

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

Seaview ATS Grandview Major Site Development Plan

Case Number: SDP 2022-353

Application Type: Major Site Development Plan

Applicant: Tanner Postal Commercial Real Estate, LLC

Owners: Francis C. Farley and Micheline J. Farley Trustees of the Francis and Micheline Farley Living Trust

Location: Across from the intersection of Grandview Dr. and US HWY 17 on the southbound side of US HWY 17.

Property ID #(s): 3293-32-4712-0000

Description: Development application for the construction of a gas station with convenience store.

Current Zoning: GB, General Business

Technical Review Committee Meeting: 08/03/2023

Board of County Commissioners/Planning Board Meeting: NA

Application Materials

Application Package
Site Plan

APPLICATION PACKAGE

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: 07/11/2023	Permit Number:	Permit Fee: 250.00	Invoice Number: 00034473
*Zoning Approval ONLY: YES / NO		Final Zoning Compliance Approved: YES / NO / N/A	
Type of Site Development Plan:	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Minor	
SECTION 1: GENERAL INFORMATION			
Applicant's Name:	Tanner Postal Commercial Real Estate, LLC	Property Owner's Name:	Francis C. Farley and Micheline J. Farley, Trustees of the Francis and Micheline Farley Living Trust
Applicant's Address:	621 NW 53rd St, Suite 320	Property Owner's Address:	7205-404 Wrightsville Ave
City, State, & Zip	Boca Raton, Fl 33487	City, State, & Zip	Wilmington, NC 28403
Phone Number:		Phone Number:	
Email Address:	rob@impeccabledevelopment.com	Email Address:	howard@capefearcommercial.com
Legal relationship of applicant to land owner:	Applicant is under contract to purchase the property.		
SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	3293-32-4712-0000	Total property acreage:	10.11 acres
Zoning :	GB	Acreage to be disturbed:	5.5 acres
Directions to Site:	West side of Hwy 17 directly across from the intersection of Hwy 17 and Grandview Dr.		
Lot Size:	TBD	Sq Ft of Building:	TBD
Building Height:	TBD		
Setbacks	Front: 25'	Side: 10'	Rear: 10'
NAICS Code/Use:	TBD		
Business Name:	TBD		
Describe activities to be undertaken on project site:	Construction of a commercial building including surface level parking, lighting, landscaping, stormwater control measures, and utility connections for private use.		
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	TBD	TBD	TBD

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

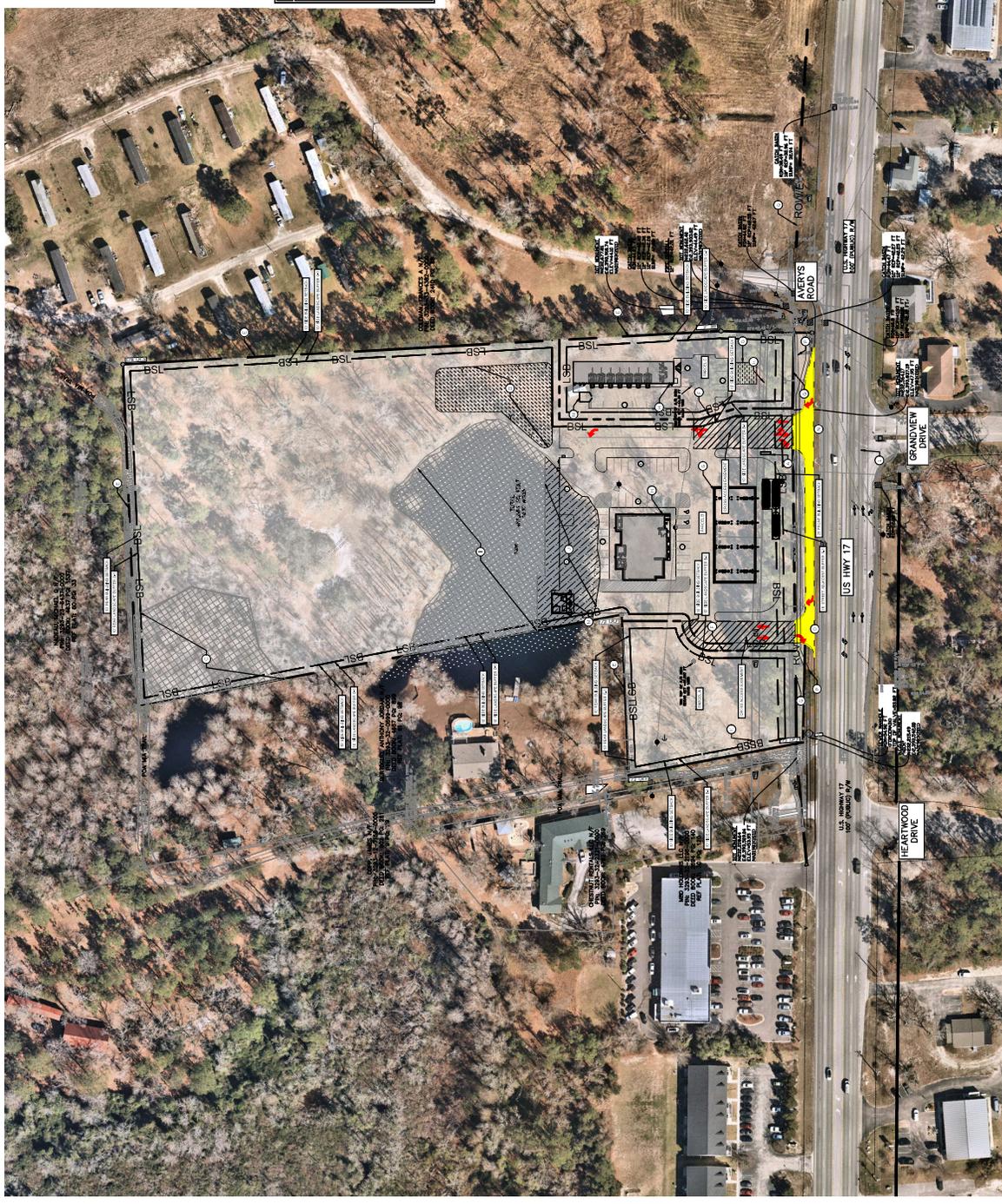
**Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...*

SECTION 4: ADDITIONAL COMMENTS	

DocuSigned by:
John Tanner
C3C6440B-6142-4FE1-BDE9-569292B3DD26

SECTION 5: SIGNATURES			
Applicant:		Date:	
Owner:	<i>[Signature]</i>	Date:	<i>9/10/2023</i>
Planning Staff:	<i>Taylor Davis</i>	Date:	07/11/2023

SITE PLAN(S)



REQUIRED BUFFERS	
BUFFERS:	SEE CODED ZONE WITH CONCEPT SITE PLAN FOR BUFFER REQUIREMENTS.
ALL	100' BUFFER FROM ALL DEVELOPMENTS THAT ARE SUBJECT TO ANY BUFFER REQUIREMENTS.
BU1	10' BUFFER FROM EXISTING OR PROPOSED UTILITY LINES AND GRADES COVERED BY A PERMITS AND/OR CONCEPT SITE PLAN. THE BUFFER SHALL BE MEASURED FROM THE BASE OF ANY TREE, PER 100' LINEAR FEET OF TREE CANOPY COVERED BY PERMITS AND/OR CONCEPT SITE PLAN. DEVELOPMENTS THAT ARE SUBJECT TO ANY BUFFER REQUIREMENTS SHALL BE MEASURED FROM THE BASE OF ANY TREE, PER 100' LINEAR FEET.
BU2	10' BUFFER FROM EXISTING OR PROPOSED UTILITY LINES AND GRADES COVERED BY A PERMITS AND/OR CONCEPT SITE PLAN. THE BUFFER SHALL BE MEASURED FROM THE BASE OF ANY TREE, PER 100' LINEAR FEET.
BU3	10' BUFFER FROM EXISTING OR PROPOSED UTILITY LINES AND GRADES COVERED BY A PERMITS AND/OR CONCEPT SITE PLAN. THE BUFFER SHALL BE MEASURED FROM THE BASE OF ANY TREE, PER 100' LINEAR FEET.
BU4	10' BUFFER FROM EXISTING OR PROPOSED UTILITY LINES AND GRADES COVERED BY A PERMITS AND/OR CONCEPT SITE PLAN. THE BUFFER SHALL BE MEASURED FROM THE BASE OF ANY TREE, PER 100' LINEAR FEET.
BU5	10' BUFFER FROM EXISTING OR PROPOSED UTILITY LINES AND GRADES COVERED BY A PERMITS AND/OR CONCEPT SITE PLAN. THE BUFFER SHALL BE MEASURED FROM THE BASE OF ANY TREE, PER 100' LINEAR FEET.

SITE DATA TABLE	
PROJECT TITLE:	SEAVIEW COMMERCIAL
APPLICANT(S):	IMPECABLE DEVELOPMENT
OWNER(S):	FARLEY FRANCES C TRUSTEES
CIVIL ENGINEER:	KIMLEY-HORN & ASSOCIATES, INC. 3380 SAM HOUSTON BLVD. SUITE 1000 HOUSTON, TX 77057
TAX PARCEL ID:	3380SAM100000
TOTAL SITE AREA:	1937 AC
DEVELOPABLE LAND AREA:	1937 AC
PROPOSED USE:	COMMERCIAL
MAX. ALLOWABLE BLDG. HEIGHT: 40'	
NUMBER OF HISTORICAL STRUCTURES ON SITES: 0	
FRONT SETBACK:	0'
SIDE SETBACK:	10'
REAR SETBACK:	10'
STREET A:	RESIDENTIAL C
STREET B:	OTHER: B

PARCEL DATA TABLE		
PARCEL ID:	PAD PROPOSED USE:	PROPOSED BUILDING USE:
PARCEL A:	0.51 AC	TRUCK
PARCEL B:	0.51 AC	CONVENIENCE STORE (W/ AUTOMOBILE REPAIR)
PARCEL C:	0.91 AC	CONVENIENCE STORE (W/ AUTOMOBILE REPAIR)

TRAFFIC DATA TABLE				
LAND USE:	INTENSITY:	DAILY TRIPS:	AN PEAK HOUR TRIPS:	TRIP RATE:
EXISTING TRUCK STOP:	3,500 SF	1,037	106	111
EXISTING CONVENIENCE STORE:	1,000 SF	1,000	500	430
EXISTING GAS STATION:	1,000 SF	1,000	500	546
TOTAL:		3,500	2,066	

PARKING CALCULATIONS SUMMARY				
PARCEL ID:	USE:	MINIMUM REQUIRED:	MINIMUM PROVIDED:	MAXIMUM PROVIDED:
A:	TRUCK STOP:	100	100	100
B:	CONVENIENCE STORE:	27	27	27
C:	CONVENIENCE STORE:	27	27	27
TOTAL:		154	154	154

SITE PLAN KEY NOTES

- CONSTRUCTION PERMITS REQUIRED.
- EXISTING TRUCK STOP TO REMAIN "NOT USED".
- EXISTING CONVENIENCE STORE TO REMAIN "NOT USED".
- EXISTING GAS STATION TO REMAIN "NOT USED".
- EXISTING TRUCK STOP TO REMAIN "NOT USED".
- EXISTING CONVENIENCE STORE TO REMAIN "NOT USED".
- EXISTING GAS STATION TO REMAIN "NOT USED".
- EXISTING TRUCK STOP TO REMAIN "NOT USED".
- EXISTING CONVENIENCE STORE TO REMAIN "NOT USED".
- EXISTING GAS STATION TO REMAIN "NOT USED".
- EXISTING TRUCK STOP TO REMAIN "NOT USED".
- EXISTING CONVENIENCE STORE TO REMAIN "NOT USED".
- EXISTING GAS STATION TO REMAIN "NOT USED".
- EXISTING TRUCK STOP TO REMAIN "NOT USED".
- EXISTING CONVENIENCE STORE TO REMAIN "NOT USED".
- EXISTING GAS STATION TO REMAIN "NOT USED".



SEAVIEW COMMERCIAL - CONCEPT SITE PLAN

DATE: 06/30/2023

SHEET 1 of 1



Kimley-Horn & Associates, Inc.
200 South Fwy Blvd, Suite 200
Houston, TX 77057
Phone: 281-293-3333

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



VICINITY MAP
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS SHOWN IN THE TITLE BLOCK AND THIS DOCUMENT MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE CLIENT'S AUTHORIZATION. ADDITIONAL FEES WILL BE CHARGED FOR ANY REPRODUCTION OR TRANSMISSION.

NOTES
1. DATE OF FIELD WORK MAY 2023
2. THIS PLAT IS TO BE LOCATED IN FLOOD ZONE "A" & "X"
3. LOT APPEARS TO BE LOCATED IN FLOOD ZONE "A" & "X"
4. AS SHOWN ON FLOOD MAP 372032800J, DATED SEPTEMBER 10, 2009 AND IS SUBJECT TO FUTURE REVISIONS
5. SETBACKS TO BE SHOWN PER "GB" ADDITIONAL COMMUNITY SETBACKS MAY APPLY
6. REAR: 10'
7. SIDE: 10'
8. FRONT: 10'
9. PRESENT ZONING TABLE FOR MORE INFORMATION REGARDING SETBACKS
10. SUBJECT TO ANY TITLE REPORT DISCLOSURE NOT SUPPLIED.
11. PIN: 3285-32-472-0000

REFERENCES
PLAT BOOK 61 PAGE 86
PLAT BOOK 60 PAGE 33
PLAT BOOK 59 PAGE 24
PLAT BOOK 57 PAGE 29
PLAT BOOK 30 PAGE 120
PLAT BOOK 26 PAGE 71
DEED BOOK 365 PAGE 14 (NATURAL GAS EASEMENT)
DEED BOOK 475 PAGE 519
DEED BOOK 4759 PAGE 519
-PROPOSED RIGHT OF WAY CHANGE PER JOB U5732 SHEET 15

DATE OF ORIGINAL: JUNE 9, 2023
REVISION: DATE
REVISION: DATE
REVISION: DATE
REVISION: DATE

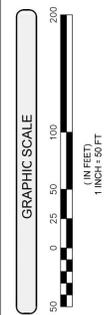


Spartina Surveying
BOLTON & MENK, INC.

BOUNDARY TOPOGRAPHIC SURVEY
OF
10.37 AC LOCATED ALONG HWY 17
LOCATED IN TOPSAIL TOWNSHIP
PENDER COUNTY, NORTH CAROLINA
PREPARED FOR
IMPECCABLE DEVELOPMENT
JUNE 13, 2023

SURVEYED AND MAPPED BY
SPARTINA SURVEYING - BOLTON & MENK, INC.
802 MAIN STREET, CONWAY SC 29626
PHONE: 843-340-0285 / OFFICE 843-488-1040
JOB# 2684-23147
BROT: FARLEY_HAMSTEAD.DWG
DATE: 06/20/2023

C101 - EXISTING CONDITIONS
06/20/2023



- LEGEND**
- IFP = IRON PINE FOUND
 - LSK = IRON REBAR FOUND
 - CP = CALCULATED POINT
 - BOLLARD
 - WATER METER
 - WATER VALVE
 - WATER VALVE MARKER
 - STONE MANHOLE
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
 - POWER POLE
 - LIGHT POLE
 - TRANSMITTER
 - ELECTRIC MAST
 - GUY WIRE
 - GAS METER
 - GAS VALVE
 - COMMUNICATIONS MARKER
 - TRAFFIC MAST
 - UTILITY MARKER FIBER OPTIC
 - UNDERGROUND WATER
 - UNDERGROUND SEWER
 - UNDERGROUND ELECTRIC
 - UNDERGROUND GAS
 - UNDERGROUND COMMUNICATIONS

COLEMAN, FRANCES A N/F
PIN: 3293-32-2196-0000
DEED BOOK: 2410 PG. 88

BERTELLO, ANTHONY, OSCAR N/F
PIN: 3293-32-0599-0000
DEED BOOK: 4657 PG. 899
REF PLAT: 61 PG. 96

OSORP, JAMES N/F
PIN: 3293-32-2196-0000
DEED BOOK: 802 PG. 281
REF PLAT: 9 PG. 29

CHESTNUT RENTALS LLC N/F
PIN: 3293-32-2321-0000
DEED BOOK: 4792 PG. 269

MBD HOLDINGS LLC N/F
PIN: 3293-32-2196-0000
DEED BOOK: 4792 PG. 120

NADEAU, MICHAEL G N/F
PIN: 3293-32-0437-0000
DEED BOOK: 60 PG. 33

1/2" ACADAMY OF ARCHES & LOGS
1" 6000 PER PG. 81 PG. 96

1/2" ACADAMY OF ARCHES & LOGS
1" 6000 PER PG. 81 PG. 96

1/2" ACADAMY OF ARCHES & LOGS
1" 6000 PER PG. 81 PG. 96

1/2" ACADAMY OF ARCHES & LOGS
1" 6000 PER PG. 81 PG. 96

1/2" ACADAMY OF ARCHES & LOGS
1" 6000 PER PG. 81 PG. 96

1/2" ACADAMY OF ARCHES & LOGS
1" 6000 PER PG. 81 PG. 96

1/2" ACADAMY OF ARCHES & LOGS
1" 6000 PER PG. 81 PG. 96

1/2" ACADAMY OF ARCHES & LOGS
1" 6000 PER PG. 81 PG. 96

1/2" ACADAMY OF ARCHES & LOGS
1" 6000 PER PG. 81 PG. 96

1/2" ACADAMY OF ARCHES & LOGS
1" 6000 PER PG. 81 PG. 96

1/2" ACADAMY OF ARCHES & LOGS
1" 6000 PER PG. 81 PG. 96

1/2" ACADAMY OF ARCHES & LOGS
1" 6000 PER PG. 81 PG. 96

1/2" ACADAMY OF ARCHES & LOGS
1" 6000 PER PG. 81 PG. 96

1/2" ACADAMY OF ARCHES & LOGS
1" 6000 PER PG. 81 PG. 96

I, F. WILLIAM FAREY, IV, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND THAT THE SURVEYING AND MAPPING WAS ACCURATE AND COMPLETED WITH THE PRECISION IS 1:10,000. AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL



NO.	REVISIONS	DATE	BY

Kimley-Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 200 SOUTH TRYON ST. SUITE 200 CHARLOTTE, NC 28202
 PHONE: 704.361.3131
 WWW.KIMLEY-HORN.COM
 NC LICENSE #1102

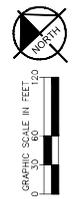
NOT FOR CONSTRUCTION

PROJECT	11715008
DATE	08/20/2023
SCALE	AS SHOWN
DESIGNED BY	AMR
DRAWN BY	AMR
CHECKED BY	AMR
DATE	08/20/2023

TOPOGRAPHIC MAP

SEAVIEW COMMERCIAL
 PREPARED FOR
HAMPSTEAD IMPREGCABLE DEVELOPMENT

SHEET NUMBER
C201



This document, together with the contract and design presentation, shall constitute the entire agreement between the client and the consultant. No other conditions, specifications, or drawings shall be used in the project unless they are specifically referred to in this contract. The consultant shall be held responsible for the accuracy of the information provided in this document. The consultant shall not be held responsible for the accuracy of the information provided in this document.

UTILITY KEYNOTE LEGEND

①	SANITARY SEWER KEYNOTES
②	EXISTING SANITARY SEWER MANHOLE (DUB NOT FIELD USE)
③	NOT USED
④	PROPOSED SANITARY SEWER LINE
⑤	PROPOSED SANITARY PUMP STATION
⑥	DOMESTIC WATER LINE DISTRIBUTION KEYNOTES
⑦	EXISTING 12" PVC PRINCE GEORGE WATER LINE
⑧	HORIZONTAL SECTIONAL LINE ACROSS SHOWN TO EXISTING WATER MAIN & TAP
⑨	APPROXIMATE LOCATION OF PROPOSED STP WATER LINE
⑩	APPROXIMATE LOCATION OF OUTPARCEL WATER LINE CONNECTIONS
⑪	STORMWATER MANAGEMENT KEYNOTES
⑫	APPROXIMATE PROPOSED 18" OR 24" VET POND
⑬	PROPOSED FUTURE STORM CONNECTION
⑭	NOT USED
⑮	NOT USED
⑯	APPROXIMATE LOCATION OF PROPOSED CATCH BASIN
⑰	APPROXIMATE LOCATION OF PROPOSED FLARED END SECTION
⑱	APPROXIMATE LOCATION OF PROPOSED OUTLET CONTROL STRUCTURE
⑲	NOT USED
⑳	APPROXIMATE LOCATION OF PROPOSED ROOF DRAIN

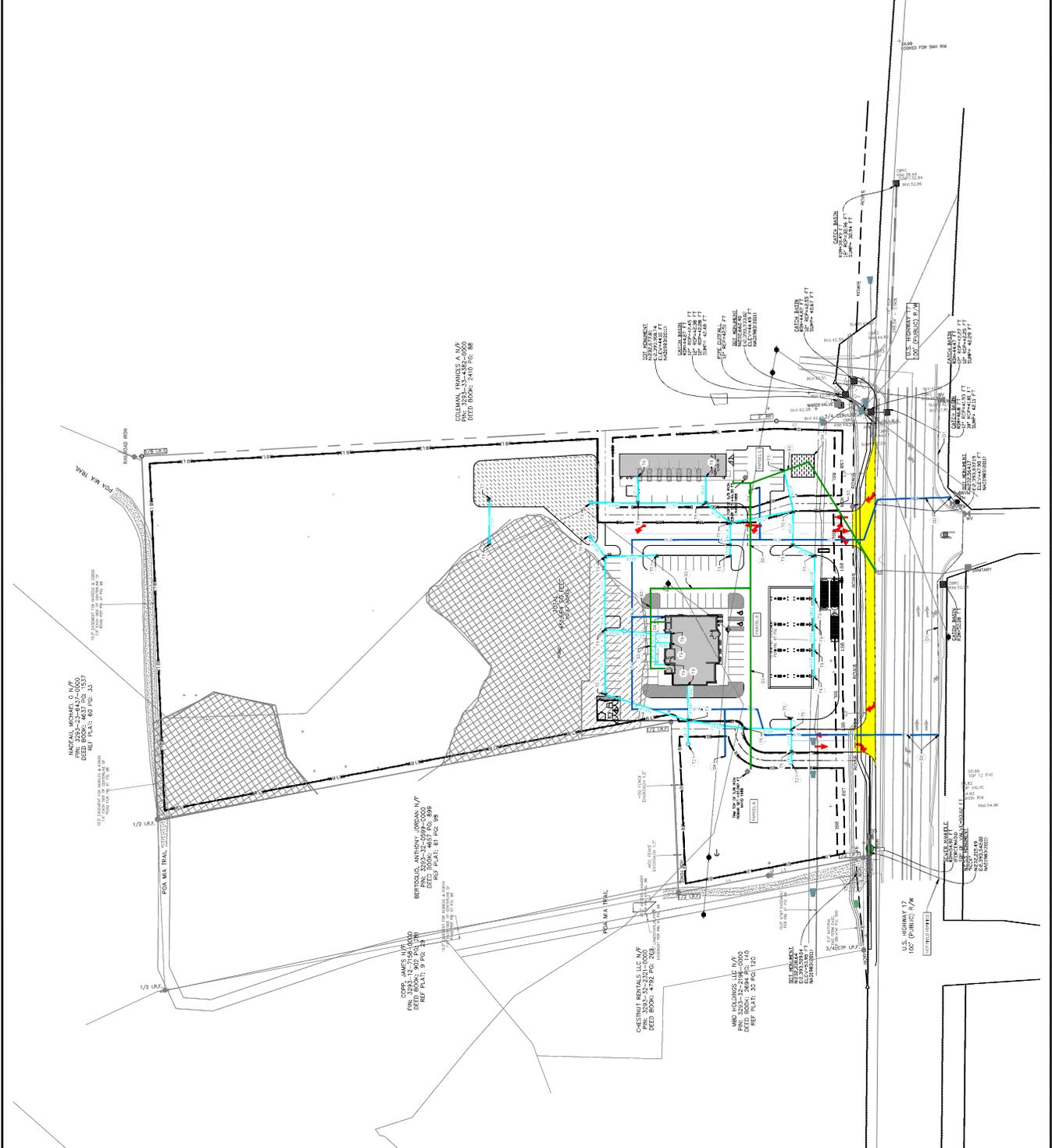
Kimley-Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC. ALL RIGHTS RESERVED.
 205 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
 WWW.KIMLEY-HORN.COM
 PHONE: 704.376.1311
 NC LICENSE #4102

NOT FOR CONSTRUCTION

SEAVIEW COMMERCIAL
 PREPARED FOR
 IMPREGCABLE DEVELOPMENT
 HAMPSHIRE

SHEET NUMBER
C401



NO.	REVISIONS	DATE	BY

Kimley-Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 205 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
 PHONE: (704) 366-1311
 WWW.KIMLEY-HORN.COM
 NC LICENSE #41202

NOT FOR CONSTRUCTION

PROJECT	11715008
DATE	09/20/2023
SCALE	AS SHOWN
DRAWN BY	AMR
CHECKED BY	ACK

SITE PHASING PLAN

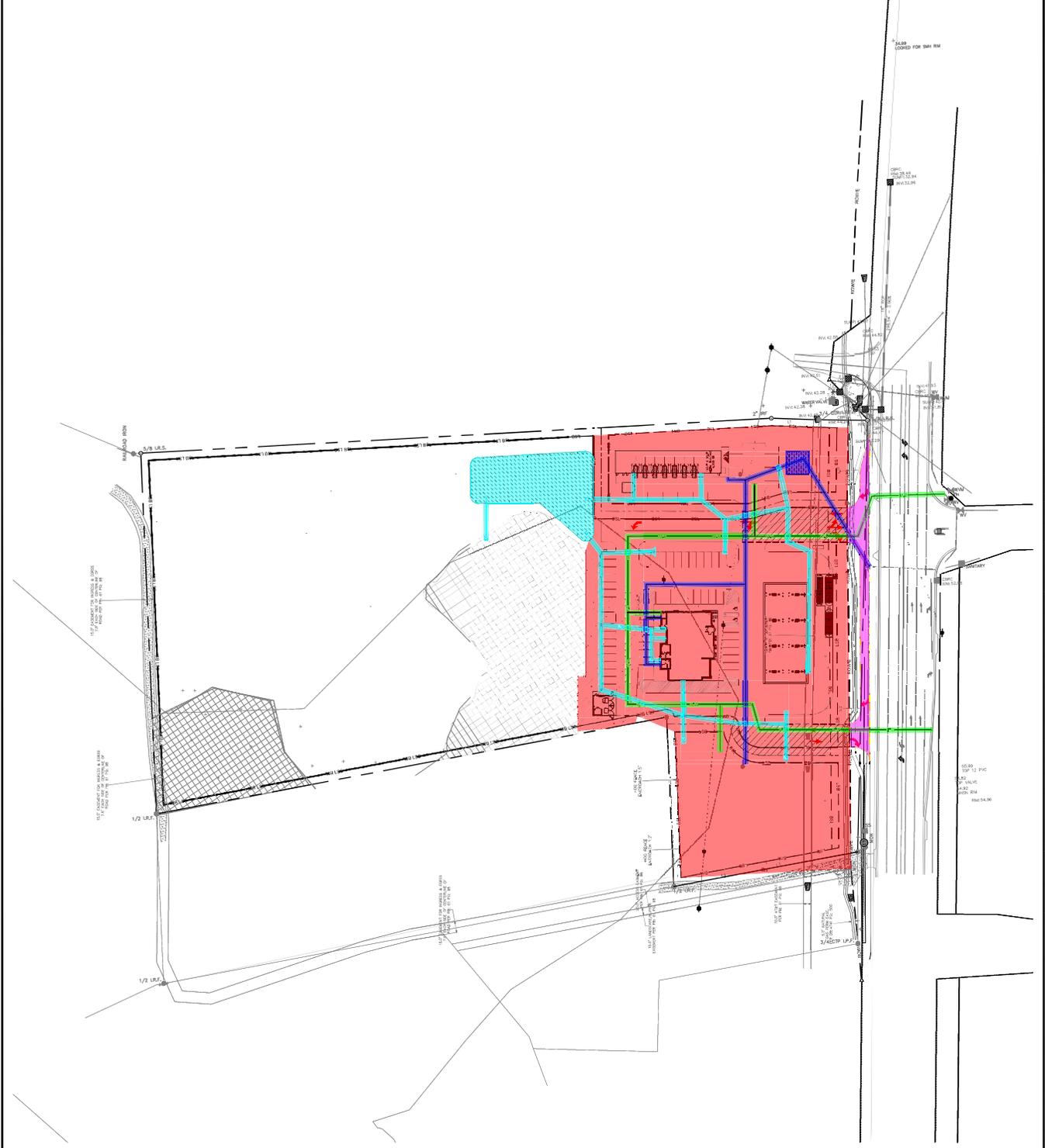
SEAVIEW COMMERCIAL
 PREPARED FOR
HAMPSTEAD IMPREGCABLE DEVELOPMENT

SHEET NUMBER
C501



PHASING LEGEND

PHASE 1	PHASE 2	PHASE 3
PHASE 1A - INFRASTRUCTURE (OFFSITE) WATER LOOP INSTALLATION	PHASE 2A - OFFSITE ROADWAY IMPROVEMENTS	PHASE 3A - OUTPARCEL VERTICAL CONSTRUCTION
PHASE 1B - INFRASTRUCTURE (OFFSITE) WATER INSTALLATION AND SCUMS	PHASE 2B - OFFSITE ROADWAY IMPROVEMENTS	
PHASE 1C - INFRASTRUCTURE (OFFSITE) WATER STATION IMPROVEMENTS		



This document together with the records and design presentation thereon, as an instrument of service, is herewith offered for public inspection and shall be available for public review and comment. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. It is intended only for the specific purpose and shall not be used for any other purpose. © 2023 Kimley-Horn and Associates, Inc. All rights reserved. No part of this document may be reproduced without the prior written permission of Kimley-Horn and Associates, Inc. with the exception of the 811 logo and text.



June 9, 2023

Megan Serian
200 S Tryon St, Suite 200
Charlotte, NC 28202

RE: Commercial Property Proposed Location:
Parcel ID#-3295-32-4712-0000
Hampstead, NC

Dear Ms. Serian:

This letter is in response to your request for information on the availability of service at the above listed project, location or development by AT&T.

This letter acknowledges that the above referenced project, location, or development is located in an area served by AT&T Fiber Broadband Services. Any service arrangements for the listed project, location, or development, will be subject to later discussions and agreements between the developer and AT&T.

Please be advised that this letter is not a commitment by AT&T to provide service to project, location or development.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,
Christine C. Casper
Senior Planning and Engineering
910-341-7664
christine.casper@att.com



PLURIS

656
P.O. Box 995
Hampstead, NC 28443
Phone: 910.663.3776
Fax: 910.239.1279

Active Leasing Project Manager

June 28, 2023

RE: Water Availability - Off Hwy 17
Water 1203132-1711-0000
Hampstead, NC 28443
Rocky Point/Topsail Water & Sewer District

Alex M. Rodriguez, E.I.
Kimberly-Hem
1000 US Highway 17
Chatham, NC 28520

To whom it may concern,

This letter is written confirmation that Pender County Utilities (PCU) has an existing water service to the above listed project, location or development. This water availability is on a first-come first-served basis. We look forward to seeing the progress of your project, and please feel free to contact us with any questions you may have.

Thanks.

Sincerely,

Kellie Leubner
Public County Utilities
Project Manager

Rodriguez, Alex M.

From: Kaarin Williams <ka.williams@pluris.com>
Sent: Tuesday, June 13, 2023 11:13 PM
To: Alex M. Rodriguez
Cc: Kimbrell, Alex
Subject: RE: Highway 17 and Grandview Dr - Hampstead, NC
202309312401029.pdf

Hiy Alex - hope you're doing great!

Yes - sewer service is available through Pluris for this project area as well. This is a 10' sewer from main and is on the same side of Hwy 17 as your property (west side of Hwy 17 or along the backhoe road).

Connection would be to the force main - you would need a pump station and anything within your project would be a gravity sewer. I will be happy to discuss this with you further if you have any questions.

Please let me know if you need anything else.

Wishing you a great week.

Kaarin Williams
Development Coordinator



Pluris, LLC
7800-352-FH1 Oak 3, B #10278-7653 / F 910-327-0374
1005 Hwy 210 Steaks Ferry, NC 28440

This service is subject to the Pluris Holdings need/demand.
Effective immediately, as part of the permitting process, all applicants issued a sewer permit will be required to provide Pluris a copy of the related building permit before a Certification of Completion (COC) will be issued. This is to ensure that all projects are completed in accordance with local inspection. *****TURNDOWN TIME FOR ALL COC INSPECTION REQUESTS IS UP TO 2 WEEKS*****

From: Rodriguez, Alex M. <alex.rodriguez@kimleyhorn.com>
Sent: Monday, June 12, 2023 4:54 AM
To: kaarin.williams@pluris.com
Cc: alex.rodriguez@kimleyhorn.com
Subject: Highway 17 and Grandview Dr - Hampstead, NC

NOT FOR CONSTRUCTION



© 2023 KIMLEY HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
WWW.KIMLEYHORN.COM
NC LICENSE #1202

Table with project details: KM PROJECT, DATE, SCALE, DESIGNER, DRAWN BY, CHECKED BY.

SUPPLEMENTAL INFORMATION

SEAVIEW COMMERCIAL
PREPARED FOR
HAMPSDEAD DEVELOPMENT

SHEET NUMBER
C901



US 17/Grandview Commercial Traffic Impact Analysis (TIA) scope

Please contact me at (910) 343 - 3917 with any questions regarding this scope.

Sincerely,
Janet Johnson, II
Engineering Associate
Wilmington UrbanArea MPO

Attachments: Traffic Impact Analysis Supplemental Guidelines - September 28, 2022
Scoping request letter (provided by Kimley Horn)

- E: Kristin Spinks, PE District Engineer, NCDOT
Doug Babin, Deputy District Engineer, NCDOT
Jesi Leonard, PE Assistant Division Maintenance Engineer, NCDOT
Stewart Mathis, PE Deputy Division Traffic Engineer, NCDOT
Krupa Kulkarni, Senior Assistant Division Traffic Engineer, NCDOT
Bryce Cox, Assistant Traffic Engineer, NCDOT
Daniel Adams, Director Planning & Community Development
Taylor Davis, Corridor Planning & Community Development
Scott A. James, PE, Transportation Planning Engineer, WMPO

US 17/Grandview Commercial Traffic Impact Analysis (TIA) scope

- i. Site Trip Generation, Site Trip Distribution and Background Traffic Assumptions
- ii. Site Trip Generation Estimate - use 17th Edition rates
- iii. Site Trip Distribution - to be submitted and approved prior to use in TIA
- iv. Adjunct Development (approved but not yet fully built):
 - Camino Real
 - Advanced Subdivision (17 lots)
 - Flexible Storage (mini-storage adjacent to Camino Real)
- Planned Roadway Improvements
 - U - S72 conversion of US 17 to reduced conflict intersection
 - U - S72 conversion of US 17 to reduced conflict intersection
- Background Traffic Assumptions
 - Growth Year: 2025
 - Build Year: 2025

2. Capacity Analysis: Weekday AM & PM Peak Hour

- a) Technical Analysis
 - i. 2023 Existing
 - Existing + 1% background growth + approved developments
 - ii. 2025 Future No Build
 - Existing + 1% background growth + approved developments + site trips
 - iii. 2025 Build Conditions w/ Mitigation
 - Existing + 1% background growth + site trips + improvements

3. Final Report Submittal:

- a) Completed TIA Application
- b) Signed and sealed by a Professional Engineer
- c) Final report scope to include Part of the analysis output files and Synchro analysis files in digital format

4. Notes:

- a) This scope shall remain valid for three months from the date of this letter.
- b) Please note that if any changes occur (including but not limited to land use, intensity, phasing, and/or site access) additional analysis may be required.



300 Crystal Street
Wilmington, NC 28402
Phone: 910.341.7200
Fax: 910.341.7201
www.wmponc.org

June 5, 2023
Mr. Tyler O'Ferral, PE
Kimley Horn Associates
421 Fayetteville Street, Suite 600
Raleigh, NC 27601

RE: Scope approval for the Traffic Impact Analysis (TIA) associated with the proposed US 17/Grandview Commercial Development in Pender County, NC.

Dear Mr. O'Ferral,
According to the information provided, and conversations held to date, it is our understanding that the proposed development has a build year of 2023 and will consist of:

- o ITE Land Use Code: 134 Fast Food Restaurant with Drive Thru - 3,500 SF
- o ITE Land Use Code: 943 Convenience Store/Drug Store - 10,471,251 SF

Below please find the scope to be used for the Traffic Impact Analysis:

1. Data Collection - Analysis Parameters:

- a) Study Intersections
 - i. For existing intersections, provide turning movement counts for weekday AM (7:00am-9:00am) and PM (4:00pm-6:00pm) peak periods. Provide peak period turning movement counts for proposed development.
 - 1) US 17 and SR 1302, Grandview Drive/Site Access #1 (full movement) - proposed traffic signal
 - 2) US 17 and Proposed Site Access #2, (Right-in/Right-out)

Wilmington Urban Area Metropolitan Planning Organization

City of Wilmington • Pender County • Town of Oak Beach • Town of Whitehall Beach
County of New Hanover • Town of Beaufort • Town of Leland • Town of Lenoir • County of Brunswick
County of Currituck • Cape Fear Public Transportation Authority • North Carolina Department of Transportation

This document requires either the electronic or paper presentation, as an instrument of service. It represents either the specific project or that for which it was prepared. There is no representation or warranty on the document other than information and statements contained herein and no liability for the project and document.