

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

United Rentals Conditional Rezoning

Case Number: REZONE 2023-61 CZMA

Application Type: Conditional Rezoning

Applicant: TW & AG Timber, LLC

Owners: TW & AG Timber, LLC

Location: 180 NC HWY 210 W & 220 NC HWY 210 W.

Property ID #(s): 3282-87-3771-0000 & 3282-88-1093-0000

Description: TW & AG Timber, LLC, applicant and owner, is requesting approval of a conditional zoning map amendment to rezone two parcels totaling approximately 6.21 acres from the GB, General Business zoning district to a conditional zoning district, Conditional Zoning District 6. The proposed request would permit commercial and light industrial uses, including machinery and equipment rental and leasing, and septic tank and related services, in addition to all uses currently permitted by right in the GB zoning district.

Current Zoning: GB, General Business

Proposed Zoning: Conditional Zoning District 6

Technical Review Committee Meeting

1/4/2024

Board of County Commissioners/Planning Board Meeting

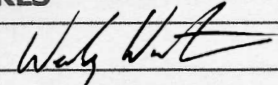
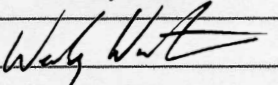
PB: 2/6/24, BOCC: 3/11/24

Included: Application Materials, Site Plan

APPLICATION MATERIALS

- Application**
- Narrative**
- Public Input Meeting Report**

APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD	Date	
Application Fee	\$	Invoice Number:	
Pre-Application Conference		Hearing Date	
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	TW & AG Timber, LLC	Owner's Name:	TW & AG Timber, LLC
Applicant's Address:	8155 Malpass Corner	Owner's Address:	8155 Malpass Corner
City, State, & Zip	Currie, NC 28435	City, State, & Zip	Currie, NC 28435
Phone Number:	910-604-0049	Phone Number:	910-604-0049
Email Address:	wesley@lewisfarmandliquidwaste.com	Email Address:	wesley@lewisfarmliquidwaste.com
Legal relationship of applicant to landowner:	Same		
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3282-87-3771 3282-88-1093	Total property acreage:	6.21
Current Zoning District:	GB - General Business	Proposed Zoning District:	CZ - Commercial Service
Project Address or Location:	180 NC Hwy. 210, Hampstead, NC 28443		
Proposed Uses to be Considered (Include NAICS Code):			
532490, 562991			
Proposed Uses to be Eliminated from Consideration (Include NAICS Code):			
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	12/21/23
Applicant's Name Printed	Wesley Wooten	Date:	12/21/23
Owner's Signature		Date:	12/21/23
Owner's Name Printed	Wesley Wooten	Date:	12/21/23
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on the Rezoning Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda 			

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Conditional Zoning Map Amendment Submission (Conditional Rezoning)

Applications will be considered for review 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. | <u> x </u> | Pre-submittal Meeting |
| | <u> x </u> | Date of Meeting <u> 08/10/23 </u> |
| 2. | <u> </u> | Signed Application |
| 3. | <u> x </u> | Payment |
| | | \$500 for the first 5 acres; \$10/ acre thereafter up to 1,000 acres; \$5 per acre thereafter |
| 4. | <u> x </u> | Generalized Site Development Plan |
| | | All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application. |
| 5. | <u> x </u> | Narrative |
| | | A description and/or statement of the present and proposed land use classification and stating why the request is being made and any information that is pertinent to the case. |
| 6. | <u> x </u> | Public Input Meeting Report |
| | | A meeting summary shall be submitted in accordance with the Unified Development Ordinance. This item is not required at the time of application submittal but must be received by the Administrator prior to any public hearings are noticed. |
| 7. | <u> x </u> | Digital Submission |
| | | For all documents submitted in paper copy, a digital copy shall be sent via email or digital drive. |
| 8. | <u> x </u> | 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. |
| 9. | <u> x </u> | Adjacent Property Envelopes |
| | | The applicant shall provide two sets 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. No return address shall be placed on the envelopes at the time of submission. |

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

Signature of Applicant Wesley Wooten

Date 12/21/2023

Printed Name Wesley Wooten

Staff Initials:	
Date:	

January 29, 2023

Pender County Planning
805 South Walker Street
Burgaw, NC 28425

RE: Change of Uses for 180 and 220 Hwy. 210, Hampstead
Parcel ID's (3282-87-3771-0000 and 3282-88-1093-0000)

Pender County Planning Department:

We are submitting the following request for the Change of Uses for the parcels list above. The Applicant, TW & AG Timber, LLC is applying for a Conditional Zoning Map Amendment. The combined acreage for the two properties is approximately 6.21 acres.

TW & AG Timber is the Owner of both properties. The current zoning is General Business (GB). One parcel was previously used for boat and RV storage, boat repair, and boat sales operated by Carolina Outboard. The future tenant is an equipment rental company. The tenant of the other parcel was a church and the future tenant will be a Tire Sales and Service business.

We propose all uses that are included in the General Business Zoning and the additional ones listed below:

*Commercial and Industrial Machinery and Equipment Rental and Leasing – 5324
*All Other Waste Management Facilities – 562991

*Commercial and Industrial Machinery and Equipment Rental and Leasing – 532490

The equipment rental company proposes to use the existing metal building for their operations. The only new construction would be a wash bay behind the metal building.

The tire business is currently going through the Minor Site Plan review process for a small addition and interior upfit.

Best Regards,

Livian L. Jones
STREAMLINE DEVELOPMENT
Po Box 1429
Wrightsville Beach, NC 28480
910-520-3943

180 Hwy. 210 Hampstead
COMMUNITY INFORMATIONAL MEETING
FOR
CONDITIONAL ZONING

The Community meeting for the Conditional Rezoning of 3282-87-3771-0000 and 3282-88-1093-0000 was held on Thursday, December 21, 2023 from 7:00 am to 8:00 am at the site. The meeting was to inform residents of the proposed Conditional Zoning and proposed uses. Wesley Wooten (TW AG & Timber) and Livian Jones (Streamline Development, LLC) were there representing the Owner. The meeting notice was sent to residents within 500 ft. of the property on December 10, 2023. This meeting was an opportunity to report the proposal, address questions, and hear concerns regarding the proposed changes.

There were at least 5 people in attendance and residents were shown a site plan. There were a few questions in regard to stormwater, outside lighting and the business of the new tenant. No one had any negative comments.

All attendees signed in and the list is also attached.

SITE PLAN

180 NC HWY 210 - UNITED RENTALS

CONSTRUCTION EQUIPMENT RENTALS

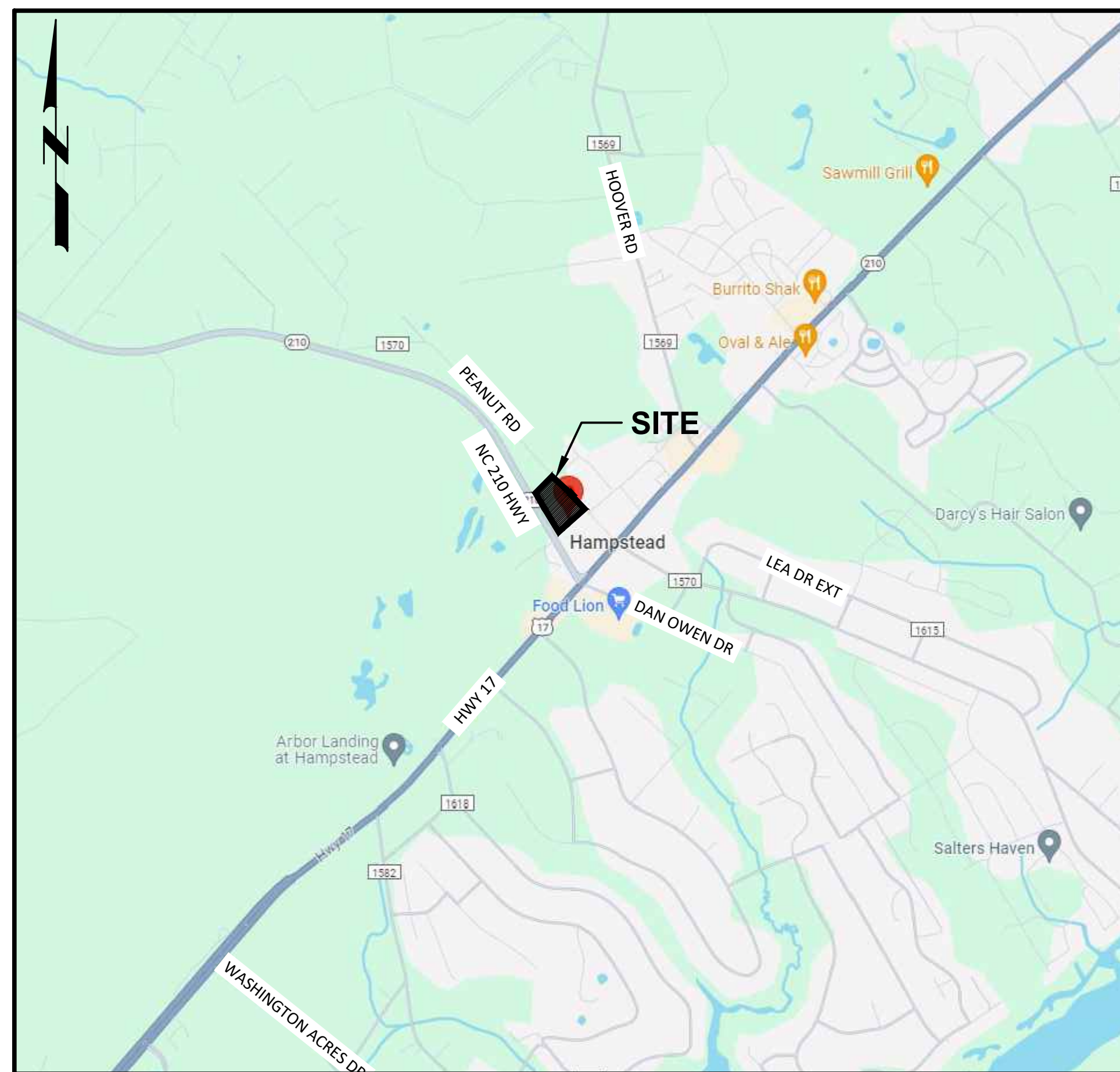
PENDER COUNTY, NC

PIN: 3282-87-3771 & 3282-88-1093

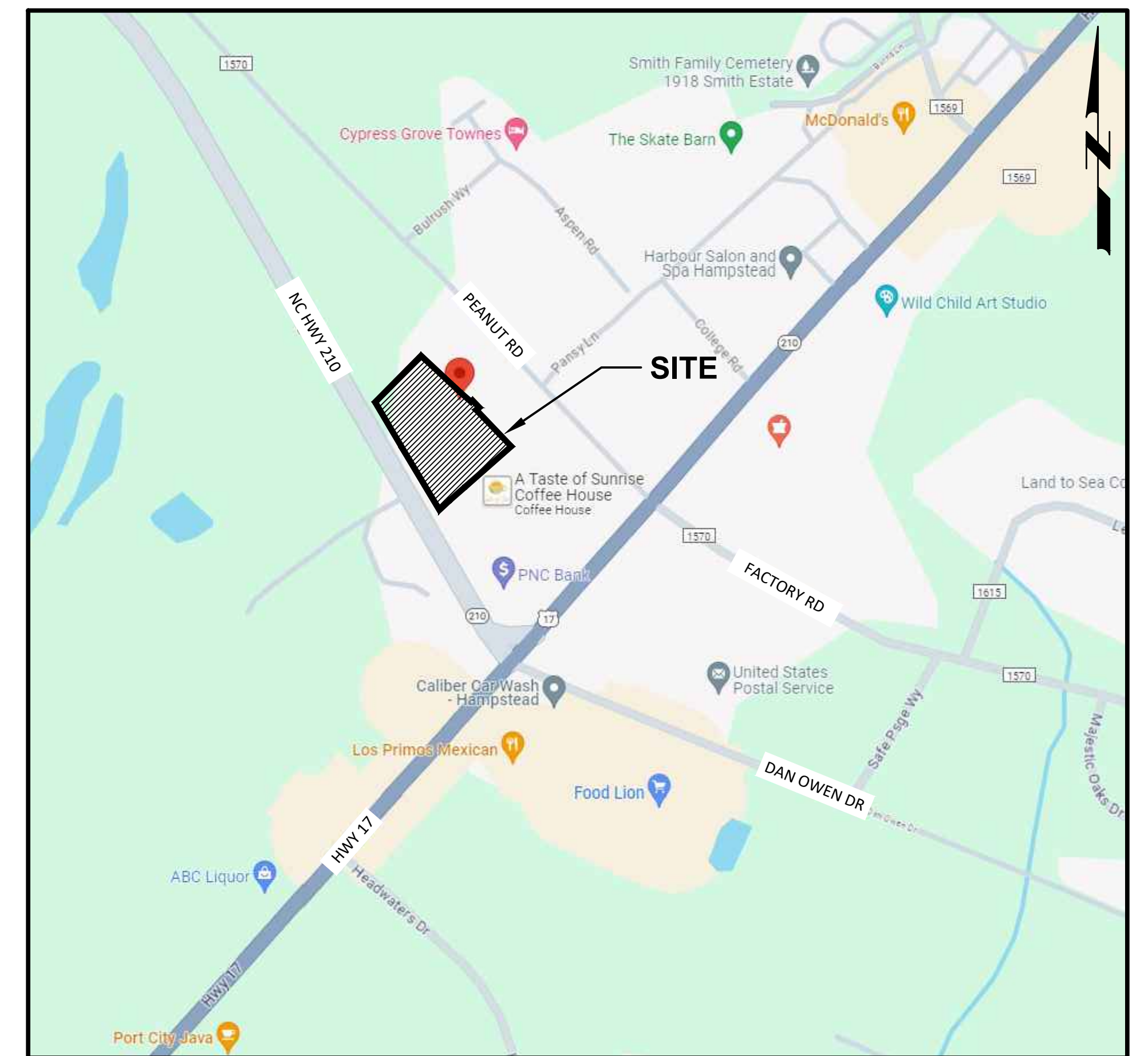
PROJECT No. C20801.00

SCHEDULE OF DRAWINGS:

- C-101 COVER SHEET
- C-102 EXISTING CONDITIONS
- C-103 SITE PLAN
- C-104 STORMWATER MANAGEMENT PLAN
- C-105 EROSION CONTROL PLAN
- C-105 NCG01 SHEETS



VICINITY MAP



LOCATION MAP

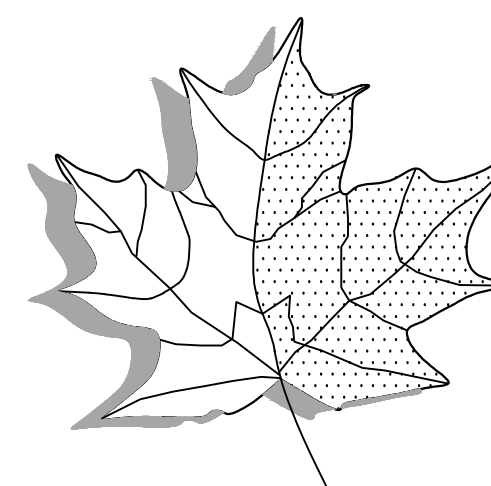
APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

 PENDER COUNTY ADMINISTRATOR SIGNATURE APPROVAL DATE

SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE



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MacCONNELL & Associates, P. C.

501 CASCADE POINTE LANE, SUITE 103
 CARY, NORTH CAROLINA 27513
 P. O. BOX 129

LICENSE No. C-1039 MORRISVILLE, NORTH CAROLINA 27560
 TEL: (919) 467-1239 FAX: (919) 319-6510

CONTACT INFORMATION

APPLICANT/OWNER: TW AG & TIMBER LLC
 CONTACT: WESLEY WOOTEN
 EMAIL: WESLEY@LEWISFARMSNC.COM
 PHONE: 910-604-0049

ENGINEER: MACCONNELL & ASSOCIATES, P.C.
 CONTACT: HAYLEY BRAUN, P.E.
 ADDRESS: 501 CASCADE POINTE LANE, SUITE 103
 CARY, NC 27513
 EMAIL: HAYLEY@MACCONNELLANDASSOC.COM
 PHONE: 919-467-1239

FOR REVIEW ONLY
 NOT RELEASED FOR
 CONSTRUCTION

DECEMBER 19, 2023

REVISIONS			
NO.	DATE	DESCRIPTION	SHEET
1	01/24/24	PER 1ST TRC COMMENTS	ALL

PEANUT ROAD
VARIABLE WIDTH PUBLIC R/W
(SPEED LIMIT 35 MPH)

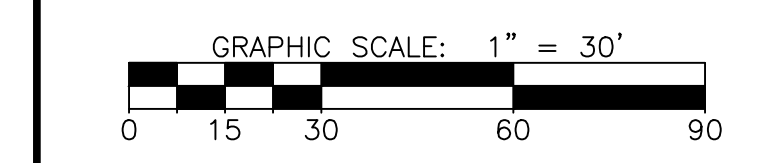


NOTES

1. EXISTING CONTOUR DATA OBTAINED IN DIGITAL FORMAT FROM NC FRIS IN DECEMBER 2023.

LEGEND

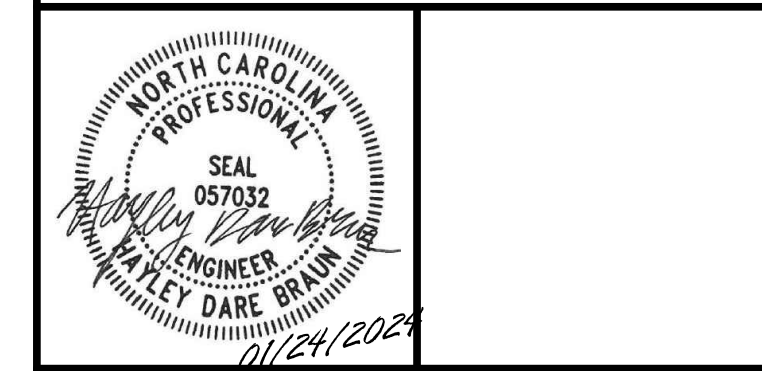
- 110 --- INDEX CONTOUR
- 108 --- INTERMEDIATE CONTOUR
- PROPERTY LINE
- ADJOINING PROPERTIES
- x- FENCE
- - - RIGHT-OF-WAY
- CREEK
- SS --- EX. SANITARY SEWER
- W --- EX. WATER LINE
- SS --- NEW SANITARY SEWER
- --- NEW WATER LINE



REVISIONS		
NO.	DATE	DESCRIPTION
1	01/24/2024	PER 1ST TRC COMMENTS

PROJECT MANAGER: HDB	PROJECT ENGINEER: HDB
DRAWN BY: HDB	CHECKED BY: GSM

DATE:
DECEMBER 19, 2023



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 LICENSE No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510

180 NC HWY 210
UNITED RENTALS

SITE PLAN

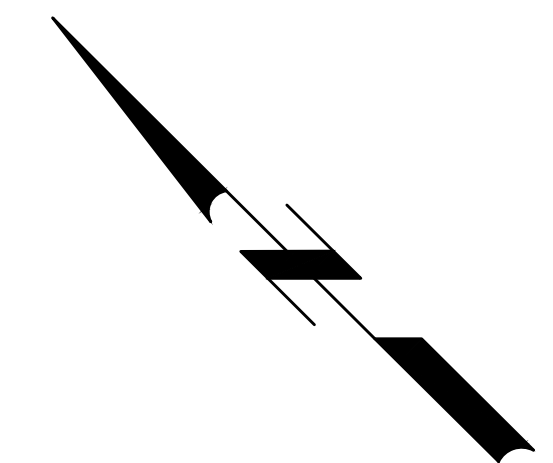
PENDER COUNTY, NC

EXISTING CONDITIONS	
PROJECT NUMBER C20801.00	DRAWING NUMBER C-101

LINE TABLE		
LINE	BEARING	LENGTH
L4	N47° 31' 55"E	10.35
L5	S43° 45' 32"E	50.00
L6	S52° 23' 53"W	19.83

ABBREVIATION LEGEND	
IRF	REBAR FOUND
IPF	IRON PIPE FOUND
N/F	NOW OR FORMERLY
IRS	REBAR SET
DB	DEED BOOK
BM	BOOK OF MAPS

FOR REVIEW ONLY
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 CONSTRUCTION



Z:\IT Drive (Project)\Library\2023\C20801.00 - TRV Ag - Timber - 180 NC Hwy 210 - Hampstead, Pender County - United Rentals Site Plan Drawings\Site Plan Drawings\C101 - Existing Conditions.dwg, Jun 24, 2024, 5:09pm

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PEANUT ROAD
VARIABLE WIDTH PUBLIC R/W
(SPEED LIMIT 35 MPH)



N/F
 STYLIA SMITH
 PIN # 3182-88-1117
 DB 333 PG 546
 ZONING: RP
 USE: VACANT

N/F
 STYLIA SMITH
 PIN # 3182-78-9134
 DB 333 PG 546
 ZONING: RP
 USE: RESIDENTIAL

N/F
 GARY N LEA
 PIN # 3282-87-6674
 DB 4740 PG 1941
 ZONING: GB
 USE: RESIDENTIAL

N/F
 LUCAS PROPERTIES 4 LLC
 PIN # 3282-87-7450
 DB 4743 PG 588
 ZONING: GB
 USE: COMMERCIAL

N/F
 MATHEW S HORD
 PIN # 3282-87-5461
 DB 4815 PG 267
 ZONING: GB
 USE: COMMERCIAL

N/F
 NICOLAS FULBRIGHT
 PIN # 3282-87-4461
 DB 4736 PG 26237
 ZONING: GB
 USE: COMMERCIAL

N/F
 HALE KULEANNA LLC
 PIN # 3282-87-5261
 DB 4751 PG 1366
 ZONING: GB
 USE: VETERINARY

N/F
 HALE KULEANNA LLC
 PIN # 3282-87-3771
 DB 3736 PG 176
 ZONING: GB
 USE: VETERINARY

SITE DATA SUMMARY

APPLICANT/OWNER: TW AG & TIMBER LLC
 CONTACT: WESLEY WOOTEN
 EMAIL: WESLEY@LEWISFARMSNC.COM
 PHONE: 910-604-0049

ENGINEER: MACCONNELL & ASSOCIATES, P.C.
 HAYLEY BRAUN, P.E.
 501 CASCADE POINTE LANE, SUITE 103
 CARY, NC 27513
 919-467-1239

PIN#S: 3282-87-3771 & 3282-88-1093
 ADDRESS: 180 STATE HWY 210, HAMPSTEAD, NC 28443

TOWNSHIP: HAMPSTEAD

TOTAL GROSS SITE AREA: 6.21 AC (270,088 SF)

ZONING: GB- GENERAL BUSINESS (PENDER CO.)
 COMMERCIAL SERVICE

PROPOSED DEVELOPMENT: MINIMUM LOT AREA: 1500 SQ. FT.
 MINIMUM LOT WIDTH: 80'

UTILITIES PROVIDERS: DUKE ENERGY (ELECTRIC) 1-800-777-9898
 PENDER CO. UTILITIES (WATER) 1-910-259-1570
 ON-SITE SEPTIC (PERMIT NO. 508248)

BUILDING SETBACKS:
 PRIMARY STREET SETBACK: 25'
 REAR STREET SETBACK: 10'
 SIDE LOT LINE SETBACK: 10'

PROPOSED DWELLING UNITS: 0
 GROSS FLOOR AREA: 4,519 SF + 1,250 SF WASH BAY = 5,769 SF

PROPOSED USE: CONSTRUCTION EQUIPMENT RENTAL
 ESTIMATED PEAK HOUR (PM) TRIPS: 0.99 TRIPS PER 1,000 SF GROSS FLOOR AREA
 = 5769/1000 * 0.99 = 5.8 TRIPS/DAY
 ESTIMATED PEAK HOUR (AM) TRIPS: 5.8 TRIPS/DAY * 1.5 = 8.7 TRIPS/DAY
 ESTIMATED DAILY TRIPS: < 20 TRIPS PER DAY

PARKING CALCULATIONS

PARKING SPACES REQUIRED: 1 PER 1,000 SF GROSS FLOOR AREA
 = 5769/1000 = 6 PARKING SPACES

PARKING SPACES PROVIDED: 7 STANDARD SPACES (EXISTING TO REMAIN)
 1 ACCESSIBLE SPACE (EXISTING TO REMAIN)

ABBREVIATION LEGEND

- IRF REBAR FOUND
- IPF IRON PIPE FOUND
- N/F NOW OR FORMERLY
- IRS REBAR SET
- DB DEED BOOK
- BM BOOK OF MAPS

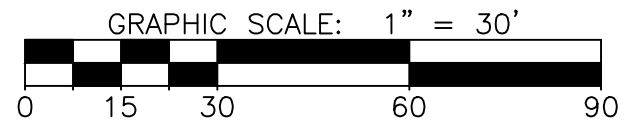
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NOTES

1. EXISTING CONTOUR DATA OBTAINED IN DIGITAL FORMAT FROM NC FRIS IN DECEMBER 2023.
2. ALL SIGNAGE TO MEET THE REQUIREMENTS OF SECTION 9 OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO).
3. EXISTING LANDSCAPE AND BUFFERING TO REMAIN PER ARTICLE 9 OF THE PENDER COUNTY UDO.
4. ALL OUTDOOR LIGHTING SHALL COMPLY WITH ARTICLE 7.11 OF THE PENDER COUNTY UDO.

LEGEND

- 110 INDEX CONTOUR
- 108 INTERMEDIATE CONTOUR
- PROPERTY LINE
- ADJOINING PROPERTIES
- X FENCE
- RIGHT-OF-WAY
- CREEK
- SS EX. SANITARY SEWER
- W EX. WATER LINE
- SS NEW SANITARY SEWER
- NEW WATER LINE



REVISIONS		
NO.	DATE	DESCRIPTION
1	01/24/2024	PER 1ST TRC COMMENTS

PROJECT MANAGER: HDB PROJECT ENGINEER: HDB
 DRAWN BY: HDB CHECKED BY: GSM

DATE: DECEMBER 19, 2023



MacCONNELL & Associates, P. C.
 501 CASCADE POINTE LANE, SUITE 103
 CARY, NORTH CAROLINA 27513
 P.O. BOX 129
 MORRISVILLE, NORTH CAROLINA 27660
 LICENSE No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510

**180 NC HWY 210
 UNITED RENTALS**

SITE PLAN

PENDER COUNTY, NC

SITE PLAN

PROJECT NUMBER C20801.00	DRAWING NUMBER C-102
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C20801.00 - 180 NC HWY 210 - UNITED RENTALS SITE PLAN - MAJOR SITE DEVELOPMENT PLAN COPYRIGHT © 2023

PEANUT ROAD
VARIABLE WIDTH PUBLIC R/W
(SPEED LIMIT 35 MPH)



N/F
 STYLIA SMITH
 PIN # 3182-88-1117
 DB 333 PG 546
 ZONING: RP
 USE: VACANT

N/F
 STYLIA SMITH
 PIN # 3182-78-9134
 DB 333 PG 546
 ZONING: RP
 USE: RESIDENTIAL

N/F
 GARY N LEA
 PIN # 3282-87-6674
 DB 4740 PG 1941
 ZONING: GB
 USE: RESIDENTIAL

N/F
 LUCAS PROPERTIES 4 LLC
 PIN # 3282-87-7450
 DB 4743 PG 588
 ZONING: GB
 USE: COMMERCIAL

N/F
 MATHEW S HORD
 PIN # 3282-87-5461
 DB 4815 PG 267
 ZONING: GB
 USE: COMMERCIAL

N/F
 NICOLAS FULBRIGHT
 PIN # 3282-87-4461
 DB 4736 PG 26237
 ZONING: GB
 USE: COMMERCIAL

N/F
 HALE KULEANNA LLC
 PIN # 3282-87-5261
 DB 4751 PG 1366
 ZONING: GB/
 USE: VETERINARY

N/F
 HALE KULEANNA LL
 PIN # 3282-87-3
 DB 3736 PG 1
 ZONING:
 USE: VET

1 - Post-Development Land Use Areas

	C	(SF)	(AC)
Total Drainage Area:		271,168	6.23 acres
Total Impervious Area:	0.95	212,104	4.87 acres
Total Pervious Area:	0.20	59,064	1.36 acres
Percent Impervious:			78.2%
Composite Runoff Coefficient (C):			0.79

2 - Rational Method for Peak Flow

Q = C I A
 where...
 Q = Peak flow for design storm
 C = Composite runoff coefficient
 I = Rainfall intensity for design storm (in/hr)
 10 year return period
 5 minute storm duration
 A = Drainage Area (acres)

C = 0.79 (unitless)
 I = 9.31 in/hr
 A = 6.23 acres

Q = (0.79) * (9.31 in/hr) * (6.23 ac) = 45.821 cfs
Q = 45.8 cfs

3 - Simple Method for Runoff Volume [Schueler 1982]

Dv = 3630 * Rd * Rv * A
 where...
 Dv = Design Volume (cubic feet)
 Rd = Design storm depth (inches) (typically 1.0")
 Rv = Runoff coefficient (unitless)
 A = Drainage Area (acres)

Rd = 1.0 inches
 Rv = 0.754 (unitless)
 A = 6.23 acres

Dv = 3630 * (1 in) * (0.754) * (6.23 acres) = 17051.63 cf
Dv = 17,052 cf

NC HWY 210
VARIABLE WIDTH PUBLIC R/W
(SPEED LIMIT 35 MPH)

DRY POND STAGE STORAGE

STAGE	CONTOUR AREA (SF)	ADDED VOLUME (CF)	TOTAL VOLUME (CF)
0.0	3,096	0	0
1.0	4,599	3,848	3,848
2.0	5,435	5,017	8,865
3.0	6,328	5,882	14,746
4.0	7,278	6,803	21,549

ABBREVIATION LEGEND

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IPF	IRON PIPE FOUND
N/F	NOW OR FORMERLY
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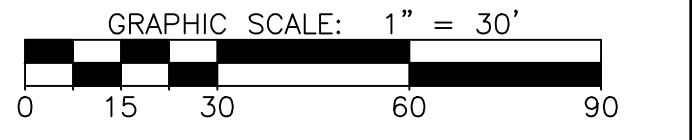
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NOTES

1. STORMWATER MANAGEMENT PLAN SHALL BE IN ACCORDANCE WITH SECTION 7.9 OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO).

LEGEND

- 110 --- INDEX CONTOUR
- 108 --- INTERMEDIATE CONTOUR
- PROPERTY LINE
- ADJOINING PROPERTIES
- x- FENCE
- RIGHT-OF-WAY
- CREEK
- SS EX. SANITARY SEWER
- W EX. WATER LINE
- SS NEW SANITARY SEWER
- NEW WATER LINE
- PERVIOUS/LANDSCAPED AREAS



REVISIONS

NO.	DATE	DESCRIPTION
1	01/24/2024	PER 1ST TRC COMMENTS

PROJECT MANAGER: HDB
 PROJECT ENGINEER: HDB
 DRAWN BY: HDB
 CHECKED BY: GSM

DATE:
 DECEMBER 19, 2023



MacCONNELL & Associates, P. C.
 501 CASCADE POINTE LANE, SUITE 103
 CARY, NORTH CAROLINA 27513
 P.O. BOX 129
 MORRISVILLE, NORTH CAROLINA 27560
 LICENSE No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510

180 NC HWY 210
UNITED RENTALS
SITE PLAN
PENDER COUNTY, NC

STORMWATER MANAGEMENT PLAN

PROJECT NUMBER: **C20801.00**
 DRAWING NUMBER: **C-103**

PEANUT ROAD
VARIABLE WIDTH PUBLIC R/W
(SPEED LIMIT 35 MPH)



N/F
 STYLIA SMITH
 PIN # 3182-88-1117
 DB 333 PG 546
 ZONING: RP
 USE: VACANT

N/F
 STYLIA SMITH
 PIN # 3182-78-9134
 DB 333 PG 546
 ZONING: RP
 USE: RESIDENTIAL

N/F
 GARY N LEA
 PIN # 3282-87-6674
 DB 4740 PG 1941
 ZONING: GB
 USE: RESIDENTIAL

N/F
 LUCAS PROPERTIES 4 LLC
 PIN # 3282-87-7450
 DB 4743 PG 588
 ZONING: GB
 USE: COMMERCIAL

N/F
 MATHEW S HORD
 PIN # 3282-87-5461
 DB 4815 PG 267
 ZONING: GB
 USE: COMMERCIAL

N/F
 NICOLAS FULBRIGHT
 PIN # 3282-87-4461
 DB 4736 PG 26237
 ZONING: GB
 USE: COMMERCIAL

N/F
 HALE KULEANNA LLC
 PIN # 3282-87-5261
 DB 4751 PG 1366
 ZONING: GB/
 USE: VETERINARY

N/F
 HALE KULEANNA LL
 PIN # 3282-87-3
 DB 3736 PG 1
 ZONING:
 USE: VET

CONSTRUCTION SEQUENCE NOTES

- THE CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS HEREIN.
- INSTALL CONSTRUCTION ENTRANCE, SILT FENCING, AND SILT FENCE OUTLETS WHILE DISTURBING AS LITTLE AS POSSIBLE.
 - CLEAR AND GRUB ANY WOODED AREAS TO BE DEVELOPED WITHIN LIMITS OF DISTURBANCE. STOCKPILE TOPSOIL AND SUITABLE FILL MATERIAL IN AREAS DESIGNATED AS STOCKPILES.
 - GROUND COVER SHALL BE PROVIDED AS FOLLOWS:
 - FOR ALL AREAS OF MODERATE AND/OR STEEP SLOPES, STABILIZE AREA WITH SEED AND MATING IF THE SLOPE HAS NOT BEEN DISTURBED FOR A PERIOD OF (7) DAYS.
 - PROVIDE GROUND COVER SUFFICIENT TO RESTRAIN EROSION ON ANY PORTION OF THE SITE UPON WHICH FURTHER LAND-DISTURBING ACTIVITY IS NOT BEING UNDERTAKEN WITHIN (14) CALENDAR DAYS OF TEMPORARILY OR PERMANENTLY SUSPENDING LAND DISTURBING ACTIVITY.
 - ESTABLISH PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT AND/OR PRIOR TO FINAL INSPECTION. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH HEAVY RUNOFF PRODUCING RAINFALL OF >0.5" WITHIN 24 HRS. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY.
 - MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN GOOD WORKING ORDER. SILT FENCE, INLET PROTECTION AND OTHER SIMILAR MEASURES MUST BE CLEANED OUT WHEN THEY ARE HALF FULL. CLOGGED SILT FENCE OUTLETS MUST BE REFRESHED/REPLACED. SILT FENCE CANNOT HAVE HOLES OR TEARS.
 - RE-INSTALL ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES AND/OR INCREASE MAINTENANCE FREQUENCY WHERE APPROVED MEASURES FAIL TO PREVENT ACCELERATED EROSION, OFF-SITE SEDIMENTATION, OR REPETITIVE NON-COMPLIANCE ISSUES.

ABBREVIATION LEGEND

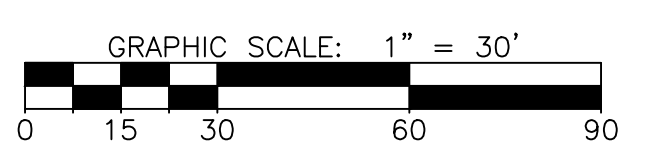
IRF	REBAR FOUND
IPF	IRON PIPE FOUND
N/F	NOW OR FORMERLY
IRS	REBAR SET
DB	DEED BOOK
BM	BOOK OF MAPS

FOR REVIEW ONLY
 NOT RELEASED FOR
 CONSTRUCTION

NOTES

LEGEND

- 110 --- INDEX CONTOUR
- 108 --- INTERMEDIATE CONTOUR
- --- PROPERTY LINE
- --- ADJOINING PROPERTIES
- x --- FENCE
- --- RIGHT-OF-WAY
- --- CREEK
- ss --- EX. SANITARY SEWER
- w --- EX. WATER LINE
- ss --- NEW SANITARY SEWER
- --- NEW WATER LINE



REVISIONS

NO.	DATE	DESCRIPTION
1	01/24/2024	PER 1ST TRC COMMENTS

PROJECT MANAGER: HDB	PROJECT ENGINEER: HDB
DRAWN BY: HDB	CHECKED BY: GSM

DATE:
 DECEMBER 19, 2023



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180 NC HWY 210
UNITED RENTALS
SITE PLAN
PENDER COUNTY, NC

EROSION CONTROL PLAN

PROJECT NUMBER C20801.00	DRAWING NUMBER C-104
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C20801.00 - 180 NC HWY 210 - UNITED RENTALS SITE PLAN - MAJOR SITE DEVELOPMENT PLAN

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed -7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones
(d) Slopes 3:1 to 4:1	14	-10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none">Permanent grass seed covered with straw or other mulches and tackifiersHydroseedingRoller erosion control products with or without temporary grass seedAppropriately applied straw or other mulchPlastic sheeting	<ul style="list-style-type: none">Geotextile fabrics such as permanent soil reinforcement mattingHydroseedingShrubs or other permanent plantings covered with mulchUniform and evenly distributed ground cover sufficient to restrain erosionStructural methods such as concrete, asphalt or retaining wallsRoller erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the NC DWR List of Approved PAMS/Flocculants.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the NC DWR List of Approved PAMS/Flocculants and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated Stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

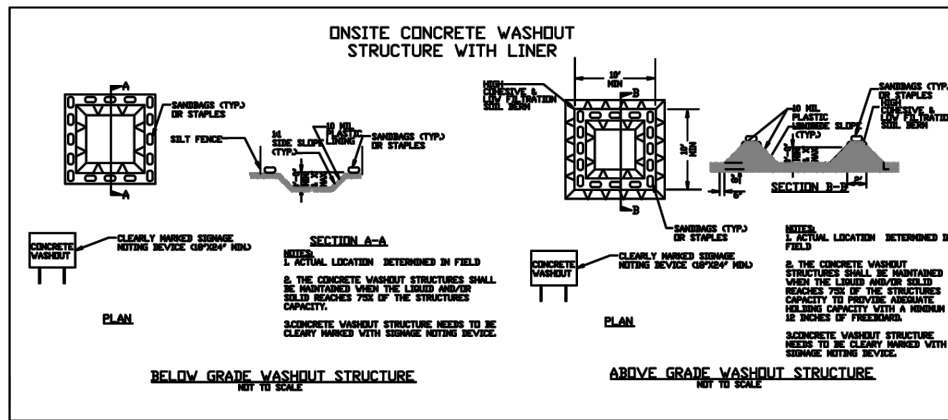
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

- Do not discharge concrete or cement slurry from the site.
- Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
- Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
- Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
- Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
- Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
- Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
- Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
- At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
- Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING EFFECTIVE: 04/01/19

NOTES

LEGEND

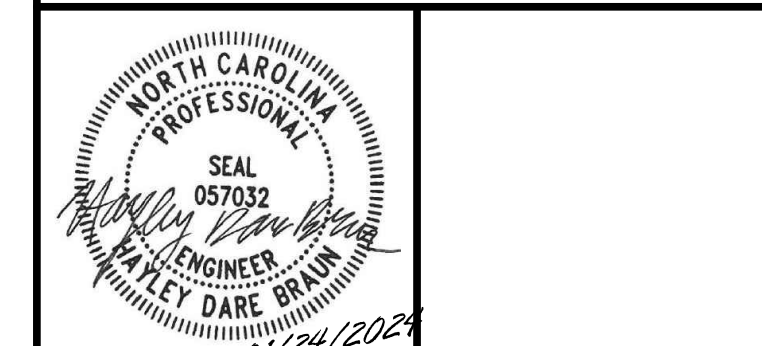
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180 NC HWY 210 UNITED RENTALS

SITE PLAN

PENDER COUNTY, NC

NCG01 SHEETS

PROJECT NUMBER C20801.00	DRAWING NUMBER D-101
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PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the inspection record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts.
(2) E&S Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Indication of whether the measures were operating properly. 5. Description of maintenance needs for the measure, description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDCO)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration. 5. Indication of visible sediment leaving the site. 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sediment is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits. 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item 2(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The plan of grading (installation of perimeter E&S measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

The approved E&S plan as well as any approved deviation shall be kept on the site. The approved E&S plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&S plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&S measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&S plan.	Initial and date each E&S measure on a copy of the approved E&S plan or complete, date and sign an inspection report that lists each E&S measure shown on the approved E&S plan. This documentation is required upon the initial installation of the E&S measures or if the E&S measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&S plan.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&S measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&S measures.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site
In addition to the E&S plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

- This General Permit as well as the Certificate of Coverage, after it is received.
- Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years
All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART II, SECTION 6, ITEM (4) DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

- The E&S plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&S plan authority has approved these items.
- The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item 2(c) and (d) of this permit.
- Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems.
- Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in item (c) above.
- Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
- Sediment removed from the dewatering treatment devices described in item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING EFFECTIVE: 04/01/19

