



AGENDA | BURGAW TOWN COUNCIL REGULAR MEETING

May 12, 2026 at 4:30 PM

Burgaw Town Center
108 E Wilmington St

1. Call to Order

2. Invocation

3. Pledge of Allegiance

4. Approval of Agenda

5. Approval of Consent Agenda

*Items under Consent are generally of a routine nature. The Board may take action to approve/disapprove all items in a single vote. Any item may be withheld from a general action, to be discussed and voted upon separately at the discretion of the Board.

A. Approval of the April 14, 2026 Regular Meeting Minutes

B. Approval of the April 14, 2026 Closed Session Minutes

C. Ordinance 2026-12 Amending the FY 2025-2026 budget to recognize funds received from Pender County ABC Board

D. Ordinance 2026-13 Amending the FY 2025-2026 budget to recognize insurance proceeds related to an accident involving a town vehicle

E. Ordinance 2026-14 Amending the FY 2025-2026 budget to recognize grant funding received for the West Side Trail project

F. Ordinance 2026-15 Amending the FY 2025-2026 budget to recognize grant funding received from NC Department of Environmental Quality

6. Special Requests/Presentations

A. Employee Recognitions

B. Recognizing National Public Service Recognition Week, National Small Business Week, National Travel and Tourism Week, and National Public Works Week - *Mayor Dawson*

C. The 1865 Society of Pender County - *Karen Malloy*

7. Departmental Items

A. **Building Inspections Department**

Louis Hesse, Building Code Administrator

B. **Finance Department**

Tiffany Byrd, Finance Officer

C. **Fire Department**

Johnathan Prevatte, Fire Chief

D. **Human Resources Department**

Kimberly Rivenbark, Human Resources Director/Deputy Town Clerk

E. **Information Technology Department**

Dustin McCullen, IT Director

F. **Parks, Recreation & Tourism Department**

Cody Suggs, Parks & Recreation Director

G. **Planning Department**

Ron Meredith, Planning Director

H. **Police Department**

James Rowell, Police Chief

I. **Public Services Department**

Chris Medlin, Public Services Director

8. Public Forum

9. Public Hearing

A. Consideration of a preliminary plat for a major subdivision (Quasi-Judicial) on an existing R-12, residential district for a 75-lot single-family detached residential development located south of Henry Brown Road (SR 1343) and north of NC HWY 53. The property can be further identified by parcel identification numbers: 3219-52-6844-0000 and 3219-63-4200-0000.

- I. Resolution 2026-09 Resolution for a major subdivision for property located south of Henry Brown Road (SR 1343) and north of NC Highway 53 (Parcel IDs: 3219-52-6844-0000 and 3219-63-4200-0000), to allow for a proposal of a 75-lot single-family detached home development in the existing R-12, Residential District.
- II. Ordinance 2026-16 Consideration of a major subdivision for property located south of Henry Brown Road (SR 1343) and north of NC Highway 53 (Parcel IDs: 3219-52-6844-0000 and 3219-63-4200-0000), to allow for a proposal of a 75-lot single-family detached home development in the existing R-12, Residential District.

10. Items from Manager

- A. Stormwater Master Plan Discussion
- B. Updates on current projects

11. Items from Attorney

12. Items from Mayor and Council Members

13. Closed Session

- A. Pursuant to NC GS 143-318.11(a)(3) Attorney/Client Privilege

14. Adjournment

TOWN OF BURGAW BOARD OF COMMISSIONERS REGULAR MEETING

DATE: April 14, 2026
TIME: 4:30 PM
PLACE: Burgaw Town Center, 108 E. Wilmington Street
BOARD MEMBERS PRESENT: Mayor Olivia Dawson, Mayor Pro-tem James Malloy, Council Members Bill George, William Rivenbark, Michael Pearsall and Myra McDuffie

Call to Order

Mayor Dawson called the meeting to order at 4:30 PM.

Invocation

The invocation was delivered by Mayor Pro-tem Malloy.

Pledge of Allegiance

The Pledge of Allegiance was led by members of a local Cub Scout troop who were in attendance.

Approval of Agenda

Motion: Mayor Pro-tem Malloy moved to approve the agenda as presented. Motion carried unanimously.

Approval of Consent Agenda

Motion: Commissioner Pearsall moved to approve the consent agenda as presented. Motion carried unanimously.

Special Requests/Presentations

Employee Recognitions

Ms. Rivenbark recognized several town employees for recent training and certifications completed. Administrative staff attended a Records Management Workshop focused on records retention and compliance. Fire Department personnel completed Mayday Safety and Survival and RIC certification, attended advanced firefighting and safety training, and continued public outreach activities with Halligan the fire dog. Police Department staff completed instructor certification, specialized investigative training, and leadership academy coursework. Public Services employees earned Collections I Certification and attended heavy equipment operator training. Ms. Rivenbark also noted her recent completion of the UNC School of Government's Municipal and County Administration Program.

Mayor's Proclamation - National Autism Acceptance Month & World Autism Awareness Day

Mayor Dawson read and presented a proclamation declaring April 2026 as National Autism Acceptance Month and recognizing April 2 as World Autism Awareness Day in the Town of Burgaw. The proclamation encouraged residents, organizations, schools, and businesses to promote acceptance, celebrate neurodiversity, and support inclusive practices. The proclamation was presented to a local Cub Scout group in attendance who are organizing a community Autism Awareness event scheduled for Saturday, April 18, 2026, on Courthouse Avenue in downtown Burgaw from 11:00 AM to 3:00 PM.

NC Blueberry Festival Association

Crystal Batts, Executive Director of the NC Blueberry Festival Association, appeared before the Council to request approval of additional road closures for the upcoming Blueberry Festival, due to an expanded festival footprint. Ms. Batts explained that at the request of Police Chief Rowell, Highway 53 (Wilmington Street) will be closed to vehicular traffic this year for public safety concerns. The NC Department of Transportation has approved this closure.

To accommodate the Highway 53 closure, Ms. Batts requested that the Council approve the closure of Dickerson Street and Wright Street between Bridgers Street and Wilmington Street. To address the impact on residents on those streets, the festival will provide placards allowing residents to move in and out of their homes at any time during the day with an officer present at the intersections. In addition, all businesses within the festival footprint were personally visited by Ms. Batts and Chief Rowell in advance to inform them that no vehicle traffic would be permitted within the footprint, and that any vehicles parked in alleys before 6:00 AM would not be permitted to leave until 10:00 PM. Streets will be secured with water barricades, bollards, or concrete barricades rather than standard law enforcement barricades that could be easily moved. Council Member Pearsall inquired about multi-vehicle households and received confirmation that multiple placards would be available per residence as needed.

Motion: Mayor Pro-tem Malloy moved to approve the request to close the following streets due to closure of NC Highway 53. Motion carried unanimously.

- *Closure of N. Dickerson Street from E. Wilmington Street to W. Bridgers Street 6:30 am to 12:00 am*
- *Closure of N. Wright Street from E. Wilmington Street to E. Bridgers Street from 6:30 am to 12:00 am*

Pender Spring Fest Committee

Ross Harrell, a member of the Pender Spring Fest Committee, appeared before the Council to request the town's customary assistance for the Spring Festival, scheduled for Saturday, May 2, 2026. Mr. Harrell requested the following: use of electrical service at the courthouse (noted to remain continuously powered); provision of 15–20 rolling trash carts through the town's waste carrier; delivery of picnic tables to Courthouse Square by town staff on Thursday or Friday prior to the event; and closure of the one-block section of Wright Street between Courthouse Avenue and Fremont Street beginning at 3:00 PM on Friday, May 1, rather than the previously approved closure time of 5:00 PM. This request of closing earlier is to prevent parking conflicts during the street dance. The Council confirmed these items were consistent

with support provided in prior years and directed staff to ensure all requests were documented on the event permit.

Motion: Council Member Pearsall moved to approve the Pender Spring Fest Committee's requests as presented and discussed. Motion carried unanimously.

Departmental Items

Building Inspections Department

Building Code Administrator Louis Hesse reported that operations are proceeding smoothly on both the commercial and minimum housing fronts. Notable commercial projects include an addition at Kiln-Direct, work at Sea Breeze Dental, and the Carolina Quick Care facility, which is ready for a temporary certificate of occupancy pending resolution of a few zoning items. The Pender County Law Enforcement Center project is progressing without issues. Regarding minimum housing, two properties are scheduled for demolition, though one contractor has experienced a minor delay. One long-standing case has a contractor engaged for roof repairs, and work has begun on the Drain Street property.

Council Member McDuffie requested information on when staff expected Poplar Grove Assisted Living Facility to reopen, following recent orders for immediate evacuation and temporary suspension of operations due to multiple and severe violations of required fire and life safety protection systems. Mr. Hesse commented on various issues that are being resolved and Fire Chief Prevatte advised the case is currently being handled by the state and they are the ones to determine when the facility can resume operations.

Finance Department

Finance Officer Tiffany Byrd reported that preliminary budget meetings with the Town Manager have been completed in preparation for the budget work session scheduled for April 27, 2026. She attended the NC League of Municipalities RMS Regional Meeting in Leland on March 24, 2026, where updated insurance renewal rates were shared: property and liability rates are increasing by 8.5%, while workers' compensation rates are decreasing by 6%, resulting in a near-neutral net impact. Finance staff also attended the records management training previously mentioned by Ms. Rivenbark. Ms. Byrd noted she recently attended the Pender County Municipal Association Annual Meeting and Dinner held in Watha. In addition, she noted that staff continue to actively monitor grant compliance and process reimbursements. She also commented on the new mass communications alert system that was recently implemented, advising the signup link is now available on the town's website.

Fire Department

Fire Chief Johnathan Prevatte reported that the department responded to 112 calls during March and completed approximately 680 hours of training. In addition to the certifications highlighted by Ms. Rivenbark, the department completed in-service training with First Due, the department's report management software, covering pre-plans, incident documentation, and training features.

The department met with CW Williams, the contracted vendor for the new fire engine, and provided responses to engineering questions. The project has returned to the vendor's engineering department, with a pre-construction meeting expected to follow.

Chief Prevatte also reported a meeting with an ISO inspector from the Office of State Fire Marshal to review the previous ISO inspection and verify that improvements made — both from internal review and the paid ISO consultation conducted this fiscal year — were on track. The feedback was positive, and the inspector communicated an optimistic outlook regarding the outcome of the next ISO inspection if the department continues on its current trajectory.

Human Resources Department

Human Resources Director Kimberly Rivenbark reported that she is in the process of onboarding two temporary part-time employees and one Public Fellow intern to assist with the Burgaw Summer Camp, with the intern potentially providing assistance to other departments as well. The safety committee continues to meet regularly and plans to conduct walk-through inspections of all town facilities. Advertisement continues for one open patrol officer position. Council Member Pearsall raised a question regarding a previously open Public Works heavy equipment operator position and its relationship to the employees who recently received heavy equipment training. Ms. Rivenbark and Public Services Director Chris Medlin clarified that the staffing level and position structure are being actively monitored, and that filling a maintenance slot prematurely could create an overstaffing issue if one of the equipment-training candidates advances into that specialized role.

Information Technology Department

IT Director Dustin McCullen reported that completed support tickets increased again in March, reaching approximately 83. He provided updates on ongoing projects, noting that all equipment for the phone replacement, camera replacement, and door access control projects has been received and installation is underway. Most notably, the new mass communications notification system has gone live. Town Manager James Gantt elaborated that the new system — replacing the prior provider due to security and reliability issues — will deliver alerts via phone call, text message, and email, and will automatically post to the Town's website and Facebook page. The local telephone number assigned to the system will replay any missed messages if called back.

Parks, Recreation & Tourism Department

Recreation Coordinator David Poloway reported that the Westside Trail project is in final closeout, with remaining invoices being processed and a site tour with a PARTF representative is scheduled for April 22, 2026, to confirm project completion as presented. The town's mural project was recently announced on social media to strong positive reception; work is set to begin on May 6, 2026, and is expected to take 7–9 days to complete. Quotes are being obtained for lighting above the mural to increase nighttime visibility.

Regarding Summer Camp, weeks 1 and 5 are full with waiting lists; weeks 2, 3, and 4 have openings (26, 16, and 15 registrants respectively), and staff are actively pushing registration. If minimum enrollment is not met for weeks 3 and 4, the Town may consolidate those sessions. Upcoming events include a Lunch and Learn on April 15, Bingo on April 17, Adult Prom on May 16, and Tea Party in the Park on May 9.

Planning Department

Planning Director Ron Meredith reported continued permit review, enforcement, and development activity including subdivision reviews. The Planning Board is scheduled to meet April 16, 2026, for training, and the Board of Adjustment will hold a special meeting for an accessory apartment matter. Staff met with several developers regarding potential projects and fielded a high volume of public inquiries. Grant work continues, including formation of a steering committee for the NCDOT-awarded multimodal update and prioritization grant, and ongoing work on the Rain Garden RCCP Phase 4, with an RFP for construction to be released soon. Mayor Pro-Tem Malloy raised a question about container homes; Mr. Meredith clarified that such structures are permissible if they meet state building code definitions for the applicable residential use type, with building inspections serving as the threshold determination.

Police Department

Police Chief James Rowell reported that the department assisted the Wilmington Police Department with a checking station and the Surf City Police Department with a community event in March. The patrol section conducted five speed enforcement campaigns. Officers met with Burgaw Presbyterian Church to address safety concerns related to their on-site daycare. In response to new crosswalk installations on Wilmington Street and Bridgers Street, the department deployed message boards and plans to conduct crosswalk enforcement campaigns to educate drivers on pedestrian right-of-way laws.

Chief Rowell displayed new department equipment including a tent, table, and updated uniforms, noting the department will have a dedicated presence tent at the Blueberry Festival for the first time. He also reported that the mobile CAD project was formally kicked off the prior week. Chief Rowell publicly thanked all downtown business owners for their cooperative response to the Blueberry Festival safety changes, noting overwhelmingly positive feedback from the business community.

Chief Rowell additionally updated the Council on the installation of bollards along Courthouse Avenue, which began that day, with five installed. The bollards are designed to prevent vehicle intrusion into pedestrian areas during events while allowing passage for police and EMS side-by-sides.

Public Services Department

Public Services Director Chris Medlin confirmed the Courthouse Avenue bollard installation, reporting that five have been placed and the remainder will be completed before the Blueberry Festival. On the water main replacement project, all mains are in the ground and the department is awaiting bacteriological test results and State approval before tying in service connections. Contractors are currently replacing sidewalks, curb, gutter, and driveways in the affected area. Mr. Medlin noted that a patch at Fremont Street and Dickerson Street will need to be milled and redone by the contractor. A fence has been installed at the American Legion Building around the lift station, and the Public Works' fence is scheduled to be completed soon. The department has also begun the new debris pick-up schedule. Mr. Medlin noted that pickup volume has been higher than typical — 4.5 loads on one day versus a normal 2–3 — and staff will monitor whether the two-day schedule is sufficient.

Council Member Pearsall commented on several items related to Public Services and requested updates, including: follow-up on paving needs for Hayes Street, Fremont Street between Smith and Bodenheimer, and McNeil Street following the water line replacement project; the importance of completing stop sign painting and sign straightening efforts town-wide; the need for better lighting at the crosswalk on Hayes Street near the park; request for spraying of weeds around the Town Center; lack of visibility at the Timberly Lane turn off from US Highway 117 at night; and on-going water drainage issues in the ditch on West Bridgers Street Extension. Mr. Medlin and Town Manager Gantt acknowledged each item, noting that the request for lighting at Timberly Lane and US Highway 117, as well as drainage concerns along West Bridgers Street Extension, would need to be coordinated with NCDOT since those areas are state maintained roadways. A school zone sign near Burgaw Middle School was also noted as needing cleaning or replacement.

Public Forum

Sandra Davis of 413 South Wright Street addressed the Council regarding the condition of the American Legion building across from her residence. Ms. Davis expressed concern about the deteriorating structure — citing fallen windows, a compromised roof, and a collapsing interior ceiling — and asked if there are any future plans for the property. Mayor Dawson and Town Manager Gantt explained that the Town had been in discussions with Mr. Lonnie Davenport with the American Legion, about a potential transfer of the property to the Town. Testing for asbestos and cost assessments had been completed, but the final decision on whether to convey the property remained with Mr. Davenport, who had not yet made a definitive commitment. The Council agreed to follow up with Mr. Davenport to bring the matter back before the Council for further action.

Public Hearing

Consideration of changing the official designation of the Town's governing body from the "Town of Burgaw Board of Commissioners" to the "Burgaw Town Council"

Mayor Dawson opened the public hearing at 5:40 PM. No members of the public had signed up to speak, and no public comment was received. The public hearing was closed at 5:41 PM.

Ordinance 2026-11 Amending the designation of the governing body of the Town of Burgaw and the titles of its elected members

Motion: Council Member George moved to approve Ordinance 2026-11 as presented, amending the official designation of the Town's governing body from the "Town of Burgaw Board of Commissioners" to the "Burgaw Town Council" and updating the titles of its elected members accordingly. Motion carried unanimously.

Effective upon adoption, members of the governing body are now designated as Town Council Members. Mayor Dawson noted that new nameplates, business cards, and name tags have been updated and directed staff to use the updated designations going forward.

Items from Manager

Updates on current projects

Town Manager James Gantt provided updates on several active projects.

Courthouse Avenue Underground Utilities Project: Power lines on Wright Street have been successfully removed. Fiber optic cable remains on some poles pending relocation by the respective utility provider. Once those relocations are complete, all poles will be removed. Additional utility relocations are needed on Courthouse Avenue before those poles can be taken down as well. Following completion of the utility work, the Town will proceed with sidewalk replacement on the north side of Courthouse Avenue and the west side of Wright Street from Wilmington Street to Fremont Street.

FY 2026-2027 Budget: Manager Gantt advised that the upcoming budget is particularly challenging due to uncertainty surrounding the County's property revaluation dispute. Discussion was held amongst the Council and staff related to these concerns and how this could potentially affect Burgaw. Council Member Pearsall noted that he had contacted the offices of Senator Jackson and Representative Carson Smith regarding the revaluation issues and suggested the town post those representatives' contact numbers on its website to encourage residents to contact them regarding their concerns. There was extensive discussion related to the tax revaluation issues and what the future of Burgaw could look like based on the decisions of the county and state.

Mr. Gantt noted the next budget discussion will be held at the Budget Work Session scheduled for April 27th at 9:00 AM, and April 28th at 9:00 AM if an additional day was needed.

Stormwater Master Plan: Draft copies will be distributed to the Council soon with formal adoption at a future meeting.

Water and Sewer Master Plan: The project is progressing well, with the consultant working with Planning and Public Services staff on 5-, 10-, 15-, and 20-year growth projections as part of a 20-year Capital Improvement Plan.

Council Member Pearsall followed up on the request of a safety incident report, to be compiled and made publicly available, to demonstrate the value of staff training. Manager Gantt confirmed that Fire Chief Prevatte, as chair of the Safety Committee, would provide those reports, with the Council requesting to incorporate this information in the monthly updates, as well as providing quarterly reports.

Items from Attorney

Town Attorney Norwood Blanchard, III indicated he had a closed session matter to discuss but noted for the public record that the Marshburn lawsuit was dismissed the previous Thursday.

Items from Mayor and Council Members

Further comments from the Council were made about the earlier conversation related to the budget update from Mr. Gantt. Council Member Rivenbark emphasized the need for fiscal caution given financial pressures at both the state and local level. Mayor Pro-tem Malloy stressed the importance of honesty with citizens regarding the cost of maintaining services and staff quality. Council Member McDuffie called for proactive public communication distinguishing between Town of Burgaw services and County services — particularly in light

of water quality issues affecting some 28425 zip code residents who fall under County jurisdiction — and urged greater transparency regarding how tax revenues and grant funds are spent. Council Member Pearsall reiterated the importance of being proactive and transparent with the public on how our money is spent.

Council Member Pearsall raised additional follow-up items: the need to keep the discussion of downtown parking options active, including possible parking along Dudley Street, and the desirability of maintaining the Town's position on the list for potential acquisition of the former Sheriff's Department property should it become available.

Council Member George commented on the importance of working together during the budget process, specifically related to the tax revaluation process.

Council Member Rivenbark urged all department heads to actively research and pursue available grant opportunities, noting that competition for grant funding is increasing statewide and that early applications are essential.

Mayor Dawson echoed the call for proactive grant pursuit and noted that the completed master plans will enhance the Town's competitiveness for those opportunities. She reminded the Council and public of upcoming dates: the Spring Shred and E-Recycle Event on April 23; the Autism Awareness Community Event on April 18 on Courthouse Avenue (11:00 AM–3:00 PM); Budget Work Sessions on April 27 and 28; the Pender County Spring Festival on May 1–2; a Special Work Session on May 4; the City Vision Conference in Raleigh on May 5–7; and the National Day of Prayer at the Courthouse Square on May 7 at noon.

Closed Session

Pursuant to NC GS 143-318.11(a)(3) Attorney/Client Privilege

Motion: Mayor Pro-tem Malloy moved to enter closed session at 6:35 PM. Motion carried unanimously.

Motion: Mayor Pro-tem Malloy moved to go back into open session at 7:06 PM. Motion carried unanimously.

Upon returning to open session, the following motion was made:

Motion: Mayor Pro-tem Malloy moved to request NCDOT consider reducing the speed limit from 45 MPH to 35 MPH along NC Highway 53 East, between the intersection of US Highway 117 By-pass and Stag Park Road, due to safety concerns. Motion carried unanimously. Mr. Gantt will see the request is submitted for consideration to NCDOT.

Adjournment

Motion: Council Member Rivenbark moved to adjourn the meeting at 7:07 PM. Motion carried unanimously.

ORDINANCE 2026-12

AMENDING FISCAL YEAR 2025-2026 ANNUAL BUDGET Increasing Revenues and Expenditures

WHEREAS, the Burgaw Town Council passed an ordinance adopting a budget for FY 2025-2026 on June 10, 2025; and

WHEREAS, the Council Members would like to recognize ABC Revenues not anticipated in the General Fund's original budget; and

WHEREAS, the Council Members would like to recognize \$2,425.68, therefore additional revenue and expenditures must be recognized; and

NOW, THEREFORE, BE IT ORDAINED BY THE BURGAW TOWN COUNCIL OF THE TOWN OF BURGAW, NORTH CAROLINA:

The FY 2025-2026 budget will be altered to reflect the following changes:

INCREASE BUDGETED REVENUE

<u>Account Number</u>	<u>Account Description</u>	<u>Amount</u>
10-3370-00-200	ABC Distribution	\$2,425.68

INCREASE BUDGETED EXPENDITURE

<u>Account Number</u>	<u>Account Description</u>	<u>Amount</u>
10-6000-00-590	Non Departmental Reserve	\$2,425.68

Adopted this 12th day of May 2026.

Attest: _____
Kristin J. Wells, Town Clerk

Signed: _____
G. Olivia Dawson, Mayor

ORDINANCE 2026-13

***AMENDING FISCAL YEAR 2025-2026 ANNUAL BUDGET
Increasing Revenues and Expenditures***

WHEREAS, the Burgaw Town Council passed an ordinance adopting a budget for FY 2025-2026 on June 10, 2025; and

WHEREAS, there has been an accident involving one of the Town's patrol vehicles; and

WHEREAS, the Council Members would like to recognize \$4932.10 from NCLM Property and Liability insurance to reimburse the Town for our cost of repairs; and

WHEREAS, the Council Members would like to recognize \$4932.10 of insurance proceeds, therefore additional revenue and expenditures must be recognized; and

NOW, THEREFORE, BE IT ORDAINED BY THE BURGAW TOWN COUNCIL OF THE TOWN OF BURGAW, NORTH CAROLINA:

The FY 2025-2026 budget will be altered to reflect the following changes:

INCREASE BUDGETED REVENUE

<u>Account Number</u>	<u>Account Description</u>	<u>Amount</u>
10-3730-00-800	Insurance Proceeds	\$4932.10

INCREASE BUDGETED EXPENDITURE

<u>Account Number</u>	<u>Account Description</u>	<u>Amount</u>
10-5100-10-170	Police M&R Vehicles	\$4932.10

Adopted this 12th day of May 2026.

Attest: _____
Kristin J. Wells, Town Clerk

Signed: _____
G. Olivia Dawson, Mayor

ORDINANCE 2026-14

AMENDING FISCAL YEAR 2025-2026 ANNUAL BUDGET Increasing Revenues and Expenditures

WHEREAS, the Burgaw Town Council passed an ordinance adopting a budget for FY 2025-2026 on June 10, 2025; and

WHEREAS, the Town has received its initial reimbursement from the North Carolina Department of Natural and Cultural Resources through the Parks and Recreation Trust Fund (PARTF) grant for the West Side Trail Project; and

WHEREAS, the Town Council desires to formally recognize the PARTF grand funding; and

WHEREAS, the receipt of these funds in the amount of \$399,067.20 represents additional revenue that must be appropriated for the corresponding project expenditures; and

NOW, THEREFORE, BE IT ORDAINED BY THE BURGAW TOWN COUNCIL OF THE TOWN OF BURGAW, NORTH CAROLINA:

The FY 2025-2026 budget will be altered to reflect the following changes:

INCREASE BUDGETED REVENUE

<u>Account Number</u>	<u>Account Description</u>	<u>Amount</u>
52-3700-00-900	NC Parks and Rec Trust Fund-PARTF	\$399,067.20

INCREASE BUDGETED EXPENDITURE

<u>Account Number</u>	<u>Account Description</u>	<u>Amount</u>
52-6200-00-150	West Side Trail Building/Reno/Equipment	\$399,067.20

Adopted this 12th day of May 2026.

Attest: _____
Kristin J. Wells, Town Clerk

Signed: _____
G. Olivia Dawson, Mayor

ORDINANCE 2026-15

AMENDING FISCAL YEAR 2025-2026 ANNUAL BUDGET Increasing Revenues and Expenditures

WHEREAS, the Burgaw Town council passed an ordinance adopting a budget for FY 2025-2026 on June 10, 2025; and

WHEREAS, the Council Members would like to recognize the NC Department of Environmental Quality Grant funding not anticipated in the Water and Wastewater Fund's original budget; and

WHEREAS, the Council Members would like to recognize \$568,810.00, therefore additional revenue and expenditures must be recognized; and

NOW, THEREFORE, BE IT ORDAINED BY THE BURGAW TOWN COUNCIL OF THE TOWN OF BURGAW, NORTH CAROLINA:

The FY 2025-2026 budget will be altered to reflect the following changes:

INCREASE BUDGETED REVENUE

<u>Account Number</u>	<u>Account Description</u>	<u>Amount</u>
55-3400-10-300	NC DEQ Division of Water	\$568,810.00

INCREASE BUDGETED EXPENDITURE

<u>Account Number</u>	<u>Account Description</u>	<u>Amount</u>
55-8000-10-458	Water and Wastewater Engineering	\$568,810.00

Adopted this 12th day of May 2026.

Attest: _____
Kristin J. Wells, Town Clerk

Signed: _____
G. Olivia Dawson, Mayor

MAYOR'S PROCLAMATION

Recognizing National Public Service Recognition Week, National Small Business Week, National Travel and Tourism Week, and National Public Works Week

WHEREAS, public servants at all levels of government dedicate themselves each day to improving the quality of life for residents through essential services, community leadership, and steadfast commitment to the public good; and

WHEREAS, National Public Service Recognition Week, observed May 3–9, 2026, honors the contributions of the men and women who serve our communities with professionalism, integrity, and dedication; and

WHEREAS, small businesses are the backbone of our local economy, creating jobs, supporting families, fostering innovation, and contributing to the unique character and vitality of the Town of Burgaw; and

WHEREAS, National Small Business Week, observed May 3–9, 2026, provides an opportunity to celebrate and recognize the hardworking entrepreneurs and business owners whose investments strengthen our community and local economy; and

WHEREAS, travel and tourism play a vital role in promoting Burgaw's historic charm, local attractions, events, hospitality, and economic growth, while showcasing our community to visitors from near and far; and

WHEREAS, National Travel and Tourism Week, observed May 3–9, 2026, recognizes the importance of tourism and the many businesses, organizations, volunteers, and individuals who help make Burgaw a welcoming destination; and

WHEREAS, public works professionals provide critical services that support the health, safety, and well-being of our residents through the maintenance and operation of streets, infrastructure, public facilities, utilities, parks, and other essential community services; and

WHEREAS, National Public Works Week, observed May 17–23, 2026, highlights the dedicated efforts of public works employees who work diligently behind the scenes to keep our community safe, functional, and beautiful;

NOW, THEREFORE, I, Olivia Dawson, Mayor of the Town of Burgaw, North Carolina, do hereby proclaim:

May 3–9, 2026, as National Public Service Recognition Week, National Small Business Week, and National Travel and Tourism Week, and May 17–23, 2026, as National Public Works Week in the Town of Burgaw, and encourage all residents to recognize and celebrate the dedicated public servants, small businesses, tourism partners, and public works professionals who contribute greatly to the strength, prosperity, and spirit of our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Burgaw to be affixed this 12th day of May, 2026.

G. Olivia Dawson, Mayor



**Town of Burgaw
ITEM REPORT**

Item: 6C

DATE OF MEETING: May 12, 2026 DEPARTMENT OF ORIGIN: Administration	DATE SUBMITTED: 05/06/2026 SUBMITTED BY: Kristin Wells, Town Clerk
AGENDA ITEM DESCRIPTION: The 1865 Society of Pender County - <i>Karen Malloy</i>	
SUMMARY STATEMENT: Karen Malloy, representing The 1865 Society of Pender County, plans to request that the Council consider waiving the rental fee for use of the Depot on Friday, June 26, 2026, the evening prior to the Juneteenth Celebration.	
STAFF RECOMMENDATION AND REQUESTED ACTION:	
FINANCIAL IMPACT INCLUDING FUNDING SOURCE:	
FINANCE DIRECTOR COMMENTS:	
ATTACHMENTS (IF ANY): None	



Town of Burgaw – Planning Department
MAJOR SUBDIVISION APPLICATION
109 N. Walker St. • Burgaw, NC • 28425 • 910.663.3452

DATE: 2/23/26

FEE: \$808

APPLICANT INFORMATION

NAME: David DeMoss

PHONE: 910-617-0995

ADDRESS: 561 Ashton Lake Rd Burgaw NC 28425

EMAIL: demcobuilders@bellsouth.net

OWNER INFORMATION (if different from applicant)

NAME: Dunbar Subdivision, Inc

PHONE: 910-617-0995

ADDRESS: 561 Ashton Lake Rd Burgaw NC 28425

EMAIL: demcobuilders@bellsouth.net

LAND SUBDIVISION REQUEST INFORMATION

LOCATION: Off Henry Brown Rd across from Basden RD PARCEL ID NUMBER: 3219-52-6844-00003219-63-4200-0000

CURRENT ZONING: R12 IN CITY LIMITS: Y ☒ N ☐ IN ETJ: Y ☐ N ☒ ACREAGE: 30.49

NUMBER OF LOTS PROPOSED: 75 VOLUNTARY ANNEXATION REQUESTED: Y ☐ N ☐ N/A ☒

I/we David DeMoss have reviewed the Unified Development Ordinance (UDO) of the Town of Burgaw and certify that all regulations, requirements, and standards of design have been satisfied as they pertain to this proposed subdivision. I/we also agree to submit two (2) 24x36 copies of a preliminary plat and a digital copy along with this application.

Applicant Signature: [Signature]

Date: 2/23/26

Owner Signature (if not applicant) [Signature] Dunbar Subdiv, Inc

Date: 2/23/26

FOR OFFICE USE ONLY

Verified and accepted by: [Signature]

Date: 5-1-26



AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

The undersigned owner, David DeMoss, Dunbar Subdivision, Inc, does hereby appoint CSD Engineering to act on my behalf for the purpose of petitioning the Town of Burgaw for: a) an amendment to the text regulations, b) a change to the zoning map, c) approval of a special use permit; and/or, d) approval of a major or minor subdivision, as applicable to the property described in the attached petition. The owner does hereby covenant and agree with the Town of Burgaw that said person has the authority to do the following acts for and on behalf of the owner:

- (1) To submit a proper petition and the required supplemental materials;
- (2) To appear at public meetings to give testimony and make commitments on behalf of the owner;
- (3) To act on the owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition; and
- (4) In the case of a special use permit or conditional district rezoning, to accept conditions or recommendations made for the issuance of the special use permit or conditional district rezoning on the owner's property.

This appointment agreement shall continue in effect until final disposition of the petition submitted in conjunction with this appointment.

Owner Name David DeMoss, President Dunbar Subdivision, Inc.

Owner Signature [Signature] Date 2/23/26

Appointee Name Rodney Wright

Appointee Signature [Signature: Rodney Wright] Date 2/23/26

FOR OFFICE USE ONLY
Application accepted by: [Signature] Date: 5-5-26



October 1, 2025

Via email demcobuilders@bellsouth.net

Re: Dunbar Subdivision

To Whom It May Concern:

I represent David DeMoss, the owner of two parcels known as Dunbar Subdivision, Parcel IDs 3219-52-6844-0000 and 3219-63-4200-0000, Pender County, North Carolina (collectively "Parcels"). He is in the process of developing the Parcels. This letter serves as a legal opinion on access to Dunbar Subdivision. The Parcels abut Henry Brown Road which is main access to Dunbar Subdivision.

The second access, an emergency-only access, would be Tealbriar Street, a private street in Tealbriar subdivision. Emergency vehicles have the right to use private roads in a subdivision in North Carolina. Under N.C. Gen. Stat. § 20-158.3, entities responsible for controlled access systems on roads designated as public vehicular areas must provide immediate access to emergency service vehicles, including law enforcement, fire, rescue, ambulance, and first responder vehicles. This statute ensures that emergency vehicles can access such areas when necessary. Furthermore, N.C. Gen. Stat. § 20-4.01 defines public vehicular areas to include roads within subdivisions, whether gated or non-gated, if they are used by vehicular traffic. This definition supports the interpretation that emergency vehicles may access such roads when necessary for emergency response.

Please let me know if any additional information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carrie L. Mincey'. The signature is fluid and stylized, with a large loop at the end.

Carrie L. Mincey

cc: David DeMoss

Carrie L. Mincey
ATTORNEY AT LAW

1900 Eastwood Rd, Suite 15 Wilmington, NC 28403 • 910.239.8901 • 910.249.9948 (fax)
www.clmlawfirm.com



Town of Burgaw

109 N. Walker Street, Burgaw, NC 28425

Phone: (910) 259-2151, Fax: (910) 259-6644, email: mail@burgawnc.gov

Olivia Dawson
Mayor

James Malloy
Mayor Pro Tem

Council Members:
Bill George
Michael Pearsall
William Rivenbark
Myra McDuffie

James H. Gantt
Town Manager

Kristin J. Wells
Town Clerk

Norwood Blanchard, III
Town Attorney

Date: April 16, 2026

David DeMoss
Demco Builders, Inc.
PO Box 590
Rocky Point, NC 28457

Subject: Teal Briar Phase 4 (75-Lots)

To Whom It May Concern,

On behalf of the Town of Burgaw Public Services Department, this letter serves as a statement of intent to provide sanitary sewer service to the proposed Teal Briar Phase 4 subdivision.

Based on our review, the Town's wastewater system currently has sufficient capacity to serve this development. However, depending on the timing of this project relative to other developments, upgrades or lift station modifications may be required to accommodate additional demand.

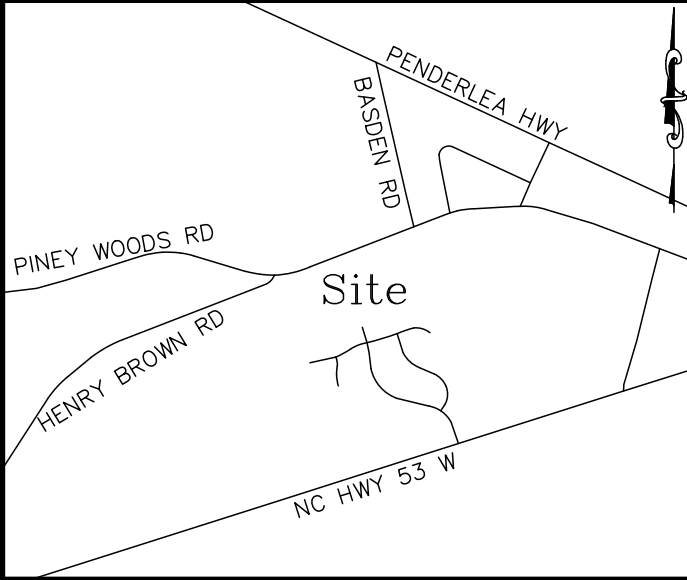
This "will serve" letter is contingent upon final engineering review, approval of construction plans, quasi-judicial approval, and compliance with all applicable Town standards, ordinances, and state permitting requirements. The developer will be responsible for any required extensions, connections, and or required improvements.

If you have any questions, please contact our office.

Thanks,

Chris Medlin
Public Services Director
cmedlin@burgawnc.gov
Office: 910-259-5003

LOCATION MAP



CERTIFICATE OF PRELIMINARY PLAT APPROVAL

PRELIMINARY PLAT APPROVED BY THE TOWN OF BURGAW BOARD OF COMMISSIONERS FOR A PERIOD OF TWO (2) YEARS SUBJECT TO THE TOWN OF BURGAW UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS AND CONDITIONS OF APPROVAL.

MAYOR, TOWN OF BURGAW

DATE

CERTIFICATE OF DISCLOSURE: PRIVATE DEVELOPMENTS

I, _____ (NAME OF DEVELOPER AND/OR SELLER), HEREBY CERTIFY THAT THE STREETS, PARKS, OPEN SPACE, OR OTHER AREAS DELINEATED HEREON AND DEDICATED TO PRIVATE USE, AND ALL TRAFFIC MARKING AND CONTROL DEVICES SHALL NOT BE THE RESPONSIBILITY OF THE PUBLIC OR THE MUNICIPALITY, ACTING ON BEHALF OF THE PUBLIC, TO MAINTAIN. FURTHERMORE, PRIOR TO ENTERING ANY AGREEMENT OR ANY CONVEYANCE WITH ANY PROSPECTIVE BUYER, I SHALL PREPARE AND SIGN, AND BUYER OF THE SUBJECT REAL ESTATE SHALL RECEIVE AND SIGN, AN ACKNOWLEDGEMENT OF RECEIPT OF A DISCLOSURE STATEMENT. THE DISCLOSURE STATEMENT SHALL FULLY AND COMPLETELY DISCLOSE THE PRIVATE AREAS, AND INCLUDE AN EXAMINATION OF THE CONSEQUENCES AND RESPONSIBILITY AS TO THE MAINTENANCE OF THE PRIVATE AREAS, AND SHALL FULLY AND ACCURATELY DISCLOSE THE PARTY OR PARTIES UPON WHOM THE RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE OF SUCH PRIVATE AREAS SHALL REST.

DEVELOPER

DATE

GENERAL NOTES:

- PENDER COUNTY PARCEL NUMBER: 3219-52-6844-0000, 3219-63-4200-0000
- TOTAL PROJECT AREA: 1,335,233 SF (30.65 AC)
- EXISTING ZONING DISTRICT: R-12
- THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720321900K, EFFECTIVE DATE 1-17-25.
- SITE ADDRESS: TEALBRIAR STREET
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY PORT CITY LAND SURVEYING, PLLC, 1144 SHIPYARD BLVD. WILMINGTON NC 28412 SURVEYED BY STEVEN BUIE, L-3402.
- VERTICAL DATUM = 88.
- NO WETLANDS LOCATED ONSITE
- THE PROJECT IS COVERED UNDER NCDEQ LOW DENSITY PERMIT NO. SW8 981116.
- STORMWATER DRAINS TO LONG CREEK OF THE CAPE FEAR RIVER BASIN, C.S.W 18-74-55
- LAND OWNER - DUNBAR SUBDIVISION, INC
PO BOX 590
910-617-0995
ROCKY POINT, NC 28457

LEGEND

---	EXISTING BOUNDARY	---	EXISTING WATERLINE
---	PROPOSED LOTLINE	---	PROPOSED WATERLINE
---	CENTERLINE OF RIGHT OF WAY	---	PROPOSED WATERLINE
21	CONTOUR LINE & ELEVATION	---	EXISTING / PROPOSED STORM SEWER & CATCH BASIN
→	DRAINAGE FLOW	---	EXIST. IRON PIPE
30'	DRAINAGE EASEMENT	---	WATER METER SERVICE CONNECTION
15'		---	EXIST. CONCRETE MONUMENT
---	PROPOSED DRAINAGE PIPE	---	GATE VALVE
SS	PROPOSED SANITARY SEWER & MANHOLE	---	REDUCER
SS	EXISTING SANITARY SEWER & MANHOLE	---	HANDICAP RAMP

OWNER:

DUNBAR SUBDIVISION, INC
PO BOX 590
910-617-0995
ROCKY POINT, NC 28457

PRELIMINARY PLAT/CONSTRUCTION DRAWINGS for

TEALBRIAR PHASE 4

LOCATED IN BURGAW TOWNSHIP
PENDER COUNTY, NORTH CAROLINA



INDEX TO DRAWINGS

SHEET No.	DESCRIPTION	DRAWING No.
C1 OF C15	COVER SHEET	COVER
C2 OF C15	EXISTING CONDITIONS	EX-CONDITIONS
C3 OF C15	SITE PLAN	SITE_PLAN
C4 OF C15	SITE PLAN	SITE_PLAN
C5 OF C15	SITE PLAN	SITE_PLAN
C6 OF C15	OVERALL WATER AND SEWER	WATER AND SEWER
C7 OF C15	SEWER PROFILE_TEALBRIAR ST	PP_TEALBRIAR ST
C8 OF C15	SEWER PROFILE_BINGHAM CT	PP_BINGHAM CT
C9 OF C15	SEWER PROFILE_RHODES CT	PP_RHODES CT
C10 OF C15	SITE DETAILS	SITE_DETAILS
C11 OF C15	TOWN OF BURGAW STANDARD DETAILS	SITE_DETAILS
C12 OF C15	TOWN OF BURGAW STANDARD DETAILS	SITE_DETAILS
C13 OF C15	TOWN OF BURGAW STANDARD DETAILS	SITE_DETAILS
C14 OF C15	TOWN OF BURGAW STANDARD DETAILS	SITE_DETAILS
C15 OF C15	TOWN OF BURGAW STANDARD DETAILS	SITE_DETAILS

CERTIFICATE OF OWNERSHIP AND DEDICATION FOR MAJOR SUBDIVISION PRELIMINARY AND FINAL PLATS

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF BURGAW, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER, AND WATER LINES TO THE TOWN OF BURGAW.

OWNER

DATE

NOTES:

- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY PORT CITY LAND SURVEYING, PLLC
SURVEY DATE: NOVEMBER 24, 2025 VERTICAL DATUM = 88
- THIS MAP IS NOT FOR CONVEYANCE, RECORDATION, OR SALES.
- THIS PROPERTY IS LOCATED WITHIN ZONE "X"
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, 3720321900K, EFFECTIVE DATE 1/17/25
- EXISTING ZONING: R-12
- TOWN OF BURGAW WATER
- TOWN OF BURGAW SEWER
- ALL CONSTRUCTION TO CONFORM TO PENDER COUNTY STANDARDS AND APPLICABLE STATE & LOCAL CODES.
- CONTRACTOR TO COORDINATE ANY REQUIRED TRAFFIC CONTROL WITH PENDER COUNTY AND OR NCDOT.
- CARE SHALL BE TAKEN DURING FINAL GRADING TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO RECEIVING STRUCTURES. ROOF DRAIN DOWNSPOUTS TO BE CONNECTED TO STORM DRAINAGE STUBOUTS OR DIRECTED TO STREET/PARKING AREAS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY RELOCATIONS, RE-ALIGNMENTS, DISCONNECTIONS OR CONNECTIONS OF EXISTING UTILITIES WITH APPLICABLE AUTHORITIES.
- CLEARING AND GRUBBING OF SITE TO INCLUDE REMOVAL OF EXISTING CURB, ASPHALT, INLETS, AND ANY OTHER STRUCTURES INCLUDING TREES, STUMPS AND DEBRIS EXISTING ON SITE. TREES NOT REQUIRED TO BE CLEARED FOR CONSTRUCTION SHALL REMAIN UNLESS OTHERWISE DIRECTED.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NC ONE-CALL" AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT HIS EXPENSE. PARKING AREAS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE ENGINEER.
- NO GEOTECHNICAL TESTING HAS BEEN PERFORMED ON SITE. NO WARRANTY IS MADE FOR SUITABILITY OF SUBGRADE, AND UNDERCUT AND ANY REQUIRED REPLACEMENT WITH SUITABLE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO ENSURE THAT PAVEMENT IS PLACED SO AS TO DRAIN POSITIVELY TO THE STREET INLETS AND CATCH BASINS. ALL FUTURE ROOF DRAIN DOWNSPOUTS TO BE DIRECTED TO THE STORM DRAINAGE STUBOUTS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- THIS PLAN IS FOR SITE GRADING, UTILITIES, SITING, AND DRAINAGE ONLY. SEE BUILDING PLANS FOR DETAILED HOOKUPS TO BUILDINGS, ETC.
- CONTRACTOR AND BUILDER ARE RESPONSIBLE FOR COORDINATING FINISHED FLOOR ELEVATION OF ALL BUILDINGS WITH THE OWNER. ELEVATIONS GIVEN ARE MINIMUM GROUND ELEVATIONS AT THE BUILDING SITE AND DO NOT PURPORT TO BE FINISHED FLOOR. MINIMUM RECOMMENDED FF ELEVATIONS SHOWN ON PLANS.
- AFFECTED NON-MUNICIPAL UTILITIES SHALL BE CONTACTED AND PROVIDED WITH PLANS AND OTHER PERTINENT INFORMATION, WHEN FEASIBLE, TO COORDINATE APPROPRIATE SCHEDULING AND PLACEMENT.
- EXTREME CARE SHALL BE TAKEN TO ENSURE MINIMUM SEPARATIONS AT ALL UTILITY CROSSINGS.
- MINIMUM SEPARATION SHALL BE MAINTAINED AS FOLLOWS:
 - HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER AND WATER MAINS AND 12 INCHES BETWEEN WATER AND STORM DRAINAGE.
 - WATER MAINS CROSSING SANITARY SEWER SHALL HAVE 18" OF VERTICAL SEPARATION WITH PREFERENCE TO THE WATER BEING ABOVE THE SEWER. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM SEWER AS POSSIBLE.
 - WHERE VERTICAL CLEARANCE IS LESS THAN 18" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10 FEET EITHER SIDE OF CROSSING.
 - WHERE VERTICAL CLEARANCE IS LESS THAN 12" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10' EITHER SIDE OF CROSSING, AND BRIDGING SHALL BE INSTALLED PER APPLICABLE UTILITY AUTHORITY'S DETAILS.
 - IN NO CASE SHALL THERE BE LESS THAN 18" OF SEPARATION BETWEEN OUTSIDE OF WATER MAIN AND OUTSIDE OF SEWER OR STORM DRAINAGE.
 - MINIMUM COVER OF 36" SHALL BE PROVIDED FOR ALL BURIED WATER MAINS AND SANITARY SEWER MAINS.
- SEE DETAIL SHEETS FOR TYPICAL UTILITIES HOOKUPS.
- ALL SANITARY SEWER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.
- ALL WATER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.
- TWO VALVES ARE REQUIRED AT "T" INTERSECTIONS AND ONE VALVE ON THE WATER LINE TO FIRE HYDRANTS.
- A BLOW-OFF VALVE IS REQUIRED AT THE TERMINUS OF ALL "DEAD END" WATER LINES.



LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

COVER SHEET
TEALBRIAR PHASE 4

COVER SHEET
TEALBRIAR PHASE 4
LOCATED IN BURGAW TOWNSHIP
PENDER COUNTY, NORTH CAROLINA

OWNER:
DUNBAR SUBDIVISION, INC
PO BOX 590
ROCKY POINT NC 28457
910-617-0995

PRELIMINARY

DATE	BY	REV.	REMARKS
5-4-26	RLW	1	REMOVED PER 10.1X CHECKOUT

DATE: 2-2-26

HORIZ. SCALE: 1" = 200'

VERT. SCALE: N/A

DRAWN BY: RLW

CHECKED BY: HSR

PROJECT NO.: 24-0690

Sheet No. 1 of 15

KEYNOTES:

- 1 EX. WATER LINE
- 2 EX. SEWER LINE
- 3 EX. STORM DRAIN
- 4 EX. DITCH
- 5 EX. FIRE HYDRANT
- 6 EX. GRAVEL DRIVE
- 7 EX. UTILITY POLE
- 8 EX. SIDEWALK
- 9 EX. WOODS LINE
- 10 EX. WATER SERVICE
- 11 EX. SEWER CLEANOUTS

PINEY WOODS ROAD
SR 1216 - 60' PUBLIC RIGHT-OF-WAY

HENRY BROWN ROAD
SR 1343 - 60' PUBLIC RIGHT-OF-WAY

LEGEND

- EXISTING BOUNDARY
- W— EXISTING WATER
- SS— EXISTING SEWER
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM WATER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING CONTOUR
- EXISTING STORM DRAIN

GENERAL NOTES:

1. PENDER COUNTY PARCEL NUMBER: 3219-52-6844-0000, 3219-63-4200-0000
2. TOTAL PROJECT AREA: 1,335,233 SF (30.65 AC)
3. EXISTING ZONING DISTRICT: R-12
4. THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720321900K, EFFECTIVE DATE 1-17-25.
5. SITE ADDRESS: TEALBRIAR STREET
6. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY PORT CITY LAND SURVEYING, PLLC, VERTICAL DATUM = 88
7. NO WETLANDS LOCATED ONSITE
8. THE PROJECT IS COVERED UNDER NCDEQ LOW DENSITY PERMIT NO. SW8 981116.
9. STORMWATER DRAINS TO LONG CREEK OF THE CAPE FEAR RIVER BASIN, C:SW 18-74-55
10. LAND OWNER - DUNBAR SUBDIVISION, INC
P.O. BOX 590
910-617-0995
ROCKY POINT, NC 28457

N/F
FOUR CNTY ELECTRIC MEMBERSHIP CORP
3219-52-0755-0000
DB 1612 PG 329
MB 33 PG 92
R-20

80 40 0 80 160 240
SCALE IN FEET: 1"= 80'

N/F
HUBERT & JEAN WALKER
3219-54-5152-0000
DB 1405 PG 160
MB 30 PG 114
R-20

HENRY BROWN ROAD
SR 1343 - 60' PUBLIC RIGHT-OF-WAY

N/F
LOTS 32-33
ROY ROWE SUBDIVISION
MB 5 PG 37
R-12

N/F
LOTS 15-16
ROY ROWE SUBDIVISION
MB 5 PG 37
R-12

N/F
ROBERTS, JEFFREY G
3219-63-8663-0000
DB 1941 PG 230
MB 18 PG 11
R-12

N/F
VANLEY ELIZABETH S
3219-62-3868-0000
DB 18 PG 11
MB 18 PG 11
R-12



LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

EXISTING CONDITIONS
TEALBRIAR PHASE 4

EXISTING CONDITIONS
TEALBRIAR PHASE 4
LOCATED IN BURGAW TOWNSHIP
PENDER COUNTY, NORTH CAROLINA

OWNER:
DUNBAR SUBDIVISION, INC
PO BOX 590
ROCKY POINT NC 28457
910-617-0995

PRELIMINARY

DATE	BY	REV.	REMARKS
2-2-26	RLW	1	REVISED PER 10.14 CHECKLIST

DATE: 2-2-26
HORZ. SCALE: 1" = 80'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 24-0690

Sheet No. **2** of **15**

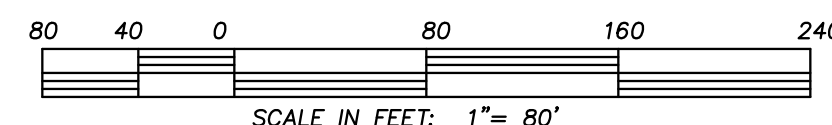
	EXISTING BOUNDARY
	ADJACENT PROPERTY LINES
	EXISTING/PROPOSED EASEMENT
	PROPOSED DRAINAGE PIPE
	PROPOSED SANITARY SEWER & MANHOLE
	EXISTING SANITARY SEWER & MANHOLE
	EXISTING WATER
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING CONTOUR
	EXISTING STORM DRAIN

PROJECT AREA = 1,335,233 SF (30.65 AC)
IMPERVIOUS SURFACES -
LOTS: = 240,000 SF
STREETS: = 120,867 SF
SIDEWALKS: = 38,312 SF
TOTAL - = 399,179 SF
399,179 / 1,335,233 = 0.298 OR 29.8% IMPERVIOUS
THE PROJECT IS COVERED UNDER NCDEQ LOW DENSITY
PERMIT NO. SW8 981116.

ONSITE SOILS
GR - 23.75 AC
PN - 6.90 AC

1. PROJECT AREA = 1,335,233 SF (30.65 ACRES)
2. ZONING = C-12
3. MAP BOOK 70 PAGE 42
4. TOTAL NUMBER OF LOTS = 75 PROPOSED
5. TOTAL DENSITY = 2.45 UNITS ACRE
6. THE PROJECT IS COVERED UNDER NCDEQ LOW DENSITY PERMIT NO. SW8 981116.
9. ALL LOTS ARE SUBJECT TO A 10 FT UTILITY EASEMENT ALONG ALL STREET RIGHT OF WAYS.
10. PENDER COUNTY PARCEL NUMBER:
3219-52-6844-0000, 3219-63-4200-0000
4. NO WETLANDS LOCATED ONSITE
- NO CONSTRUCTION SHALL COMMENCE UNTIL A PERMIT IS OBTAINED UNDER THE NORTH CAROLINA DEPARTMENT OF HEALTH, ENVIRONMENT AND NATURAL RESOURCES (SEDIMENTATION POLLUTION CONTROL ACT OF 1973).
6. PROJECT TO MEET STATE DENR D02 STORMWATER MANAGEMENT LOW DENSITY REQUIREMENTS.
7. TOWN OF BURGAU SEWER
8. TOWN OF BURGAU WATER
9. PRELIMINARY - NOT FOR RECORDECTION, CONVEYANCES OR SALES.
10. AREA IN STREET R.O.W. = 247,309 SF
11. DRAINAGE EASEMENTS AND DRAINAGE INFRASTRUCTURE ARE SUBJECT TO REVISION/RELOCATION AS A RESULT OF STATE AND COUNTY CONSTRUCTION PLAN APPROVALS.
- STREETLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH PENDER COUNTY REGULATIONS.
13. TYPE HOUSING = SINGLE FAMILY APPROX. 3 BEDROOMS
14. THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720321900K, EFFECTIVE DATE 1-17-25.
6. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY PATT CITY LAND SURVEYING, PLLC, VERTICAL DATUM = 88
- NO PARKING ALLOWED ON THE STREETS
8. NO GATES, UNLESS SIGNALING DEVICES TO BE INSTALLED ON STREETS UNLESS REVIEWED BY TRC.
9. ALL DRAINAGE EASEMENTS TO BE MAINTAINED BE DEVELOPER / HOA.
10. WITHIN THE SIGHT TRIANGLE, NO OBJECTS WHICH WOULD IMPEDER TRAFFIC VISION SHALL BE ALLOWED. STRUCTURES, FENCES, AND PLANT MATERIALS THAT EXTEND INTO THE SIGHT TRIANGLE BETWEEN TWO AND A HALF FEET AND EIGHT FEET IN HEIGHT, AS MEASURED FROM THE GRADE OF THE STREET OR DRIVE, SHALL NOT BE ALLOWED. IN CERTAIN CIRCUMSTANCES, INSIDE SITE TRIANGLE DISTANCES MAY BE REQUIRED TO CONFORM TO NCDDOT REQUIREMENTS.
11. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF BURGAU UNIFIED DEVELOPMENT ORDINANCE.

LOTS 38-112
SINGLE FAMILY - DETACHED ZERO LOT LINE
FRONT = 25 FT
SIDE = 15 FT
REAR = 20 FT
AREA = 12,000 SF
SMALLEST LOT AREA = 12,007 SF
MIN LOT WIDTH = 75 FT
MIN CHORD AT ROW (COL-DE-SAC) 40 FT
MAX BUILDING HEIGHT = 35 FT

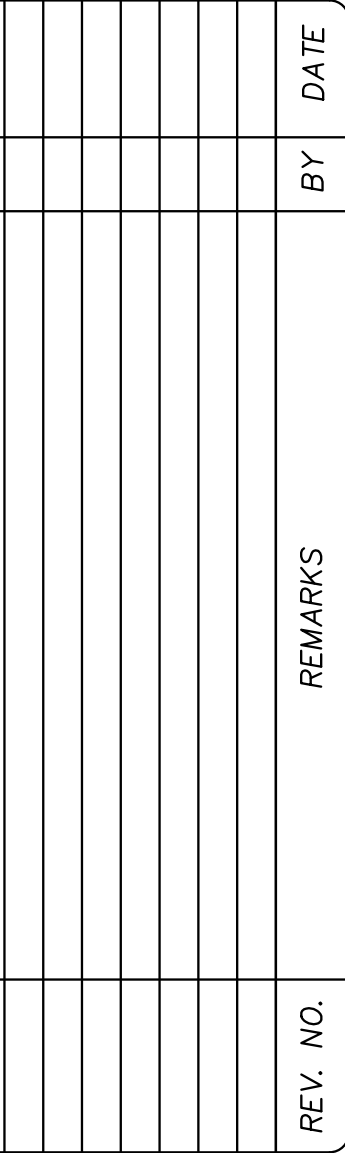
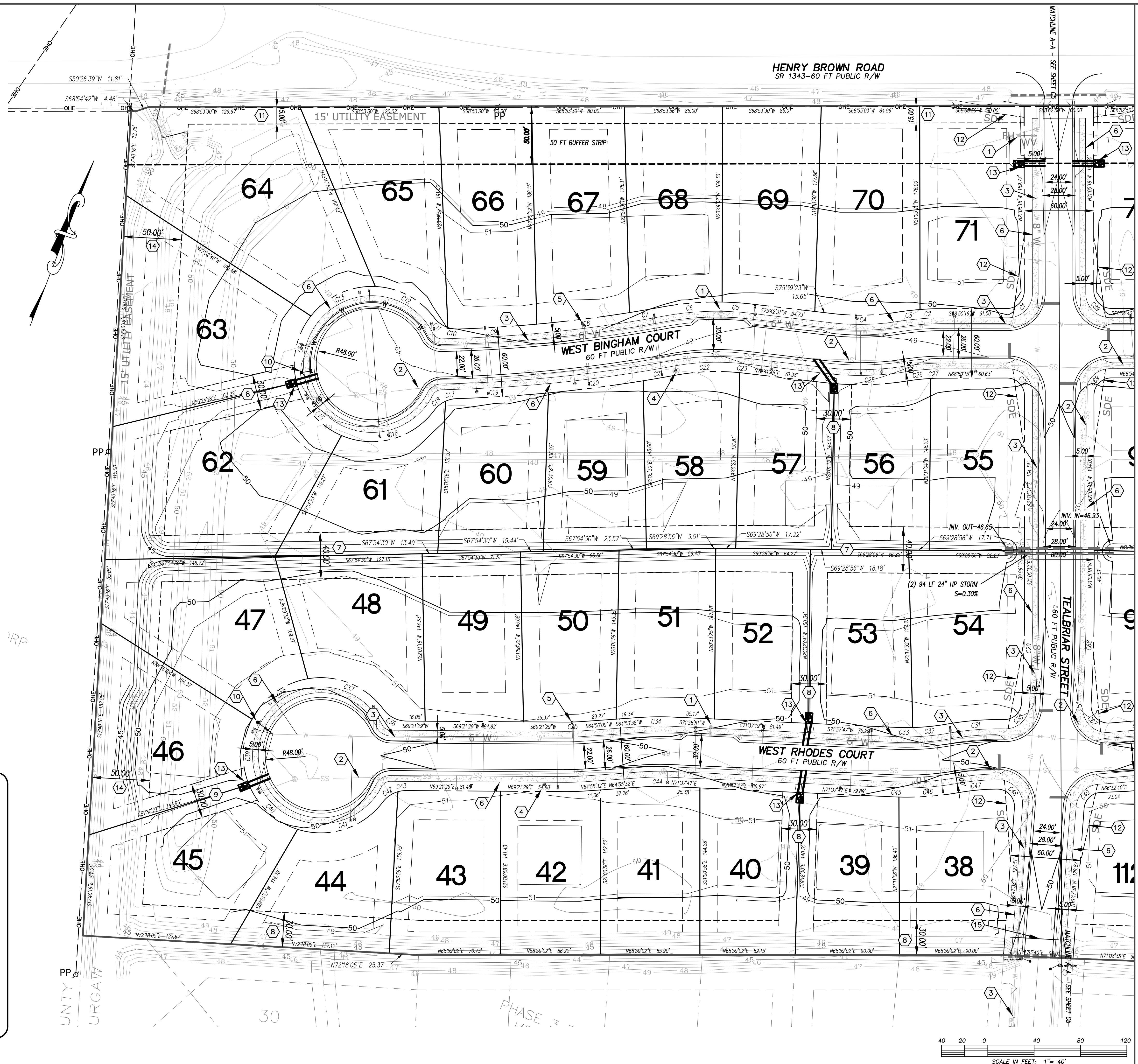


Curve #	Curve Table		
	Length	Radius	Delta
C???	51.51	395.79	007.46
C1	23.54	15.00	089.93
C2	13.53	260.00	002.98
C3	20.62	260.00	004.54
C4	54.94	200.00	015.74
C5	25.76	256.65	005.77
C6	51.93	258.93	011.49
C7	28.82	1276.44	001.29
C8	80.52	1219.33	003.78
C9	67.92	1213.84	003.21
C10	9.10	25.00	020.86
C11	14.93	25.00	034.22
C12	59.14	66.95	050.62
C13	63.50	66.95	054.35
C14	60.61	67.03	051.81
C15	62.43	67.08	053.32
C16	89.39	67.03	076.41
C17	9.88	25.00	022.64
C18	12.64	25.00	028.98
C19	79.47	1271.20	003.58
C20	82.41	1280.29	003.69
C21	27.64	1352.24	001.17
C22	56.21	199.46	016.15
C23	3.55	117.40	001.73
C24	8.22	261.39	001.80
C25	63.21	260.00	013.93
C26	20.44	195.96	005.98
C27	5.17	151.32	001.96
C28	23.58	15.00	090.07
C29	91.45	1470.00	003.56
C30	22.89	15.00	087.43
C31	49.49	260.00	010.91
C32	29.59	201.99	008.39
C33	14.49	208.57	003.98
C34	30.42	261.56	006.66
C35	15.47	200.00	004.43
C36	23.25	25.00	053.29
C37	74.00	67.00	063.28
C38	61.62	67.00	052.70
C39	58.28	67.00	049.84
C40	58.97	67.00	050.43
C41	82.25	67.00	070.33
C42	16.15	25.00	037.02
C43	7.10	25.00	016.27
C44	23.40	200.00	006.70

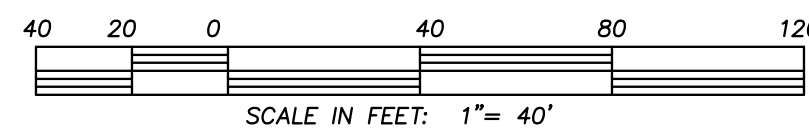
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Curve #	Length	Radius	Delta
C45	5.37	260.00	001.18
C46	51.93	260.00	011.44
C47	33.05	260.00	009.47
C48	24.80	15.00	094.74
C49	21.82	15.00	083.34
C50	43.67	970.00	002.58
C51	85.04	970.00	005.02
C52	80.02	970.00	004.73
C53	9.04	970.00	000.53
C54	41.26	340.00	006.95
C55	10.83	395.79	001.57
C57	39.47	31.28	072.30
C58	87.11	67.01	074.48
C59	112.41	67.01	096.11
C60	98.20	67.01	083.97
C61	61.44	455.79	007.72
C62	10.34	455.79	001.30
C63	33.98	280.00	006.95
C64	64.18	1030.00	003.57
C65	110.87	1030.00	006.17
C66	56.18	1030.00	003.13
C67	25.72	15.00	098.24
C68	92.74	1530.00	003.47
C69	23.56	15.00	090.00
C70	65.01	530.00	007.03
C71	34.90	530.00	003.77
C72	32.90	205.83	009.16
C73	64.74	470.00	007.89
C74	93.73	470.00	011.43
C75	33.83	470.00	004.12
C76	53.27	67.00	045.55
C77	61.49	67.00	052.58
C78	62.78	67.00	053.69
C79	64.60	67.00	055.24
C80	59.75	67.00	051.10
C81	12.47	31.00	023.05
C82	19.23	31.00	035.54
C83	51.32	529.76	005.55
C84	80.94	529.76	008.75
C85	61.71	529.76	006.67
C86	42.63	265.83	009.19
C87	33.43	470.00	004.08
C88	55.22	470.00	006.73
C89	23.56	15.00	090.00

	EXISTING BOUNDARY
	ADJACENT PROPERTY LINES
	EXISTING/PROPOSED EASEMENT
	PROPOSED DRAINAGE PIPE
	PROPOSED SANITARY SEWER & MANHOLE
	EXISTING SANITARY SEWER & MANHOLE
	EXISTING WATER
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING CONTOUR
	EXISTING STORM DRAIN

1	EX. FIRE HYDRANT
2	EX. SANITARY SEWER
3	EX. WATER
4	EX. CLEANOUT (TYP.)
5	EX. WATER SERVICE (TYP.)
6	PROP 5 FT SIDEWALK
7	PROP 40 FT DRAINAGE ESMT
8	PROP 30 FT DRAINAGE ESMT
9	PROP 20 FT DRAINAGE ESMT
10	PROP. FIRE HYDRANT
11	PROP 15 UTILITY ESMT
12	PROP 10'X17" SITE TRIANGLE
13	PROP FLUMES
14	PROP 50 FT DRAINAGE ESMT
15	SIREN ACTIVATED GATE



Sheet No. 4 Of 15



PRELIMINARY PLAT
for
TEALBRIAR PHASE 4

PRELIMINARY PLAT
TEALBRIAR PHASE 4
LOCATED IN BURGAW TOWNSHIP
PENDER COUNTY, NORTH CAROLINA

OWNER:
DUNBAR SUBDIVISION, INC
PO BOX 590
ROCKY POINT NC 28457
910-617-0995

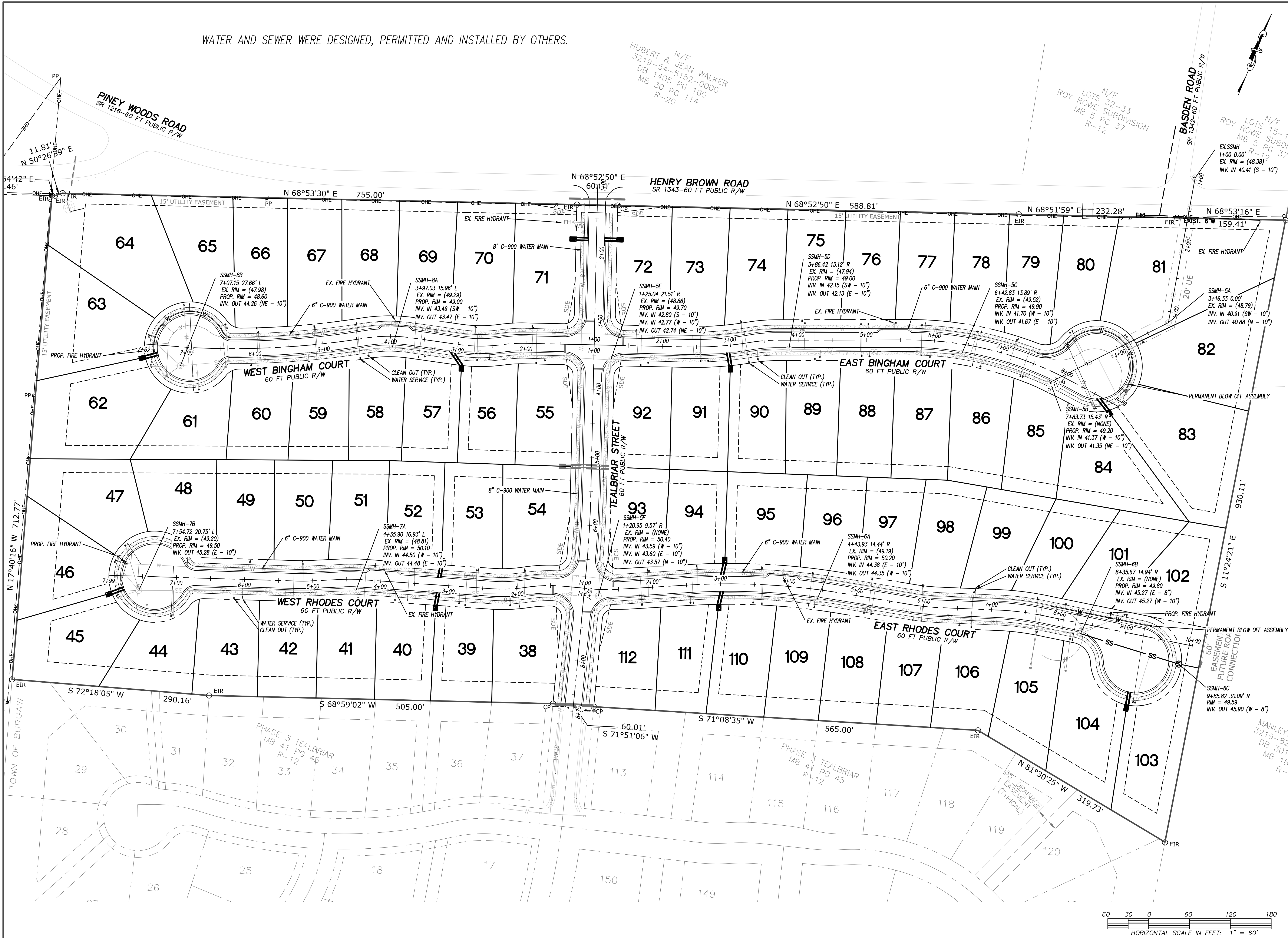
PRELIMINARY

[illegible]

DATE: 2-2-26
HORIZ. SCALE: 1" = 40'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 24-0690

Sheet No. 5 Of 15

WATER AND SEWER WERE DESIGNED, PERMITTED AND INSTALLED BY OTHERS.



CSD
ENGINEERING

LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

OVERALL WATER AND SEWER
TEALBRIAR PHASE 4

OVERALL WATER AND SEWER for
TEALBRIAR PHASE 4
LOCATED IN BURGAW TOWNSHIP
PENDER COUNTY, NORTH CAROLINA

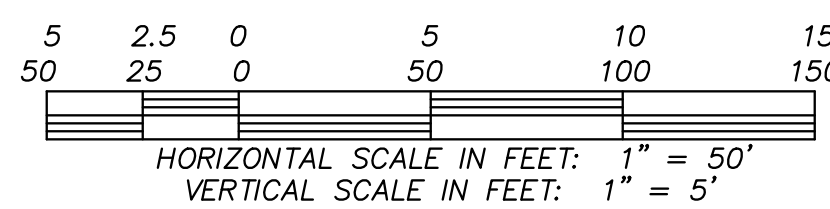
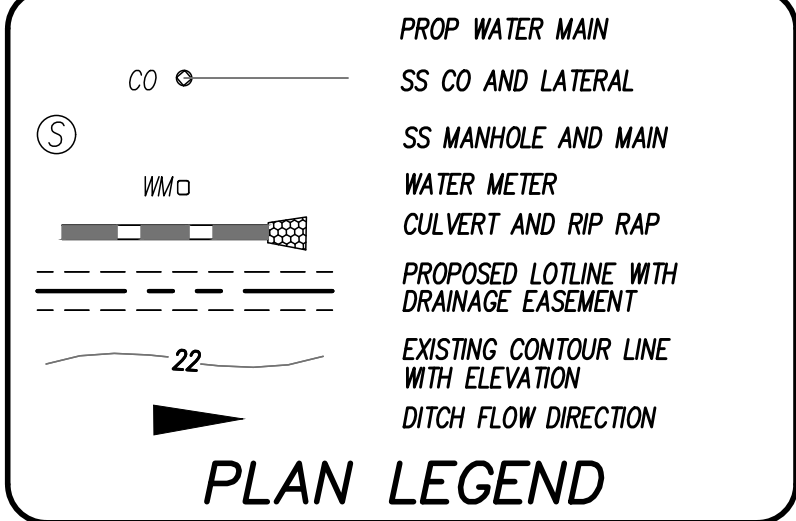
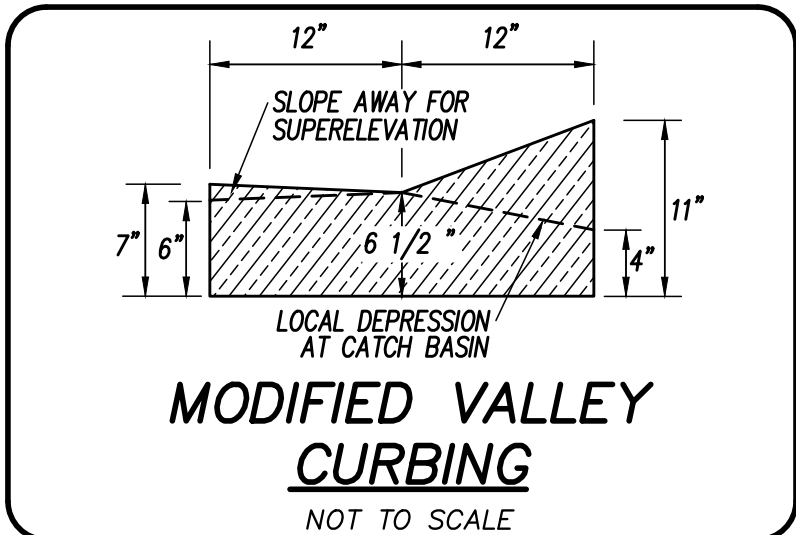
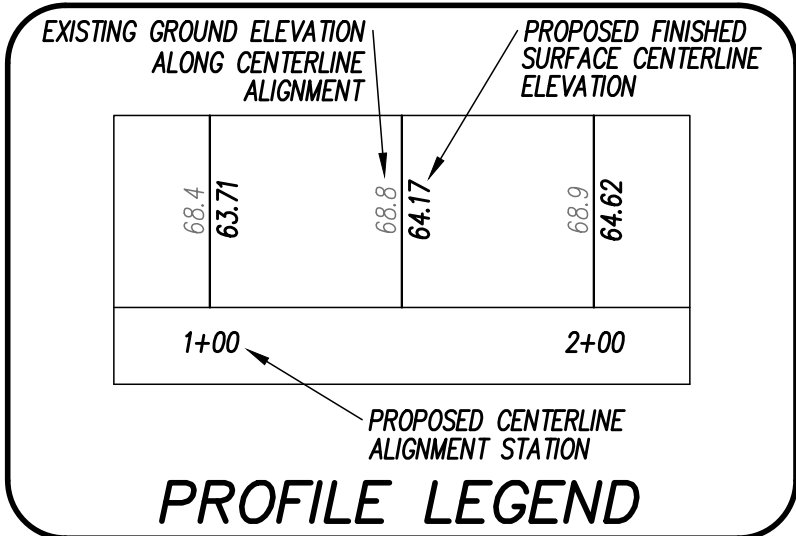
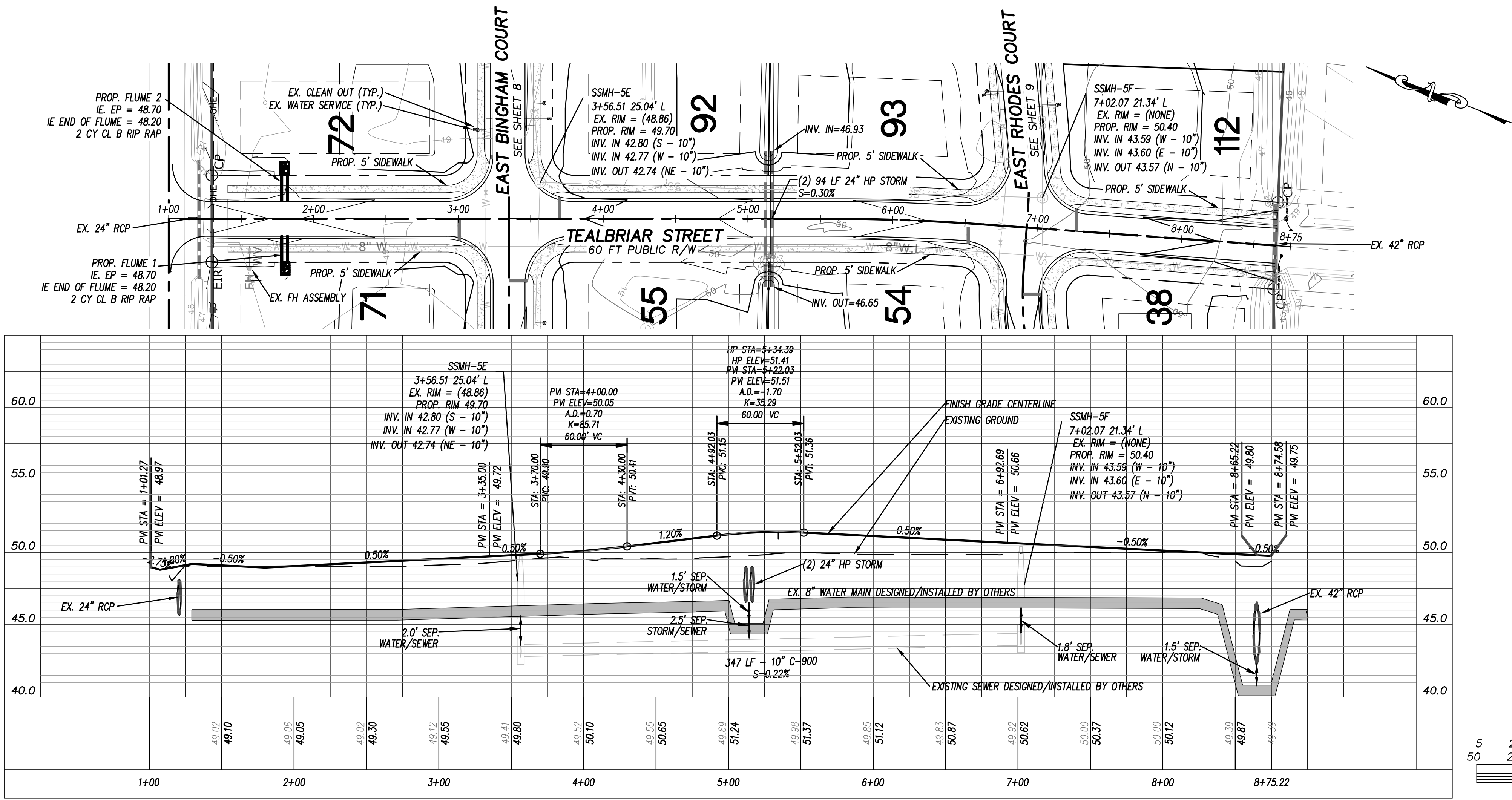
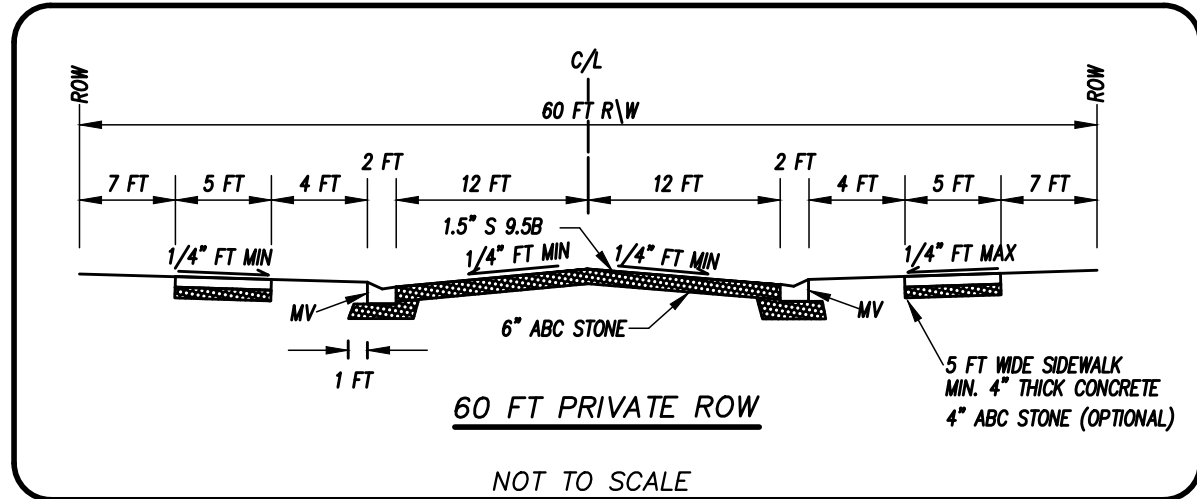
OWNER:
DUNBAR SUBDIVISION, INC.
PO BOX 590
ROCKY POINT NC 28457
910-617-0995

PRELIMINARY

REV. NO.	REMARKS	BY	DATE

DATE: 2-2-26
HORIZ. SCALE: 1" = 60'
VERT. SCALE: n/a
DRAWN BY: MRB
CHECKED BY: HSR
PROJECT NO.: 24-0690

Sheet No. **6** of **15**



CSD
ENGINEERING

LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

ROADWAY CENTERLINE &
UTILITY PLAN & PROFILES
TEALBRIAR PHASE 4
SANITARY SEWER

PLAN AND PROFILES for
TEALBRIAR PHASE 4
LOCATED IN BURGAW TOWNSHIP
PENDER COUNTY, NORTH CAROLINA

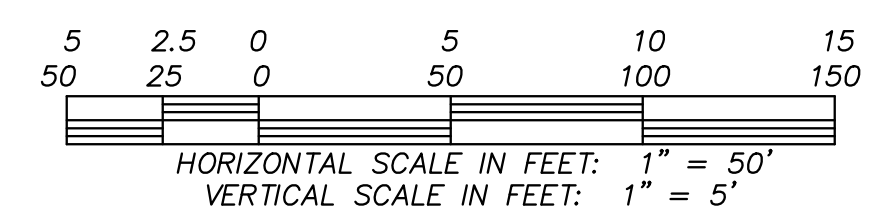
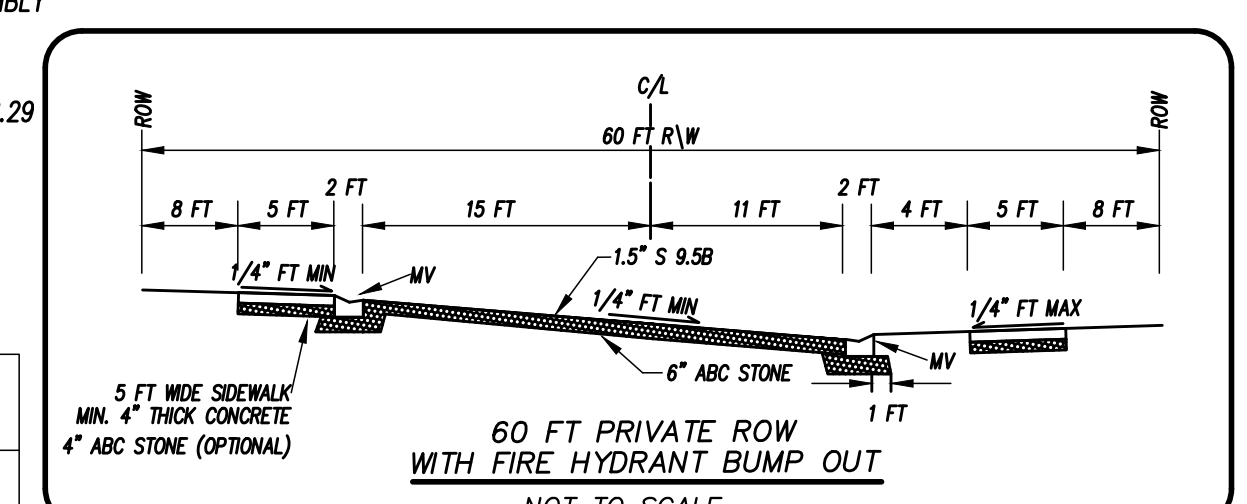
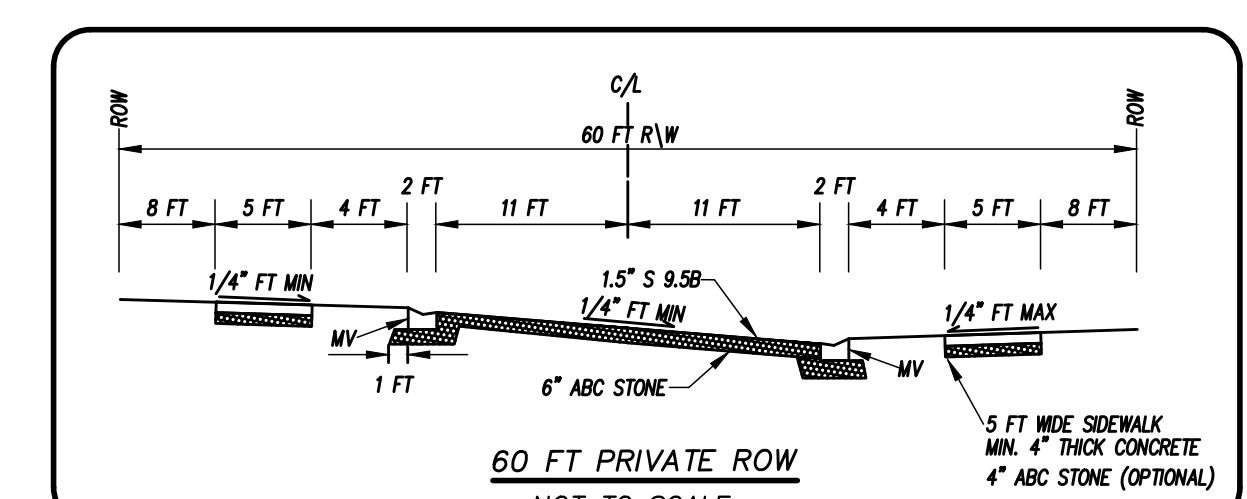
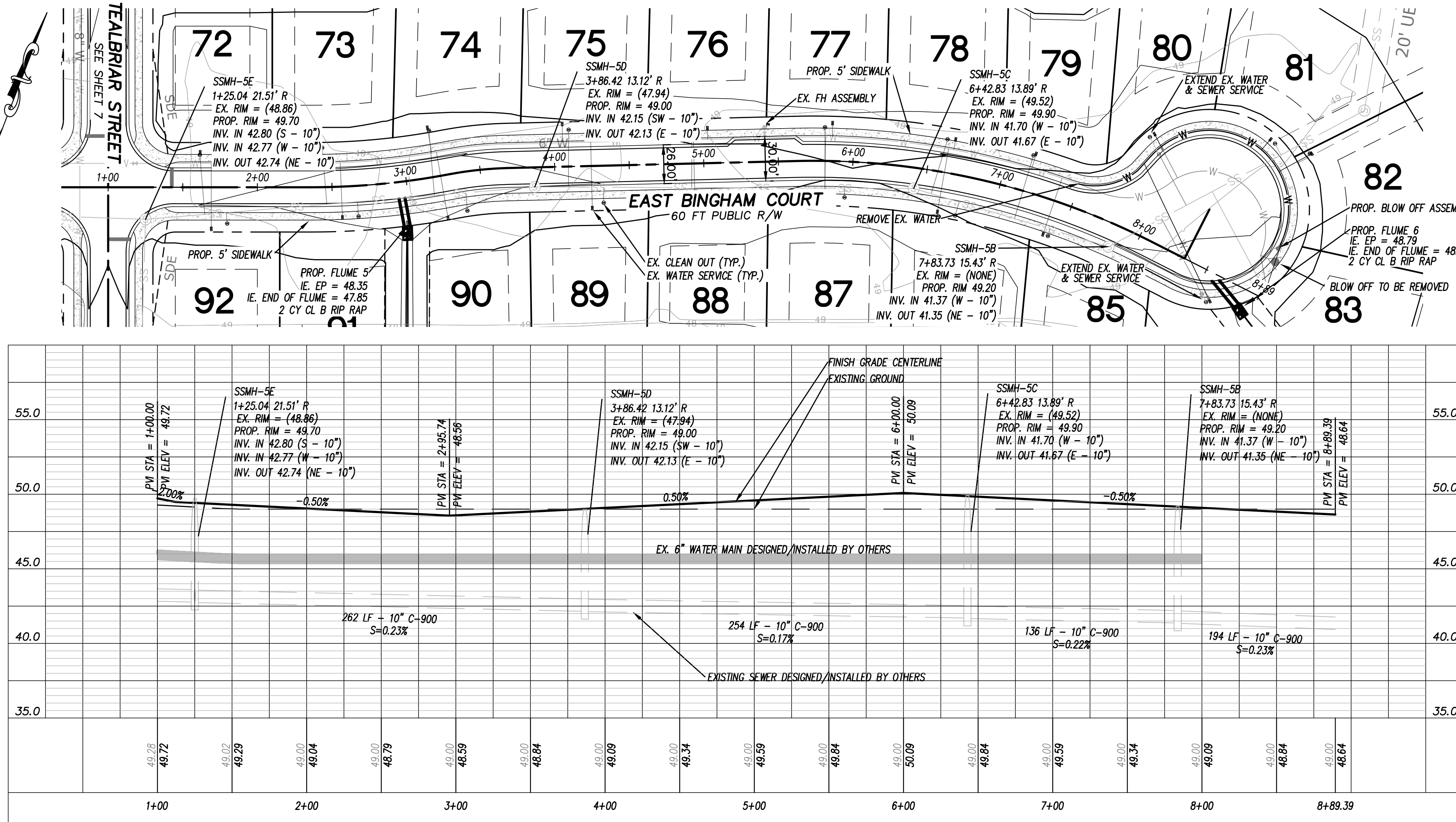
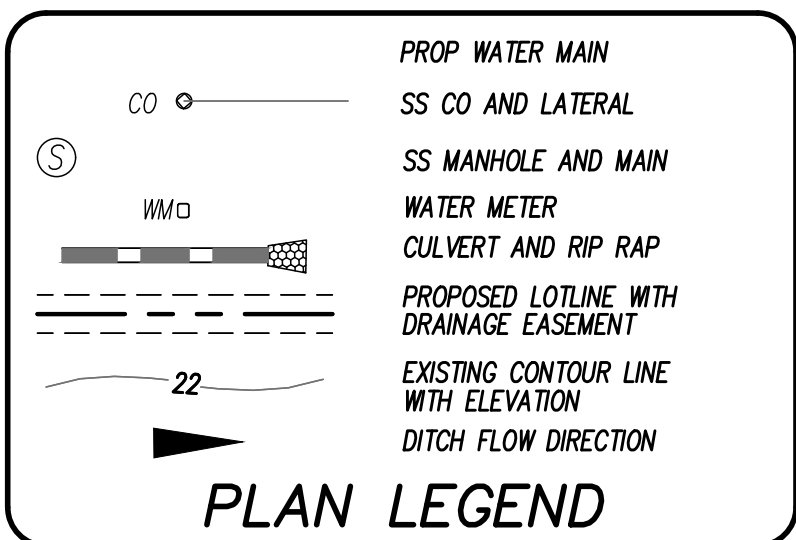
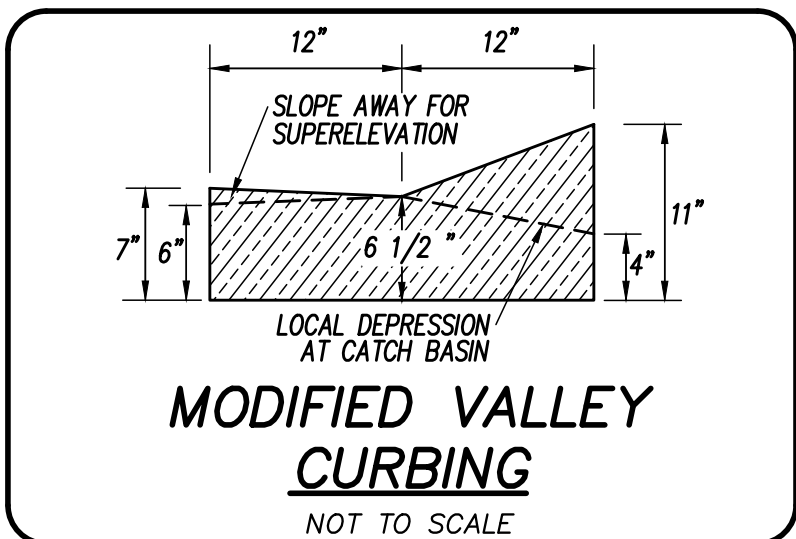
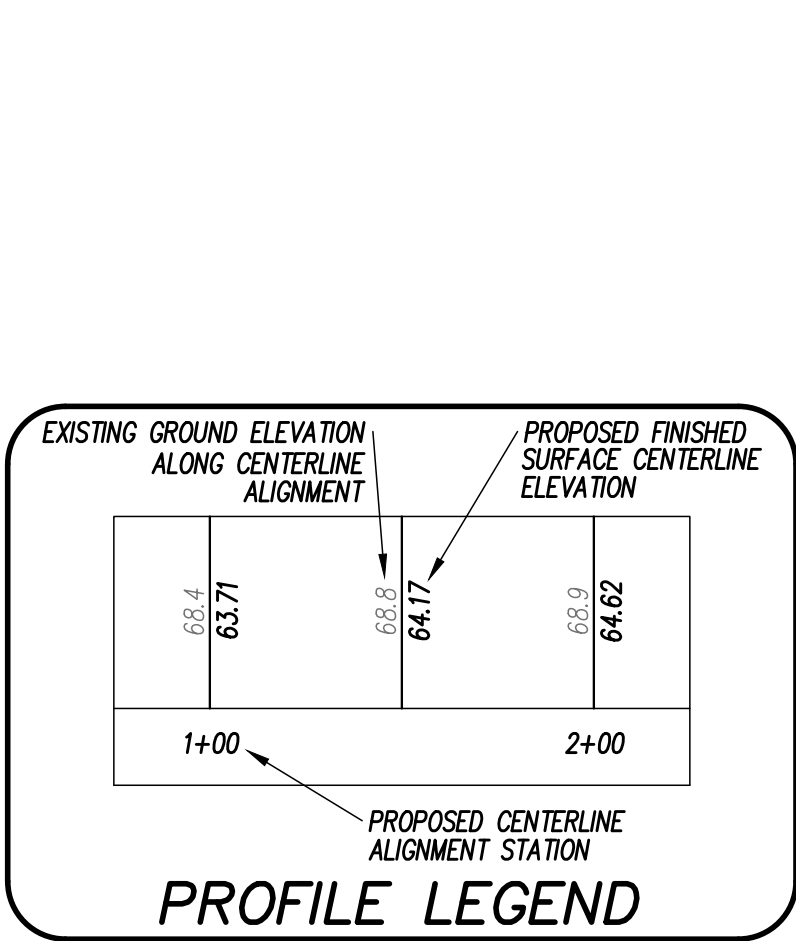
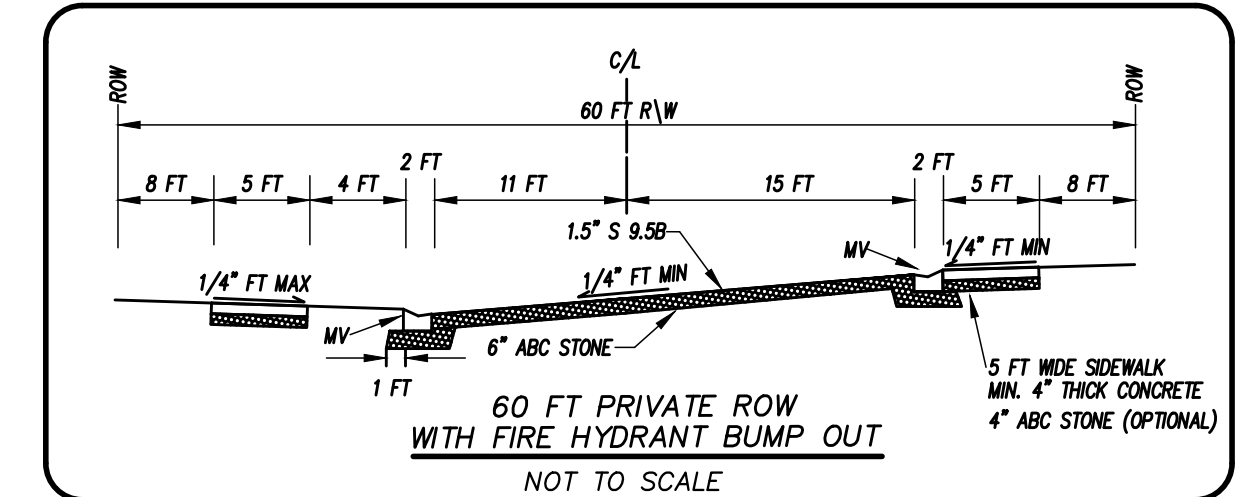
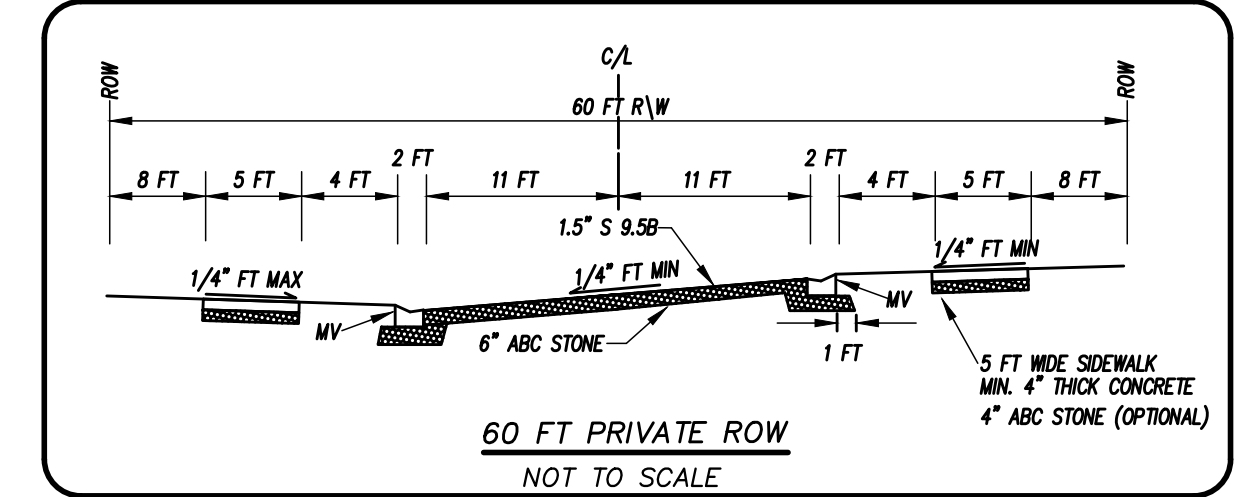
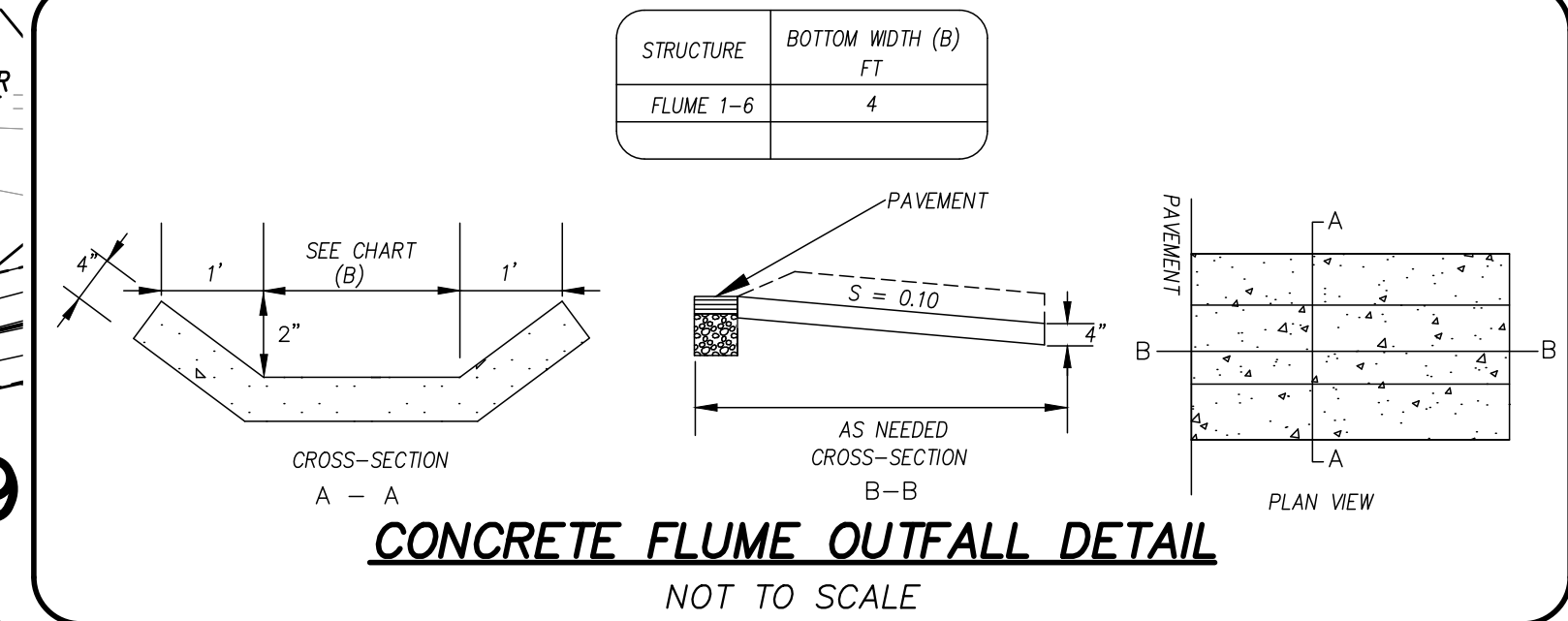
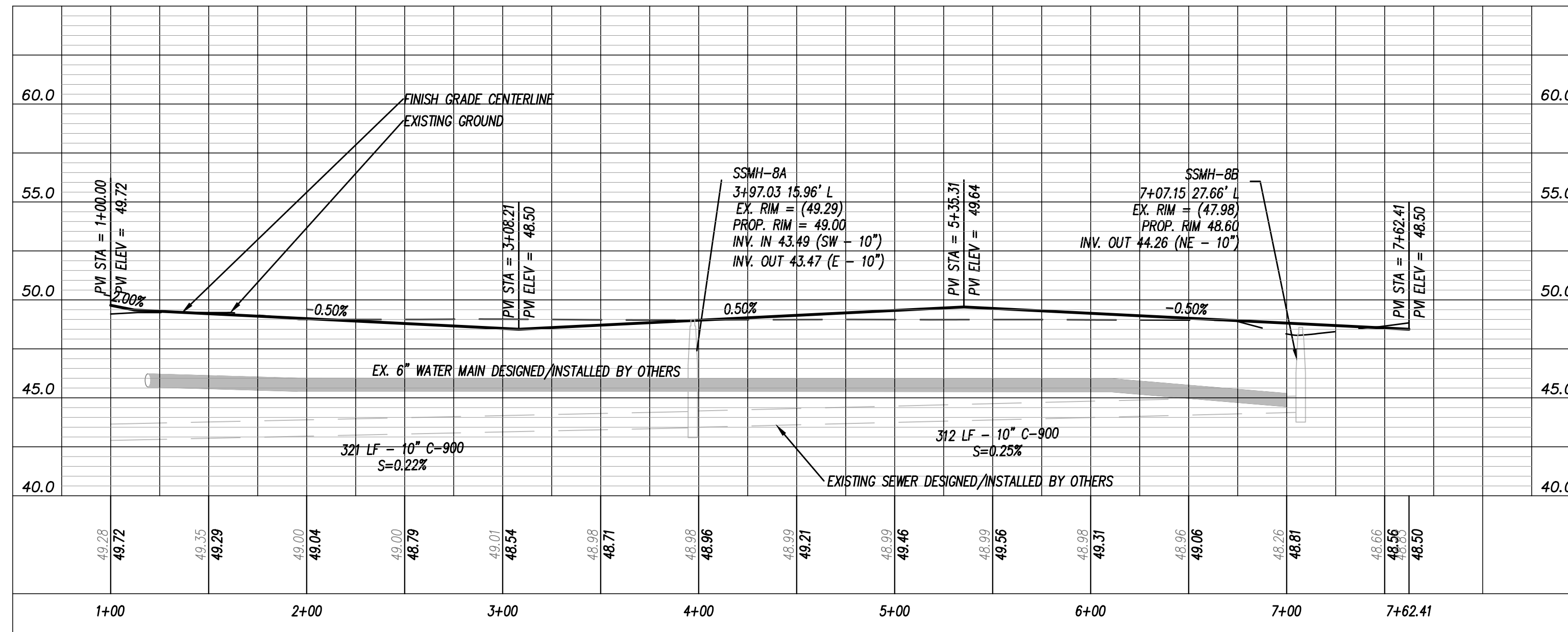
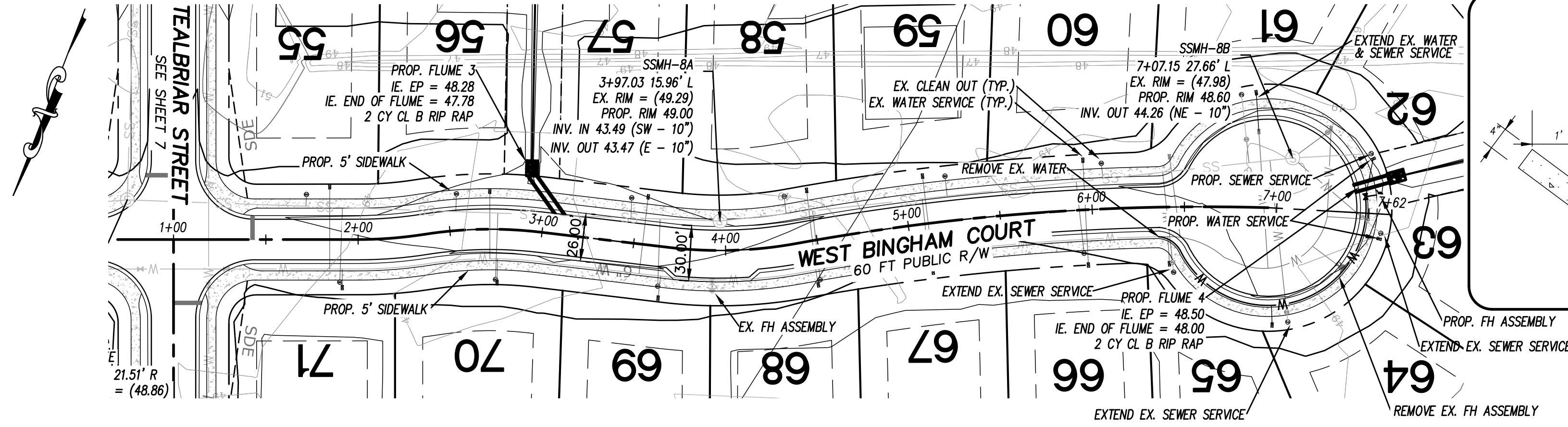
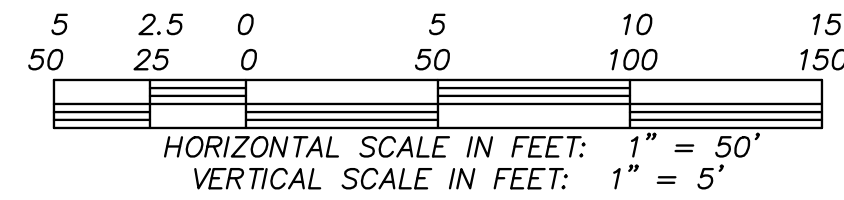
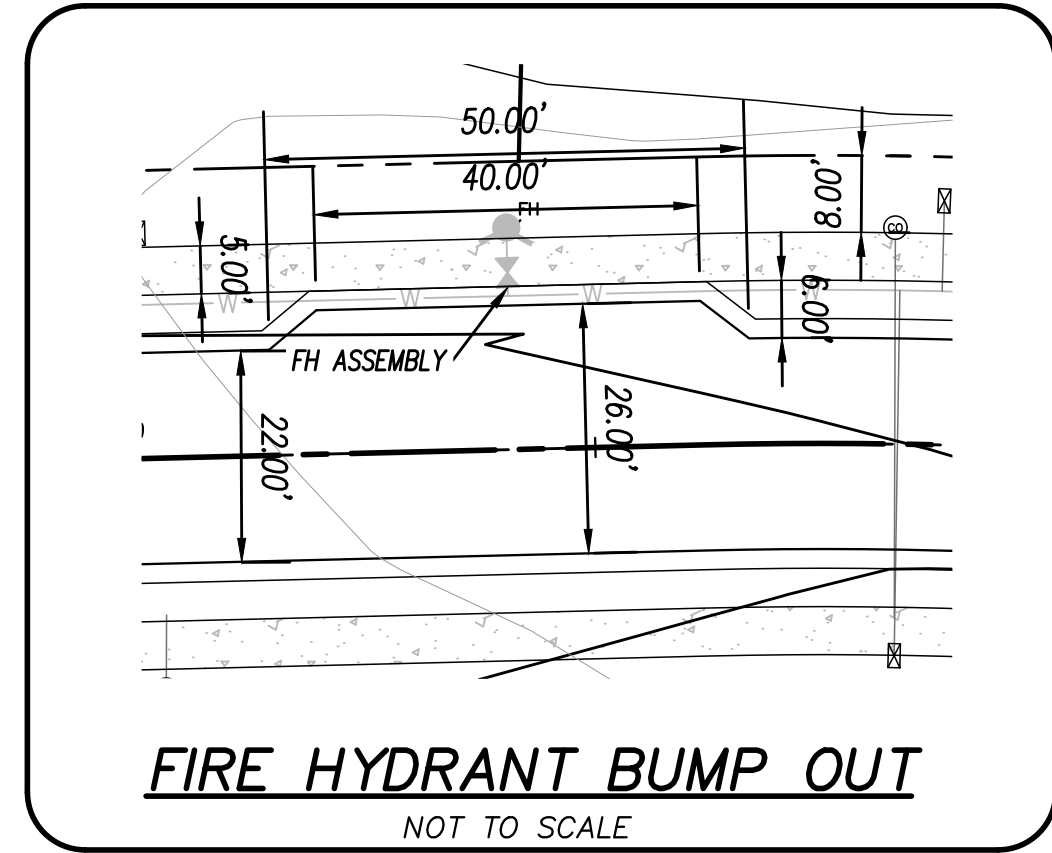
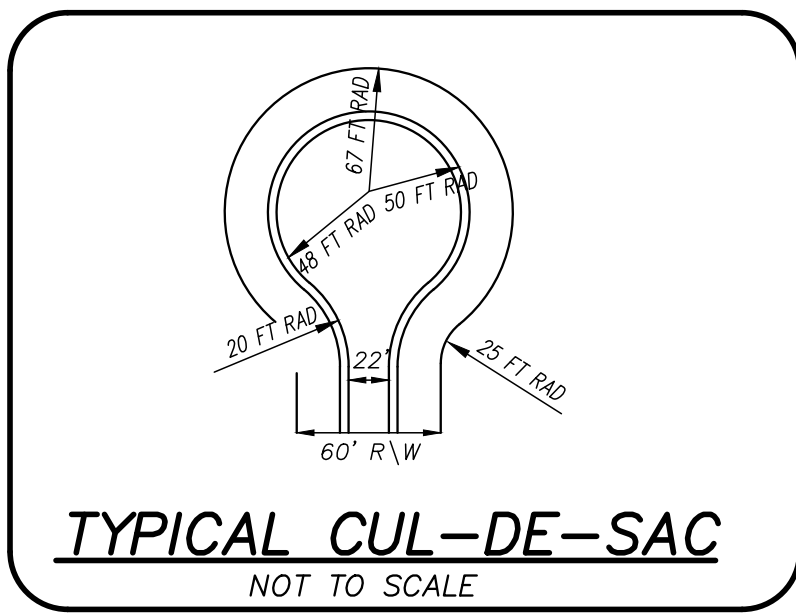
OWNER:
DUNBAR SUBDIVISION, INC
PO BOX 590
ROCKY POINT NC 28457
910-617-0995

PRELIMINARY

REV.	NO.	REMARKS	BY	DATE

DATE: 2-2-26
HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'
DRAWN BY: MRB
CHECKED BY: HSR
PROJECT NO.: 24-0690

Sheet No. **7** of **15**



LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

ROADWAY CENTERLINE &
UTILITY PLAN & PROFILES
TEALBRIAR PHASE 4
SANITARY SEWER

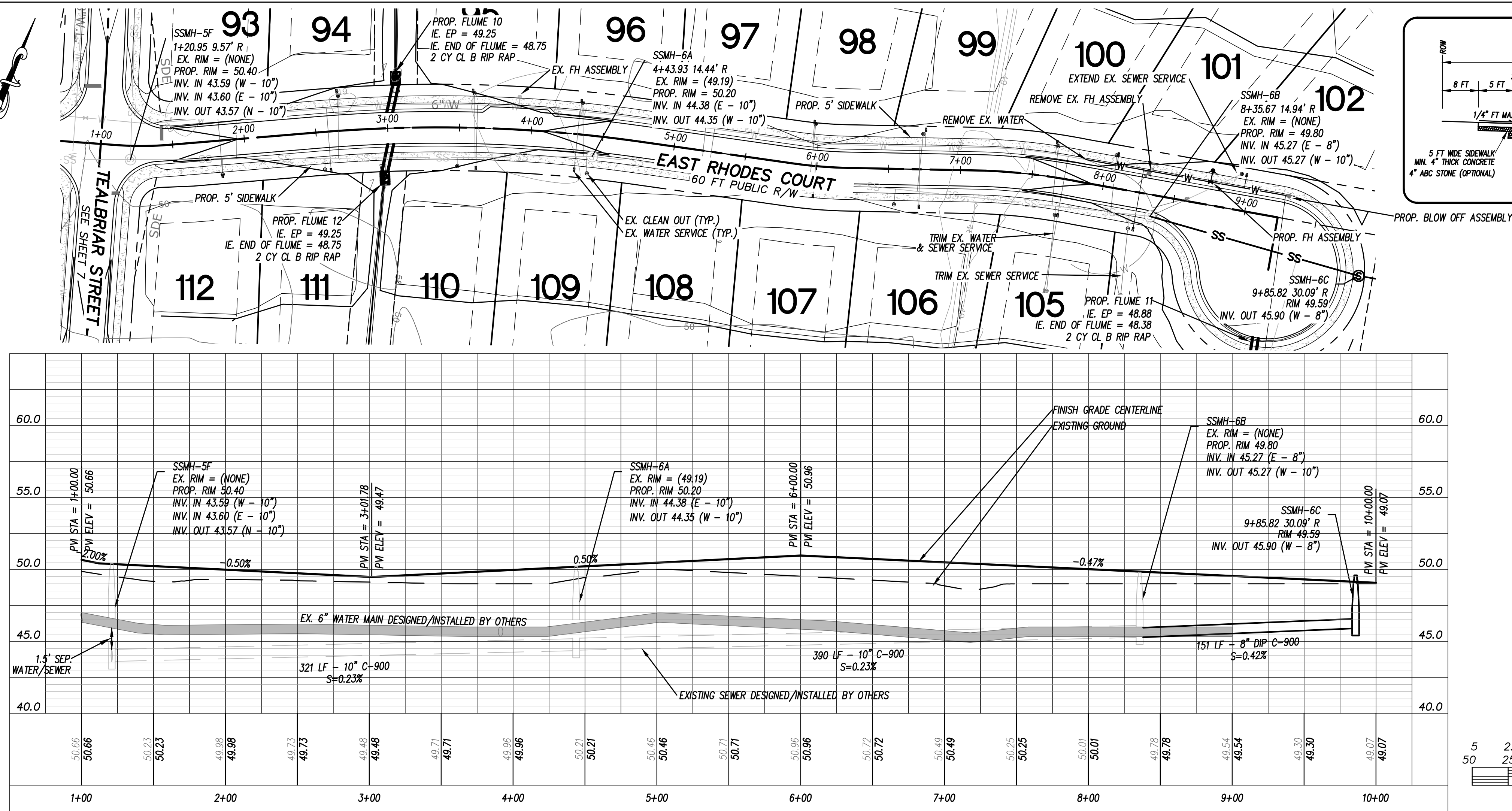
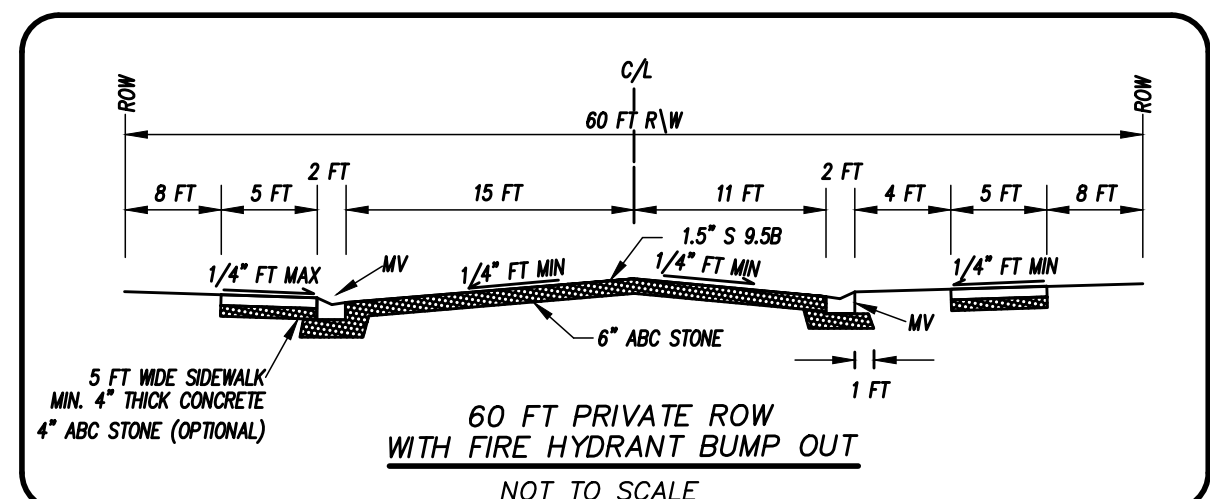
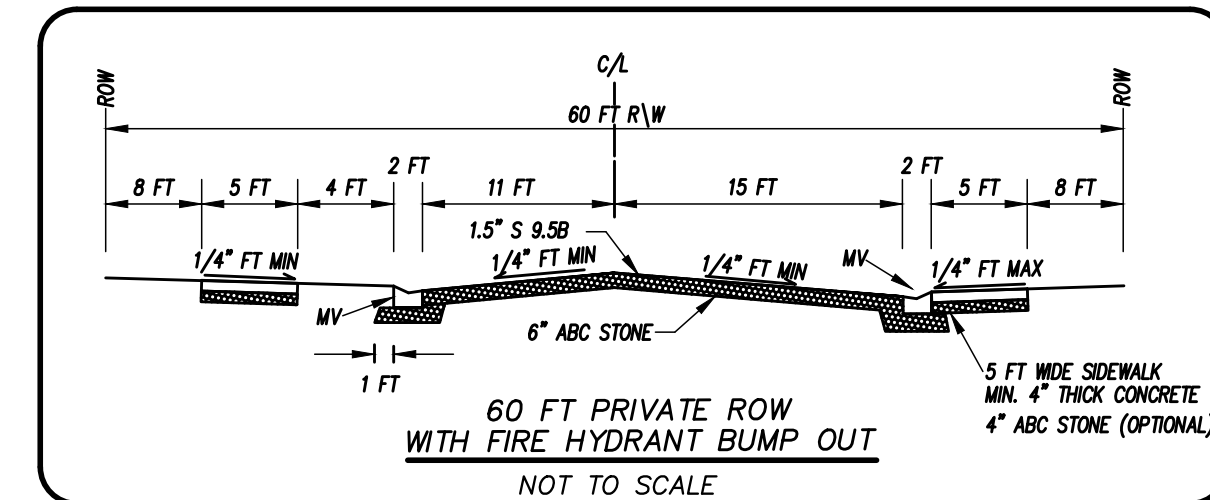
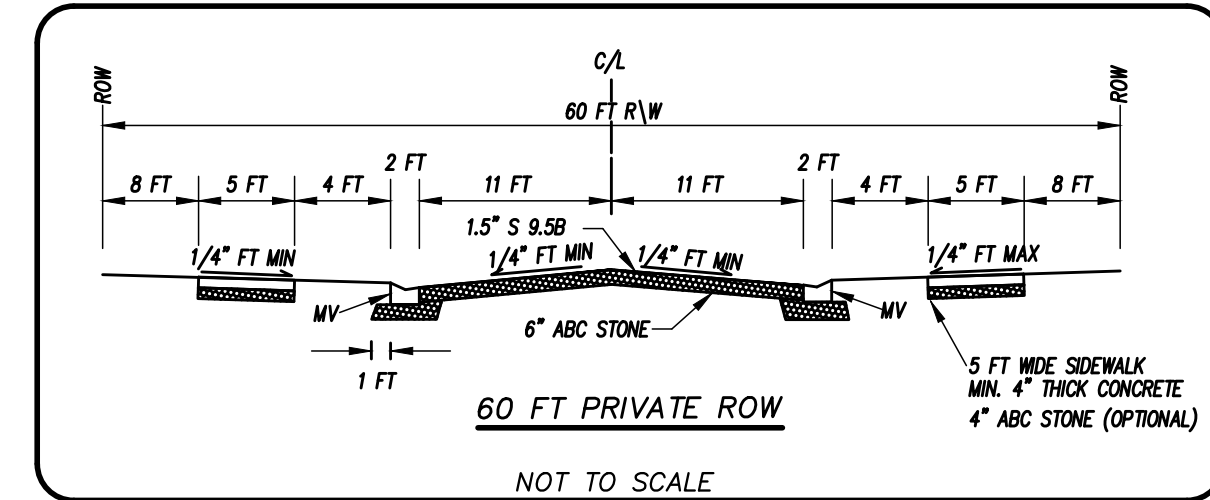
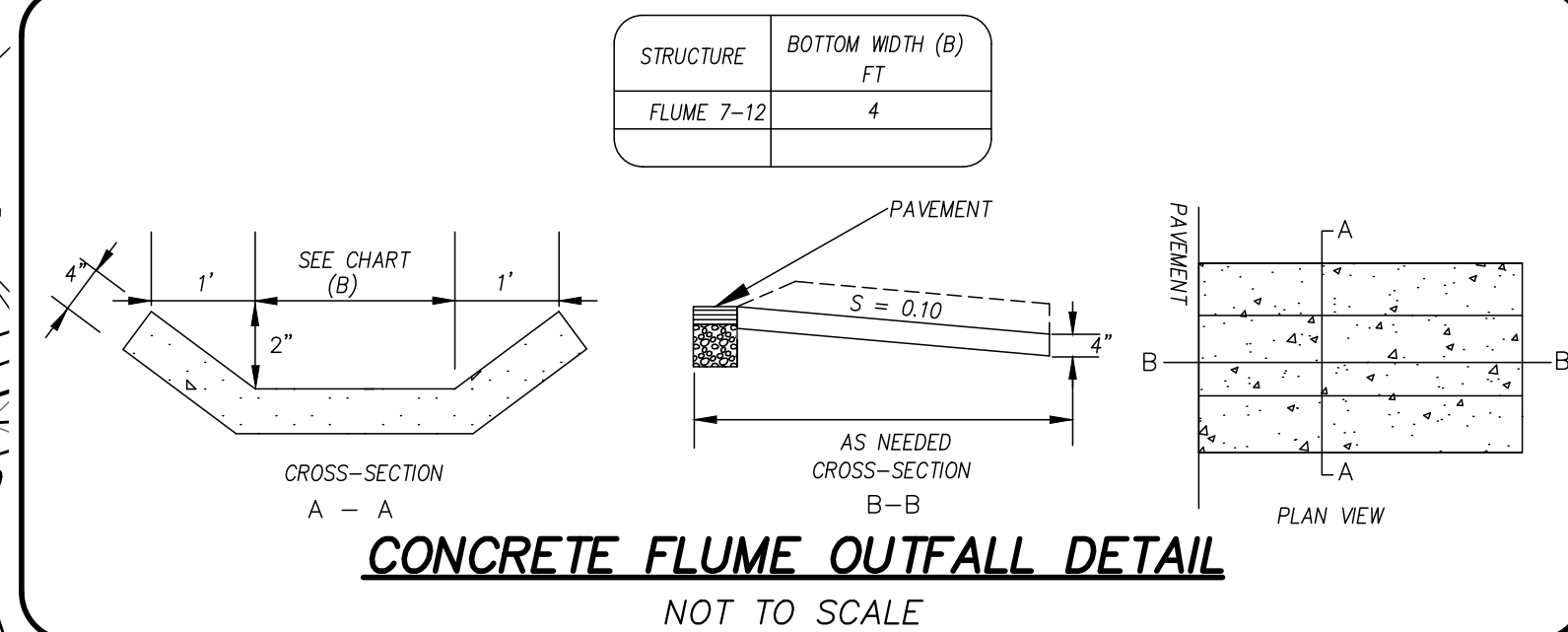
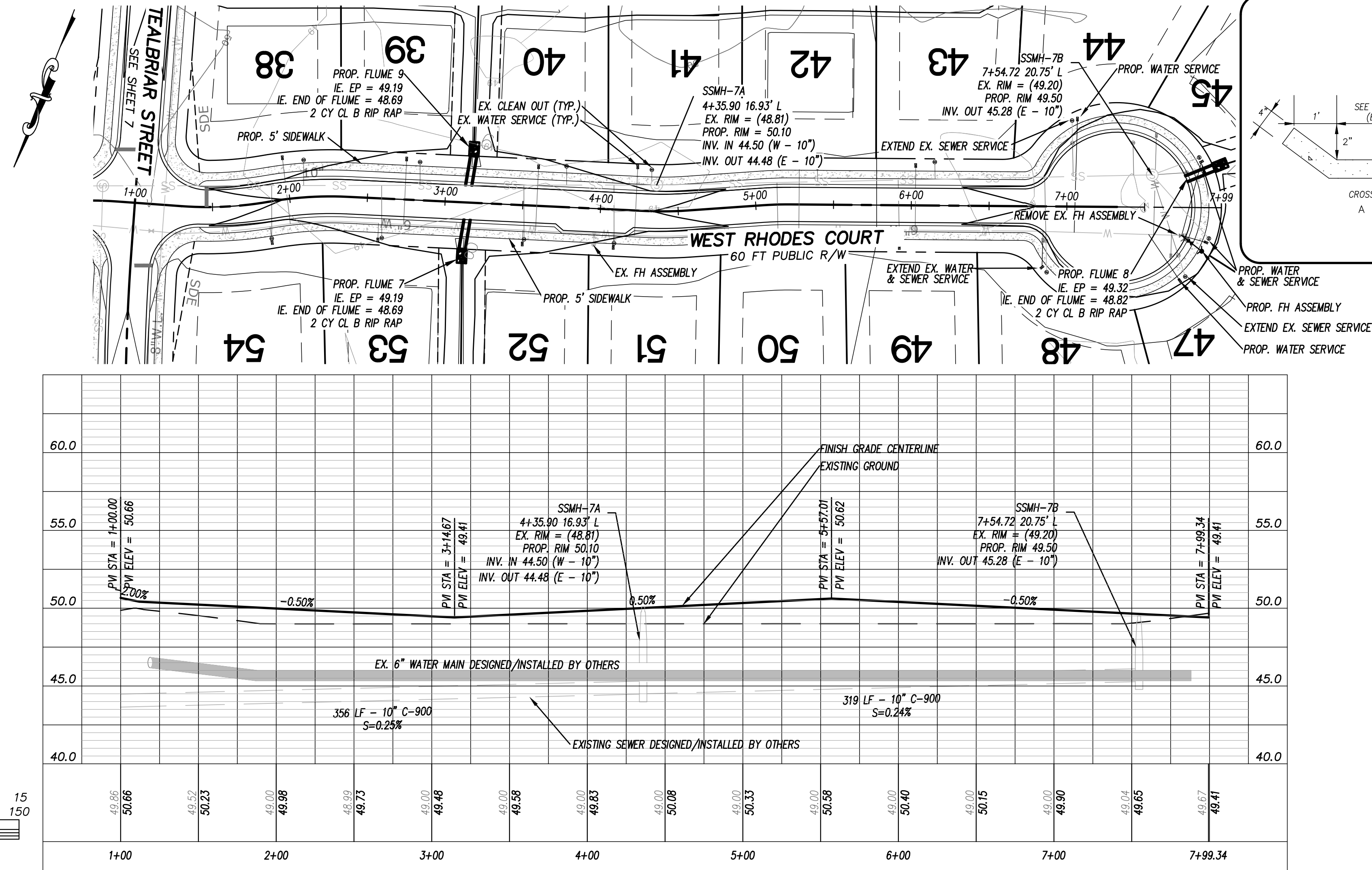
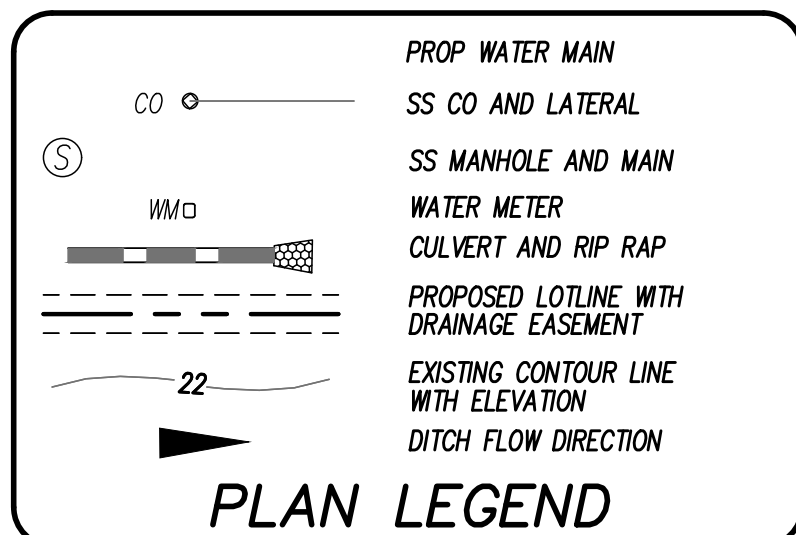
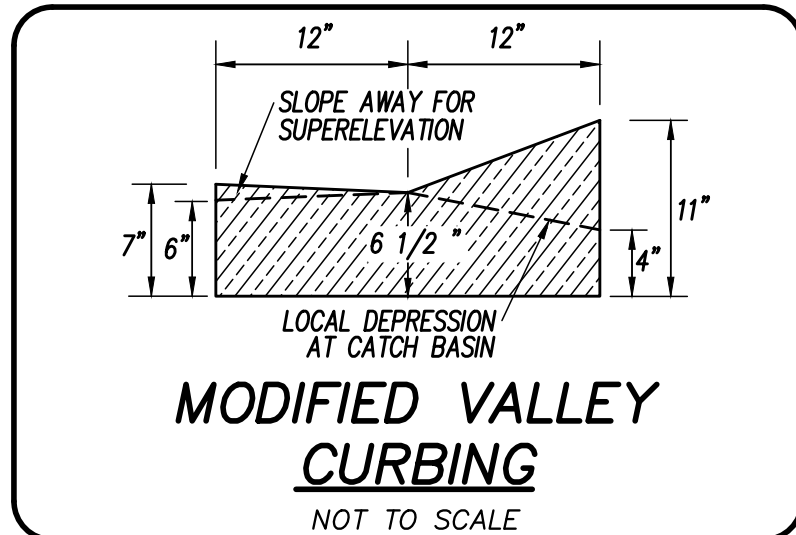
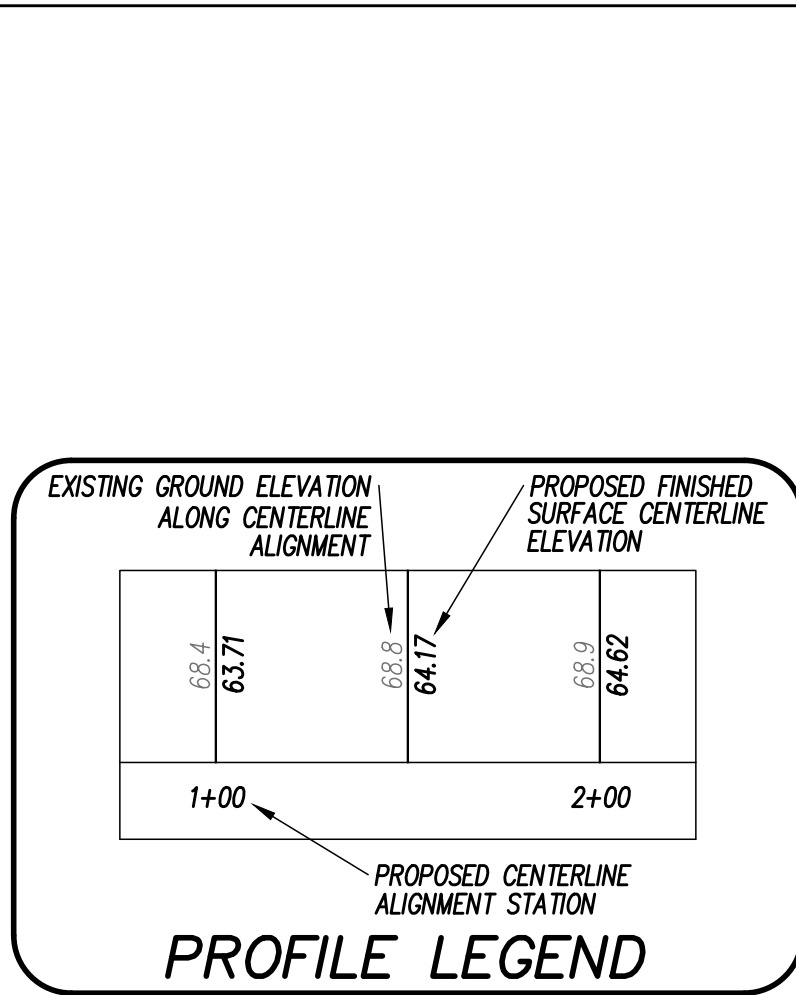
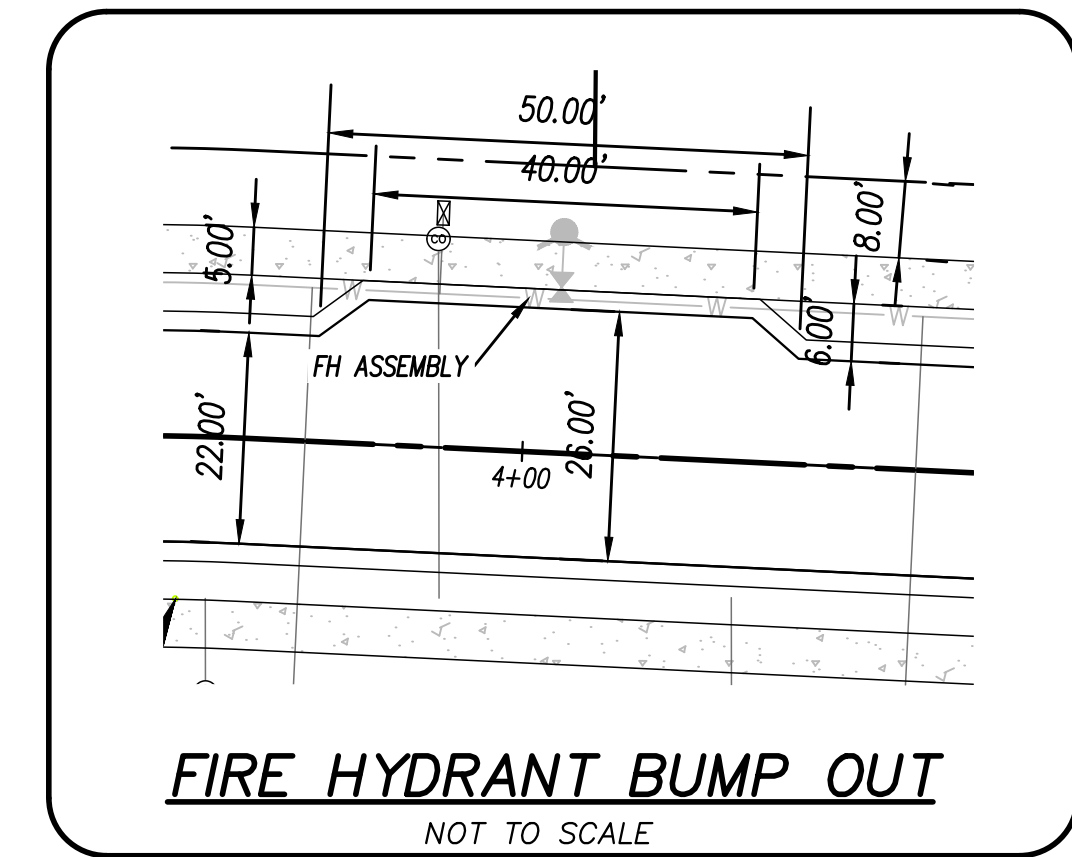
PLAN AND PROFILES for
TEALBRIAR PHASE 4
LOCATED IN BURGAW TOWNSHIP
PENDER COUNTY, NORTH CAROLINA
OWNER:
DUNBAR SUBDIVISION, INC
PO BOX 590
ROCKY POINT NC 28457
910-617-0995

PRELIMINARY

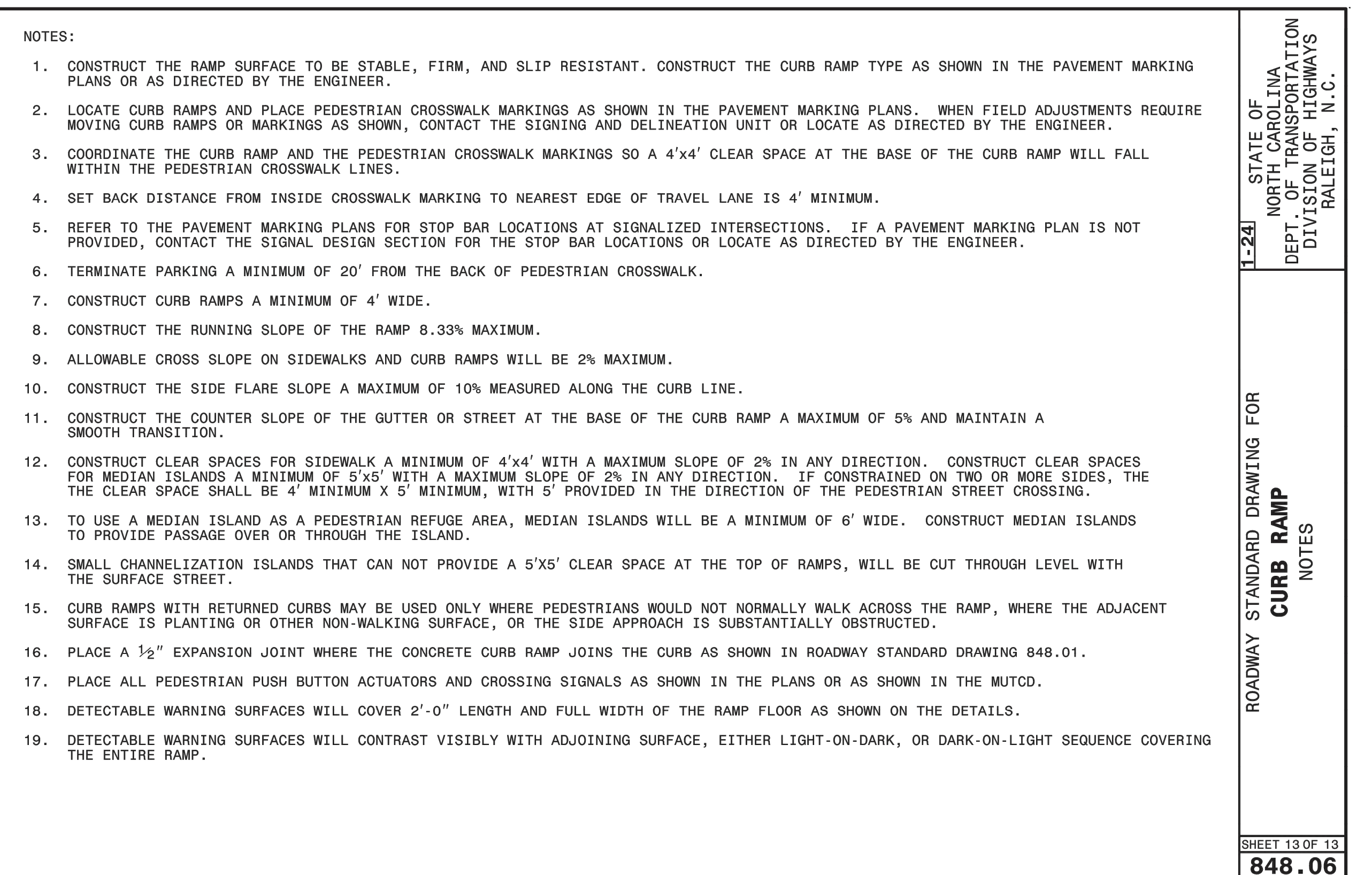
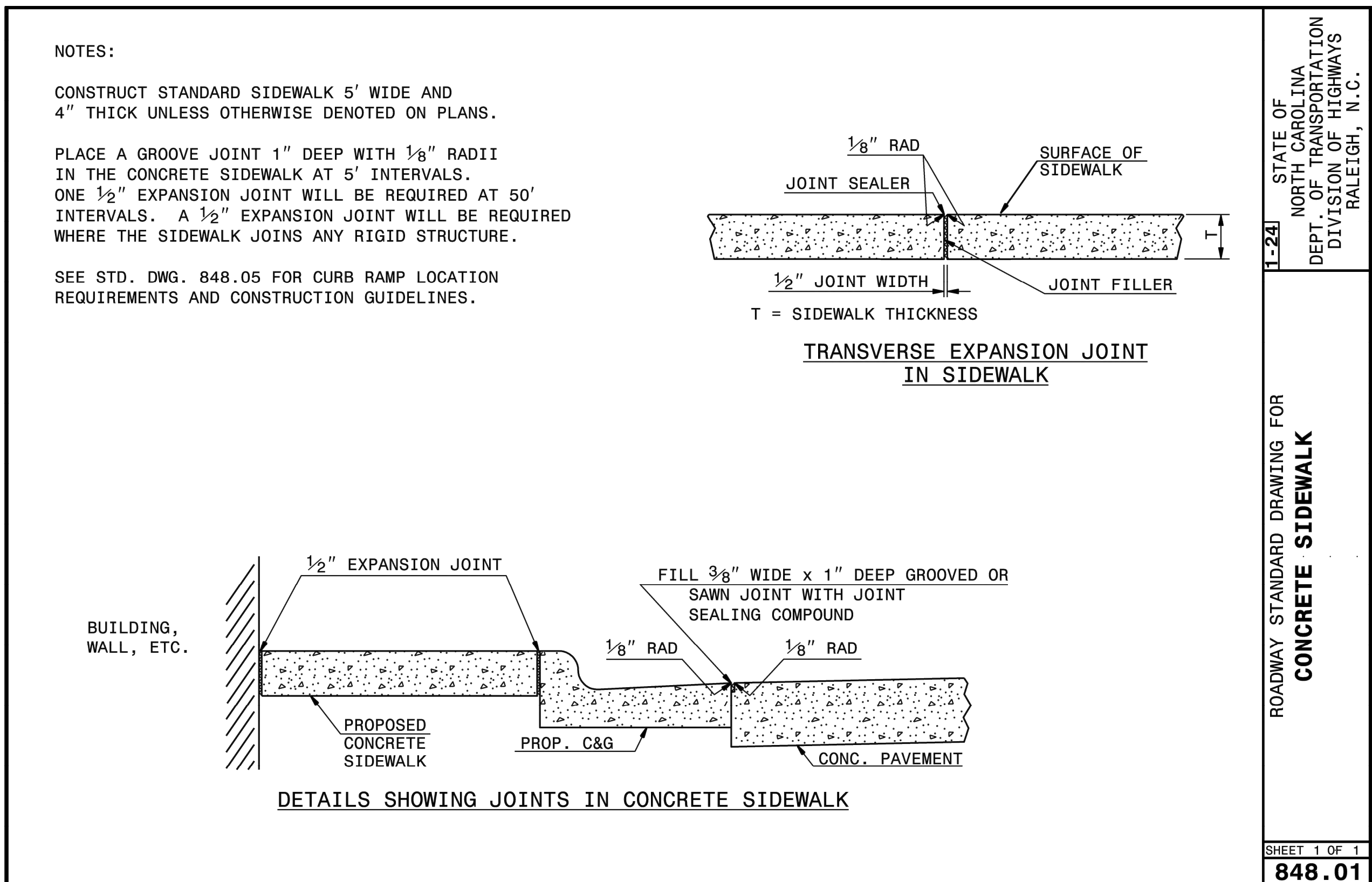
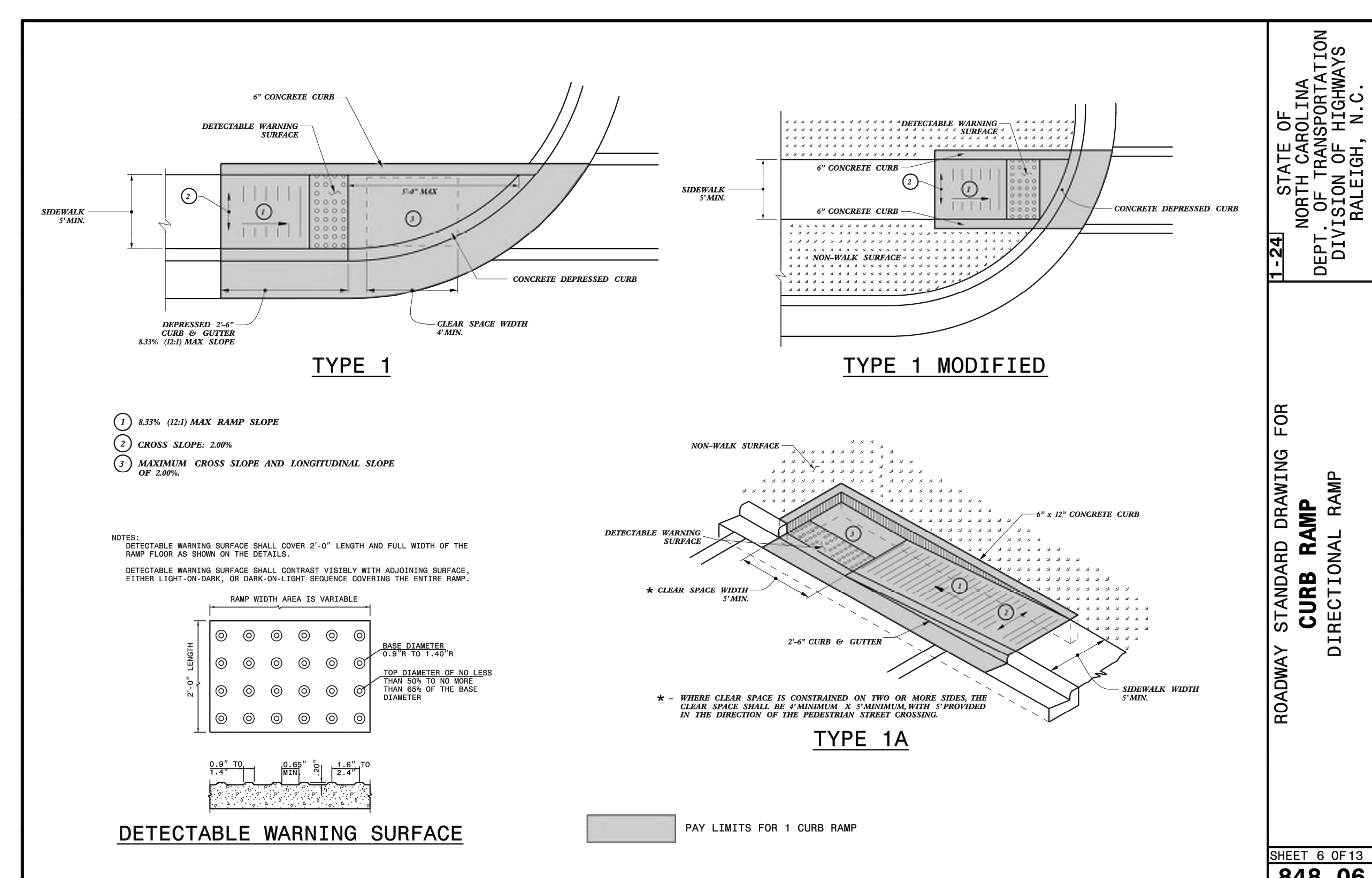
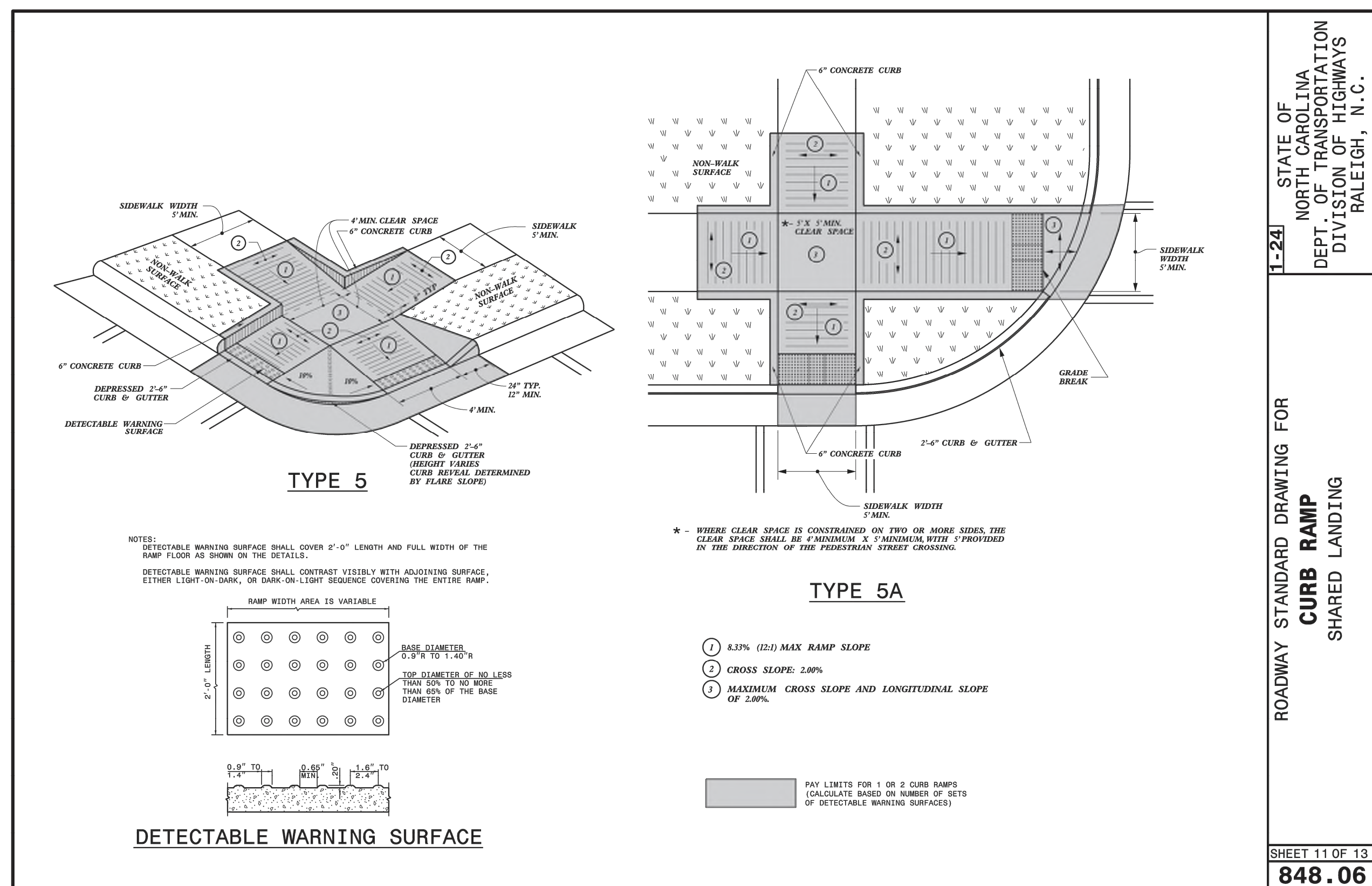
REV.	NO.	REMARKS	BY	DATE

DATE: 2-2-26
HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'
DRAWN BY: MRB
CHECKED BY: HSR
PROJECT NO.: 24-0690

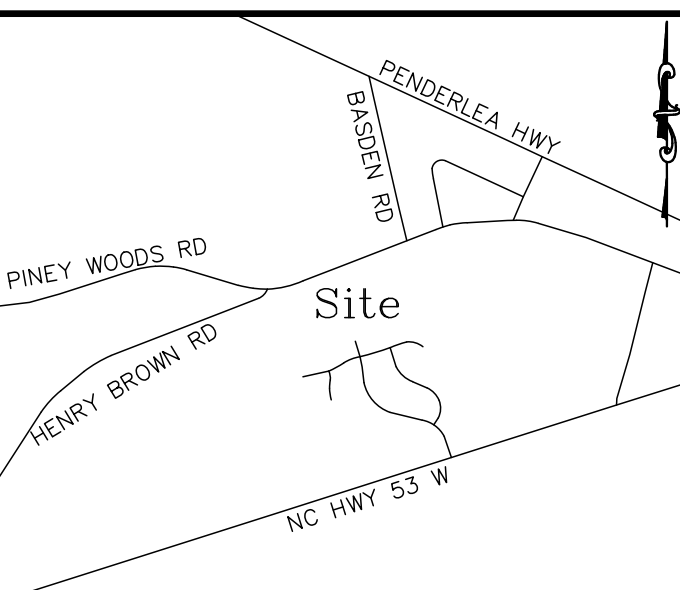
Sheet No. 8 of 15



Sheet No. 9 Of 15



LOCATION MAP



SITE NOTES:

PROJECT AREA = 1,335,233 SF (30.65 AC)

IMPERVIOUS SURFACES -

LOTS = 211,500 SF

STREETS = 120,867 SF

SIDEWALKS = 32,312 SF

FUTURE = 222 SF

TOTAL = 364,901 SF

364,901 / 1,335,233 = 0.273 OR 27.3% IMPERVIOUS

THE PROJECT IS COVERED UNDER NCDEQ LOW DENSITY PERMIT NO. SW8 981116.

ON-SITE SOILS

GR - 23.75 AC

PN - 6.90 AC

NCGO1 LOCATION PLAN:

- △ APPROVED PLANS LOCATION
△ RAIN GAUGE
△ STAGING AREA
△ CONCRETE WASHOUT

LOCATIONS ARE SUBJECT TO CHANGE AS SITE IMPROVEMENTS CHANGE

PINEY WOODS ROAD
SR 1216-60 FT PUBLIC R/WHENRY BROWN ROAD
SR 1343-60 FT PUBLIC R/WBASDEN ROAD
SR 1342-60 FT PUBLIC R/WTEALBRIAR STREET
60 FT PUBLIC R/W

TOTAL LIMITS OF DISTURBANCE = 28.17 ACRES

MAINTENANCE PLAN -

(GENERAL NOTES, NOT ALL ITEMS ARE APPLICABLE TO THIS PROJECT)

- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY 1.0" RAINFALL. ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL PERIODICALLY TOP-DRESS WITH AND ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED, WASHED OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
- SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION, BLOCK AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION AND ROCK PIPE INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS AS DESIGNED. DEBRIS WILL BE REMOVED THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. SILT SACKS WILL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND WATTLES, BEAVER DAMS, DANDY SACKS AND SOCKS ONCE A WEEK AND AFTER RAIN EVENT.
- DIVERSION DITCHES WILL BE CLEANED OUT IMMEDIATELY TO REMOVE SEDIMENT OR OBSTRUCTIONS FROM THE FLOW AREA. THE DIVERSION RIDGES WILL ALSO BE REPAIRED. SWALES MUST BE TEMPORARILY STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY PHASE OF ACTIVITY ASSOCIATED WITH A SWALE.
- SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF FILLED. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. STAKES MUST BE STEEL. STAKE SPACING WILL BE 6 FEET MAX, WITH THE USE OF EXTRA STRENGTH FABRIC, WITHOUT WIRE BACKING. STAKE SPACING WILL BE 8 FEET MAX, WHEN STANDARD STRENGTH FABRIC AND WIRE BACKING ARE USED. IF ROCK FILTERS ARE DESIGNED AT LOW POINTS IN THE SEDIMENT FENCE THE ROCK WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF FULL OF SEDIMENT, NO LONGER DRAINS AS DESIGNED OR IS DAMAGED.
- SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN WHEN THE DESIGN STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR THE ROCK IS DISLODGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED FROM BAFFLES WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED WEEKLY AND WILL BE KEPT CLEAN.
- ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEED AS NECESSARY AND MULCHED ACCORDING TO THE SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL SLOPES WILL BE STABILIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABILIZED WITH 15 WORKING DAYS.
- FLOCCULANTS WILL BE USED TO ADDRESS TURBIDITY ISSUES. THE PUMPS, TANKS, HOSES AND INJECTION SYSTEMS WILL BE CHECKED FOR PROBLEMS OR TURBID DISCHARGES DAILY.

CONSTRUCTION SEQUENCE

- OBTAIN APPROVAL OF PLAN AND ANY NECESSARY PERMITS, AND HOLD A PRE-CONSTRUCTION CONFERENCE WITH NCDEQ CONTROL INSPECTOR PRIOR TO COMMENCING ANY WORK.
- CONTRACTOR/OWNER TO REVIEW REQUIREMENTS OF NCGO1 PERMIT AND KEEP A SELF INSPECTION LOG IN PERMIT BOX
- FLAG WORK LIMITS AND STAKE-OUT SEDIMENT BASINS AND LIMITS OF GRADING FOR PRELIMINARY GRADING.
- INSTALL GRAVEL CONSTRUCTION ENTRANCES.
- INSTALL SILT FENCING PRIOR TO STARTING EXCAVATION FOR SEDIMENT BASINS
- CONSTRUCTION AND ANY STOCKPILING OF MATERIAL AND TOPSOIL NECESSARY. NO MAJOR GRADING ACTIVITIES OR BASIN CONSTRUCTION ARE TO TAKE PLACE DURING WET WEATHER OR PERIODS OF PREDICTED WET WEATHER, IE HURRICANES.
- SITE MUST BE "STORM READY" BEFORE ANY EXTENDED BREAKS IN CONSTRUCTION ACTIVITIES INCLUDING WEEKENDS.
- ONCE SEDIMENT BASINS ARE CONSTRUCTED, THEN CONSTRUCT TEMPORARY DIVERSIONS.
- INSTALL CULVERT 1.
- MASS GRADE SITE AND ACHIEVE ROUGH GRADES FOR SITE.
- ONCE ROUGH GRADES ARE ESTABLISHED, INSTALL ALL UNDERGROUND UTILITIES.
- FINAL GRADE AND PAVE SITE.
- ONCE CONTRIBUTION DRAINAGE AREA TO SEDIMENT BASINS ARE STABILIZED, BASINS TO BE CLEANED TO DESIGN ELEVATIONS AND CONVERTED TO A WET BASIN.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSPECTED WEEKLY AND AFTER ANY RAINFALL, AND REPAIRED AS NECESSARY.
- AFTER SITE STABILIZATION, TEMPORARY MEASURES CAN BE REMOVED.
- NOTIFY NCDEQ EROSION CONTROL INSPECTOR WHEN PROJECT IS READY FOR A CLOSE OUT INSPECTION.
- FILE FOR MPDES NCGO10000 E-NOTICE OF TERMINATION WHEN FINAL CLOSE OUT INSPECTION REPORT IS RECEIVED FROM NCDEQ.

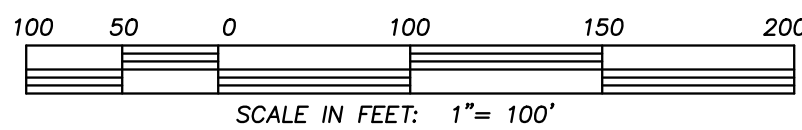
NOTES:

1. SOIL STABILIZATION TIMEFRAMES

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERIMETER DIKS,SWALES DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY ZONES (HQW)	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10 FT 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 FT IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETER AND HQW ZONES

- DENUDED AREAS MUST BE STABILIZED WITHIN FIFTEEN (15) WORKING DAYS OF CEASE OF ANY PHASE OF ACTIVITY. ALL SLOPES MUST BE STABILIZED WITHIN TWENTY-ONE (21) CALENDAR DAYS OF CEASE OF ANY PHASE OF ACTIVITY. THIS INCLUDES SLOPES, SWALES, CHANNELS AND STOCKPILES.
- THIS PLAN TO BE UTILIZED AND REVIEWED ONLY IN CONJUNCTION WITH THE WRITTEN NARRATIVE, WHICH IS AN INTEGRAL PART OF THIS EROSION AND SEDIMENT CONTROL PLAN.
- ALL SLOPES SHALL BE 3:1 OR FLATTER.
- NO SURFACE WATERS ARE LOCATED ON THIS PROPERTY OR WITHIN ADJACENT PROPERTY THAT WOULD AFFECT THIS SITE.
- NO WETLANDS ONSITE.
- BOUNDARY, AND TOPOGRAPHIC SURVEY PERFORMED BY PORT CITY LAND SURVEYING, PLLC
- ELEVATION DATUM: NAVD 88
- LIMITS OF DISTURBANCE = 1,226,887 SF (28.17 ACRES)
- THE PROJECT IS COVERED UNDER NCDEQ LOW DENSITY PERMIT NO. SW8 981116.
- PENDER COUNTY PARCEL NUMBER: 3219-52-6844-0000, 3219-63-4200-0000

- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
PRACTICE 6.06
SHALL BE INSTALLED AT THE ENTRANCES TO THE PROJECT FROM AN EXISTING ROADWAY. DRAINAGE SHOULD BE AWAY FROM THE ROAD AND EROSION WILL BE CONTROLLED WITH DOWNSTREAM PRACTICES. DURING WET WEATHER IT MAY BE NECESSARY TO WASH TRUCK TIRES AT THESE LOCATIONS.
- LAND GRADING
PRACTICE 6.02
GRADING SHOULD BE LIMITED TO AREAS AS SHOWN ON THE PLANS. CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER EXCEPT WHERE SPECIFICALLY INDICATED. CARE SHALL BE TAKEN DURING LAND GRADING ACTIVITIES NOT TO DAMAGE EXISTING TREES THAT ARE IDENTIFIED AS "TO BE PRESERVED".
- SEDIMENT FENCE
PRACTICE 6.62
SEDIMENT FENCING SHOULD BE INSTALLED AS SHOWN ON THE PLAN, TO DELINEATE AND PROTECT WETLANDS AND SPECIFIED AREAS, AND AROUND ANY TEMPORARY STOCKPILE AREAS AS NECESSARY TO PREVENT ANY GRADED INTERIOR AREAS FROM ERODING ONTO ADJACENT LANDS OR ROADWAY, OR INTO INLETS, OR AS DIRECTED BY ENGINEER.
- CONSTRUCTION ROAD STABILIZATION
PRACTICE 6.80
UPON REACHING FINAL GRADE AND AFTER UTILITIES HAVE BEEN INSTALLED, ROADWAY/PARKING AREAS ARE TO BE STABILIZED BY PLACING SUB-BASE AS SHOWN IN THE TYPICAL STREET CROSS-SECTION DETAIL ON THE PLAN, TO REDUCE EROSION AND DUST DURING THE REMAINDER OF BUILDING CONSTRUCTION.
- INLET PROTECTION
PRACTICE 6.51
STORM SEWER INLET BARRIERS OF WIRE MESH HARDWARE CLOTH AROUND STEEL POST SUPPORTING WASHED STONE PLACED AROUND OPENING OF A DROP INLET. INLET PROTECTION OF A SILT BAG CAN BE INSTALLED FOR INLETS IN THE DRIVE AISLES.
- GRASS-LINED CHANNELS
PRACTICE 6.30
ALL OVERFLOW SWALES TO BE GRADED TO DESIGN CONFIGURATION, LINED WITH CENTIPEDE SOD, TO COLLECT AND CONVEY SITE WATER AS SHOWN ON PLAN. AFTER FINAL PROJECT STABILIZATION, SWALES TO BE RE-GRADED, CLEANED OF SILTATION AND LINED WITH CENTIPEDE SOD TO ESTABLISH ORIGINAL DESIGN CONTOURS FOR STORMWATER CONVEYANCE.
- OUTLET STABILIZATION
PRACTICE 6.41
RIPRAP APRONS WILL BE LOCATED AT THE DOWNSTREAM END OF ALL DISCHARGE PIPES TO PREVENT SCOUR.
- SEDIMENT BASIN
PRACTICE 6.61
THE SEDIMENT BASIN IS TO BE CONSTRUCTED FIRST (SEE CONSTRUCTION SCHEDULE) AND IS THE PRIMARY PRACTICE TO PREVENT SEDIMENT FROM LEAVING THE SITE. DETAILED DESIGN AND SPILLWAY CONFIGURATIONS ARE SPECIFIED IN THE DETAIL SHEET.
- SKIMMER
PRACTICE 6.64
A SEDIMENTATION BASIN DEWATERING CONTROL DEVICE THAT WITHDRAWS WATER FROM THE BASIN'S WATER SURFACE, THUS REMOVING THE HIGHEST QUALITY WATER FOR DELIVERY TO THE UNCONTROLLED ENVIRONMENT.
- BAFFLE
PRACTICE 6.65
A POROUS BARRIER INSTALLED INSIDE A TEMPORARY SEDIMENT TRAP, SKIMMER BASIN OR SEDIMENT BASIN TO REDUCE THE VELOCITY AND TURBULENCE OF WATER FLOWING THROUGH THE MEASURE AND TO FACILITATE THE SETTLING OF SEDIMENT FROM WATER BEFORE DISCHARGE.
- TEMPORARY DIVERSIONS
PRACTICE 6.20
A TEMPORARY RIDGE OR EXCAVATED CHANNEL OR COMBINATION RIDGE AND CHANNEL CONSTRUCTED ACROSS SLOPING LAND ON A PRE-DETERMINED GRADE TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
- WATTLE
PRACTICE 6.20
WATTLES ARE TUBULAR PRODUCTS CONSISTING OF EXCELSIOR FIBERS ENCASED IN SYNTHETIC NETTING. WATTLES ARE USED ON SLOPES OR CHANNELS TO INTERCEPT RUNOFF AND ACT AS A VELOCITY BREAK. WATTLES ARE TO BE PLACED AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED. INSTALLATION SHALL FOLLOW THE DETAIL PROVIDED IN THE PLANS AND AS DIRECTED.



LEGEND

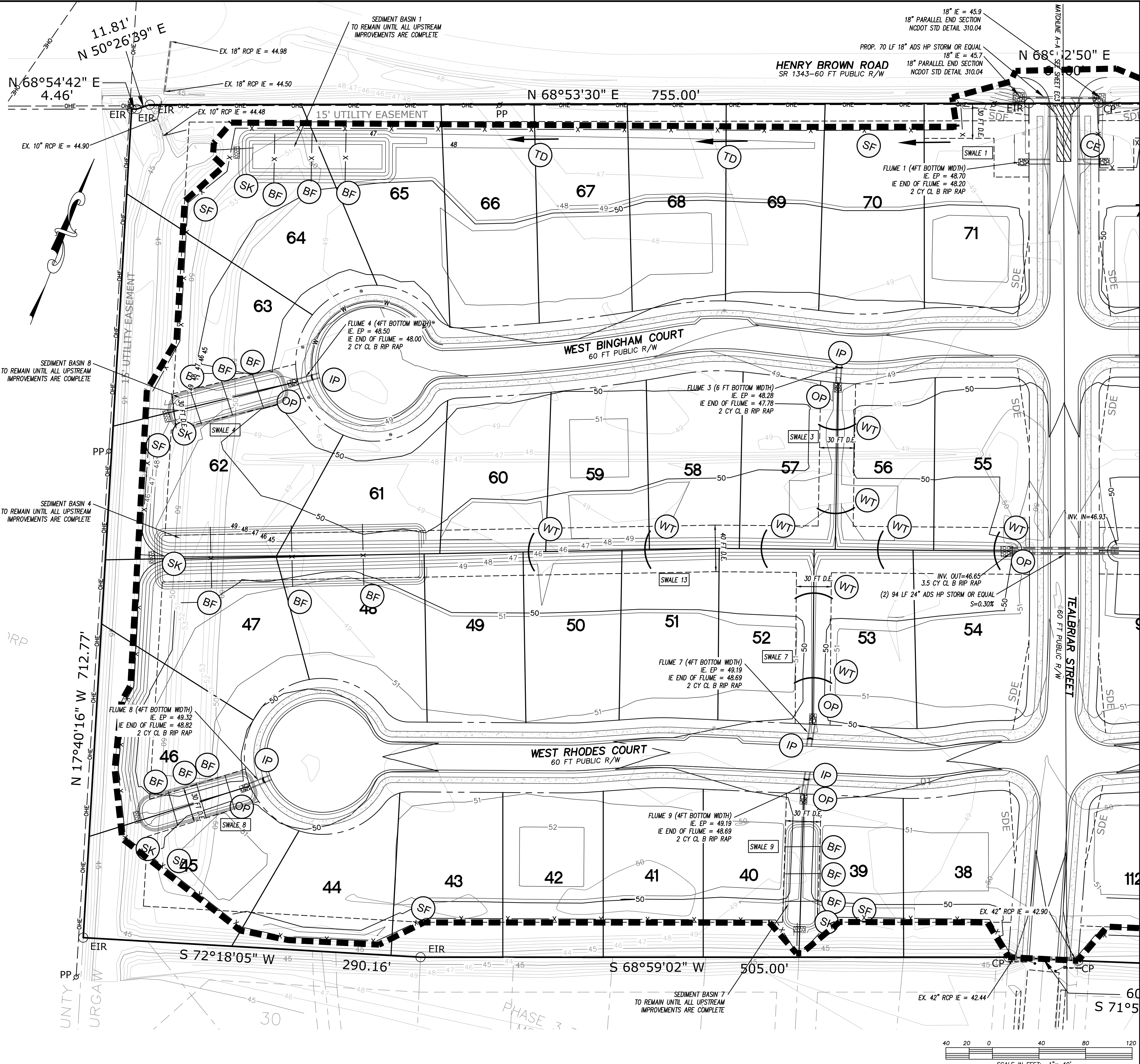
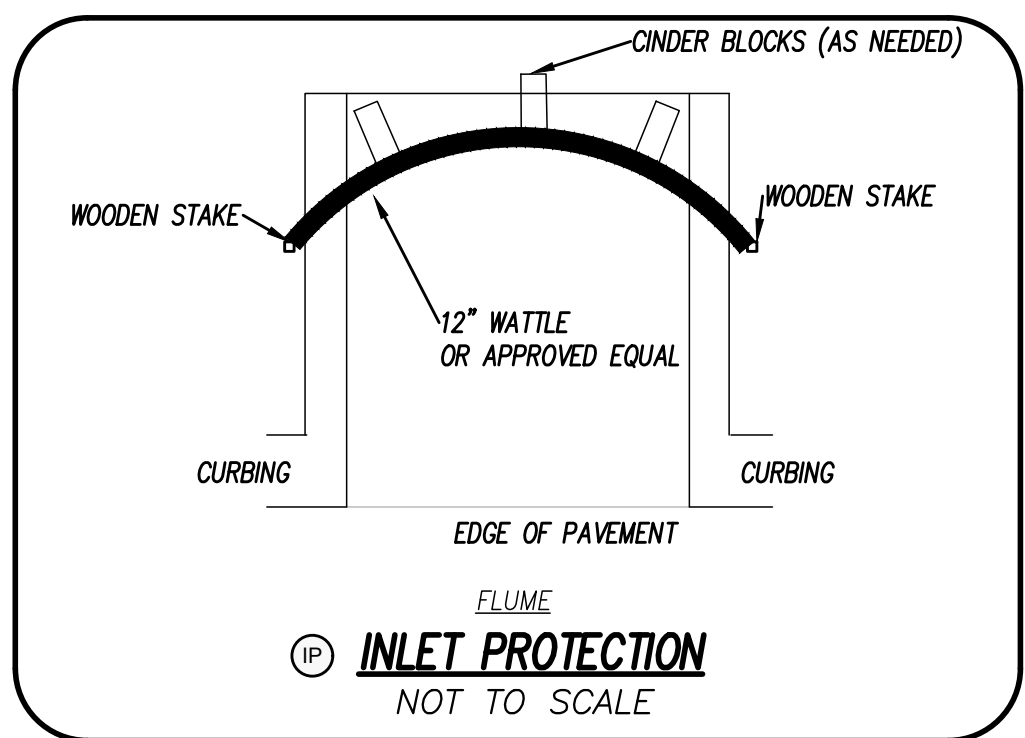
---	EXISTING BOUNDARY	SF	X	SILT FENCE
---	ADJACENT PROPERTY LINES	IP		INLET PROTECTION
---	EXISTING/PROPOSED EASEMENT	SB		SEDIMENT BASIN
---	LIMITS OF DISTURBANCE	BF		BAFFLES
CE	CONSTRUCTION ENTRANCE	SK		SKIMMER
OP	OUTLET PROTECTION	TD	→	TEMPORARY DIVERSION
GC	GRASS LINED CHANNEL	WT	→	STRAW WATTLE

LICENSE # C-2710
ENGINEERING
LAND PLANNING
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WILMINGTON, NC 28406
(910) 791-4441STORMWATER AND
EROSION CONTROL PLAN
for
TEALBRIAR PHASE 4STORMWATER AND EROSION CONTROL PLAN
TEALBRIAR PHASE 4
LOCATED IN BURGAW TOWNSHIP
PENDER COUNTY, NORTH CAROLINAOWNER:
DUNBAR SUBDIVISION, INC
PO BOX 590
ROCKY POINT NC 28457
910-617-0995Final Design
Not For
Construction

REV.	NO.	DATE	BY	REMARKS
1	4-16-26		RLW	SCALED FOR EC SUBMITTAL

DATE: 2-2-26
HORZ. SCALE: 1" = 100'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 24-0690

Sheet No. EC1 of EC7



LEGEND

- EXISTING BOUNDARY
- ADJACENT PROPERTY LINES
- EXISTING/PROPOSED EASEMENT
- LIMITS OF DISTURBANCE
- (CE) CONSTRUCTION ENTRANCE
- (OP) OUTLET PROTECTION
- (GC) GRASS LINED CHANNEL
- (SF) SILT FENCE
- (IP) INLET PROTECTION
- (TD) TEMPORARY DIVERSION
- (SB) SEDIMENT BASIN
- (BF) BAFFLES
- (SK) SKIMMER

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STORMWATER AND EROSION CONTROL PLAN for TEALBRIAR PHASE 4

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TEALBRIAR PHASE 4
LOCATED IN BURGAW TOWNSHIP
PENDER COUNTY, NORTH CAROLINA

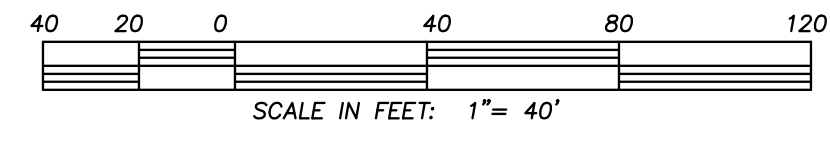
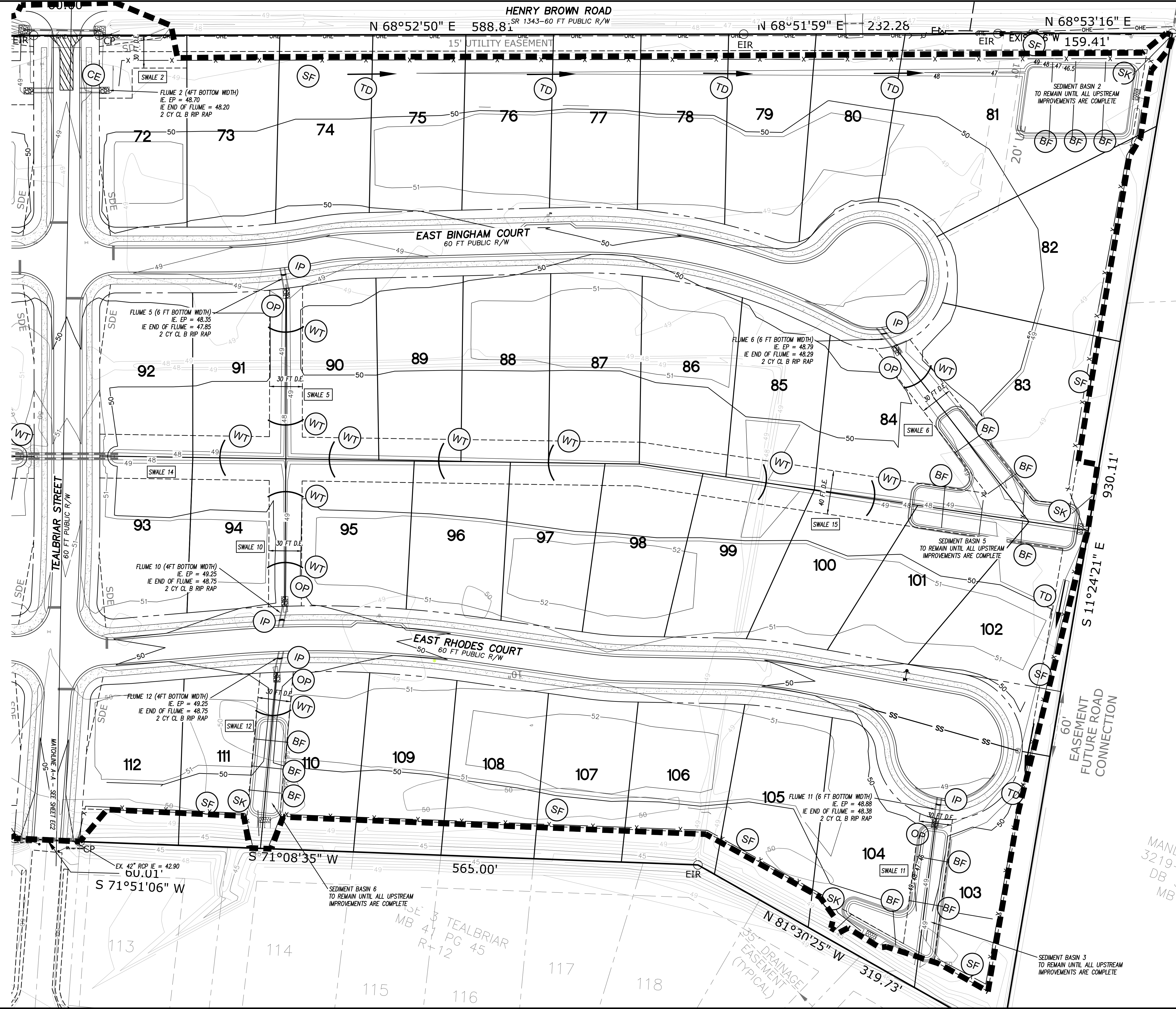
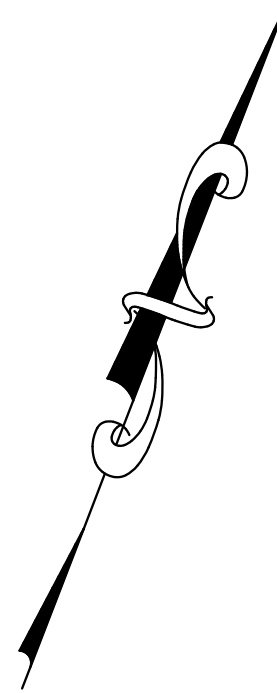
OWNER:
DUNBAR SUBDIVISION, INC
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910-617-0995

Final Design Not For Construction

REV.	NO.	REMARKS	DATE
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DATE: 2-2-26
HORZ. SCALE: 1" = 40'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 24-0690

Sheet No. **EC2** of **EC7**





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for
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TEALBRIAR PHASE 4
LOCATED IN BURGAW TOWNSHIP
PENDER COUNTY, NORTH CAROLINA

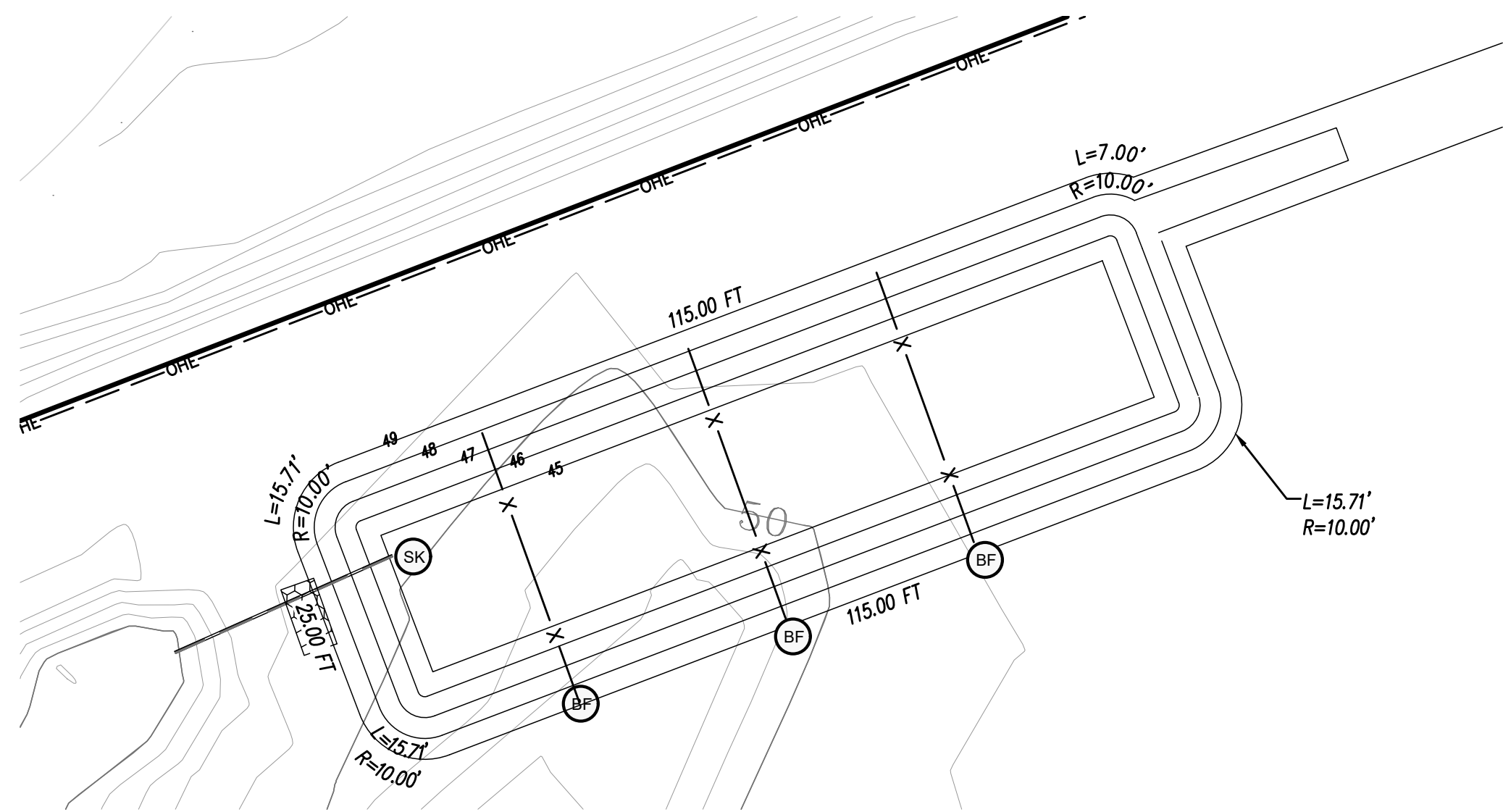
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Construction

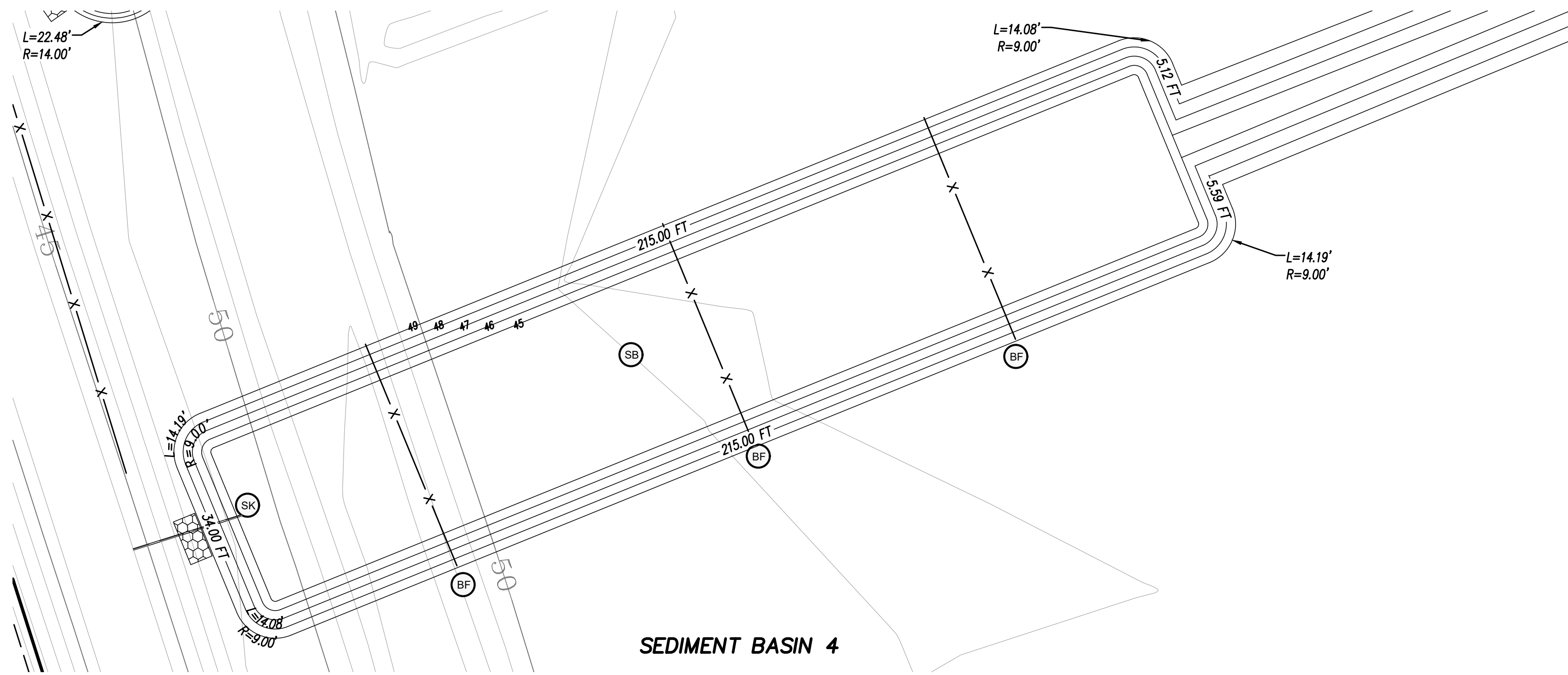
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DATE: 2-2-26
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VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 24-0690

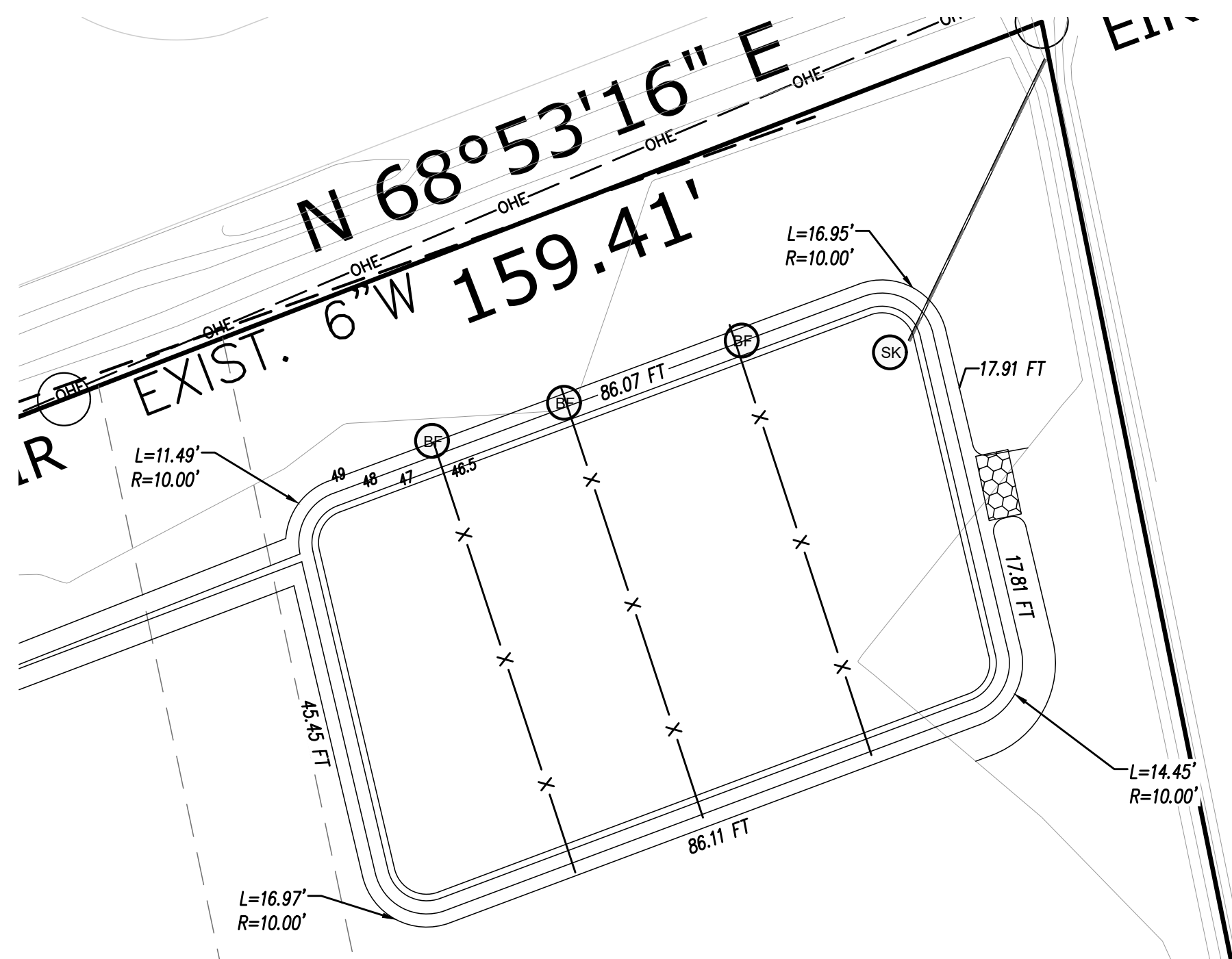
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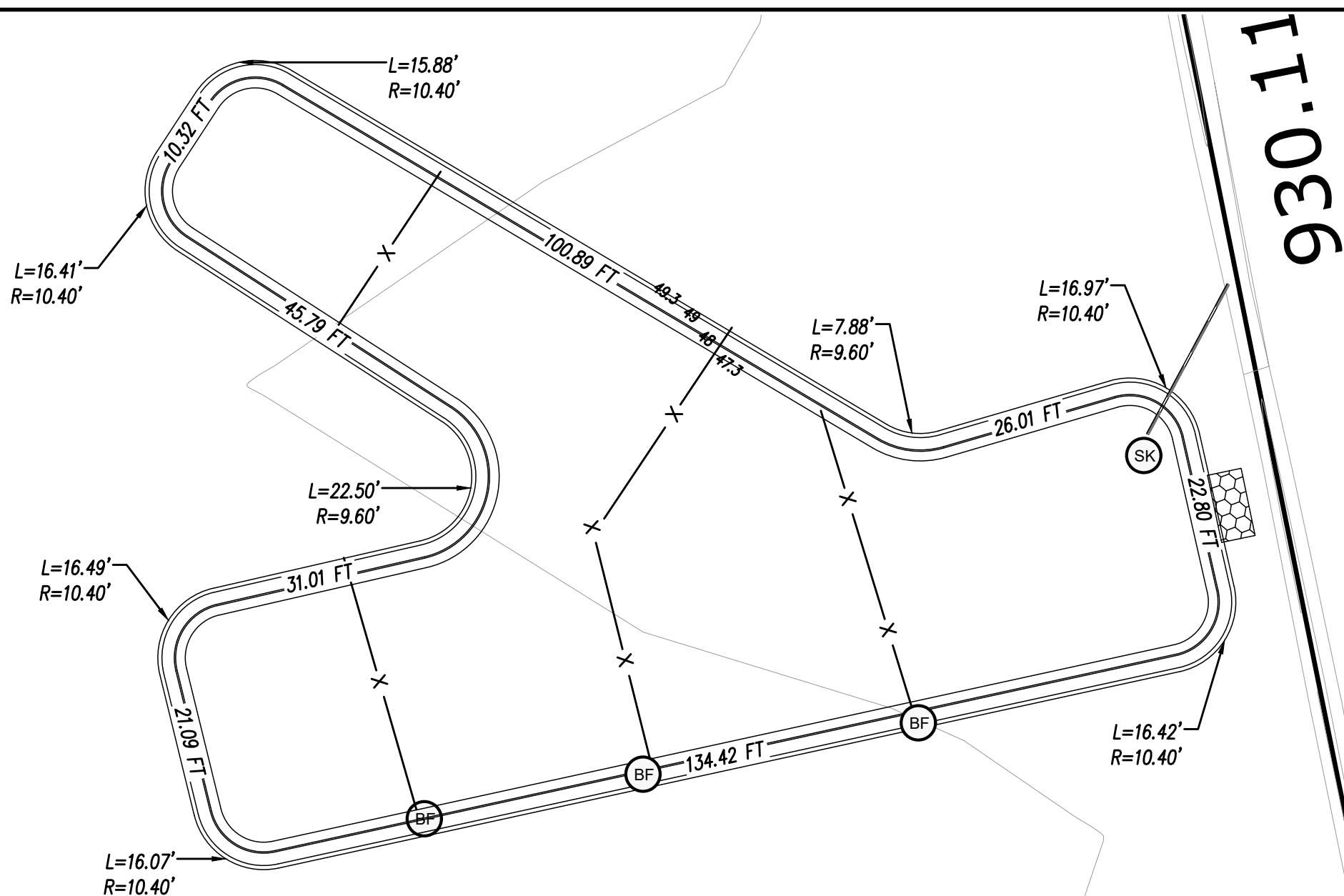
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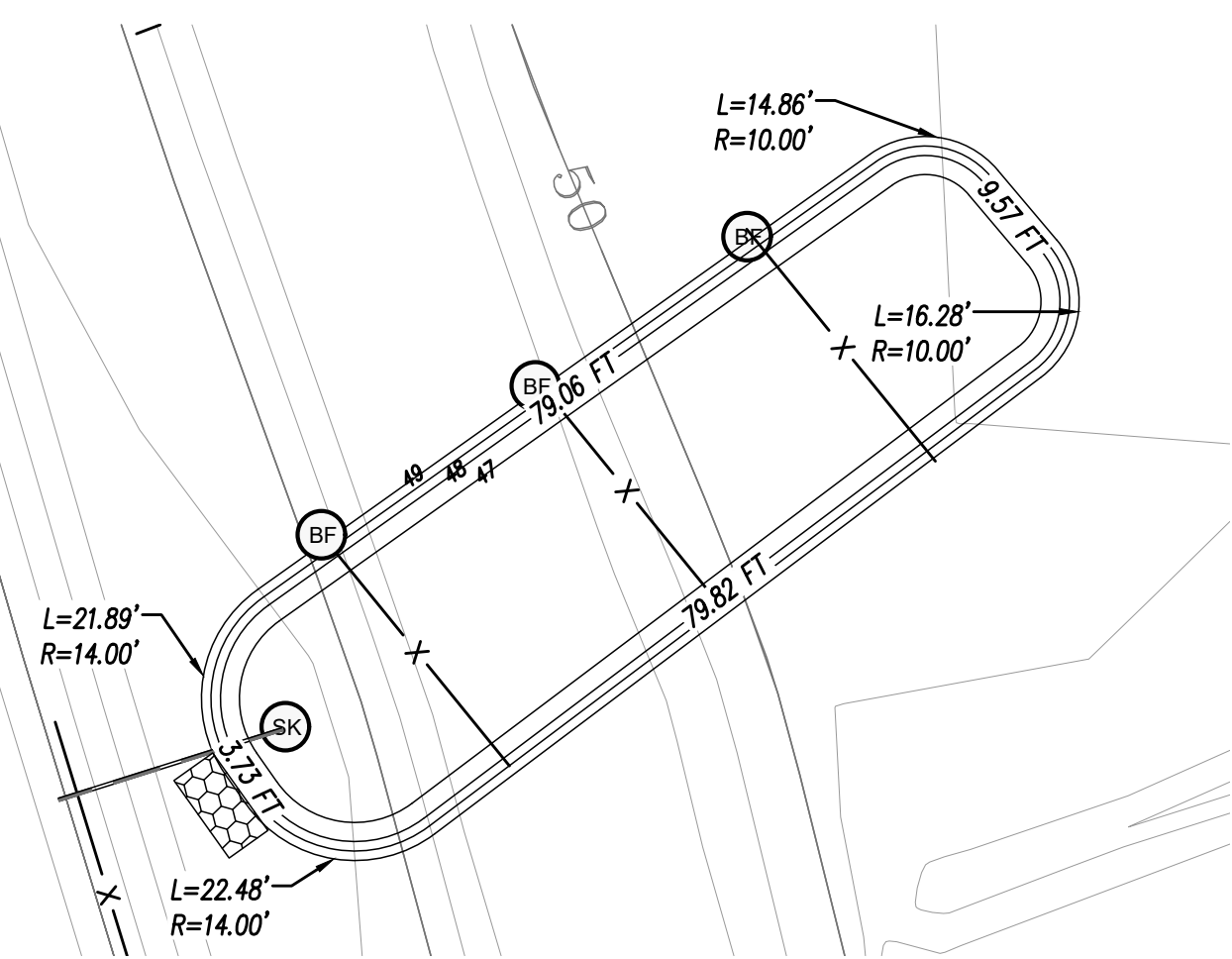
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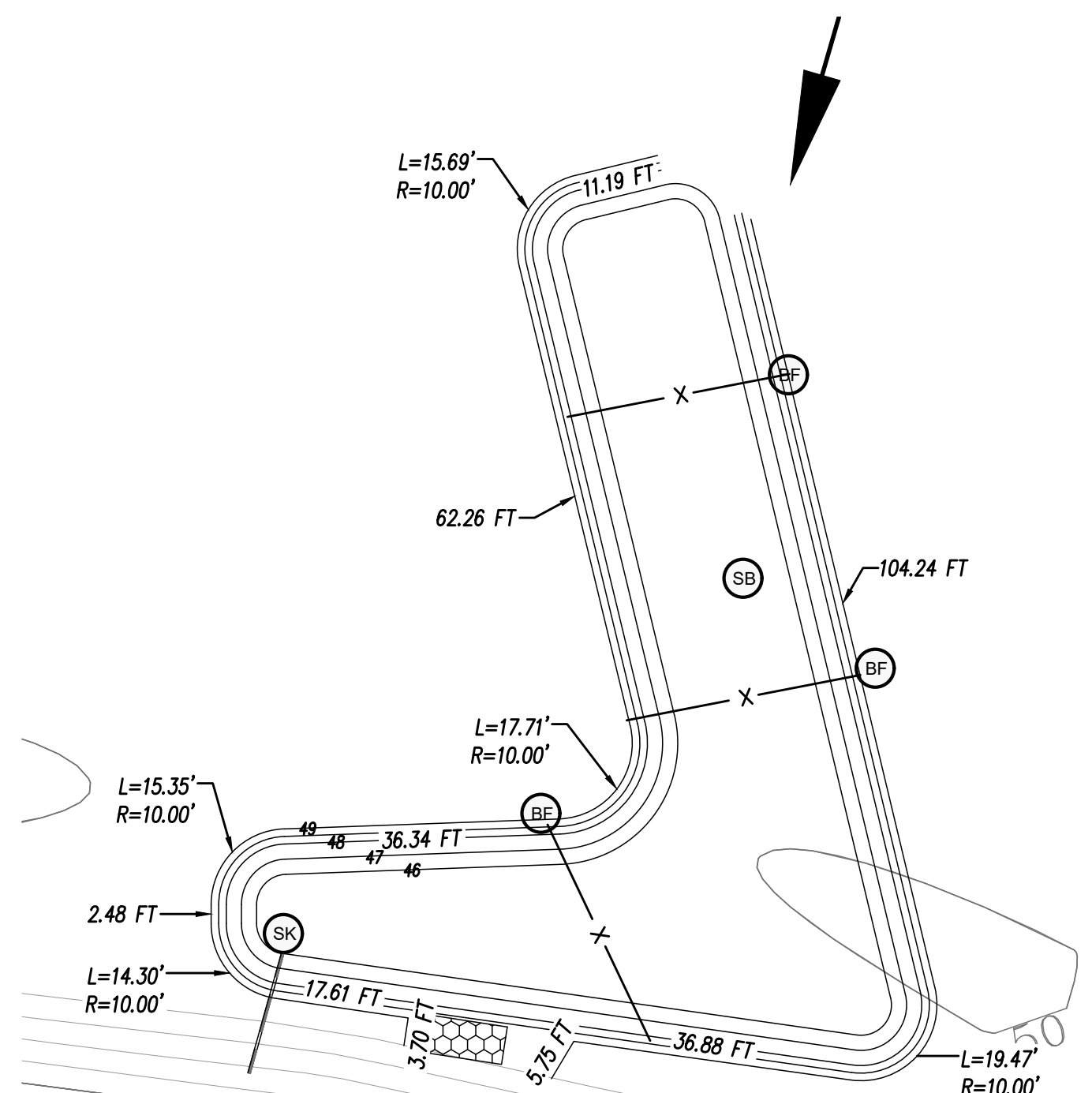
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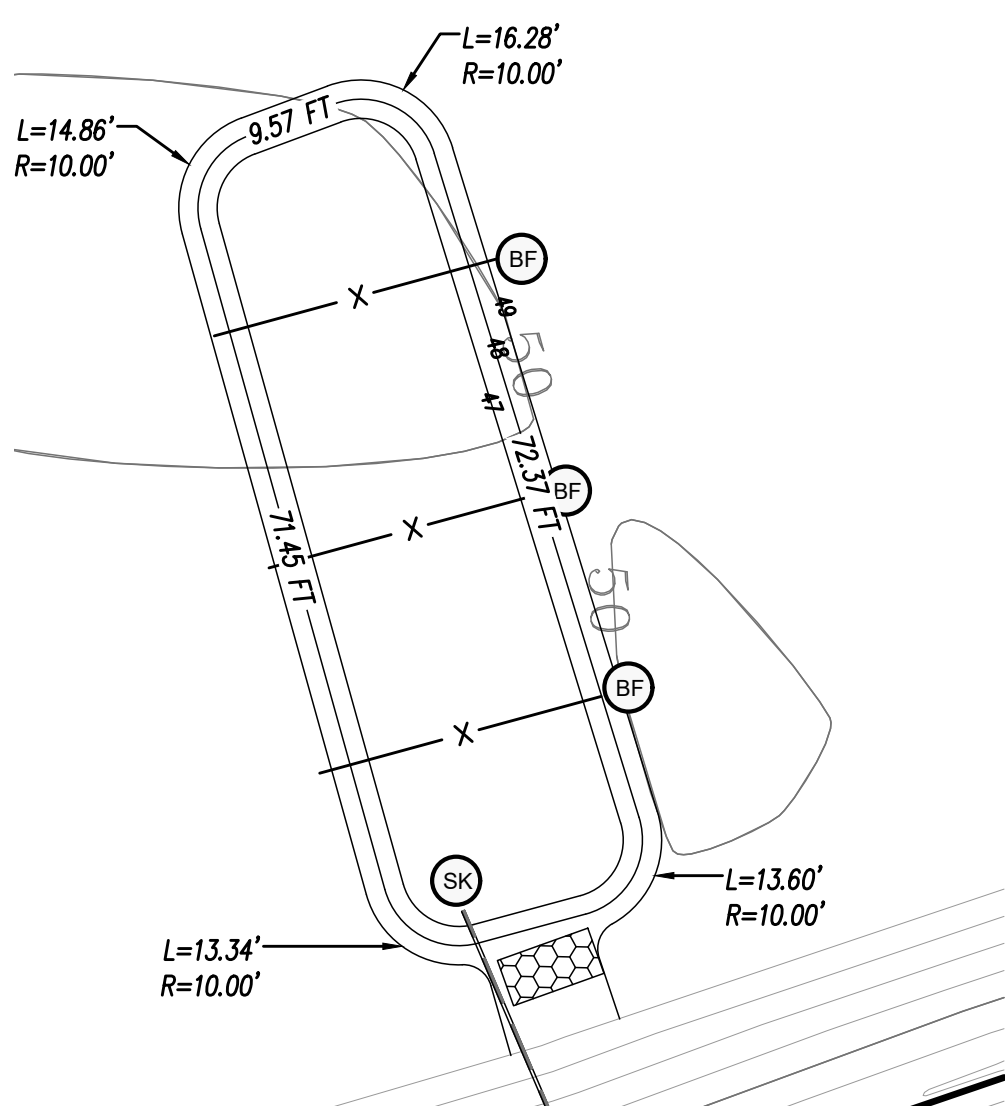
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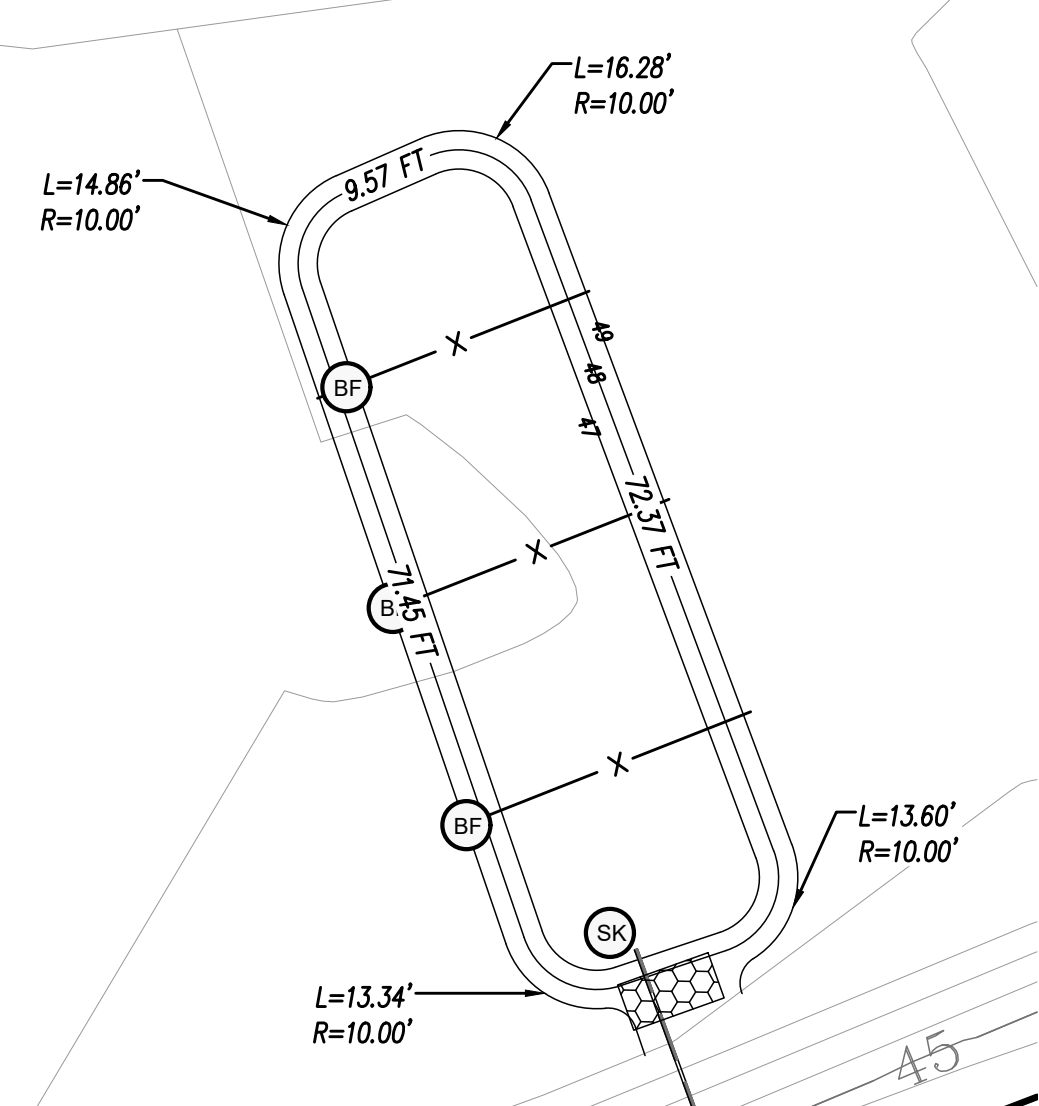
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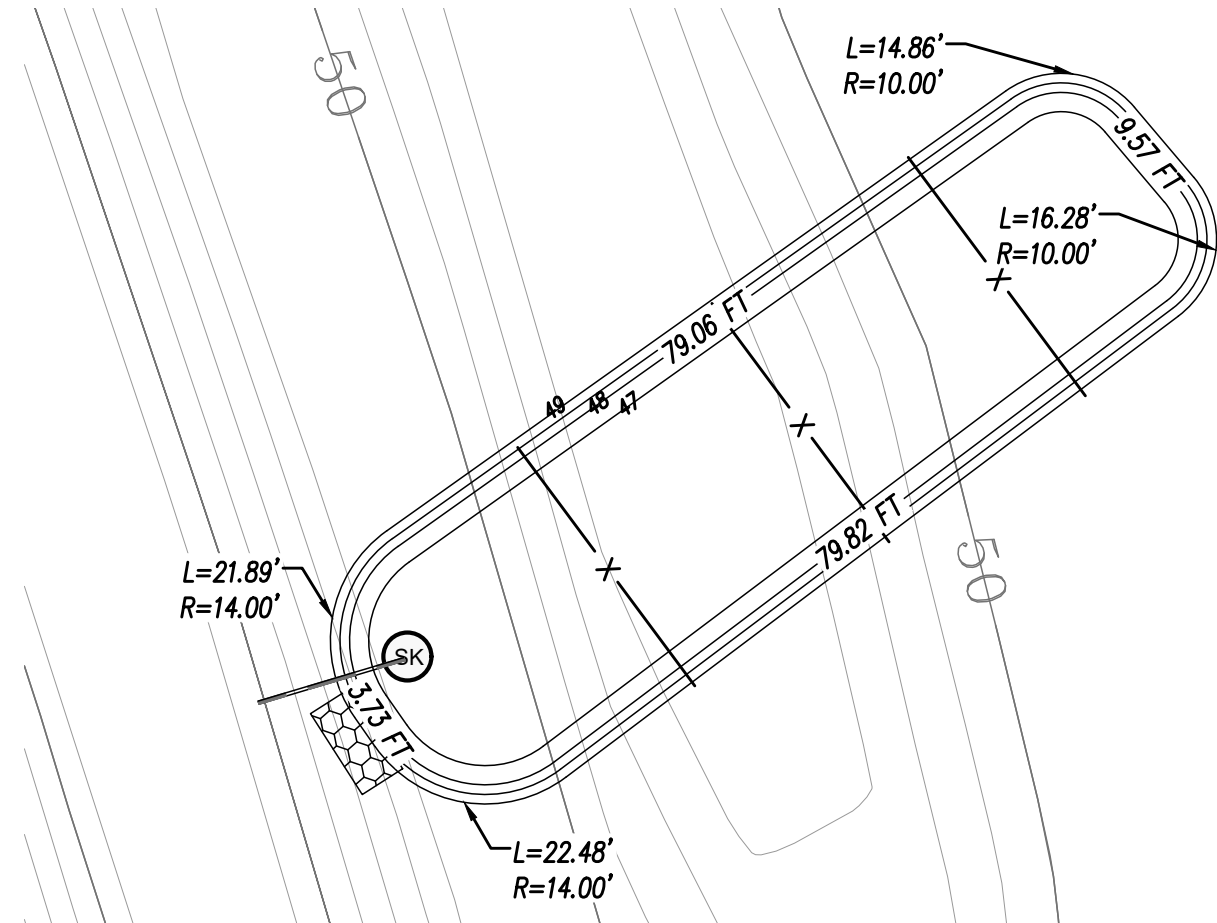
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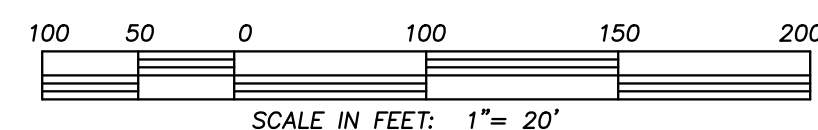
SEDIMENT BASIN 6



SEDIMENT BASIN 7



SEDIMENT BASIN 9



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STORMWATER AND
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TEALBRIAR PHASE 4
LOCATED IN BURGAW TOWNSHIP
PENDER COUNTY, NORTH CAROLINA

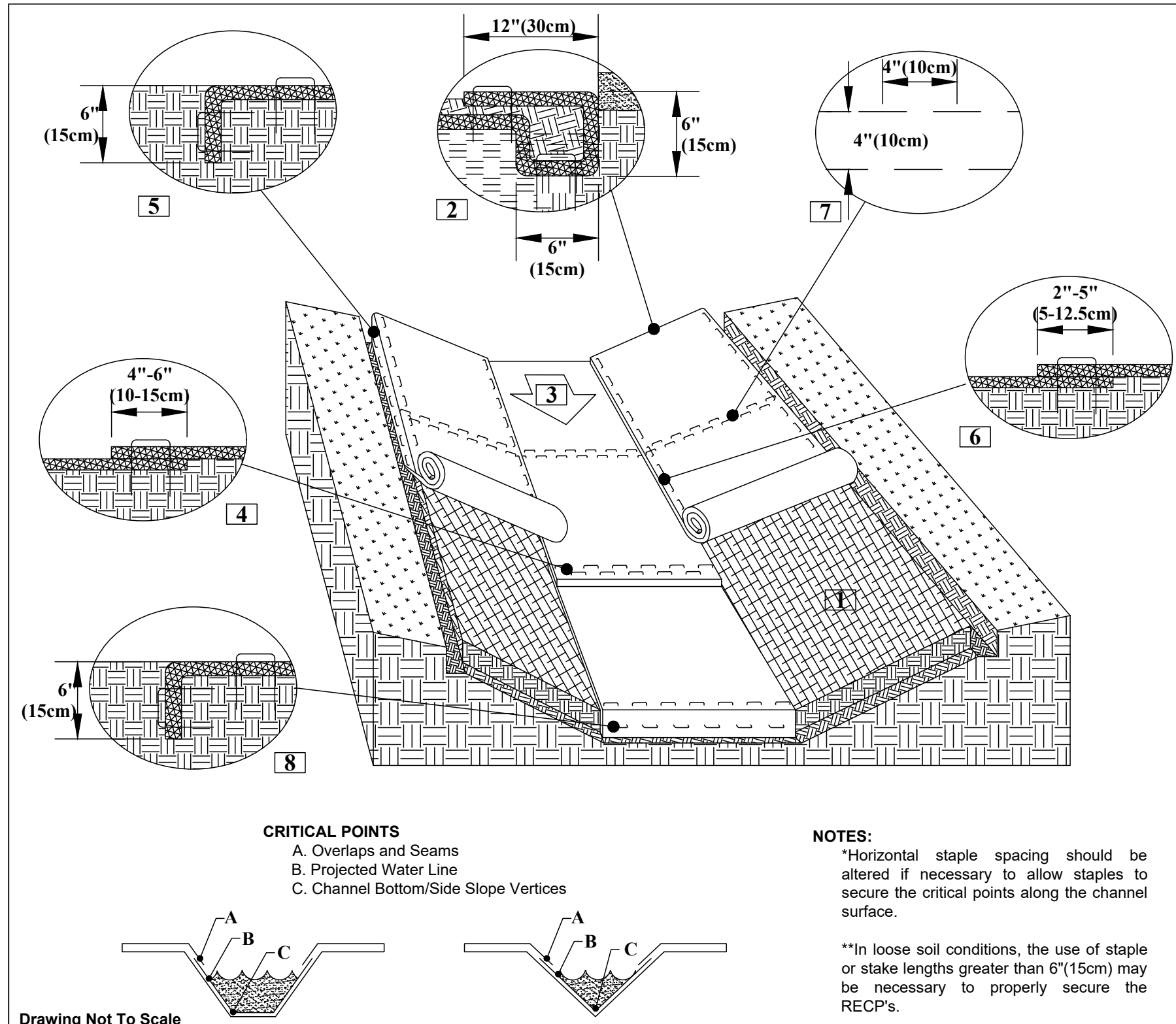
OWNER:
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REV.	NO.	REMARKS	BY	DATE
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DATE: 2-2-26
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VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 24-0690

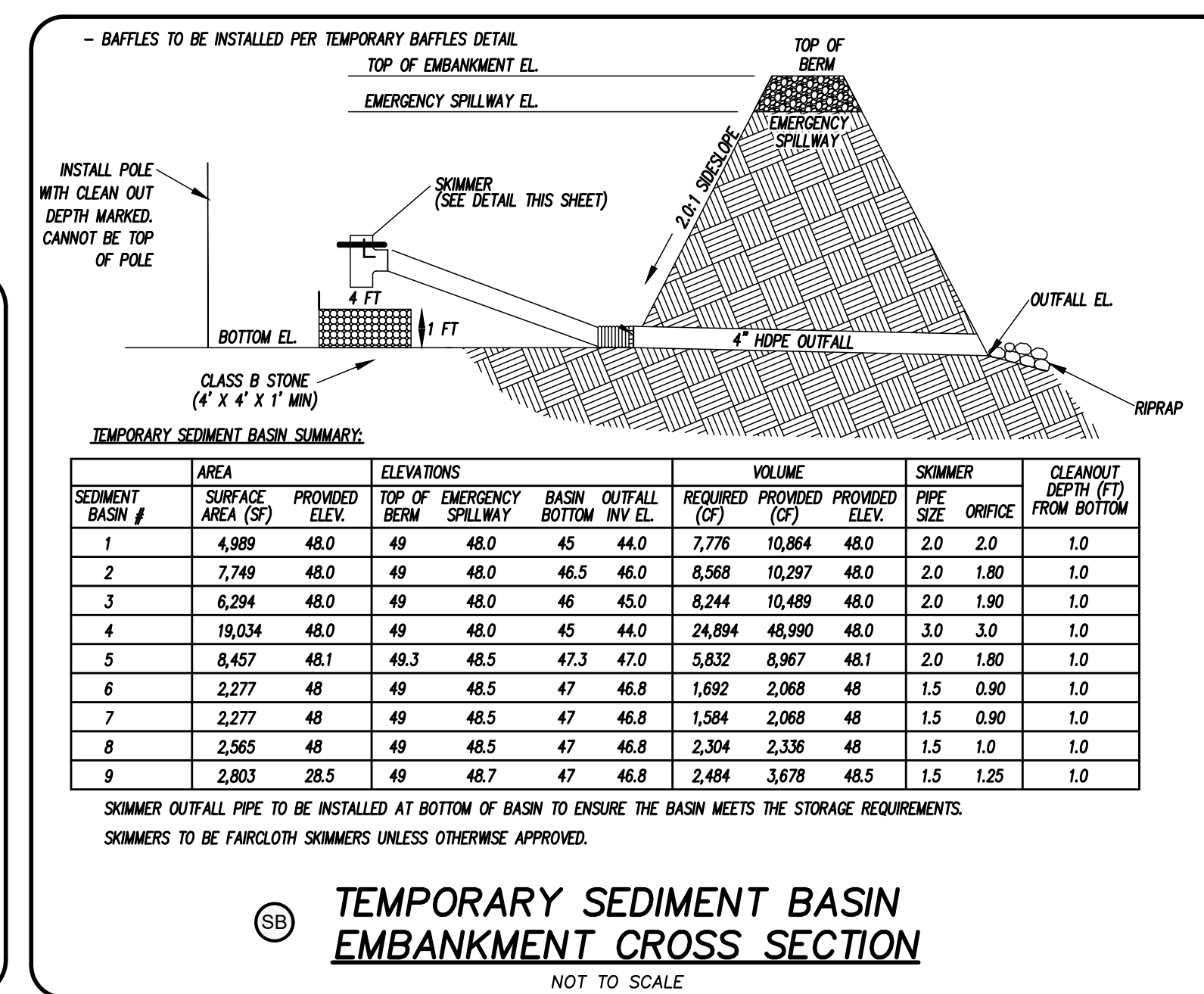
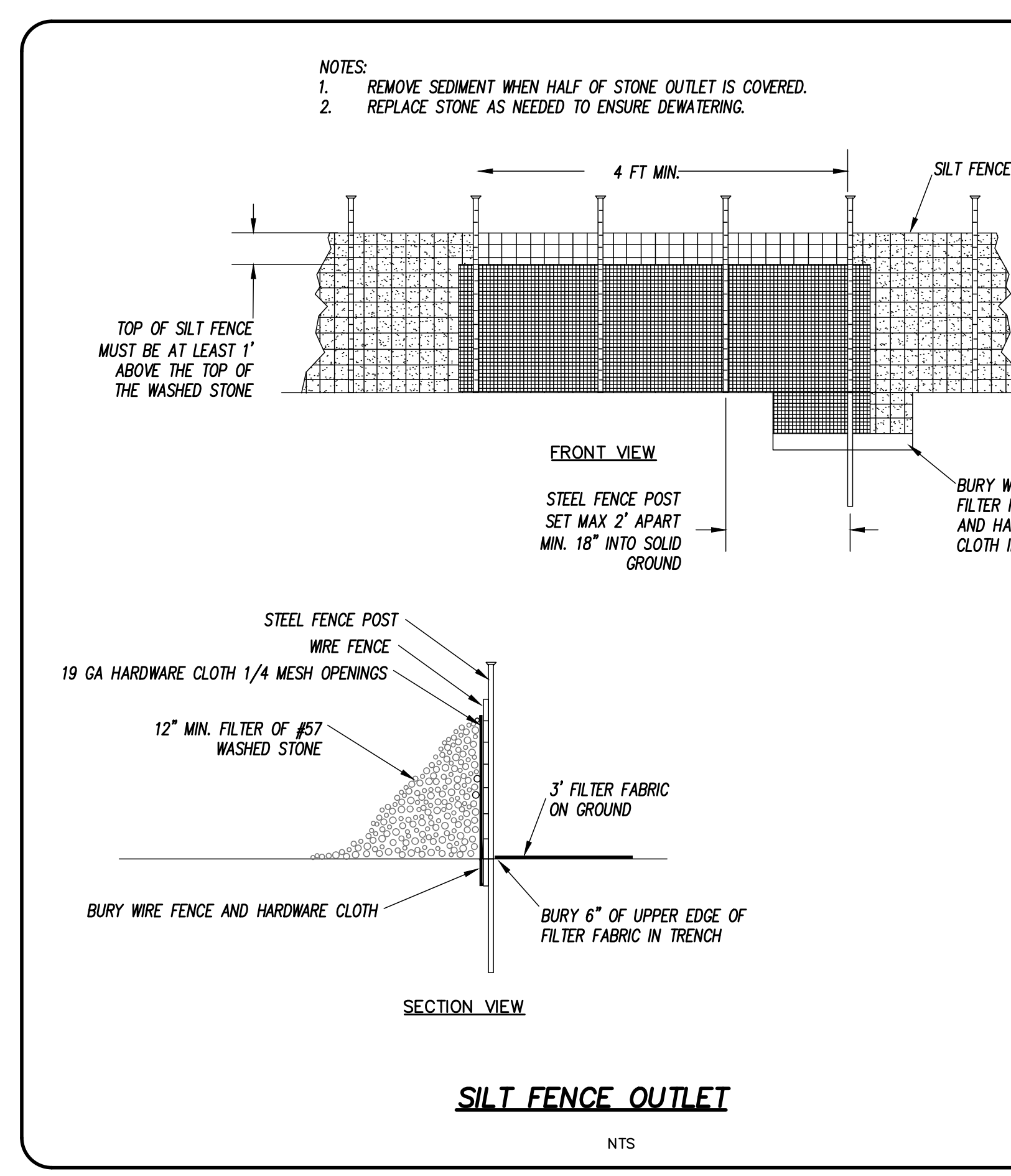
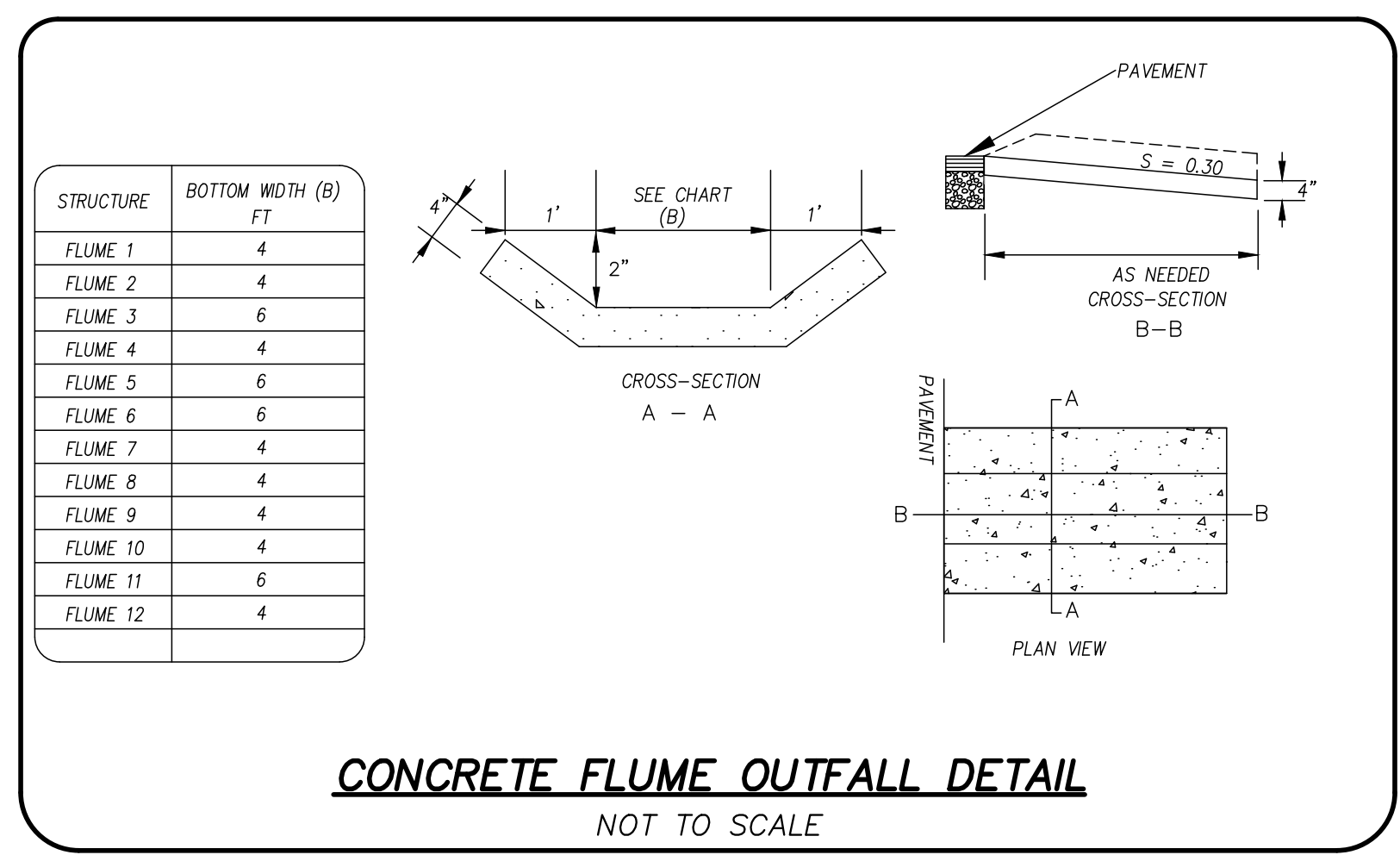
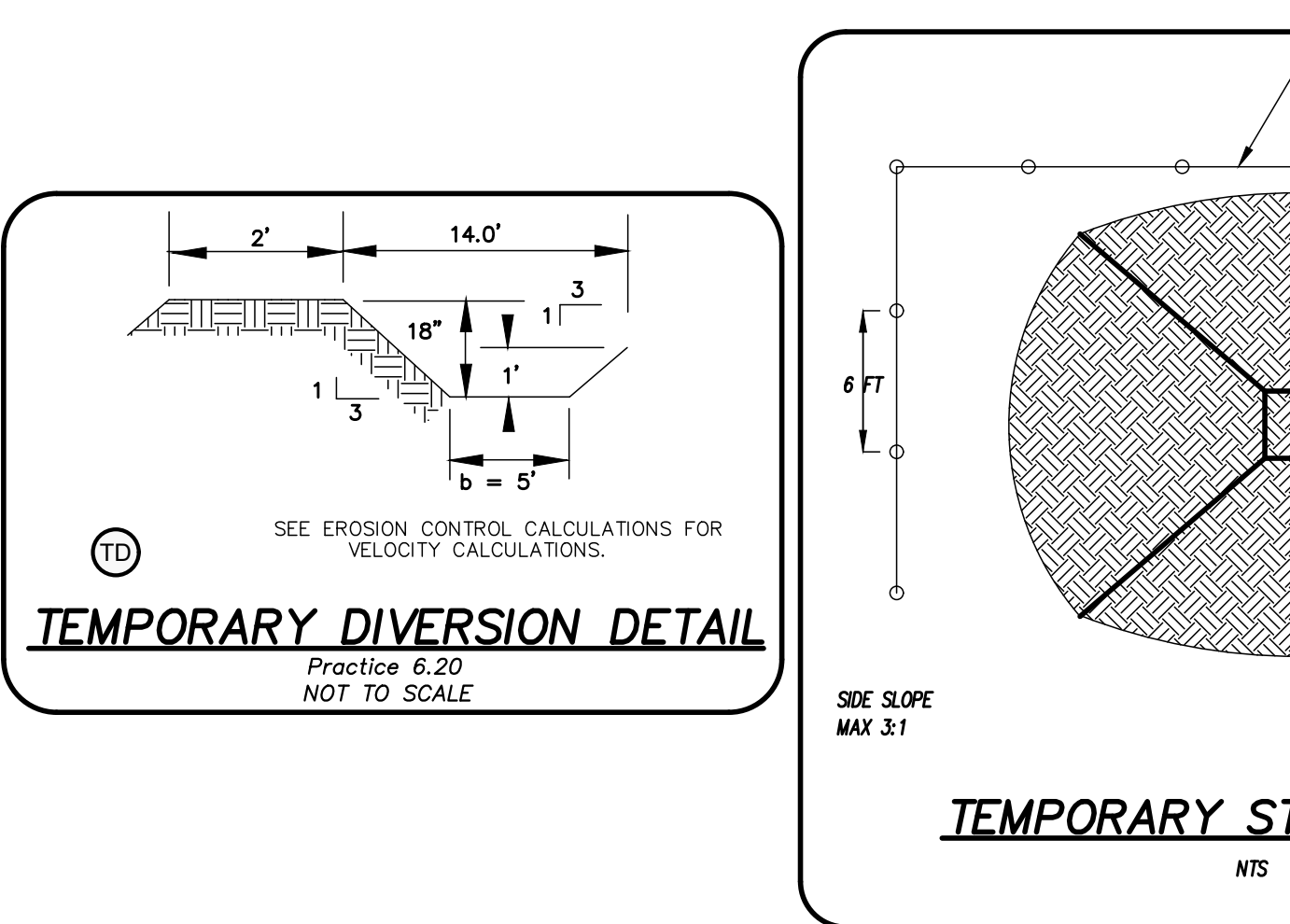
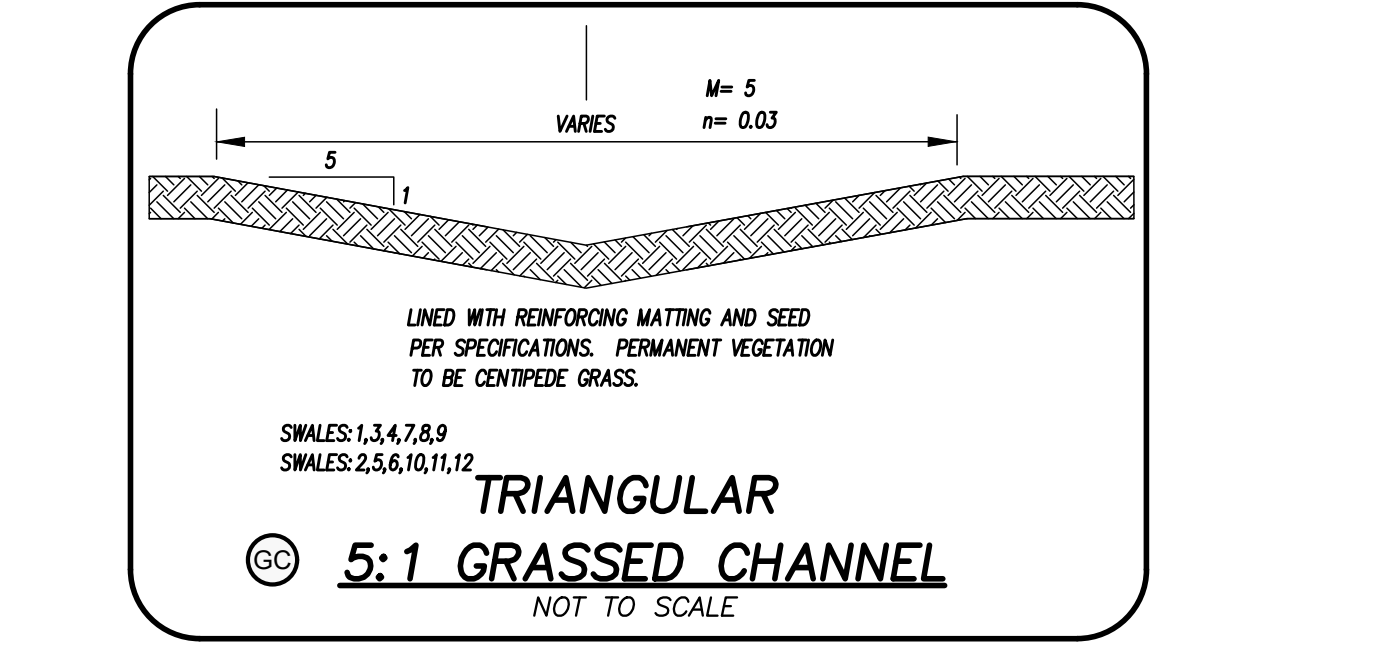
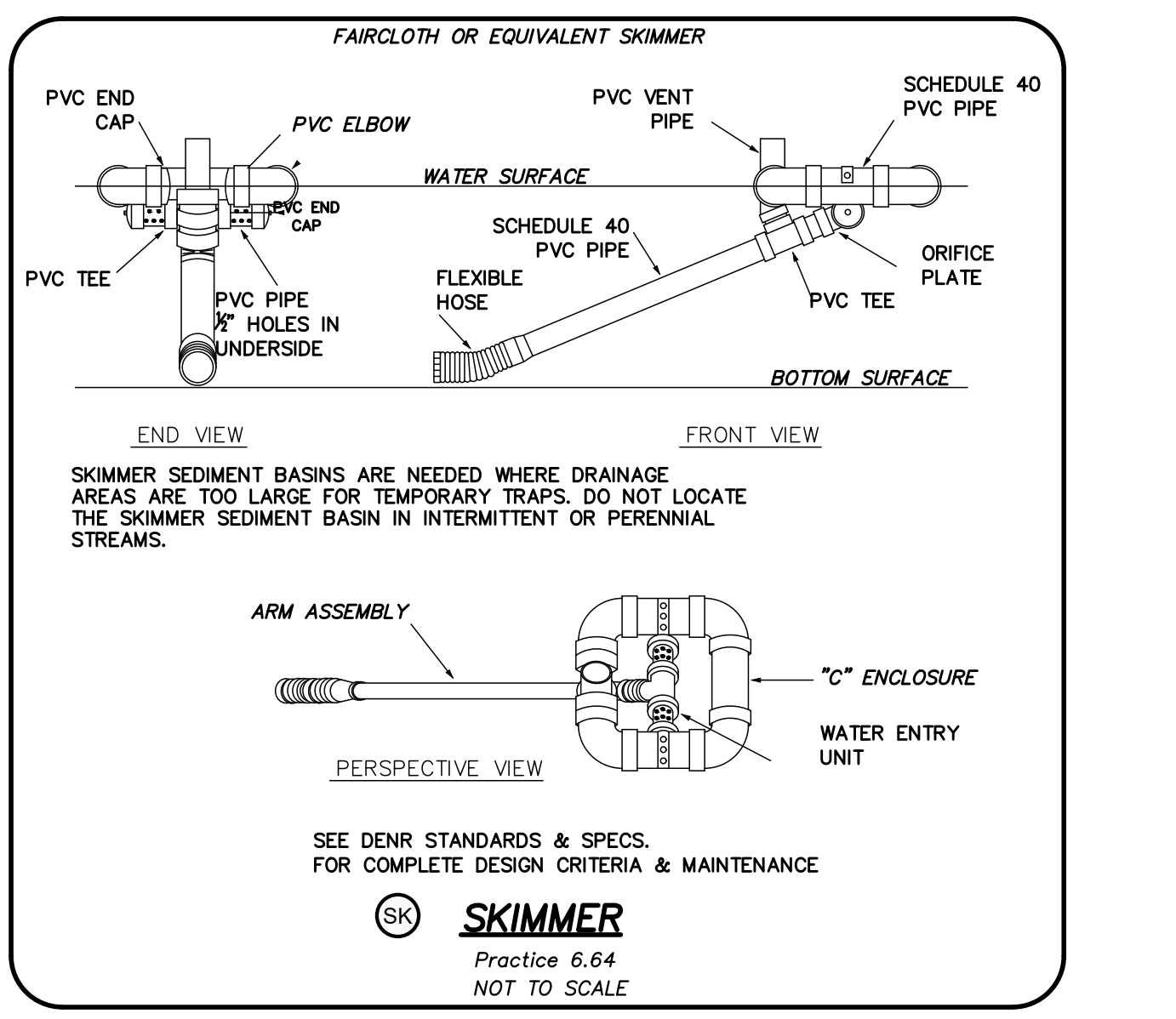
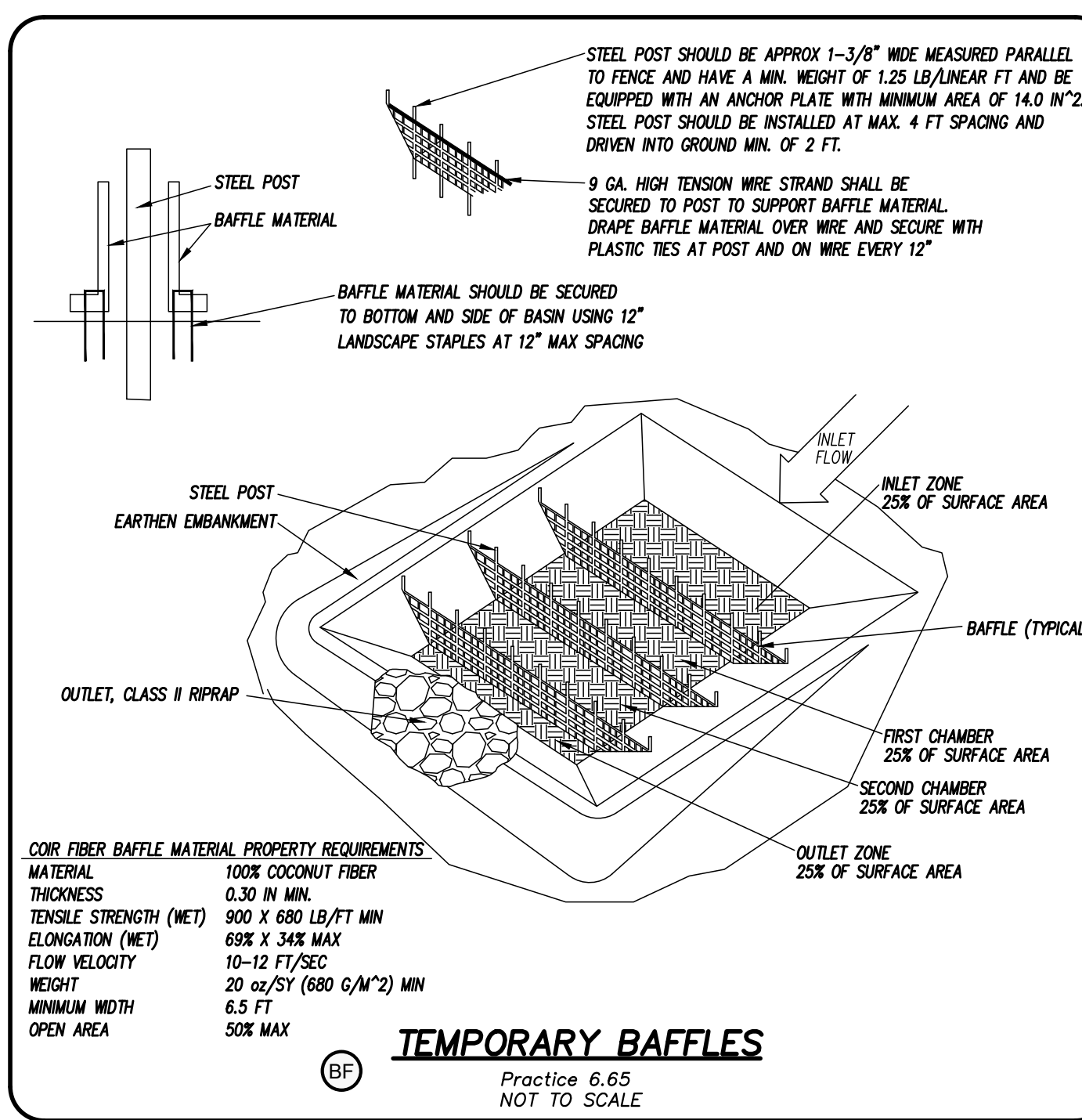
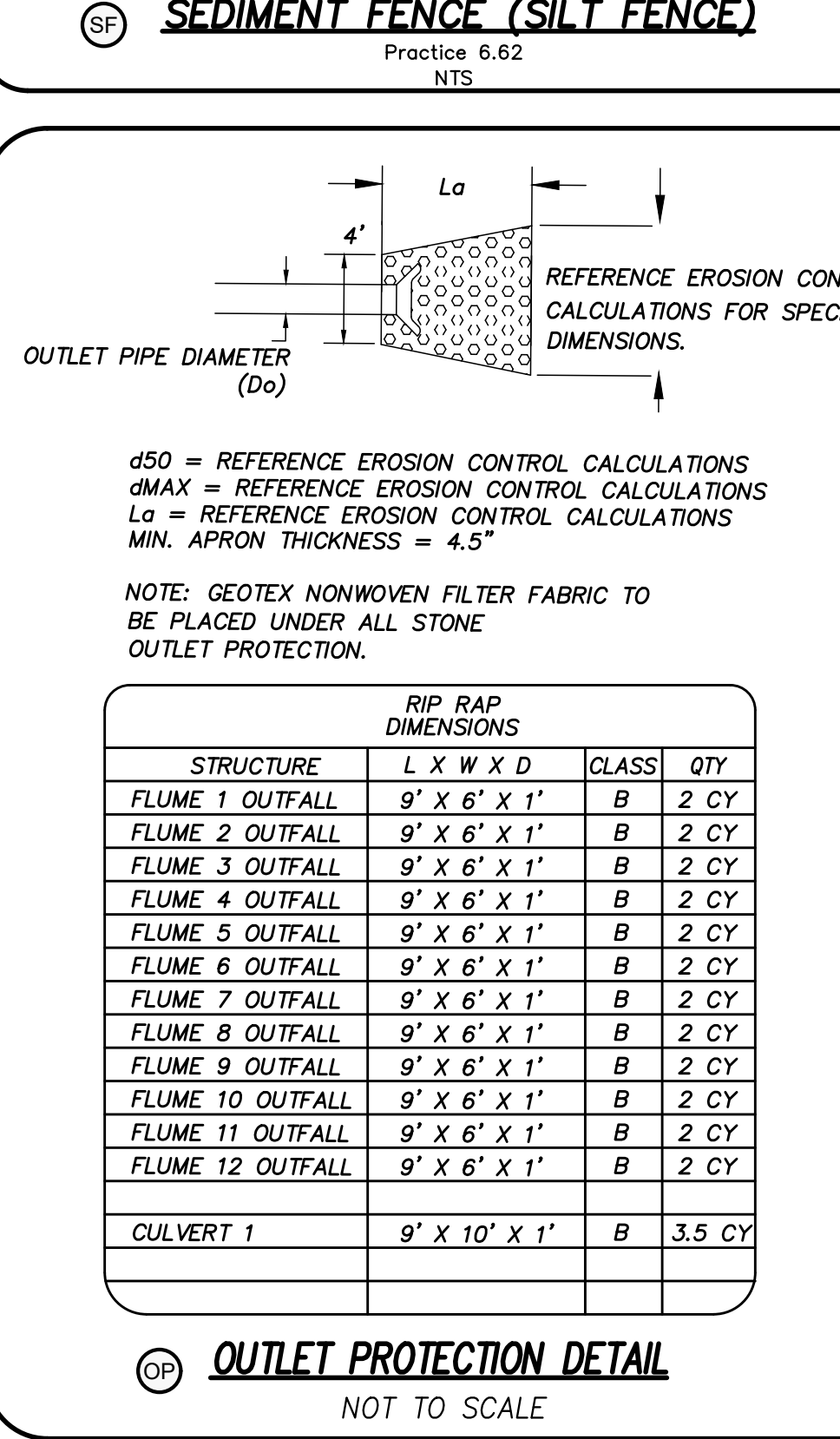
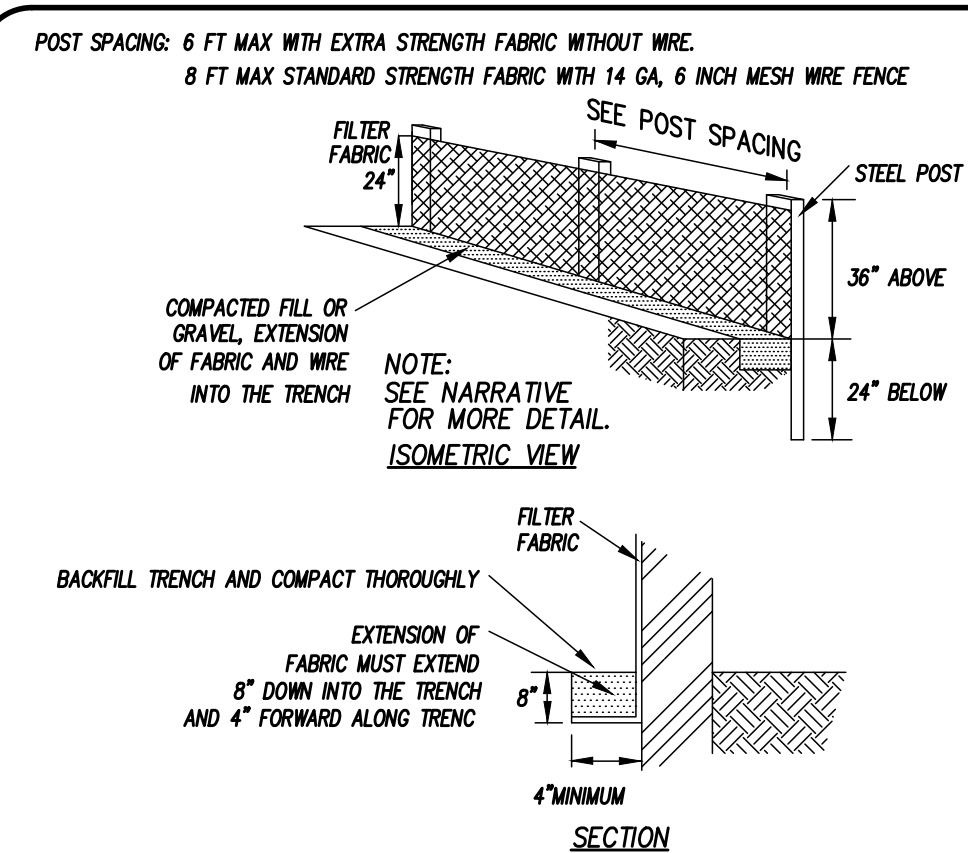
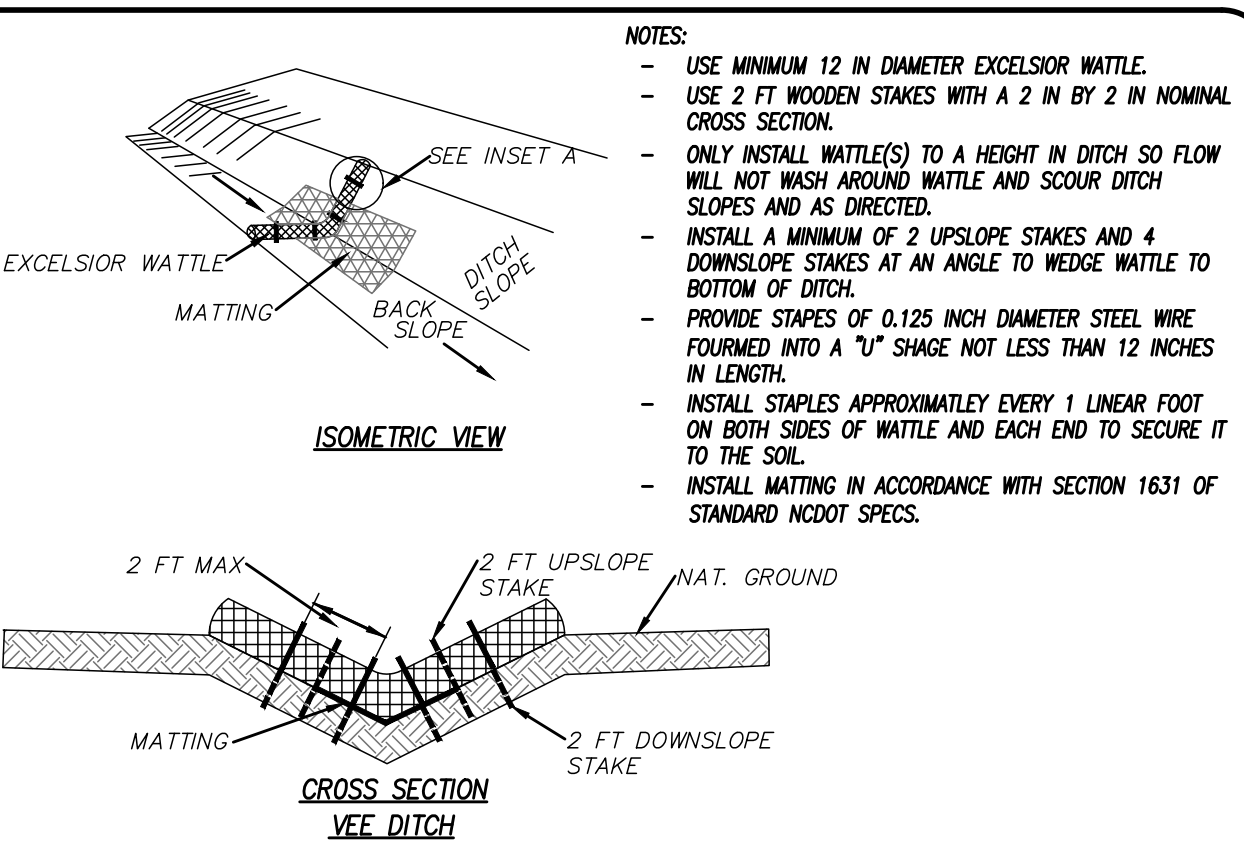
Sheet No. **EC4** of **EC7**



Tensor NORTH AMERICAN GREEN
 5401 St. Wendel - Cynthiahna Rd. Poseyville, IN 47633
 PH: 800-722-2040
 www.nargreen.com

Disclaimers:
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Drawn on: 3-16-11



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STORMWATER AND EROSION CONTROL PLAN FOR

TEALBRIAR PHASE 4

LOCATED IN BURGAW TOWNSHIP
 PENDER COUNTY, NORTH CAROLINA

OWNER:
 DUNBAR SUBDIVISION, INC
 PO BOX 590
 ROCKY POINT NC 28457
 910-617-0995

DATE: 2-2-26

HORIZ. SCALE: N/A
 VERT. SCALE: N/A

DRAWN BY: RLW

CHECKED BY: HSR

PROJECT NO.: 24-0690

Sheet No. **EC6** of **EC7**

REV. NO.

1

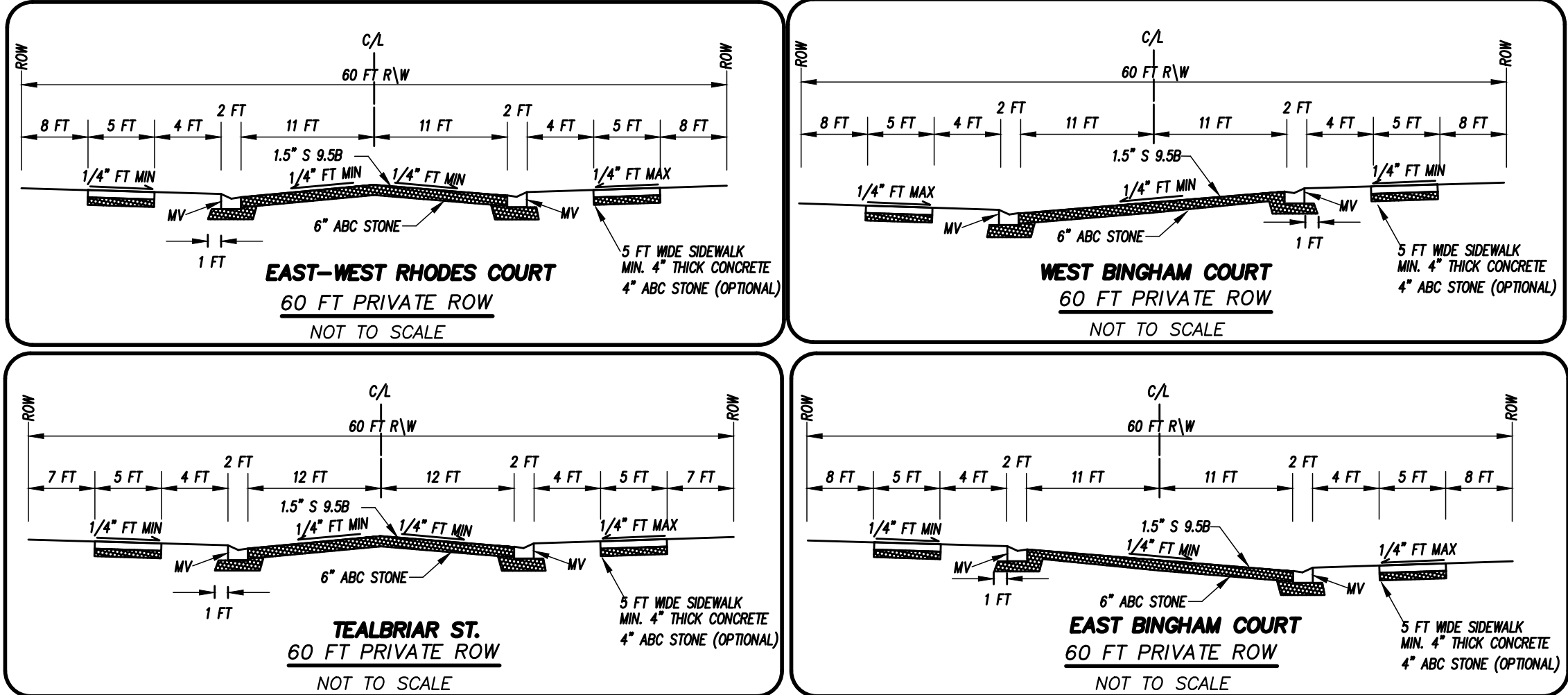
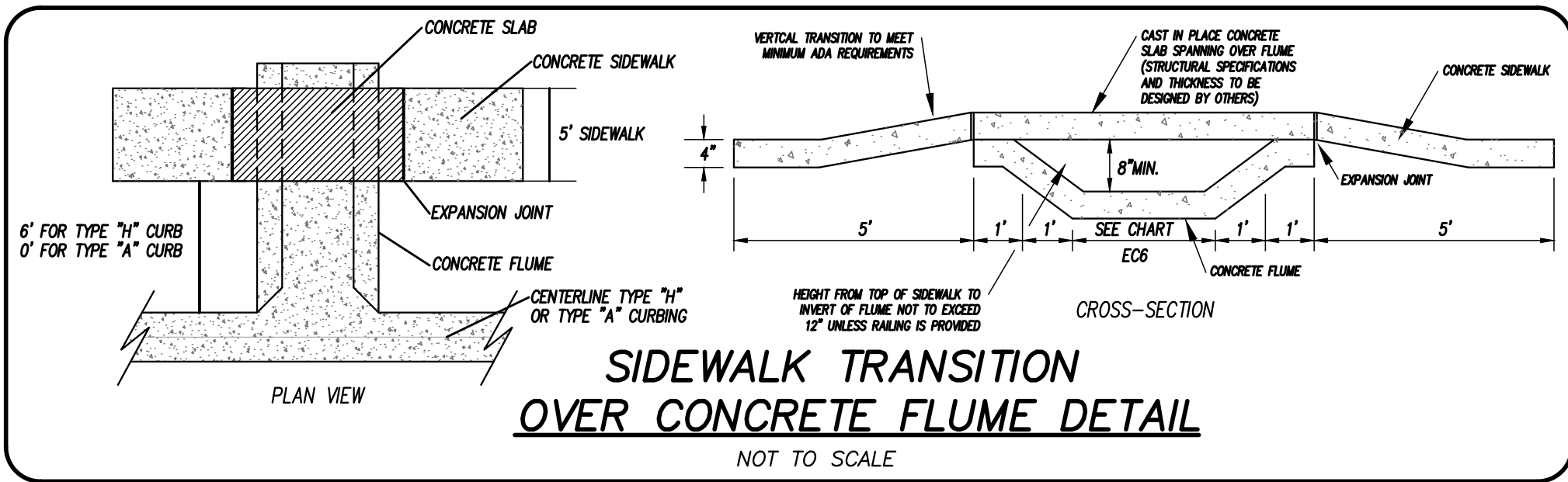
REMARKS

SEALED FOR EC SUBMITTAL

DATE: 4-16-26

BY: RLW

DATE: 4-16-26



GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCSDI 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 NCSDI 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		
REQUIRED GROUND STABILIZATION TIMEFRAMES		
SITE AREA DESCRIPTION	STABILIZE WITHIN THIS MANY CALENDAR DAYS AFTER CEASING LAND DISTURBANCE	TIMEFRAME VARIATIONS
(A) PERIMETER DIKES, SWALES, DITCHES, AND SLOPES	7	NONE
(B) HIGH QUALITY WATER (HOW) 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
(D) SLOPES 3:1 TO 4:1	14	-7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH AND WITH SLOPES STEEPER THAN 4:1 -10 DAYS FOR PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND HOW ZONES -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 HOW ZONES -10 DAYS FOR FALLS LAKE WATERSHED UNLESS THERE IS ZERO SLOPE

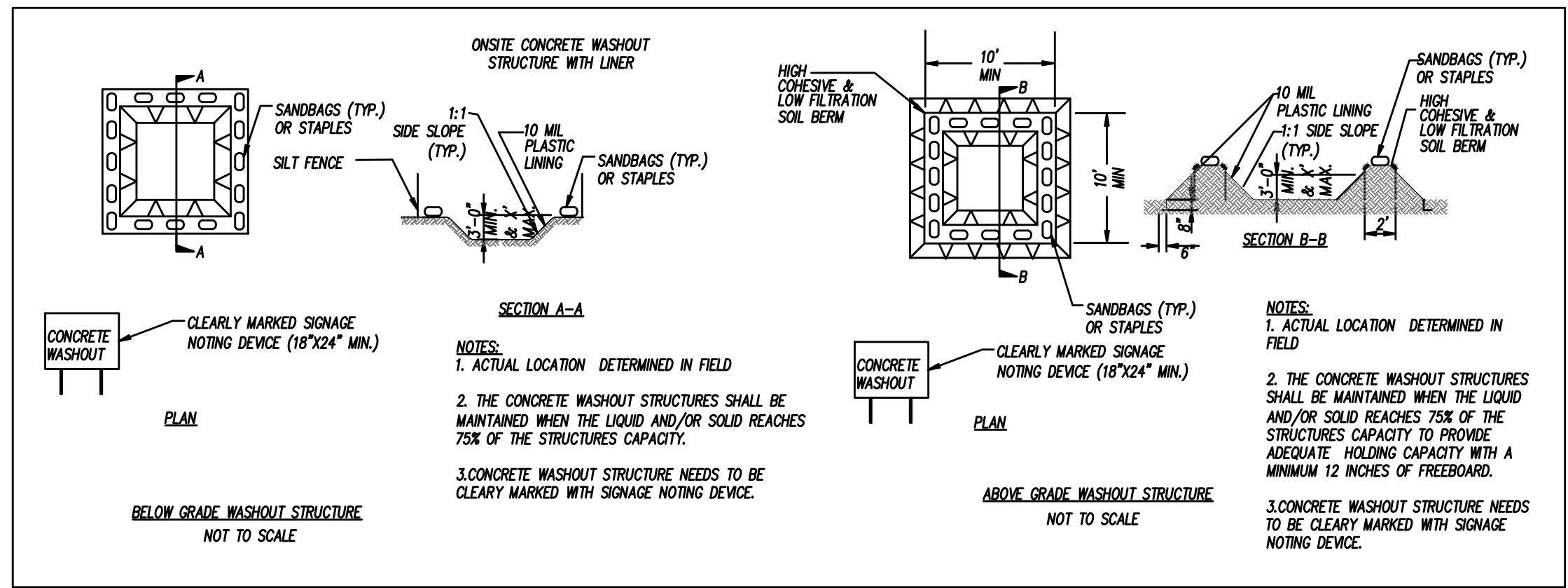
NOTE: AFTER THE PERMANENT CESSATION OF CONSTRUCTION ACTIVITIES, ANY AREAS WITH TEMPORARY GROUND STABILIZATION SHALL BE CONVERTED TO PERMANENT GROUND STABILIZATION AS SOON AS PRACTICABLE BUT IN NO CASE LONGER THAN 90 CALENDAR DAYS AFTER THE LAST LAND DISTURBING ACTIVITY. TEMPORARY GROUND STABILIZATION 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 DISCLOSE THE SOIL. USE ONE OF THE TECHNIQUES IN THE TABLE BELOW:

TEMPORARY STABILIZATION	PERMANENT STABILIZATION
- TEMPORARY GRASS SEED COVERED WITH STRAW OR OTHER MULCHES - TACKIFIERS - HYDROSEEDING - ROLLED EROSION CONTROL PRODUCTS WITH OR WITHOUT TEMPORARY GRASS SEED - APPROPRIATELY APPLIED STRAW OR OTHER MULCH - PLASTIC SHEETING	- PERMANENT GRASS SEED COVERED WITH STRAW OR OTHER MULCHES - TACKIFIERS - GEOTEXTILE FABRICS SUCH AS PERMANENT SOIL REINFORCEMENT MATTING - HYDROSEEDING - SHRUBS OR OTHER PERMANENT PLANTINGS COVERED WITH MULCH - UNIFORM AND EVENLY DISTRIBUTED GROUND COVER SUFFICIENT TO RESTRAIN EROSION - STRUCTURAL METHODS SUCH AS CONCRETE, ASPHALT OR RETAINING WALLS - ROLLED EROSION CONTROL PRODUCTS WITH GRASS SEED

- POLYMER/FLUCCULANTS (PANS) AND FLOCCULANTS**
- SELECT FLOCCULANTS THAT ARE APPROPRIATE FOR THE SOILS BEING EXPOSED DURING CONSTRUCTION, SELECTING FROM THE NC DWR LIST OF APPROVED PANS/FLOCCULANTS.
 - APPLY FLOCCULANTS AT OR BEFORE THE INLETS TO DRAINAGE AND SEDIMENT CONTROL MEASURES.
 - APPLY FLOCCULANTS AT THE CONCENTRATIONS SPECIFIED IN THE NC DWR LIST OF APPROVED PANS/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.

- 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.



- 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.

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

PART III SELF-INSPECTION, RECORD KEEPING 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 OF 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 RAIN AMOUNTS IF NO DAILY RAIN GAUGE OBSERVATION ARE MADE DURING WEEKEND OR HOLIDAY PERIODS, AND NO INDIVIDUAL-DAY RAINFALL INFORMATION IS AVAILABLE, RECORD THE CUMULATIVE RAIN MEASUREMENT FOR THOSE UN-ATTENDED DAYS (AND THIS WILL DETERMINE IF A SITE INSPECTION IS NEEDED). DAYS ON WHICH NO RAINFALL OCCURRED SHALL BE RECORDED AS "ZERO". THE PERMITTEE MAY USE ANOTHER RAIN MONITORING DEVICE APPROVED BY THE DIVISION.
(2) EASC MEASURES	AT LEAST ONCE PER 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAIN EVENT $\geq$ 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 6. DESCRIPTION, DATE AND DATE OF CORRECTIVE ACTIONS TAKEN.
(3) STORMWATER DISCHARGE OUTFALLS (SDOS)	AT LEAST ONCE PER 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAIN EVENT $\geq$ 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 6. DESCRIPTION, DATE 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 $\geq$ 1.0 INCH IN 24 HOURS	IF VISIBLE SEDIMENTATION 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 ON-SITE OR OFF-SITE (WHERE ACCESSIBLE)	AT LEAST ONCE PER 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAIN EVENT $\geq$ 1.0 INCH IN 24 HOURS	IF THE STREAM OR WETLANDS 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 OFFICER PER PART III, SECTION C, ITEM (2)(A) OF THIS PERMIT.
(6) GROUND STABILIZATION MEASURES	AFTER EACH PHASE OF GRADING	1. THE PHASE OF GRADING (INSTALLATION OF PERIMETER EASC MEASURES, CLEANING 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 TIME FRAME 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
1. EASC PLAN DOCUMENTATION
THE APPROVED EASC PLAN AS WELL AS ANY APPROVED DEVIATION SHALL BE KEPT ON THE SITE. THE APPROVED EASC PLAN MUST BE KEPT UP-TO-DATE THROUGHOUT THE PROJECT. THE FOLLOWING ITEMS PERTAINING TO THE EASC PLAN SHALL BE KEPT ON SITE AND AVAILABLE FOR INSPECTION AT ALL TIMES DURING NORMAL BUSINESS HOURS.

ITEM TO DOCUMENT	DOCUMENTATION REQUIREMENTS
(A) EACH EASC MEASURE HAS BEEN INSTALLED AND DOES NOT SIGNIFICANTLY DEVIATE FROM THE LOCATIONS, DIMENSION AND RELATIVE ELEVATIONS SHOWN ON THE APPROVED EASC PLAN.	INITIAL AND DATE EACH EASC MEASURE ON A COPY OF THE APPROVED EASC PLAN OR COMPLETE, DATE AND SIGN AN INSPECTION REPORT THAT LISTS EACH EASC MEASURE SHOWN ON THE APPROVED EASC PLAN. THIS DOCUMENTATION IS REQUIRED UPON THE INITIAL INSTALLATION OF THE EASC MEASURES OR IF THE EASC MEASURES ARE MODIFIED AFTER INITIAL INSTALLATION.
(B) A PHASE OF GRADING HAS BEEN COMPLETED.	INITIAL AND DATE A COPY OF THE APPROVED EASC 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 EASC PLAN.	INITIAL AND DATE A COPY OF THE APPROVED EASC PLAN OR COMPLETE, DATE AND SIGN AN INSPECTION REPORT TO INDICATE COMPLETION OF THE CONSTRUCTION PHASE.
(D) THE MAINTENANCE AND REPAIR REQUIREMENTS FOR ALL EASC MEASURES HAVE BEEN PERFORMED.	COMPLETE, DATE AND SIGN AN INSPECTION FORM
(E) CORRECTIVE ACTIONS HAVE BEEN TAKEN TO EASC MEASURES.	INITIAL AND DATE A COPY OF THE APPROVED EASC 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 EASC PLAN DOCUMENTS ABOVE, THE FOLLOWING ITEMS SHALL BE KEPT ON THE SITE AND AVAILABLE FOR INSPECTION 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-NOTI 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)

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

PART III SELF-INSPECTION, RECORD KEEPING AND REPORTING

SECTION C: REPORTING
1. OCCURRENCES THAT MUST BE REPORTED
PERMITTEES SHALL REPORT THE FOLLOWING OCCURRENCES:
(A) VISIBLE SEDIMENT DEPOSITION IN A STREAM OR WETLAND.
(B) OIL SPILLS.
(C) RELEASES OF HAZARDOUS SUBSTANCES IN EXCESS OF REPORTABLE QUANTITIES UNDER SECTION 311 OF THE CLEAN WATER ACT (REF: 40 CFR 110.3 AND 40 CFR 117.3) OR SECTION 102 OF CERCLA (REF: 40 CFR 302.4) OR G.S. 143-215.65.
(D) ANTICIPATED BYPASSES AND UNANTICIPATED BYPASSES.
(E) NONCOMPLIANCE WITH THE CONDITIONS OF THIS PERMIT THAT MAY ENDANGER HEALTH OR THE ENVIRONMENT.
2. REPORTING TIMEFRAMES AND OTHER REQUIREMENTS
AFTER A PERMITTEE BECOMES AWARE OF AN OCCURRENCE THAT MUST BE REPORTED, HE SHALL CONTACT THE APPROPRIATE DIVISION REGIONAL OFFICE WITHIN THE TIMEFRAMES AND IN ACCORDANCE WITH THE REQUIREMENTS LISTED BELOW. OCCURRENCES OUTSIDE NORMAL BUSINESS HOURS MAY ALSO BE REPORTED TO THE DEPARTMENT'S ENVIRONMENTAL EMERGENCY CENTER PERSONNEL AT (800) 858-0368.

OCCURRENCE	REPORTING TIME FRAMES (AFTER DISCOVERY) AND OTHER REQUIREMENTS
(A) VISIBLE SEDIMENT DEPOSITION IN A STREAM OR WETLAND	WITHIN 24 HOURS, AN ORAL OR ELECTRONIC NOTIFICATION, WITHIN 7 CALENDAR DAYS, A REPORT THAT CONTAINS A DESCRIPTION OF THE SEDIMENT AND ACTIONS TAKEN TO ADDRESS THE CAUSE OF THE DEPOSITION. DIVISION STAFF MAY WAIVE THE REQUIREMENT FOR A WRITTEN REPORT ON A CASE-BY-CASE BASIS. IF THE STREAM IS NAMED ON THE NC 303(D) LIST AS IMPAIRED FOR SEDIMENT-RELATED CAUSES, THE PERMITTEE MAY BE REQUIRED TO PERFORM ADDITIONAL MONITORING, INSPECTIONS OR APPLY MORE STRINGENT PRACTICES IF STAFF DETERMINE THAT ADDITIONAL REQUIREMENTS ARE NEEDED TO ASSURE COMPLIANCE WITH THE FEDERAL OR STATE IMPAIRED-WATERS CONDITIONS.
(B) OIL SPILLS AND RELEASE OF HAZARDOUS SUBSTANCES PER ITEM 1(B)-(C) ABOVE	WITHIN 24 HOURS, AN ORAL OR ELECTRONIC NOTIFICATION, THE NOTIFICATION SHALL INCLUDE INFORMATION ABOUT THE DATE, TIME, NATURE, VOLUME AND LOCATION OF THE SPILL OR RELEASE.
(C) ANTICIPATED BYPASSES (40 CFR 122.41)(4)(v))	WITHIN 24 HOURS, AN ORAL OR ELECTRONIC NOTIFICATION, WITHIN 7 CALENDAR DAYS, A REPORT THAT CONTAINS A DESCRIPTION OF THE NONCOMPLIANCE, AND ITS CAUSES, THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATE AND TIME, AND IF THE NONCOMPLIANCE HAS NOT BEEN CORRECTED, THE ANTICIPATED TIME NONCOMPLIANCE IS EXPECTED TO CONTINUE, AND STEPS TAKEN OR PLANNED TO REDUCE, ELIMINATE, AND PREVENT REOCCURRENCE OF THE NONCOMPLIANCE. (40 CFR 122.10 (1)(6))
(E) NONCOMPLIANCE WITH THE CONDITIONS OF THIS PERMIT THAT MAY ENDANGER HEALTH OR THE ENVIRONMENT (40 CFR 122.41)(1)(7))	WITHIN 24 HOURS, AN ORAL OR ELECTRONIC NOTIFICATION, WITHIN 7 CALENDAR DAYS, A REPORT THAT CONTAINS A DESCRIPTION OF THE NONCOMPLIANCE, AND ITS CAUSES, THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATE AND TIME, AND IF THE NONCOMPLIANCE HAS NOT BEEN CORRECTED, THE ANTICIPATED TIME NONCOMPLIANCE IS EXPECTED TO CONTINUE, AND STEPS TAKEN OR PLANNED TO REDUCE, ELIMINATE, AND PREVENT REOCCURRENCE OF THE NONCOMPLIANCE. (40 CFR 122.10 (1)(6))

PART III, SECTION G, 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:
(A) THE EASC 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.
(B) SHALL NOT COMMENCE UNTIL THE EASC PLAN AUTHORITY HAS APPROVED THESE ITEMS.
(C) 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.
(D) DRAINAGE 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 DRAINAGE TANKS, WEIR TANKS, AND FILTRATION SYSTEMS.
(E) VEGETATED, UPLAND AREAS OF THE SITES OR A PROPERLY DESIGNED STONE PAD IS USED TO THE EXTENT FEASIBLE AT THE OUTLET OF THE DRAINAGE TREATMENT DEVICES DESCRIBED IN ITEM (C) ABOVE.
(F) VELOCITY DISPERSION DEVICES SUCH AS CHECK DAMS, SEDIMENT TRAPS, AND RIPRAP ARE PROVIDED AT THE DISCHARGE POINTS OF ALL DRAINAGE DEVICES, AND
(G) SEDIMENT REMOVED FROM THE DRAINAGE 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.



LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

STORMWATER AND EROSION CONTROL PLAN FOR
TEALBRAR PHASE 4
FOR
TEALBRAR PHASE 4

STORMWATER AND EROSION CONTROL PLAN for
TEALBRAR PHASE 4
LOCATED IN BURCAW TOWNSHIP
PENDER COUNTY, NORTH CAROLINA

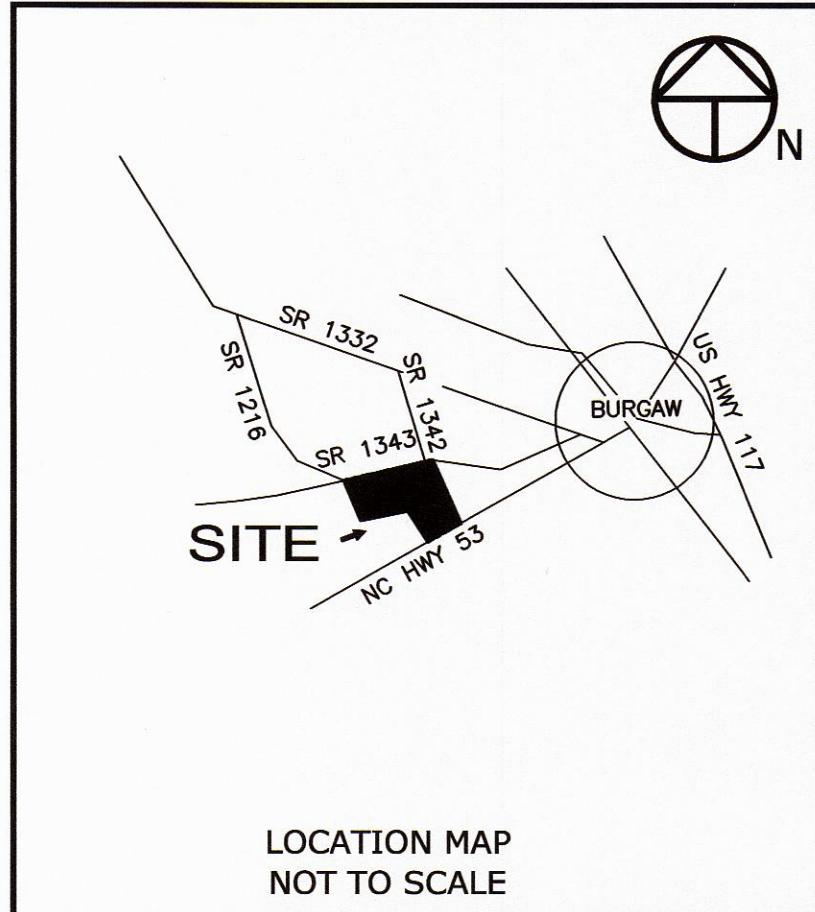
OWNER:
DUNBAR SUBDIVISION, INC
PO BOX 590
ROCKY POINT NC 28457
910-617-0995



DATE	BY	REV.	NO.	REMARKS
4-16-26	RLW	1	1	SEALED FOR EC SUBMITTAL

DATE: 2-2-26
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 24-0690

Sheet No. **EC7** of **EC7**



LINE TABLE	
	PROPERTY LINE
	LINE NOT SURVEYED
	CENTER LINE
	RIGHT OF WAY (R/W or ROW)
	EASEMENT
	OVERHEAD WIRE(S)
	WATER LINE
	SEWER LINE
	DITCH AND/OR SWALE

SYMBOL TABLE	
	CLEANOUT
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	PRO. FLOW DIRECTION
	SEWER MANHOLE

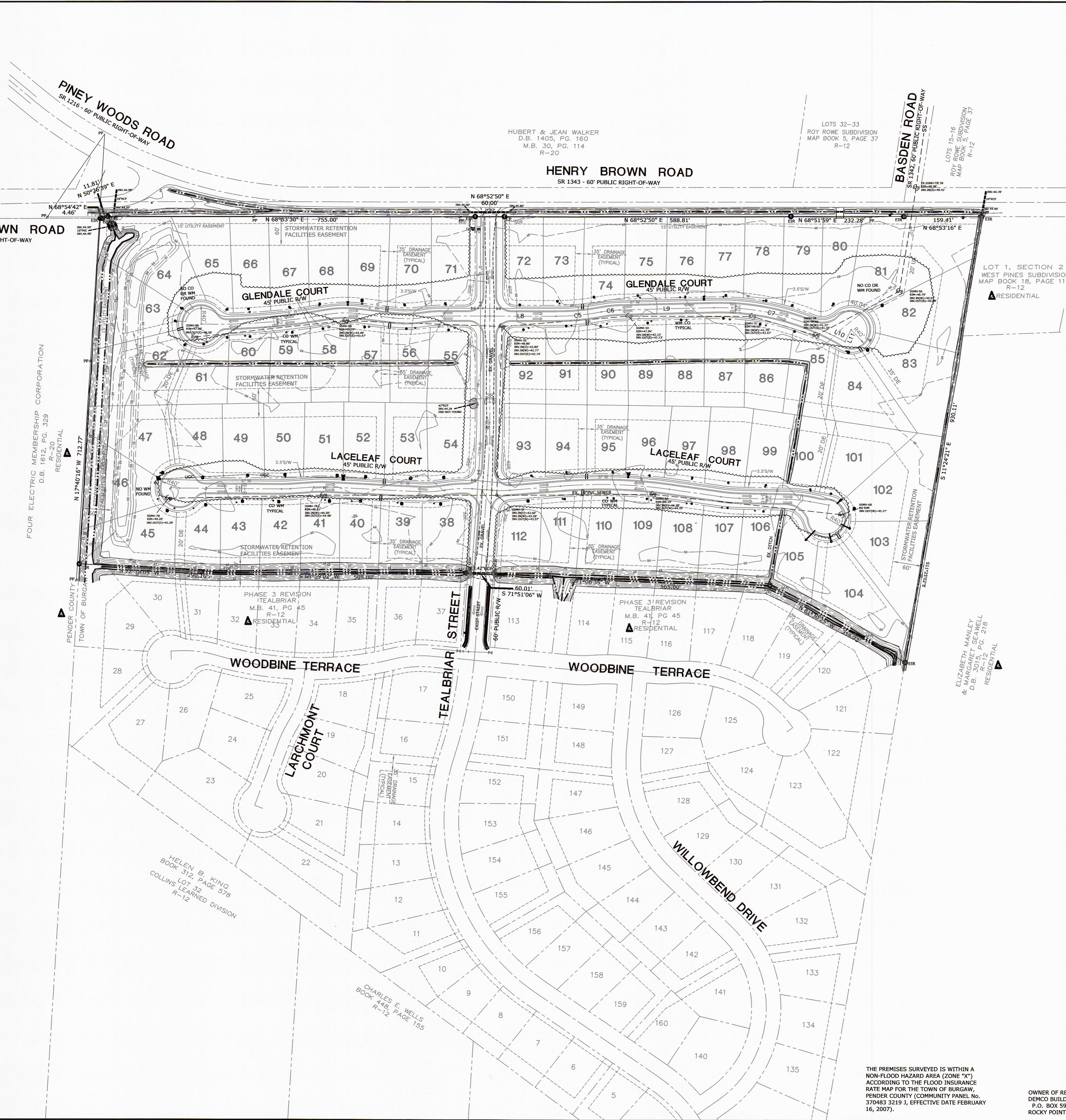
ABBREVIATIONS	
BC	BACK OF CURB
CB	CATCH BASIN
CH	CHORD
CO	CLEANOUT
DB, PG	DEED BOOK, PAGE
DE	DRAINAGE EASEMENT
DI	DRAINAGE INLET
EP	EXISTING IRON PIPE
ER	EXISTING IRON ROD
IN	INVERT
MB, PG	MAP BOOK, PAGE
NPS	NEW IRON PIPE SET
NAVD	NORTH AMERICAN
R	VERTICAL DATUM
SDE	TYPICAL 10' x 70' SIGHT DISTANCE EASEMENT
SSMH	SANITARY SEWER MANHOLE
SMH	STORM DRAINAGE MANHOLE
UE	UTILITY EASEMENT

I, STEVEN L. BUIE, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY TO THE ACCURACY OF CLASS B AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS B STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON OCT-NOV 2025; THAT THE SURVEY WAS COMPLETED ON NOV. 24, 2025; AND THAT CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON 'NAD 83' AND ALL ELEVATIONS ARE BASED ON NAVD 88.

Steve L. Bui
PROFESSIONAL LAND SURVEYOR L - 3402.

I, STEVEN L. BUIE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION - SEE TITLE REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), THIS 24th DAY OF NOVEMBER, 2025.

Steve L. Bui
PROFESSIONAL LAND SURVEYOR L - 3402.



- SURVEY REFERENCES:
- M.B. 70, PG. 42,
 - M.B. 41, PG. 45,
 - M.B. 18, PG. 11,
 - D.B. 3015, PG. 218,
 - D.B. 1612, PG. 329,
 - PENDER COUNTY REGISTRY.
- NOTES:
1. PARCEL ID: 3219-63-4200-0000
 2. ALL DISTANCES ARE HORIZONTAL GROUND IN FEET UNLESS OTHERWISE NOTED.
 3. ZONING: R-12 (12,000 SQFT MINIMUM)
 4. TOTAL PHASE 4 AREA: 1,334,984 SQFT (30.65 ACRES)
 5. AREA COMPUTED BY COORDINATED METHOD.
 6. PROPERTY IS SUBJECT TO ALL ZONING AND PLANNING REGULATIONS OF THE TOWN OF BURGAW, NC.
 7. MINIMUM BUILDING SETBACKS: FRONTAGE = 75', 70' IN CUL-DE-SAC) FRONT = 25' SIDE = 15' REAR = 20' CORNER SIDE = 12.5'
 8. CONTOURS SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY. DATUM NAVD '88.
 9. THIS MAP WAS DRAWN WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH. THE OWNERSHIP INFORMATION WAS OBTAINED FROM THE TAX RECORDS OF THE COUNTY REGISTRY.
 10. SITE ROTATED TO NC GRID BY GPS OBSERVATION, 10-31-2025.
 11. LAYOUT OF STREETS, LOTS, EASEMENTS, WALKS, ETC. WERE PROVIDED TO PCLS BY TRIPP ENGINEERING, WILMINGTON, NC. AND ADJUSTED TO MEET CURRENT ZONING STANDARDS.
 12. TOTAL NUMBER OF LOTS = 75.
 13. NO WETLANDS EXIST ON THIS SITE

NC GRID - 'NAD 83' COORDINATES BY GPS OBSERVATION, 10-31-25

TOPOGRAPHIC SURVEY
FOR
PHASE 4, TEALBRIAR
HENRY BROWN ROAD
BURGAW TOWNSHIP
PENDER COUNTY, NORTH CAROLINA 28425
SCALE 1"= 100' SURVEY DATE: NOVEMBER 24, 2025



PORT CITY
LAND SURVEYING, PLLC
FIRM LICENSE No. P-1493
1144 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
(910) 791-0080

THE PREMISES SURVEYED IS WITHIN A NON-FLOOD HAZARD AREA (ZONE "X") ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF BURGAW, PENDER COUNTY COMMUNITY PANEL No. 370483 3219 J, EFFECTIVE DATE FEBRUARY 16, 2007).

OWNER OF RECORD:
DEMCO BUILDERS, INC.
P.O. BOX 590
ROCKY POINT, NC 28457

CAD: SLB
PROJECT: 23-0026



CASE SUMMARY

Major Subdivision (Quasi-Judicial)

Burgaw Town Council

May 12, 2026

Ron Meredith, 910-663-3451, rmeredith@burgawnc.gov

Staff recommendation	Not applicable (Quasi-Judicial)
Burgaw Town Council	May 12, 2026

Request

Proposal	Consideration of a major subdivision preliminary plat (quasi-judicial) on an existing R-12, residential district for a 75-lot single-family detached home subdivision proposed to be located south of Henry Brown Rd (SR 1343) (PIN: 3219-52-6844-0000 and 3219-63-4200-0000).	
Applicant	David Demoss Demco Builders	910-617-0995 demcobuilders@bellsouth.net
Owner	Dunbar Subdivision Inc	322 South College Rd, #1094 Wilmington, NC 28403

Property Characteristics

Zoning	Existing R-12, residential district
Current Land Use	Undeveloped/agriculture

Surrounding Area	North	South	East	West
Zoning	R-12	R-12	R-12	R-20
Current Land Use	Undeveloped & Agricultural (Forestry)	Recorded Subdivision of Teal Briar Phases 1-3	Undeveloped & Agricultural	Undeveloped, Agricultural, and Low-Density Single Family

1. Case Overview

1. The subject property is located within the municipal limits of the Town of Burgaw.
2. The site is currently undeveloped.
3. The applicants' design generally meets the intent and requirements of the Town of Burgaw's Unified Development Ordinance (UDO) Section 10.13 and 10.14.
4. The applicant's proposal consists of two parcels that total ± 30.49 acres.
5. This application does not propose a change to the existing R-12, residential district.
6. The main purpose of the R-12 residential district is to establish principal use of land for residential uses.
7. When developing a subdivision, park land or open space should be provided to homeowners or a fee in lieu of contribution made. In this case, the applicant has proposed payment in lieu as an option.



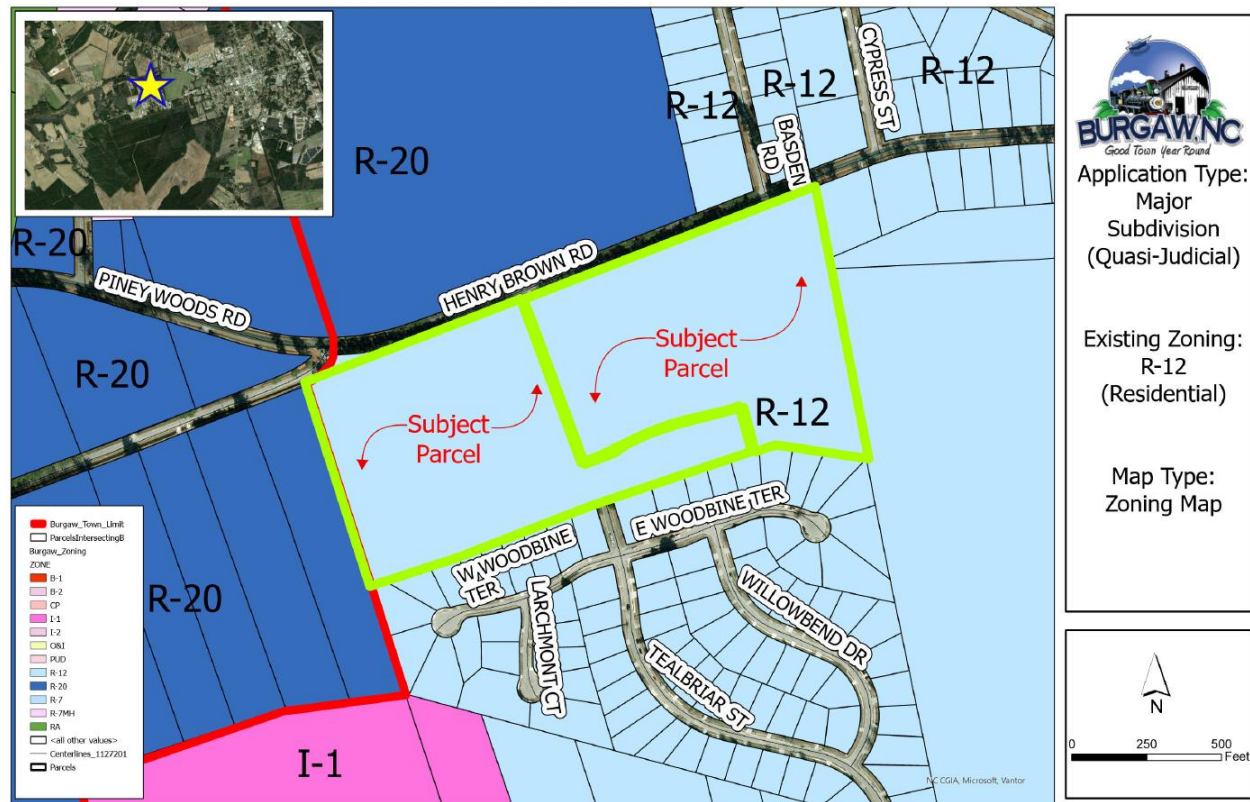
8. The applicant's proposal was reviewed through the town's Technical Review Committee (TRC) and is generally in compliance with the UDO.
9. The maximum allowable density in the R-12 residential district is 3.63 dwelling units per acre, which corresponds to a minimum lot size of 12,000 square feet per dwelling unit. This district is intended to maintain a low-density residential character through these minimum lot size requirements. Currently, the applicant proposes 2.5 units per acre and follows the density standards.

Zoning District requirements (Figure 1: Dimensional Data)

DISTRICT	MINIMUM LOT SIZE			MINIMUM YARD REGULATIONS ⁴⁻⁹			
	Area in Square Feet	Square Feet per Dwelling Unit	Frontage in Feet ¹⁰	Front Yard Setback in Feet ¹¹	Side Yard Width in Feet ¹²	Rear Yard depth in Feet	Maximum Height of Structure in Feet ¹³
R-12 Residential	12,000	12,000	75	25	15	20	35
PERMITTED DENSITY			3.63 DU/AC				
PROPOSED DENSITY			2.46 DU/AC (75 UNITS / ±30.49 AC)				

Figure 2: DENSITY

Zoning Map





Aerial Map



2. Summary

2.1 Proposal

The applicant is proposing a major subdivision containing single-family detached homes on ± 34.49 acres. The development is planned to contain 75 single-family lots, resulting in a density of 2.5 units per acre and the R-12 residential district, which follows the district standards. The subject parcel is currently undeveloped.

Connections to both water and wastewater are required due to the availability and proximity of those lines to the subject parcels.

The applicant's proposal includes private roads, which the Town of Burgaw requires to be built to NCDOT minimum standards, with streets, stormwater, and open space maintenance managed by a homeowner's association (HOA).

In the R-12 Residential District, subdivision proposals are expected to designate land for recreational or open space use or instead contribute to a park fund as a substitute, UDO Section 8.5.C. In this case the applicant has chosen to provide payment in lieu options, and the details are listed below.

The recreation space requirement calculation below shows, in item 1, the required area, and in item 2, the calculation based on the tax value of the property.

Based on the 2025 tax values, the two parcels of land were assessed at approximately \$82,508 and \$82,648, reflecting land-only values with no improvements.



A 1.88-acre undeveloped parcel is valued at approximately \$39,400 using standard land rates. Since the property is currently classified as undeveloped, this valuation does not account for any future improvements.

1. **Total number of lot/units x 0.025 acres x Density Multiplies = Area Required**
(75×0.025×1=1.875)

Average Acreage per Lot/Unit	Density Multiplier
0.00-0.15	1.4
0.16-0.24	1.2
0.25-0.49	1.0
0.50-0.99	0.9
1.01+	0.8

Figure 3

Average Lot Size	Lots	Density Multiplier
14505 sf or 0.332 ac	75	0.025
		1

Figure 4

2. **Tax Value x Area Required /Total Area of the Development = Payment Required**
(39,400×1.875÷30.65=2,410.28)

Acres	1.875
Project Area	30.65
Tax Value	39,400
Payment in Lieu Calculation	2410.277

Figure 5

The permitting agencies will determine whether their permits are necessary; however, this is a list of typical permits that could potentially be required for a project of this scale.

1. Sediment and Erosion Control Permit (North Carolina Department of Environmental Quality (NCDEQ).
2. State Stormwater Permit (NCDEQ).
3. Section 401 wetland permit (U.S. Army Corps of Engineers).
4. Driveway Permit (NCDOT).
5. Permits are associated with the construction of water and wastewater lines.
 - a. Authorization to Construct Waterlines (NCDEQ).
 - b. Authorization to Construct Wastewater (NCDEQ).

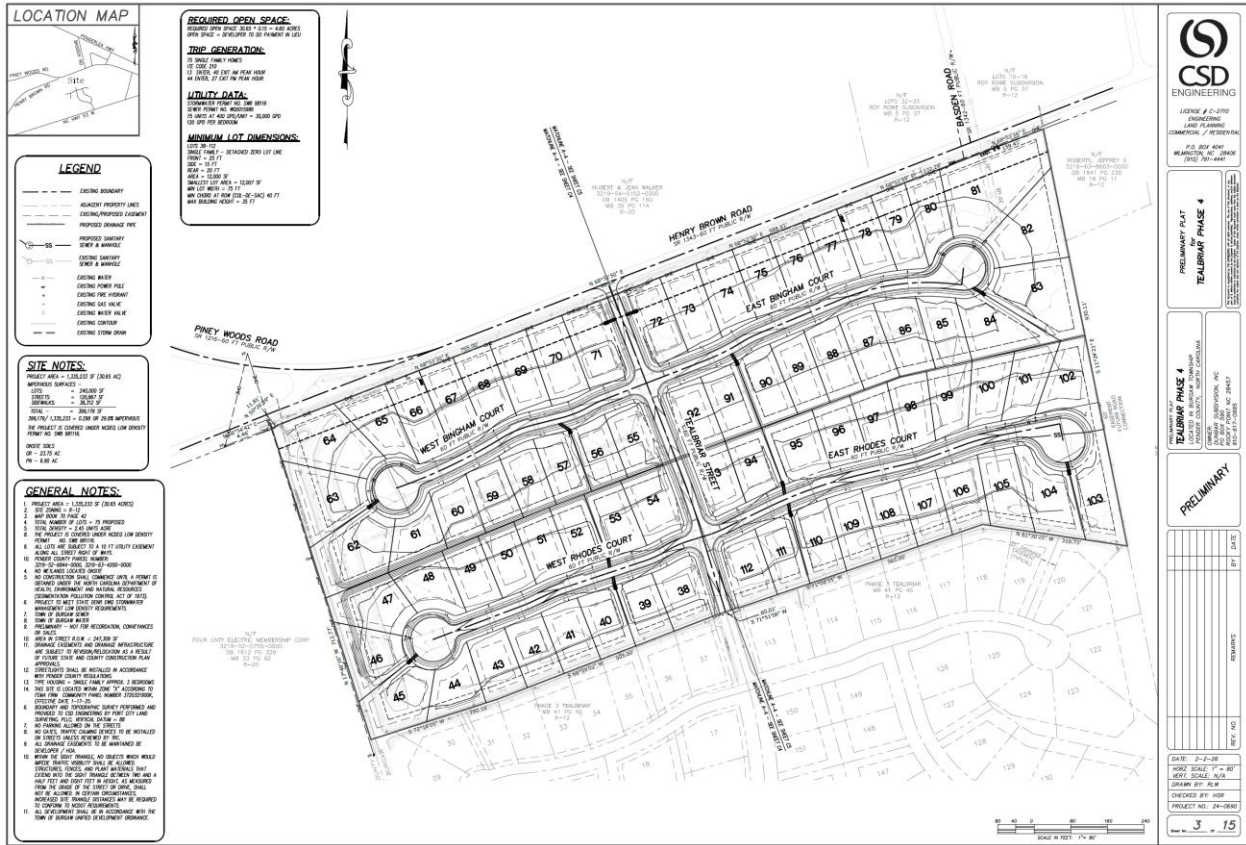


Image 1. Proposed Site Plan

2.2 Community Meetings

Within the major subdivision (quasi-judicial) process, the applicant is not required to hold a community meeting.

2.3 Staff Review

- Staff have conducted a review of the proposed preliminary plat for consistency with the Burgaw Unified Development Ordinance (UDO).
- A preliminary plat review has been conducted by the Technical Review Committee (TRC).
 - i. Comments were provided to the applicant from state regulatory agencies and town departments regarding the 75-lot subdivision.
 - ii. Adjustments were made to the proposed subdivision to bring it into compliance with regulations.
- If the project is approved by the Burgaw Town Council, approval to begin site work is not granted until release is given by the Planning Department. This means that all applicable permits that state and federal agencies require must be submitted to the Burgaw Planning Department before the proposal can move forward.

2.4 Services, Facilities, and Infrastructure

- Traffic and Transportation
 - i. The applicant has proposed the roadways as private.
 - ii. All roadways are required to meet the NCDOT standards and certifications are required stating that the roads have been constructed to said standards.



- iii. This development did not activate a Traffic Impact Analysis (TIA). This proposal did only analyze the proposed 75 lots and not the existing development.
 - Annexation
 - i. The proposal is in the town's municipal limits and no annexation is required.
 - Public Utilities
 - i. Wastewater: wastewater is available in the direct vicinity of the subject property. This means that the applicant will connect to the nearest pump station. The town does have capacity in the wastewater system. There may be a specific need for updates to the mechanical devices within the pumpstation i.e. pumps. This would be a responsibility of the developer. The options will be narrowed based on the timing of any adjacent projects. All infrastructural improvements and connections must be installed at the developer's expense.
 - ii. Water: water will be supplied by the town of Burgaw. A water connection is currently available to the town of Burgaw's system, but all infrastructural improvements and connections must be installed at the developer's expense.
 - Public Safety
 - i. The Fire Marshal was included within the TRC review and has worked with the applicant to ensure compliance with fire codes applicable to this development. As an effort to create interconnectivity for emergency management purposes, the applicant has included an easement for a future connection in their proposal to the east if that parcel were to develop.
- 

- Stormwater
 - i. Stormwater permitting is handled through the state. NCDEQ representatives will review and issue the permits for the development based on the state water quality requirements. State stormwater representatives are included in the TRC. Currently the applicant is working with DEQ on their stormwater permit process.
- Traffic Impact Analysis
 - i. The trips generated from this proposal did not surpass the threshold that the town's UDO, Section 9.3 requires. As stated in the UDO a Traffic Impact Study is required when any proposal generates 100 AM or PM peak hour trips or more, or 1,000 trips.

3. Criteria for Approval, UDO Section 10.13 Major Subdivision

1. *Every subdivision within the Town of Burgaw and its extraterritorial jurisdiction (ETJ) that does not qualify for minor subdivision procedures shall be required to submit a preliminary plat for Board of Commissioners approval before any construction or installation of improvements may begin.*
2. *Prior to submitting a preliminary plat, the subdivider shall complete a pre-application conference and sketch plant review with the Planning Department.*
3. *An application for a major subdivision will be submitted first with two 24x36 paper copies and a digital copy to be shared with the Technical Review Committee (TRC) and the town's review*



engineer. After the town's review comments are addressed, eight 24x36 paper copies of the preliminary plat (as well as any additional copies the Town's Planning Department determines are needed shall be submitted to the Planning Department in accordance with the official deadlines for application submittal designated by the Town Planning Department). The applicant is responsible and must submit to all applicable state and federal agencies.

4. All preliminary plats shall meet the specifications outlined in this chapter, and all mapping shall comply with NC G.S. 47-30. A preliminary plat that is incomplete or does not have the required documents submitted with it shall not be scheduled for Board of Commissioners review until all missing information is supplied.
5. All preliminary plats shall contain the following certifications as specified in this Article:
 - (a) Certificate of Ownership and Dedication (signed)
 - (b) Certificate of Survey and Accuracy (signed)
 - (c) Surveyor's Certificate (signed)
 - (d) Certificate of Preliminary Plat Approval
6. When a subdivision is to be developed in stages, a master plan shall be submitted for the entire development, and a preliminary plat and final plat shall be submitted for each individual stage.
7. The Board of Commissioners shall review the preliminary plat along with the comments of the town's planning department and any other review agencies at a regularly scheduled public meeting.
8. If the Board of Commissioners approves the preliminary plat, such approval shall be noted on a digital copy and two 24x36 paper copies of the plat. One copy of the plat shall be retained by the town, and one copy shall be returned to the subdivider. If the Board of Commissioners approves the preliminary plat with conditions, approval shall be noted on a digital copy and two 24x36 paper copies of the plat along with a reference to the conditions. One paper copy of the plat, along with the conditions, shall be retained by the town, and one copy of the preliminary plat, along with the conditions, shall be returned to the subdivider. If the Board of Commissioners disapproves the preliminary plat, the reasons for such disapproval shall be specified in writing. One digital copy and one 24x36 paper copy of the plat and reasons for disapproval shall be retained by the town, and one 24x36 paper copy of the plat and reasons for disapproval shall be returned to the subdivider.
9. Preliminary plat approval shall be valid for a period of two years.
10. Preliminary plat approval constitutes approval of the layout and authorizes the developer to proceed with construction of the subdivision and improvements in accordance with the approved preliminary plat and any conditions attached to the approval.
11. Limited changes to an approved preliminary plat may be approved by the Town Planner administratively. Administrative approval of limited modifications shall not have the effect of extending the period of preliminary plat validity. Impervious surface increases or decreases of less than 5% are considered limited changes. The relocation or modification of driveways, stormwater ponds, and any such devices that are necessary for the development of a subdivision, and that are mandated by state or federal agencies shall be considered limited changes.
12. Significant changes to an approved preliminary plat must be resubmitted for review and approval as a new application.

Additional Approval Criteria for Approval, UDO Section 10.14 Major Subdivision

- Title Block containing:
 - Name of subdivision
 - Location of municipality, township, county, and state
 - Name of owner
 - Date or dates survey was conducted, and plat prepared
 - Scale denoted numerically (example 1" = 100')
 - Name and address of individual or firm preparing plans



- Name, address, registration number, and seal of Registered Land Surveyor
 - Sheet number
- Sketch vicinity map showing the relationship between the proposed subdivision and the surrounding area (with scale)
- Graphic scale
- North arrow, noted whether true or magnetic
- The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented, with all bearings and distances shown
- Existing and proposed lot lines, both on the tract to be subdivided and on adjoining properties. Corporate limits, township boundaries, and county lines shall be depicted if applicable.
- The names of owners of adjoining property
- The names of any adjoining subdivisions of record or proposed and under review
- Zoning classification of tract to be subdivided
- Building line minimums
- Existing buildings or other structures, water courses, railroads, bridges, culverts, storm drains, or other features, both on the land to be subdivided and land immediately adjoining
- Proposed lot numbers and block letters, if applicable, and appropriate dimensions
- Wooded areas, marshes, swamps, rocky outcrops, ponds or lakes, streams or streambeds, and any other natural features affecting the site
- Location of floodway or flood zones as depicted on the official Flood Insurance Rate Map (FIRM)
- The following data concerning streets:
 - Proposed public streets
 - Proposed private streets
 - Existing and platted streets on adjoining properties and in the proposed subdivision
 - Rights-of-way, location, and dimensions in accordance with this ordinance
 - Pavement widths
 - Approximate grades
 - Design engineering data for all corners and curves
 - Typical cross-sections
 - Street names
 - Type of street dedication (all streets must be designated either 'public' or 'private')
- Location and dimensions of proposed rights-of-way, utility and other easements, parks, school sites, recreational areas and trails, natural or required buffers, and open spaces, and designation of future ownership and/or dedication
- Location of 404 wetland areas as determined by the Wilmington District office of the US Army Corps of Engineers
- Location, with sizes and/or other information noted, of natural gas lines, telephone lines, electric lines, and any other utility required for the subdivision
- Location, with sizes and/or other information noted, of natural gas lines, telephone lines, electric lines, and any other utility required for the subdivision
- Location, with sizes and/or other information noted, of proposed water lines, fire hydrants, valves, sewer lines, storm drainage lines, manholes, catch basins, force mains, pumping stations, or any other system intended or proposed to serve the development, showing tie-in locations to existing systems.
- Plans for individual water supply and sewage disposal systems, if any, with profiles based on mean sea level datum for sanitary sewers and storm systems.



Other Required Information

- Site calculations include
 - Acreage in total tract to be subdivided
 - Acreage in parks and recreation and open space areas and other nonresidential areas
- Total number of parcels created
- Acreage in the smallest lot in the subdivision
- A copy of any proposed deed restriction or similar covenants. Such restrictions are mandatory when private recreation areas or open spaces are established.
- Where land disturbing activity is an acre or more in size, a copy of the erosion control plan must be submitted to the appropriate office of the N.C. Department of Environment and Natural Resources, in compliance with NCGS 113A, Article 4 (Sedimentation Pollution Control Act of 1973). Evidence of approval must be provided prior to submittal of a final plat for approval.
- Topographic maps with contour intervals of no greater than five feet at a scale of no less than 1" = 400'
- If any street is proposed to intersect with a state-maintained road, the subdivider shall apply for driveway approval as required by the N.C. Department of Transportation Division of Highways' Policy on Street and Driveway Access to North Carolina Highways. Evidence of approval must be provided prior to the submittal of the final plat for approval.

4. NEIGHBORHOOD CONTACT

	(Not Required) Community Meetings	Burgaw Town Council
Advertisement Date(s)	NA	Pender Post & Voice 4/30/2026 and 5/7/2026,
Other – Contact(s)		Mailers sent 4/17/26 Signs posted

5. ACTIONS TO DATE

Burgaw Town Council	05/12/26
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6. ATTACHMENTS

1. Application and applicant Materials
2. Preliminary Plat
3. Maps
 - a Site plan
 - b Aerial
 - c Zoning
 - d Future Land Use Map
4. TRC comments
5. Resolution
6. Ordinance
7. Findings of Fact & Conclusions



FINDINGS OF FACT, CONCLUSIONS OF LAW, AND APPROVAL OF A PRELIMINARY PLAT

IN THE MATTER OF A PRELIMINARY PLAT FOR A MAJOR SUBDIVISION IDENTIFIED AS SUBDIVISION CASE #3219-52-6844-0000 AND 3219-63-4200-0000 TO ALLOW CONSTRUCTION OF THE MAJOR SUBDIVISION ON A PARCEL ZONED R-12 ON A 30.49 -ACRE TRACT CONTAINING 75 LOTS LOCATED SOUTH OF HENRY BROWN ROAD (SR 1343) AND NORTH OF NC HWY 53 (PARCEL IDs: 3219-52-6844-0000 AND 3219-63-4200-0000).

On May 12, 2026, the Town of Burgaw Town Council held a public hearing at the Burgaw Town Center, Located At 108 East Wilmington Street, Burgaw, NC. To Approve the Preliminary Plat for the major subdivision on the parcel zoned R-12 on a 30.49-acre tract containing 75 lots located south of Henry Brown Road (SR 1343) and North of NC HWY 53 (parcel ids: 3219-52-6844-0000 and 3219-63-4200-0000) By Property Owner, Dunbar Subdivision, INC and Property Applicant, David Demoss with Demco Builders.

The following witnesses submitted testimony to the Burgaw Town Council during the course of the hearing:

- Ron Meredith, Town of Burgaw Planning Director
- Property Owner, Dunbar Subdivision, Inc
- Property Applicant, David Demoss with Demco Builders

In making the findings of fact and reaching the conclusions of law below, the board has considered, in addition to arguments offered at the hearing, the following documents, exhibits, and reports:

And thereby finds the following facts:

Zoning Map (Figure 1)
Future Land Use Map (Figure 2)
Application (Exhibit 1)
Preliminary Plat (Exhibit 2)

Findings of Fact

In General

The applicant is requesting approval of the submitted preliminary plat.

The preliminary plat meets all standards and requirements:

- The property is zoned R-12 and developed under single family R-12 dimensional requirement.
- In order for a preliminary plat for a major subdivision to be approved, the Unified Development Ordinance requires that
 - The preliminary plat meets all the requirements of the Section 10.13 and 10.14 of the Unified Development Ordinance and the Town Code of Ordinances.
 - The preliminary plat meets all the specifications of the other approving agencies as outlined Exhibit;
 - The location and character of the use, if developed according to the preliminary plat as submitted and approved including the conditions, will be in harmony with the area in which it is to be located and in general conformity with the Town of Burgaw Unified Development Ordinance, Burgaw 2030 Comprehensive Land Use Plan.

Conclusions of Law

Based on the above Findings of Fact, The Burgaw Town Council makes the following Conclusions of Law and Decision:

Based on the attached exhibits and the testimony at the public hearing held on May 12, 2026, the request to approve the preliminary plat request for the **major subdivision for property located south of Henry Brown Road (SR 1343) and north of NC HWY 53 (PARCEL IDs: 3219-52-6844-0000 AND 3219-63-4200-0000).**

Adopted this 12th day of May 2026.

Attest: _____
Kristin Wells, Town Clerk

Signed: _____
Olivia Dawson, Mayor

Figure 1

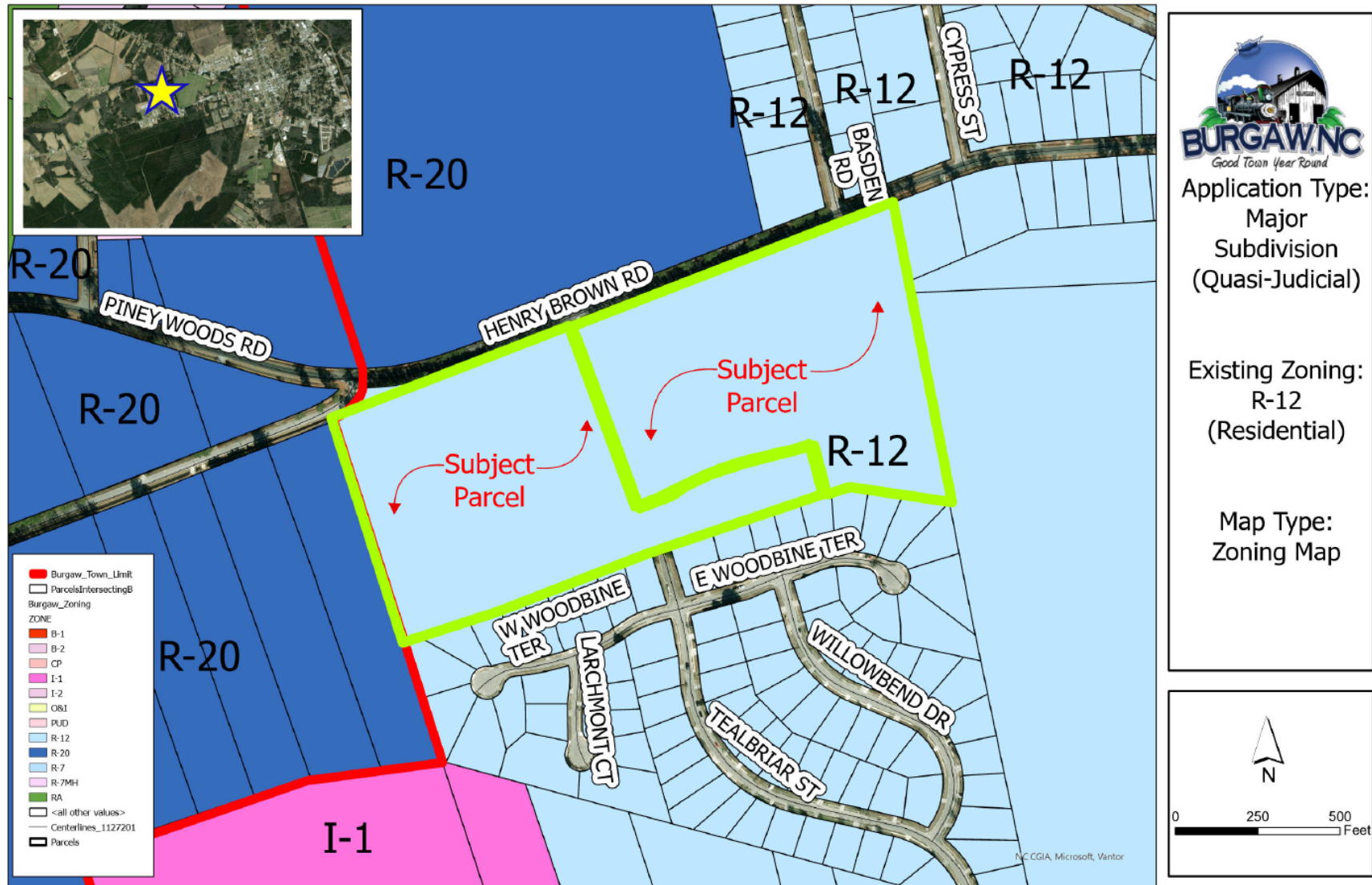


Figure 2





Town of Burgaw – Planning Department
MAJOR SUBDIVISION APPLICATION
 109 N. Walker St. • Burgaw, NC • 28425 • 910.663.3452

DATE: 2/23/26

FEE: \$808

APPLICANT INFORMATION

NAME: David DeMoss

PHONE: 910-617-0995

ADDRESS: 561 Ashton Lake Rd Burgaw NC 28425

EMAIL: demcobuilders@bellsouth.net

OWNER INFORMATION (if different from applicant)

NAME: Dunbar Subdivision, Inc

PHONE: 910-617-0995

ADDRESS: 561 Ashton Lake Rd Burgaw NC 28425

EMAIL: demcobuilders@bellsouth.net

LAND SUBDIVISION REQUEST INFORMATION

LOCATION: Off Henry Brown Rd across from Basden RD PARCEL ID NUMBER: 3219-52-6844-00003219-63-4200-0000

CURRENT ZONING: R12 IN CITY LIMITS: Y ☒ N ☐ IN ETJ: Y ☐ N ☒ ACREAGE: 30.49

NUMBER OF LOTS PROPOSED: 75 VOLUNTARY ANNEXATION REQUESTED: Y ☐ N ☐ N/A ☒

I/we David DeMoss have reviewed the Unified Development Ordinance (UDO) of the Town of Burgaw and certify that all regulations, requirements, and standards of design have been satisfied as they pertain to this proposed subdivision. I/we also agree to submit two (2) 24x36 copies of a preliminary plat and a digital copy along with this application.

Applicant Signature: [Signature]

Date: 2/23/26

Owner Signature (if not applicant) [Signature] Dunbar Subdiv, Inc

Date: 2/23/26

FOR OFFICE USE ONLY

Verified and accepted by: [Signature]

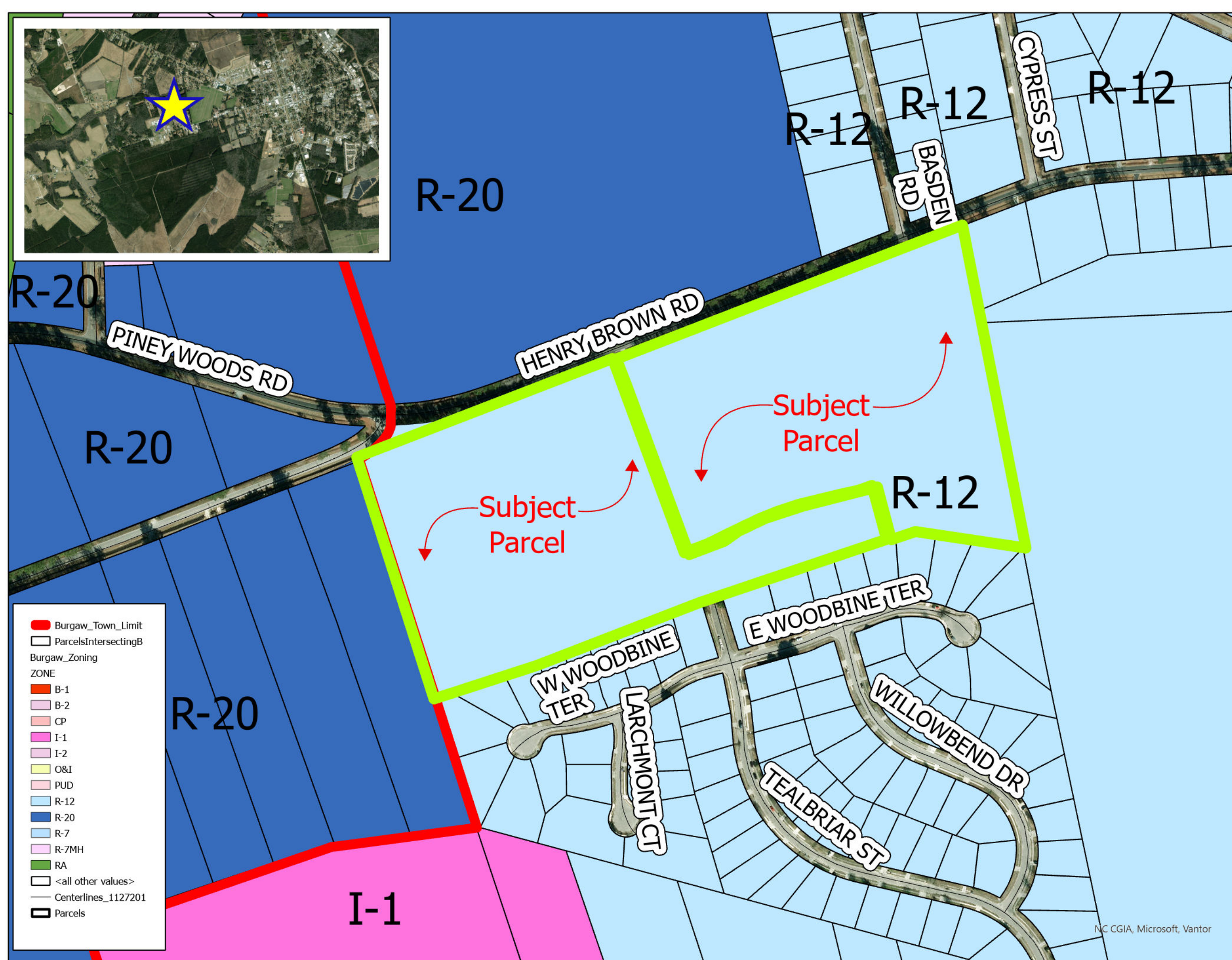
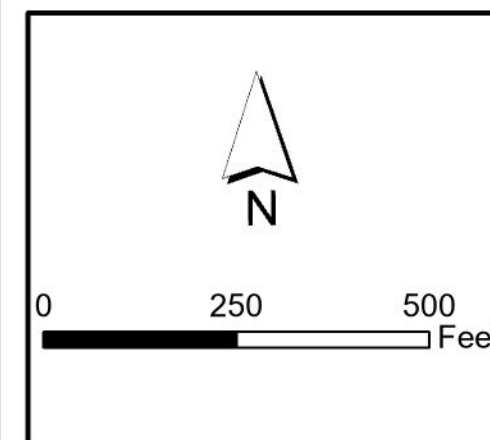
Date: 5-1-26



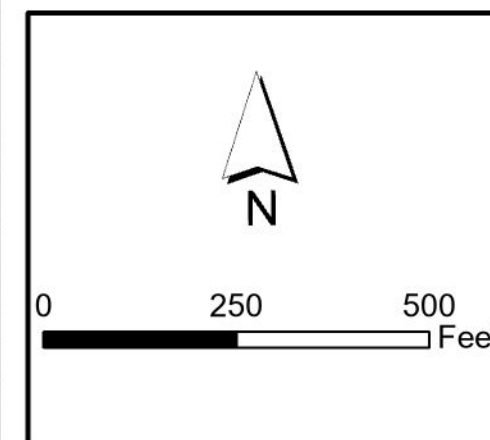
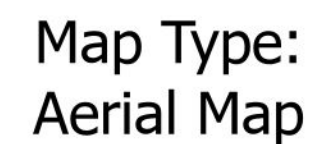
Application Type:
Major
Subdivision
(Quasi-Judicial)

Existing Zoning:
R-12
(Residential)

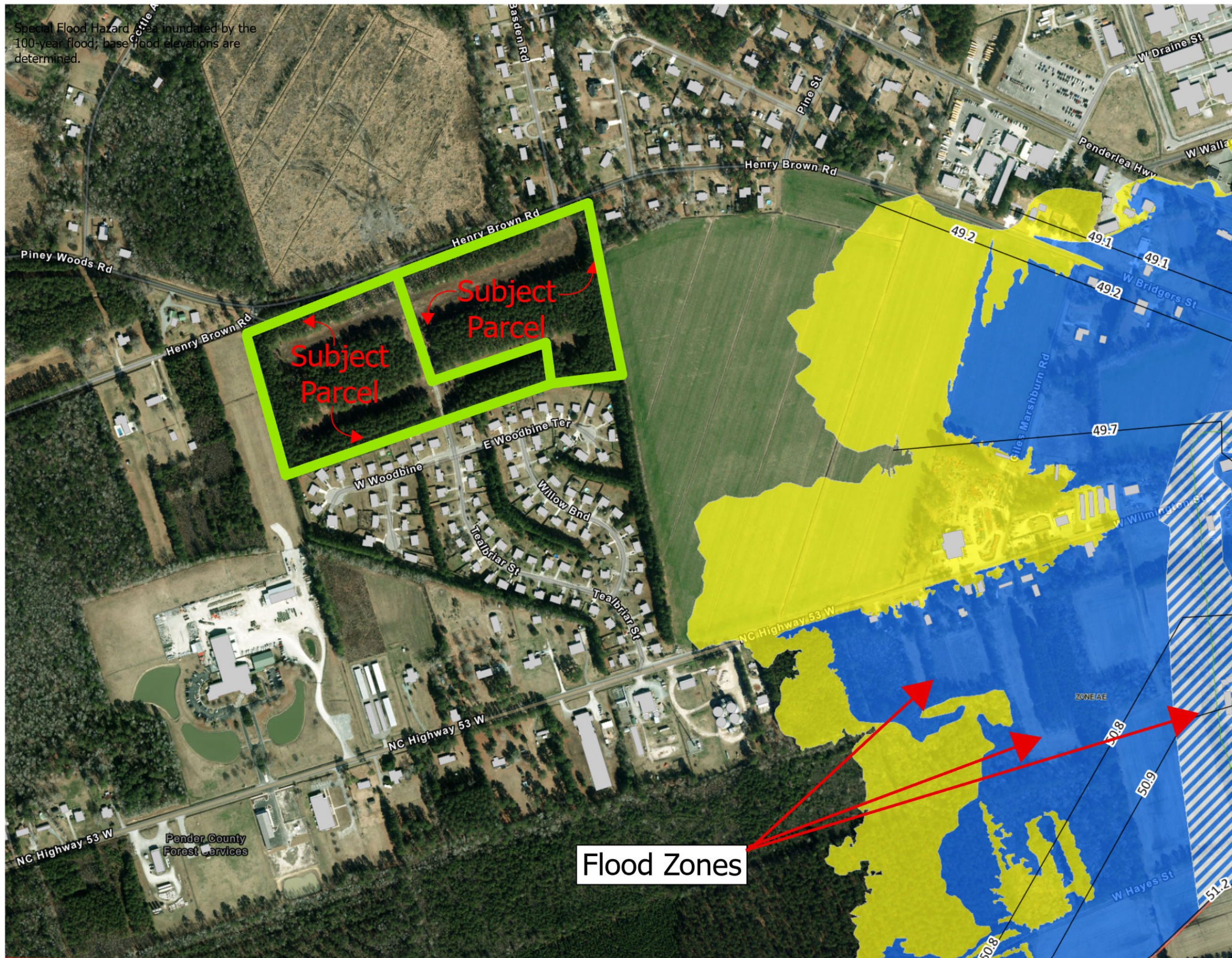
Map Type:
Zoning Map



- Burgaw_Town_Limit
- ParcelsIntersectingB
- Burgaw_Zoning
- ZONE
- B-1
- B-2
- CP
- I-1
- I-2
- O&I
- PUD
- R-12
- R-20
- R-7
- R-7MH
- RA
- <all other values>
- Centerlines_1127201
- Parcels



Special Flood Hazard Area inundated by the 100-year flood; base flood elevations are determined.



Application Type:
Major
Subdivision
(Quasi-Judicial)

Existing Zoning:
R-12
(Residential)

Map Type:
Flood Map





Application Type:
Major
Subdivision
(Quasi-Judicial)

Existing Zoning:
R-12
(Residential)

Map Type:
Future Land Use
Map

- Burgaw_Town_Limit
- ParcelsIntersectingB
- Centerlines_1127201
- Parcels
- Future Land Use Classification
- Commercial Growth
- High Density Residential
- Industrial
- Mixed Use Transition
- Recreation and Open Space
- Rural Character
- Rural Development
- Rural Transition
- Town Center
- Traditional Neighborhood Residential

HENRY BROWN RD

BASDEN RD

CYPRESS ST

PINEY WOODS RD

Subject Parcel

Subject Parcel

W WOODBINE TER

LARCHMONT CT

E WOODBINE TER

TEALBRIAR ST

WILLOWBEND DR

NC CGIA, Microsoft, Vantor



0 250 500 Feet



February 25, 2026

Ron Meredith
Planning Department
Town of Burgaw
109 N. Walker St.
Burgaw, NC 28425

Re: **TRC Comment Response**
Tealbriar Subdivision, Phase 4
Pender County
CSD Project No. 24-0690

Dear Ron:

Enclosed please find the following items addressing comments dated 6-3-24 from the Town of Burgaw TRC Review. Comments and responses are below. Enclosed please find:

- .pdf set of the TRC drawings
- .pdf of Existing Water Permit
- .pdf of Existing Sewer Permit
- .pdf of Existing Storm Water Permit
- .pdf of Attorney Letter for Access
- .pdf of Town of Burgaw Water/Sewer provider letter (will send soon as received)
- .pdf of Agent Authorization Letter
- .pdf of Major Subdivision Application

Please contact us if you have any questions or require any additional information. Thank you for your assistance.

Sincerely,

Rodney Wright

Enclosures: As noted above
CC: Dunbar Subdivision, Inc.

Planning

Comment: Staff does not see any evidence on file that indicates that this section had previously been approved. This means the appropriate route is required to gain development approvals. Also, since this is not vested and this section was not included in any major approval, this section will be required to be built to current standards. It is important to note that cross-access must be built along the property lines of UDO Section.

Response: **Acknowledged.**

Comment: This subdivision will require a special use permit (SUP) to be submitted to the town board of commissioners for approval. The application link is below.

Response: **Acknowledged.**

Comment: Please supply a letter of intent from the water and wastewater provider, an email will suffice.

Response: **enclosed please see the existing water and sewer permit.**

Comment: It appears, based on the cross sections, that 5-foot sidewalks are proposed. Please hatch these sidewalks on the plan for clarity and show the ADA accessibility and crosswalks, UDO Section 10.2. UDO Section 10.25 All sidewalks shall be placed in the right-of-way unless the development is platted as a planned unit or group development. Sidewalks shall consist of a minimum of six inches of concrete at driveway crossings. This requirement must be reflected on the site plan in some manner.

Response: **Hatch added to sidewalk.**

Comment: Roadways:

1. Tealbrier roads have never been dedicated to the town, making them private until the action of dedication is pursued. A title opinion from an attorney will be required, showing that this development has the legal right to use the existing roads in Tealbrier.
2. A roadway maintenance agreement will be required; this will include the existing roadway ingress/egress for the existing Tealbrier roads.

Response: **Attorney letter provided**

Comment: Roadway design standards:

1. Before recording, all public and private subdivision streets and roads shall be constructed and paved to meet the current requirements of the North Carolina Department of Transportation's Division of Highways' standards for maintenance. The design engineer will be required to certify the roads.
2. *Please be aware that, per UDO Section 10.8, the approval of a plat shall not be deemed to constitute or effect the acceptance by the local government or public of the dedication of any street or other ground, public utility line, or other public facility shown on the plat. However, any governing board may, by resolution, accept any dedication made to the public of lands or facilities for streets, parks, public utility lines, or other public purposes when the lands or facilities are located within its planning and development regulation jurisdiction. Acceptance of dedication of lands or facilities located within the planning and development regulation jurisdiction but outside the corporate limits of a city shall not place on the city any duty to open, operate, repair, or maintain any street, utility line, or other land or facility, and a city shall in no event be held to answer in any civil action or proceeding for failure to open, repair, or maintain any street located outside its corporate limits. Unless a city, county, or other public entity operating a water system has agreed to begin operation and maintenance of the water system or water system facilities within one year of the time of issuance of a certificate of occupancy for the first unit of housing in the subdivision, a city or county shall not, as*

part of its subdivision regulation applied to facilities or land outside the corporate limits of a city, require dedication of water systems or facilities as a condition for subdivision approval. (160D-806)

3. *Please include the subdivision Street Disclosure Statement. Please be aware that all streets shown on the final plat shall be designated in accordance with NC G.S. 136-102.6, and designation as public shall be conclusively presumed to be an offer of dedication to the public. Where streets are dedicated to the public but not accepted into a municipal or state system before lots are sold, a statement explaining the status of the street shall be included with the final plat.*

- *The board must agree to the roads being public,*
- *Certifications of roadway construction*
- *The town will provide a punch list of items to be addressed,*
- *After a punch list/deficiencies have been addressed and corrected petitioning with the town may take place.*

4. *Please submit additional street names in case these are not usable.*

Response:

1. **Acknowledged**
2. **Acknowledged**
3. **Acknowledged**
4. **Acknowledged**

Comment: Access, UDO Section 10.21.B, please provide adjacent property connections.

Response: **Stubout to SE has been added.**

Comment: There are no open spaces included in the design of the proposal. All subdivisions of 10 acres or more shall be required to maintain at least 15% dedicated open space. In addition, at least 30% of the required open space must be based on the total buildable acres (as defined) within the development, according to UDO Section 10.25.J. Please incorporate open space into your design. Please clearly break down the acreages of the open spaces and the recreation spaces provided in UDO Section 10.13.

Response: **Developer to do payment in lieu of open space requirements**

Comment: Please label clearly the location of 404 wetland areas as determined by the Wilmington District Office of the US Army Corps of Engineers, UDO Section 10.14.

Response: **No wetlands present on site per Preliminary Plan notes.**

Comment: Please modify the vicinity map to show only the north portions of the development as highlighted. Please zoom out on the vicinity map to show two major intersections.

Response: **Vicinity map revised**

Comment: Please include cul-de-sac typical per Burgaw Unified Development Ordinance (UDO) Section 10.21.L.

Response: **cul-de-sac detail provided on sheet 8 and 9**

Comment: Please submit road names for review under UDO Section 10.21.G.

Response: **Acknowledged**

Comment: UDO Section 10.21.R discusses grade changes for proposed roadways; please illustrate on the plan what, if any, vertical change exists.

Response: **Road profiles enclosed**

- Comment: What are the speeds of the roadways? Please refer to UDO Section 10.21.S for guidance.
Response: 25 mph within development.
- Comment: Please label all easements for proposed underground utilities under UDO Section 10.2.
Response: Easements shown and labeled on Site Plan
- Comment: Please label the stormwater “Retention Facilities Easement” as a buffer. A buffer strip may be required by the board of commissioners to be at least fifty feet in width adjacent to a major street; this would be a beneficial addition to Henry Brown Road.
Response: 50 ft buffer strip shown on site plan
- Comment: It is important to note that street signs are provided by the applicant and installed at the final plat.
Response: Acknowledged.
- Comment: An illumination plan is required to illustrate UDO Section 10.25. All subdivisions shall have streetlights installed throughout the subdivision in accordance with the standards of the town as found in the town street lighting policy and the Carolina Power and Light Company. The developer shall be required to pay the electric company the cost of street lighting installation. The street lighting system shall become the property of the Carolina Power and Light Company.
Response: Working with power company on lighting plan.
- Comment: Please include the open space acreages in the site data table UDO Section 10.25.J, i.e., specific breakdowns of each section.
Response: Developer to do payment in Lieu. Required acreage calculation is on the site plan sheet.
- Comment: Please let staff know immediately if any dedications of land are proposed per Section 10.4 of the UDO.
Response: No land to be dedicated
- Comment: Please label any wooded areas, marshes, swamps, rocky outcrops, ponds or lakes, streams or streambeds, and any other natural features affecting the site.
Response: Woods line shown and labeled on existing conditions sheet
- Comment: Location of floodways or flood zones as depicted on the official Flood Insurance Rate Map (FIRM). The following data concerns streets:
 1. Rights-of-way location and dimensions in accordance with this ordinance
 2. Pavement widths
 3. Design engineering data for all corners and curves.
 4. Typical cross-sections
 5. Type of street dedication (all streets must be designated either ‘public’ or ‘private’)
**Response: 1. FIRM map ref’s Zone X (non-flood hazard area).
 2. Information provided on Site Plan
 3. Information provided on Site Plan
 4. Information provided on Site Plan
 5. Information provided on Site Plan**

- Comment: Please be aware that an HOA is required per UDO Section 10.13, a copy of any proposed deed restriction, or similar covenants. Such restrictions are mandatory when private recreation areas or open spaces are established.
- Response:** **Acknowledged, owner will establish a new HOA for this section.**
- Comment: Please add the Certificate of Preliminary Plat Approval to the plan.
- Response:** **Certificate added on Cover Page**
- Comment: Please ensure that the roadway requirements meet UDO Section 10.21.
- Response:** **Acknowledged**
- Comment: Please be aware that no construction or installation of improvements shall commence in the proposed subdivision until the preliminary plat has been approved and all plans and specifications have been approved by the appropriate authorities under UDO Section 10.26. Please add this to the plat.
- Response:** **Acknowledged**
- Comment: The below items require subdivision improvements:
1. Paved streets
 2. Drainage
 3. Central water and hydrants
 4. Central sewer
 5. Street lighting
 6. Power line burial
 7. Please adjust the plans to meet the following planning board conditions:
 8. The use and development of the subject property shall comply with all regulations and requirements imposed by the Town of Burgaw UDO and any other applicable federal, state, or local law, ordinance or regulation, as well as any condition stated below. In the event of a conflict, a more stringent requirement or higher standard shall apply.
 9. The use and development of the subject property shall be in substantial compliance with the site plan as submitted and accepted by the Board of Commissioners on XX/XX/XXXX, dependent on date of submittal.
 10. All cul-de-sacs shall meet the requirements of Section 10.21.L.
 11. All utilities shall be located within the proposed street rights-of-way.
- Response:** **Acknowledged**
- Comment: Final Plat:
1. Roadway core testing will be required to be submitted, showing that the roads meet the NCDOT requirements.
 2. Monuments are required to be placed. Per UDO Section 10.24, Placement of Monuments, permanent monuments shall be placed at the point of intersection on the centerlines of intersecting streets and at the point of intersection of the tangents or curves when such point lies completely within the pavement of the proposed street. Otherwise, monuments shall be placed on the centerline at the points of curvature and at the points of tangency of all curved areas that are to be dedicated for street purposes. Such monuments shall be set nine inches below the finished grade of pavement. A metal casting of approved type shall be mounted over said monument. Permanent monuments shall be either of stone or concrete. They shall be at least 30 inches in length and a minimum of four inches in diameter, and they shall have metal pin or punch-marked metal plates embedded therein, marking the point represented on the final plat. The location of all monuments shall be shown on the final plat. Streetlights. All subdivisions shall have streetlights installed

throughout the subdivision in accordance with the standards of the town as found in the town street lighting policy and the Carolina Power and Light Company. The developer shall be required to pay the electric company for the cost of street lighting installation. The street lighting system shall become the property of the Carolina Power and Light Company.

Response: 1. **Acknowledged.**
2. **Acknowledged.**

Comment: Proposed conditions for the future special use permit if when you apply:

1. The use and development of the subject property shall comply with all regulations and requirements imposed by the Town of Burgaw UDO and any other applicable federal, state, or local law, ordinance, or regulation, as well as any condition stated below. In the event of a conflict, the more stringent requirement or higher standard shall apply.
2. Approval of this conditional district rezoning does not constitute technical approval of the site plan. The issuance of all required permits must occur prior to releasing the project to the Building Inspections Department.
3. The use and development of the subject property shall be in substantial compliance with the site plan as submitted and accepted by the Board of Commissioners on XX/XX/XXXX.
4. The streets shall be constructed to NCDOT minimum standards and Town of Burgaw standards and should be turned over to the town and made public.
5. A 50-ft buffer shall be required along Henry Brown Rd. (Section 10.24.C)
6. Sidewalks shall be required on both sides of the street in the public right of way and shall be constructed to a minimum width of five feet and shall consist of a minimum thickness of four inches of concrete and a minimum of six inches at driveway crossings (Section 10.25.B).
7. All cul-de-sacs shall meet the requirements of Section 10.21.L.9. All utilities shall be located within the proposed street right-of-ways. Alan Moore, Public Works Director 910-259-9035, rmoore@burgawnc.gov

Response: **Acknowledged**

Mike Dickson, Pender Co. Addressing Coordinator 910-259-1442

Comment: Glendale might not be approved by our 911 admins. Glenview Ct. is already approved for a subdivision in the county (Pender UDO Art. 11.4.3). If the developer has any alternates, I suggest they also propose those to increase their chances of approval. I am unsure if Laceleaf will be approved. There is a Lacer's Way in Currie, but I can see an argument for these names not being near duplicates. I will inquire about these road names and let you know if they are approved or denied.

Response: **Road names updated**

Comment: Prohibited Road Names (Art. 11.4.3 (6) Duplicate, near duplicate (Ex. Apple Rd and Apple Hill Rd) or phonetically similar road names.

Response: **Acknowledged.**

Comment: Also, whether we use Glendale and Laceleaf, or a couple of other road names, they need to be split into E and W directionals like the existing Woodbine Terrace.

Response: **Acknowledged.**

Comment: Upon final recordation and property mapping, I will address the lots per your department's directions.

Response: **Acknowledged.**

MaryBeth Kratovel, Fire Marshal, Burgaw Fire Department 910-945-7661

Comment: Dead ends need to be in accordance with D103.4 of the 2018 NC Fire Code.

Response: **Acknowledged**

Comment: Access roads with hydrants must be 26 ft in width.

Response: **26 ft provided at each hydrant**

Comment: Additional hydrants will be required.

Response: **All lots are within 500 ft of a hydrant.**

Comment: Need hydrant flow test results.

Response: **Working with third party on obtaining test.**

STORMWATER MANAGEMENT CALCULATIONS

for

TEALBRIAR PHASE 4

PREPARED FOR

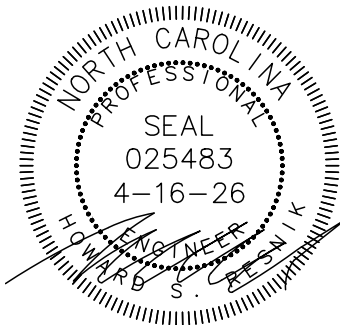
Dunbar Subdivision, INC
PO BOX 590
Rocky Point, NC 28457

Prepared by:



CSD ENGINEERING

PO Box 4041
Wilmington, NC 28406
Phone: 910 791-4441
Fax: 910 791-1501
License # C-2710



Howard Resnik, P.E.

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SECTION I
STORMWATER NARRATIVE



Storm Water Narrative

April 2026

PROJECT NAME: Tealbriar Phase 4

PROJECT DESCRIPTION: This submittal is for a 75 lot single family subdivision located on Henry Brown Road in the Town of Burgaw. The development was designed and permitted in the early 2000's and this phase was never fully constructed. Roads were rough graded and water and sewer utilities were installed but houses were never constructed. The site has gone through TRC with the Town of Burgaw which resulted in changing the original designed roadway widths to a larger width. Increasing the road width also increased the impervious from what was originally approved. To stay compliant with the current Low Density permit the lots in this phase will need to be reduced in allowable BUA to 2,720 SF instead of the original approved 3,200 sf.

Onsite improvements will consist of road and lot grading. Constructing 5:1 grassed swales for roadway discharge to be conveyed through. Sewer and water has already been installed along the roadway and will be served by the Town of Burgaw Utility Department. Overall impervious for the site is approximately 27%.

Existing topography within the development flows to a ditch in the middle of site which conveys the water to the Southern Property line where it discharges into ditch and is conveyed to the West eventually discharging into Long Creek (C-SW 18-74-55) in the Cape Fear River Basin.

Initial phase of the development will be installation of all perimeter erosion control measures and installation of the Phase 1 sed basins and perimeter swales to direct all water to the sediment basin. Once the sediment basin and swales are installed, then clearing and grubbing of site can start and stockpiling of material generated from sediment basin construction.

2nd phase will be to establish final grades for roads and building pad sites.

Since this project area is already covered under a low density permit the roads are designed with curb cut that direct water through flumes to 100 LF of 5:1 grassed line channel per the permit requirements. Swales are designed to be non erosive for the 10 yr storm event. The project doesn't require any stormwater management requirements only treatment requirements per the NCDEQ permit.

The site will be submitting an erosion control permit through NCDEQ. A new water permit will be submitted to Town of Burgaw and NCDEQ PWS. A driveway permit will be applied for through the NCDOT. A minor modification to the State Stormwater permit will need to be applied for to change the BUA allocation for the lots in this phase.

PROJECT BMP: Low Density – Curb outlet.

STORMWATER ENGINEER/CONSULTANT:

CSD-Engineering
PO Box 4041
Wilmington, NC 28406

Rodney Wright
rodney@csd-engineering.com
910 791 4441 office
910 791 1501 fax

SECTION II

PROJECT DATA

PROJECT DATA:

Existing Site Data:

Existing wetlands	0.00 sf (0.0 acres)
Existing uplands	1,335,233 sf (30.65 acres)
Total proposed project area	1,335,233 sf (30.65 acres)

Site Data:

Proposed Site Data (Within Existing NCDEQ Low Density Permit SW8 981116):

BMP	Impervious Area (SF)					
	Buildings	Roads	Sidewalks	Amenity	Future	Total
1	211,500	120,867	32,312	-	222	364,901
Total	211,500	120,867	32,312	-	222	364,901

Total Proposed Impervious	364,679 SF (8.37 ac)
----------------------------------	-----------------------------

Existing Tealbriar Ph 1-3 (Within Existing NCDEQ Low Density Permit SW8 981116):

BMP	Impervious Area (SF)					
	Buildings	Roads	Sidewalks	Amenity	Future	Total
1	272,000	130,336	29,535	-		431,871
Total	272,000	130,336	29,535	-	-	431,871

Total Existing Impervious	431,871 SF (9.91 ac)
----------------------------------	-----------------------------

Total Impervious permitted in SW8 981116 = 796,772 sf

431,871 + 364,901 = 796,772 sf

Soil Types:

<u>Abbreviation</u>	<u>Type and Description</u>	<u>Hydrologic Group</u>	<u>Area</u>
Gr	Grantham Loam	C/D	23.75 ac
Pn	Pantego Mucky Fine Sandy Loam	A/D	6.90 ac

(See attached soils map)

SECTION III

FLUME CALCULATIONS

Flume Summary

Flume

[illegible]

FLUME CALCULATIONS

Formulas:

$$Q = CIA$$

$$AR^{2/3} = Qn / (1.49s^{0.5}) \text{ or } Z_{avg} = Z_{req}$$

$$A = By + My^2$$

$$R = A / P$$

$$P = B + 2y(1 + M^2)^{0.5}$$

$$Z_{avg} = AR^{2/3}$$

$$Z_{req} = Qn / (1.49s^{0.5})$$

$$V = Q / A$$

$$\text{Spread} = y / \text{road cross slope}$$

Objective: solve for y so $Z_{avg} = Z_{req}$

10yr	Flume 1						ITERATION BALANCE						
	INPUT							OUTPUT					
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s
	0.89	0.03	4	1	0.013	0.07	0.27	4.19	0.07	0.04	0.04	3.24	1.00
10yr	Flume 2						ITERATION BALANCE						
	INPUT							OUTPUT					
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s
	0.85	0.03	4	1	0.013	0.07	0.27	4.19	0.06	0.04	0.04	3.16	1.00
10yr	Flume 3						ITERATION BALANCE						
	INPUT							OUTPUT					
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s
	10.44	0.03	6	1	0.013	0.23	1.45	6.66	0.22	0.53	0.53	7.19	1.00
10yr	Flume 4						ITERATION BALANCE						
	INPUT							OUTPUT					
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s
	7.46	0.03	4	1	0.013	0.24	1.03	4.69	0.22	0.38	0.38	7.24	1.00
10yr	Flume 5						ITERATION BALANCE						
	INPUT							OUTPUT					
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s
	12.17	0.03	6	1	0.013	0.26	1.60	6.72	0.24	0.61	0.61	7.63	1.00
10yr	Flume 6						ITERATION BALANCE						
	INPUT							OUTPUT					
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s
	9.43	0.03	6	1	0.013	0.22	1.36	6.62	0.21	0.47	0.47	6.92	1.00
10yr	Flume 7						ITERATION BALANCE						
	INPUT							OUTPUT					
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s
	5.70	0.03	4	1	0.013	0.21	0.87	4.59	0.19	0.29	0.29	6.53	1.00
10yr	Flume 8						ITERATION BALANCE						
	INPUT							OUTPUT					
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s
	7.70	0.03	4	1	0.013	0.25	1.05	4.70	0.22	0.39	0.39	7.31	1.00
10yr	Flume 9						ITERATION BALANCE						
	INPUT							OUTPUT					
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s
	4.97	0.03	4	1	0.013	0.19	0.80	4.54	0.18	0.25	0.25	6.25	1.00
10yr	Flume 10						ITERATION BALANCE						
	INPUT							OUTPUT					
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s
	5.91	0.03	4	1	0.013	0.21	0.89	4.60	0.19	0.30	0.30	6.65	1.00
10yr	Flume 11						ITERATION BALANCE						
	INPUT							OUTPUT					
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s
	10.18	0.03	6	1	0.013	0.23	1.43	6.65	0.22	0.51	0.51	7.11	1.00
10yr	Flume 12						ITERATION BALANCE						
	INPUT							OUTPUT					
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s
	5.59	0.03	4	1	0.013	0.20	0.86	4.58	0.19	0.28	0.28	6.51	1.00

Flume Spread Calculations

Flume

[illegible]

FLUME SPREAD CALCULATIONS

Formulas:

$$Q = CIA$$

$$AR^{2/3} = Qn / (1.49s^{0.5}) \text{ or } Z_{avg} = Z_{req}$$

$$A = By + My^2$$

$$R = A / P$$

$$P = B + 2y(1 + M^2)^{0.5}$$

$$Z_{avg} = AR^{2/3}$$

$$Z_{req} = Qn / (1.49s^{0.5})$$

$$V = Q / A$$

$$\text{Spread} = y / \text{road cross slope}$$

Objective: solve for y so $Z_{avg} = Z_{req}$

10yr	Flume 1						ITERATION BALANCE							
	INPUT							OUTPUT						
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s	Spread ft
	0.39	0.03	4	1	0.013	0.04	0.17	4.12	0.04	0.02	0.02	2.34	2.0	1.00
10yr	Flume 2						ITERATION BALANCE							
	INPUT							OUTPUT						
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s	Spread ft
	0.37	0.03	4	1	0.013	0.04	0.16	4.11	0.04	0.02	0.02	2.30	1.9	1.00
10yr	Flume 3						ITERATION BALANCE							
	INPUT							OUTPUT						
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s	Spread ft
	4.58	0.03	6	1	0.013	0.14	0.87	6.40	0.14	0.23	0.23	5.26	6.8	1.00
10yr	Flume 4						ITERATION BALANCE							
	INPUT							OUTPUT						
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s	Spread ft
	3.28	0.03	4	1	0.013	0.15	0.62	4.42	0.14	0.17	0.17	5.28	7.2	0.99
10yr	Flume 5						ITERATION BALANCE							
	INPUT							OUTPUT						
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s	Spread ft
	5.34	0.03	6	1	0.013	0.16	0.96	6.44	0.15	0.27	0.27	5.56	7.5	1.00
10yr	Flume 6						ITERATION BALANCE							
	INPUT							OUTPUT						
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s	Spread ft
	4.14	0.03	6	1	0.013	0.13	0.82	6.38	0.13	0.21	0.21	5.06	6.4	1.00
10yr	Flume 7						ITERATION BALANCE							
	INPUT							OUTPUT						
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s	Spread ft
	2.50	0.03	4	1	0.013	0.13	0.52	4.36	0.12	0.13	0.13	4.81	6.1	1.00
10yr	Flume 8						ITERATION BALANCE							
	INPUT							OUTPUT						
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s	Spread ft
	3.38	0.03	4	1	0.013	0.15	0.63	4.43	0.14	0.17	0.17	5.39	7.3	1.00
10yr	Flume 9						ITERATION BALANCE							
	INPUT							OUTPUT						
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s	Spread ft
	2.18	0.03	4	1	0.013	0.12	0.48	4.33	0.11	0.11	0.11	4.57	5.6	1.00
10yr	Flume 10						ITERATION BALANCE							
	INPUT							OUTPUT						
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s	Spread ft
	2.59	0.03	4	1	0.013	0.13	0.53	4.36	0.12	0.13	0.13	4.87	6.2	1.00
10yr	Flume 11						ITERATION BALANCE							
	INPUT							OUTPUT						
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s	Spread ft
	4.47	0.03	6	1	0.013	0.14	0.86	6.40	0.13	0.23	0.23	5.20	6.7	1.00
10yr	Flume 12						ITERATION BALANCE							
	INPUT							OUTPUT						
	FLOW (cfs)	s	B	M	n	y		A	P	R	Z _{avg}	Z _{REQ}	V ft/s	Spread ft
	2.45	0.03	4	1	0.013	0.12	0.51	4.35	0.12	0.12	0.12	4.78	6.0	1.00

SECTION IV
SWALE CALCULATIONS

Swale Summary

SWALES

[illegible]

SWALE CALCULATIONS

Formulas:

$$Q = CIA$$

$$AR^{2.0} = Qn / (1.49s^{0.5}) \text{ or } Z_{avg} = Z_{req}$$

$$A = By + My^2$$

$$R = A / P$$

$$P = B + 2y(1 + M^2)^{0.5}$$

$$Z_{avg} = AR^{2.0}$$

$$Z_{req} = Qn / (1.49s^{0.5})$$

$$V = Q / A$$

$$\text{Spread} = y / \text{road cross slope}$$

Objective: solve for y so $Z_{avg} = Z_{req}$

10yr	INPUT						OUTPUT						ITERATION BALANCE
	FLOW (cfs)	s	B	M	n	y	A	P	R	Z _{avg}	Z _{REQ}	V ft/s	
	0.93	0.003	0	5	0.03	0.44	0.96	4.47	0.21	0.34	0.34	0.97	1.00
Swale 1													
10yr	INPUT						OUTPUT						ITERATION BALANCE
	FLOW (cfs)	s	B	M	n	y	A	P	R	Z _{avg}	Z _{REQ}	V ft/s	
	0.90	0.003	0	5	0.03	0.43	0.93	4.40	0.21	0.33	0.33	0.97	1.00
Swale 2													
10yr	INPUT						OUTPUT						ITERATION BALANCE
	FLOW (cfs)	s	B	M	n	y	A	P	R	Z _{avg}	Z _{REQ}	V ft/s	
	10.93	0.003	0	5	0.03	1.10	6.06	11.23	0.54	4.02	4.02	1.80	1.00
Swale 3													
10yr	INPUT						OUTPUT						ITERATION BALANCE
	FLOW (cfs)	s	B	M	n	y	A	P	R	Z _{avg}	Z _{REQ}	V ft/s	
	7.70	0.003	0	5	0.03	0.97	4.66	9.84	0.47	2.83	2.83	1.65	1.00
Swale 4													
10yr	INPUT						OUTPUT						ITERATION BALANCE
	FLOW (cfs)	s	B	M	n	y	A	P	R	Z _{avg}	Z _{REQ}	V ft/s	
	12.64	0.003	0	5	0.03	1.16	6.76	11.86	0.57	4.65	4.65	1.87	1.00
Swale 5													
10yr	INPUT						OUTPUT						ITERATION BALANCE
	FLOW (cfs)	s	B	M	n	y	A	P	R	Z _{avg}	Z _{REQ}	V ft/s	
	9.85	0.003	0	5	0.03	1.06	5.61	10.80	0.52	3.62	3.62	1.76	1.00
Swale 6													
10yr	INPUT						OUTPUT						ITERATION BALANCE
	FLOW (cfs)	s	B	M	n	y	A	P	R	Z _{avg}	Z _{REQ}	V ft/s	
	5.95	0.003	0	5	0.03	0.88	3.84	8.94	0.43	2.19	2.19	1.55	1.00
Swale 7													
10yr	INPUT						OUTPUT						ITERATION BALANCE
	FLOW (cfs)	s	B	M	n	y	A	P	R	Z _{avg}	Z _{REQ}	V ft/s	
	8.05	0.003	0	5	0.03	0.98	4.82	10.01	0.48	2.96	2.96	1.67	1.00
Swale 8													
10yr	INPUT						OUTPUT						ITERATION BALANCE
	FLOW (cfs)	s	B	M	n	y	A	P	R	Z _{avg}	Z _{REQ}	V ft/s	
	5.21	0.003	0	5	0.03	0.83	3.48	8.51	0.41	1.92	1.92	1.50	1.00
Swale 9													
10yr	INPUT						OUTPUT						ITERATION BALANCE
	FLOW (cfs)	s	B	M	n	y	A	P	R	Z _{avg}	Z _{REQ}	V ft/s	
	6.16	0.003	0	5	0.03	0.89	3.94	9.06	0.44	2.26	2.26	1.56	1.00
Swale 10													
10yr	INPUT						OUTPUT						ITERATION BALANCE
	FLOW (cfs)	s	B	M	n	y	A	P	R	Z _{avg}	Z _{REQ}	V ft/s	
	10.58	0.003	0	5	0.03	1.09	5.92	11.10	0.53	3.89	3.89	1.79	1.00
Swale 11													
10yr	INPUT						OUTPUT						ITERATION BALANCE
	FLOW (cfs)	s	B	M	n	y	A	P	R	Z _{avg}	Z _{REQ}	V ft/s	
	5.89	0.003	0	5	0.03	0.87	3.80	8.89	0.43	2.16	2.16	1.55	1.00
Swale 12													
10yr	INPUT						OUTPUT						ITERATION BALANCE
	FLOW (cfs)	s	B	M	n	y	A	P	R	Z _{avg}	Z _{REQ}	V ft/s	
	46.44	0.003	0	3	0.03	2.31	16.05	14.63	1.10	17.07	17.07	2.89	1.00
Swale 13													
10yr	INPUT						OUTPUT						ITERATION BALANCE
	FLOW (cfs)	s	B	M	n	y	A	P	R	Z _{avg}	Z _{REQ}	V ft/s	
	23.64	0.003	0	3	0.03	1.80	9.67	11.36	0.85	8.69	8.69	2.44	1.00
Swale 14													
10yr	INPUT						OUTPUT						ITERATION BALANCE
	FLOW (cfs)	s	B	M	n	y	A	P	R	Z _{avg}	Z _{REQ}	V ft/s	
	14.46	0.003	0	3	0.03	1.49	6.70	9.45	0.71	5.32	5.32	2.16	1.00
Swale 15													

SECTION V
CULVERT CALCULATIONS

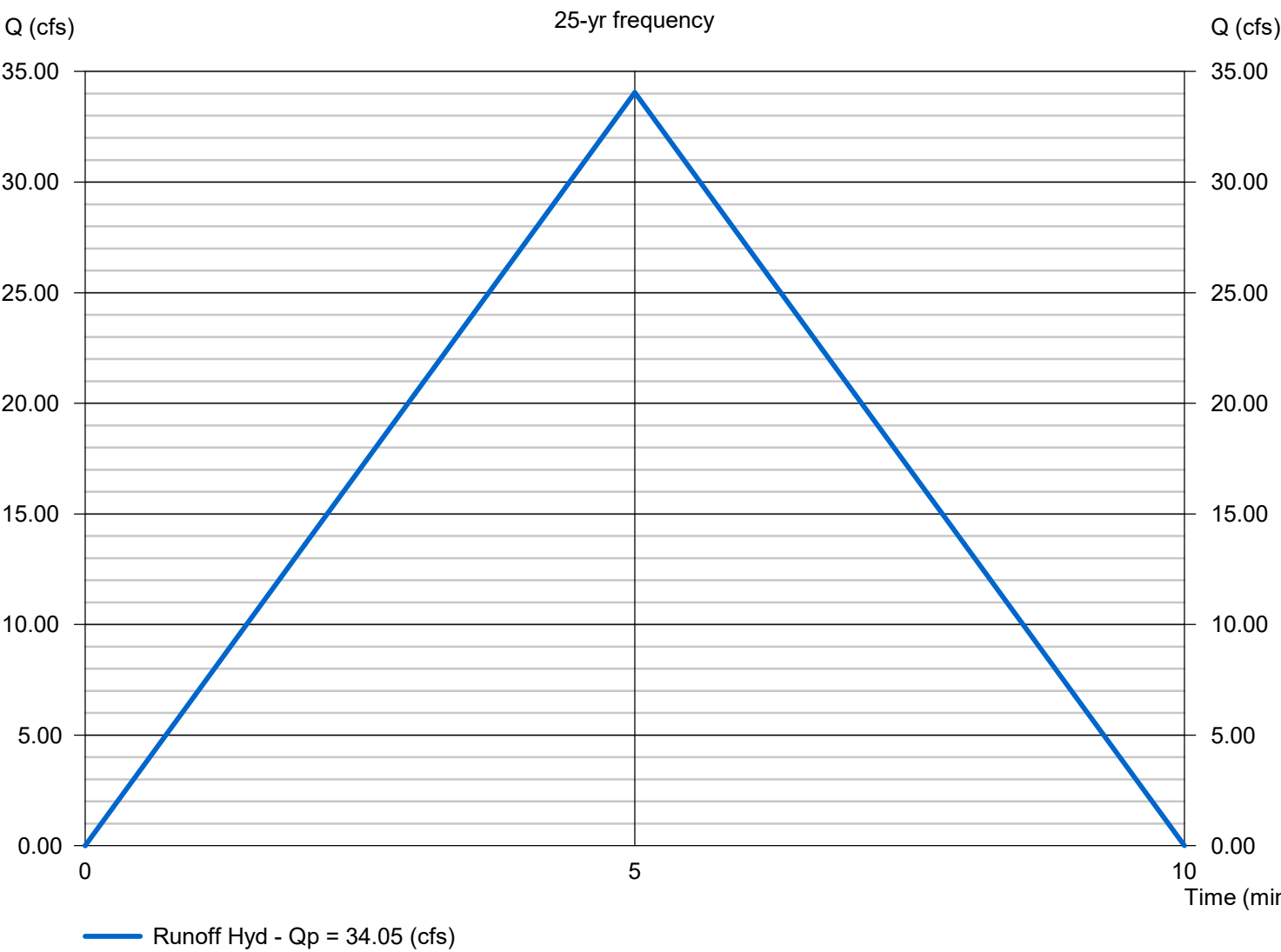
Hydrology Report

Culvet 1

Hydrograph type	= Rational	Peak discharge (cfs)	= 34.05
Storm frequency (yrs)	= 25	Time interval (min)	= 1
Drainage area (ac)	= 8.270	Runoff coeff. (C)	= 0.4
Rainfall Inten (in/hr)	= 10.292	Tc by User (min)	= 5
IDF Curve	= wilmington_2008.IDF	Rec limb factor	= 1.00

Hydrograph Volume = 10,214 (cuft); 0.234 (acft)

Runoff Hydrograph



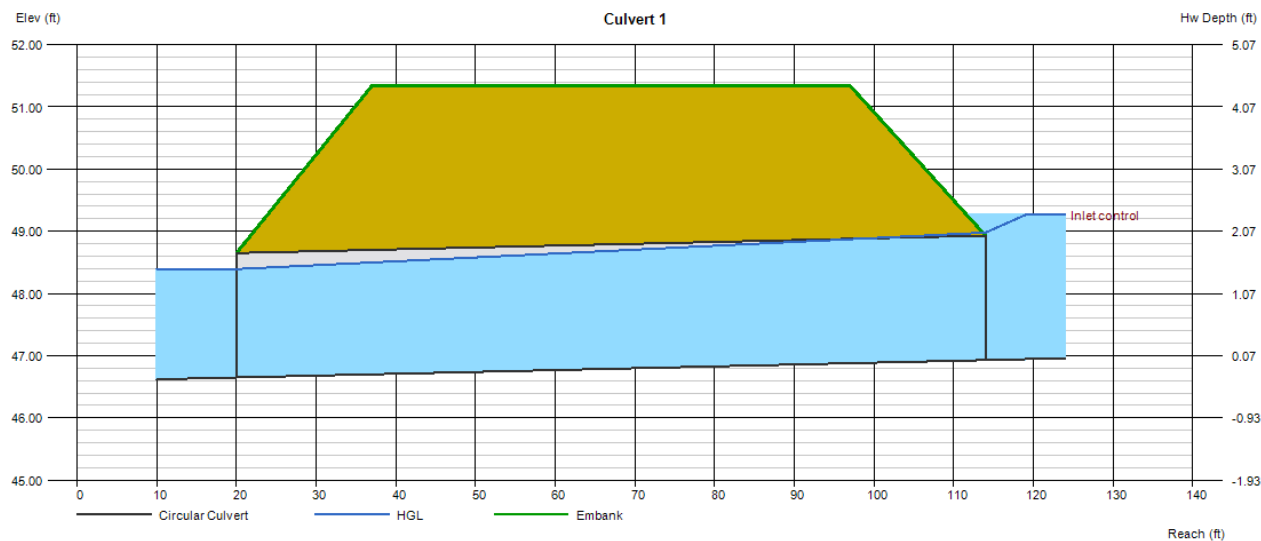
Culvert Report

Culvert 1

Invert Elev Dn (ft)	= 46.65
Pipe Length (ft)	= 94.00
Slope (%)	= 0.30
Invert Elev Up (ft)	= 46.93
Rise (in)	= 24.0
Shape	= Circular
Span (in)	= 24.0
No. Barrels	= 2
n-Value	= 0.013
Culvert Type	= Circular Concrete
Culvert Entrance	= Groove end projecting (C)
Coeff. K,M,c,Y,k	= 0.0045, 2, 0.0317, 0.69, 0.2

Embankment	
Top Elevation (ft)	= 51.34
Top Width (ft)	= 60.00
Crest Width (ft)	= 4.00

Calculations	
Qmin (cfs)	= 34.05
Qmax (cfs)	= 34.05
Tailwater Elev (ft)	= (dc+D)/2
Highlighted	
Qtotal (cfs)	= 34.05
Qpipe (cfs)	= 34.05
Qovertop (cfs)	= 0.00
Veloc Dn (ft/s)	= 5.86
Veloc Up (ft/s)	= 5.42
HGL Dn (ft)	= 48.39
HGL Up (ft)	= 48.98
Hw Elev (ft)	= 49.26
Hw/D (ft)	= 1.17
Flow Regime	= Inlet Control



SECTION VI
OUTFALL PROTECTION

VELOCITY CONTROL FOR FLUME OUTFALL:

FLUME 1 - OUTFALL FROM FLUME

Q_{peak} = 0.89 cfs from concrete flume

$$V = 4.89 \text{ ft/sec}$$

From chart 8.06b, Q = 0.89 cfs
equivalent d = 15 "

$$\begin{aligned} d_{50} &= 0.20 \text{ ft} & \text{or} & & 2.4 \text{ ", use } & 3 \text{ "} \\ La &= 9 \text{ ft} \\ 3d &= 3.8 \text{ ft} \\ W = d + 0.4La &= 4.85 \text{ ft} & & & d_{max} = 1.5 \times d_{50} &= 4.5 \text{ "} \end{aligned}$$

$$\text{apron thickness} = 1.5 \times d_{max} = 6.75 \text{ "}$$

apron dimensions:
min. stone size = 3 inches
min. apron thickness = 6.75 inches
apron length = 9 ft
width of apron at pipe outlet = 4 ft
width of apron at end of apron = 4.85 ft

INSTALL DIMENSIONS

4 inches
1 ft
9 ft
6 ft
6 ft

FLUME 2 - OUTFALL FROM FLUME

Q_{peak} = 0.85 cfs from concrete flume

$$V = 4.96 \text{ ft/sec}$$

From chart 8.06b, Q = 0.85 cfs
equivalent d = 18 "

$$\begin{aligned} d_{50} &= 0.20 \text{ ft} & \text{or} & & 2.4 \text{ ", use } & 3 \text{ "} \\ La &= 9 \text{ ft} \\ 3d &= 4.5 \text{ ft} \\ W = d + 0.4La &= 5.1 \text{ ft} & & & d_{max} = 1.5 \times d_{50} &= 4.5 \text{ "} \end{aligned}$$

$$\text{apron thickness} = 1.5 \times d_{max} = 6.75 \text{ "}$$

apron dimensions:
min. stone size = 3 inches
min. apron thickness = 6.75 inches
apron length = 9 ft
width of apron at pipe outlet = 5 ft
width of apron at end of apron = 5.1 ft

INSTALL DIMENSIONS

4 inches
1 ft
9 ft
6 ft
6 ft

FLUME 3 - OUTFALL FROM FLUME

Q_{peak} = 10.44 cfs from concrete flume

$$V = 3.66 \text{ ft/sec}$$

From chart 8.06b, Q = 10.44 cfs
equivalent d = 18 "

$$\begin{aligned} d_{50} &= 0.20 \text{ ft} & \text{or} & & 2.4 \text{ ", use } & 3 \text{ "} \\ La &= 9 \text{ ft} \\ 3d &= 4.5 \text{ ft} \\ W = d + 0.4La &= 5.1 \text{ ft} & d_{\max} = 1.5 \times d_{50} &= & 4.5 \text{ "} \end{aligned}$$

$$\text{apron thickness} = 1.5 \times d_{\max} = 6.75 \text{ "}$$

apron dimensions:

min. stone size =	3 inches
min. apron thickness =	6.75 inches
apron length =	9 ft
width of apron at pipe outlet =	5 ft
width of apron at end of apron =	5.1 ft

INSTALL DIMENSIONS

4 inches
1 ft
9 ft
6 ft
6 ft

FLUME 4 - OUTFALL FROM FLUME

Q_{peak} = 7.46 cfs from concrete flume

$$V = 6.8 \text{ ft/sec}$$

From chart 8.06b, Q = 7.46 cfs
equivalent d = 18 "

$$\begin{aligned} d_{50} &= 0.20 \text{ ft} & \text{or} & & 2.4 \text{ ", use } & 3 \text{ "} \\ La &= 9 \text{ ft} \\ 3d &= 4.5 \text{ ft} \\ W = d + 0.4La &= 5.1 \text{ ft} & d_{\max} = 1.5 \times d_{50} &= & 4.5 \text{ "} \end{aligned}$$

$$\text{apron thickness} = 1.5 \times d_{\max} = 6.75 \text{ "}$$

apron dimensions:

min. stone size =	3 inches
min. apron thickness =	6.75 inches
apron length =	9 ft
width of apron at pipe outlet =	5 ft
width of apron at end of apron =	5.1 ft

INSTALL DIMENSIONS

4 inches
1 ft
9 ft
6 ft
6 ft

FLUME 5 - OUTFALL FROM FLUME

Q_{peak} = 12.17 cfs from concrete flume

$$V = 7.42 \text{ ft/sec}$$

From chart 8.06b, Q = 12.17 cfs
equivalent d = 18 "

$$\begin{aligned} d_{50} &= 0.20 \text{ ft} & \text{or} & & 2.4 \text{ ", use } & 3 \text{ "} \\ La &= 9 \text{ ft} \\ 3d &= 4.5 \text{ ft} \\ W = d + 0.4La &= 5.1 \text{ ft} & d_{max} = 1.5 \times d_{50} &= & 4.5 \text{ "} \end{aligned}$$

$$\text{apron thickness} = 1.5 \times d_{max} = 6.75 \text{ "}$$

apron dimensions:

min. stone size =	3 inches
min. apron thickness =	6.75 inches
apron length =	9 ft
width of apron at pipe outlet =	5 ft
width of apron at end of apron =	5.1 ft

INSTALL DIMENSIONS

4 inches
1 ft
9 ft
6 ft
6 ft

FLUME 6 - OUTFALL FROM FLUME

Q_{peak} = 9.43 cfs from concrete flume

$$V = 4.92 \text{ ft/sec}$$

From chart 8.06b, Q = 9.43 cfs
equivalent d = 18 "

$$\begin{aligned} d_{50} &= 0.20 \text{ ft} & \text{or} & & 2.4 \text{ ", use } & 3 \text{ "} \\ La &= 9 \text{ ft} \\ 3d &= 4.5 \text{ ft} \\ W = d + 0.4La &= 5.1 \text{ ft} & d_{max} = 1.5 \times d_{50} &= & 4.5 \text{ "} \end{aligned}$$

$$\text{apron thickness} = 1.5 \times d_{max} = 6.75 \text{ "}$$

apron dimensions:

min. stone size =	3 inches
min. apron thickness =	6.75 inches
apron length =	9 ft
width of apron at pipe outlet =	5 ft
width of apron at end of apron =	5.1 ft

INSTALL DIMENSIONS

4 inches
1 ft
9 ft
6 ft
6 ft

FLUME 7 - OUTFALL FROM FLUME

Q_{peak} = 5.7 cfs from concrete flume

$$V = 4.85 \text{ ft/sec}$$

From chart 8.06b, Q = 5.7 cfs
equivalent d = 18 "

$$\begin{aligned} d_{50} &= 0.20 \text{ ft} & \text{or} & & 2.4 \text{ ", use } & 3 \text{ "} \\ La &= 9 \text{ ft} \\ 3d &= 4.5 \text{ ft} \\ W = d + 0.4La &= 5.1 \text{ ft} & d_{max} = 1.5 \times d_{50} &= & 4.5 \text{ "} \end{aligned}$$

$$\text{apron thickness} = 1.5 \times d_{max} = 6.75 \text{ "}$$

apron dimensions:

min. stone size =	3 inches
min. apron thickness =	6.75 inches
apron length =	9 ft
width of apron at pipe outlet =	5 ft
width of apron at end of apron =	5.1 ft

INSTALL DIMENSIONS

4 inches
1 ft
9 ft
6 ft
6 ft

FLUME 8 - OUTFALL FROM FLUME

Q_{peak} = 7.7 cfs from concrete flume

$$V = 4.97 \text{ ft/sec}$$

From chart 8.06b, Q = 7.7 cfs
equivalent d = 18 "

$$\begin{aligned} d_{50} &= 0.20 \text{ ft} & \text{or} & & 2.4 \text{ ", use } & 3 \text{ "} \\ La &= 9 \text{ ft} \\ 3d &= 4.5 \text{ ft} \\ W = d + 0.4La &= 5.1 \text{ ft} & d_{max} = 1.5 \times d_{50} &= & 4.5 \text{ "} \end{aligned}$$

$$\text{apron thickness} = 1.5 \times d_{max} = 6.75 \text{ "}$$

apron dimensions:

min. stone size =	3 inches
min. apron thickness =	6.75 inches
apron length =	9 ft
width of apron at pipe outlet =	5 ft
width of apron at end of apron =	5.1 ft

INSTALL DIMENSIONS

4 inches
1 ft
9 ft
6 ft
6 ft

FLUME 9 - OUTFALL FROM FLUME

Q_{peak} = 4.97 cfs from concrete flume

$$V = 5.22 \text{ ft/sec}$$

From chart 8.06b, Q = 4.97 cfs
equivalent d = 18 "

$$\begin{aligned} d_{50} &= 0.20 \text{ ft} & \text{or} & & 2.4 \text{ ", use } & 3 \text{ "} \\ La &= 9 \text{ ft} \\ 3d &= 4.5 \text{ ft} \\ W = d + 0.4La &= 5.1 \text{ ft} & d_{max} = 1.5 \times d_{50} &= & 4.5 \text{ "} \end{aligned}$$

$$\text{apron thickness} = 1.5 \times d_{max} = 6.75 \text{ "}$$

apron dimensions:

min. stone size =	3 inches
min. apron thickness =	6.75 inches
apron length =	9 ft
width of apron at pipe outlet =	5 ft
width of apron at end of apron =	5.1 ft

INSTALL DIMENSIONS

4 inches
1 ft
9 ft
6 ft
6 ft

FLUME 10 - OUTFALL FROM FLUME

Q_{peak} = 5.91 cfs from concrete flume

$$V = 5.09 \text{ ft/sec}$$

From chart 8.06b, Q = 5.91 cfs
equivalent d = 18 "

$$\begin{aligned} d_{50} &= 0.20 \text{ ft} & \text{or} & & 2.4 \text{ ", use } & 3 \text{ "} \\ La &= 9 \text{ ft} \\ 3d &= 4.5 \text{ ft} \\ W = d + 0.4La &= 5.1 \text{ ft} & d_{max} = 1.5 \times d_{50} &= & 4.5 \text{ "} \end{aligned}$$

$$\text{apron thickness} = 1.5 \times d_{max} = 6.75 \text{ "}$$

apron dimensions:

min. stone size =	3 inches
min. apron thickness =	6.75 inches
apron length =	9 ft
width of apron at pipe outlet =	5 ft
width of apron at end of apron =	5.1 ft

INSTALL DIMENSIONS

4 inches
1 ft
9 ft
6 ft
6 ft

FLUME 11 - OUTFALL FROM FLUME

Q_{peak} = 10.18 cfs from concrete flume

$$V = 7.67 \text{ ft/sec}$$

From chart 8.06b, Q = 10.18 cfs
equivalent d = 18 "

$$\begin{aligned} d_{50} &= 0.20 \text{ ft} & \text{or} & & 2.4 \text{ ", use } & 3 \text{ "} \\ La &= 9 \text{ ft} \\ 3d &= 4.5 \text{ ft} \\ W = d + 0.4La &= 5.1 \text{ ft} & d_{\max} = 1.5 \times d_{50} &= & 4.5 \text{ "} \end{aligned}$$

$$\text{apron thickness} = 1.5 \times d_{\max} = 6.75 \text{ "}$$

apron dimensions:
min. stone size = 3 inches
min. apron thickness = 6.75 inches
apron length = 9 ft
width of apron at pipe outlet = 5 ft
width of apron at end of apron = 5.1 ft

INSTALL DIMENSIONS

4 inches
1 ft
9 ft
6 ft
6 ft

FLUME 12 - OUTFALL FROM FLUME

Q_{peak} = 5.59 cfs from concrete flume

$$V = 4.42 \text{ ft/sec}$$

From chart 8.06b, Q = 5.59 cfs
equivalent d = 18 "

$$\begin{aligned} d_{50} &= 0.20 \text{ ft} & \text{or} & & 2.4 \text{ ", use } & 3 \text{ "} \\ La &= 9 \text{ ft} \\ 3d &= 4.5 \text{ ft} \\ W = d + 0.4La &= 5.1 \text{ ft} & d_{\max} = 1.5 \times d_{50} &= & 4.5 \text{ "} \end{aligned}$$

$$\text{apron thickness} = 1.5 \times d_{\max} = 6.75 \text{ "}$$

apron dimensions:
min. stone size = 3 inches
min. apron thickness = 6.75 inches
apron length = 9 ft
width of apron at pipe outlet = 5 ft
width of apron at end of apron = 5.1 ft

INSTALL DIMENSIONS

4 inches
1 ft
9 ft
6 ft
6 ft

VELOCITY CONTROL FOR PIPE OUTFALL:

Culvert 1 outfall - 24" PIPE OUTFALL:

$$34.05 / 2 = 17.03$$

$$Q_{\text{peak}} = 17.03 \text{ cfs from } 24 \text{ " pipe (see sheet EC2)}$$

$$\begin{aligned} Q &= VA & V &= Q / A \\ & & &= 17.03 / 3.14 \\ & & &= 5.4 \text{ ft/sec} \end{aligned}$$

$$\begin{aligned} \text{From chart 8.06b, } Q &= 17.03 \text{ cfs} \\ d &= 24 \text{ "} \end{aligned}$$

$$\begin{aligned} d50 &= 0.20 \text{ ft} & \text{or } 2.4 \text{ "}, & \text{ use } 4 \text{ "} \\ La &= 9 \text{ ft} \\ 3d &= 6.0 \text{ ft} \\ W = d + 0.4La &= 5.6 \text{ ft} & d_{\text{max}} = 1.5 \times d50 &= 6 \text{ "} \\ \text{apron thickness} &= 1.5 \times d_{\text{max}} &= 9 \text{ "} \end{aligned}$$

apron dimensions:

min. stone size =	4 inches
min. apron thickness =	9 inches
apron length =	9 ft
width of apron at pipe outlet =	6 ft
width of apron at end of apron =	6 ft

INSTALL DIMENSIONS

4 inches
1 ft
9 ft
10 ft
10 ft

SECTION VII

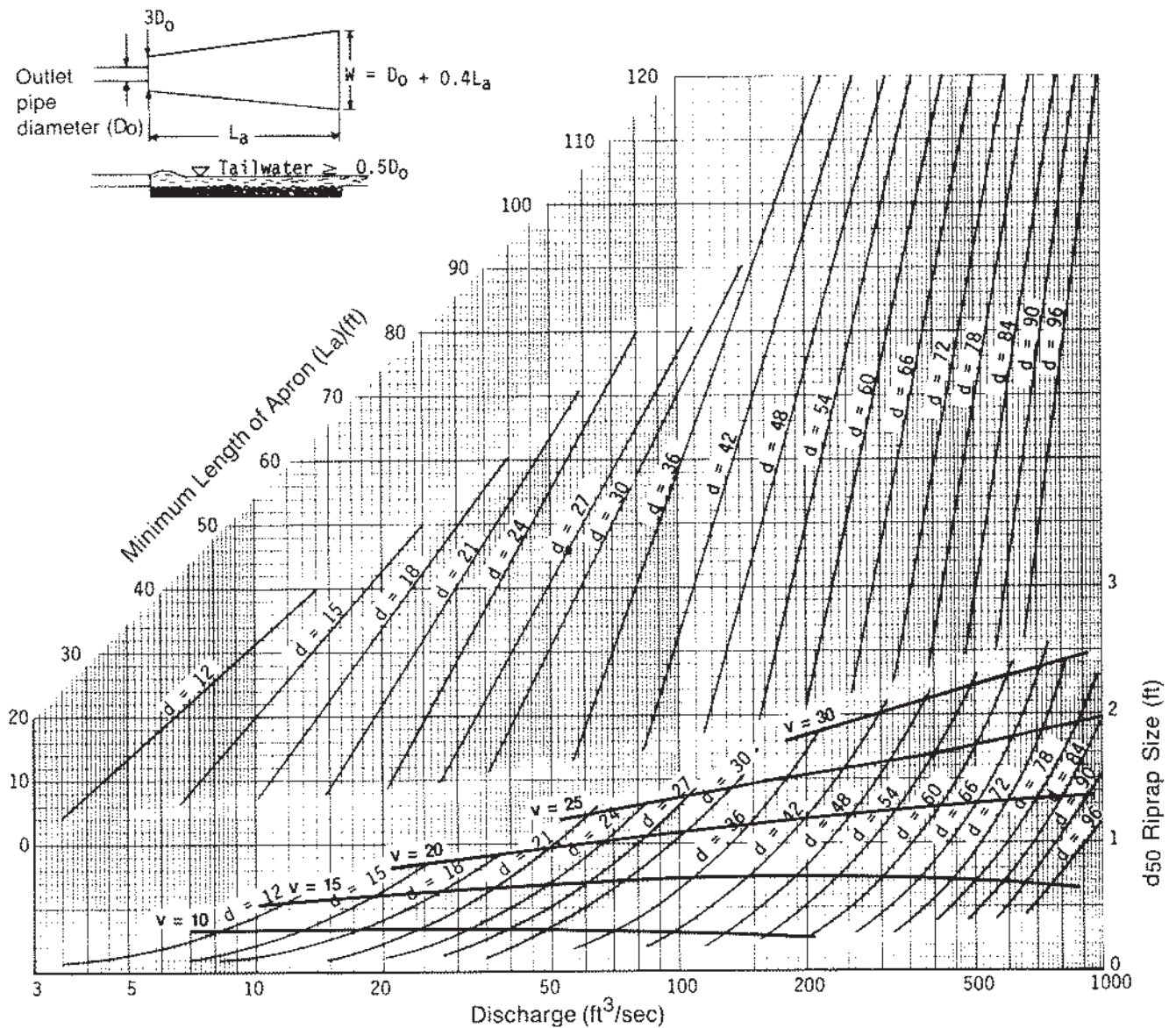
SUPPORTING DOCUMENTS

Table 8.03b
Value of Runoff Coefficient
(C) for Rational Formula

Land Use	C	Land Use	C
Business:		Lawns:	
Downtown areas	0.70-0.95	Sandy soil, flat, 2%	0.05-0.10
Neighborhood areas	0.50-0.70	Sandy soil, ave., 2-7%	0.10-0.15
Residential:		Sandy soil, steep, 7%	0.15-0.20
Single-family areas	0.30-0.50	Heavy soil, flat, 2%	0.13-0.17
Multi units, detached	0.40-0.60	Heavy soil, ave., 2-7%	0.18-0.22
Multi units, Attached	0.60-0.75	Heavy soil, steep, 7%	0.25-0.35
Suburban	0.25-0.40	Agricultural land:	
Industrial:		Bare packed soil	
Light areas	0.50-0.80	Smooth	0.30-0.60
Heavy areas	0.60-0.90	Rough	0.20-0.50
Parks, cemeteries	0.10-0.25	Cultivated rows	
Playgrounds	0.20-0.35	Heavy soil no crop	0.30-0.60
Railroad yard areas	0.20-0.40	Heavy soil with crop	0.20-0.50
Unimproved areas	0.10-0.30	Sandy soil no crop	0.20-0.40
Streets:		Sandy soil with crop	0.10-0.25
Asphalt	0.70-0.95	Pasture	
Concrete	0.80-0.95	Heavy soil	0.15-0.45
Brick	0.70-0.85	Sandy soil	0.05-0.25
Drives and walks	0.75-0.85	Woodlands	0.05-0.25
Roofs	0.75-0.85		

NOTE: The designer must use judgement to select the appropriate C value within the range for the appropriate land use. Generally, larger areas with permeable soils, flat slopes, and dense vegetation should have lowest C values. Smaller areas with slowly permeable soils, steep slopes, and sparse vegetation should be assigned highest C values.

Source: American Society of Civil Engineers



Curves may not be extrapolated.

Figure 8.06b Design of outlet protection from a round pipe flowing full, maximum tailwater condition ($T_w \geq 0.5$ diameter).



NOAA Atlas 14, Volume 2, Version 3
Location name: Burgaw, North Carolina, USA*
Latitude: 34.5506°, Longitude: -77.9507°
Elevation: 50 ft**
* source: ESRI Maps
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M. Yekta, and D. Riley

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	5.89 (5.46-6.40)	7.00 (6.48-7.60)	8.18 (7.56-8.87)	9.11 (8.39-9.85)	10.3 (9.42-11.1)	11.2 (10.2-12.1)	12.1 (10.9-13.0)	12.9 (11.7-14.0)	14.1 (12.6-15.3)	15.1 (13.3-16.4)
10-min	4.71 (4.36-5.11)	5.60 (5.18-6.07)	6.56 (6.05-7.10)	7.28 (6.71-7.88)	8.19 (7.51-8.84)	8.89 (8.11-9.60)	9.59 (8.69-10.4)	10.3 (9.26-11.1)	11.2 (9.97-12.1)	11.9 (10.5-12.9)
15-min	3.92 (3.64-4.26)	4.69 (4.34-5.09)	5.53 (5.10-5.99)	6.14 (5.66-6.65)	6.92 (6.34-7.47)	7.50 (6.85-8.10)	8.08 (7.33-8.72)	8.64 (7.79-9.33)	9.37 (8.37-10.1)	9.93 (8.79-10.8)
30-min	2.69 (2.49-2.92)	3.24 (3.00-3.51)	3.93 (3.63-4.25)	4.45 (4.10-4.82)	5.13 (4.70-5.53)	5.65 (5.16-6.10)	6.19 (5.61-6.68)	6.72 (6.06-7.26)	7.46 (6.66-8.07)	8.04 (7.12-8.72)
60-min	1.68 (1.55-1.82)	2.03 (1.88-2.20)	2.52 (2.32-2.73)	2.90 (2.67-3.14)	3.41 (3.13-3.68)	3.83 (3.49-4.13)	4.26 (3.86-4.60)	4.71 (4.25-5.09)	5.35 (4.78-5.79)	5.87 (5.20-6.37)
2-hr	0.998 (0.917-1.09)	1.22 (1.12-1.33)	1.55 (1.42-1.69)	1.82 (1.67-1.99)	2.21 (2.01-2.42)	2.54 (2.30-2.77)	2.90 (2.61-3.16)	3.29 (2.94-3.58)	3.86 (3.41-4.21)	4.35 (3.81-4.75)
3-hr	0.712 (0.654-0.785)	0.868 (0.796-0.957)	1.11 (1.02-1.22)	1.31 (1.20-1.44)	1.62 (1.46-1.77)	1.88 (1.69-2.06)	2.17 (1.94-2.38)	2.49 (2.21-2.72)	2.97 (2.60-3.25)	3.39 (2.94-3.72)
6-hr	0.435 (0.398-0.481)	0.530 (0.485-0.587)	0.678 (0.618-0.750)	0.805 (0.732-0.889)	0.994 (0.897-1.10)	1.16 (1.04-1.28)	1.34 (1.19-1.47)	1.55 (1.36-1.70)	1.86 (1.61-2.04)	2.13 (1.82-2.34)
12-hr	0.254 (0.230-0.284)	0.310 (0.280-0.346)	0.399 (0.360-0.445)	0.476 (0.428-0.531)	0.592 (0.527-0.658)	0.694 (0.614-0.769)	0.809 (0.709-0.896)	0.938 (0.814-1.04)	1.14 (0.971-1.26)	1.31 (1.10-1.45)
24-hr	0.145 (0.133-0.160)	0.176 (0.162-0.195)	0.229 (0.209-0.252)	0.274 (0.250-0.302)	0.344 (0.311-0.378)	0.406 (0.363-0.446)	0.476 (0.421-0.525)	0.556 (0.485-0.614)	0.679 (0.579-0.754)	0.788 (0.660-0.879)
2-day	0.085 (0.078-0.093)	0.103 (0.094-0.113)	0.132 (0.121-0.145)	0.157 (0.143-0.172)	0.195 (0.177-0.215)	0.229 (0.206-0.252)	0.267 (0.237-0.295)	0.310 (0.271-0.343)	0.376 (0.321-0.419)	0.433 (0.364-0.485)
3-day	0.060 (0.055-0.066)	0.072 (0.067-0.079)	0.092 (0.085-0.101)	0.110 (0.100-0.120)	0.135 (0.123-0.148)	0.158 (0.142-0.173)	0.183 (0.163-0.201)	0.211 (0.185-0.233)	0.254 (0.218-0.282)	0.291 (0.246-0.326)
4-day	0.047 (0.044-0.052)	0.057 (0.053-0.063)	0.073 (0.067-0.080)	0.086 (0.079-0.094)	0.106 (0.096-0.115)	0.122 (0.110-0.134)	0.141 (0.126-0.155)	0.162 (0.142-0.178)	0.193 (0.167-0.214)	0.220 (0.187-0.246)
7-day	0.031 (0.029-0.034)	0.038 (0.035-0.041)	0.048 (0.044-0.052)	0.056 (0.052-0.061)	0.068 (0.062-0.074)	0.078 (0.071-0.085)	0.089 (0.080-0.097)	0.101 (0.090-0.111)	0.119 (0.104-0.131)	0.133 (0.115-0.148)
10-day	0.025 (0.023-0.027)	0.030 (0.028-0.032)	0.037 (0.034-0.040)	0.043 (0.040-0.046)	0.052 (0.048-0.056)	0.059 (0.054-0.064)	0.067 (0.061-0.073)	0.075 (0.068-0.082)	0.088 (0.078-0.096)	0.098 (0.085-0.108)
20-day	0.016 (0.015-0.018)	0.020 (0.018-0.021)	0.024 (0.023-0.026)	0.028 (0.026-0.030)	0.033 (0.031-0.035)	0.037 (0.034-0.040)	0.042 (0.038-0.045)	0.047 (0.042-0.050)	0.053 (0.048-0.058)	0.059 (0.052-0.065)
30-day	0.014 (0.013-0.014)	0.016 (0.015-0.017)	0.019 (0.018-0.021)	0.022 (0.021-0.024)	0.026 (0.024-0.028)	0.029 (0.027-0.031)	0.032 (0.030-0.034)	0.035 (0.032-0.038)	0.040 (0.036-0.043)	0.043 (0.039-0.047)
45-day	0.011 (0.011-0.012)	0.013 (0.013-0.014)	0.016 (0.015-0.017)	0.018 (0.017-0.019)	0.021 (0.020-0.022)	0.023 (0.022-0.025)	0.026 (0.024-0.027)	0.028 (0.026-0.030)	0.031 (0.028-0.034)	0.034 (0.031-0.037)
60-day	0.010 (0.010-0.011)	0.012 (0.011-0.013)	0.014 (0.013-0.015)	0.016 (0.015-0.017)	0.018 (0.017-0.019)	0.020 (0.019-0.021)	0.022 (0.020-0.023)	0.023 (0.022-0.025)	0.026 (0.024-0.028)	0.028 (0.025-0.030)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
Please refer to NOAA Atlas 14 document for more information.

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PF graphical



Map Scale: 1:4,030 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Gr	Grantham loam	C/D	33.4	69.7%
Pn	Pantego mucky fine sandy loam	A/D	14.5	30.3%
Totals for Area of Interest			47.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

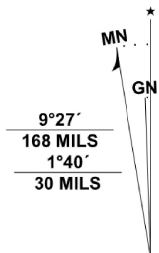
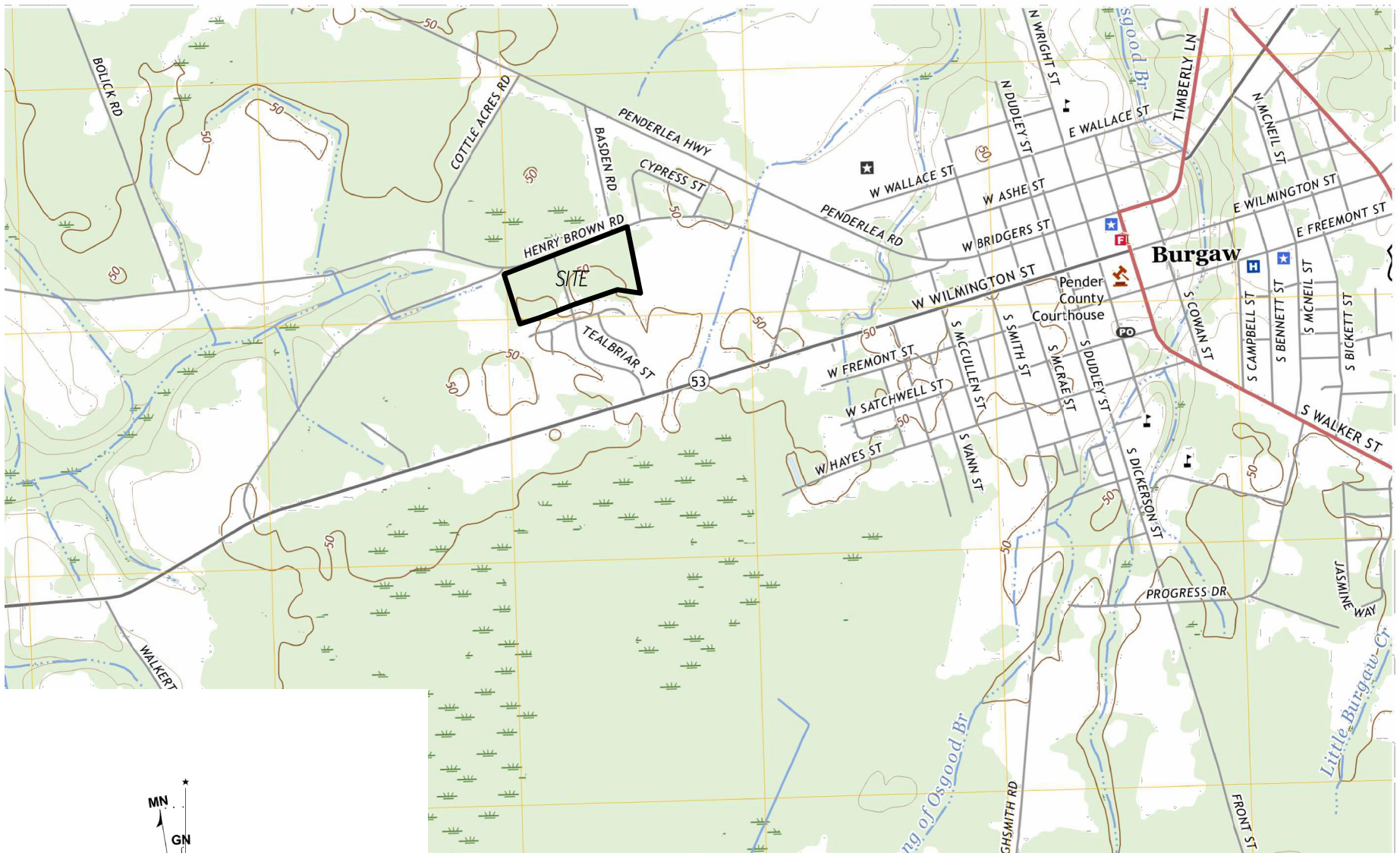
Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition



UTM GRID AND 2019 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



SCALE IN FEET: 1" = 2,000'

BURGAW, NC
2022

AFFIDAVIT OF POSTING & MAILING FOR CANDIDO MINOR SUP

I am over the age of 18 (eighteen) years, and, on April 17th, 2026, I mailed the required property owners within a 500ft buffer of parcel # 3219-52-6844-0000 and # 3219-63-4200-0000 letters and the required enclosures for the public hearing at the Burgaw Town Council meeting to be held on May 12, 2026, by depositing a copy enclosed in a postpaid wrapper, in an official depository under the exclusive care and custody of the United States Postal Service in Burgaw, Pender County, North Carolina. A copy of the document is on file with the Planning Department along with the addresses.

I also posted 3 zoning notice signs on the property with Town of Burgaw Planning Staff contact information.



Signature

05.04.2026

Date





Town of Burgaw

109 N. Walker Street, Burgaw, NC 28425

Phone: (910) 259-2151, Fax: (910) 259-6644, email: mail@burgawnc.gov

Olivia Dawson
Mayor

James Malloy
Mayor Pro Tem

Council Members:
Bill George
Michael Pearsall
William Rivenbark
Myra McDuffie

James H. Gantt
Town Manager

Kristin J. Wells
Town Clerk

Norwood Blanchard, III
Town Attorney

April 17, 2026

Dear Property Owner,

You are receiving this letter as an adjacent property owner to a proposed major subdivision known as Teal Briar Phase 4 (quasi-judicial) to be located on two parcels totaling ± 30.49 acres zoned R-12 (Residential) located south of Henry Brown Road (SR 1343) and north of NC HWY 53 for a 75-lot, single-family detached residential subdivision. The property can be further identified by parcel identification numbers: 3219-52-6844-0000 and 3219-63-4200-0000.

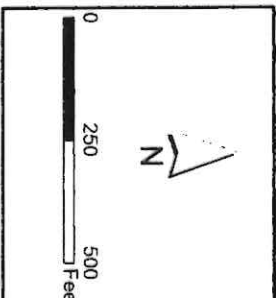
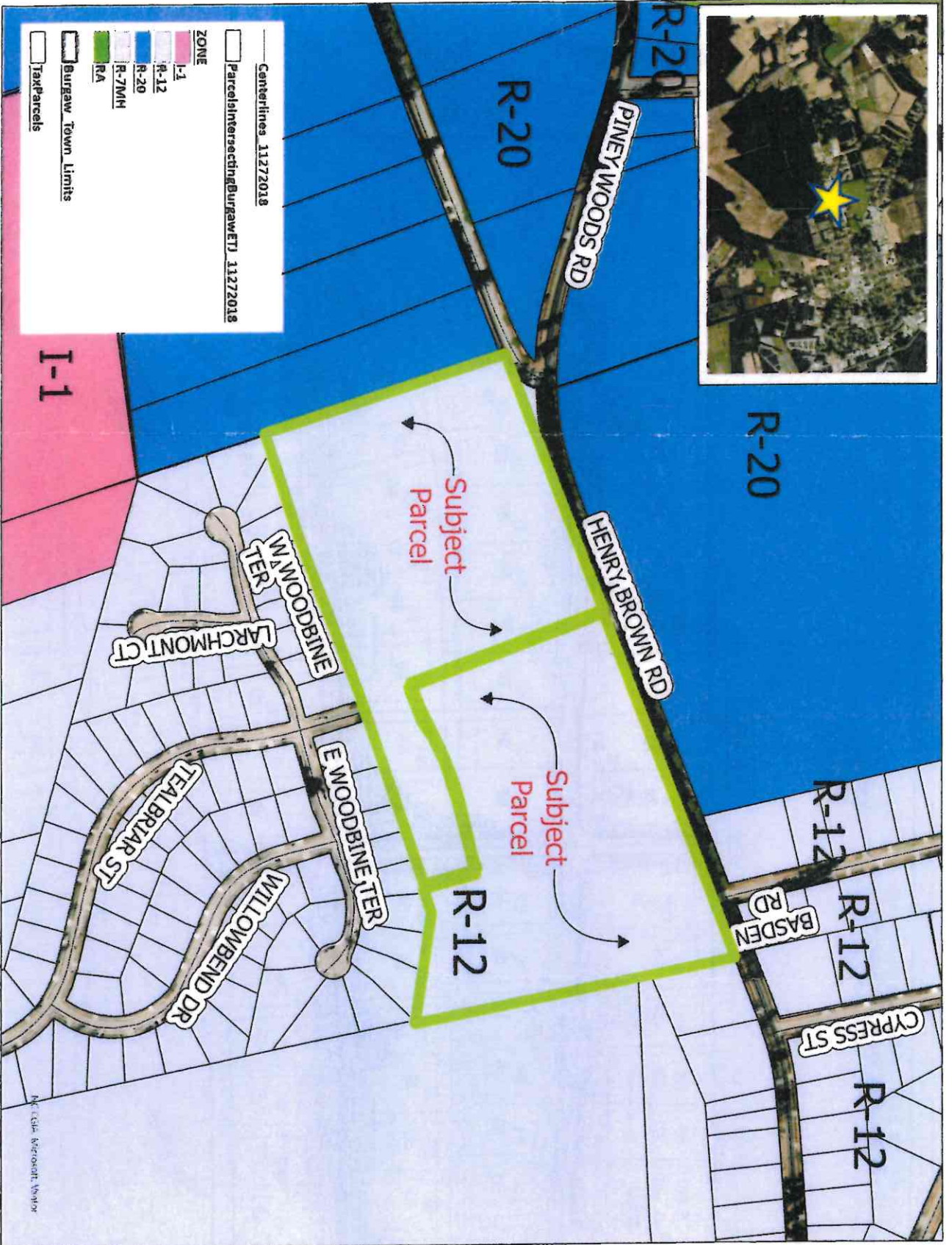
The applicant, David DeMoss, with Demco Builders is requesting the proposed major subdivision (Teal Briar Phase 4).

On May 12, 2026, at or about 5:30 PM, the Burgaw, Town Council will hold a public comment period for this and any other scheduled agenda item at the Burgaw Town Center, located at 108 East Wilmington Street, Burgaw, NC.

If you have any questions regarding the request, please call (910) 663-3450.

Sincerely,

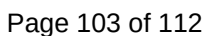
Ron Meredith
Planning Director



BURGAW NC
Good Town Year Round

Application Type:
Major
Subdivision
(Quasi-Judicial)

Existing Zoning:
R-12
(Residential)



RESOLUTION 2026-09

RESOLUTION FOR A MAJOR SUBDIVISION FOR PROPERTY LOCATED SOUTH OF HENRY BROWN ROAD (SR 1343) AND NORTH OF NC HWY 53 (PARCEL IDs: 3219-52-6844-0000 AND 3219-63-4200-0000), TO ALLOW FOR A PROPOSAL OF A 75-LOT SINGLE-FAMILY DETACHED HOME DEVELOPMENT IN THE EXISTING R-12, RESIDENTIAL DISTRICT

PURPOSE:

THE COUNCIL FOR THE TOWN OF BURGAW HELD A PUBLIC HEARING ON MAY 12, 2026, TO CONSIDER THE FOLLOWING APPLICATION:

PROPERTY OWNER:
DUNBAR SUBDIVISION, INC
561 ASHTON LAKE RD BURGAW NC 28425
PROPERTY APPLICANT:
DAVID DEMOSS WITH DEMCO BUILDERS

LOCATION: SOUTH OF HENRY BROWN ROAD (SR 1343) AND NORTH OF NC HWY 53.
(SR 1343) (PARCEL ID: 3219-52-6844-0000 AND 3219-63-4200-0000)

PROPOSAL: 75-LOT, MAJOR SUBDIVISION, SINGLE-FAMILY DETACHED UNIT DEVELOPMENT

ZONING DISTRICT: EXISTING R-12, RESIDENTIAL DISTRICT

MEETING DATES:
MAY 12, 2026: BURGAW TOWN COUNCIL, PUBLIC HEARING

Therefore, because the Burgaw Town Council concludes that all general and specific conditions precedent to the approval of a Major Subdivision **have** been satisfied, IT IS ORDERED that the application for the approval of the Major Subdivision be **APPROVED**, subject to the following conditions:

Criteria for Approval, UDO Section 10.13 Major Subdivision

- 1. Every subdivision within the Town of Burgaw and its extraterritorial jurisdiction (ETJ) that does not qualify for minor subdivision procedures shall be required to submit a preliminary plat for the Town Council approval before any construction or installation of improvements may begin.*
- 2. Prior to submitting a preliminary plat, the subdivider shall complete a pre-application conference and sketch plant review with the Planning Department.*

3. *An application for major subdivision will be submitted first with two 24x36 paper copies and a digital copy to be shared with the Technical Review Committee (TRC) and the Town's review engineer. After the Town's review comments are addressed eight 24x36 paper copies of the preliminary plat (as well as any additional copies the Town's Planning Department determines are needed shall be submitted to the Planning Department in accordance with the Official Deadlines for Application Submittal designated by the Town Planning Department. The applicant is responsible and must submit to all applicable State and Federal agencies.*
4. *All preliminary plats shall meet the specifications outlined in this chapter, and all mapping shall comply with NC G.S. 47-30. A preliminary plat that is incomplete or does not have the required documents submitted with it shall not be scheduled for the Town Council review until all missing information is supplied.*
5. *All preliminary plats shall contain the following certifications as specified in this Article:*
 - (a) *Certificate of Ownership and Dedication (signed)*
 - (b) *Certificate of Survey and Accuracy (signed)*
 - (c) *Surveyor's Certificate (signed)*
 - (d) *Certificate of Preliminary Plat Approval*
6. *When a subdivision is to be developed in stages, a master plan shall be submitted for the entire development and a preliminary plat and final plat shall be submitted for each individual stage.*
7. *The Town Council shall review the preliminary plat along with the comments of the Town's Planning Department and any other review agencies at a regularly scheduled public meeting.*
8. *If the Town Council approves the preliminary plat, such approval shall be noted on a digital copy and two 24x36 paper copies of the plat. One copy of the plat shall be retained by the Town, and one copy shall be returned to the subdivider. If the Town Council approves the preliminary plat with conditions, approval shall be noted on a digital copy and two 24x36 paper copies of the plat along with a reference to the conditions. One paper copy of the plat along with the conditions shall be retained by the Town, and one copy of the preliminary plat along with the conditions shall be returned to the subdivider. If the Town Council disapproves the preliminary plat, the reasons for such disapproval shall be specified in writing. One digital copy and one 24x36 paper copy of the plat and reasons for disapproval shall be retained by the Town, and one 24x36 paper copy of the plat and reasons for disapproval shall be returned to the subdivider.*
9. *Preliminary plat approval shall be valid for a period of two years.*
10. *Preliminary plat approval constitutes approval of the layout and authorizes the developer to proceed with construction of the subdivision and improvements in accordance with the approved preliminary plat and any conditions attached to the approval.*
11. *Limited changes to an approved preliminary plat may be approved by the Town Planner administratively. Administrative approval of limited modifications shall not have the effect of extending the period of preliminary plat validity. Impervious surface increases or decreases of less than 5% are considered limited changes. The relocation or modification of driveways, stormwater ponds, and any such devices that are necessary for the development of a subdivision, that are mandated by state or federal agencies, shall be considered limited changes.*

12. Significant changes to an approved preliminary plat must be resubmitted for review and approval as a new application.

Additional Approval Criteria for Approval, UDO Section 10.14 Major Subdivision

- Title Block containing:
 - Name of subdivision
 - Location of municipality, township, county, and state
 - Name of owner
 - Date or dates survey was conducted, and plat prepared
 - Scale denoted numerically (example 1" = 100')
 - Name and address of individual or firm preparing plans
 - Name, address, registration number, and seal of Registered Land Surveyor
 - Sheet number
- Sketch vicinity map showing the relationship between proposed subdivision and surrounding area (with scale)
- Graphic scale
- North arrow, noted whether true or magnetic
- The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented, with all bearings and distances shown
- Existing and proposed lot lines, both on the tract to be subdivided and on adjoining properties. Corporate limits, township boundaries, and county lines shall be depicted if applicable.
- The names of owners of adjoining property
- The names of any adjoining subdivisions of record or proposed and under review
- Zoning classification of tract to be subdivided
- Building line minimums
- Existing buildings or other structures, water courses, railroads, bridges, culverts, storm drains, or other features, both on the land to be subdivided and land immediately adjoining
- Proposed lot numbers and block letters, if applicable, and appropriate dimensions
- Wooded areas, marshes, swamps, rocky outcrops, ponds or lakes, streams or streambeds, and any other natural features affecting the site
- Location of floodway or flood zones as depicted on the official Flood Insurance Rate Map (FIRM)
- The following data concerning streets:
 - Proposed public streets
 - Proposed private streets
 - Existing and platted streets on adjoining properties and in the proposed subdivision
 - Rights-of-way, location, and dimensions in accordance with this ordinance
 - Pavement widths
 - Approximate grades
 - Design engineering data for all corners and curves
 - Typical cross-sections
 - Street names
 - Type of street dedication (all streets must be designated either 'public' or 'private')

- *Location and dimensions of proposed rights-of-way, utility and other easements, parks, school sites, recreational areas and trails, natural or required buffers, and open spaces, and designation of future ownership and/or dedication*
- *Location of 404 wetland areas as determined by the Wilmington District office of the US Army Corp of Engineers*
- *Location, with sizes and/or other information noted, of natural gas lines, telephone lines, electric lines, and any other utility required for the subdivision*
- *Location, with sizes and/or other information noted, of natural gas lines, telephone lines, electric lines, and any other utility required for the subdivision*
- *Location, with sizes and/or other information noted, of proposed water lines, fire hydrants, valves, sewer lines, storm drainage lines, manholes, catch basins, force mains, pumping stations or any other system intended or proposed to serve the development, showing tie-in locations to existing systems.*
- *Plans for individual water supply and sewage disposal systems, if any, with profiles based on Mean Sea Level datum for sanitary sewers and storm systems.*

Other Required Information

- *Site calculations include*
 - *Acreage in total tract to be subdivided*
 - *Acreage in parks and recreation and open space areas and other nonresidential areas*
- *Total number of parcels created*
- *Acreage in the smallest lot in the subdivision*
- *A copy of any proposed deed restriction or similar covenants. Such restrictions are mandatory when private recreation areas or open spaces are established.*
- *Where land disturbing activity is an acre or more in size, a copy of the erosion control plan must be submitted to the appropriate office of the N.C. Department of Environment and Natural Resources, in compliance with NCGS 113A, Article 4 (Sedimentation Pollution Control Act of 1973). Evidence of approval must be provided prior to submittal of a final plat for approval.*
- *Topographic maps with contour intervals of no greater than five feet at a scale of no less than 1" = 400'*
- *If any street is proposed to intersect with a state-maintained road, the subdivider shall apply for driveway approval as required by the N.C. Department of Transportation Division of Highways' Policy on Street and Driveway Access to North Carolina Highways. Evidence of approval must be provided prior to submittal of final plat for approval.*

Major Subdivision adopted by the Town

Adopted this 12th day of May 2026.

Attest: _____
Kristin J. Wells, Town Clerk

Signed: _____
G. Olivia Dawson, Mayor

ORDINANCE 2026-16

CONSIDERATION OF A MAJOR SUBDIVISION FOR PROPERTY LOCATED SOUTH OF HENRY BROWN ROAD (SR 1343) AND NORTH OF NC HWY 53 (PARCEL IDs: 3219-52-6844-0000 AND 3219-63-4200-0000), TO ALLOW FOR A PROPOSAL OF A 75-LOT SINGLE-FAMILY DETACHED HOME DEVELOPMENT IN THE EXISTING R-12, RESIDENTIAL DISTRICT

PURPOSE:

THE COUNCIL FOR THE TOWN OF BURGAW HELD A PUBLIC HEARING ON MAY 12, 2026, TO CONSIDER THE FOLLOWING APPLICATION:

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PROPERTY APPLICANT:
DAVID DEMOSS WITH DEMCO BUILDERS

LOCATION: SOUTH OF HENRY BROWN ROAD (SR 1343) AND NORTH OF NC HWY 53.
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PROPOSAL: 75-LOT, MAJOR SUBDIVISION, SINGLE-FAMILY DETACHED UNIT DEVELOPMENT

ZONING DISTRICT: EXISTING R-12, RESIDENTIAL DISTRICT

MEETING DATES:
MAY 12, 2026: BURGAW TOWN COUNCIL, PUBLIC HEARING

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 - Name and address of individual or firm preparing plans
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Major Subdivision adopted by the Town

Adopted this 12th day of May 2026.

Attest: _____
Kristin J. Wells, Town Clerk

Signed: _____
G. Olivia Dawson, Mayor



**Town of Burgaw
ITEM REPORT**

Item: 10A

DATE OF MEETING: May 12, 2026 DEPARTMENT OF ORIGIN: Administration	DATE SUBMITTED: 05/07/2026 SUBMITTED BY: Kristin Wells, Town Clerk
AGENDA ITEM DESCRIPTION: Stormwater Master Plan Discussion	
SUMMARY STATEMENT: Town Manager James Gantt will distribute the completed Stormwater Master Plan document to the Council at the meeting and provide a project update. Please note that adoption of the plan is not being requested at this month's meeting. This will allow the Council adequate time to review the document prior to formal consideration and adoption at a future meeting.	
STAFF RECOMMENDATION AND REQUESTED ACTION:	
FINANCIAL IMPACT INCLUDING FUNDING SOURCE:	
FINANCE DIRECTOR COMMENTS:	
ATTACHMENTS (IF ANY): None	