIDE BLOCKING BETWEEN ALL JOISTS, 2x12 OR GREATER, AT INTERVALS NOT TO EXCEED 8'-0".

I. ALL STRUCTURAL WOOD POSTS UNDER BEAMS AND HEADERS OVER 4'-0" SPAN SHALL BE MIN. 2-2x4 UNLESS OTHERWISE NOTED.

J. ALL BEARING PARTITIONS SHALL BE 2x4 STUDS AT 16" O.C. OR AS NOTED.

K. PROVIDE SOLID BLOCKING AT 4'-0" O.C. BETWEEN RIM JOIST AND FIRST INTERIOR PARALLEL JOIST.

MUST MEET NC CODES

STRUCTURAL SPECIFICATIONS

(CONT'D)

L. ALL FRAMING SHALL BE DETAILED AND INSTALLED IN ACCORDANCE WITH AF&PA WOOD FRAME CONSTRUCTION MANUAL.

M. ALL CERAMIC TILE SHALL BE INSTALLED PER TILE COUNCIL OR AMERICA SPECIFICATIONS.

N. PLYWOOD SUBFLOORS SHALL BE GLUED AND NAILED TO FLOOR JOISTS WITH APA APPROVE ELEASTOMERIC STRUCTURAL ADHESIVE AND 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

O. ALL WOOD POSTS LABELED CONTINUOUS (CONT.) SHALL BE CONTINUOUS FROM UNDERSIDE OF BEAM TO CONCRETE OR STEEL BEARING

P. MANUFACTURED FLOOR TRUSSES: UNLESS OTHERWISE NOTED MANUFACTURED FLOOR TRUSSES SHALL BE "TJI TRUS JOISTS" MANUFACTURED BY TRUS JOIST CORPORATION. TJI TRUS JOISTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND DETAILS.

Q. ALL PLYWOOD ROOF, FLOOR AND WALL SHEATHING SHALL BE APA APPROVED FOR THEIR RESPECTIVE USES AND APPLICATIONS.

R. ALL STRUCTURAL WOOD COLUMNS INDICATED AS "LAMINATED" TO BE FULLY LAMINATED AS PER AF&PA NDS 15.3.3.1

S. WOOD STRUCTURAL PANELS IDENTIFICATION AND GRADE: WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1 OR DOC PS 2. ALL PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY. THE MAXIMUM ALLOWABLE SPANS FOR PARTICLEBOARD SHALL CONFORM TO ANSI A208.1 AND SHALL BE SO IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.

T. ALL METAL HANGERS, COLUMN BASES, POST BASES, POST CAPS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND INSTRUCTIONS AND WHERE EXPOSED TO WEATHER SHALL BE CORROSION RESISTANT TREATED.

THERMAL AND MOISTURE PROTECTION

1. WATER-RESISTIVE BARRIER, ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES

2. WATERPROOF ALL EXTERIOR FOUNDATION WALLS BELOW GRADE ENCLOSING HABITABLE SPACES AS SPECIFIED BY CODE AT EXTERIOR FACE OF WALL.

3. DAMPROOF ALL EXTERIOR FOUNDATION WALLS ENCLOSING BASEMENTS AND CRAWL SPACES WITH DAMPROOFING AS SPECIFIED BY CODE AT EXTERIOR FACE OF WALL.

4. FLASHING: APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. INSTALL FLASHING IN ACCORDANCE WITH ASTM E 2112 STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS AND SKYLIGHTS, OR THE MANUFACTURER'S SUPPLIED WRITTEN INSTRUCTIONS. ALUMINUM FLASHING MAY NOT BE USED IN CONTACT WITH CEMENTITIOUS MATERIAL, EXCEPT AT COUNTER FLASHING. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FASHION SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR DRAINAGE.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.
8. AROUND ALL ROOF OPENINGS AND PENETRATIONS.

5. FIBER CEMENT SIDING. PANELS SHALL BE INSTALLED WITH THE LONG DIMENSION PARALLEL TO FRAMING. VERTICAL JOINTS SHALL OCCUR OVER FRAMING MEMBERS AND SHALL BE SEALED WITH CAULKING OR COVERED WITH BATTENS. HORIZONTAL JOINTS SHALL BE FLASHED WITH Z-FLASHING AND BLOCKED WITH SOLID WOOD FRAMING. HORIZONTAL LAP SIDING. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1/14 INCHES (32 MM) AND SHALL HAVE THE ENDS SEALED WITH CAULKING, COVERED WITH AN H SECTION JOINT COVER, OR LOCATED OVER A STRIP OF FLASHING. LAP SIDING COURSES MAY BE INSTALLED WITH THE FASTENER HEADS EXPOSED OR CONCEALED, ACCORDING TO APPROVED MANUFACTURERS' INSTALLATION INSTRUCTIONS.

6. APPROVED WATER RESISTANT SHEATHING MAY BE SUBSTITUTED FOR WATER-RESISTIVE BARRIER. BUILDING PAPER: WHEN VENEER OF BRICK, CLAY TILE, CONCRETE, AND NATURAL OR ARTIFICIAL STONE ARE USED, 15 POUND FELT OR PAPER SHALL BE ATTACHED TO THE SHEATHING WITH FLASHING WHENEVER NECESSARY TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER.

DOORS AND WINDOWS

1. UNLESS OTHERWISE NOTED, WINDOW SIZES DEFINE INTENDED AESTHETIC SIZE AND TYPE BY INDICATING SASH OPENING IN FEET AND INCHES. CONTRACTOR SHALL VERIFY THAT WINDOWS TO BE INSTALLED COMPLY WITH LOCAL CODES, STANDARDS FOR EGRESS, LIGHT, VENTILATION AND WIND / IMPACT LOADS.

ALL DOORS AND WINDOWS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS

GENERAL REQUIREMENTS

1. THE TERM 'WORK' AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN ON OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.

2. CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL PLAN AND EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT, IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR SHALL BE RESPONSIBLE FOR SAME.

3. CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE COMPLIANCE OF WORK TO THOSE CODES.

5. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY, AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER / CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.

6. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE, AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN.

7. ALL CONSTRUCTION IS TO BE IN COMPLIANCE WITH THE MOST CURRENT EDITION AS OF THE DATE FOR PROJECT PERMITTING OF THE FOLLOWING CODE: 2018 NORTH CAROLINA RESIDENTIAL CODE

8. THIS PROJECT IS AN OWNER / BUILDER PROJECT WHEREIN THE OWNER IS PERFORMING AS THE CONTRACTOR. THE OWNER IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AS WELL AS ALL COMPLIANCE WITH BUILDING CODES AND OTHER APPLICABLE LAWS, ORDINANCES AND REGULATIONS. THE DESIGNER IS AVAILABLE TO THE OWNER, HOWEVER, ALL QUESTIONS REGARDING THIS PROJECT MUST BE DIRECTED TO THE OWNER. THE DESIGNER ASSUMES NO RESPONSIBILITY OF THE MEANS AND METHODS OF CONSTRUCTION OF THE PROJECT, INASMUCH AS THE OWNER / BUILDER HAS FULL CONTROL AND HAS ASSUMED FULL RESPONSIBILITY.

9. USE OF THESE DOCUMENTS WITH OUT WRITTEN PERMISSION OF THE ARCHITECT IS FORBIDDEN. © 2020 CLARK ARCHITECTURE.

10. ANY AND ALL DRAWINGS AND SPECIFICATIONS FOR SITE WORK, PLUMBING SUPPLY OR WASTE, ELECTRICAL CIRCUITING, AND HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS NOT CONTAINED IN THE "DRAWING INDEX" LISTED ON THIS PAGE ARE NOT A PART OF THE PROFESSIONAL SERVICES PROVIDED TO THE OWNER BY THE ARCHITECT UNDER THEIR AGREEMENT. ANY DISCREPANCIES WITH THESES DOCUMENTS BY ANY OF THE ABOVE LISTED SERVICES SHOWN IN THE DOCUMENTS BY OTHERS SHOULD BE INDICATED IN WRITING TO THE ARCHITECT IMMEDIATELY.

11. USE OF THESE DOCUMENTS FOR CONSTRUCTION ON ANY LOCATION OTHER THAN THAT SPECIFICALLY INDICATED ON THE DRAWINGS WITH OUT WRITTEN PERMISSION OF THE ARCHITECT IS FORBIDDEN.

ADDITIONAL REQUIREMENTS FOR 140 / 150 MPH EXPOSURE B WIND ZONE

-AS PER TABLE 301.2 (4) / 301.1.2.1.2 (6.22.3)

ALL CONSTRUCTION IN ACCORDANCE WITH CHAPTER 45 2018 NCIRC.

FRAMING CONNECTIONS

NAILING SCHEDULE (UNLESS INDICATED OTHERWISE)	NUMBER OF COMMON NAILS	SPACING
1. **ROOF FRAMING**		
BLOCKING TO RAFTER (TOE-NAILED)	2-8d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16d	EACH END
2. **WALL FRAMING**		
TOP PLATES AT INTERSECTIONS (FACE NAILED)	4-16d	AT JOINTS
STUD TO STUD (FACE NAILED)	2-16d	24" O.C.
HEADER TO HEADER (FACE NAILED)	16d	16" ALONG EDGES
3. **FLOOR FRAMING**		
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	PER JOIST
BLOC KING TO JOIST (TOE-NAILED)	2-8d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	EACH BLOCK
LEDGER STRIP TO BEAM OR GIRDER (FACE-NAILED)	3-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16d	PER FOOT
4. **ROOF SHEATHING**		
WOOD STRUCTURAL PANELS MIN. 3/8" THICKNESS		
RAFTERS OR TRUSSES SPACED UP TO 16" O.C.	8	6" EDGE / 6" FIELD
RAFTERS OR TRUSSES SPACED OVER 16" O.C.	8	4" EDGE / 4" FIELD
GABLE END-WALL RAKE OR RAKE TRUSS W/O GABLE OVERHANG	8	4" EDGE / 4" FIELD
GABLE END-WALL RAKE OR RAKE TRUSS W/ STRUCTURAL GABLE END-WALL	8	4" EDGE / 4" FIELD
RAKE OR RAKE TRUSS W/ LOOKOUT BLOCKS	8	3" EDGE / 3" FIELD
5. **CEILING SHEATHING**		
GYPSUM WALL BOARD	5d COOLERS	7" EDGE / 10" FIELD
6. **WALL SHEATHING**		
WOOD STRUCTURAL PANELS		
STUDS SPACED UP TO 16" O.C.	8d	6" EDGE / 12" FIELD
STUDS SPACED OVER 16" O.C.	8d	6" EDGE / 6" FIELD
WHERE WOOD STRUCTURAL PANEL SHEATHING IS USED TO RESIST BOTH LATERAL LOAD AND UPLIFT LOAD - (FOR SPRUCE PINE FUR, FOR SOUTHERN YELLOW PINE DIVIDE UPLIFT VALUES BY 0.82)	8d	DBL 3" O.C. STAGGERED AT TOP AND BOTTOM EDGE/ 12" FIELD FOR 710 PLF UPLIFT DBL 4" O.C. STAGGERED AT TOP AND BOTTOM EDGE/ 12" FIELD FOR 474 PLF UPLIFT DBL 6" O.C. STAGGERED AT TOP AND BOTTOM EDGE/ 12" FIELD FOR 240 PLF UPLIFT
25/32 FIBERBOARD PANELS	8d	3" EDGE / 6" FIELD
1/2" GYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD
7. **FLOOR SHEATHING**		
WOOD STRUCTURAL PANELS		
1" THICK OR LESS	8d	6" EDGE / 12" FIELD
GREATER THAN 1" THICK	10d	6" EDGE / 6" FIELD

FLOOR SYSTEMS

1. **FLOOR BRACING**

BLOCKING AND CONNECTIONS SHALL BE PROVIDED AT PANEL EDGES PERPENDICULAR TO FLOOR FRAMING MEMBERS IN THE FIRST TWO TRUSSES OF JOIST SPACES AND SHALL BE SPACED AT A MAXIMUM OF 4 FEET O.C.

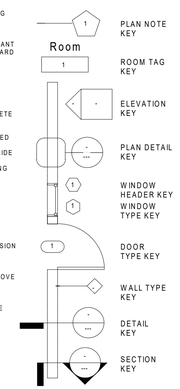
2. **WOOD FLOOR TRUSS SYSTEMS**

WOOD FLOOR TRUSS SYSTEMS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ANSI/TPI 1 NATIONAL DESIGN STANDARDS FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, THE TRUSS DESIGN DRAWINGS, AND/OR THE MANUFACTURER'S CODE REPORT.

Abreviations Key

#	POUND OR NUMBER
&	AND
@	AT
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BSMT	BASEMENT
BYND	BEYOND
BOT	BOTTOM
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTYD	COURTYARD
DBL	DOUBLE
DEMO	DEMOLISH
DIA	DIAMETER
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR/ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EQ	EQUAL
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FIXT	FIXTURE
FLR	FLOOR
FM	FILLED METAL
FQ	FACE OF
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IRGWB	IMPACT RESISTANT GYPSUM WALLBOARD
ILO	IN LIEU OF
INSUL	INSULATED
INT	INTERIOR
LO	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEMBR	MEMBRANE
MIN	MINIMUM
MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
OC	ON CENTER
OH	OPPOSITE HAND
OZ	OUNCE
PCC	PRE-CAST CONCRETE
PLUMB	PLUMBING
PLYD	PLYWOOD
PT	PRESSURE TREATED
PNT	PAINT/PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
RM	ROOM
SIM	SIMILIAR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURAL
T&G	TONGUE AND GROOVE
TELE	TELEPHONE
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TP	TOILET PAPER DISPENSER
T/D	TELEPHONE/DATA
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
V/F	VERIFY IN FIELD
VP	VISION PANEL
W/	WITH
WD	WOOD

DRAWING SYMBOL KEY



EXTERIOR WALL SHEATHING.

1. EXTERIOR WALLS SHALL BE SHEATHED WITH A MINIMUM OF 7/16" WOOD STRUCTURAL PANEL SHEATHING OR 25/32" CELLULOSIC FIBERBOARD SHEATHING (WHERE ALLOWED) WHEN STUDS ARE SPACED 16" O.C. OR LESS.

THE MINIMUM REQUIRED PERCENTAGE OF FULL-HEIGHT SHEATHING IN THE WALL LINES IN ACCORDANCE WITH AF&PA WFCM GUIDE TO WOOD CONSTRUCTION IN THE 130 / 140 MPH EXPOSURE B WIND ZONE SHALL BE ADHERED TO.

TO MEET THE REQUIREMENTS FOR PERCENTAGE FULL-HEIGHT SHEATHING, A FULL-HEIGHT WALL SEGMENT SHALL NOT BE LESS THAN 27- 1/2" IN AN 8' WALL, 31 " IN A 9' WALL, OR 34" IN A 10' WALL (BUILDING ASPECT RATIO LESS THAN ORE EQUAL TO 3-1/2:1)

EXTERIOR SHEATHING SHALL BE CONTINUOUS FROM THE BOTTOM PLATE TO THE UPPER TOP PLATE, WITH ALL PANEL EDGES OVER FRAMING.

WALL ASSEMBLY TO WALL ASSEMBLY CONNECTIONS.

1. STORY-TO-STORY CONNECTIONS FROM UPPER STORY WALL STUDS TO LOWER STORY WALL STUDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TABLE BELOW. WHEN UPPER STORY WALL STUDS ARE NOT LOCATED DIRECTLY ABOVE LOWER STORY WALL STUDS, THE STUDS SHALL BE ATTACHED TO A COMMON MEMBER IN THE FLOOR ASSEMBLY WITH CONNECTIONS IN ACCORDANCE WITH THE FOLLOWING

STUD SPACING ↓ \ UPLIFT →	147	188	230	272	314	356	399	COMMON NAILS - (END-NAILED)
12" O.C.	147	188	230	272	314	356	399	2
16" O.C.	195	251	306	362	419	475	531	2
24" O.C.	293	376	460	544	628	713	797	3

HOLD DOWNS.

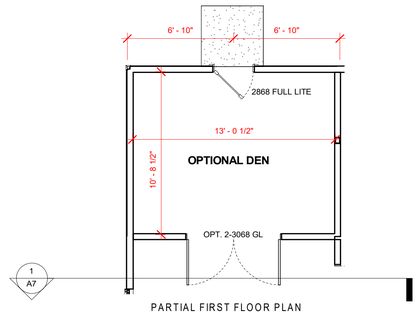
1. WHERE HOLD DOWNS ARE REQUIRED THEY SHALL BE SIZED WITH A CAPACITY IN ACCORDANCE WITH AF&PA WFCM GUIDE TO WOOD CONSTRUCTION IN THE 130 / 140 MPH EXPOSURE B WIND ZONE. HOLD DOWNS ARE REQUIRED IN THE FULL-HEIGHT SEGMENT OF AND AT EACH END OF A WALL LINE.
2. WHEN FULL HEIGHT SEGMENTS MEET AT A CORNER, A SINGLE HOLD DOWN SHALL BE PERMITTED TO BE USED TO RESIST THE OVERTURNING FORCES IN BOTH DIRECTIONS WHEN SIZED TO RESIST THE LARGER LOAD AND THE CORNER FRAMING IN THE ADJOINING WALLS IS FASTENED TOGETHER TO TRANSFER THE UPLIFT LOAD.
3. A CONTINUOUS LOAD PATH MUST BE MAINTAINED TO THE FOUNDATION. WHERE HOLD DOWNS ON A TOP FLOOR ALIGN WITH HOLD DOWNS ON A LOWER FLOOR, THE COMBINED CAPACITY OF THE TWO HOLD DOWNS MUST BE RESISTED BY ANCHORAGE TO THE FOUNDATION.

EXTERIOR WALL CLADDING.

1. EXTERIOR WALL CLADDING SHALL BE RATED FOR A 130 / 140 MPH EXPOSURE B 3-SECOND GUST WIND SPEED AND BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. MIN. THICKNESS

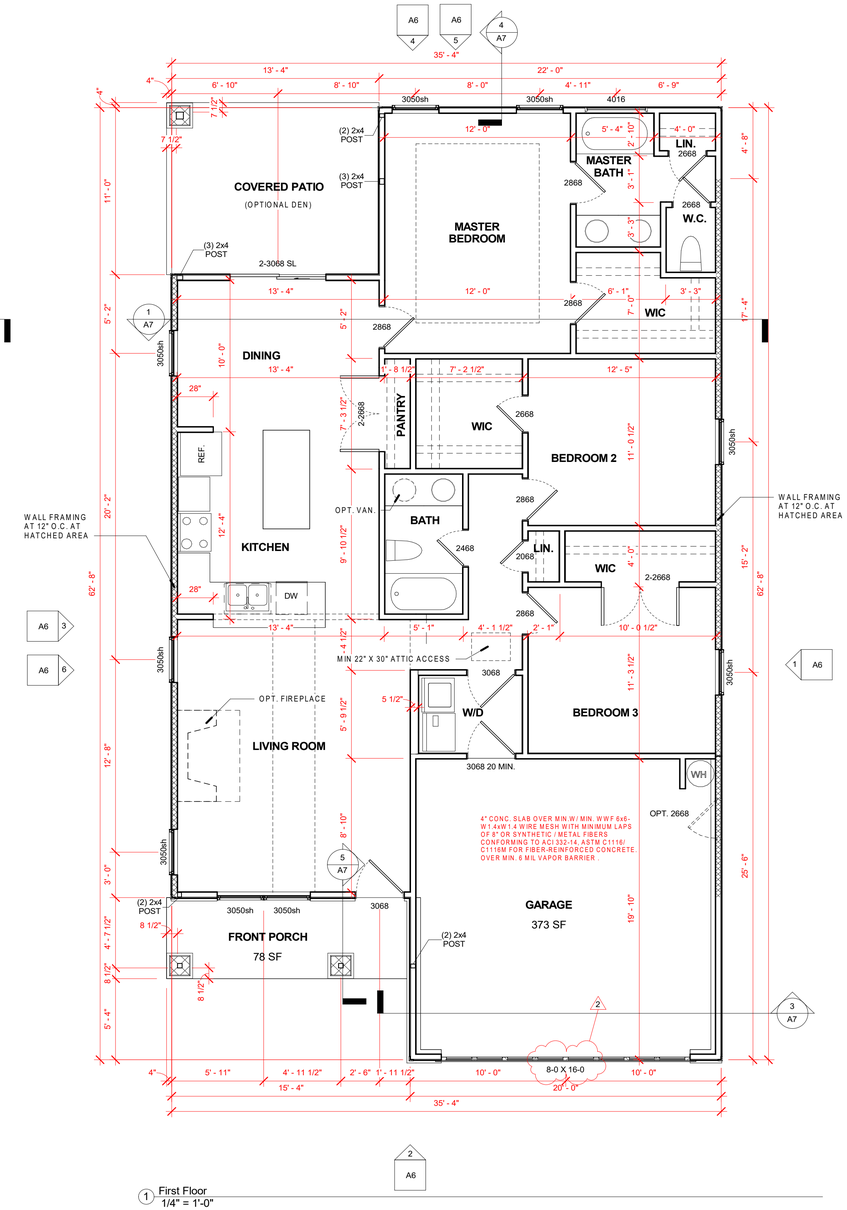
TOP PLATE SPLICING.

1. TOP PLATES DOUBLE TOP PLATES SHALL BE PROVIDED AT THE TAP OF ALL EXTERIO



PARTIAL FIRST FLOOR PLAN
WITH OPTIONAL DEN

MUST MEET NC CODES



1 First Floor
1/4" = 1'-0"

Area Schedule		
Area	Level	Comments
1505 SF	First Floor	First Floor Area
1505 SF		

Area Schedule Opt. Den		
Area	Level	Comments
147 SF	First Floor	Optional Den
147 SF		

Q:\Desktop\CA\CA PROJECTS\20\200227 SF Lewis Creek\Lakeview\200228-LV-GR.rvt Printed on: 10/15/2021 8:43:27 AM

CLARK ARCHITECTURE
6255 Pacific Rd.
Wilmington, NC 28405
910.262.3275
office@clarkarchitecture.com

NORTH CAROLINA PROFESSIONAL SEAL
PALE L. CLARK

Date:
2021.10.15
09:02:50
-04'00'

Project Status:
Final Drawing –igs –
For review purposes only.truction.

Revision Schedule

No.	Date	Description
2	10.15.21	Revise garage door size

07.31.18

Project Start Date

Owner
McAdams

200123

Project number

Project
Lakeview Model Garage Right

Project Address
Lewis Creek
Wilmington North Carolina, 28411

Checked by pc

Drawn by pc

Sheet Name
Plans

Sheet Issue Date
05.27.2020

A1.1

Scale 1/4" = 1'-0"

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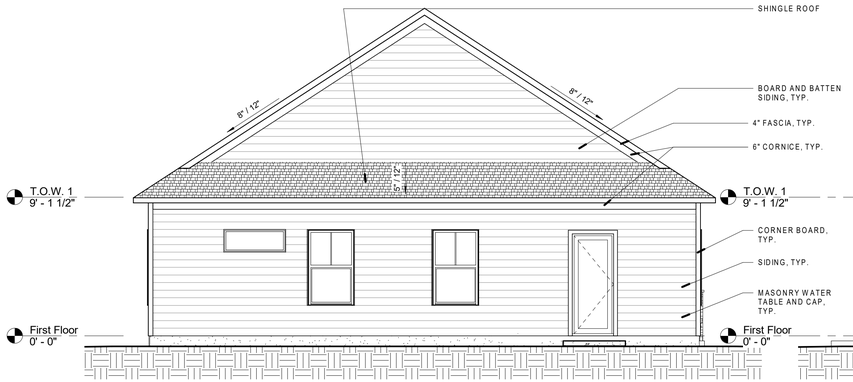
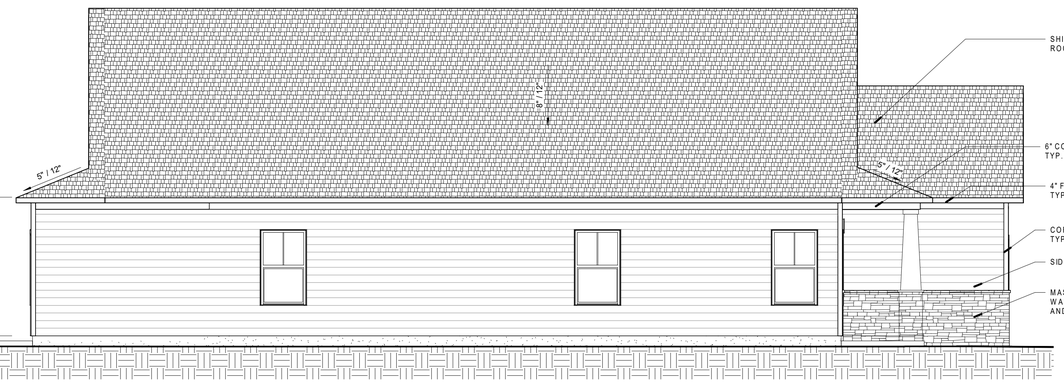
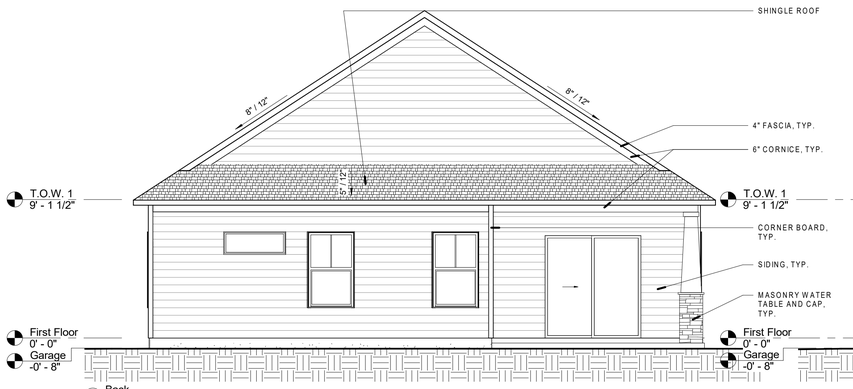


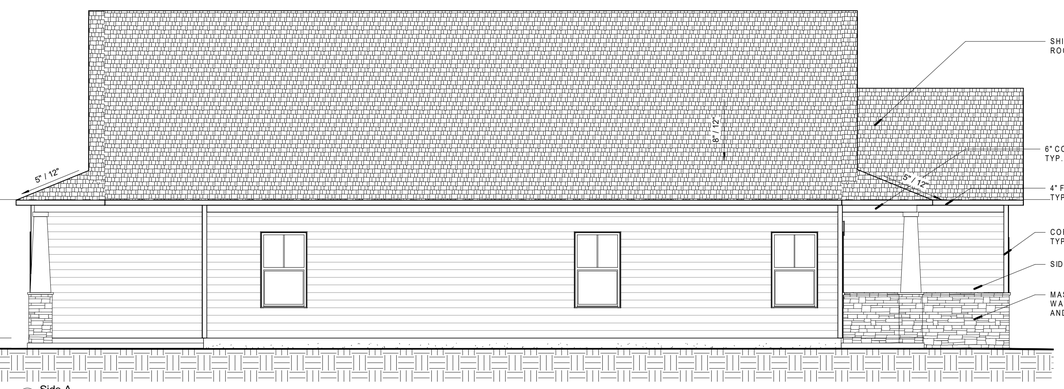
5 Back with optional Den
1/4" = 1'-0"



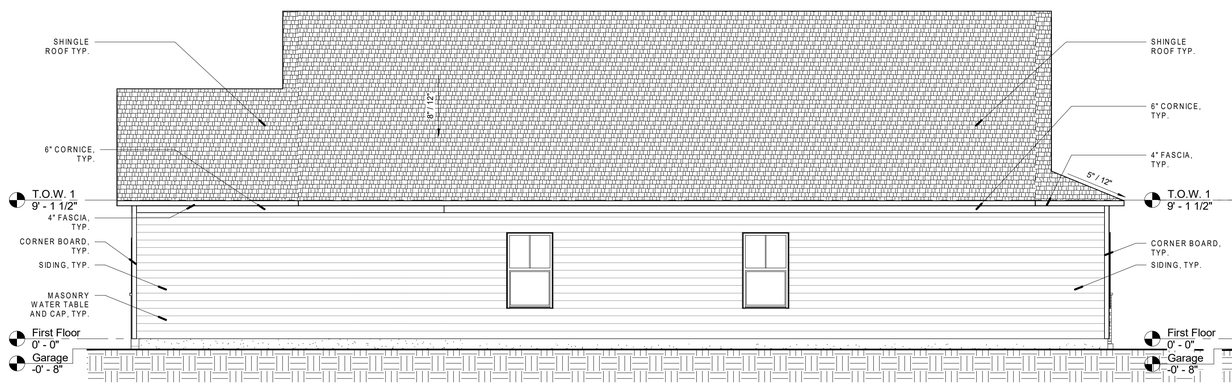
6 Side A with optional Den
1/4" = 1'-0"



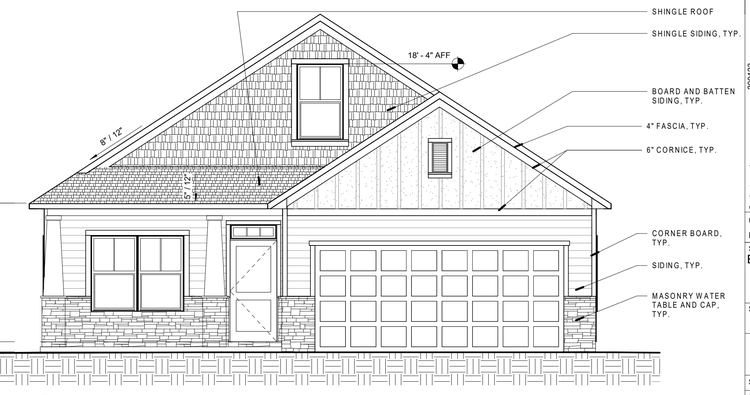
4 Back
1/4" = 1'-0"



3 Side A
1/4" = 1'-0"



1 Side B
1/4" = 1'-0"



2 Front
1/4" = 1'-0"

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CLARK ARCHITECTURE
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Wilmington, NC 28405
910 262 3275
office@clarkarchitecture.com

NORTH CAROLINA PROFESSIONAL SEAL 038 ARCHITECT PALE L. CLARK

Date:
2021.10.15
09:03:08
-04'00'

Project Status:
Final Drawing – For review purposes only.

Project Start Date 07.31.18

Owner McAdams

Project number 200123

Project Lakeview Model Garage Right

Project Address Lewis Creek, Wilmington North Carolina, 28411

Checked by pc

Drawn by pc

Sheet Name Elevations

Sheet Issue Date 05.27.2020

A6

Scale 1/4" = 1'-0"

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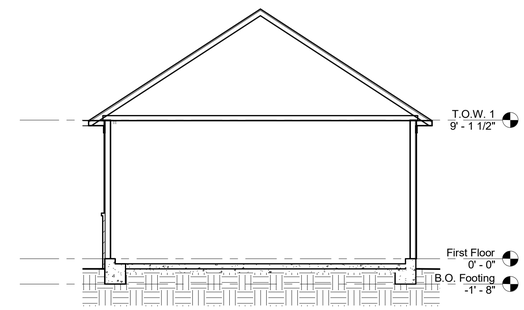
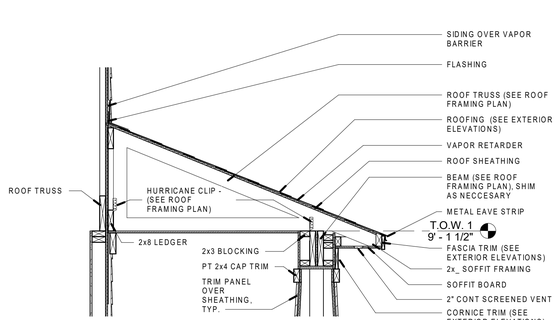
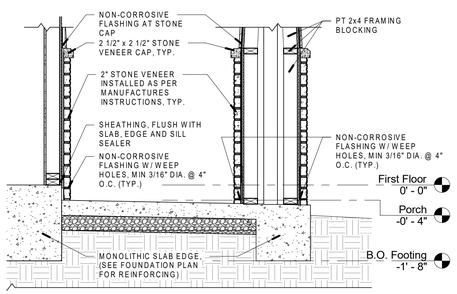


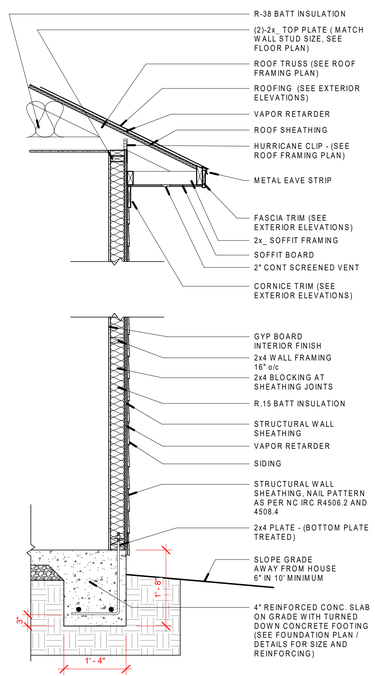
3 Building Section at Garage
1/4" = 1'-0"

MUST MEET NC CODES

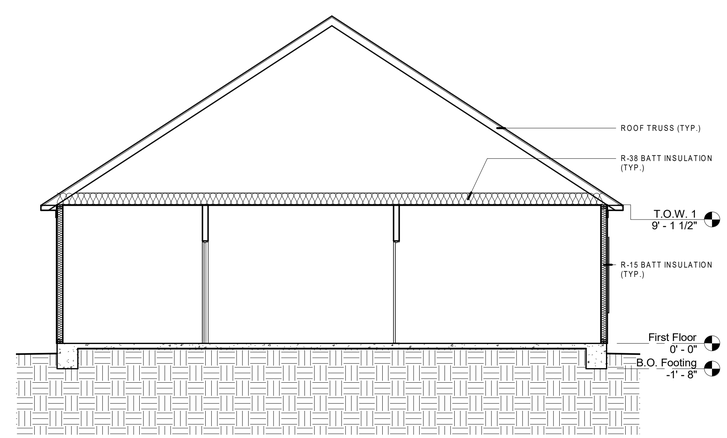




5 Typical Porch Section
3/4" = 1'-0"



4 Typical Wall Section
3/4" = 1'-0"



1 Building Section Typical
1/4" = 1'-0"

CLARK ARCHITECTURE
6255 Pacific Rd
Wilmington, NC 28446
910.262.3275
office@clarkarchitecture.com

NORTH CAROLINA PROFESSIONAL SEAL PALE L. CLARK

Date:
2021.10.15
09:03:29
-04'00'

Project Status:
Final Drawing – For review purposes only.

07.31.18
Project Start Date
Owner
McAdams

200123
Project number
Project
Lakeview Model Garage Right
Project Address
Lewis Creek
Wilmington North Carolina, 28411

Checked by pc
Drawn by pc

Sheet Name
Wall and Building Sections

Sheet Issue Date
05.27.2020

A7

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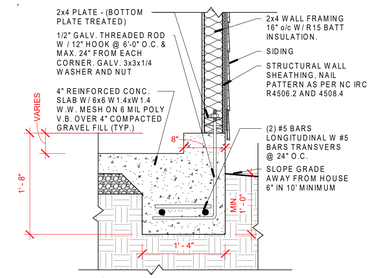
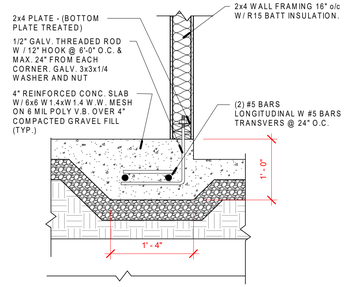
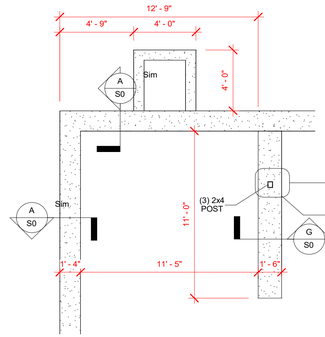


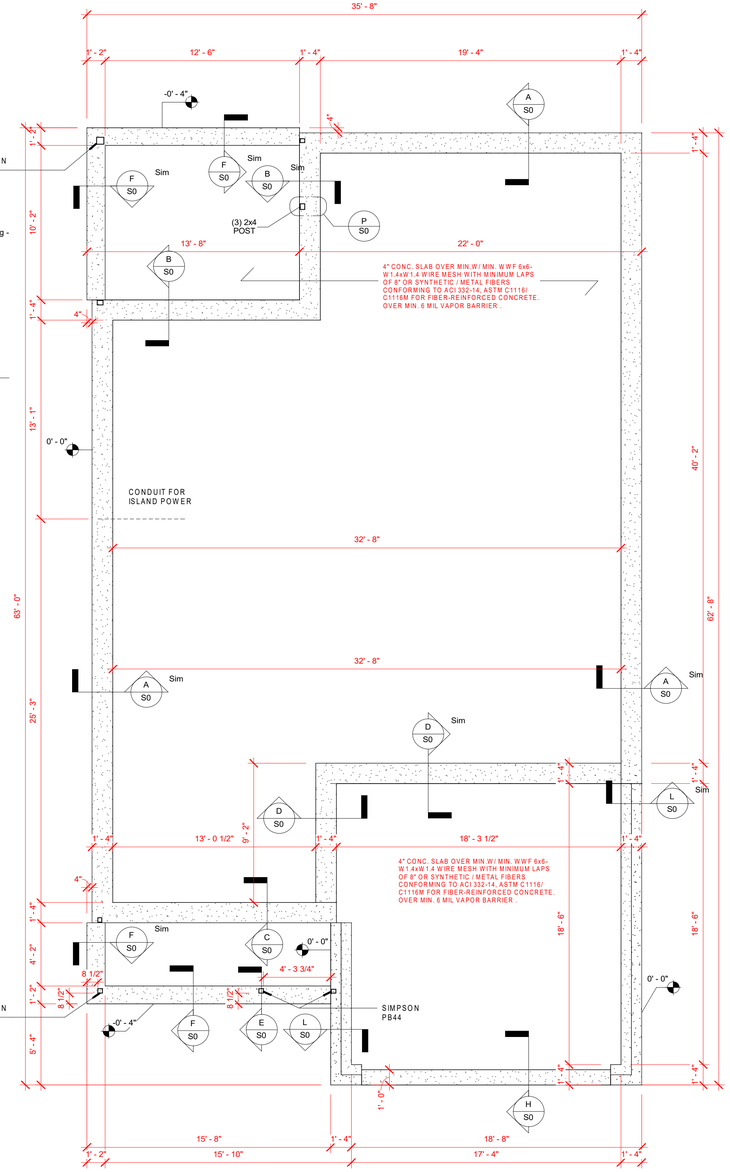
L Section at Garage Exterior Wall
3/4" = 1'-0"



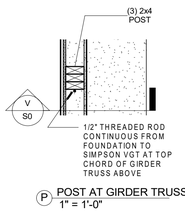
D Section at Main Slab to Garage
3/4" = 1'-0"



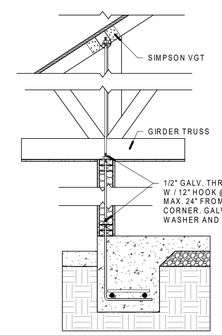
7 Foundation Plan (partial) w/ Optional Den
1/4" = 1'-0"



1 Foundation Plan
1/4" = 1'-0"

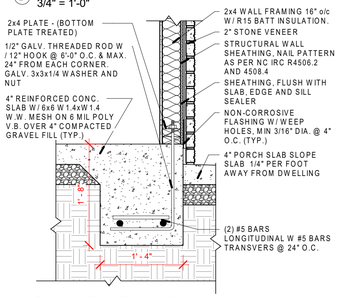


P POST AT GIRDER TRUSS
1" = 1'-0"

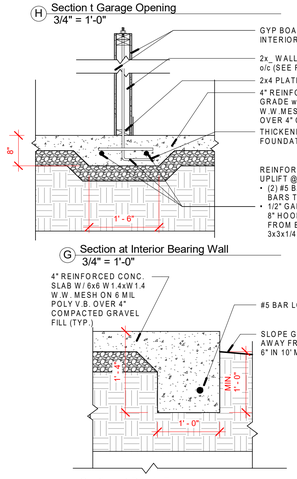


V Section at Girder Truss Uplift Connection
3/4" = 1'-0"

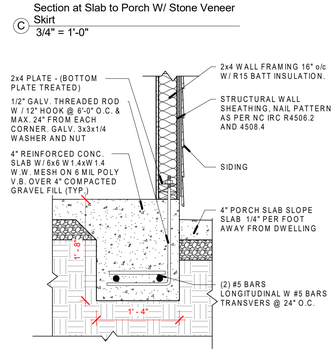
G Section at Interior Bearing Wall
3/4" = 1'-0"



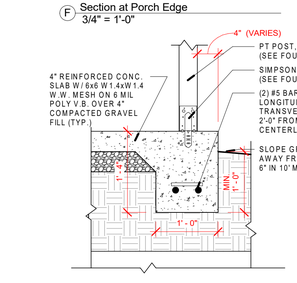
C Section at Slab to Porch W/ Stone Veneer Skirt
3/4" = 1'-0"



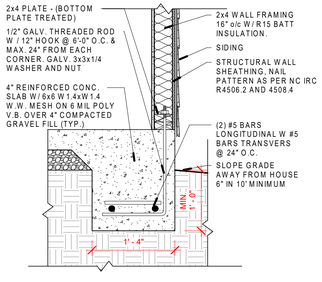
F Section at Porch Edge
3/4" = 1'-0"



B Section at Slab to Porch
3/4" = 1'-0"



E Section at Porch Column Founation
3/4" = 1'-0"



A Section at Bearing Wall
3/4" = 1'-0"

COMPACTED FILL / BASE NOTE:

R506.2.2 Base.

A 4-inch-thick (102 mm) base course consisting of clean graded sand, gravel, crushed stone, crushed concrete or crushed blast-furnace slag passing a 2-inch (51 mm) sieve shall be placed on the prepared subgrade where the slab is below grade.

Exception: A base course is not required where the concrete slab is installed on well -drained or sand-gravel mixture soils classified as Group I according to the United Soil Classification System in accordance with Table R405.1 .
R506.2.3

MUST MEET NC CODES

CLARK ARCHITECTURE
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Wilmington, NC 28409
910.262.3275
office@clarkarchitecture.com

NORTH CAROLINA PROFESSIONAL SEAL PALE L. CLARK

Date:
2021.10.15
09:03:50
-04'00'

Project Status:
Final Drawing –
For review purposes only.

07.31.18

Project Start Date

Owner
McAdams

200123

Project number

Project
Lakeview Model Garage Right

Project Address
Lewis Creek
Wilmington North Carolina, 28411

Checked by pc
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Founation Plan / Details

Sheet Issue Date
05.27.2020

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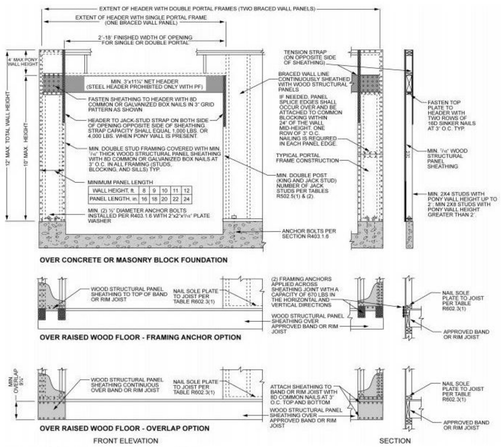
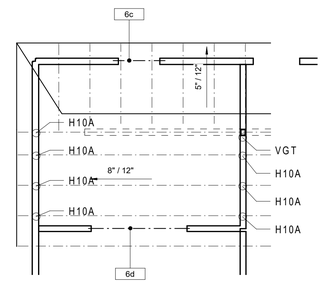


For SI: 1 inch = 25.4 mm, 1 foot = 305 mm, 1 lb = 4.45 N.

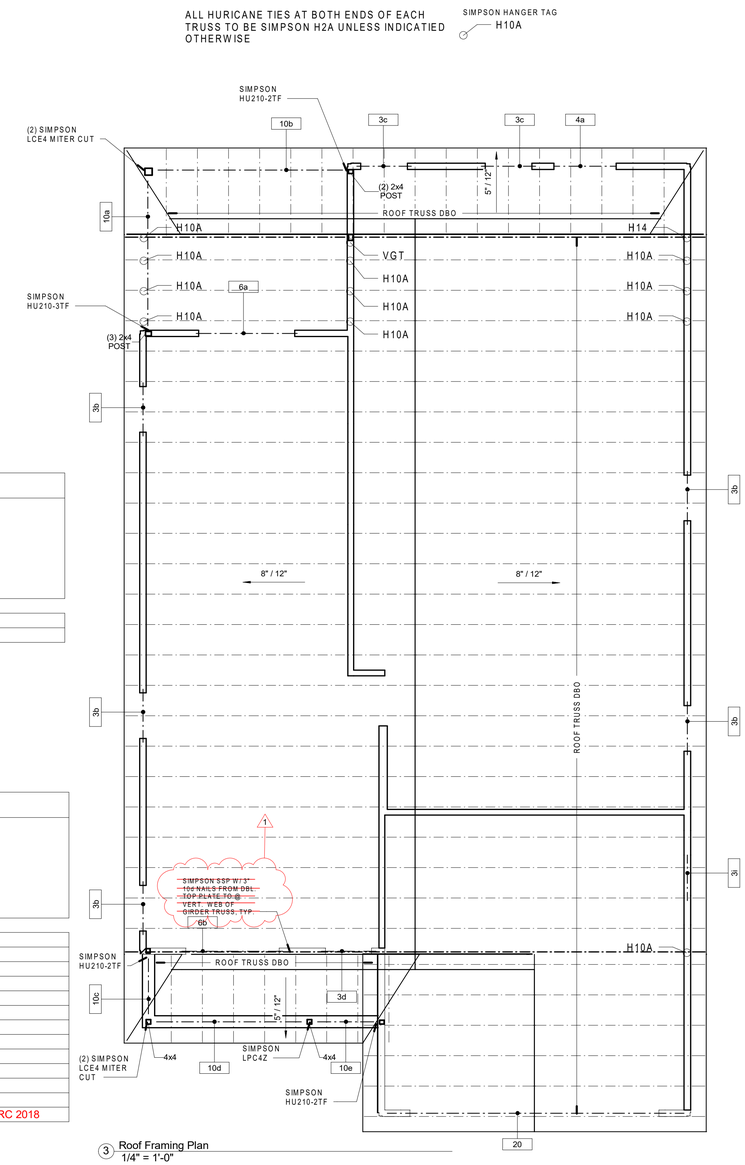
FIGURE R602.10.1
METHOD PF—PORTAL FRAME CONSTRUCTION



1st Floor Structural Walls / Headers
Optional Den
1/4" = 1'-0"

Structural Framing Schedule Optional Den							
Mark	SIZE	JACK STUDS EACH END OF HEADER	FULL HEIGHT STUDS EACH SIDE OF OPENING	NUMBER OF HORIZONTAL SILLS	NUMBER OF CRIPPLE STUDS EACH END OF HORIZONTAL SILL	HEADER / BEAM LENGTH	NOTES
6c	2-2x8	2	2	0	0	3' - 4"	DOOR
6d	2-2x8	2	3	0	0	6' - 6"	DOOR

Structural Framing Schedule							
Mark	SIZE	JACK STUDS EACH END OF HEADER	FULL HEIGHT STUDS EACH SIDE OF OPENING	NUMBER OF HORIZONTAL SILLS	NUMBER OF CRIPPLE STUDS EACH END OF HORIZONTAL SILL	HEADER / BEAM LENGTH	NOTES
3b	2-2x8	2	1	1	1	3' - 6"	
3c	2-2x6	1	1	1	1	3' - 6"	
3d	2-2x6	1	1			3' - 6"	DOOR
3i	2-2x8	2	1	0	0	3' - 0"	DOOR
4a	2x8	2	2	1	1	4' - 0"	
6a	2-2x8	2	3	0	0	6' - 6"	DOOR
6b	2-2x8	2	3	2	2	6' - 6"	
10a	3-2x10					10' - 3 1/2"	PORCH BEAM
10b	2-2x10					12' - 7 1/2"	PORCH BEAM
10c	2-2x10					4' - 9 3/4"	PORCH BEAM
10d	2-2x10					10' - 6"	PORCH BEAM
10e	2-2x10					4' - 7 1/2"	PORCH BEAM
20	(2)1 3/4x11 7/8 LVL	2	2			20' - 0"	PORTAL FRAMING NCIRC 2018



Roof Framing Plan
1/4" = 1'-0"

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Wilmington, NC 28405
910.262.3525
office@clarkarchitecture.com

NORTH CAROLINA PROFESSIONAL SEAL ARCHITECT PALE CLARK

Date: 2021.10.15 09:04:10 -04'00'

Project Status:
Final Drawing –igs –
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Revision Schedule

No.	Date	Description
1	02.24.2021	Detail Simpson sup straps where trusS bity endured

07.31.18
Project Start Date
Owner
McAdams

Project number 200123
Project Lakeview Model Garage Right
Project Address Lewis Creek, Wilmington North Carolina, 28411

Checked by pc
Drawn by pc
Sheet Name
Roof Framing
Sheet Issue Date
05.27.2020
S3
Scale 1/4" = 1'-0"

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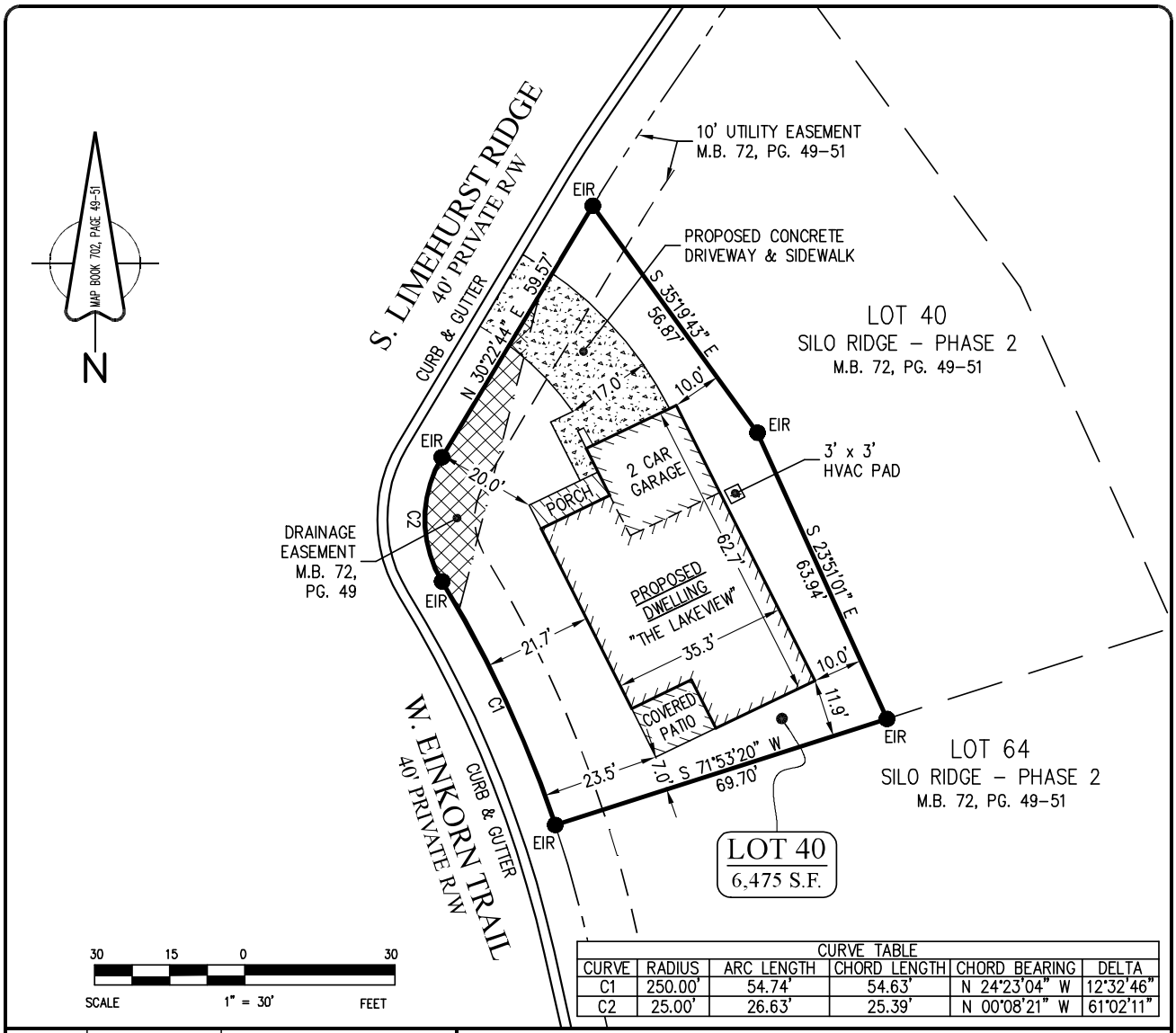
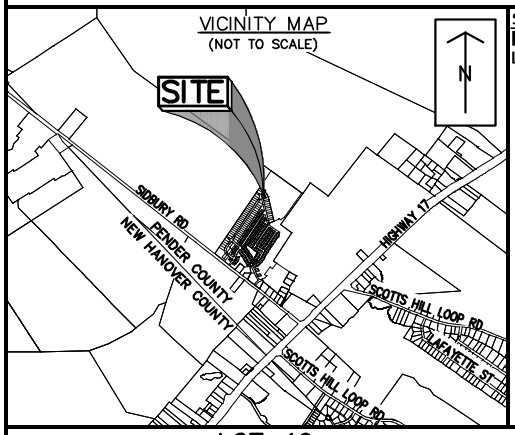
VAR 2024-18

Attachment 3 – Original Submitted Site Plan



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	250.00'	54.74'	54.63'	N 24°23'04" W	12°32'46"
C2	25.00'	26.63'	25.39'	N 00°08'21" W	61°02'11"



SURVEY FOR:

McADAMS HOMES

LOT 40 (P.I.D. #3271-13-7513-0000) - SILO RIDGE SUBD. - PH. 2

GENERAL NOTES

1. THIS IS A PLOT PLAN.
2. PROPERTY IS ZONED: "PD" (PLANNED DEVELOPMENT).
3. BEARINGS FOR THIS MAP ARE REFERENCED TO MAP BOOK 72, PAGE 49-51.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
6. AREA BY COORDINATE GEOMETRY.
7. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
8. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
9. FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY APPEARS TO BE LOCATED IN A FLOOD HAZARD ZONE "X" (MINIMAL FLOOD RISK) PER FEMA FLOOD INSURANCE RATE MAP #3720327100 J, EFFECTIVE DATE: 2/16/07 #3720327100 K, PRELIMINARY DATE: 8/29/14.
10. ALL MAP & DEED REFERENCES SHOWN ARE PER PENDER COUNTY REGISTRY.

CERTIFICATE OF ACCURACY & MAPPING

I, THE UNDERSIGNED, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS LABELED; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1:10,000+; AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (TITLE 21, CH. 56, SEC. 1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 22nd DAY OF SEPTEMBER, 2023.

PRELIMINARY
NOT FOR RECORDING OR CONVEYANCE

MILES G. MCCALL III PROFESSIONAL LAND SURVEYOR (L-3518)

JOB #P303230147
REF: #A303402623

LOT 40
SILO RIDGE SUBDIVISION – PHASE 2
M.B. 72, PG. 49-51
Topsail Township Pender County North Carolina

PLOT PLAN

TRANSYSTEMS
formerly SEPI
101 AUTUMN HALL DRIVE, SUITE 210, WILMINGTON, NORTH CAROLINA 910 523 5715
COMPANY LICENSE P-0487 COPYRIGHT © 2023 TRANSYSTEMS CORPORATION

X:\2022\00_ACS_Wilmington\A303402623 SE04.026.23_MCA Silo Ridge Platting\SVY\Survey CAD\Silo Ridge PH2 PLOT PLANS.dwg 9/22/2023

VAR 2024-18

Attachment 4 – Zoning Permit

Pender County

P.O. Box 1519
805 S. Walker Street
Burgaw, NC 28425
910-259-1202

PLAN NUMBER
ZONE-2024-07663
Complete Date: 04/02/2024

Permit Type: Zoning Permit

Parcel Number	Street Address	Township
3271-13-7513-0000		Burgaw

Owner Information	Applicant Information
Name: Silo Ridge, LLC Address: 228 Main ST Venice CA 90291 Phone: () - Email:	Name: Kelly Jurusik Address: 6626 Gordon Road Wilmington NC 28411 Phone: (910) 798-3006106 Email: kelly@mcadamshomes.net

NAICS Code/Use	Zoning District
	PD - Planned Development

Project Description:

Silo Ridge SFR - Lakeview

Signature of Applicant

Date 04.02.2024

Donna Sayre

Signature of Zoning Official

Date

Please be aware that private covenants and restrictions may apply to this property.
Applicant must comply with all private covenants and restrictions for this property.
Building permit must be obtained before starting construction if your project requires a permit.

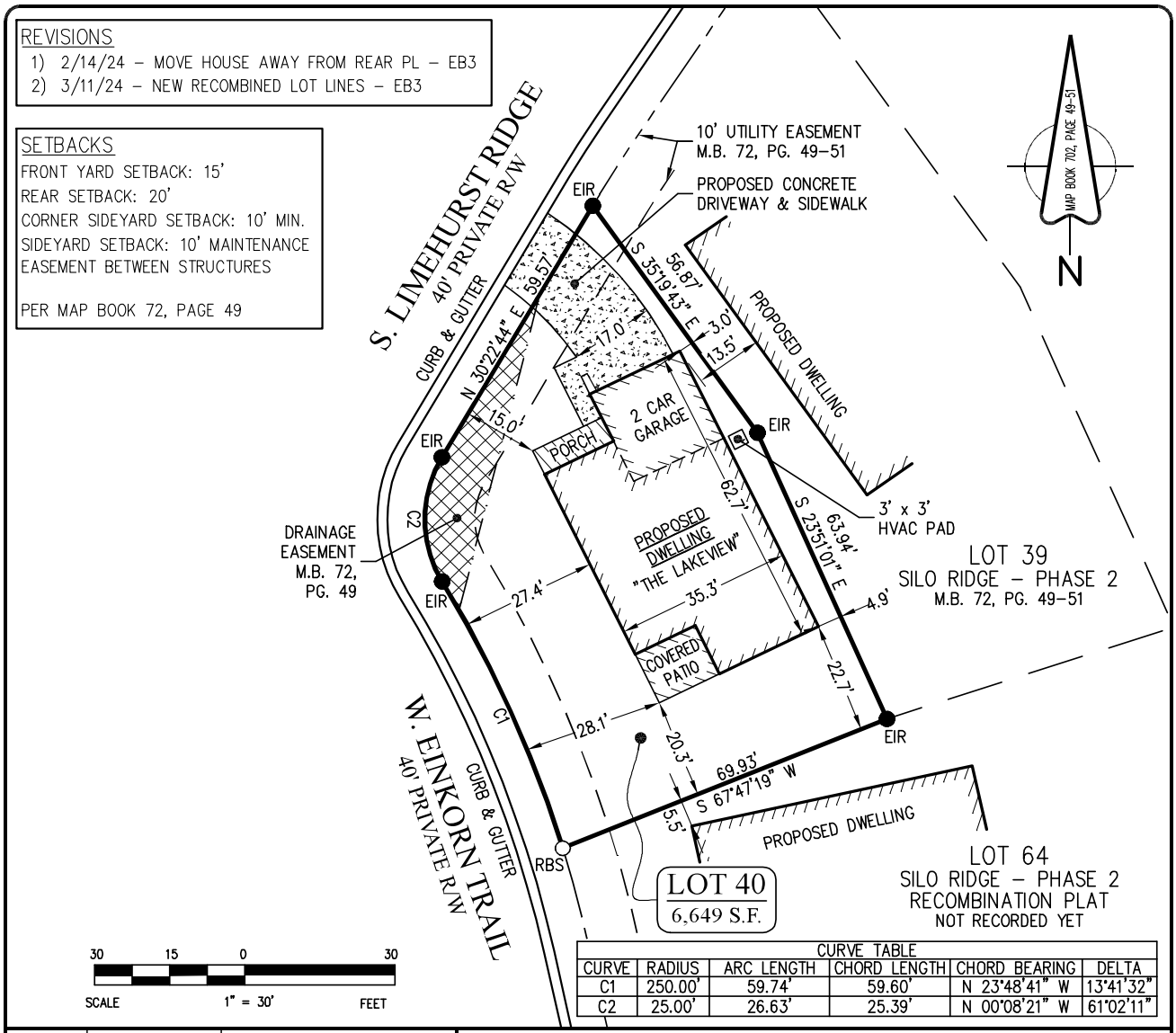
VAR 2024-18

Attachment 5 – Revised and Approved Site Plan

REVISIONS
1) 2/14/24 – MOVE HOUSE AWAY FROM REAR PL – EB3
2) 3/11/24 – NEW RECOMBINED LOT LINES – EB3

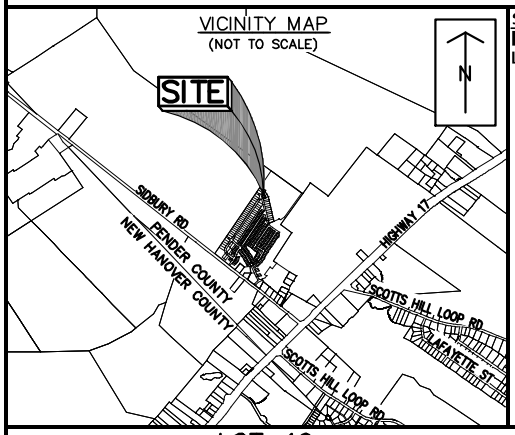
SETBACKS
FRONT YARD SETBACK: 15'
REAR SETBACK: 20'
CORNER SIDEYARD SETBACK: 10' MIN.
SIDEYARD SETBACK: 10' MAINTENANCE EASEMENT BETWEEN STRUCTURES

PER MAP BOOK 72, PAGE 49



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	250.00'	59.74'	59.60'	N 23°48'41" W	13°41'32"
C2	25.00'	26.63'	25.39'	N 00°08'21" W	61°02'11"

VICINITY MAP
(NOT TO SCALE)



SURVEY FOR:
McADAMS HOMES
LOT 40 (P.I.D. #3271-13-7513-0000) - SILO RIDGE SUBD. - PH. 2

GENERAL NOTES
1. THIS IS A PLOT PLAN.
2. PROPERTY IS ZONED: "PD" (PLANNED DEVELOPMENT).
3. BEARINGS FOR THIS MAP ARE REFERENCED TO MAP BOOK 72, PAGE 49–51.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
6. AREA BY COORDINATE GEOMETRY.
7. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
8. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
9. FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY APPEARS TO BE LOCATED IN A FLOOD HAZARD ZONE "X" (MINIMAL FLOOD RISK) PER FEMA FLOOD INSURANCE RATE MAP #3720327100 J, EFFECTIVE DATE: 2/16/07 #3720327100 K, PRELIMINARY DATE: 8/29/14.
10. ALL MAP & DEED REFERENCES SHOWN ARE PER PENDER COUNTY REGISTRY.

CERTIFICATE OF ACCURACY & MAPPING
I, THE UNDERSIGNED, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS LABELED; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1:10,000+; AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (TITLE 21, CH. 56, SEC. 1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 22nd DAY OF SEPTEMBER, 2023.

PRELIMINARY
NOT FOR RECORDING OR CONVEYANCE

MILES G. MCCALL III – PROFESSIONAL LAND SURVEYOR (L-3518)

JOB #P303230147
REF: #A303402623

LOT 40
SILO RIDGE SUBDIVISION – PHASE 2
RECOMBINATION PLAT
Topsail Township Pender County North Carolina

PLOT PLAN

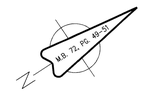
TRANSYSTEMS
101 AUTUMN HALL DRIVE, SUITE 210, WILMINGTON, NORTH CAROLINA - 910 523 5715
COMPANY LICENSE #C-0483 COPYRIGHT © 2024 TRANSYSTEMS CORPORATION

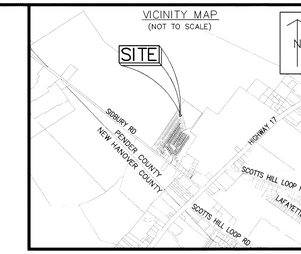
X:\2022\00_ACS_Wilmington\A303402623 SE04.026.23_MCA Silo Ridge Platting\SVY\Survey CAD\Silo Ridge PH2 PLOT PLANS.dwg 3/11/2024

VAR 2024-18

Attachment 6 –
Recombination Plat Map Book
74 Page 69

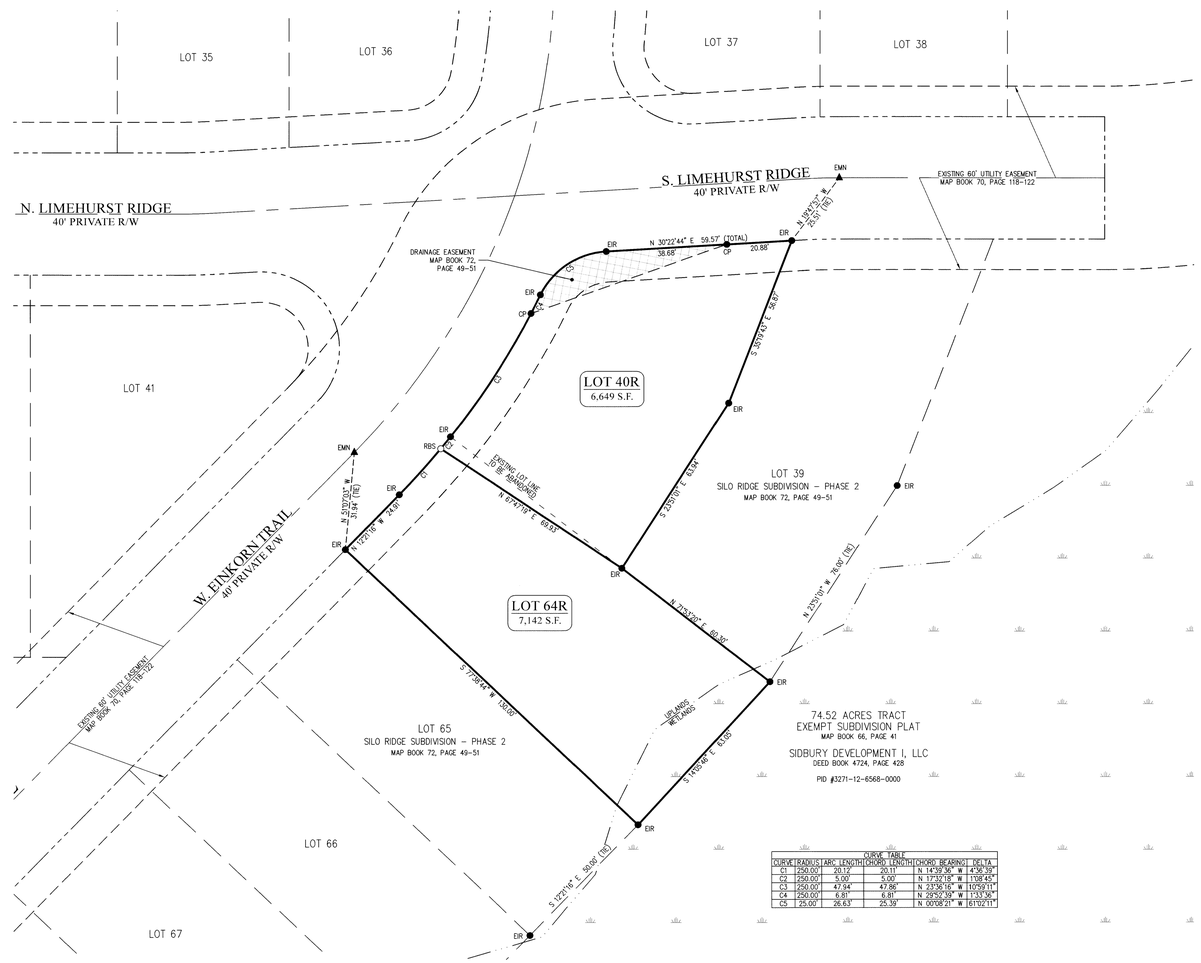
SYMBOL LEGEND:		ABBREVIATIONS:		LINETYPE LEGEND:
●EIR	EXISTING IRON ROD	(EIP)	EXISTING IRON PIPE	SURVEYED LINES (BOUNDARY)
○	NEW REBAR SET	(EIR)	EXISTING IRON ROD	LINES NOT SURVEYED (ADJOINERS)
□	NEW CONCRETE MONUMENT SET	MB	MAP BOOK	RIGHT-OF-WAY LINE
△	MAG NAIL SET	PG	PAGE	EASEMENT LINE
×	COMPUTED POINT	DB	DEED BOOK	CENTER-LINE OF ROAD
		SF	SQUARE FEET	





GENERAL NOTES

1. THIS IS A RECOMBINATION PLAT
2. AFFECTED TAX PARCEL ID's: 3271-13-7467-0000 AND 3271-13-7513-0000.
3. PROPERTY IS CURRENTLY ZONED: PLANNED DEVELOPMENT (PD).
4. BEARINGS FOR THIS MAP ARE REFERENCED TO MAP BOOK 72, PAGES 49-51.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
6. UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
7. AREA BY COORDINATE GEOMETRY.
8. THERE WERE NO NCGS GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
9. THIS SURVEY WAS PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
10. EFFECTIVE FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD HAZARD ZONE "X" (MINIMAL FLOOD RISK) PER EFFECTIVE FEMA FLOOD INSURANCE RATE MAP #3720327100 J, DATED 2/16/2007.
11. PRELIMINARY FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD HAZARD ZONE "X" (MINIMAL FLOOD RISK) PER PRELIMINARY FEMA FLOOD INSURANCE RATE MAP #3720327100 K, DATED 8/29/2014.
12. MAP & DEED REFERENCES PER PENDER COUNTY REGISTRY: MAP BOOK 72, PAGE 49-51 (AND OTHERS THAT MAY BE SHOWN ON THIS MAP)
13. THESE LOTS MUST MEET ANY BUFFER AND LANDSCAPE REQUIREMENTS CONTAINED IN THE PENDER COUNTY U.D.O. (SECTION 8.1).
14. CURRENT OWNER OF LOT 40 & 64 PER DEED BOOK 4792, PAGE 1236:
    SILO RIDGE SFR, LLC
    228 MAIN STREET, UNIT 10
    VENICE, CA 90291



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	250.00'	20.12'	20.11'	N 14°39'36" W	14°36'39"
C2	250.00'	5.00'	5.00'	N 17°32'18" W	1°08'45"
C3	250.00'	47.94'	47.86'	N 23°32'18" W	11°00'21"
C4	250.00'	6.81'	6.81'	N 29°52'39" W	1°33'56"
C5	25.00'	26.63'	25.39'	N 00°08'21" W	61°02'11"

CERTIFICATE OF REGISTRATION BY THE REGISTER OF DEEDS PENDER COUNTY, NORTH CAROLINA

THIS DAY REGISTRATION ON THE _____ DAY OF _____ AT

Doc No: 2012009564
Recorded: 04/05/2024 02:06:12 PM
Fee Amt: $21.00 Page 1 of 1

Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK **74** PG **69 - 69 (1)**

REGISTER OF DEEDS _____ DATE _____

STATE OF NORTH CAROLINA - PENDER COUNTY

I Hayla Southerland, A REVIEW OFFICER OF PENDER COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Hayla Southerland 4-5-24
REVIEW OFFICER DATE

CERTIFICATE OF ACCURACY & MAPPING - SURVEYOR CERTIFICATE 1

I, THE UNDERSIGNED, CERTIFY THAT THIS SURVEY WAS (DRAWN BY ME OR DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE BY ME OR MADE UNDER MY SUPERVISION) (DESCRIPTION RECORDED IN DEED BOOK 4792, PAGE 1236; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE INFORMATION SHOWN; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

SURVEYOR CERTIFICATE II

AS DETERMINED BY GRAPHIC PLOTTING, PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD ZONE IT IS LOCATED IN ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP #3720327100 J, EFFECTIVE DATE 8/29/14.

THE SUBDIVISION SHOWN ON THE PLAT DOES NOT CONTAIN AREAS OF ENVIRONMENTAL CONCERN AS DELINEATED BY THE NORTH CAROLINA COASTAL RESOURCES COMMISSION.

G.S. 47-30 (f) (11) (d)

I HEREBY CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 1st DAY OF APRIL, A.D. 2024.

MICHAEL L. TACKETT- PROFESSIONAL LAND SURVEYOR (L-4556)

NORTH CAROLINA PROFESSIONAL SEAL L-4556 LAND SURVEYOR MICHAEL LEE TACKETT

PARCEL IDENTIFIER CERTIFICATE

PARCEL IDENTIFIERS HAVE BEEN ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.

3271-13-7467-0000

Hayla Southerland 4-5-24
TAX SUPERVISOR DATE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

APPROVED 4/5/24 DATE
INITIALS
Pender County Planning Dept.

JOB NO:
P303240079
REF: A303402623

NO.	REVISION	DATE	BY

DESIGNER	N/A
DRAWN BY	EBS
CHECKED BY	MLT
SCALE	1" = 20'
DATE	4/1/24
PROJECT NO.	P303240079
SHEET NO.	1 OF 1

PREPARED FOR:
MCADAMS HOMES, LLC
213 RACINE DRIVE, SUITE 100
WILMINGTON, NC 28403
PH: (910) 796-3036

RECOMBINATION PLAT

LOT 40R & 64R
SILO RIDGE SUBDIVISION
PHASE 2

TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA

TRANSYSTEMS
101 AUTUMN HALL DRIVE, SUITE 200, WILMINGTON, NORTH CAROLINA - 910.523.5715
COMMUNITY LIVING • ROADS • CONNECTIONS • BRIDGES • TRANSIT • TRUCKS • CORPORATE • PORTS

X:\252100_ACS_Wilmington\A303402623 SE34 026 23_MCA Silo Ridge Platting\SVY\Survey CAD\FINAL DRAWING\SiloRidge RECOM-40r64r.dwg

MB 74 PG 69

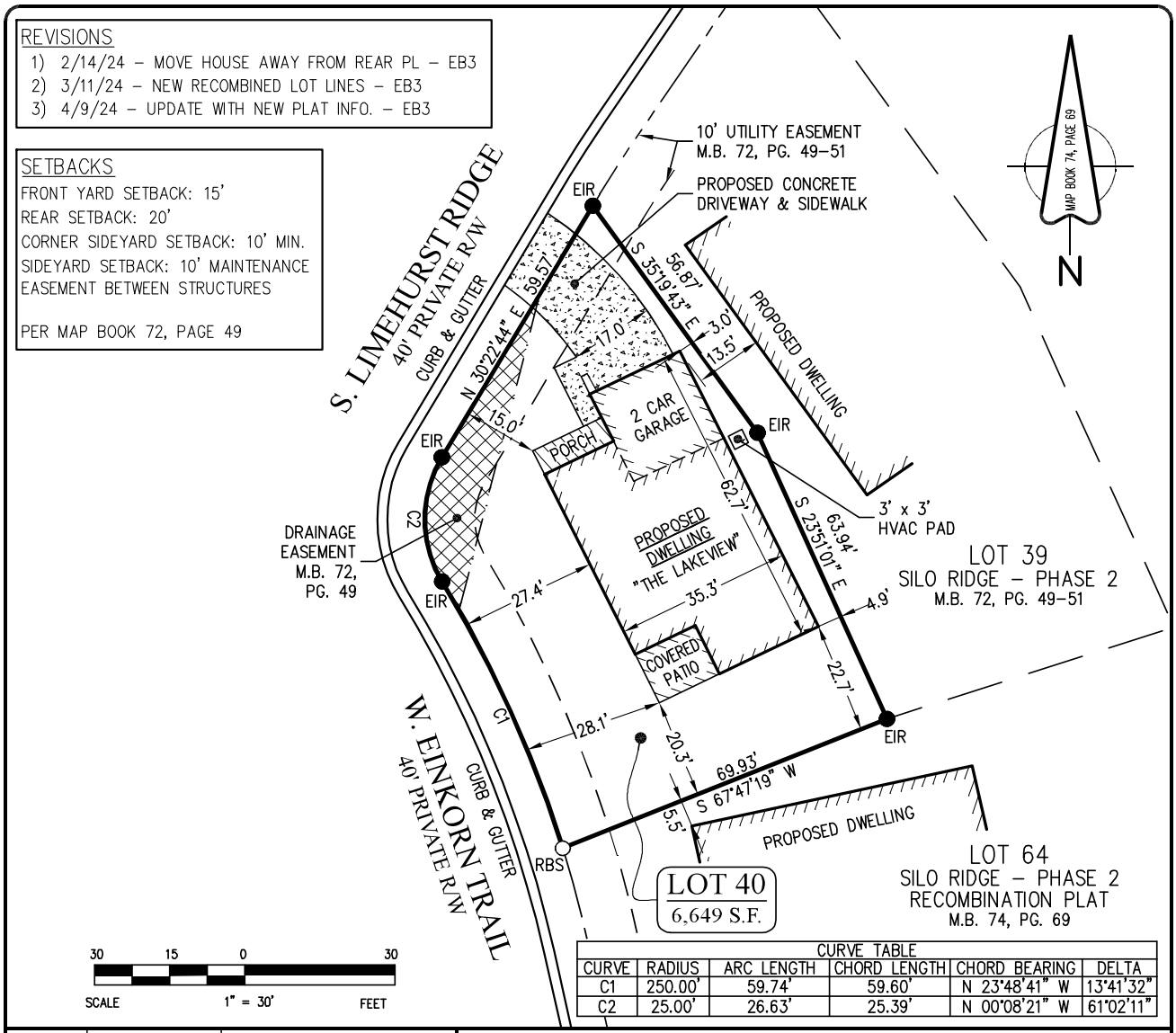
VAR 2024-18

Attachment 7 – Updated Site Plan

REVISIONS
1) 2/14/24 – MOVE HOUSE AWAY FROM REAR PL – EB3
2) 3/11/24 – NEW RECOMBINED LOT LINES – EB3
3) 4/9/24 – UPDATE WITH NEW PLAT INFO. – EB3

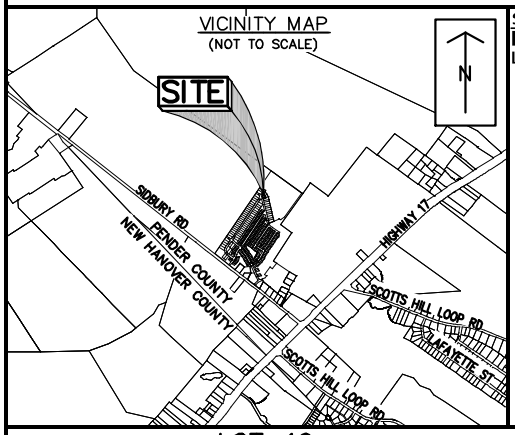
SETBACKS
FRONT YARD SETBACK: 15'
REAR SETBACK: 20'
CORNER SIDEYARD SETBACK: 10' MIN.
SIDEYARD SETBACK: 10' MAINTENANCE EASEMENT BETWEEN STRUCTURES

PER MAP BOOK 72, PAGE 49



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	250.00'	59.74'	59.60'	N 23°48'41" W	13°41'32"
C2	25.00'	26.63'	25.39'	N 00°08'21" W	61°02'11"

VICINITY MAP
(NOT TO SCALE)



SURVEY FOR:
McADAMS HOMES
LOT 40 (P.I.D. #3271-13-7513-0000) - SILO RIDGE SUBD. - PH. 2

GENERAL NOTES
1. THIS IS A PLOT PLAN.
2. PROPERTY IS ZONED: "PD" (PLANNED DEVELOPMENT).
3. BEARINGS FOR THIS MAP ARE REFERENCED TO MAP BOOK 74, PAGE 69.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
6. AREA BY COORDINATE GEOMETRY.
7. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
8. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
9. FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY APPEARS TO BE LOCATED IN A FLOOD HAZARD ZONE "X" (MINIMAL FLOOD RISK) PER FEMA FLOOD INSURANCE RATE MAP #3720327100 J, EFFECTIVE DATE: 2/16/07 #3720327100 K, PRELIMINARY DATE: 8/29/14.
10. ALL MAP & DEED REFERENCES SHOWN ARE PER PENDER COUNTY REGISTRY.

CERTIFICATE OF ACCURACY & MAPPING
I, THE UNDERSIGNED, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS LABELED; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1:10,000+; AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (TITLE 21, CH. 56, SEC. 1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9th DAY OF APRIL, 2024.

PRELIMINARY
NOT FOR RECORDING OR CONVEYANCE

MILES G. MCCALL III – PROFESSIONAL LAND SURVEYOR (L-3518)

JOB #P303230147
REF: #A303402623

LOT 40
SILO RIDGE SUBDIVISION – PHASE 2
RECOMBINATION PLAT (M.B. 74, PG. 69)
Topsail Township Pender County North Carolina

PLOT PLAN

TRANSYSTEMS
101 AUTUMN HALL DRIVE, SUITE 210, WILMINGTON, NORTH CAROLINA - P.I.D. 523 3715
COMPANY LICENSE #C-0483 COPYRIGHT © 2024 TRANSYSTEMS CORPORATION

X:\2022\00_ACS_Wilmington\A303402623 SE04.026.23_MCA Silo Ridge Platting\SVY\Survey CAD\Silo Ridge PH2 PLOT PLANS.dwg

VAR 2024-18

Attachment 8 – Building Permit

Pender County Inspections & Permitting

P.O. Box 1519
805 S. Walker Street
Burgaw, NC 28425
910-259-1201

15650 US HWY 17
Hampstead, NC 28443
(910) 270-2505

PERMIT NUMBER
RBLD-03751-2024
Issue Date: 04/19/2024

Permit Type: Residential Building

Parcel Number	Street Address	Township
3271-13-7513-0000	264 N Limehurst Ridge	Topsail

Owner Information		Applicant Information	
Name:	Silo Ridge, LLC	Name:	Kelly Jurusik
Address:	228 Main ST Venice CA 90291	Address:	6626 Gordon Road Wilmington NC 28411
Phone:	() -	Phone:	(910) 798-3006103
Email:		Email:	kelly@mcadamshomes.net

Work Class:

Residential Single Family

Project Description:

Silo Ridge SFR - Lakeview - 3BR 2BA - Lot 40

Property Description	Zoning District / Flood Zone
LT 40 PB 72/49 PH 2 SILO RIDGE SUBDIVISION	PD

Trade Contractor

Contact Type:	Plumbing Contractor	License #:	L.23986
Contractor:	Milam Plumbing, Inc.		
Email:	mpi@milamplumbing.com		
Contact Type:	Plumbing Contractor	License #:	23986
Contractor:	Milam Plumbing, Inc.		
Email:	mpi@milamplumbing.com		
Contact Type:	General Contractor	License #:	69907
Contractor:	McAdams Homes LLC		
Email:	grady@mcadamshomes.net		
Contact Type:	Mechanical Contractor	License #:	23160
Contractor:	Odyssey Mechanical, LLC		
Email:	andy.smith@odysseymechanical.com		
Contact Type:	Mechanical Contractor	License #:	L.08261
Contractor:	Odyssey Mechanical, LLC		
Email:	andy.smith@odysseymechanical.com		

Pender County Inspections & Permitting

P.O. Box 1519
805 S. Walker Street
Burgaw, NC 28425
910-259-1201

15650 US HWY 17
Hampstead, NC 28443
(910) 270-2505

PERMIT NUMBER

RBLD-03751-2024

Issue Date: 04/19/2024

Contact Type:	Mechanical Contractor	License #:	L.08261
Contractor:	Odyssey Mechanical, LLC		
Email:	andy.smith@odysseymechanical.com		
Contact Type:	Electrical Contractor	License #:	15199
Contractor:	T & T Electric Company		
Email:	tandtelectric156@gmail.com		

Pender County Inspections & Permitting

P.O. Box 1519
805 S. Walker Street
Burgaw, NC 28425
910-259-1201

15650 US HWY 17
Hampstead, NC 28443
(910) 270-2505

PERMIT NUMBER

RBLD-03751-2024

Issue Date: 04/19/2024

Permit Conditions	Required	Completed
	☐	

I, the undersigned, understand that the work done shall comply with the State Building Code and all other applicable State and local laws and local ordinances and regulations. I have also received a copy of this document and understand that it is my responsibility to inform this office of any change of contractor by completing and submitting a change of contractor form if necessary. I further understand that all inspection requests are to be made by me or my agent.

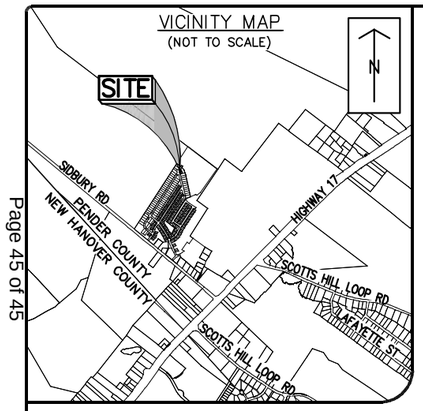
Inspections must be requested through the portal prior to 3pm.

ANY PERMIT ISSUED EXPIRES SIX (6) MONTHS AFTER ISSUANCE IF NO INSPECTIONS HAVE BEEN MADE. THIS PERMIT IS ISSUED IN COMPLIANCE WITH AND SUBJECT TO THE REQUIREMENTS OF GS 143-138-141, 143.2 & 143.3, GS 153A-350,352 & 355-374.

VAR 2024-18

Attachment 9 – Foundation Survey

VICINITY MAP
(NOT TO SCALE)



LEGEND

- EIR EXISTING IRON REBAR
- ADJOINING PROPERTY LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE

CERTIFICATE OF ACCURACY & MAPPING

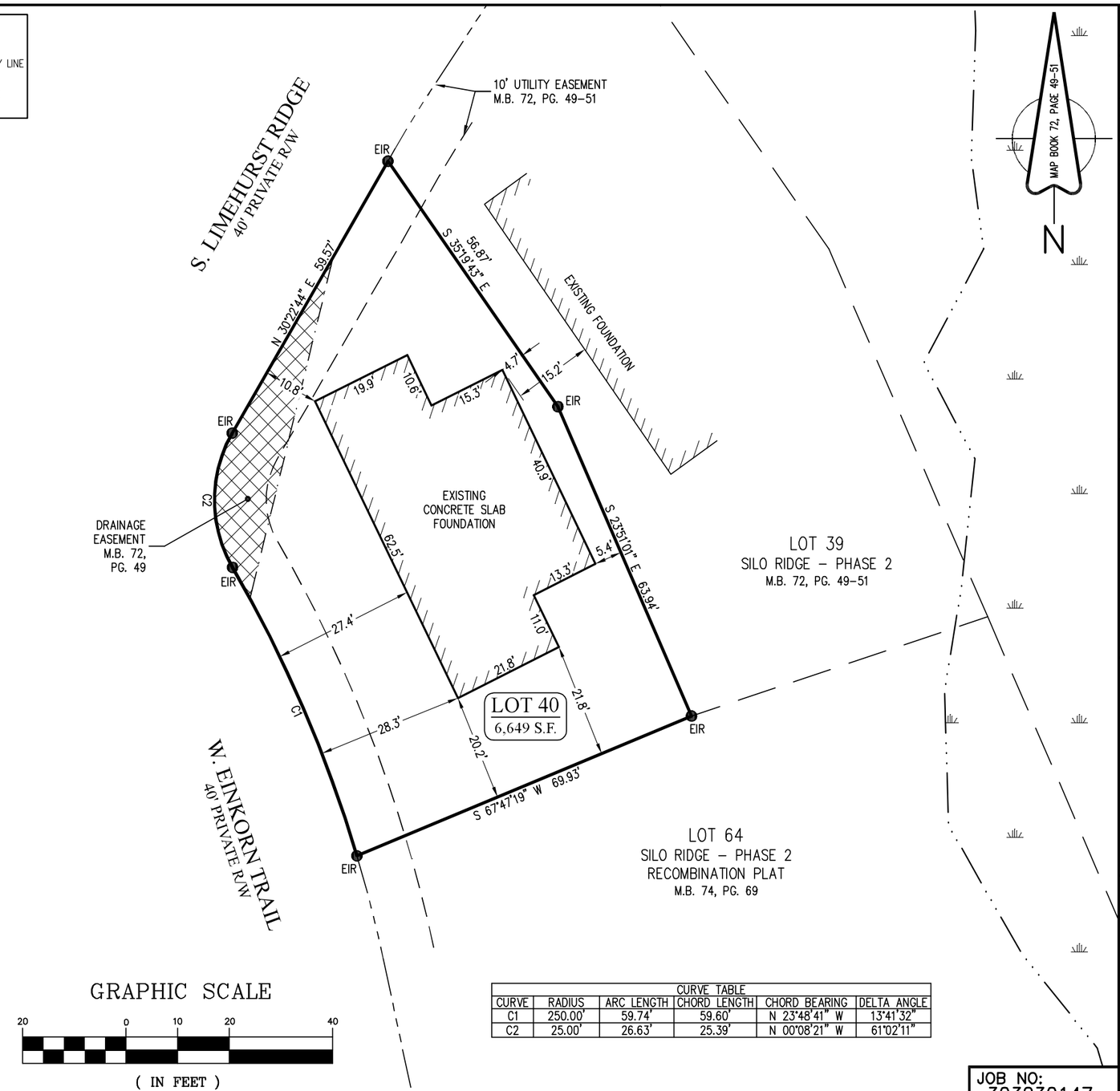
I HEREBY CERTIFY THAT THE FOUNDATION SURVEY OF THE EXISTING SITE SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE OBSERVABLE EVIDENCE THEREOF AT THE TIME OF THIS SURVEY; AS RECORDED IN MAP BOOK 72 ON PAGE 49; THAT THE RATIO OF PRECISION IS 1:10,000+ AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.1600)

MILES O. MCCALL III – PROFESSIONAL LAND SURVEYOR (L-3518)
THIS 20th DAY OF MAY, 2024

NORTH CAROLINA PROFESSIONAL SEAL L-3518 LAND SURVEYOR Miles O. McCall III

GENERAL NOTES

1. THIS IS A FOUNDATION SURVEY.
2. BEARINGS FOR THIS MAP ARE REFERENCED TO MAP CABINET 72, PAGE 49–51.
3. PROPERTY IS ZONED: PD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
6. AREA BY COORDINATE GEOMETRY.
7. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
8. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
9. FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP #3720327100 J, EFFECTIVE DATE FEBRUARY 16, 2007.
10. COUNTY PARCEL ID: 3271-13-7513-0000.
11. TOTAL SITE AREA: 0.15± ACRES
12. SITE ADDRESS: 264 S LIMEHURST RDG.



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	59.74'	59.60'	N 23°48'41" W	13°41'32"
C2	25.00'	26.63'	25.39'	N 00°08'21" W	61°02'11"

JOB NO: 303230147
REF: A303402623

NO.	REVISION	DATE	BY

DESIGNER: N/A
DRAWN BY: BRA
CHECKED BY: MOM
SCALE: 1" = 20'
DATE: 5/10/2024
JOB NO: 303230147
SHEET NO: 1/1

PREPARED FOR:
McADAMS HOMES

FOUNDATION SURVEY

LOT 40
SILO RIDGE SUBD. – PHASE 2
RECOMBINATION PLAT
TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA

TRANSYSTEMS
10 CAMPUS HILL DRIVE, SUITE 2 WILMINGTON, NORTH CAROLINA 28403 P: 910.313.1
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