

# 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](http://www.pendercountync.gov)

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## Application Information Oak Ridge Master Development Plan Revision

**Case Number:** MDP-2024-70

**Application Type:** Master Development Plan Revision

**Applicant:** Oak Ridge Properties at Olde Point, LLC

**Owners:** Oak Ridge Properties at Olde Point, LLC

**Location:** The subject properties are located on the eastern side of US HWY 17 between its intersections of Country Club Drive to the south and Ravenswood Road to the north in the Topsail Township.

**Property ID #(s):** 3293-75-6761-0000, 3293-75-8990-0000, 3293-86-0069-0000, 3293-85-1925-0000, 3293-85-2836-0000, & 3293-85-3750-0000.

**Description:** Oak Ridge Properties at Olde Point, LLC, applicant and owner, is requesting approval of a revision to the Oak Ridge at Olde Point Master Development Plan to add Offices of Real Estate Agents and Brokers (2007 NAICS 531210) and Commercial Banks (2007 NAICS 522110) to the permitted uses within the previously approved Master Development Plan.

**Current Zoning:** PD, Planned Development

**Technical Review Committee Meeting:** N/A

**Planning Board Meeting:** 8/6/2024

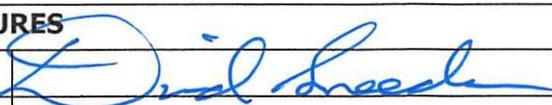
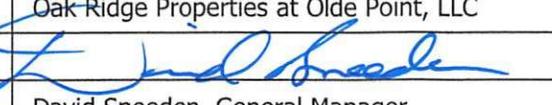
### Application Materials

Application & Narrative  
Site Plan

# **MDP 2024-70**

## **Oak Ridge Master Development Plan Revision Application & Narrative**

## APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP MDP-2024-00070	Date	7/8/2024
Application Fee	\$ 250.00	Invoice Number:	00041522
Pre-Application Conference	N/A	Hearing Date	8/6/2024
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Oak Ridge Properties at Olde Point, LLC	Owner's Name:	Same as Applicant
Applicant's Address:	519 Market Street	Owner's Address:	Same as Applicant
City, State, & Zip	Wilmington, NC 28401-4634	City, State, & Zip	Same as Applicant
Phone Number:	910-520-7522	Phone Number:	Same as Applicant
Email Address:	david.sneeden@gmail.com	Email Address:	Same as Applicant
Legal relationship of applicant to land owner: Owner is Applicant.			
SECTION 2: PROJECT INFORMATION			
Type of Master Development Plan	<input type="checkbox"/> Residential <i>RP, PD, RM MH District</i>	<input type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i>	<input checked="" type="checkbox"/> Mixed Use <i>PD</i>
Property Identification Number (PIN):	3293-75-6761-0000, 3293-75-8990-0000, 3293-86-0069-0000, 3293-85-1925-0000, 3293-85-2836-0000, and 3293-85-3750-0000	Total property acreage:	± 6.83
Zoning Classification:	PD	Acreage to be disturbed:	N/A, Change of permitted use in approved MDP
Water Provider	Pender County Utilities	Wastewater Provider:	Pluris
Project Address :	17064 US Highway 17, Suite C, Hampstead, Pender County, NC		
Description of Project Location:	17064 US Highway 17, Suite C, Hampstead, Pender County, NC (located within an existing building in the Oak Ridge Properties at Olde Point MDP).		
Describe activities to be undertaken on project site:	Please see attached Exhibit A.		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	7/5/24
Applicant's Printed Name	David Sneeden, General Manager, Oak Ridge Properties at Olde Point, LLC	Date:	
Owner's Signature		Date:	7/5/24
Owner's Printed Name	David Sneeden, General Manager, Oak Ridge Properties at Olde Point, LLC	Date:	

## Exhibit A to MDP Modification Application

### Project Narrative

This is a requested Revision to the Master Development Plan (MDP) for Oak Ridge Properties at Olde Point, which project was previously approved by the Pender County Planning Board. The Applicant/Property Owner is requesting a modification to allow the addition of Offices of Real Estates Agents and Brokers (2007 NAICS Code = 531210) and Commercial Banks (2007 NAICS Code = 522110) as additional permitted uses under the MDP. The reason for this modification request is to add a real estate office within an existing multi-tenant building in a suite that was previously designated for a small restaurant and to have the option of possibly adding a bank to the development in the future.

The proposed modification will not have any negative effect on the surrounding properties and is a reasonable and customary use within a mixed-use development. The modification is to allow for the opportunity for two additional uses to the already approved development.

Adding the requested additional uses to the approved MDP is consistent with the Neighborhood Mixed-Use designation for this property on the Pender County Future Land Use Map. According to the Pender County Comprehensive Land Use Plan, the desired uses for this Future Land Use designation include professional offices. The Comprehensive Land Use Plan further states that “[t]his future land use category should be composed of a mixture of integrated commercial, office, institutional, and single-family residential uses.” Comprehensive Plan p. 5-17 (emphasis added).

The requested modification is also consistent with the following Comprehensive Land Use Plan Policies:

- Policy 5.1.D: Focused Growth and Development: The County supports a growth pattern that includes low density single-family residential communities, but also allows for the strategic placement of higher density residential, mixed uses, and commercial development to accommodate and support future population growth, where necessary infrastructure exists or is planned.
- Policy 5.1.H: Mixed Use Development: The County supports a wide range of commercial and residential development at varying intensities, when appropriately located, and provided that impacts to adjacent property owners and traffic congestion is mitigated.
  - Recommend Action 5.1.H.1: Consider establishing Mixed Use zoning districts consistent with the County’s future land use map – Regional and Neighborhood – which allow for development of multi-family, commercial, office, and vertical mixed use development.

# **MDP 2024-70**

## **Oak Ridge Approved Site Plan**

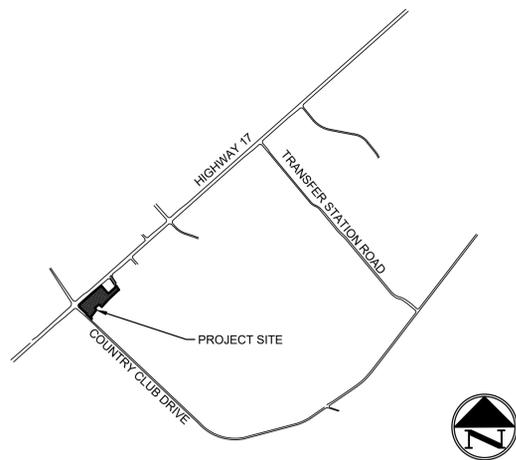
# OAK RIDGE PROPERTIES AT OLDE POINTE



## ISSUED FOR CONSTRUCTION

US HIGHWAY 17, HAMPSTEAD, PENDER COUNTY, NORTH CAROLINA

04/05/2023



4 VICINITY MAP

SCALE: NOT TO SCALE

NAME:

OAK RIDGE PROPERTIES AT OLDE POINTE

OWNER/DEVELOPER: OAK RIDGE PROPERTIES AT OLDE POINT, LLC  
 519 MARKET ST  
 WILMINGTON, NC 28401  
 PHONE: (910) 520-7522  
 EMAIL: DAVID.SNEEDEN@GMAIL.COM



PREPARED BY: MCKIM & CREED, INC  
 243 N. FRONT STREET  
 WILMINGTON, NC 28401  
 PHONE: 910.343.1048

PROJECT MANAGER: RICHARD COLLIER, PE  
 RCOLLIER@MCKIMCREED.COM

SURVEYOR: MICHAEL UNDERWOOD AND ASSOCIATES  
 102 CINEMA DRIVE, SUITE C  
 WILMINGTON, NC 28403

**PENDER COUNTY CERTIFICATIONS**

Approved by the Pender County Unified Development Ordinance Administrator

4/26/2023

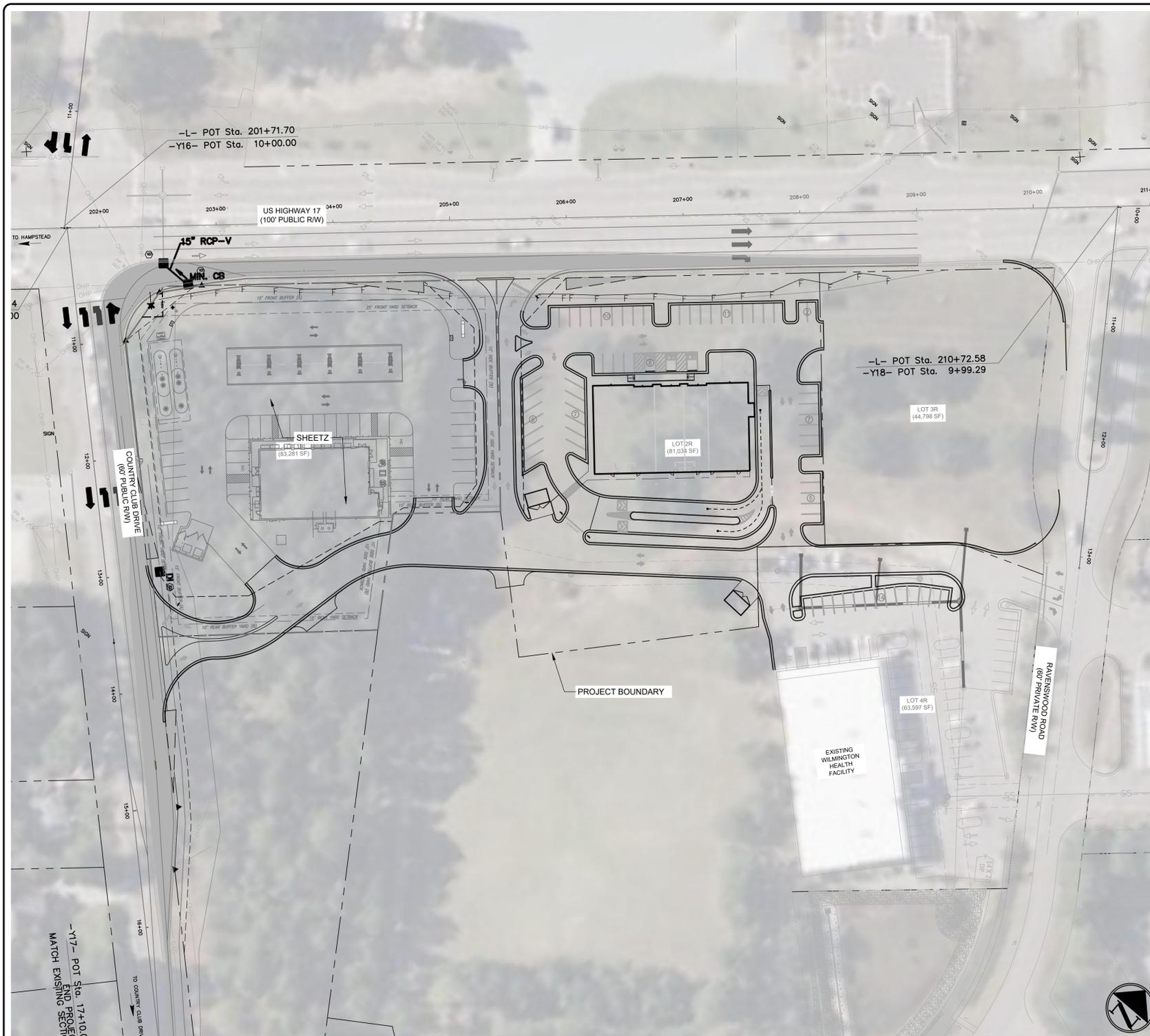
Date  Administrator

\*Site plan valid for two years from approval date

**NOTES:**

1. DETAILED LIGHTING PLAN WILL BE DESIGNED BY DUKE AND SUBMITTED PRIOR TO TRC APPROVAL.
2. ESTIMATED GROSS TRIPS GENERATED: 8,305 DAILY TRIPS; 732 TRIPS AM PEAK; 717 TRIPS PM PEAK (ITE LAND USE CODES: 960, 720, 937, 712, 934)

3 PROJECT INFORMATION



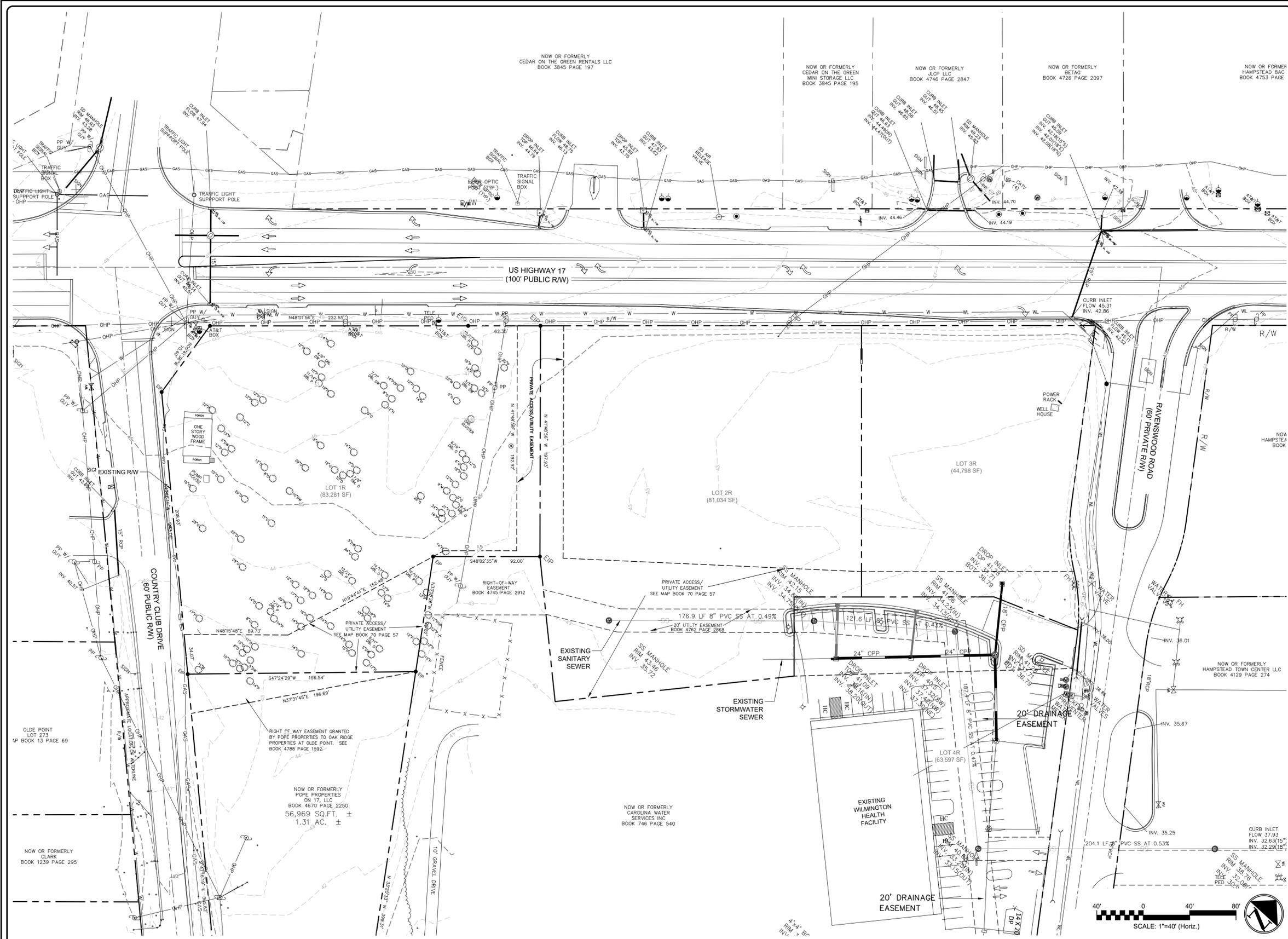
2 LOCATION MAP

SCALE: 1"=50'

NUMBER	TITLE
C1.0	COVER
C2.0	EXISTING CONDITIONS - OVERALL
C2.1	RECOMBINATION PLAN
C2.2	DEMOLITION PLAN
C3.0	SITE PLAN - OVERALL
C7.0	GRADING & DRAINAGE PLAN
C8.0	UTILITY PLAN - OVERALL
C9.0	ROAD PLAN & PROFILE
C11.0	SITE DETAILS
C11.1	SITE DETAILS
C13.0	GRADING AND DRAINAGE DETAIL
C13.1	GRADING AND DRAINAGE DETAIL
C13.2	GRADING AND DRAINAGE DETAIL
C14.0	UTILITY DETAIL
C14.1	UTILITY DETAIL

1 SHEET INDEX





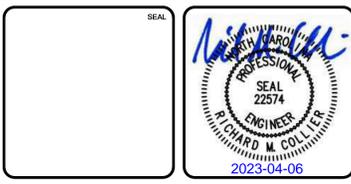
SITE DATA TABLE		
PROJECT NAME	OAK RIDGE PROPERTIES AT OLDE POINT	
PROJECT ADDRESS	16988 HWY 17 HAMPSTEAD, NC 28443	
PARCEL ID NUMBERS:	3293-75-6761-0000 (1.77 AC) 3293-75-8990-0000 (2.01 AC) 3293-86-0069-0000 (1.03 AC) 3293-85-1925-0000 (0.30 AC) 3293-85-2836-0000 (1.15 AC)	
PROPERTY OWNER:	OAK RIDGE PROPERTIES AT OLDE POINT, LLC	
DATE OF TOPOGRAPHIC DATA	AUG 2022	
ZONING	PD	
EXISTING USE	VACANT LAND	
HISTORICAL AND ARCHEOLOGICAL SITES	N/A	
VICINITY MAP	SEE COVER	
2-FT TOPOGRAPHY MINIMUM INTERVAL	SEE THIS SHEET	
LOCATION OF NATURAL WATER FEATURES	LOCATION	CLASS.
LAKES	N/A	-
PONDS	N/A	-
RIVERS	N/A	-
STREAMS	N/A	-
FLOOD ZONE PRESENT ON-SITE	ZONE X	
FEMA FIRM PANEL	3720328300J	
SOIL TYPE(S) AND BOUNDARIES	KuB, LnA	
CEMETERIES, BURIAL SITES, OR BURIAL GROUNDS PRESENT ON-SITE	NO	
WETLANDS PRESENT ON-SITE	NO	

- GENERAL NOTES:**
1. DEVELOPER TO CLEAR AND MASS GRADE THE SHEETZ PARCEL (LOT 1R) PER SHEETZ SPECIFICATIONS.
  2. DEVELOPER TO PROPERLY CLOSE EXISTING PUMP, PUMP HOUSE AND WELL ON LOT 1R.
  3. DEVELOPER TO WORK WITH PIEDMONT NATURAL GAS TO EITHER PROVIDE A UTILITY EASEMENT OR HAVE THE GAS MAIN REALIGNED OUTSIDE OF THE LOT 1R PARCEL LINE.
  4. DEVELOPER TO COMPLETELY DEMOLISH THE ON-SITE STRUCTURES.

**2 EXISTING CONDITIONS - OVERALL**

**1 LEGEND AND NOTES**

REV. NO.	DESCRIPTIONS	DATE
2	PARKING SPACE TABLE, DRIVE AISLE DIMENSIONS REVISIONS, PENDER COUNTY CERTIFICATION	04.05.2023
1	SITE, GRADING, AND UTILITY REVISIONS	03.15.2023

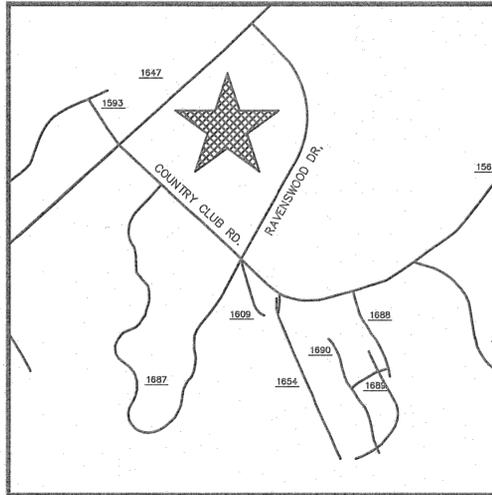


**MCKIM & CREED**  
 243 NORTH FRONT STREET  
 WILMINGTON, NORTH CAROLINA 28401  
 TELE: (910) 343-1048  
 FAX: (910) 251-8282  
 NC License # C-0342

**OLDE POINTE RETAIL DEVELOPMENT**  
 OAK RIDGE PROPERTIES, OLDE POINTE, LLC  
 OWNERS - DAVID SNEEDEN, GLEEN LEA

**OAK RIDGE PROPERTIES AT OLDE POINTE**  
 INTERSECTION US HWY 17 AND COUNTRY CLUB ROAD, HAMPSTEAD, NC  
**EXISTING CONDITIONS - OVERALL**

DATE:	04/05/2023	SCALE:	C2.0
MCE PROJ. #:	05503-0002	HORIZONTAL:	1"=30'
DRAWN:	ALM/RMC	VERTICAL:	N/A
DESIGNED:	RMC	PROJ. MGR.	RMC
CHECKED:	RMC	STATUS:	ISSUED FOR CONSTRUCTION
REVISIONS:			



VICINITY MAP  
NO SCALE

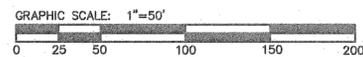


Curve #	Radius	Delta	Length	Chord	Tangent	Chord Direction
C1	248.24'	0°57'48"	4.17'	4.17'	2.09'	N33°49'01"W
C2	248.24'	82°09'21"	289.30'	258.28'	149.82'	N02°15'26"W
C3	157.91'	20°30'00"	56.50'	56.20'	28.55'	S44°31'09"E
C4	157.91'	18°21'49"	50.61'	50.39'	25.52'	N45°35'41"W
C6	157.91'	2°08'14"	5.89'	5.89'	2.95'	N35°20'40"W
C7	157.91'	7°22'05"	20.31'	20.29'	10.17'	S51°05'33"E
C8	157.91'	10°59'43"	30.30'	30.28'	15.20'	S41°54'38"E

LINE	BEARING	DISTANCE
L5	N 48°02'35" E	62.73'
L6	N 48°07'00" W	69.31'
L7	N 48°01'14" E	20.12'
L8	N 48°07'00" W	69.42'
L9	N 48°01'14" E	53.02'
L10	N 39°35'58" W	143.04'
L11	N 46°27'54" E	21.27'
L12	N 48°07'00" W	143.18'
L13	N 48°10'52" E	17.82'
L14	S 48°10'52" W	17.05'
L15	S 48°01'14" W	48.16'

**SURVEY REFERENCE**  
 BOOK 4478 PAGE 301  
 BOOK 4745 PAGE 2912  
 MAP BOOK 59 PAGE 81  
 BOOK 4788 PAGE 1592

**LEGEND**  
 EIP EXISTING IRON PIPE  
 EIR EXISTING IRON REBAR  
 MNS MAG NAIL SET  
 EMN EXISTING MAG NAIL  
 IPS IRON PIPE SET  
 CNS CONCRETE NAIL SET



NOW OR FORMERLY  
 RI CS5 LLC  
 BOOK 6447 PAGE 0066

MAP FOR RECORD (RECOMBINATION PLAT)

**OAK RIDGE PROPERTIES at OLDE POINT**  
 (A RECOMBINATION) AND  
 PRIVATE ACCESS AND UTILITY EASEMENT

TOPSAIL TOWNSHIP PENDER COUNTY  
 NORTH CAROLINA

OWNER: OAK RIDGE PROPERTIES  
 AT OLDE POINT LLC  
 519 MARKET STREET  
 WILMINGTON, NC 28401

MICHAEL UNDERWOOD AND ASSOCIATES, PA  
 102 CINEMA DRIVE, SUITE A  
 WILMINGTON, NC 28403  
 PHONE: 910-815-0850  
 FAX: 910-815-0393  
 E-MAIL: muo@bizccr.com Firm License #C-0815

SURVEYED: dc  
 DRAWN BY: tbn  
 CHECKED BY: mnu  
 APPROVED: mnu  
 DATE: JUNE 15, 2022  
 SCALE: 1"=50'

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 this plat does contain Areas of Environmental Concern ("USACE 404 wetlands" shown on survey map) as delineated by the North Carolina Coastal Resources Commission. Witness my original signature, registration number and seal this day of \_\_\_\_\_ A.D. \_\_\_\_\_

Signature: \_\_\_\_\_ (Seal)  
 Registration Number: \_\_\_\_\_

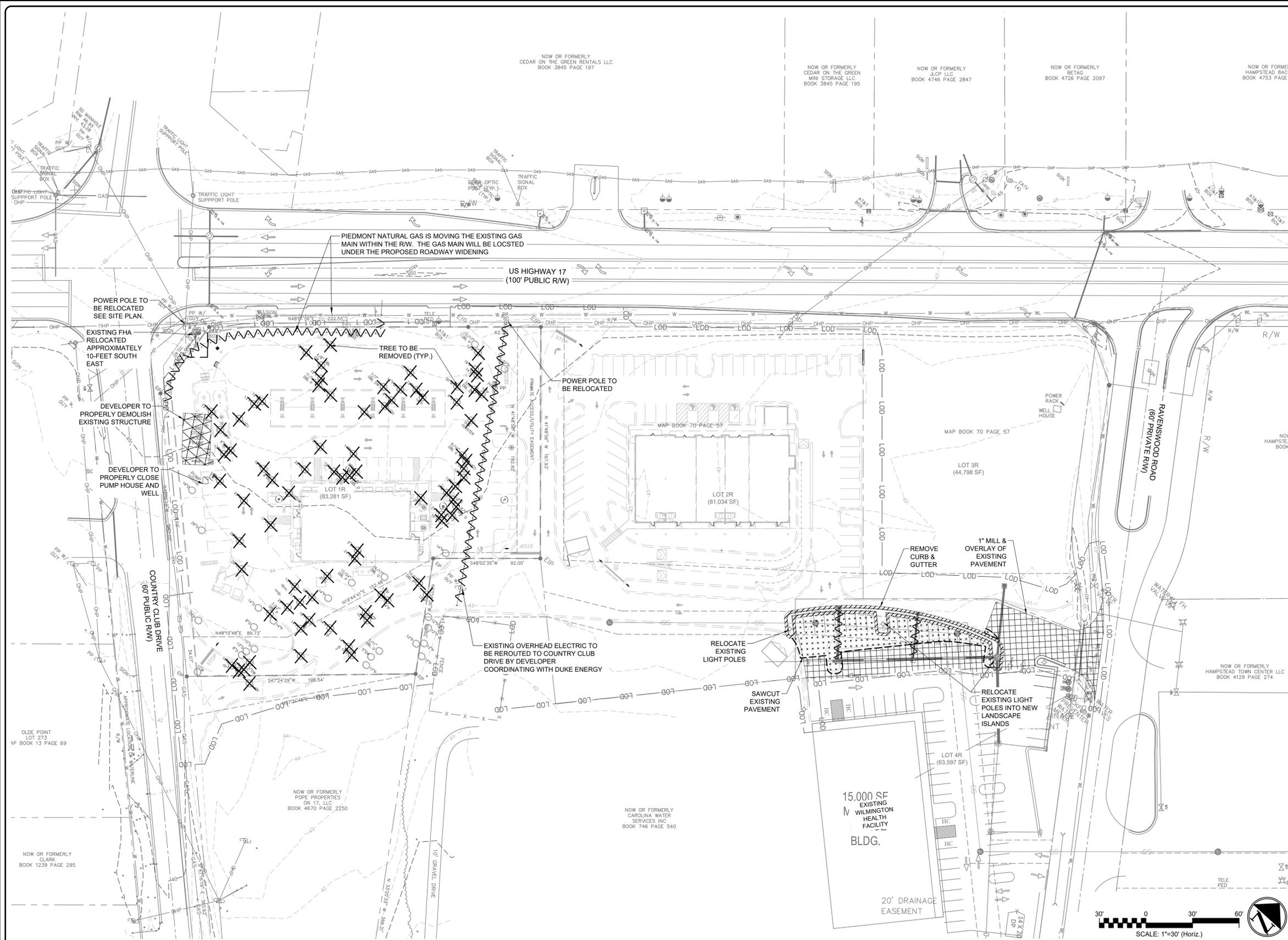
**NOTE: THE EASEMENTS DISPLAYED ON PREVIOUS RECORD MAP ARE SUPERCEDED BY THE EASEMENTS DISPLAYED ON THIS MAP.**

MAP REVIEW OFFICER I, <u>Carla Furr</u> , REVIEW OFFICER OF PENDER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. <u>Carla Furr</u> MAP REVIEW OFFICER DATE: <u>3-29-22</u>	CERTIFICATE OF DISCLOSURE FOR PRIVATE DEVELOPMENTS I (WE) ACKNOWLEDGE THAT NEITHER THE STATE NOR THE COUNTY SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY STREETS, PARKS, DRAINAGE, OPEN SPACE OR OTHER AREAS WHICH ARE DESIGNATED FOR PRIVATE USE. I (WE) ACKNOWLEDGE THAT PRIOR TO CONTRACTING WITH A PROSPECTIVE BUYER, I SHALL GIVE THE BUYER A WRITTEN STATEMENT WHICH DISCLOSES, THE EXISTENCE AND LOCATION OF SUCH PRIVATE AREAS AND FOR SAME, WHEN APPLICABLE, THE STATEMENT SHALL DISCLOSE THAT THE STREET(S) WILL NOT BE CONSTRUCTED TO MINIMUM STANDARDS SUFFICIENT TO ALLOW THEIR INCLUSION ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE. DATE: <u>5/16/22</u> SIGNATURE OF OWNER(S): <u>[Signature]</u>	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, CONSERVATION SPACE AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. ALL ROADS AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY. DATE: <u>5/16/22</u> SIGNATURE OF OWNER(S): <u>[Signature]</u>	CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS NORTH CAROLINA, NEW HAMPSHIRE COUNTY Doc No: 20120388 Recorded: 06/16/2022 01:41:26 PM Fee Amt: \$21.00 Page 1 of 1 Pender County North Carolina Sharon Lear Wiloughby, Register of Deeds bk 70 pg 57 - 57 (1)	CERTIFICATE OF SURVEY AND ACCURACY I, MICHAEL N. UNDERWOOD, 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 INFORMATION FOUND IN BOOK AS PAGE 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 15TH DAY OF JUNE A.D. 2022 <u>[Signature]</u> MICHAEL N. UNDERWOOD PROFESSIONAL LAND SURVEYOR L-2982
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Exempt Subdivision  
 Pender County  
 Office of Planning  
 Date: 6/16/2022



CERTIFICATE: THIS SURVEY IS A RECOMBINATION OF EXISTING PARCELS OF LAND (EXCEPTION TO THE DEFINITION OF SUBDIVISION).  
[Signature]  
 MICHAEL N. UNDERWOOD, P.L.S. L-2982



**TREE LEGEND**

✕ EXISTING TREE TO BE REMOVED

**LEGEND**

~~~~~ UTILITY TO BE DEMOLISHED

▨ STRUCTURE TO BE DEMOLISHED

▤ PAVEMENT TO BE DEMOLISHED

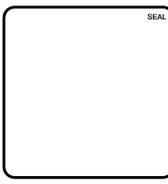
▧ MILL AND OVERLAY

**2 DEMOLITION PLAN**

**1 LEGEND AND NOTES**

SEE SHEET C2.1 FOR SIGNED AND SEALED FIELD SURVEY BY MICHAEL UNDERWOOD & ASSOCIATES

| REV. NO. | DESCRIPTIONS                                                                       | DATE       |
|----------|------------------------------------------------------------------------------------|------------|
| 2        | PARKING SPACE TABLE, DRIVE AISLE DIMENSIONS REVISIONS, PENDER COUNTY CERTIFICATION | 04.05.2023 |
| 1        | SITE, GRADING, AND UTILITY REVISIONS                                               | 03.15.2023 |



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**OLDE POINTE RETAIL DEVELOPMENT**

OAK RIDGE PROPERTIES, OLDE POINTE, LLC  
OWNERS - DAVID SNEEDEN, GLEEN LEA

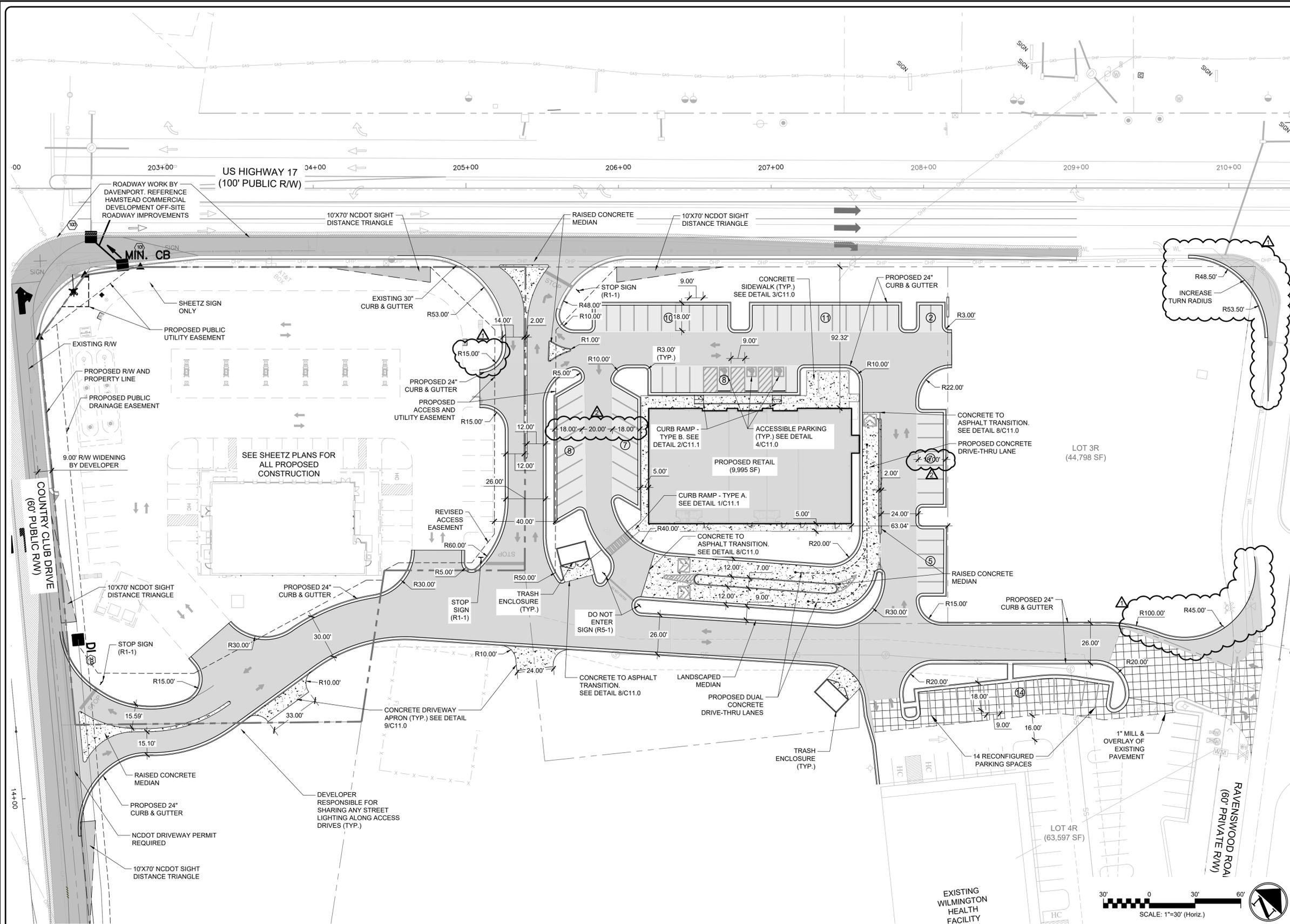
**OAK RIDGE PROPERTIES AT OLDE POINTE**

INTERSECTION US HWY 17 AND COUNTRY CLUB ROAD, HAMPSTEAD, NC

**DEMOLITION PLAN**

|                         |                   |
|-------------------------|-------------------|
| DATE: 04/05/2023        | SCALE: C2.2       |
| MCE PROJ. #: 05503-0002 | HORIZONTAL: N/A   |
| DRAWN: ALM/RMC          | VERTICAL: N/A     |
| DESIGNED: RMC           | DRAWING NUMBER: 2 |
| CHECKED: RMC            | REVISION:         |
| PROJ. MGR: RMC          |                   |

STATUS: ISSUED FOR CONSTRUCTION



| SITE DATA                                 |                                         |           |
|-------------------------------------------|-----------------------------------------|-----------|
| PROJECT NAME                              | OAK RIDGE PROPERTIES AT OLDE POINT      |           |
| PROJECT ADDRESS                           | 16988 HWY 17<br>HAMPSTEAD, NC 28443     |           |
| PROPERTY DEVELOPER                        | OAK RIDGE PROPERTIES AT OLDE POINT, LLC |           |
| ZONING                                    | PD                                      |           |
| PROPOSED USE                              | COMMERCIAL                              |           |
| TOTAL PROJECT ACREAGE                     | 4.03 AC                                 |           |
| BUILDING LOT COVERAGE                     | 12.3% (LOT 2R)                          |           |
| NUMBER OF BUILDINGS                       | 1                                       |           |
| MINIMUM PARKING CALCULATIONS              |                                         |           |
| 2,500 SF COFFEE SHOP (1 SPACE PER 100 SF) | REQUIRED                                | PROVIDED  |
| 7,495 RETAIL SPACE (1 SPACE PER 225 SF)   | 25                                      | 33        |
| TOTAL PARKING SPACES (LOT 2R)             | 58                                      | 58        |
| 9'X18' - STANDARD SPACES                  | 55                                      | 55        |
| ADA SPACES (INCLUDED IN SURFACE SPACES)   | 3 (1 VAN)                               | 3 (1 VAN) |
| IMPERVIOUS AREA                           |                                         |           |
| BUILDINGS                                 | EXISTING                                | PROPOSED  |
| PARKING                                   | 00,000 SF                               | 9,995 SF  |
| DRIVEWAYS                                 | 00,000 SF                               | 9,906 SF  |
| SIDEWALKS AND MEDIANS                     | 00,000 SF                               | 44,723 SF |
| CONCRETE DRIVE THRU                       | 00,000 SF                               | 5,341 SF  |
| TOTAL IMPERVIOUS                          | 00,000 SF                               | 75,402 SF |

- GENERAL NOTES:**
- SIGN SHOWN ON SHEETZ PARCEL IS FOR THEIR USE ONLY. DEVELOPER WILL HAVE SEPARATE SIGNS ON THEIR PARCEL(S).
  - DEVELOPER IN DISCUSSION WITH PIEDMONT NATURAL GAS. PNG WILL RELOCATE THE GAS MAIN OUTSIDE OF DEVELOPER PROPERTY AND SHEETZ PARCEL.
  - SIDEWALK ALONG US 17 IS NOT ANTICIPATED. IF REQUIRED BY THE JURISDICTION, THEN THIS WILL BE THE DEVELOPER RESPONSIBILITY TO INSTALL.
  - STORMWATER MANAGEMENT FOR LOTS 1R & 2R IS INCLUDED UNDER CURRENT PERMIT SW8141108.
  - SANITARY SEWER FOR LOTS 1R & 2R TO FLOW INTO EXISTING PUMP STATION OWNED BY PLURIS (WQ0038264).
  - TIA PERFORMED BY DAVENPORT.
  - ROAD WIDENING PLANS FOR COUNTRY CLUB DRIVE AND HWY 17 BY DAVENPORT.

**SYMBOL LEGEND**

|  |                                  |
|--|----------------------------------|
|  | HEAVY-DUTY ASPHALT               |
|  | LIGHT-DUTY ASPHALT               |
|  | CONCRETE                         |
|  | MILL AND OVERLAY                 |
|  | ROADWAY IMPROVEMENTS (BY OTHERS) |

2 SITE PLAN

1 LEGEND AND NOTES

| REV. NO. | DESCRIPTIONS                                                                       | DATE       |
|----------|------------------------------------------------------------------------------------|------------|
| 2        | PARKING SPACE TABLE, DRIVE AISLE DIMENSIONS REVISIONS, PENDER COUNTY CERTIFICATION | 04.05.2023 |
| 1        | SITE, GRADING, AND UTILITY REVISIONS                                               | 03.15.2023 |

SEAL

**MCKIM & CREED**

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WILMINGTON, NORTH CAROLINA 28401  
TEL: (910) 343-1048  
FAX: (910) 251-8282  
NC License # C-0342

**OLDE POINTE RETAIL DEVELOPMENT**

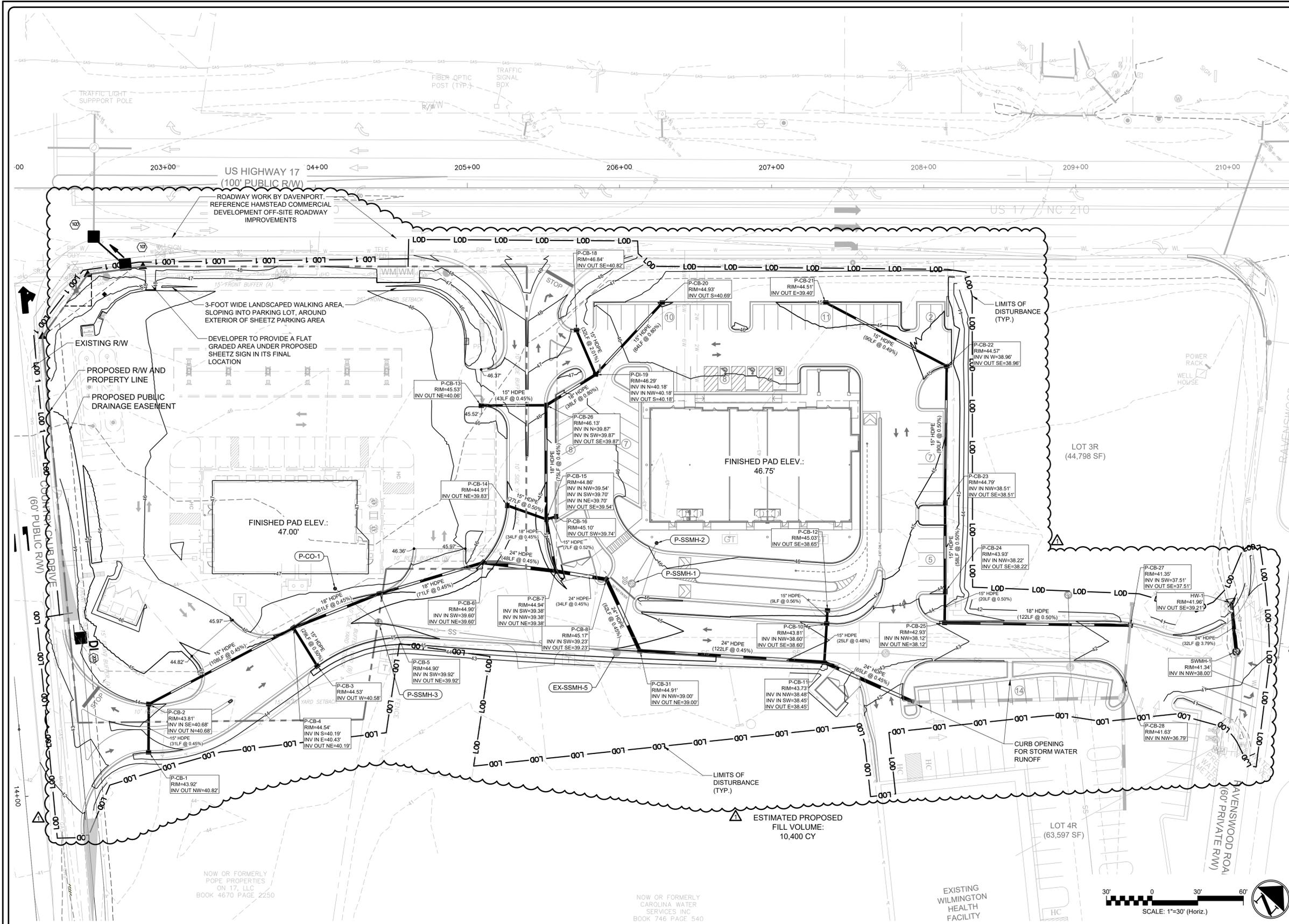
OAK RIDGE PROPERTIES, OLDE POINTE, LLC  
OWNERS - DAVID SNEEDEN, GLEEN LEA

**OAK RIDGE PROPERTIES AT OLDE POINTE**

INTERSECTION US HWY 17 AND COUNTRY CLUB ROAD, HAMPSTEAD, NC

**SITE PLAN**

|                                 |            |                 |        |
|---------------------------------|------------|-----------------|--------|
| DATE:                           | 04/05/2023 | SCALE:          | 1"=30' |
| MCE PROJ. #                     | 05503-0002 | HORIZONTAL:     | 1"=30' |
| DRAWN                           | ALM/RMC    | VERTICAL:       | N/A    |
| DESIGNED                        | RMC        | DRAWING NUMBER: | C3.0   |
| CHECKED                         | RMC        | REVISION:       | 2      |
| PROJ. MGR.                      | RMC        |                 |        |
| STATUS: ISSUED FOR CONSTRUCTION |            |                 |        |



**GENERAL NOTES:**

- DEVELOPER WILL DESIGN, PERMIT, AND CONSTRUCT GRAVITY RETAINING WALLS ON PARCEL 1R (SHEETZ PARCEL) IF REQUIRED. SHEETZ WILL PROVIDE RETAINING WALL SPEC TO DEVELOPER IF REQUIRED.
- SHEETZ STORM DRAINAGE CONNECTION POINTS ARE: P-CB-14, P-CB-2, P-CB-4, P-CB-5, P-CB-6. SHEETZ CAN CONNECT TO ONE OR ALL OF THESE POINTS. PIPES ARE SIZED TO CONVEY SHEETZ BU TO THE EXISTING STORMWATER POND. INLET BOXES WILL HAVE KNOCK-OUT PANELS FOR EASE OF CONNECTION.
- STORM DRAINAGE PIPING ON THE DEVELOPER'S PROPERTY MAY BE EITHER HDPE OR RCP PIPE MATERIAL. SHEETZ MAY USE EITHER PIPE MATERIAL ON THEIR DEMISED PREMISES.

**SITE GRADING NOTES:**

- DEVELOPER SHALL ENGINEER, DESIGN AND PROVIDE SHEETZ (TENANT) THE DEMISED PREMISES AT THE FOLLOWING SUB-GRADES:
  - FOR ALL AREAS OF THE DEMISED PREMISES LOCATED INSIDE THE CURB LINE FOURTEEN (14) INCHES BELOW TENANT'S FINISHED GRADE AS SET FORTH ON THE APPROVED GRADING PLAN FOR THE DEMISED PREMISES (PLUS OR MINUS ONE (1) INCH), AND,
  - FOR ALL AREAS OF THE DEMISED PREMISES LOCATED OUTSIDE THE CURB LINE SIX (6) INCHES BELOW TENANT'S FINISHED GRADE AS SET FORTH ON THE APPROVED GRADING PLAN FOR THE DEMISED PREMISES (PLUS OR MINUS ONE (1) INCH).

**GRADING NOTES:**

- GRADING CONTOURS REPRESENT FINISHED GRADE.
- DEVELOPER SHALL ENGINEER, DESIGN, AND PROVIDE SHEETZ (TENANT) A BUILDING PAD WHICH IS:
  - FOR ALL AREAS OF THE TENANT'S PROJECT LOCATED INSIDE THE CURB LINE: FOURTEEN (14) INCHES BELOW TENANT'S FINISHED GRADE FOR THE TENANT'S BUILDING (PLUS OR MINUS ONE (1) INCH), AND,
  - FOR ALL AREAS OF THE TENANT'S PROJECT LOCATED OUTSIDE THE CURB LINE: ONE (1) INCH BELOW TENANT'S FINISHED GRADE FOR THE TENANT'S BUILDING (PLUS OR MINUS ONE (1) INCH)
- A POST-GRADING FIELD VERIFIED TOPOGRAPHY PLAN SHALL BE PROVIDED TO TENANT CONFIRMING THE SITE COMPLIES WITH THE FOREGOING REQUIREMENTS. SOIL COMPACTION SHALL BE TO 98% MODIFIED PROCTOR AND WITHIN 3% OF OPTIMUM MOISTURE CONTENT.

| REV NO. | DESCRIPTIONS                                                                       | DATE       |
|---------|------------------------------------------------------------------------------------|------------|
| 2       | PARKING SPACE TABLE, DRIVE AISLE DIMENSIONS REVISIONS, PENDER COUNTY CERTIFICATION | 04.05.2023 |
| 1       | SITE, GRADING, AND UTILITY REVISIONS                                               | 03.15.2023 |



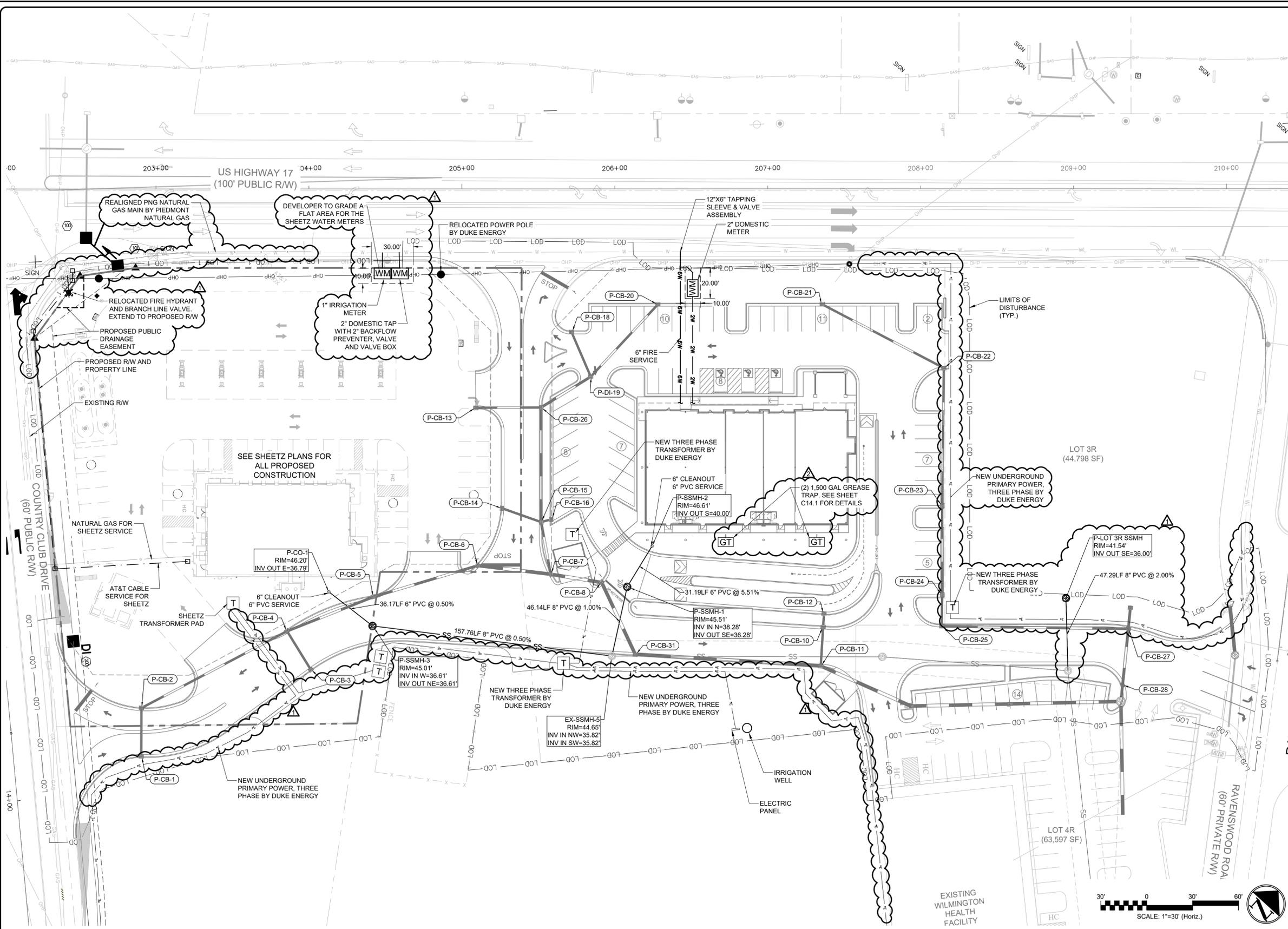
**MCKIM & CREED**  
 243 NORTH FRONT STREET  
 WILMINGTON, NORTH CAROLINA 28401  
 TELE: (910) 343-1048  
 FAX: (910) 251-8282  
 NC License # C-0342

**OLDE POINTE RETAIL DEVELOPMENT**  
 OAK RIDGE PROPERTIES, OLDE POINTE, LLC  
 OWNERS - DAVID SNEEDEN, GLEEN LEA

**OAK RIDGE PROPERTIES AT OLDE POINTE**  
 INTERSECTION US HWY 17 AND COUNTRY CLUB ROAD, HAMPSTEAD, NC  
**GRADING & DRAINAGE PLAN**

|                                 |            |                 |        |
|---------------------------------|------------|-----------------|--------|
| DATE:                           | 04/05/2023 | SCALE:          | C7.0   |
| MCE PROJ. #                     | 05503-0002 | HORIZONTAL:     | 1"=30' |
| DRAWN:                          | ALM/RMC    | VERTICAL:       | N/A    |
| DESIGNED:                       | RMC        | DRAWING NUMBER: | 2      |
| CHECKED:                        | RMC        | REVISION:       |        |
| PROJ. MGR.                      | RMC        |                 |        |
| STATUS: ISSUED FOR CONSTRUCTION |            |                 |        |

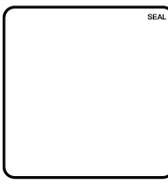
- GENERAL NOTES:**
1. DEVELOPER'S EXISTING SANITARY SEWER PERMITTING PROVIDES A TOTAL ALLOCATION OF 7,200 GPD.
  2. LOT 2R ALLOCATION = 3,000 GPD
  3. EXISTING OFFICE ALLOCATION = 300 GPD
  4. SHEETZ ALLOCATION = 2,500 GPD
  5. REMAINING ALLOCATION = 1,400 GPD
  6. DEVELOPER TO COORDINATE PRIMARY THREE PHASE ELECTRIC SERVICE FROM US HWY 17 UNDERGROUND AND DISTRIBUTE TO LOT 2R AND SHEETZ.
  7. DEVELOPER TO COORDINATE NATURAL GAS SERVICE TO SHEETZ. DEVELOPER TO COORDINATE AT&T SERVICE TO SHEETZ.
  8. IF AN ADDITIONAL FIRE HYDRANT IS REQUIRED BASED ON SITE PLAN APPROVAL BY THE FIRE MARSHALL, THEN IT WILL BE INSTALLED BY THE DEVELOPER.



**2 UTILITY PLAN**

SCALE: 1" = 30'

| REV. NO. | DESCRIPTIONS                                                                       | DATE       |
|----------|------------------------------------------------------------------------------------|------------|
| 2        | PARKING SPACE TABLE, DRIVE AISLE DIMENSIONS REVISIONS, PENDER COUNTY CERTIFICATION | 04.05.2023 |
| 1        | SITE, GRADING, AND UTILITY REVISIONS                                               | 03.15.2023 |



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 OAK RIDGE PROPERTIES, OLDE POINTE, LLC  
 OWNERS - DAVID SNEEDEN, GLEN LEA

**OAK RIDGE PROPERTIES AT OLDE POINTE**  
 INTERSECTION US HWY 17 AND COUNTRY CLUB ROAD, HAMPSTEAD, NC  
**UTILITY PLAN**

|             |                         |             |        |
|-------------|-------------------------|-------------|--------|
| DATE:       | 04/05/2023              | SCALE:      | 1"=30' |
| MCE PROJ. # | 05503-0002              | HORIZONTAL: | C8.0   |
| DRAWN:      | ALM/RMC                 | VERTICAL:   | N/A    |
| DESIGNED:   | RMC                     | PROJ. MGR.  | RMC    |
| CHECKED:    | RMC                     | REVISION:   | 2      |
| STATUS:     | ISSUED FOR CONSTRUCTION |             |        |