

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

Seaview ATS Grandview Application Information Master Development Plan

Case Number: MDP-2023-55

Application Type: Master 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: Located along US HWY 17 across from Grandview Dr. and in between POW MIA TR and Averys RD.

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

Description: Request for the approval of a Master Development Plan for convenience store/gas station.

Current Zoning: GB, General Business

Technical Review Committee Meeting

Thursday, August 3, 2023

Board of County Commissioners/Planning Board Meeting

N/A

Application Materials

Application Package

Site Plan

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
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MASTER DEVELOPMENT PLAN

Prior to submission of a preliminary master development plan for approval, the applicant shall request a pre-application review conference with the County staff.

1. The purpose of the pre-application conference shall be to discuss the proposal in relation to the requirements of the Land Use Plan and UDO and to obtain advice on the preparation of the master development plan.
2. At the pre-application conference, the applicant shall provide a land use plan describing the following:
 - a. The general location of the site.
 - b. The general location of proposed roads.
 - c. The general location of proposed uses, environmental areas, housing types or open space.
 - d. The uses on adjoining properties.
 - e. Utility requirements.

The purpose of the master development plan (MDP) is to promote orderly and planned development of property within Pender County. It is the purpose of the MDP to ensure that such development occurs in a manner that suits the characteristics of the land, is harmonious with adjoining property, is in substantial compliance with the goals and policies of the adopted Land Use Plan, and is in the best interest of the general public. The MDP shall be used to illustrate the characteristics of the property proposed for development and of surrounding properties.

**See Figures 2 and 3 at the end of Section 3.4, Pender County UDO for an illustrative process*

1. The MDP shall at least include all contiguous land under single or common ownership in the above zoning districts.
2. A preliminary MDP may be submitted with an application for a conditional rezoning but shall not be considered binding until approval of a final MDP.

Waivers to MDP – Residential Districts

The Administrator may waive the requirements of a MDP in the Residential Districts if the proposed development contains all of the following criteria:


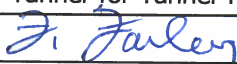
1. Contains ten (10) or less traditional detached single-family dwelling units;
2. Is not an integral portion of a property proposed or planned for future development or subdivision;
3. Is planned to be developed in a manner that is harmonious with surrounding properties and land uses; and
4. Does not substantially affect the purpose and intent of its zoning district and the intent of this article.

Waivers to MDP – Commercial and Industrial Districts

The Administrator may waive the requirement of a MDP in the Commercial and Industrial Districts if the proposed development contains all of the following criteria:

1. If the proposed subdivision or development is less than five (5) acres in size;
2. Includes no new streets, roads or rights-of-way, does not further extend any existing or dedicated street, road or rights-of-way and does not significantly change the layout of any existing or dedicated street, road or rights-of-way;
3. Is not an integral portion of a property proposed or planned for future development or subdivision;
4. That such development is limited to one individual parcel and one single use in accordance with Section 5.2.

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP	Date	07/11/2023
Application Fee	\$ 603.70	Invoice Number:	00034443
Pre-Application Conference		Hearing Date	
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Tanner Postal Commercial Real Estate, LLC	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	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			
Type of Master Development Plan	<input type="checkbox"/> Residential RP, PD, RM MH District	<input checked="" type="checkbox"/> Commercial GB, OI, IT, GI District	
Property Identification Number (PIN):	3293-32-4712-0000	Total property acreage:	10.37 acres
Zoning Classification:	GB	Acreage to be disturbed:	5.5 acres
Project Address :	US Highway 17, Pender County, NC		
Description of Project Location:	Tract 1 (+/-10.37 acres) MB 61, PG 98, Recombination Map Farley Tract		
Describe activities to be undertaken on project site:	Construction of a 10.37 acre commercial development including surface level parking, lighting, landscaping, stormwater control measures, and utility connections for private use.		
	DocuSigned by:		
SECTION 3: SIGNATURES			
Applicant's Signature	 C98C6440B-6142-4FE1-BDE9-569292B3DD26	Date:	
Applicant's Printed Name	Rob Tanner for Tanner Postal Commercial Real Estate, LLC	Date:	
Owner's Signature		Date:	7/10/2023
Owner's Printed Name	FRANCIS C. FARLEY	Date:	7/10/2023

NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

Office Use Only

<input type="checkbox"/>	MDP Fees: (<i>\$500.00 plus \$10/acre for the first 100 acres \$5/acre thereafter</i>)	Total Fee Calculation: \$ 603.70
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Attachments Included with Application: (Please include # of copies)

CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
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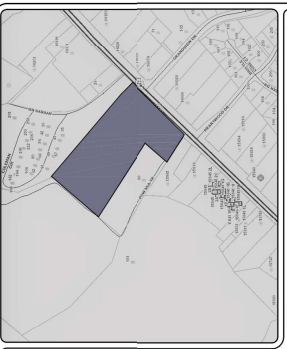
Payment Method:	Cash : <input type="checkbox"/> \$ _____	Credit Card: ✓ <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	Check: ✓ Check # <u>2543</u> Shredded
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Application received by:	Taylor Davis	Date: 07/11/2023
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Application completeness approved by:	Taylor Davis	Date: 07/11/2023
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Date scheduled for public hearing:

SITE PLAN(S)



VICINITY MAP

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS SHOWN IN THE TITLE BLOCK AND THIS DOES NOT IMPLY ANY CERTIFICATION TO ANY UNNAMED PARTY OR PARTY'S INTEREST IN ANY UNNAMED PORTION OF THE PLAT WITH THE CLIENT'S AUTHORIZATION. ADDITIONAL FEES MAY APPLY.

NOTES

- DATE OF FIELD WORK MAY 2023
- THIS PLAT IS TO BE LOCATED IN FLOOD ZONE "A" & "X"
- AS SHOWN ON FLOOD MAP 3720302800J, DATED SEPTEMBER 10, 2009 AND IS SUBJECT TO ANY FUTURE CHANGES TO FLOOD ZONING.
- SETBACKS SHOWN PER "GB" ADDITIONAL COMMUNITY SETBACKS MAY APPLY.
- REAR: 10'
- FRONT: 10'
- PRESENT ZONING TABLE FOR MORE INFORMATION REGARDING "SETBACKS"
- SUBJECT TO ANY TITLE REPORT DISCLOSURE NOT SUPPLIED.
- PIN: 3285-32-472-0000

REFERENCES

PLAT BOOK 61 PAGE 86
 PLAT BOOK 60 PAGE 33
 PLAT BOOK 59 PAGE 34
 PLAT BOOK 7 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



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

BROT: FARLEY_HAMSTEAD.DWG JOB# 2684-23147

C101 - EXISTING CONDITIONS

06/20/2023



I, F. WILLIAM FAREY, IV, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND THAT THE INFORMATION THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA. 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

F. WILLIAM FAREY, IV, N.C. LIC. # - L-4972

NO.	REVISIONS	DATE	BY

Kimley-Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 200 SOUTH TRYON ST. SUITE 200 CHARLOTTE, NC 28202
 PHONE: 704.366.3131
 WWW.KH-CORP.COM
 NC LICENSE #1102

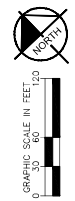
NOT FOR CONSTRUCTION

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
IMPECABLE DEVELOPMENT
 HAMPSHIRE

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 to the consultant. The consultant shall be held responsible for the accuracy of the information provided to the consultant. The consultant shall be held responsible for the accuracy of the information provided to the consultant.

NO. PROJECT	11710000
DATE	08/20/2023
DESIGNED BY	AMR
CHECKED BY	AMR
DATE	08/20/2023



NO.	REVISIONS	DATE



SITE PLAN KEY NOTES

- COMMERCIAL Pylon SIGN
- EXISTING PUMP STATION TO REMAIN "NOT USED"
- EXISTING UTILITIES PER ADJACENT RESOURCES DELINEATED PERFORMED BY AH
- PROPOSED FUEL CANNOPY
- PROPOSED FLOODWATER CONTROL MEASURE
- EXISTING PROPERTY LINE
- PROPOSED BUILDING FOOTPRINT
- EXISTING OPEN WATER PER ADJACENT RESOURCES DELINEATED PERFORMED BY AH
- PROPOSED OPEN WATER PER ADJACENT RESOURCES DELINEATED PERFORMED BY AH
- EXISTING UTILITY EXHUMATION TO BE RELOCATED, COORDINATION WITH AET IN PROCESS.
- PROPOSED TRAFFIC LIGHT PER CITY APPROVED IMPROVEMENTS
- PROPOSED DIMENSIONED ENCLOSURE
- PROPOSED FULL ACCESS MOVEMENT AT US-17
- PROPOSED RIGHT IN HEIGHT OUT ACCESS MOVEMENT AT US-17
- PROPOSED 15' SETBACK ALONG PROJECT FRONTAGE
- NOTICE: IMPROVEMENTS BASED ON HIGHWAY FUNDING IMPROVEMENT PROJECT

PARKING CALCULATIONS SUMMARY

PARCEL ID	USE	SQUARE FOOTAGE	VEHICLE SPACES PER 1,000 SQ. FT.	PARKING REQUIRED	PARKING PROVIDED	NET TOTAL PARKING
A	N/A	5915	1 PER 225 SF	27	55	28
B	RETAIL VEHICLE SERVICE	4321	3 PER SERVICE BAY	21	14	-7
TOTAL				48	69	21

TRAFFIC DATA TABLE

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR TRIPS	PM PEAK HOUR TRIPS
550' FAST FOOD/VP	3,500 SF	1,636	156	116
850' CONVENIENCE STORE/GAS STATION	16 PUMPS	5,532	506	430
TOTALS		7,168	662	546

PARCEL DATA TABLE

PARCEL ID	PAD SIZE AREA	PAD PROPOSED USE	PROPOSED BUILDING SIZE
PARCEL A	0.92 AC	TBD	TBD
PARCEL B	8.57 AC	CONVENIENCE STORE/VP	6,065 SF
PARCEL C	0.91 AC	AUTOMOBILE REPAIR	4,200 SF

SITE DATA TABLE

PROJECT TITLE	SEAVIEW COMMERCIAL
APPLICANT(S)	IMPECCABLE DEVELOPMENT
OWNER(S)	FARLEY FRANKS & TRUSTEES
CIVIL ENGINEER	HIMLEY HORN & ASSOCIATES
TAX PARCEL ID	3300342175-0000
TOTAL APT. AREA	143,377 SQ. FT.
EXISTING OPEN WATER AREA	1.98 AC
DEVELOPABLE LAND AREA	0.35 AC
ZONING DISTRICT	COMMERCIAL-CB
MAX. ALLOWABLE BLDG. HEIGHT	40'
NUMBER OF HISTORICAL STRUCTURES OR SITES	0
BUFFER SETBACKS	FRONT: 25' SIDE: 10' REAR: 10' STREET: A RESIDENTIAL: C OTHER: B, B

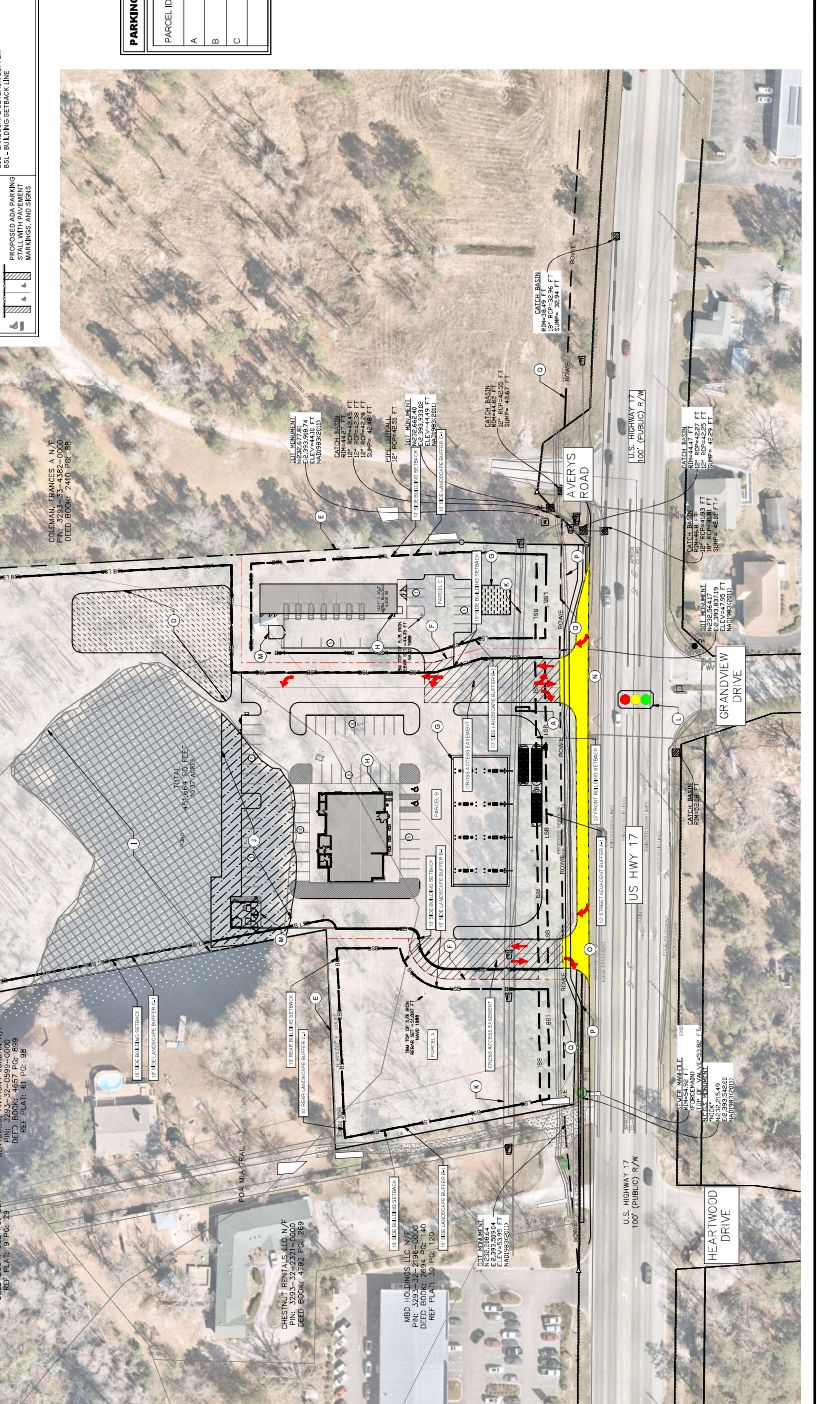
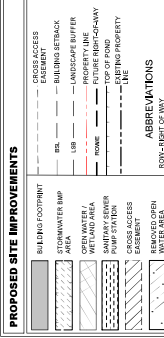
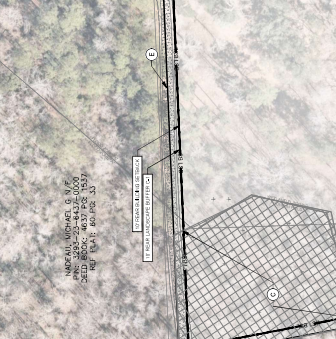
REQUIRED BUFFERS

BUFFER A: 15 FOOT WIDE STRIP WITH 3 CANOPY TREES, 2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 80% PER 100 LINEAR FEET. WIDTH MAY BE REDUCED TO 10' FOR EXISTING DEVELOPED LOTS WITH BUFFER REQUIREMENTS.

BUFFER B: 10 FOOT WIDE STRIP WITH 3 CANOPY TREES, 4 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 80% PER 100 LINEAR FEET. THE BASE OF ANY TREE, PER 100 LINEAR FEET.

BUFFER C: 10 FOOT WIDE STRIP WITH 4 FOOT HIGH WOOD STORAGE BASKET TREES OR OTHER SOLID WOOD TREES WITH A GRASS COVER OF AT LEAST 80% PER 100 LINEAR FEET. THE BASE OF ANY TREE, PER 100 LINEAR FEET.

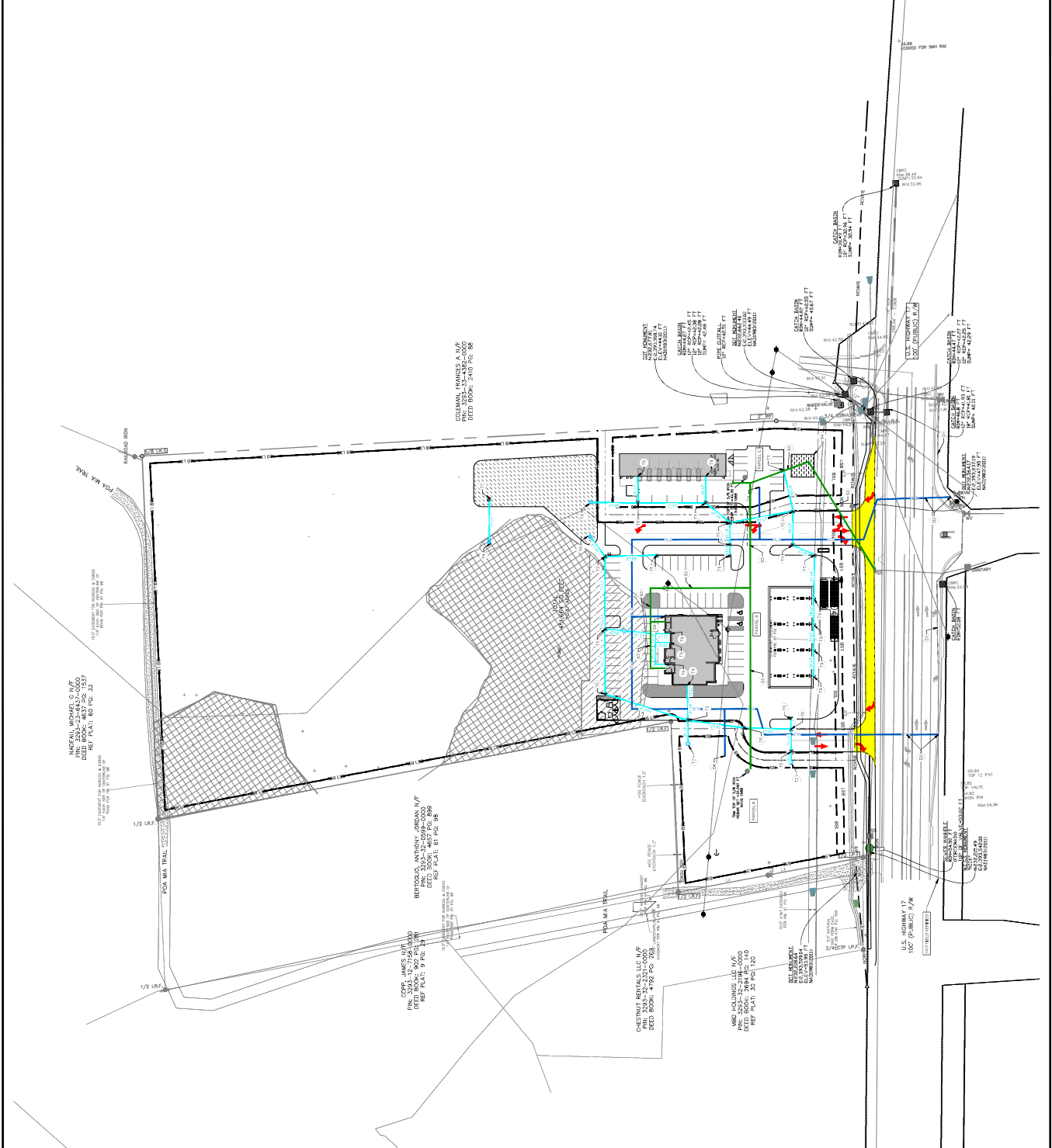
BUFFER D: STOCKPILE BASKET TREES OR OTHER SOLID WOOD TREES WITH A GRASS COVER OF AT LEAST 80% PER 100 LINEAR FEET. THE BASE OF ANY TREE, PER 100 LINEAR FEET.



This document is prepared for the client's use only. It is not to be used for any other purpose without the written consent of the engineer. The engineer shall not be held responsible for any errors or omissions in this document. The client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The engineer's liability is limited to the professional services rendered by the engineer. The client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The engineer's liability is limited to the professional services rendered by the engineer.

UTILITY KEYNOTE LEGEND

①	SANITARY SEWER KEYNOTES
②	EXISTING SANITARY SEWER MANHOLE (DUB NOT FIELD (S&B))
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 SURFACE (T) TO EXISTING WATER MAIN & TAP
⑨	APPROXIMATE LOCATION OF PROPOSED STUP 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



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

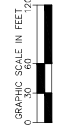
NOT FOR CONSTRUCTION

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

SITE PHASING PLAN

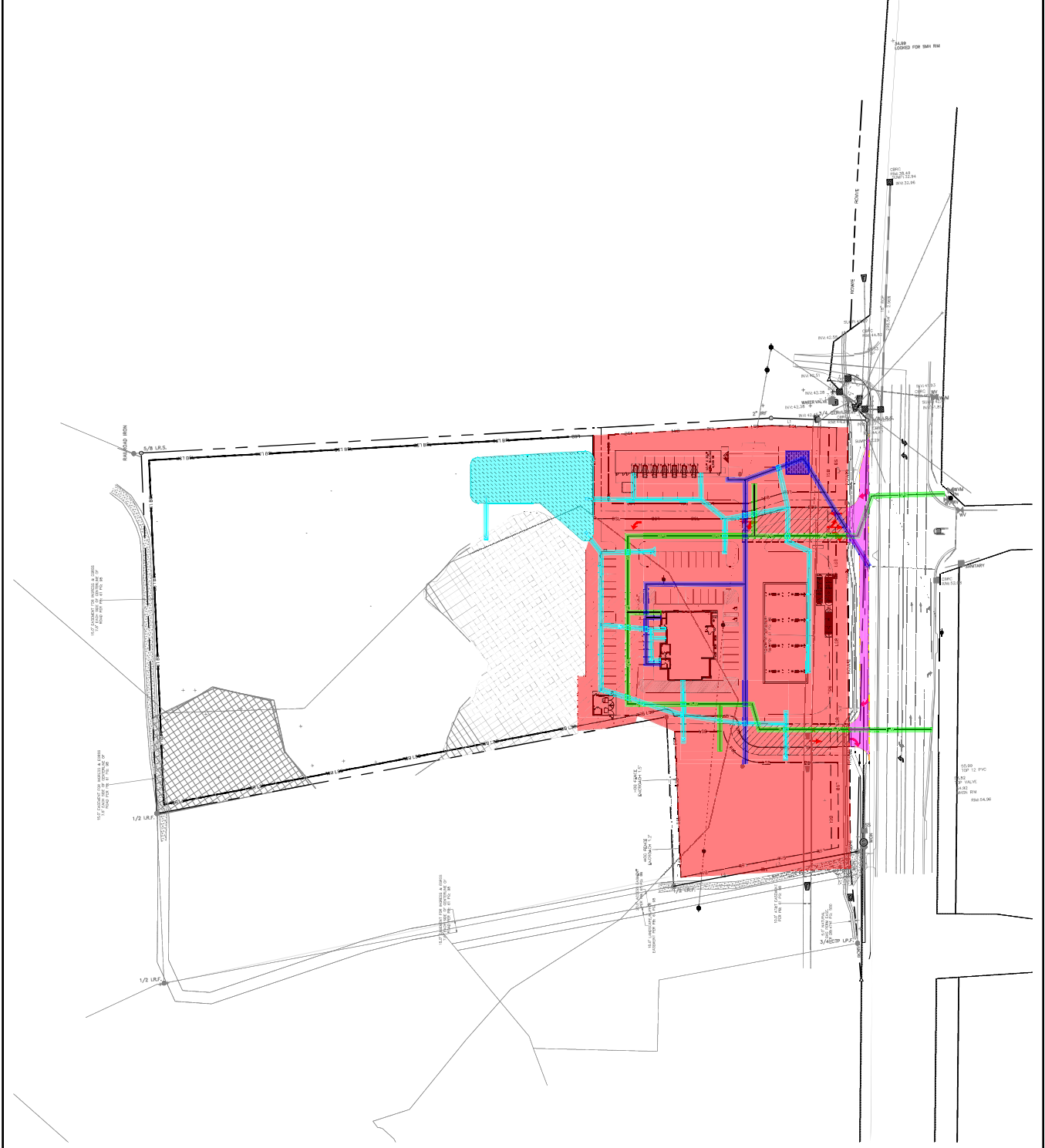
SEAVIEW COMMERCIAL
 PREPARED FOR
IMPECABLE DEVELOPMENT
 HAMPSHIRE

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 SOMS)	PHASE 2B - OFFSITE ROADWAY IMPROVEMENTS	
PHASE 1C - INFRASTRUCTURE (OFFSITE) WATER STATION IMPROVEMENTS		



This document together with the contract and design presentation forms, as an instrument of service, is prepared and shall be used for the specific project and shall not be used for any other project. Changes to this document shall be indicated by a change order. This document is the property of Kimley-Horn and Associates, Inc. and shall remain the property of Kimley-Horn and Associates, Inc. until it is returned to Kimley-Horn and Associates, Inc. with all sheets fully paid for and returned to Kimley-Horn and Associates, Inc.



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. Castro
Senior Planning and Engineering
910-341-7664
christine.castro@att.com



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

June 28, 2023

RE: Water Availability - Off Hwy 17
Water 1202132-1711-0000
Hampstead, NC 28443
Rocky Point/Topsail Water & Sewer District

Alex M. Rodriguez, E.I.
Kimberly-Hem
S. S. Sullie 200
Charlotte, NC 28202

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

Alex Leubner, 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 everything within your project would be 100% gravity. I will get you a drawing showing the sewer main and force main.

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 910-357-0374
15000 WINGFIELD DRIVE
O 1005 Hwy 210 Steaks Ferry, NC 28440

This e-mail is subject to the Pluris Holdings e-mail disclaimer.

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 requirement is in effect for all projects that are currently in progress. This requirement is in effect for all projects with final 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.m.rodriguez@kimleyhorn.com
Subject: Highway 17 and Grandview Dr - Hampstead, NC

NOT FOR CONSTRUCTION

Kimley Horn
© 2023 KIMLEY HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
WWW.KIMLEYHORN.COM
NC 15E08E-41202

SUPPLEMENTAL INFORMATION

SEAVIEW COMMERCIAL PREPARED FOR IMPACT DEVELOPMENT

SHEET NUMBER C901



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

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

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

Sincerely,

James H. 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, Council Planner, Provider County
Scott A. James, PE, Transportation Planning Engineer, WMPO



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

June 28, 2023

RE: Water Availability - Off Hwy 17
Water 1202132-1711-0000
Hampstead, NC 28443
Rocky Point/Topsail Water & Sewer District

Alex M. Rodriguez, E.I.
Kimberly-Hem
S. S. Sullie 200
Charlotte, NC 28202

To whom it may concern,

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Thanks.

Sincerely,

Kellie Leubner
Public County Utilities
Project Manager

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

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

ii. 2025 Future No Build

iii. Existing + 1% background growth + approved developments

iv. Existing + 1% background growth + approved developments + site trips

v. 2025 Build Conditions w/ Mitigation

vi. 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 to include PDF 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 Chestnut 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: 144 Fast Food Restaurant with Drive Thru - 3,500 SF
- o ITE Land Use Code: 943 Commerce Store/Office Station - 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:

- 1. The existing intersections, provide turning movement counts for weekday AM (7:00am-5:00am) and PM (4:00pm-6:00pm) peak periods. The peak period for the proposed development is 7:00am-5:00pm.
- 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