

# 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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## Little Kelly Commercial Application Information Major Site Development Plan

**Case Number:** SDP 2024-431

**Application Type:** Major Site Development Plan

**Applicant:** Rhetson Companies, INC.

**Owners:** Livvie R Lewis C/O Elizabeth B. Grix

**Location:** At the intersection of NC HWY 210 and Little Kelly Road

**Property ID #(s):** 3214-28-8318-0000

**Description & Total Area of Project:** Development application for the construction of a retail store on 2-ac of a 5-ac tract

**Current Zoning:** CZ-5

**Technical Review Committee Meeting:** 10/3

**Board of County Commissioners/Planning Board Meeting:** N/A

### Application Materials

Application Package  
Site Plan

# **APPLICATION PACKAGE**

# Pender County Planning and Community Development



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## Major Site Development Plan Submission

Applications will be considered for the Technical Review Committee 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 10-26-2023
2.  **Signed Application**
3.  **Payment**  
\$250
4.  **Paper Plan Sets**  
Two (2) 24 x 36, Four (4) 11 x 17
5.  **Digital Submission**  
For all documents submitted in paper copy, bring a digital copy with paper submission.
6.  **Adjacent Property List**  
A list of names and addresses, as obtained from the county tax listings and tax abstract, to 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 of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8.  **Permits**  
Include any permits issued on the project including but not limited to: environmental, traffic, utility, or site specific conditions.
9.  **Site Plan Requirements**  
A prepared site plan in accordance with the Unified Development Ordinance standards Section 6.3, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.  
(See Major Site Development Checklist)

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

Signature of Applicant Elizabeth B. Grix Date 7-18-24  
Printed Name Elizabeth B. Grix  
Jamie Encinosa 7/18/24  
[Signature]

Staff Initials:	_____
Date:	_____

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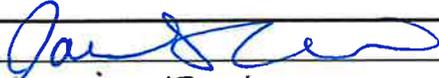
## MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

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:	<input type="checkbox"/> Major	<input type="checkbox"/> Minor	
SECTION 1: GENERAL INFORMATION			
Applicant's Name:	Rhetson Companies, Inc.	Property Owner's Name:	Livvie R. Lewis C/O Elizabeth B. Grix
Applicant's Address:	2075 Juniper Lake Road	Property Owner's Address:	3828 Echo Farms Blvd
City, State, & Zip	West End, NC 28412	City, State, & Zip	Wilmington, NC 28412
Phone Number:	910-944-0881	Phone Number:	910-512-4201
Email Address:	permits@rhetson.com	Email Address:	Bettyann1@ec.rr.com
Legal relationship of applicant to landowner:			
SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	3214-28-8318-0000	Total property acreage:	5.65 AC
Zoning:	GB	Acreage to be disturbed:	2.0 AC
Water Provider:	Pender County	Wastewater Provider:	Septic
Directions to Site:	Intersection of NC 210 & Little Kelly Road, Rocky Point, NC 28457		
Lot Size:		Sq Ft of Building: 12,480 SSF	Building Height:
Setbacks	Front: 12'	Side: 10'	Rear: 10'
NAICS Code/Use:			
Business Name:			
Describe activities to be undertaken on project site:			
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public			

*\*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...*

<b>SECTION 4: ADDITIONAL COMMENTS</b>	

<b>SECTION 5: SIGNATURES</b>			
Applicant's Signature		Date:	7-18-24
Applicant's Name Printed	Jamie Encinosa	Date:	7-18-24
Owner's Signature		Date:	7-18-24
Owner's Name Printed	Elizabeth B. Grix	Date:	7-18-24
Planning Staff:		Date:	



## **REQUEST FOR BOARD ACTION**

**ITEM NO. REZONE 2023-59 & REZONE 2024-63**

**DATE OF MEETING:** May 20, 2024

**REQUESTED BY:** Daniel Adams, Planning & Community Development Director

**SHORT TITLE:** Resolution requesting approval of a Conditional Zoning Map Amendment

**BACKGROUND:** Rhetson Companies Inc., applicant, on behalf of Livvie R. Lewis, owner, is requesting the approval of a Conditional Zoning Map Amendment to rezone approximately 2.37 acres of a 5.65 acre tract from the RA, Rural Agricultural zoning district to the CZ-5, Conditional Zoning District 5. Specifically, the request is for a 12,480 square foot general retail store classified under NAICS code 452990, Other General Merchandise Stores. In conjunction with this request, the applicant is also requesting an amendment to the Future Land Use Map within the Pender 2.0 Comprehensive Land Use Plan from the Medium Density Residential future land use category to the Neighborhood Mixed Use future land use category.

The subject property is located across the intersection of Clarks Landing Loop Road where NC HWY 133 merges with NC HWY 210. The property fronts Little Kelly Road and NC HWY 210 and is located in the Long Creek Township. The property may be further identified by Pender County PIN 3214-28-8318-0000.

**SPECIFIC ACTION REQUESTED:** To hold a public hearing and consider the Conditional Zoning Map Amendment request.

## RESOLUTION

**NOW, THEREFORE BE IT RESOLVED** by the Pender County Board of Commissioners that:

On May 20, 2024, the Pender County Board of Commissioners approved a Conditional Zoning Map Amendment and Future Land Use Map Amendment as described herein. The Chairman/County Manager is authorized to execute any/all documents necessary to implement this resolution. The following conditions were included in the approval:

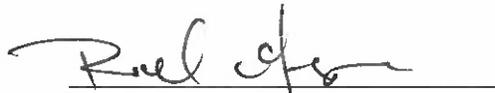
1. The project shall comply with all requirements of the Pender County Unified Development Ordinance.
2. Development on the site shall meet all other local, state, and federal regulations.
3. The project shall be designed such that the post development runoff from the project be no more than ten (10) percent more than the pre-development runoff for the 10-, 25-, and 50-year event and be analyzed for the 100-year event.
4. Dedicate a 10-foot-wide easement adjacent to the right-of-way along the site boundary adjacent to Little Kelly Road and NC Highway 210 for the development of a multi-use path. This easement shall be dedicated for public use.
5. Fencing along the C Buffer shall be at least 7 feet tall, measured from the grade of the parking lot.
6. Hours of operation shall be limited to 8AM to 9PM.
7. The building's front and side facades shall utilize fiber cement lap siding and trim materials with a four-foot stacked brick veneer wainscoting base. The entrance wall shall be broken up by approximately 64 square feet of louvered shutters on either side of the entrance doorway.
8. Monument signs shall be the only permitted free standing signs.
9. All exterior lighting shall be DarkSky compliant and shall not cast direct light beyond the property lines.
10. No sign shall be illuminated other than by uplighting and shall be lit during posted store operation hours only. No light emitted by or for a sign shall cross property lines and shall be shielded.
11. All signs shall comply with the standards set forth in Article 9 of the UDO.
12. Project elements such as mechanical equipment, storage areas, solid waste containers and handling areas shall be screened with materials similar to the structure and/or shall be located so as to not be visible from public streets.

13. The site must be developed based on the two-entrance concept as presented to the Board of Commissioners at the public hearing on May 20, 2024.

MOVED \_\_\_\_\_ McCoy \_\_\_\_\_ SECONDED \_\_\_\_\_ Newton \_\_\_\_\_

APPROVED \_\_\_\_\_ Yes \_\_\_\_\_ DENIED \_\_\_\_\_ UNANIMOUS \_\_\_\_\_ No \_\_\_\_\_

YEA VOTES: George \_\_\_ Newton X Groves X McCoy X



Brad George, Chair  
Pender County Board of Commissioners



Date



ATTEST

David Andrews, Clerk to the Board



Date



# **SITE PLAN(S)**



GENERAL NOTES

- 1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, NORTH CAROLINA (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED TO BOHLER. IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES...

DEMOLITION NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES...

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES...

SITE LAYOUT NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES...

GRADING NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES...

ACCESSIBILITY DESIGN GUIDELINES

- 1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF (A) THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) CODE (28 C.F.R. § 119.1, 28 C.F.R. § 4151 ET SEQ.) AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE PREPARED BY THE CONTRACTOR...

DRAINAGE AND UTILITY NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES...

LIGHTING NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES...

BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

Table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY. Includes a note: 'Always call 811. It's fast. It's free. It's the law.'

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

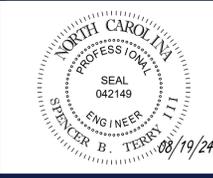
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR MUST VERIFY ALL INFORMATION AND DOCUMENTS UNDERSTANDS OTHERWISE.

PROJECT No.: NCB230212
DRAWN BY: DW
CHECKED BY: RG
DATE: 06/12/2024
CAD ID: 1

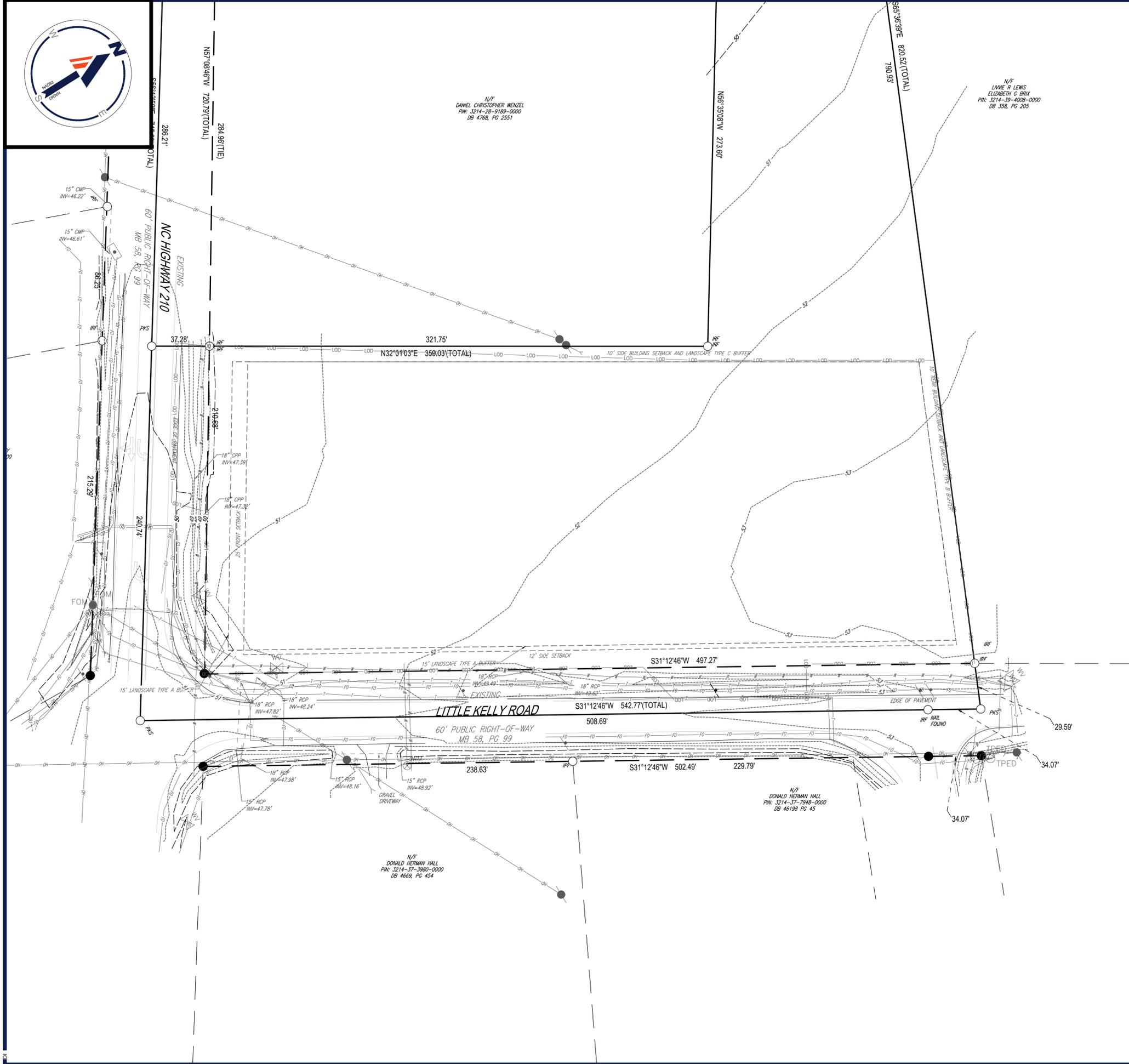
SITE PLAN DOCUMENTS

PROPOSED RETAIL DEVELOPMENT
NC HWY 210 & LITTLE KELLY RD
ROCKY POINT, NC
PENDER COUNTY
PIN: 3214-28-8318-0000

BOHLER ENGINEERING NC, PLLC
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com



GENERAL NOTES
C-102
ORG. DATE - 06/12/2024



DEMOLITION / REMOVAL LEGEND	
DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
---	EASEMENT LINE
---	CONCRETE CURB & GUTTER
---	UTILITY POLE WITH LIGHT
---	POLE LIGHT
---	TRAFFIC LIGHT
---	UTILITY POLE
---	TYPICAL LIGHT
---	ACORN LIGHT
---	TYPICAL SIGN
---	PARKING COUNTS
---	SPOT ELEVATIONS
---	SANITARY LABEL
---	STORM LABEL
---	SANITARY SEWER LATERAL
---	UNDERGROUND WATER LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD WIRE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	STORM SEWER
---	SANITARY SEWER MAIN
---	HYDRANT
---	SANITARY MANHOLE
---	STORM MANHOLE
---	WATER METER
---	WATER VALVE
---	GAS VALVE
---	GAS METER
---	TO BE REMOVED
---	TO BE RELOCATED

**BOHLER**  
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NCB230212  
DRAWN BY: DW  
DATE: RG  
CAD ID: 06/12/2024

**EXISTING CONDITIONS & DEMOLITION PLAN DATA:**

- THIS PLAN REFERENCE DOCUMENTS AND INFORMATION BY:  
BOHLER ENGINEERING NC, PLLC  
4130 PARKLAKE AVENUE, SUITE 130  
RALEIGH, NC 27612  
DATED: 12/20/2023  
ELEVATIONS: NAD83 (2011)
- OWNER:  
LEWIS, LIVVIE R  
C/O ELIZABETH B GRIX  
WILMINGTON, NC, 28412
- DEVELOPER:  
RHETSON COMPANIES, INC.  
2075 JUNIPER LAKE ROAD  
WES END, NC, 27379  
CONTACT: GREG STEWART  
PHONE: (859) 699-8522
- EXISTING SITE INFORMATION:  
PIN NUMBER: 3214-28-8318-000  
DEED BOOK/PAGE: BOOK 358, PAGE 205  
PARCEL ACREAGE: 5.58 AC  
DISTURBED AREA: 2.33 AC  
EXISTING ZONING: RA  
EXISTING LAND USE: VACANT

**SITE PLAN DOCUMENTS**

FOR

PROPOSED  
RETAIL DEVELOPMENT  
NC HWY 210 & LITTLE KELLY RD  
ROCKY POINT, NC  
PENDER COUNTY  
PIN: 3214-28-8318-0000

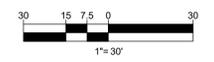
**BOHLER**  
BOHLER ENGINEERING NC, PLLC  
NCBELS P-1132  
4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000  
NC@BohlerEng.com

NORTH CAROLINA  
PROFESSIONAL  
SEAL  
042149  
ENGINEER  
SPENCER B. TERRY  
08/19/24

SHEET TITLE:  
**DEMOLITION PLAN**

SHEET NUMBER:  
**C-200**

ORG. DATE - 06/12/2024



BOHLER ENGINEERING NC, PROJECT: 2023-06-12 12:00:00 AND DEVELOPMENT/CADD/DRAWINGS/PIPLAN SETS/NCBELS/2023/2/EXE/04/LAYOUT/EXIST-0



N/F  
DANIEL CHRISTOPHER WENZEL  
PIN: 3214-28-3189-0000  
DB 4768, PG 2551

N/F  
LIVIE R. LEWIS  
ELIZABETH B GRIX  
PIN: 3214-28-4008-0000  
DB 358, PG 205

**SITE PLAN DATA TABLE & NOTES:**

1. THIS PLAN REFERENCE DOCUMENTS AND INFORMATION BY:

BOHLER SURVEY  
4130 PARKLAKE AVE, SUITE 200  
RALEIGH, NC 27612  
DATED: 12/20/2023  
ELEVATIONS: NAD83 (2011)

OWNER:  
LEWIS, LIVIE R  
C/O ELIZABETH B GRIX  
WILMINGTON, NC 28412

PARCEL:  
NC HWY 210 & LITTLE KELLY RD  
ROCKY POINT, NC 28457  
PENDER COUNTY

- |                          |   |
|--------------------------|---|
| 3. PROJECT NAME:         | COMMERCIAL RETAIL - LITTLE KELLY ROAD & 210 |
| 4. EXISTING ZONING:      | RA  |
| 5. PROPOSED ZONING:      | GB  |
| 6. PIN:                  | 3214-28-8318-0000                           |
| 7. PARCEL ACREAGE:       | 5.65 AC                                     |
| 8. EXISTING USE:         | VACANT                                      |
| 9. PROPOSED USE:         | RETAIL DEVELOPMENT                          |
| 10. DISTURBED AREA:      | 2.33 AC                                     |
| 11. EXISTING FLOOR AREA: | 0 SF  |
| 12. PROPOSED FLOOR AREA: | 12,480 SF                                   |
| 13. SIDE STREET SETBACK: | 10' & 12'                                   |
| 14. FRONT SETBACK:       | 25'   |
| 15. REAR SETBACK:        | 10'   |

**PAVEMENT LEGEND**

	DELINEATES PROPOSED STANDARD DUTY ASPHALT
	DELINEATES PROPOSED HEAVY DUTY ASPHALT
	DELINEATES PROPOSED STANDARD SIDEWALK
	DELINEATES PROPOSED HEAVY DUTY CONCRETE

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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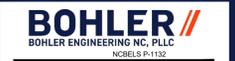
PROJECT No.: NCB230212  
DRAWN BY: DW  
CHECKED BY: RG  
DATE: 06/12/2024  
CAD ID:

PROJECT:

**SITE PLAN DOCUMENTS**

FOR

PROPOSED  
RETAIL DEVELOPMENT  
NC HWY 210 & LITTLE KELLY RD  
ROCKY POINT, NC  
PENDER COUNTY  
PIN: 3214-28-8318-0000



4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000

NC@BohlerEng.com



SHEET TITLE:

**SITE PLAN**

SHEET NUMBER:

**C-300**

ORG. DATE - 06/12/2024

The following are Conditions of Approval for this [development application type] and are hereby accepted. I/we acknowledge that the approval is dependent on these conditions, and failure to honor the conditions shall constitute a violation of this ordinance as well as grounds for permit revocation.

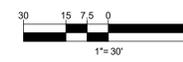
- CONDITION 1: THE PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- CONDITION 2: DEVELOPMENT ON THE SITE SHALL MEET ALL OTHER LOCAL, STATE, AND FEDERAL REGULATIONS.
- CONDITION 3: THE PROJECT SHALL BE DESIGNED SUCH THAT THE POST DEVELOPMENT RUNOFF FROM THE PROJECT BE NO MORE THAN TEN (10) PERCENT MORE THAN THE PRE-DEVELOPMENT RUNOFF FOR THE 10-, 25-, AND 50-YEAR EVENT AND BE ANALYZED FOR THE 100-YEAR EVENT.
- CONDITION 4: DEDICATE A 10-FOOT-WIDE EASEMENT ADJACENT TO THE RIGHT-OF-WAY ALONG THE SITE BOUNDARY ADJACENT TO LITTLE KELLY ROAD AND NC HIGHWAY 210 FOR THE DEVELOPMENT OF A MULTI-USE PATH. THIS EASEMENT SHALL BE DEDICATED FOR PUBLIC USE.
- CONDITION 5: FENCINGS ALONG THE C BUFFER SHALL BE AT LEAST 7 FEET TALL, MEASURED FROM THE GRADE OF THE PARKING LOT.
- CONDITION 6: HOURS OF OPERATION SHALL BE LIMITED TO 8AM TO 9PM.
- CONDITION 7: THE BUILDING'S FRONT AND SIDE FACADES SHALL UTILIZE FIBER CEMENT LAP SIDING AND TRIM MATERIALS WITH A FOUR-FOOT STACKED BRICK VENEER WANSICOTTING BASE. THE ENTRANCE WALL SHALL BE BROKEN UP BY APPROXIMATELY 64 SQUARE FEET OF LOUVERED SHUTTERS ON EITHER SIDE OF THE ENTRANCE DOORWAY.
- CONDITION 8: MONUMENT SIGNS SHALL BE THE ONLY PERMITTED FREE STANDING SIGNS.
- CONDITION 9: ALL EXTERIOR LIGHTING SHALL BE DARKSKY COMPLIANT AND SHALL NOT CAST DIRECT LIGHT BEYOND THE PROPERTY LINES.
- CONDITION 10: NO SIGN SHALL BE ILLUMINATED OTHER THAN BY UPLIGHTING AND SHALL BE LIT DURING POSTED STORE OPERATION HOURS ONLY. NO LIGHT EMITTED BY OR FOR A SIGN SHALL CROSS PROPERTY LINES AND SHALL BE SHIELDED.
- CONDITION 11: ALL SIGNS SHALL COMPLY WITH THE STANDARDS SET FORTH IN ARTICLE 9 OF THE UDO.
- CONDITION 12: PROJECT ELEMENTS SUCH AS MECHANICAL EQUIPMENT, STORAGE AREAS, SOLID WASTE CONTAINERS AND HANDLING AREAS SHALL BE SCREENED WITH MATERIALS SIMILAR TO THE STRUCTURE AND/OR SHALL BE LOCATED SO AS TO NOT BE VISIBLE FROM PUBLIC STREETS.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

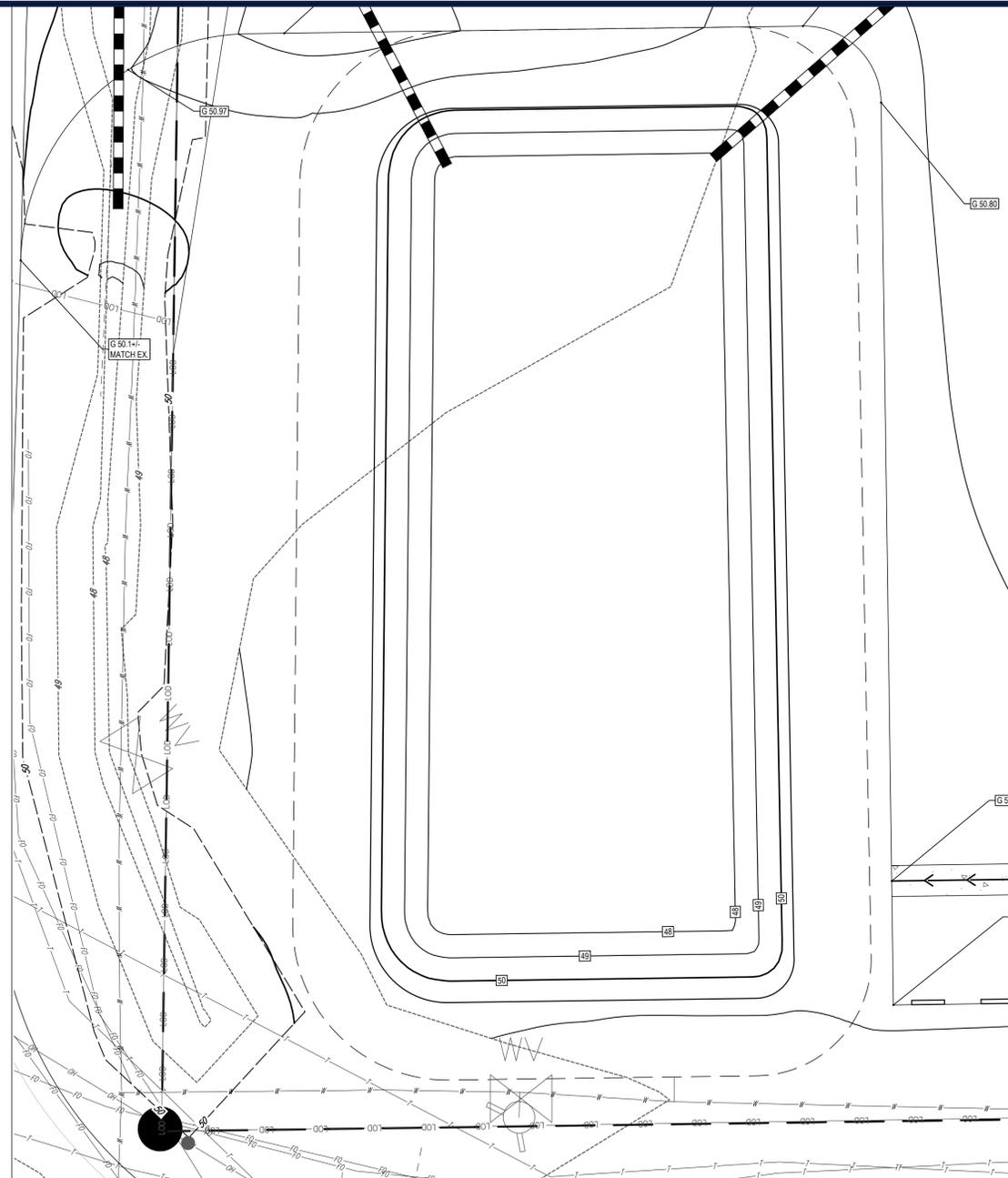
Applicant Printed Name: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

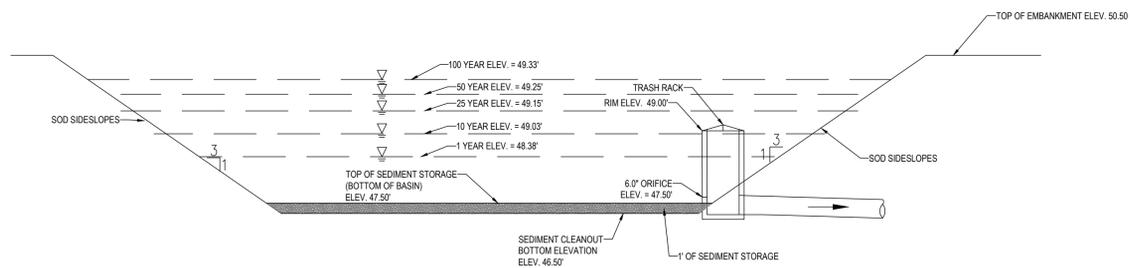
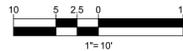
Owner Printed Name: \_\_\_\_\_







**DRY DETENTION BASIN**

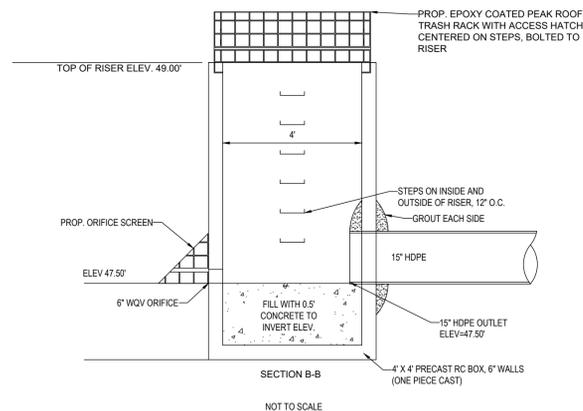


**DRY DETENTION POND CROSS SECTION**

NOT TO SCALE

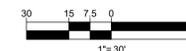
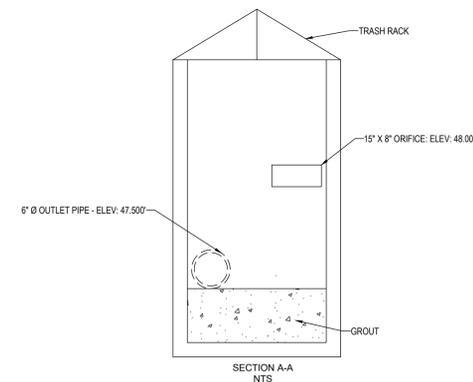
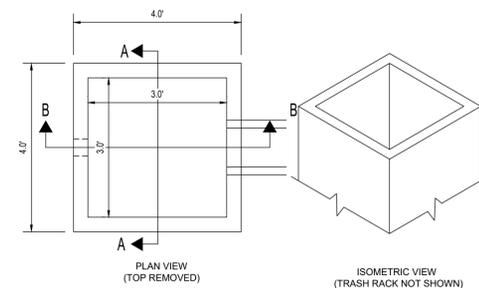
- IF SEDIMENT ACCUMULATES IN THE BASIN TO 1" SEDIMENT SHALL BE CLEANED OUT AND RETURNED TO ORIGINAL DESIGN STATE.

**PROPOSED RISER STRUCTURE**



NOT TO SCALE

- NOTES:
- RISER TO BE PRE-CAST CONCRETE STRUCTURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.
  - AT THE CONCLUSION OF THE PROJECT ALL SOMS INSTALLED ON-SITE MUST BE CERTIFIED BY A DESIGN PROFESSIONAL AND THE FLORENCE COUNTY ENGINEERING DEPARTMENT.



**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NCB230212  
DRAWN BY: DW  
CHECKED BY: RG  
DATE: 06/12/2024  
CAD ID:

PROJECT:

**SITE PLAN DOCUMENTS**

FOR

PROPOSED  
RETAIL DEVELOPMENT  
NC HWY 210 & LITTLE KELLY RD  
ROCKY POINT, NC  
PENDER COUNTY  
PIN: 3214-28-8318-0000

4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000

NC@BohlerEng.com



SHEET TITLE:

**SCM SHEET**

SHEET NUMBER:

**C-401**

ORG. DATE - 06/12/2024





N/F  
DANIEL CHRISTOPHER WENZEL  
PIN: 3214-28-3189-0000  
DB 4768, PG 2551

**PHASE I EROSION CONTROL CONSTRUCTION SEQUENCE:**

- SCHEDULE A PRECONSTRUCTION CONFERENCE WITH CITY OF ROCKY POINT EROSION & SEDIMENT CONTROL INSPECTOR.
- POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.
- PRIOR TO ANY CLEARING OR INSTALLATION OF EROSION CONTROL DEVICES, CONTRACTOR SHALL STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY AND PROMINENTLY MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LOD.
- INSTALL GRAVEL CONSTRUCTION PAD AND CONCRETE WASHOUT AREA.
- INSTALL SILT FENCE AROUND THE SITE AS SHOWN IN PHASE I. CLEAR THE MINIMUM AMOUNT NECESSARY TO INSTALL THE SILT FENCE.
- CONTACT SEDIMENT CONTROL INSPECTOR UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
- UPON APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR, BEGIN STRIPPING THE SITE (COMPLETE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME).

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR.

**EROSION CONTROL LEGEND**

- SILT FENCE
- LIMITS OF DISTURBANCE
- PROP. CONST. ENTRANCE
- INLET PROTECTION
- PROP. SILT SOCK
- PROP. SILT FENCE OUTLET

NPDES Stormwater Discharge Permit for Construction Activities (NC021) NCDEM/Division of Energy, Mineral and Land Resources

STABILIZATION TIMEFRAMES (Effective Aug. 3, 2011)		
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
Perimeter dikes, swales, ditches, slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50' in length.
All other areas with slopes flatter than 4:1	14 days	None, except for perimeters and HQW Zones.

Seeding mixture Species	Rate (lb/acre)
Rye (grain)	120
Annual lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains)	50

Omit annual lespedeza when duration of temporary cover is not to extend beyond June.

**Seeding dates**  
Mountains—Above 2500 feet: Feb. 15 - May 15  
Below 2500 feet: Feb. 1 - May 1  
Piedmont—Jan. 1 - May 1  
Coastal Plain—Dec. 1 - Apr. 15

**Soil amendments**  
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

**Mulch**  
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

**Maintenance**  
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

Seeding mixture Species	Rate (lb/acre)
German millet	40

In the Piedmont and Mountains, a small-stemmed Sudangrass may be substituted at a rate of 50 lb/acre.

**Seeding dates**  
Mountains—May 15 - Aug. 15  
Piedmont—May 1 - Aug. 15  
Coastal Plain—Apr. 15 - Aug. 15

**Soil amendments**  
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

**Mulch**  
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

**Maintenance**  
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

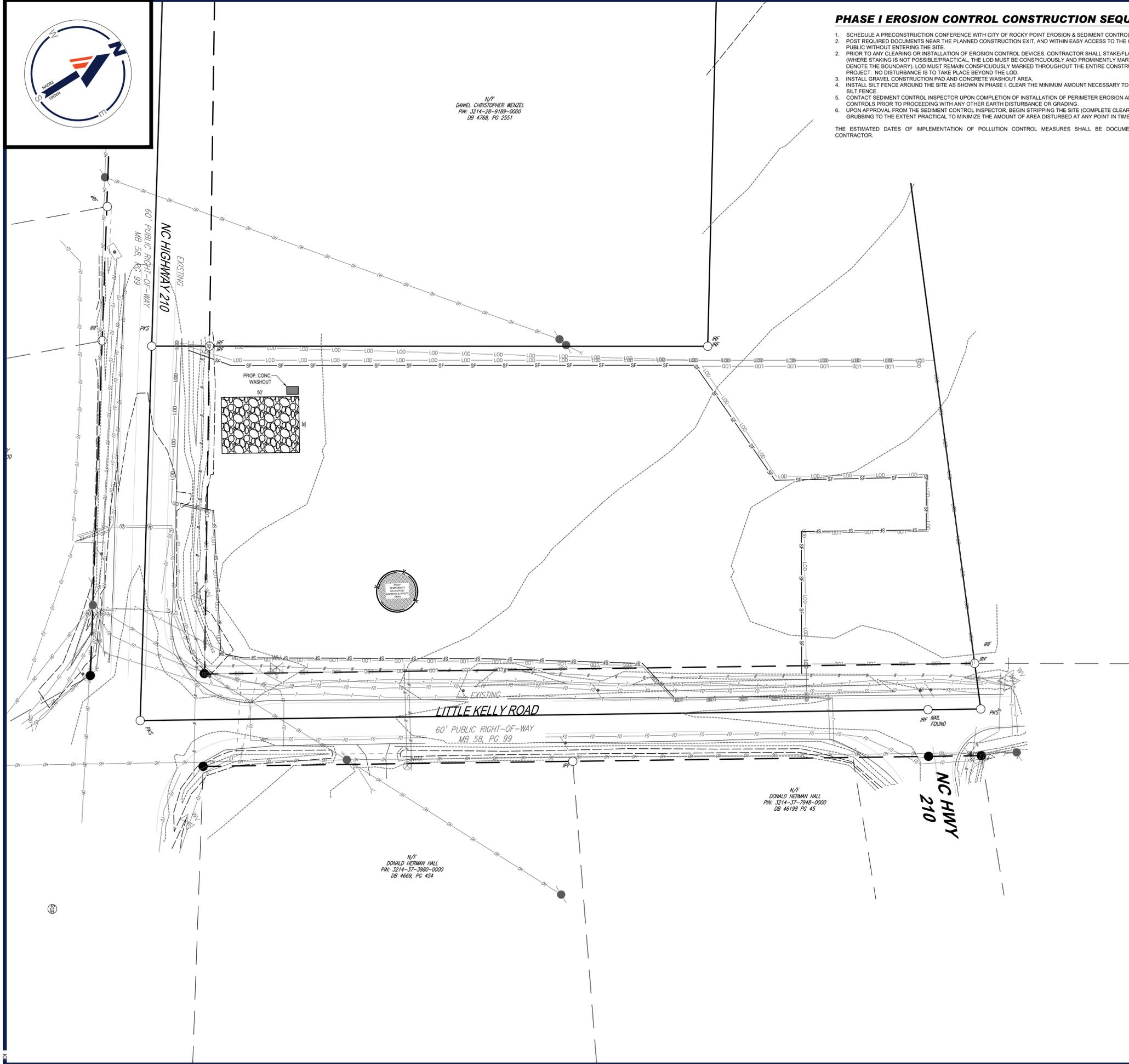
Seeding mixture Species	Rate (lb/acre)
Rye (grain)	120

**Seeding dates**  
Mountains—Aug. 15 - Dec. 15  
Coastal Plain and Piedmont—Aug. 15 - Dec. 30

**Soil amendments**  
Follow soil tests or apply 2,000 lb/acre ground agricultural limestone and 1,000 lb/acre 10-10-10 fertilizer.

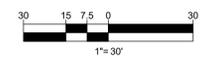
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**Maintenance**  
Repair and refertilize damaged areas immediately. Topdress with 50 lb/acre of nitrogen in March. If it is necessary to extent temporary cover beyond June 15, overseed with 50 lb/acre Kobe (Piedmont and Coastal Plain) or Korean (Mountains) lespedeza in late February or early March.



N/F  
DONALD HERMAN HALL  
PIN: 3214-37-3980-0000  
DB 4669, PG 454

N/F  
DONALD HERMAN HALL  
PIN: 3214-37-3946-0000  
DB 46198 PG 45



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SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
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SUSTAINABLE DESIGN  
PERMITTING SERVICES  
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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NCB230212  
DRAWN BY: DW  
DATE: RG  
CAD ID: 06/12/2024

**SITE PLAN DOCUMENTS**

FOR

PROPOSED  
RETAIL DEVELOPMENT  
NC HWY 210 & LITTLE KELLY RD  
ROCKY POINT, NC  
PENDER COUNTY  
PIN: 3214-28-8318-0000

**BOHLER**  
BOHLER ENGINEERING NC, PLLC  
NCBELS P-1132

4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000  
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL  
042149  
ENGINEER  
SPENCER B. TERRY III  
08/19/24

SHEET TITLE:  
**EROSION & SEDIMENT CONTROL PH1**

SHEET NUMBER:  
**C-601**

ORG. DATE - 06/12/2024

I:\BOHLER\NET\SHARED\PROJECTS\2023\NCBELS\212\2024\LAND DEVELOPMENT\CADD\DRAWINGS\PI\AN SETS\NCB230212\EROSION-LAYOUT.ERD\$1-0



N/F  
DANIEL CHRISTOPHER WENZEL  
PIN: 3214-28-9189-0000  
DB 4768, PG 2551

**PHASE II EROSION CONTROL CONSTRUCTION SEQUENCE:**

1. CONTINUE CLEARING, GRUBBING, AND STRIPPING THE SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
2. CONTINUE GRADING THE SITE. ADJUST TEMPORARY DIVERSION DIKES, CHANNELS AND OTHER BMP'S AS GRADES ARE ADJUSTED.
- 2.1. GRADE BUILDING PAD AREA. DURING PAD GRADING OPERATIONS SLOPE PAD SUCH THAT RUNOFF FROM PAD IS DIRECTED TOWARD SKIMMER BASIN AND DIVERSION DIKES/CHANNELS.
3. START CONSTRUCTION OF BUILDING SLAB, FOUNDATIONS, AND STRUCTURES.
4. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.
5. IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
6. INSTALL UTILITIES, STORM SEWERS, CURBS AND GUTTERS. AS STORM DRAINS ARE BROUGHT TO GRADE, INLET PROTECTION IS TO BE INSTALLED.
7. ONCE ROCKY POINT INSPECTS THE SITE FOR STABILIZATION AND APPROVES, CONTINUE CONSTRUCTION. REMOVE THE SEDIMENT BASIN AND STABILIZE THE AREA.
8. PAVE SITE.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
10. OBTAIN CONCURRENCE FROM THE OWNER THAT THE SITE HAS BEEN FULLY STABILIZED, SEDIMENT HAS BEEN REMOVED FROM STORM INLETS, AND ALL CONSTRUCTION HAS BEEN COMPLETED, THEN:
  - a. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S).
  - b. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMP'S.
  - c. STABILIZE SOIL STOCKPILE.
12. DEMOBILIZE FROM SITE. CONTRACTOR SHALL NOT DEMOBILIZE UNTIL ENTIRE SITE HAS BEEN FULLY STABILIZED.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMP'S AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE CEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR.

**EROSION CONTROL LEGEND**

- SILT FENCE
- LIMITS OF DISTURBANCE
- PROP. CONST. ENTRANCE
- INLET PROTECTION
- PROP. SILT SOCK
- PROP. SILT FENCE OUTLET

NCEM Stormwater Discharge Permit for Construction Activities (NCEM1) NCEM/Division of Energy, Mineral and Land Resources

STABILIZATION TIMEFRAMES (Revised Aug. 3, 2019)		
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
Perimeter dikes, swales, ditches, slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50' in length.
All other areas with slopes flatter than 4:1	14 days	None, except for perimeter and HQW Zones.

Seeding mixture Species	Rate (lb/acre)
Rye (grain)	120
Annual lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains)	50

Omit annual lespedeza when duration of temporary cover is not to extend beyond June.

**Seeding dates**  
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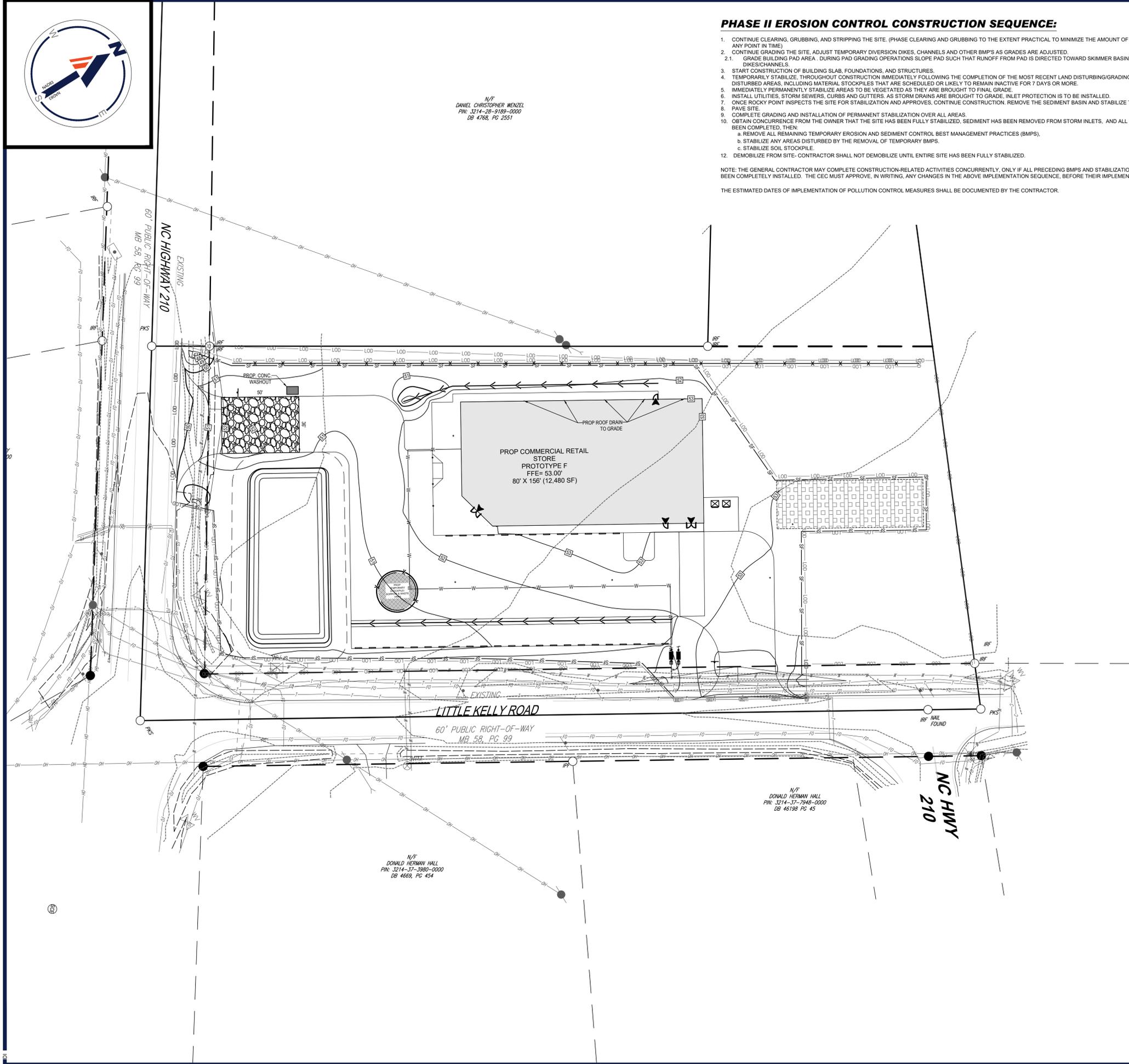
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Mountains—Aug. 15 - Dec. 15  
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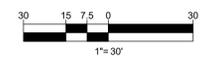
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N/F  
DONALD HERMAN HALL  
PIN: 3214-37-2946-0000  
DB 46198 PG 45

N/F  
DONALD HERMAN HALL  
PIN: 3214-37-3980-0000  
DB 4669, PG 454



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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: NCB230212  
DRAWN BY: DW  
CHECKED BY: RG  
DATE: 06/12/2024  
CAD ID:

PROJECT:  
**SITE PLAN DOCUMENTS**  
FOR  
PROPOSED  
RETAIL DEVELOPMENT  
NC HWY 210 & LITTLE KELLY RD  
ROCKY POINT, NC  
PENDER COUNTY  
PIN: 3214-28-8318-0000

**BOHLER**  
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NCEMELS P-1132  
4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000  
NC@BohlerEng.com

**NORTH CAROLINA PROFESSIONAL SEAL**  
SEAL 042149  
ENGINEER  
SPENCER B. TERRY, II  
08/19/24

SHEET TITLE:  
**EROSION & SEDIMENT CONTROL PH2**

SHEET NUMBER:  
**C-602**

ORG. DATE - 06/12/2024

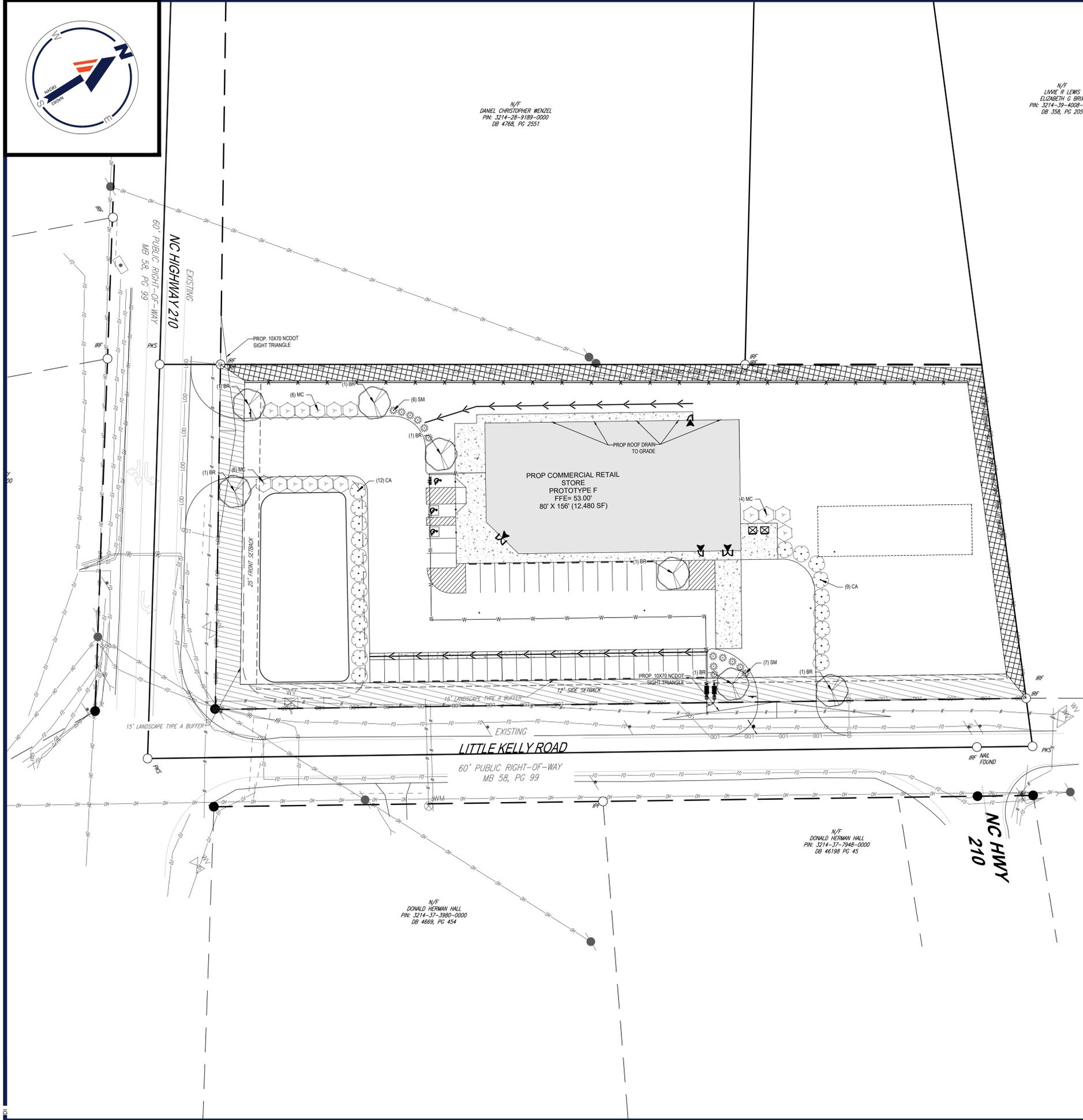
BOHLER ENGINEERING NC, PLLC PROJECT: NCB230212 2024 06 12 12:00:00 LAYOUT: EROSION





N/F  
DANIEL CHRISTOPHER WENZEL  
PIN: 3214-38-9189-0000  
DB 4768, PG 2551

N/F  
LIME R LEWIS  
ELIZABETH C BRIX  
PIN: 3214-39-4008-0000  
DB 358, PG 205



PLANT SCHEDULE					
PARKING LOT TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
BR	7	BETULA NIGRA	RIVER BIRCH	2.5" CAL.	B&B
PARKING LOT SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CA	21	CLETHRA ALNIFOLIA	SUMMERSWEET	5 GAL.	CONTAINER
MC	16	MYRICA CERIFERA	WAX MYRTLE	5 GAL.	CONTAINER
SM	13	SABAL MINOR	DWARF PALMETTO	5 GAL.	CONTAINER

LANDSCAPE COMPLIANCE CHART		
REQUIREMENT	CALCULATION	HATCH
15' TYPE A BUFFER - ALONG LITTLE KELLY: 15' WIDE STRIP 3 CANOPY TREES 2 UNDERSTORY TREES GRASS COVER AT 98% PER 100 LF	CANOPY TREES: $\frac{3}{100} \times 3 = 15$ UNDERSTORY TREES: $\frac{2}{100} \times 2 = 10$	[Hatched pattern]
15' TYPE A BUFFER - NC HWY 210: 15' WIDE STRIP 3 CANOPY TREES 2 UNDERSTORY TREES GRASS COVER AT 98% PER 100 LF	CANOPY TREES: $\frac{3}{100} \times 3 = 7$ UNDERSTORY TREES: $\frac{2}{100} \times 2 = 5$	[Hatched pattern]
10' TYPE B BUFFER - NORTH SIDE OF LOT: 10' WIDE STRIP 3 CANOPY TREES 4 UNDERSTORY TREES 98% TREE COVERAGE	CANOPY TREES: $\frac{3}{100} \times 3 = 15$ UNDERSTORY TREES: $\frac{4}{100} \times 4 = 19$	[Grid pattern]
10' TYPE B BUFFER - EAST SIDE OF LOT: 10' WIDE STRIP 3 CANOPY TREES 4 UNDERSTORY TREES 98% TREE COVERAGE	CANOPY TREES: $\frac{3}{100} \times 3 = 7$ UNDERSTORY TREES: $\frac{4}{100} \times 4 = 9$	[Grid pattern]

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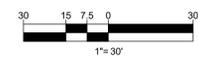
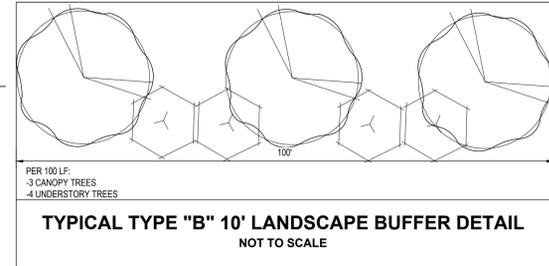
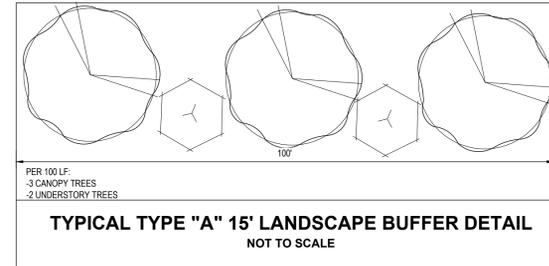
PROJECT:  
**SITE PLAN DOCUMENTS**  
FOR

PROPOSED  
RETAIL DEVELOPMENT  
NC HWY 210 & LITTLE KELLY RD  
ROCKY POINT, NC  
PENDER COUNTY  
PIN: 3214-28-8318-0000

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NORTH CAROLINA  
PROFESSIONAL  
SEAL  
042149  
ENGINEER  
SPENCER B. TERRY, III  
08/19/24

SHEET TITLE:  
**LANDSCAPE PLAN**  
SHEET NUMBER:  
**C-701**  
ORG. DATE - 06/12/2024



BOHLER ENGINEERING NC, PLLC PROJECT: 20230212 2024 LAND DEVELOPMENT/CAD DRAWINGS/PI AN SETS/NCB230212/LSPP-0-LAYOUT\_LCSP-0



