



Planning Board Agenda

Town of Swansboro

Tuesday, December 02, 2025

I. Call to Order

II. Approval of Minutes

- [a.](#) September 2, 2025 Regular Meeting Minutes

III. Business

- [a.](#) **Rezoning Request- Parcel ID 012535 (Swansboro Loop Road)**

Presenter: Rebecca Brehmer, CFM, CZO- Town Planner

Pinnacle Construction and Development, LLC, on behalf of property owners, Family Freedom, LLC has submitted a rezoning request for a property on Swansboro Loop Road from RA (Residential/Agricultural) to R10 Single Family. The property is located in Swansboro's ETJ, is further identified as tax parcel ID 012535, and the total acreage requested for rezoning is +/- 1 acre.

Recommended Action: Motion to recommend approval or denial of rezoning parcel ID 012535 on Swansboro Loop Road from RA (Residential/Agricultural) to R10 Single Family with the Comprehensive Plan Consistency Statement to the Board of Commissioners.

- [b.](#) **Ward Farm Village Preliminary Plat Modification**

Presenter: Rebecca Brehmer, CFM, CZO- Town Planner

Ward Farm, LLC is requesting an amendment to the preliminary plat that was previously approved for Ward Farm Village Subdivision, located on Deer Island Road located within Swansboro town limits and zoned R-8 SF.

Recommended Action: Motion to recommend approval or denial to the Board of Commissioners for the Ward Farm Subdivision Plat Modification.

IV. Chairman/Board Thoughts/Staff Comments

V. Public Comments

VI. Adjournment

**Town of Swansboro
Planning Board
Regular Meeting Minutes
September 2, 2025**

Item II - a.

Call to Order

The meeting was called to order at 5:30pm. Board members in attendance were Christina Ramsey, Tim Vannoy, Tom Pieratti, Sherrie Hancock, Frank Jones and Doug Rogers. The board had one ETJ vacancy.

Mr. Vannoy expressed concerns about moving forward with a previously tabled item, questioning whether amendments could be made to the package while it remained tabled. He further stated that the agenda did not adequately reflect changes that had been made to the agenda packet.

Town Clerk Alissa Fender clarified that when the agenda item was tabled, it was tabled for the next meeting, and the agenda could be presented with changes at that subsequent meeting. She also noted that the agenda memo did reflect the changes that were made.

Planner Rebecca Brehmer stated that the application itself had not changed. The content of the applicant's request for the CAMA land use amendment and conditional rezoning remained the same, and the modifications were minor, further reducing what was being requested.

Mrs. Ramsey redirected the discussion to focus on the agenda as provided, and the item up for discussion was approval of the minutes.

Approval of Minutes

On a motion by Mr. Pieratti, seconded by Mrs. Hancock the August 5, 2025, Regular Meeting Minutes were approved 4:1.

Ayes: Mr. Pieratti, Mrs. Hancock, Mr. Jones, and Mr. Rogers

Noes: Mr. Vannoy

Public Comments

Mrs. Ramsey opened the public comment period, sharing that each speaker would be allowed three minutes to speak and requested that attendees hold their applause to maintain orderly proceedings.

Frances Corbett, Tim Peters, Ed Binanay, Wayne Herbet, Jamie Petani, Laurent Meiller, Chris Cassell, Todd Gardner, Finn Gardner, Lauren Brown all spoke in opposition to the Flybridge development with the following concerns:

- The proposed development would strain existing infrastructure, particularly roads, which were already experiencing traffic congestion.
- The project could alter the town's small-town character and overall quality of life.
- Schools, public services, may not be able to accommodate the additional population.
- The development did not align with the town's land use plan.

- Approval could encourage further overdevelopment and set a precedent for future projects, potentially harming the town long-term.

Business

CAMA Future Land Use Map Amendment for parcels on W Corbett Avenue from RA to Suburban Town Center (Tabled from August 5, 2025)

Planner Brehmer reviewed that Flybridge Swansboro LLC had submitted an application for a future land use map amendment. The amendment proposed would change the site located at 1481 W. Corbett Avenue from a RA (rural/agricultural) designation to a Suburban Town Center designation.

Planner Brehmer further shared that this was one of three steps (1. CAMA Future Land Use Plan Amendment, 2. Conditional Rezoning, and 3. A Special Use Permit) needed for approval of a future mixed-use development project consisting of multifamily housing and commercial outparcels. The parcel of 39 acres of land was located directly across from the intersection of W. Corbett Avenue and Belgrade Swansboro Road. The CAMA Future Land Use Map designated this land as Rural/Agricultural, deeming it important to preserve what was left of our rural views and working farmland. Changing this designation to a Suburban Town Center would deem this land suitable for medium-to-high intensity uses on the NC 24 corridor. It was important to note that this amendment was a crucial step in Flybridge Swansboro, LLC being able to meet one of the four criteria required in a Special Use Permit application, which was needed for multi-family development.

The application's history was also reviewed. She shared that the applications had first been heard and denied by the Planning Board on January 7, 2025, and by the Board of Commissioners on February 25, 2025. The second submittal had been brought before the Planning Board on August 5, 2025, and was tabled to this meeting. Planner Brehmer noted several small changes in the current proposal, including the removal of Outparcel 6 (previously a commercial outparcel on the left side of the property) and a reduction in the number of apartments from 324 to 300 units by eliminating one apartment building. The applicants had also proposed potentially phasing the project. Planner Brehmer stated that the CAMA Future Land Use Map Amendment for parcels on W. Corbett Avenue from RA to Suburban Town Center and the Zoning Map Amendment to rezone the same parcels from RA to B-1 Conditional Zoning would be presented together.

Kyle Fountain, attorney with Lanier Fountain and Ceruzzi, representing Flybridge Swansboro LLC, presented, and was joined by Corey Mabus, Vice President of Carolina Commercial Contractors, Mike Nicoles with Paramount Engineering and Rynal Stephenson, Chief Traffic Analysis Engineer with DRMP's Transportation Market Sector. The team jointly outlined the benefits and plans for the proposed development, addressing key aspects including engineering, construction, and traffic management related to the Flybridge project.

Mr. Fountain described the property as an open field and woodlands with direct access to Highway 24/Corbett Avenue and explained that they had requested both a future land use

map amendment from RA to Suburban Town Center and a conditional rezoning from RA to B-1.

Mr. Fountain reviewed the town's future land use designations, noting that the subject property, unlike the northern RA-designated area, had not been used as working farms and was partially zoned B-1 for business. He contrasted the RA designation's rural characteristics with the site's location along Highway 24, and argued that the Suburban Town Center designation, which encouraged medium- to high-intensity mixed-use development, was more appropriate. Mr. Fountain referenced goals from the 2019 CAMA land use plan, amended in 2023, which included managed growth, walkable mixed-use villages, and transforming Highway 24. He emphasized that approval of the land use amendment would still have required additional reviews and approvals before development could proceed.

Mike Nicoles with Paramount Engineering presented the conditional rezoning plan, noting the property's adjacent to B-1 and light industrial zoning and its location on a main corridor with available sewer and water. He explained that conditional rezoning was tied to the presented site plan and could not be modified to allow different developments. He reviewed changes to the concept plan, including reducing the number of units to 300, removing one commercial outparcel, maintaining buffers along residential areas, preserving 42% of the site as continuous open space for wildlife habitat, and setting all buildings back 200 feet from Highway 24 with a maximum height of 40 feet.

Rynal Stephenson, Chief Traffic Analysis Engineer with DRMP's Transportation Market Sector, presented the traffic analysis, noting that the Traffic Impact Analysis had been prepared and coordinated with NCDOT and the town. The study was approved, with required improvements including turn lanes on Highway 24, alignment of the development driveway with the Belgrade traffic signal, roadway improvements to reduce stacking and queuing, and enhancements at the Queens Creek Road intersection. He acknowledged existing school-time congestion but stated the improvements would help traffic flow.

Corey Mabus with Carolina Commercial Contractors representing Flybridge Swansboro presented the revised proposal for 300 multifamily homes, and five commercial outparcels, describing the project as responsive to Swansboro's strategic and future land use plan goals for walkable, connected development. He stated that the homes were intended for local workers, including teachers, first responders, restaurant staff, young families, and retirees, and noted that the median rental price would be \$1,550 per month. Mr. Mabus reported that the project would have generated over \$230,000 annually in tax revenue for the town and more than \$430,000 for Onslow County to support schools, emergency services, and infrastructure, and observed that many opponents did not live within the town limits or contribute to the tax base.

Mr. Mabus reviewed how the project aligned with Swansboro's Economic Development Strategic Plan goals:

- The site connected residential and commercial uses in a walkable format with ADA accessibility and nearly 50% open space.

- Preserved all identified wetlands, implemented stormwater controls, and used native landscaping with low-impact design.
- Used a local architect to ensure the architecture reflected the town's character.
- Included five commercial outparcels and 300 homes to support local business growth and provide workforce housing.

Mr. Mabus highlighted concerns associated with the plan—such as rapid growth, a limited tax base, traffic impacts on Highway 24, and potential wetland disturbances—and explained how the project addressed these issues through managed growth, increased tax revenue, traffic improvements, and wetland protection measures. He noted that the site had been identified as underutilized and suitable for redevelopment, citing survey results and plan goals that indicated community support for mixed-use, pedestrian-friendly development.

Mr. Mabus emphasized that the site's location at a signalized state highway intersection, surrounded by B-1 zoning, aligned with the strategic plan's guidance for mixed-use development. He added that the proposed development included amenities such as a pool, playground, pickleball court, gym, business center, and a walkable commercial district.

Zoning Map Amendment to rezone parcels on W Corbett Avenue from RA to B-1 Conditional Zoning (Tabled from August 5, 2025)

Planner Brehmer reviewed that Flybridge Swansboro LLC was also seeking a conditional rezoning for +/- 38.92 acres on parcels of land identified as Tax Parcel ID 019494 and 027733, from RA (Rural/Agricultural) to B-1 CZ (business conditional zoning) to develop a proposed multi-family and commercial project.

The conditions proposed by the developer were as follows:

1. Strategic placement of development to enhance and preserve the natural buffers already present by providing additional separation from multifamily development, specifically along the rear of the property where residential development was already present.
2. Even with the stormwater facilities proposed along the rear portion of the site, existing jurisdictional wetlands will be preserved along the eastern side of the property.
3. In accordance with the conditional zoning district section of the UDO, the site plan shows a 200ft corridor setback and in turn there was flexibility to allow a 40ft mean height for the multi-family buildings. This was 5ft above the standard 35ft building height requirements.
4. The proposal includes a variation of the off-street parking requirements for multi-family housing. Details found in application narrative.

Before voting, board members shared their thoughts on the Flybridge proposal:

Mr. Jones questioned the traffic mitigation claims, noting that the town engineer's review indicated all side roads would be negatively impacted. He expressed skepticism about claims that the town was "not growing," citing ongoing Highway 24 development, and characterized the proposal as a "transformation project" rather than managed growth, noting it would add

25% to the town's population. Mr. Jones stated that he had reviewed both the current and 2010 versions of the land use plan, acknowledging them as important historical documents developed through community input, he felt the town should have updated the plan to reflect current conditions before proposing such a transformational project.

Mr. Rogers addressed concerns regarding the land use plan, agreeing with Jones that, while imperfect, it represented the community's will. He noted that portions of the plan could be selectively cited to support a position but emphasized the stated goals on page 34 managing growth, preserving charm and character, maintaining quality of life, and addressing traffic congestion. Mr. Rogers stated that if the plan was outdated or ambiguous, the town should update it to reflect current community priorities before considering the development and questioned whether the project aligned with what the community wanted.

Mr. Pieratti expressed concern over what he perceived as selective attitudes within the community. He stated that all residents, whether new or long-term, should feel welcome in Swansboro and questioned whether the town continued to embody its motto as "the friendly city by the sea." Mr. Pieratti pointed out that only a small portion of the community, about 4.5%, had participated in creating the CAMA Land Use Plan and emphasized the need for broader input given the town's changing demographics. He acknowledged that traffic impacts would increase with new housing but noted that both supporters and opponents of the project could cite the CAMA Land Use Plan to justify their positions. He concluded by encouraging the community to come together to revisit the plan and determine the best path forward for Swansboro.

Mrs. Ramsey provided context on the Planning Board's role, noting that, despite the Land Use Plan's age, it remained a solid guide that had received positive feedback. She explained that while the board had requested funding to update the plan, none was allocated, and updates typically took multiple years. She noted that individual preferences were not part of the decision-making process.

Mr. Vannoy inquired about the likely residents of the proposed development, noting that rental prices corresponded with military Basic Allowance for Housing (BAH) rates and suggesting that Marines from Camp Lejeune would likely be the primary tenants. He also questioned the proposed phasing plan and annexation into Swansboro.

Mr. Mabus responded that with the demographics at their Sanford property, it was reported that approximately 60% of residents were military and that only about 12% of the units housed children. He explained that rental pricing was structured to align with the monthly Basic Allowance for Housing (BAH) of \$1,600 or less for military families. He added that many of their tenants were younger individuals who could not yet afford to purchase a home and noted that there were few homeownership opportunities in the area attainable for someone with a BAH at that level.

He further explained that, if the project were approved immediately and engineering plans proceeded without delay, construction would take approximately three to four years. The

300 units would be delivered in phases, with slightly more than half completed in the first year and the remainder in the second year, allowing for gradual occupancy. Mr. Mabus affirmed the development's intent to be annexed and indicated that the application would coincide with the special use permit following rezoning.

Mr. Vannoy also noted agreement with other board members that the CAMA plan needed updates but stated that the proposed project, as a high-density urban development, did not align with Swansboro's plan.

Planner Brehmer clarified a question on the Traffic Impact Analysis (TIA), noting a small technical inconsistency raised by Laurent Meilleur regarding the intersection's level of service. She explained that the town traffic engineer had determined that, except for widening Highway 24 to six lanes, no practical improvements could bring the intersection up to a Level of Service C or better. Both the town traffic engineer and NCDOT had approved the TIA despite this issue, as fixing it would require a complete redesign of the intersection by DOT.

On a motion by Mr. Vannoy seconded by Mrs. Hancock, the proposed CAMA Future Land Use Map Amendment for parcels on W Corbett Ave from RA to Suburban Town Center was denied for recommendation to the Board of Commissioners.

On a motion by Mr. Rogers, seconded by Mr. Jones, the proposed conditional rezoning for +/- 38.92 acres on the parcels of land identified as Tax Parcel ID 019494 and 027733, from RA (Rural/Agricultural) to B-1 CZ (business conditional zoning) was recommended for denial to the Board of Commissioners along with finding that it was not consistent with the Comprehensive Plan.

Adjournment

On a motion by Mr. Pieratti, seconded by Mr. Rogers, the meeting was adjourned at 7:37 pm.



Planning Board Meeting Agenda Item Submittal

Item To Be Considered: **Rezoning Request- Parcel ID 012535 (Swansboro Loop Road)**

Board Meeting Date: **December 2, 2025**

Prepared By: **Rebecca Brehmer, CFM, CZO- Town Planner**

Overview: Pinnacle Construction and Development, LLC, on behalf of property owners, Family Freedom, LLC has submitted a rezoning request for a property on Swansboro Loop Road from RA (Residential/Agricultural) to R10 Single Family. The property is located in Swansboro's ETJ, is further identified as tax parcel ID 012535, and the total acreage requested for rezoning is +/- 1 acre.

Pinnacle Construction and Development LLC are under contract to buy the property contingent on if the re-zoning is granted with the plan to subdivide the property to build a couple single family homes. With its current RA zoning and 1 ½ minimum lot size for new lots, this is not possible with its current designation. Additionally, the CAMA Land Use Plan labels this property as RA (rural/agricultural), deeming it important to preserve existing agricultural lands, though it does outline residential structures separated by large yards and farms. Given this designation, this request does not appear to be consistent with the future land use plan. That being said, it is important to note that abutting properties are zoned R10SF and R20SF. R10 Single Family is still a residential designation, but allows for 10,000 square foot lots, making the division of the property into several lots possible.

Background Attachment(s):

1. Application
2. Zoning Map
3. CAMA Future Land Use Map
4. Draft Ordinance
5. Comprehensive Plan Consistency Statement

Recommended Action: Motion to recommend approval or denial of rezoning parcel ID 012535 on Swansboro Loop Road from RA (Residential/Agricultural) to R10 Single Family with the Comprehensive Plan Consistency Statement to the Board of Commissioners.

Action: _____

Town of Swansboro
601 W. Corbett Avenue Swansboro, NC 28584
Phone (910) 326-4428 - Fax (910) 326-3101

Item III - a.

APPLICATION FOR ZONING & ORDINANCE AMENDMENTS

Check the Appropriate Blank

- ☐ Add a Use to a Zoning District
☐ Remove a Use from a Zoning District
☐ Create a New Zoning District
☐ Future Land Use Map Amendment

Application No. _____

- ☐ Amend Code of Ordinances
☐ Amend Unified Development Ordinance
☒ Zoning District Designation Change

A complete application must be received with the fee by the third Friday prior to the month of review.

Property Owner Name Freedom Family LLC Phone # 704-662-5409 Jeff
919-330-3467 Floyd

Address of Zoning Request 241 Swansboro Loop Rd, Swansboro, NC 28584

Mailing Address 123 Lowery Lane, Swansboro, NC 28584

Zoning Amendments

Attach a copy of the legal description of the property (including address if assigned) that is requested for a zoning change (i.e. metes and bounds). The application will not be scheduled for review until these items are received.

Provide a list names and mailing address of adjacent property owner on the reverse side of this application. The application will not be scheduled for review until these items are received.

Present Zoning RA Desired Zoning R10

Probable Use of Property single family home

Reason for Zoning Change Request to subdivide the one acre lot

Ordinance Amendments

Code Section to be amended _____

Print clearly the code section wordage to be amended _____

Print clearly the code section wordage as suggested _____

Reason for requested amendment _____

Signature [Signature] Date 11/04/25

Future Land Use Map Amendment

Present Future Land Use Category _____ Desired Future Land Use Category _____

Use of Property _____

Reason for Future Land Use Map Change Request _____

Town Hall Use Only

Fee Paid \$400 Date Received 11/4/25 Date scheduled for Planning & Zoning Board review 12/2/25

Recommendation from Planning & Zoning Board _____

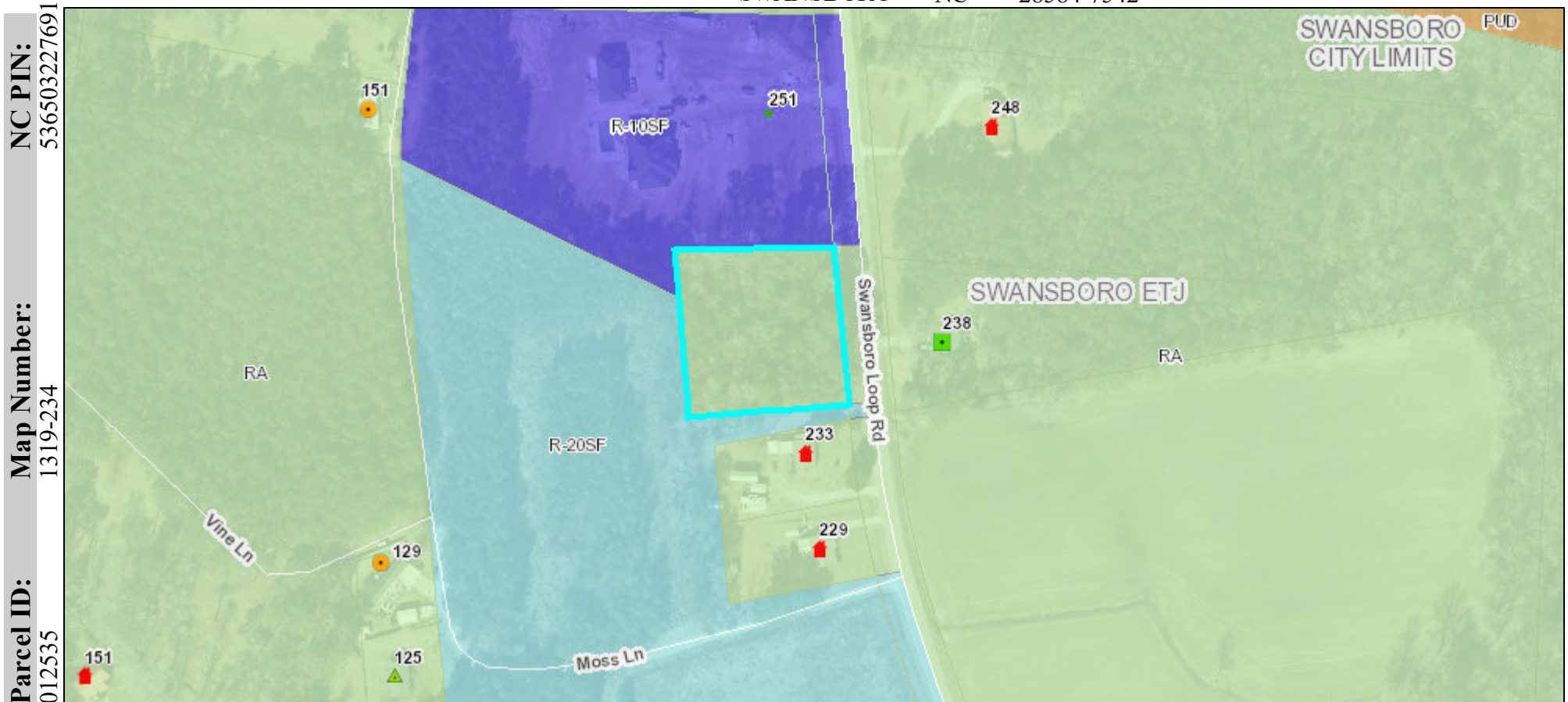
Public Hearing Run Dates _____ Date of Public Hearing _____

Effective Date of Change _____ Ordinance Number _____

Owner:
FAMILY FREEDOM GROUP LLC

Mailing Address:
123 LOWERY LN
SWANSBORO NC 28584-7542

November 27, 2025
Item III - a.



General Information **Physical Address:** SWANSBORO LOOP RD

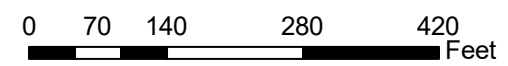
Total Acres: 1
Land Value: \$ 0
Bldg Value: \$ 0
Market Val: \$ 0
Heated Sqft:
of Bedrooms:
Year Built:
Nbhd Code: 4398
Improv Code: R
Township: SWANSBORO
City Limit: UNINCORPORATED ONSLOW
Fire District: WHITE OAK RIVER (SWANSBORO)
Subdivision: NO SUBDIVISION RECORDED
Property Desc: SR 1444
Plat Book: 00NO-SUBDIV

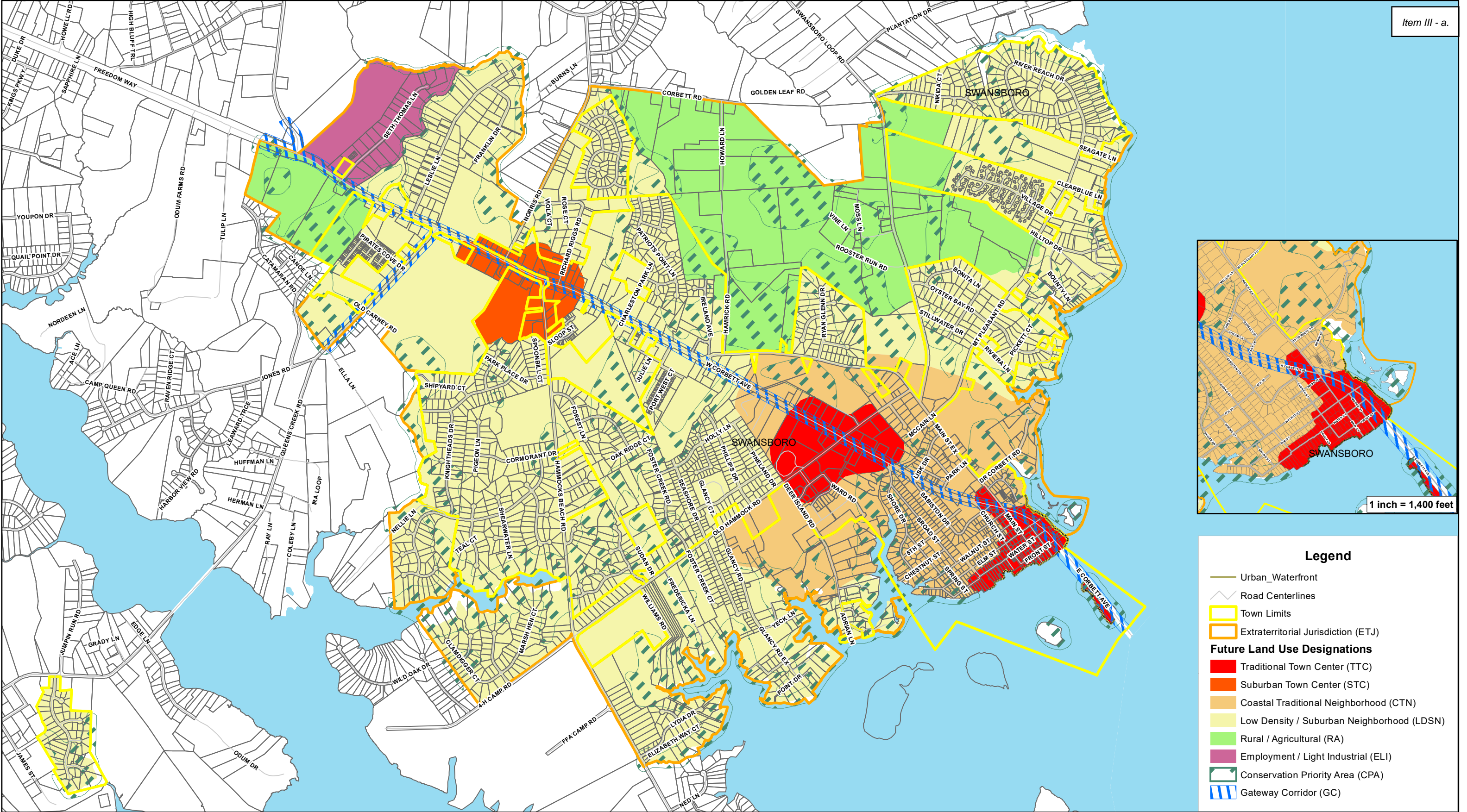
WARNING: THIS IS NOT A SURVEY
This map was prepared for the inventory of real property found within jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

Last Sale Info:
Deed Ref: 6046 / 910
Sale Price: \$ 53500
Sale Date: 11-OCT-23



Onslow County
Geographical Information Services
234 NW Corridor Blvd
Jacksonville, NC 28540
(910) 937-1190
gis@onslowcountync.gov





Legend

- Urban_Waterfront
- Road Centerlines
- Town Limits
- Extraterritorial Jurisdiction (ETJ)
- Future Land Use Designations**
 - Traditional Town Center (TTC)
 - Suburban Town Center (STC)
 - Coastal Traditional Neighborhood (CTN)
 - Low Density / Suburban Neighborhood (LDSN)
 - Rural / Agricultural (RA)
 - Employment / Light Industrial (ELI)
 - Conservation Priority Area (CPA)
 - Gateway Corridor (GC)



SWANSBORO CAMA LAND USE PLAN UPDATE

- Future Land Use -

Date printed: 2/12/2020

1 inch = 1,600 feet

Adopted: January 22, 2019
Amended: June 8, 2020

DRAFT ORDINANCE

WHEREAS North Carolina General Statute 160d-605 and 160D-701 requires that zoning regulations shall be made in accordance with a Comprehensive Plan; and

WHEREAS NCGS 160D-604 also states that when adopting or rejecting any zoning amendment, the governing board shall approve a statement describing whether its action is consistent with an adopted Comprehensive Plan and any other officially adopted plan that is applicable, and briefly explain why the board considers the action taken to be reasonable and in the public interest; and

WHEREAS the Board of Commissioners finds that the proposed re-zoning of PARID Number: 012535 located off Swansboro Loop Road, is reasonable and in the public interest because the conversion of approximately 1 acre from RA (Residential/Agricultural) designation to R10SF zoning designation is not consistent with the Comprehensive Plan, specifically the Land Use Plan, but still residential in nature.

NOW BE IT ORDAINED by the Town of Swansboro Board of Commissioners that the Town Zoning Map be amended by converting PARID Number: 012535 from RA (Residential/Agricultural) zoning designation to R10SF zoning designation.

This Ordinance shall be effective upon adoption.

Adopted by the Board of Commissioners in regular session, ___, 2025.

Attest:

Alissa Fender, Town Clerk

William Justice, Mayor

**TOWN OF SWANSBORO PLANNING AND ZONING BOARD
STATEMENT OF CONSISTENCY**

On December 2, 2025, the Planning Board heard the requested rezoning of one parcel located on Swansboro Loop Road from RA (Residential/Agricultural) to R10SF. The area is further identified as tax parcel ID 012535 containing 1 acre. The proposed change from RA (Residential/Agricultural) to R10SF is not consistent with the Comprehensive Plan, specifically the Future Land Use Map, and has been recommended for denial by the Planning Board.

This statement reflects the recommendation of the Town of Swansboro Planning Board, the 2nd day of December 2025.

Planning Board Chair

Town Planner



Planning Board Meeting Agenda Item Submittal

Item To Be Considered: **Ward Farm Village Preliminary Plat Modification**

Board Meeting Date: **December 2, 2025**

Prepared By: **Rebecca Brehmer, CFM, CZO- Town Planner**

Overview: Ward Farm, LLC is requesting an amendment to the preliminary plat that was previously approved for Ward Farm Village Subdivision, located on Deer Island Road located within Swansboro town limits and zoned R-8 SF.

The original preliminary plat was approved on September 18, 2012, with 43 lots on 13.83 acres. Of the 43 lots, 20 have been recorded and sold by way of the Phase I and Phased II final plats, developed in accordance with the Residential Cluster Development Regulations. These developed phases include original lot numbers 1-12, 14-18, and 27-29. The amendment is in relation to Phase III, asking to include the addition of lots 42-47 to the northeast side of Ward Road where no lots were previously requested. This request has already been updated on the state issued Stormwater Permit and is consistent with current zoning and future land use designations. Please see attachments for further details.

Background Attachment(s):

1. Application submittal (narrative and plat)
2. Original approved agenda package from 2012
3. Updated Stormwater Permit

Recommended Action: Motion to recommend approval or denial to the Board of Commissioners for the Ward Farm Subdivision Plat Modification.

Action: _____

Paul Williams, Managing Member

November 10, 2025

**Request for Preliminary Subdivision Plat Modification
Narrative / Summary**

Ward Farm, LLC is requesting the Town of Swansboro Planning Board and Board of Commissioners approve a modification to our existing Preliminary Subdivision Plat for Ward Farm Village. This original Preliminary Plat was approved by the Town of Swansboro on September 18, 2012.

The 2012 Plat describes a 43-lot residential cluster subdivision located adjacent to Deer Island Road and Ward Farm, LLC's mixed-use (Zone B3) development which fronts Old Hammocks Road.

Please note, the Ward Farm, LLC owned property fronting on Ward Creek was not a part of this project.

Of the 43 lots, 20 have been recorded and sold by way of the Phase I and Phased II final plats. These developed phases include original lot numbers 1-12, 14-18, and 27-29.

The original Plat and the Phase I Final Plat (Book 66, Page 44 - Onslow County Register of Deeds) are identical in the applicable areas. However, a later recombination of Lots 12 and 13 into a single lot 12 (Book 82, Page 73 - Onslow County Register of Deeds) eliminated lot number 13 from the subdivision.

The original Plat and the Phase II Final Plat (Book 83, Page 693 - Onslow County Register of Deeds) have differences within certain areas. Primarily, New Towne Road has been straightened approaching, and modified at, its intersection with Ward Road. Ward Road, approaching the modified intersection from the northwest, is shifted to the southwest. Ward Road, as proposed, extends beyond its intersection with New Town Road and continues the southwesterly shift to the cul-de-sac boundaries. This is shown on the submitted Preliminary Subdivision Plat (Modification) establishing a part of Phase III. (For added clarity, please see Book 82, Page 63 and Book 88, Page 36 - Onslow County Register of Deeds).

The submitted Preliminary Subdivision Plat (Modification), comprising Phase III, proposes 25 residential lots (lot numbers 19 - 25 and 30 - 47) and the related streets and common areas. Lots 42 - 47 are new to the northeast side of Ward Road where no lots have previously been requested. Lots 45 - 47 have frontage on Ward Creek. Also, adjoining proposed lots 42-45, a 0.89-acre residential park/natural common area, with 54 feet of frontage on Ward Creek, has been created.

In accordance with the original, 2012 Preliminary Plat lot numbering, like the Phase I recombination of lots 12 and 13 into a single lot (12), phase III proposes the combination of lots 25 and 26 (eliminating lot number 26 from the subdivision) and lots 38 and 39 (no lot number eliminated). In all, including previous phases, 6 smaller lots are combined into 3 larger lots. Please note, the assignment of Phase III lot numbers was performed as directed by Town of Swansboro staff.

In brief, the submitted (modified) subdivision plat proposes a total of 45 lots, while the original 2012 preliminary plat proposed 43 lots.

GPS DATA
ALL COORDINATES AND BEARINGS ARE BASED ON THE NORTH
AMERICAN DATUM OF 1983 (NAD83) (GPO-2010-20100)
ESTABLISHED USING NC "North Carolina GNSS Real Time Network
(RTN)" ON 05.10.22. Elevations based on NAVD83.

UNITS OF MEASUREMENT ARE US SURVEY FEET.

NOTES:

*Principal Structure Setbacks:
Front: 15' Unless Otherwise Noted
Side: 6' Unless Otherwise Noted
Rear: 12' Unless Otherwise Noted

*Building Separations: No portion of any principal structure shall be located less than 12' (foundation wall to foundation wall) from any other principal structure or less than 10' (foundation wall to foundation wall) from any accessory structure at closest points.
*Detached Accessory Structures Per UDO Shall not be located within Front Setback.
Shall not be within 10' of any Principal Structure;
Shall not be within 5' of any other accessory Structure;
Shall not cover more than 20% of any side or rear yard setback 5' per UDO.

*Flood zone data per FEMA FIRM 3720536400L dated 6/19/2020.

Certificate of Ownership and Dedication

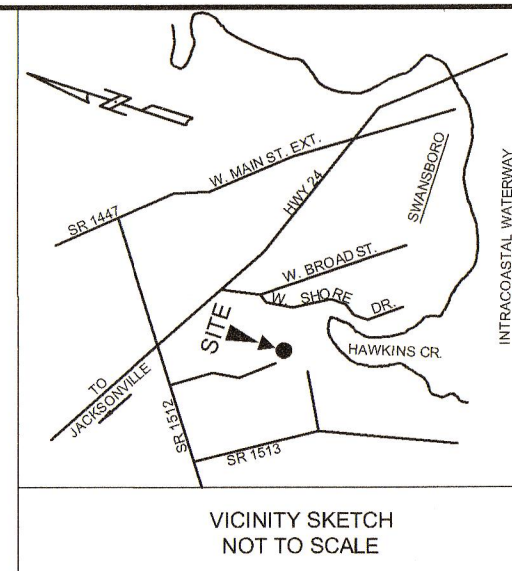
I (we) hereby certify that I (am we are) the owner(s) of the property described herein, which property is located within the subdivision regulation jurisdiction of the Town of Swansboro, that I (we) freely adopt this plan of subdivision and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that I (we) will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat as dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the Board of Commissioners of the Town of Swansboro in the public interest.

Owner

Date

Notarized

Date

VICINITY SKETCH
NOT TO SCALE

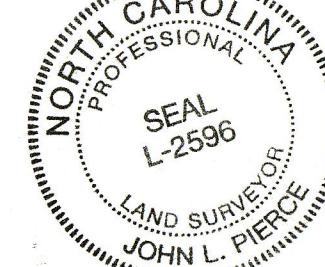
Certificate of Preliminary Plat Approval
I hereby certify that the Board of Commissioners of the Town of Swansboro approved on the _____ day of _____, 2025, the preliminary plan of subdivision as shown on this plat. Preliminary approval is valid for a period of 12 months from the above date or as established under the vested rights procedures if applicable.

Board of Commissioners, Mayor _____ Date _____

Note:
All Easements, alleys, parks, and Greenways shown herein are to be considered PRIVATE unless otherwise specified.

CERTIFICATION
I, JOHN L. PIERCE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN PARTIAL SURVEY (SOLID LINES) MADE UNDER MY SUPERVISION; BOUNDARY LINES TAKEN FROM RECORDED MAPS AND DEEDS (DASHED LINES) AND NOT FROM A COMPLETE SURVEY BY ME. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____, 2025.

JOHN L. PIERCE P.L.S. L-2596



TRACT DATA:
CURRENT ZONING = R-8SF
TOTAL AREA = 13.33 AC. (580,478.53 S.F.)
AREA OF ROAD RW = 0.88 AC. (38,492.24 S.F.)
STORMWATER TREATMENT AREA = 2.54 AC. (110,481.17 S.F.)
OPEN SPACE REQUIRED = 2.00 AC. (87,071.78 S.F.)
OPEN SPACE PROVIDED = 3.11 AC. (135,521.10 S.F.)

LINEAR FEET OF STREETS:
NEW TOWNE ROAD = 436 LF
WARD ROAD = 399 LF
TOTAL = 835 LF
PROPOSED NUMBER OF LOTS = 25
MINIMUM LOT SIZE = 7,800 S.F.
AVERAGE LOT SIZE = 11,848 S.F.
TAX MAP NUMBER = 1404, PARCEL 16.24 & PORTION OF PARCEL 16.11
CURRENT LAND USE = VACANT
PROPOSED LAND USE = CLUSTER DEVELOPMENT

PRELIMINARY SUBDIVISION PLAT (MODIFICATION)
RESIDENTIAL CLUSTER DEVELOPMENT

WARD FARM VILLAGE

PREPARED FOR

WARD FARM, LLC

SWANSBORO TOWNSHIP, ONSLOW COUNTY, NC

PREPARED BY
JOHN L. PIERCE & ASSOCIATES, P.A.

NORTH CAROLINA LICENSE NO. C-1888

405 JOHNSON BLVD., JACKSONVILLE, NC 28541

PHONE: 910-346-9800 DATE: 11-05-2025

FAX: 910-346-9800 Email: Brian@jlpnc.com

SCALE: 1"=60' F.B.930, PG.51

JOB # 2022-21161

CURRENT OWNER/DEVELOPER

WARD FARM, LLC
211 WILD OAK DRIVE
SWANSBORO, NC 28584

LEGEND:

EIS = EXISTING IRON STAKE
CC = CONTROL CORNER
CP = COMPUTED POINT
ECM = EXISTING CONCRETE MONUMENT
EPK = EXISTING P.K. NAIL
EIS = SET IRON STAKE
SCM = SET CONCRETE MONUMENT
SPK = SET P.K. NAIL
EIP = EXISTING IRON PIPE
PIP = PINCHED IRON PIPE
C/L = CENTERLINE
RW = RIGHT-OF-WAY
DAUE = DRAINAGE AND UTILITY EASEMENT
P.C. = POINT OF CURVE
P.T. = POINT OF TANGENCY
S.T. = 70' X 10' SIGHT TRIANGLE
SSMH = SANITARY SEWER MANHOLE
UT MH = UTILITY MANHOLE
WV = WATER VALVE

REFS:
M.B. 82 P. 63
M.B. 66 P. 2
M.B. 66 P. 44
M.B. 43 P. 221
D.B. 4410 P. 880
D.B. 2535 P. 701
D.B. 4058 P. 627 (TRACT III)
D.B. 1964 P. 716
D.B. 1964 P. 718

WARD FARM, LLC
D.B. 2535 P. 701
COMMON AREA M.B. 64 P. 108
COMMERCIAL LAND USE
ZONED B-3

WARD FARM, LLC
D.B. 2535 P. 701
LOT 7 M.B. 64 P. 108
COMMERCIAL LAND USE
ZONED B-3

WARD FARM, LLC
D.B. 2535 P. 701
LOT 8 M.B. 64 P. 108
COMMERCIAL LAND USE
ZONED B-3

WARD FARM, LLC
D.B. 2535 P. 701
LOT 9 M.B. 64 P. 108
COMMERCIAL LAND USE
ZONED B-3

WARD FARM, LLC
D.B. 2535 P. 701
LOT 10 M.B. 64 P. 108
COMMERCIAL LAND USE
ZONED B-3

WARD FARM, LLC
D.B. 2535 P. 701
LOT 11 M.B. 64 P. 108
COMMERCIAL LAND USE
ZONED B-3

WARD FARM, LLC
D.B. 2535 P. 701
LOT 12 M.B. 64 P. 108
COMMERCIAL LAND USE
ZONED B-3

WARD FARM, LLC
D.B. 2535 P. 701
LOT 13 M.B. 64 P. 108
COMMERCIAL LAND USE
ZONED B-3

WARD FARM, LLC
D.B. 2535 P. 701
LOT 14 M.B. 64 P. 108
COMMERCIAL LAND USE
ZONED B-3

Doc ID: 010350130001 Type: CRP
Recorded: 03/08/2013 at 04:04:54 PM
Fee Amt: \$42.00 Page 1 of 1
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds
BK 66 PG 44

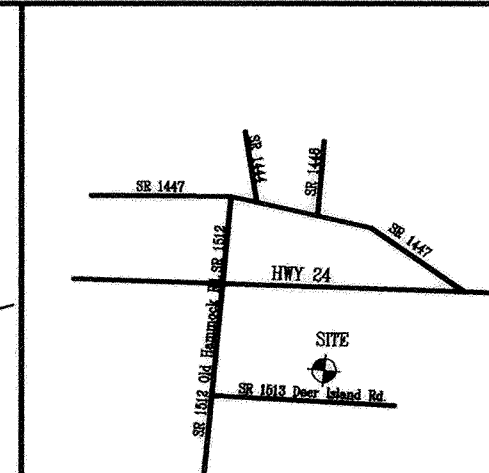
Cabinet N
Rebecca L. Pollard
Register of Deeds
BY: Lisa R. Thompson-Sr. Asst.

Note:
Building Setback Lines are graphically
depicted hereon. For setback dimensions
refer to Setback notes on Sheet 2 and/or
notation in Restrictive Covenants.

Legend:
Designated Street Address
Arrow Toward Designated
Street

Note:
All Easements, alleys, parks, and Greenways shown
hereon are to be considered PRIVATE unless otherwise
specified!

Ward Farm, LLC
Tract One
MB 66, Pg. 2
Parcel No. 1404-16.24
Zone R8SF



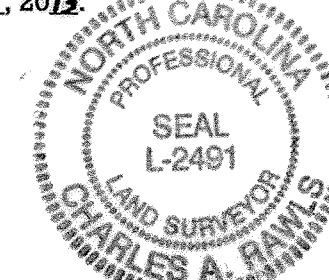
VICINITY MAP
NOT TO SCALE

Line Table		
LINE	BEARING	DISTANCE
L1	N 35°28'05" W	16.11'
L2	S 37°07'04" E	24.17'
L3	S 33°03'04" W	12.36'
L4	N 33°03'04" E	12.27'
L5	S 56°53'20" E	3.14'
L6	N 36°38'11" W	1.99'
L7	S 49°59'05" W	1.48'

CERTIFICATE OF SURVEY AND ACCURACY

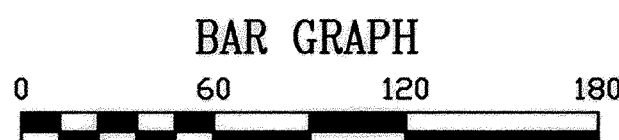
I, Charles A. Rawls, Professional Land Surveyor, hereby certify that this map was drawn under my supervision from an actual survey made under my supervision. That the ratio of precision as calculated by latitudes and departures is 1/10,000+, that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____ Page _____ that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 1st day of March, 2013.

Charles A. Rawls
Charles A. Rawls, P.L.S. L-2491



Curve Table			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	21.00'	31.85'	N 09°55'01" E
C2	980.00'	61.37'	N 35°19'26" W
C3	21.00'	34.13'	S 80°04'59" E
C4	1020.00'	4.83'	N 33°40'01" W
C5	1020.00'	59.02'	N 35°27'37" W
C6	295.00'	13.14'	S 39°09'28" W
C7	295.00'	52.56'	S 45°32'15" W
C8	295.00'	10.01'	S 51°36'48" W
C9	295.00'	57.51'	S 58°10'12" W
C10	295.00'	42.81'	S 67°54'46" W
C11	250.00'	16.50'	N 70°10'48" E
C12	250.00'	60.03'	N 61°24'39" E
C13	250.00'	64.62'	S 47°07'39" E
C14	150.00'	56.08'	S 46°10'43" E
C15	21.00'	30.56'	S 81°25'00" W
C16	21.00'	28.16'	N 01°18'08" E
C17	21.00'	32.96'	N 11°55'08" W
C18	210.00'	74.45'	N 43°12'26" E
C19	250.00'	88.63'	N 43°12'26" E
C20	21.00'	33.01'	S 78°04'52" W
C21	210.00'	93.47'	N 44°08'17" W
C22	25.00'	21.81'	N 06°23'22" W
C23	45.00'	8.01'	S 13°30'25" W
C24	45.00'	38.68'	S 16°13'10" E
C25	25.00'	21.81'	S 56°23'04" E
C26	45.00'	173.21'	N 28°53'12" E
C27	250.00'	111.27'	N 44°08'17" W
C28	207.80'	73.50'	S 46°45'21" E
C29	100.00'	35.35'	N 46°45'46" W
C30	210.00'	118.56'	N 55°53'43" E
C31	335.00'	113.38'	S 62°22'30" W
C32	335.00'	10.00'	S 51°49'26" W
C33	335.00'	76.51'	S 44°25'31" W
C34	96.00'	17.27'	N 48°12'39" E
C35	96.00'	15.46'	S 38°26'42" E
C36	104.00'	18.16'	S 38°50'06" W
C37	104.00'	17.29'	S 48°36'02" W

Legend
ECM Existing Concrete Monument
EIS Existing Iron Stake
EIP Existing Iron Pipe
Note:
All Property corners shall be marked with iron stake unless otherwise noted.



Charles A. Rawls & Associates, PA
1117 Hammock Beach Road, P.O. BOX 1126, SWANSBORO, N.C. 28584
TELEPHONE: (910) 328-1408 FAX: (910) 328-1400 Firm # C-3386

PROJECT: Phase I
Final Plat For
Ward Farm Village
A Portion of Tract Three, Ward Farm LLC Per MB 66, Pg. 2, Parcel # 1404-16.11
Swanboro Township
Onslow County, North Carolina

CAR
PLANNING
MAPPING
SURVEYING
DATE 02/18/13 SCALE 1"=60'
REVISION DRAWN
CHECKED
Sheet 1 of 2
PROJECT NO. 212-3050
CADD FILE
Phase I

B
6
6
6
P
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4

PRIVATE STREETS DISCLOSURE STATEMENT

The maintenance of streets designated on this plat as "Private" shall be the responsibility of property owners within this development having access to such roads. Private streets as shown hereon may or may not have been constructed to the minimum standards required to allow their inclusion, for maintenance purposes, on the North Carolina highway system nor on the Town of Swansboro street system. Neither the Town of Swansboro nor the North Carolina Department of Transportation will maintain a private street.

Water and Sewer Advisory Commission Certification (ONWASA)

I hereby certify that the Plans and Specifications for the Water and Sewer Systems for Ward Farm Village have been reviewed and approved by the ONSLOW WATER AND SEWER ADVISORY COMMISSION and/or THE ONSLOW COUNTY WATER DEPARTMENT.

3/5/13
Date

Anthony Harris
Technical Operations Supervisor

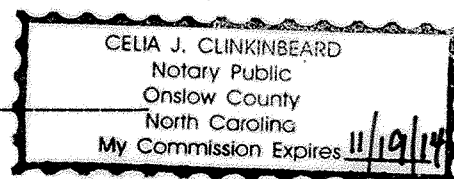
Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property described hereon, which property is located within the subdivision regulation jurisdiction of the Town of Swansboro, that I (we) freely adopt this plan of subdivision and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that I (we) will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat as dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the Board of Commissioners of the Town of Swansboro in the public interest.

John R. Froehner
Owner Ward Shore Builders President

3-1-2013
Date

Celia J. Clunkinbeard
Notarized
My Commission Expires 11/19/14



3/1/13
Date

Certificate of Final Approval

I hereby certify that the subdivision depicted hereon has been granted final approval pursuant to the Subdivision Ordinance of the Town of Swansboro subject to its being recorded in the Office of Register of Deeds within 60 days of the date below.

[Signature]
Town Manager or Designee

03/06/13
Date

I hereby certify that streets, utilities, and other improvements have been installed in an acceptable manner and according to specifications of the Town of Swansboro and/or the appropriate agency in the subdivision depicted hereon or that a performance bond or other sufficient surety in the amount of \$ 342,585.00 has been posted with the Town of Swansboro to assure completion of required improvements.

[Signature]
Administrator

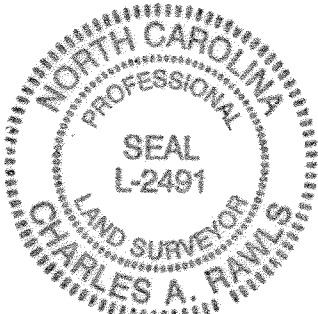
03/06/13
Date

SECOND SURVEYORS CERTIFICATION

I, Charles A. Rawls, Professional Land Surveyor No. L-2491, certify to one or more of the following as indicated thus:

- ☒ A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;

Charles A. Rawls
Charles A. Rawls, P.L.S. L-2491



NOTES:

Principal Structure Setbacks:

Front: 15' Unless Otherwise Noted
Side: 6' Unless Otherwise Noted
Rear: 12' Unless Otherwise Noted

Building Separations:

No portion of any principal structure shall be located less than 12' (Foundation wall to Foundation wall) from any other principal structure or less than 10' (foundation wall to foundation wall) from any accessory structure at closest points.

Detached Accessory Structures Per UDO

Shall not be located within Front Setback
Shall not be within 10' of any Principal Structure
Shall not be within 5' of any other accessory Structure
Shall not cover more than 20% of any side or rear yard
Side and rear yard setback 5' per UDO

Drainage & Streets Certificate

I hereby certify that the drainage and street improvements have been installed in accordance with the North Carolina Department of Transportation and/or Town of Swansboro Standards or that a sufficient surety has been provided to cover the cost of construction in accordance with the requirements of the Town of Swansboro Subdivision Ordinance.

John Edwards
Authorized Agent

3-7-13
Date

Street Lengths

New Towne Road C/L Deer Island to
CL Villagers Way = 191.83'
New Towne Road C/L Villagers Way to
C/L Ward Road = 657.66'
Total Length New Towne Road = 849.49'

Villagers Way C/L New Towne Road to
C/L Ward Road = 857.86' (Total Length)

Ward Road End Commercial to C/L
intersection Villagers Way = 54.85'
Ward Road from Intersection Villagers Way
to intersection New Towne Rd. = 358.78'
Ward Road from intersection New Towne Rd.
to Center Cul-de-sac = 416.01'
Total Length Ward Rd. (Project) = 829.62'

State of North Carolina, County of Onslow

I, Jane Holland, Review Officer of Onslow County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Jane Holland
Review Officer

3/8/13
Date

FILED FOR REGISTRATION AT _____ O'CLOCK
ON THE _____ DAY OF _____, 20____.
RECORDED IN MAP BOOK _____, Page _____, Slide _____.

Register of Deeds

NOTES:

Parcel No.: 1404-16.11
Reference: MB 66, Pg. 2
Flood Zone: Zone X
Total Number of Lots: 43 Lots
Number of Lots This Phase: 10 Lots
Zoning Classification R8SF
Current Land Use: Vacant
Proposed Residential Cluster Development

Area Calculations Phase I:

Phase I Lots & Streets = 123,752.08 SF (2.84 Ac.)
Common Areas = 114,977.81 SF (2.64 Ac.)
30,983.43 SF (0.71 Ac.)
3,328.89 SF (0.08 Ac.)
1,300.00 SF (0.03 Ac.)
Total = 150,500.12 SF (3.46 Ac.)
Total Area Phase I = 274,342.2 SF (6.30 Ac.)

Current Owner/Developer

Ward Shore Builders, Inc.
205-3 Ward Road
Swansboro, NC 28584
Ph. (910)539-5600

Final Plat Certifications and Notes For

PROJECT: Phase I

Ward Farm Village

A Portion of Tract Three, Ward Farm LLC Per MB 66, Pg 2
Swansboro Township
Onslow County, North Carolina

CAR
PLANNING
MAPPING
SURVEYING

DATE	SCALE
02/18/13	1"=60'
REVISION	DRAWN
	CAR
	CHECKED

Sheet
2 of 2

PROJECT NO.
212-3050

CADD FILE
Phase I

Charles A. Rawls & Associates, PA
1117 Hammock Beach Road, P.O. BOX 1126, SWANSBORO, N.C. 28584
TELEPHONE: (910) 326-1408 FAX: (910) 326-1400 Firm # C-3386

B
K
6
6
P
G
4
4
A

STATE OF NORTH CAROLINA COUNTY OF ONSLOW

Brittany Cagle REVIEW OFFICER OF ONSLOW COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Brittany Cagle 6/16/22
REVIEW OFFICER DATE

CERTIFICATE OF EXCEPTION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which was conveyed to me (us) by deed recorded in Deed 4410 Page 880 and that said property qualifies as an exception to the provisions of the Subdivision Ordinance of the Town of Swansboro.

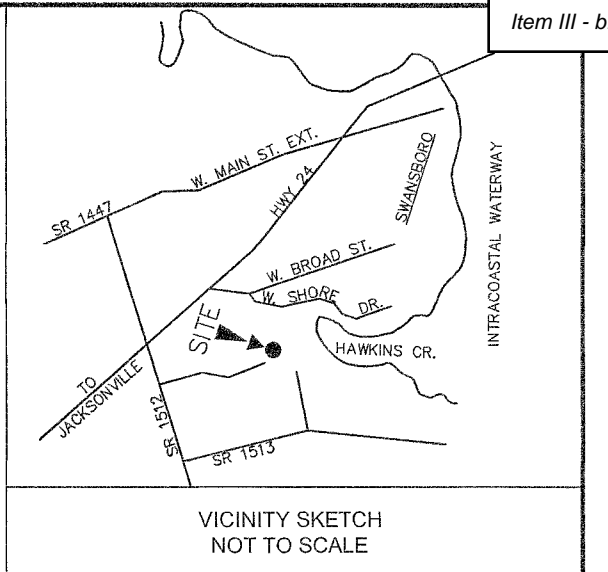
John R. Freshwater II 6/16/22
Owner (Ward Farm, LLC) Date
Chris Ann 6/14/22
Administrator Date

SECOND SURVEYORS CERTIFICATE

I, JOHN L. PIERCE, PROFESSIONAL LAND SURVEYOR NO. 2596, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:

☒ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

John L. Pierce 6/14/22
JOHN L. PIERCE, PROFESSIONAL LAND SURVEYOR NO. 2596
LAND SURVEYOR
JOHN L. PIERCE



CERTIFICATION
I, JOHN L. PIERCE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN PARTIAL SURVEY (SOLID LINES) MADE UNDER MY SUPERVISION; BOUNDARY LINES TAKEN FROM RECORDED MAPS AND DEEDS (DASHED LINES) AND NOT FROM A COMPLETE SURVEY BY ME THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

John L. Pierce 6/14/22
JOHN L. PIERCE, P.L.S. L-2596
LAND SURVEYOR
JOHN L. PIERCE

NORTH CAROLINA, ONSLOW COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT JOHN L. PIERCE, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 13 DAY OF June, 2022.

Betty Bullock
NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 28, 2023.

Doc ID: 015951680001 Type: CRP
Recorded: 06/16/2022 at 10:48:24 AM
Fee Amt: \$21.00 Page 1 of 1
Onslow County, NC
Omega K. Jarman Reg. of Deeds
BK 82 PG 73
Omega K. Jarman
By: **Melissa R. Kenney** Deputy
REGISTER OF DEEDS

LEGEND:

- EIS = EXISTING IRON STAKE
- CC = CONTROL CORNER
- CP = COMPUTED POINT
- ECM = EXISTING CONCRETE MONUMENT
- EPK = EXISTING P.K. NAIL
- SIS = SET IRON STAKE
- SCM = SET CONCRETE MONUMENT
- SPK = SET P.K. NAIL
- EIP = EXISTING IRON PIPE
- PIP = PINCHED IRON PIPE
- C/L = CENTERLINE
- R/W = RIGHT-OF-WAY
- N/F = NOW OR FORMERLY
- D&UE = DRAINAGE AND UTILITY EASEMENT
- P.C. = POINT OF CURVE
- P.T. = POINT OF TANGENCY
- ST = 70' X 10' SIGHT TRIANGLE
- SSMH = SANITARY SEWER MANHOLE
- UT MH = UTILITY MANHOLE
- WV = WATER VALVE

206 = STREET ADDRESS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1020.00'	59.02'	59.01'	N 35°27'37" W

TRACT DATA:
CURRENT ZONING = R-8SF
TOTAL ACREAGE = 0.28 AC.
LINEAR FEET OF STREETS = N/A
EXISTING NUMBER OF LOTS = 2
PROPOSED NUMBER OF LOTS = 1
MINIMUM LOT SIZE = 0.28 AC.
AVERAGE LOT SIZE = 0.28 AC.
TAX MAP NUMBER = 1404A, PARCELS 46 & 47

SETBACKS:

FRONT - 15'
SIDE - 6'
REAR - 12'

STREET ADDRESS:
206 VILLAGERS WAY

OWNER:
WARD FARM, LLC
499 WARD ROAD
SWANSBORO, NC 28584

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 12 & 13 INTO LOT 12

RECOMBINATION PLAT

Showing

Lot 12

Formerly Lots 12 & 13
Ward Farm Village Phase I

Prepared for

WARD FARM, LLC (Owner)

SWANSBORO TOWNSHIP, ONSLOW COUNTY, NC

PREPARED BY

JOHN L. PIERCE & ASSOCIATES, P.A.

NORTH CAROLINA LICENSE No. C-1888

405 JOHNSON BLVD. JACKSONVILLE, NC 28541

PHONE: 910-346-9800 DATE: 06/13/2022

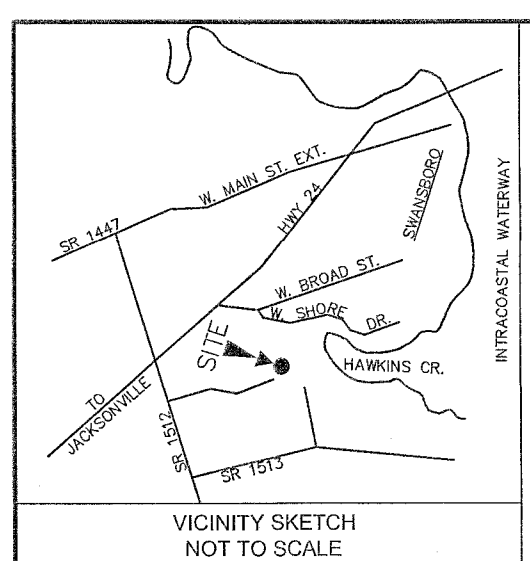
FAX: 910-346-9800 Email: BrianJP@jlpnc.com

SCALE: 1" = 20' F.B. n/a, PG. n/a

JOB # 2022-21258 FILE NAME:



REFS:
M.B.66 P.44
D.B.4410 P.880



DRAINAGE & STREETS CERTIFICATE
I HEREBY CERTIFY THAT THE DRAINAGE AND STREET IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND/OR TOWN OF SWANSBORO STANDARDS OR THAT A SUFFICIENT SURETY HAS BEEN PROVIDED TO COVER THE COST OF CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF SWANSBORO SUBDIVISION ORDINANCE.

John L. Pierce 12/15/22
AUTHORIZED AGENT DATE

SECOND SURVEYORS CERTIFICATE
I, JOHN L. PIERCE, PROFESSIONAL LAND SURVEYOR NO. 2596, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:

☒ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

CERTIFICATE OF FINAL APPROVAL
I HEREBY CERTIFY THAT THE SUBDIVISION DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE SUBDIVISION ORDINANCE OF THE TOWN OF SWANSBORO SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF REGISTER OF DEEDS WITHIN 60 DAYS OF THE DATE BELOW.

Andrea Conell 12/18/22
TOWN MANAGER OR DESIGNEE DATE

I HEREBY CERTIFY THAT STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE TOWN OF SWANSBORO AND/OR THE APPROPRIATE AGENCY IN THE SUBDIVISION DEPICTED HEREON OR THAT A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY IN THE AMOUNT OF \$12,500 HAS BEEN POSTED WITH THE TOWN OF SWANSBORO TO ASSURE COMPLETION OF REQUIRED IMPROVEMENTS.

Andrea Conell 12/18/22
ADMINISTRATOR DATE

CERTIFICATE AS TO UTILITIES AND DEDICATION
I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE WATER AND/OR SEWER IMPROVEMENTS FOR WARD FARM VILLAGE PHASE II (LOTS 4-6, 14-18 & 27-29) SUBDIVISION HAVE BEEN REVIEWED AND APPROVED BY ONSLOW WATER AND SEWER AUTHORITY, THAT SUCH WATER AND/OR SEWER IMPROVEMENTS HAVE BEEN CONSTRUCTED, AND THAT ONSLOW WATER AND SEWER AUTHORITY HEREBY ACCEPTS THE DEDICATION OF THE WATER AND/OR SEWER IMPROVEMENTS ALONG WITH ASSOCIATED EASEMENTS.

THIS 16th DAY OF December 2022

ONSLOW WATER AND SEWER AUTHORITY

PRIVATE STREETS DISCLOSURE STATEMENT
THE MAINTENANCE OF STREETS DESIGNATED ON THIS PLAT AS "PRIVATE" SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THIS DEVELOPMENT HAVING ACCESS TO SUCH ROADS. PRIVATE STREETS AS SHOWN HEREON MAY OR MAY NOT HAVE BEEN CONSTRUCTED TO THE MINIMUM STANDARDS REQUIRED TO ALLOW THEIR INCLUSION, FOR MAINTENANCE PURPOSES, ON THE NORTH CAROLINA HIGHWAY SYSTEM NOR ON THE TOWN OF SWANSBORO STREET SYSTEM NEITHER THE TOWN OF SWANSBORO NOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION WILL MAINTAIN A PRIVATE STREET.

CERTIFICATION
I, JOHN L. PIERCE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN PARTIAL SURVEY (SOLID LINES) MADE UNDER MY SUPERVISION; BOUNDARY LINES TAKEN FROM RECORDED MAPS AND DEEDS (DASHED LINES) AND NOT FROM A COMPLETE SURVEY BY ME THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 16th DAY OF December 2022.

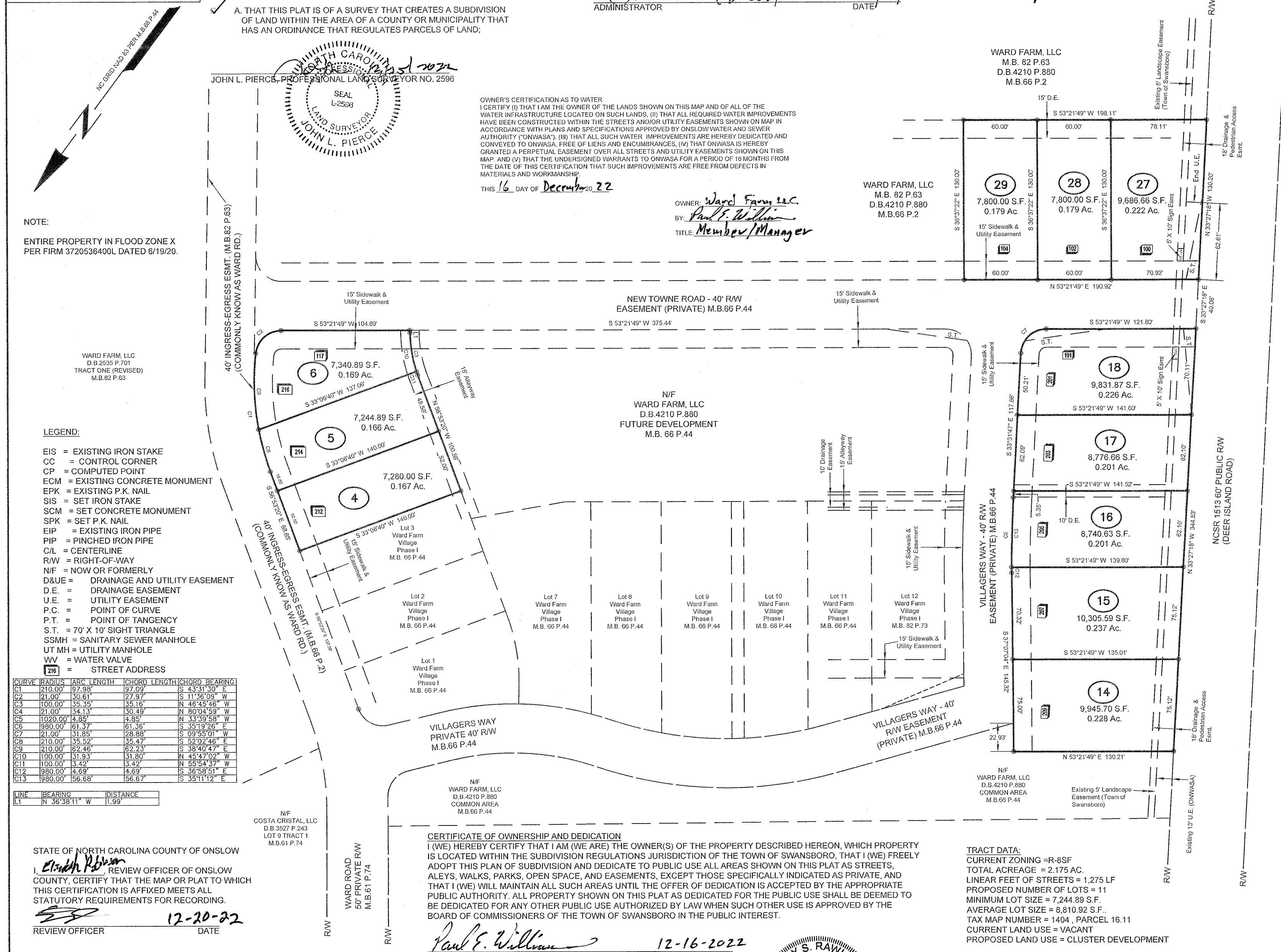
John L. Pierce
JOHN L. PIERCE P.L.S. L-2596
SEAL
LAND SURVEYOR
JOHN L. PIERCE

NORTH CAROLINA, ONSLOW COUNTY
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT JOHN L. PIERCE, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 16th DAY OF December 2022.

Betty Bullock
BETTY BULLOCK
NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 28, 2023.

LEGEND:
EIS = EXISTING IRON STAKE
CC = CONTROL CORNER
CP = COMPUTED POINT
ECM = EXISTING CONCRETE MONUMENT
EPK = EXISTING P.K. NAIL
SIS = SET IRON STAKE
SCM = SET CONCRETE MONUMENT
SPK = SET P.K. NAIL
EIP = EXISTING IRON PIPE
PIP = PINCHED IRON PIPE
C/L = CENTERLINE
R/W = RIGHT-OF-WAY
N/F = NOW OR FORMERLY
D&UE = DRAINAGE AND UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
P.C. = POINT OF CURVE
P.T. = POINT OF TANGENCY
S.T. = 70' X 10' SIGHT TRIANGLE
SSMH = SANITARY SEWER MANHOLE
UT MH = UTILITY MANHOLE
WV = WATER VALVE
218 = STREET ADDRESS

FINAL PLAT
SHOWING
WARD FARM VILLAGE
PHASE II
(LOTS 4-6, 14-18 & 27-29)
PREPARED FOR
WARD FARM, LLC (OWNER)
SWANSBORO TOWNSHIP, ONSLOW COUNTY, NC
PREPARED BY
JOHN L. PIERCE & ASSOCIATES, P.A.
NORTH CAROLINA LICENSE No. C-1888
405 JOHNSON BLVD. JACKSONVILLE, NC 28541
PHONE: 910-346-9800 DATE: 12/06/2022
FAX: 910-346-9800 Email: BrianJ@jlpnc.com
SCALE: 1" = 60' F.B.930, PG.51
JOB # 2022-21161 FILE NAME:



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	210.00'	57.98'	57.98'	S 43°31'50" E
C2	21.00'	30.61'	27.97'	S 11°36'09" W
C3	100.00'	35.35'	35.16'	N 46°45'46" W
C4	21.00'	34.13'	30.49'	N 80°04'59" W
C5	1020.00'	4.89'	4.85'	N 33°39'58" W
C6	980.00'	61.37'	61.36'	S 35°19'26" E
C7	21.00'	31.85'	28.88'	S 09°55'01" W
C8	210.00'	35.52'	35.47'	S 52°02'46" E
C9	210.00'	62.46'	62.23'	S 38°40'47" E
C10	100.00'	61.93'	61.80'	S 45°47'02" W
C11	100.00'	3.42'	3.42'	N 55°54'37" W
C12	980.00'	4.69'	4.69'	S 36°58'51" E
C13	980.00'	56.68'	56.67'	S 35°11'12" E

LINE	BEARING	DISTANCE
L1	N 36°38'11" W	11.99'

STATE OF NORTH CAROLINA COUNTY OF ONSLOW
I, *Elizabeth Robinson*, REVIEW OFFICER OF ONSLOW COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Elizabeth Robinson 12-20-22
REVIEW OFFICER DATE

REFS:
M.B.66 P.2
M.B.66 P.44
M.B.43 P.221
D.B.4410 P.880
D.B.2535 P.701
D.B.4058 P.657 (TRACT III)
D.B.1964 P.716
D.B.1964 P.718

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF THE TOWN OF SWANSBORO, THAT I (WE) FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I (WE) WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR THE PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF SWANSBORO IN THE PUBLIC INTEREST.

Paul E. William 12-16-2022
OWNER DATE

Mary S. Rawls 12-16-2022
NOTARIZED DATE

Mary S. Rawls
NOTARY PUBLIC
ONSLOW COUNTY, NC
Notary Expires 8-3-2025

TRACT DATA:
CURRENT ZONING = R-8SF
TOTAL ACREAGE = 2.175 AC.
LINEAR FEET OF STREETS = 1,275 LF
PROPOSED NUMBER OF LOTS = 11
MINIMUM LOT SIZE = 7,244.89 S.F.
AVERAGE LOT SIZE = 8,810.92 S.F.
TAX MAP NUMBER = 1404, PARCEL 16.11
CURRENT LAND USE = VACANT
PROPOSED LAND USE = CLUSTER DEVELOPMENT

SETBACKS:
FRONT - 15'
SIDE - 6'
REAR - 12'

CURRENT OWNER/DEVELOPER:

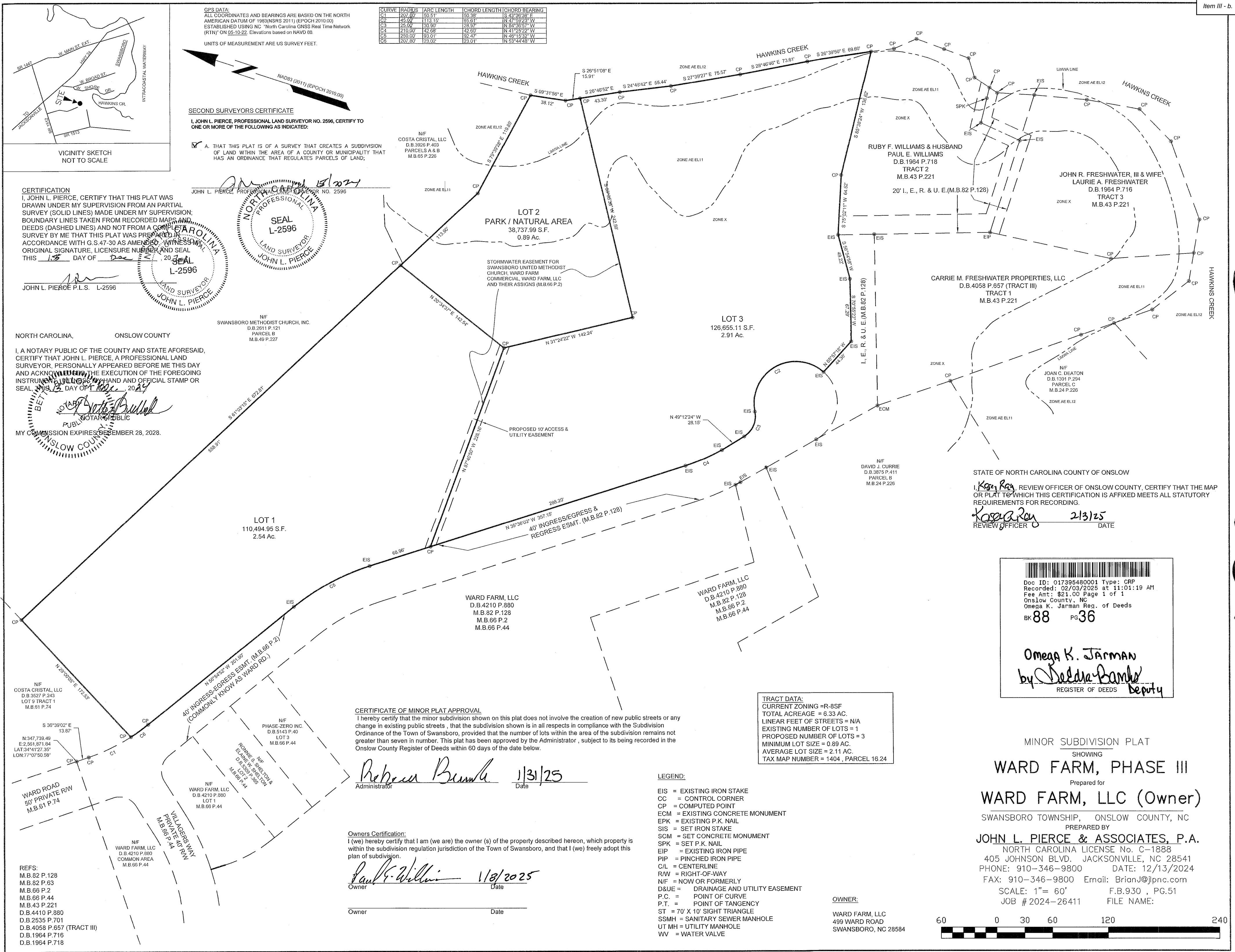
WARD FARM, LLC
499 WARD ROAD
SWANSBORO, NC 28584



BK 83

P 693





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K
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8
P
G
3
6

Agenda Item:

Request for Board of Commissioners Action
September 18, 2012

To: Honorable Board of Commissioners
From: Tommy Combs, Interim Manager
Subject: **Ward Farm Village Preliminary Plat**

Overview

John Freshwater, on behalf of Ward Farm, LLC., is requesting preliminary plat approval for Ward Farm Village subdivision, located on Deer Island Rd. in Swansboro. The subdivision will consist of 43 lots on 13.83 acres.

The property is within the town limits, and will be served by ONWASA water and sewer. The property is currently zoned R-8 SF, and will be developed under the Residential Cluster Development Regulations in Article 13.

Recommendation

The Planning Board reviewed the preliminary plat for Ward Farm Village at their August 28, 2012 regular meeting. The board voted unanimously to recommend approval of the plat as designed, however, they acknowledged that the sidewalk placement requirement under Section 20-21 of the Subdivision Ordinance was not met.

Action Needed

Motion to approve or deny the preliminary plat for Ward Farm Village.

Attachments

Staff Report
Estimated Traffic Generation
Phasing Plan
Environmental Assessment
Preliminary Plat

Article 13. Residential Cluster Development Regulations

- 1) Section 13-1: Purpose and Intent; Definition. The preliminary plat appears to conform to the description provided in Section 13-1 of a Residential Cluster Development.
- 2) Section 13-2: Area; Permitted Districts, Exemption; Street Access; Open Space(s); Density; Dimensional Standards. The preliminary plat appears to meet the minimum dimensional requirements under Section 13-2.
- 3) Section 13-3: Maximum Density Requirements. The preliminary plat appears to conform to the maximum density requirements under Section 13-3.
- 4) Section 13-4: Minimum Dimensional Standards. The preliminary plat appears to conform to the minimum dimensional standards under Section 13-4. This information has also been provided on the face of the plat.
- 5) Section 13-5: Zero (0) Side and/or Rear Yard Setbacks. N/A
- 6) Section 13-6: Private Streets. Allowed pursuant to the subdivision regulations, see comments below.
- 7) Section 13-7: Compliance with Subdivision Standards. See comments provided below.

Article 20. Subdivision Regulations

- 1) Section 20-3: Conformance with Official Plans. The preliminary plat appears to conform to the principles, goals, and objectives of Comprehensive Plan and other officially adopted plans and policies of the town.
- 2) Section 20-9: Thoroughfare Plan. See comments provided under Section 20-15.
- 3) Section 20-13: Procedures for Plat Approval. The preliminary plat appears to meet the requirements of Section 20-13.
- 4) Section 20-14: Sight Line of Intersection. The preliminary plat appears to conform to the requirements of Section 20-14.
- 5) Section 20-15: General. The preliminary plat appears to conform to the requirements of Section 20-15. Note that when a tract to be subdivided adjoins any part of a thoroughfare as designated by an officially adopted Town Thoroughfare Plan, that part of the proposed public right-of-way shall be dedicated as public right-of-way within the subdivision plat. Deer Island Rd. was identified as a minor thoroughfare in the 1993 Town of Swansboro Thoroughfare Plan which showed a proposed connection to the downtown area (the Deer Island Crosstown Connector). This connection was never established, and Deer Island Rd. exists as a dead-end road, so for the purposes of the subdivision review, it has not been considered a designated thoroughfare.
- 6) Section 20-17: Lots. The requirements of Section 20-17 appear to have been met.
- 7) Section 20-18: Streets. The requirements of Section 20-18 appear to have been met. A street lighting plan will be provided by Progress Energy for the first 10 lots.
- 8) Section 20-19: Blocks. The requirements of Section 20-19 appear to have been met.

- 9) Section 20-20: Utilities and Stormwater Management. The requirements of Section 20-20 appear to have been met. As-built drawings are required within 30 days of the completion or installation of all utility, stormwater, street, park, and recreational improvements.
- 10) Section 20-21: Sidewalks. The requirements of this section appear to have been met except for the requirement that the edge of the sidewalk must be one foot from the property line. This requirement is not met on Lots 7-13 due to a greenway easement proposed adjacent to the right-of-way. Staff feels that the intent of the ordinance has been met, and considers this to be a design consideration that the Board can review as a part of the plat review and approval.
- 11) Section 20-32: Parks and Recreation Space Requirements. A cash payment in lieu of land dedication for parks and recreation space will be required at the time of final plat approval unless a variance is approved by the Board of Commissioners.
- 12) Section 20-33: Number of Review and Filing Copies to be Submitted. Two 18 x 24 prints and one 11 x 17 print are to be submitted for filing of the plat following the approval by the Board of Commissioners.
- 13) Section 20-34: Required Information on Minor, Sketch, and Major Subdivisions. The requirements of Section 20-34 appear to have been met.
- 14) Section 20-35: Documents and Written Information in Addition to Maps and Plans. Certification from ONWASA that the proposed utility systems are or will be adequate to handle the proposed development and that all necessary easements have been provided has not been received, however, staff held a technical review of the plan with representatives from ONWASA present. ONWASA has commented that the water line and LP sewer system which will serve this development was sized to handle future connections.

An estimated traffic generation memo was provided by Brandon Ashton, P.E., showing that the estimated daily trips generated by the subdivision would be 395. Article 19 requires a traffic impact study if estimated trips generated by the development exceed 400 per day.

Information on a time schedule for phasing has been provided. The initial phase will consist of 10 lots. Subsequent phases will be market dependent.

A statement addressing the subdivision's environmental impact has been provided.

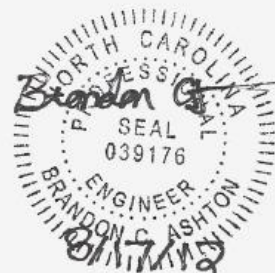
- 15) Section 20-36: Certificates and Endorsements. The requirements of Section 20-36 appear to have been met.
- 16) Section 20-39: Wording for Map Certificates and Statements. The requirements of Section 20-39 appear to have been met.

Brandon C. Ashton, P.E.
201 N. Front Street, Ste 501
Wilmington, NC 28403

Phone: 910.389.9446
Email: bcashton@gmail.com

MEMORANDUM

TO: David Newsom, P.E.
John Freshwater, P.E.
FROM: Brandon Ashton, P.E.
DATE: August 17, 2012
PROJECT: Ward Farm Village - Swansboro, NC
SUBJECT: Estimated Traffic Generation



Estimated traffic generated by the proposed Ward Farm Village development was calculated using the US Environmental Protection Agency's (EPA) Trip Generation Tool for Mixed-Use Developments. The EPA calculation tool accounts for the reduction in motor vehicle traffic typically experienced in mixed land use communities. As stated on the EPA website, "research has consistently shown that neighborhoods that mix land uses, make walking safe and convenient, and are near other development allow residents and workers to drive significantly less if they choose. In fact, research has found that in the most centrally located, well-designed neighborhoods, residents drive as little as half as much as residents of outlying areas¹." The following aspects of the Ward Farm Village warrant consideration as a mixed use community:

- Development concept is pedestrian oriented and promotes walking to adjacent land uses rather than driving.
- Dwelling placement is near the street with front porch requirements, fronting on sidewalks that connect to parks, greenways, and the community's commercial district.
- Primary parking is in the rear of each dwelling.
- The development will include pedestrian interconnections to adjacent land.
- The development is in close proximity (i.e., walking distance) to the following land uses:
 - Post office
 - Grocery store
 - Drugstore
 - Fitness Center
 - Barber & Beauty salon
 - Restaurants
 - Hotel with internet, conference/banquet rooms available

¹ http://www.epa.gov/dced/mxd_tripgeneration.html

Brandon C. Ashton, P.E.
201 N. Front Street, Ste 501
Wilmington, NC 28403

Phone: 910.389.9446
Email: bcashton@gmail.com

- The community includes dedicated pedestrian, bicycle, golf cart routes, and easements to the downtown historic district.

The EPA tool, freeware developed by EPA in partnership with Fehr & Peers Transportation Consultants, is based on standards established in the Institute of Transportation Engineers (ITE) Trip Generation Manual. The stated purpose of the tool is to assist local government staff, consultants, and developers with estimating trips generated by a new mixed-use community.

The site characteristics shown in the Preliminary Subdivision Plat for Ward Farm Village were used as input values into the EPA trip generation tool. This Preliminary Subdivision Plat, dated August 8, 2012, is included as Appendix A. The estimated trip generations that were computed by the EPA tool are shown in Table 1. Appendix B displays the output from the EPA tool.

Table 1 – Estimated Traffic Generated by Ward Farm Village

Results	Estimated Daily Trips Generated	Number of Proposed Lots (Single Family Dwelling Units Only) ¹	Resulting Dwelling Unit Multiplier ²
Raw (unadjusted)	478	43	11.12
Final (with mixed-use reductions)	395	43	9.18

Note:

1. Single family dwelling units = ITE classification code 210
2. This multiplier was calculated by dividing estimated trips generated by number of proposed lots. The ITE Trip Generation Manual (1988) recommends a multiplier between 6.4 to 12.7 (with an average multiplier of 9.5) for single family dwelling units. The EPA calculation tool identifies the ITE average multiplier for single family dwelling units as 9.57.

As displayed in Table 1, the estimated traffic generated for the Ward Farm Village development is 395 trips per day (including the trip reductions associated with a mixed use community). This traffic generation result equates to a dwelling unit multiplier of 9.18, closely approximating the average multiplier identified in the ITE Trip Generation Manual. This multiplier also falls in the middle of the manual's recommended range of 6.4 to 12.7.

Based on the prevalence of mixed land use surrounding the proposed development, a dwelling unit multiplier less than 9.18 could be justified. A smaller dwelling unit multiplier would further reduce estimated traffic generated by Ward Farm Village (i.e., below the calculated 395 trips per day).

Please contact me by phone at (910) 389-9446 or by email at bcashton@gmail.com if you have any questions or require additional information.

APPENDIX A
WARD FARM VILLAGE SITE PLAN
(1 SHEET)

Brandon C. Ashton, P.E.

[illegible]

Approved: _____
Signature: _____
Title: _____
Date: _____

Noted: _____
Signature: _____
Title: _____
Date: _____

Checked: _____
Signature: _____
Title: _____
Date: _____

[illegible]

APPENDIX B

EPA TRIP GENERATION TOOL: CALCULATION RESULTS (2 PAGES)

FEHR & PEERS

MODEL APPLICATION - ALL TRIPS

	nbw	nbo	nht	total	nbw	nbo	nht	total	nbw	nbo	nht	total	nbw	nbo	nht	total
Number of "Raw" ITE Trips Subject to Model	1747	2194	1396	5338	216	106	19	341	184	156	121	462				
Predicted Probabilities:																
Internal Capture	3.18%	3.18%	7.04%	4.19%	3.18%	3.18%	7.04%	3.40%	3.18%	3.18%	7.04%	4.19%				
Walking External	0.79%	7.78%	10.43%	6.14%	0.79%	7.78%	10.43%	3.49%	0.79%	7.78%	10.43%	5.64%				
Transit External	30.37%	1.45%	2.34%	11.24%	30.37%	1.45%	2.34%	19.87%	30.37%	1.45%	2.34%	13.34%				

Number of Trips:

[illegible]

Net Number of IXXI Vehicle Trips

Results	External Vehicle Trips		
	Raw	Net	Reduction %
Daily	5,338	4,225	21%
AM Peak Hour	341	253	26%
PM Peak Hour	462	359	22%

Results	Daily	AM Peak	PM Peak
Mean	0.78	0.96	0.96
SD	0.12	0.12	0.12
Median	0.78	0.96	0.96
Q1	0.78	0.96	0.96
Q3	0.78	0.96	0.96
Min	0.78	0.96	0.96
Max	0.78	0.96	0.96

**MODEL APPLICATION - TRIP ENDS ASSOCIATED WITH
HOUSES IN THE PROJECT ONLY**

Number of "Raw" ITE Trips Subject to Model Predicted Probabilities:										
	HBW	HBO	NHB	Total	HBW	HBO	NHB	Total	HBW	HBO
Internal Capture	103	326	49	478	18	21	1	40	15	29
Walking External	3.18%	3.18%	7.04%	3.58%	3.18%	3.18%	7.04%	3.27%	3.18%	3.18%
Transit External	0.79%	7.78%	10.43%	6.53%	0.79%	7.78%	10.43%	4.67%	0.79%	7.78%
	30.37%	1.45%	2.34%	7.80%	30.37%	1.45%	2.34%	14.62%	30.37%	1.45%
Total										
Number of Trips:										
Internal Capture	3	10	3	17	1	1	0	1	0	1
Walking External	1	25	5	30	0	2	0	2	0	2
Transit External	30	5	1	36	5	0	0	6	4	0
Total										
Net Number of IXXI Vehicle Trips generated by Project Residences										
	69	287	40	395	12	18	1	31	10	26

Results	External Vehicle Trips		
	Raw	Net	Reduction %
Daily	478	395	17%
AM Peak Hour	40	31	22%
PM Peak Hour	49	40	19%

Holland, Jennifer

From: John R. Freshwater [johnfh2o@ec.rr.com]
Sent: Sunday, August 19, 2012 3:03 PM
To: Holland, Jennifer
Cc: Ashley Melton; David Newsom
Subject: Ward Farm Village

Jennifer,

We briefly discussed a time schedule for phasing of the staged development of Ward Farm Village. I don't remember if you still need something in writing or not. Just in case and in an effort to provide whatever may be helpful to you, my recollection of the relevant points follows.

Phase 1 = 10 lots (1, 2, 3, 7, 8, 9, 10, 11, 12, 13). We intend to begin the site & utility construction for these first 10 lots as soon as permissible. As we have a potential home buyer, we may bond uncompleted improvements ASAP in order to begin construction of their home concurrent with the remaining infrastructure.

The number of future phases, their timing, et cetera are totally market dependent.

As Ward Shore Builders, Inc is to construct the 43 homes, if the first 10 are completed and sold in a year (from completion of the infrastructure), we would be VERY pleased. If this occurred we would likely proceed with the remaining 33 lots in two phases a year to 18 months apart.

I hope this is useful. Please let me know of any questions or concerns.

Thank you,
John

John R. Freshwater, P.E.
Crystal Coast Engineering, PA
205-3 Ward Road
Swansboro, NC 28584
ph 910-325-0006
fax 910-325-0060

Ward Shore Builders, Inc.

Ashley L. Melton
(910) 539-5600 Fax: 866-316-9981
ashleymelton@ec.rr.com

MEMORANDUM

To: Jennifer Holland, CFM
Planner
Town of Swansboro
502 Church Street
Swansboro, NC 28584

From: Ashley Melton
Re: Ward Farm Village environmental impact

August 19, 2012

The proposed development shall comply with or exceed all local, state and federal environmental requirements. Further, the thoughtful subdivision planning by Allison Ramsey Architects, Inc. (1003 Charles Street, Beaufort, SC 29902, 843-986-0559) embraces the natural environment as an integral prioritized element of the subdivision.

Natural area is to be preserved that typically would not be. Additional green spaces are to be created. In addition, pedestrian connection and other linkages to a future park in the adjoining traditional business district begin to speak to the efforts to enhance the health and quality of life of residents.

Specific to the information requested within the Town UDO, there are no known historically significant or similarly important areas impacted by the proposed development. Adjacent ecologically fragile areas (wetlands) are buffered beyond all regulatory requirements by inclusion in the preserved natural common area.

Also specific to the information requested by the Town UDO, the Ward Farm Village development's impacts on pedestrians (as well as bicyclists) are, by design, positive. By placement and means of access to the homes and garages, front porch requirements, proximity to sidewalks, interrelationships with the adjoining traditional business district and distance to grocery shopping, et cetera, safe, healthful, pedestrian activity is promoted. Future construction of pedestrian, bicycle and golf cart access to Shore Drive (and thereby the historic district) as well as progress on the Town's Bicycle Plan are facilitated by the overall development of Ward Farm and shall well serve the residents of Swansboro as well as Ward Farm Village.

Finally, via the Town UDO, it is requested that traffic impacts be addressed. Please see the memorandum provided by Brandon C. Ashton, P.E. regarding estimated project traffic generation. Note that the minimum threshold triggering a more extensive traffic analysis was not met. Please also note that there will be a greater awareness of viable alternatives for many short trips as a resident walks out their front door in Ward Farm Village.

September 9, 2025

Ward Farm, LLC
Attn: Paul Williams, Managing Member
211 Wild Oak Drive
Swansboro, NC 28584

**Subject: Post-Construction Stormwater Management Permit No. SW8 120811
Ward Farm Village
Subdivision Project with an Area of Low Density as well as served by an Off-Site SCM
Onslow County**

Dear Mr. Williams:

The Division of Energy, Mineral and Land Resources received a complete, modified Post-Construction Stormwater Management Permit Application for the subject project on August 18, 2025. Staff review of the plans and specifications has determined that the project, as proposed, complies with the Stormwater Regulations set forth in Title 15A NCAC 2H.1000 as amended by Session Law (SL) 2008-211, and subsequently amended on January 1, 2017 (2017 Rules). Please refer to Attachment C for a detailed description of the current proposed major modification and a list of all the past modifications approved during the effective period of the permit. We are hereby forwarding the modified, updated, and re-issued Permit No. SW8 120811 dated September 9, 2025, for the construction, operation and maintenance of the built-upon areas (BUA), vegetated conveyances or areas associated with the subject project. *Please replace the previous application (SWU-101), proposed deed restrictions and protective covenants, supplement, operation and maintenance agreement with the attached modified versions. Please replace the previously approved plan sheet(s) with the approved modified version(s) enclosed.*

This permit shall be effective from the date of issuance until **rescinded** and does not supersede any other agency permit that may be required. The project shall be subject to the conditions and limitations as specified therein, **which includes the requirement to revise or amend the recorded deed restrictions with the updated built-upon area allocations.** Failure to comply with these requirements will result in future compliance problems. Please note that this permit is not transferable except after notice to and approval by the Division.

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing by filing a written petition with the Office of Administrative Hearings (OAH). The written petition must conform to Chapter 150B of the North Carolina General Statutes and must be filed with the OAH within thirty (30) days of receipt of this permit. You should contact the OAH with all questions regarding the filing fee (if a filing fee is required) and/or the details of the filing process at 6714 Mail Service Center, Raleigh, NC 27699-6714, or via telephone at 919-431-3000, or visit their website at www.NCOAH.com. Unless such demands are made this permit shall be final and binding.

If you have any questions concerning this permit, please contact Garrett Zorda in the Wilmington Regional Office, at (910) 796-7215 or garrett.zorda@deq.nc.gov.

Sincerely,

For William E. Toby Vinson, Jr., PE, CPM, Director
Division of Energy, Mineral and Land Resources

Enclosures: Attachment A – Designer's Certification Form
Attachment B (for SW8 120811) – Built-Upon Area Allocation
Attachment C – Permitting History
Application Documents
Attachment B for SW8 091001 – Built-Upon Area Allocation

DES/gdz: \\Stormwater\Permits & Projects\2012\120811 Offsite\2025 08 permit 120811

cc: David Newsom, PE; Crystal Coast Engineering
Paul Williams, Managing Member, Ward Farm, LLC, master permittee for SW8 091001
Onslow County Planning & Development
Wilmington Regional Office Stormwater File

STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENERGY, MINERAL AND LAND RESOURCES

POST-CONSTRUCTION STORMWATER MANAGEMENT PERMIT

**SUBDIVISION DEVELOPMENT WITH AN AREA OF LOW DENSITY AS WELL AS SERVED BY
AN OFF-SITE STORMWATER SYSTEM**

In compliance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations promulgated and adopted by the North Carolina Environmental Management Commission, including 15A NCAC 02H.1000 as amended by Session Law (SL) 2008-211 and subsequently amended on January 1, 2017 (2017 Rules) (collectively, the "stormwater rules"),

PERMISSION IS HEREBY GRANTED TO

Ward Farm, LLC

Ward Farm Village

Ward Road & Deer Island Road, Swansboro, Onslow County

FOR THE

construction, management, operation and maintenance of built-upon area (BUA) for a low density subdivision area with a curb outlet swale system (the "low density area(s)"), as well as BUA draining to a permitted off-site stormwater system as outlined in the application, approved stormwater management plans, supplement(s), calculations, operation and maintenance agreement, recorded documents, specifications, and other supporting data (the "approved plans and specifications") as attached and/or on file with and approved by the Division of Energy, Mineral and Land Resources (the "Division" or "DEMLR"). The project shall be constructed, operated and maintained in accordance with these approved plans and specifications. The approved plans and specifications are incorporated by reference and are enforceable part of this permit.

This permit shall be effective from the date of issuance until rescinded and shall be subject to the following specified conditions and limitations. The permit issued shall continue in force and effect until the permittee files a request with the Division for a permit modification, transfer or rescission; however, these actions do not stay any condition. The issuance of this permit does not prohibit the Director from reopening and modifying the permit, revoking and reissuing the permit, or terminating the permit for cause as allowed by the laws, rules, and regulations contained in 15A NCAC 02H.1000 and NCGS 143-215.1 et.al.

1. **MASTER PERMIT.** Stormwater runoff from this site, Lot Offsite 4 (Ward Fard Village), has been approved to be discharged into and treated by the wet detention pond (the "off-site stormwater system", "off-site stormwater control measure", or "SCM") operated and maintained by Ward Farm, LLC (the "Master Permittee") under the terms and conditions set forth in the latest version of Stormwater Management Permit No. SW8 091001 (the "Master Permit") and as subsequently modified, transferred, and renewed.
2. **BUA REQUIREMENTS.** The maximum amount of BUA allowed for the entire project is 296,079 square feet. The BUA requirements and allocations for this project are as follows:
 - a. **LOW DENSITY AREA BUA LIMITS.** The low density area must not exceed 24% per the requirements of the stormwater rules. Within this low density area, this permit approves a percent BUA of 23.99% and the construction of a total of 90,582 square feet of BUA. This permit does not provide any allocation of BUA for future development within this low density area.

- b. OFF-SITE SCM BUA LIMITS . The maximum amount of BUA allocated to this development by the Offsite Master Permit is 205,497 square feet. This permit covers the construction of a total of 205,497 square feet of BUA and does not provide any allocation of BUA for future development.
 - c. BUA FOR INDIVIDUAL LOTS. Each of the 45 lots are limited to a maximum amount of BUA as indicated in Attachment B of this permit and as indicated in the approved plans and specifications. **The maximum BUA assigned to each lot via this permit and the recorded deed restrictions and protective covenants may not be increased or decreased by either the individual lot owner or the permittee unless and until the permittee notifies the Division and obtains written approval from the Division.**
3. PERVIOUS AREA IMPROVEMENTS. At this time, none of the pervious area improvements listed in G.S. 143-214.7(b2) or the Stormwater Design Manual have been proposed for this project. Pervious area improvements will be allowed in this project if documentation is provided demonstrating those improvements meet the requirements of the stormwater rule.
 4. LOW DENSITY AREA REQUIREMENTS. The low density area requirements for this project are as follows:
 - a. LOW DENSITY AND CONVEYANCE DESIGN. The low density area is permitted based on the design criteria presented in the sealed, signed and dated supplement and as shown in the approved plans and specifications. This low density area and conveyances must be provided and maintained at the design condition.
 - b. PIPING. Other than the piping shown on the approved plans, only minimal amounts of piping under driveways and roads is allowed within the low density area when it cannot be avoided. No additional piping is allowed.
 - c. DISPERSED FLOW. The low density area has maximized dispersed flow of stormwater runoff through vegetated areas and minimized the channelization of flow.
 - d. VEGETATED CONVEYANCES. Stormwater runoff that could not be released as dispersed flow may be transported by vegetated conveyances with minimum side slopes of 3:1 (H:V) designed to not erode during the peak flow from the 10-year storm event as defined in the stormwater rules and approved by the Division.
 - e. CURB OUTLET SYSTEMS. Each designated curb outlet must convey stormwater runoff to a vegetated conveyance or vegetated area as shown on the approved plans and specifications. The conveyance must be maintained with a dense vegetated cover at a minimum of 100' long, side slopes at 3:1 (H:V) or flatter, a minimum bottom width of 2 feet, and a longitudinal slope no steeper than 5% to carry the peak flow from the 10-year storm at a non-erosive velocity.
 5. OFF-SITE SCM REQUIREMENTS. This permit is issued contingent on the permitted off-site SCM(s) being constructed, operated, certified and maintained in compliance with the latest version of the Master Permit, and as it may be subsequently modified, transferred or renewed.
 6. STORMWATER OUTLETS. The peak flow from the 10-year storm event shall not cause erosion downslope of the discharge point.
 7. VEGETATED SETBACKS (2017 Rules). A 50-foot wide vegetative setback must be provided and maintained in grass or other vegetation adjacent to all surface waters as shown on the approved plans. The setback is measured horizontally from the normal pool elevation of impounded structures, from the top of bank of each side of streams or rivers, and from the mean high waterline of tidal waters, perpendicular to the shoreline.
 - a. BUA IN THE VEGETATED SETBACK. BUA may not be added to the vegetated setback except as shown on the approved plans or in the following instances where the BUA has been minimized and channelizing runoff from the BUA is avoided:
 - i. Water dependent structures; and
 - ii. Minimal footprint uses such as poles, signs, utility appurtenances, and security lights that cannot practically be located elsewhere.

- b. **RELEASE OF STORMWATER NOT TREATED IN AN SCM.** Stormwater that is not treated in an SCM, such as in the low density area (including roof drains), must be released at the edge of the vegetated setback and allowed to flow through the setback as dispersed flow.
- 8. **VEGETATED BUFFERS (2008 Rules).** A 50-foot wide vegetative buffer must be provided and maintained in grass or other vegetation adjacent to all surface waters as shown on the approved plans. The buffer is measured horizontally from the normal pool elevation of impounded structures, from the top of bank of each side of streams or rivers, and from the mean high waterline of tidal waters, perpendicular to the shoreline.
 - a. **BUA IN THE VEGETATED BUFFER.** BUA may not be added to the vegetated setback except as shown on the approved plans.
 - b. **RELEASE OF STORMWATER NOT TREATED IN AN SCM.** Stormwater that is not treated in an SCM must be released at the edge of the vegetated setback and allowed to flow through the setback as dispersed flow.
- 9. **RECORDED DOCUMENT REQUIREMENTS.** The stormwater rules require the following documents to be recorded with the Office of the Register of Deeds prior to the sale of individual lots or groups of lots:
 - a. **EASEMENTS.** All SCMs, stormwater collection systems, vegetated conveyances, and maintenance access located on property owned by other persons or entities must be located in permanent recorded easements or drainage easements as shown on the approved plans.
 - b. **OPERATION AND MAINTENANCE AGREEMENT.** The operation and maintenance agreement must be recorded with the Office of the Register of Deeds.
 - c. **FINAL PLATS.** If a final plat is recorded, it must reference the operation and maintenance agreement and must also show all public rights-of-way, dedicated common areas, and/or permanent drainage easements, in accordance with the approved plans.
 - d. **MASTER PERMIT DEED RESTRICTIONS AND PROTECTIVE COVENANTS.** This permit is issued contingent on the recordation of the restrictions and protective covenants, which are required under the Master Permit, prior to the sale of this lot and must be maintained in perpetuity. Since the Master Permittee is also the permittee for this offsite permit, the required restrictions and protective covenants must be recorded prior to the sale of this lot, as required by the Master Permit.
 - e. **DEED RESTRICTIONS AND PROTECTIVE COVENANTS.** The permittee shall record deed restrictions and protective covenants prior to the issuance of a certificate of occupancy to ensure the permit conditions and the approved plans and specifications are maintained in perpetuity. Recorded deed restrictions and protective covenants must include, at a minimum, the following statements related to stormwater management:
 - i. The following covenants are intended to ensure ongoing compliance with Stormwater Management Permit Number SW8 120811, as issued by the Division of Energy, Mineral and Land Resources (the "Division") under 15A NCAC 02H.1000, effective January 1, 2017.
 - ii. The State of North Carolina is made a beneficiary of these covenants to the extent necessary to maintain compliance with the Stormwater Management Permit.
 - iii. These covenants are to run with the land and be binding on all persons and parties claiming under them.
 - iv. The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the Division.
 - v. Alteration of the drainage as shown on the approved plans may not take place without the concurrence of the Division.
 - vi. The maximum built-upon area (BUA) per lot is as shown in Attachment B. This allotted amount includes any BUA constructed within the lot property boundaries, and that portion of the right-of-way between the front lot line and the edge of the pavement not shown on the approved plans. BUA has the same meaning as G.S. 143-214.7, as amended.
 - vii. Within the low density area, filling in, piping or altering any vegetated conveyances (ditches, swales, etc.) associated with the development, except for average driveway crossings, is prohibited by any persons.

- viii. Within the low density area, filling in, piping or altering any designated curb outlet swale or vegetated area associated with the development is prohibited by any persons.
- ix. (2017 Rules) A 50-foot wide vegetative setback (previously referred to as a buffer) must be provided and maintained adjacent to all surface waters in accordance with 15A NCAC 02H.1003(4) and the approved plans.
- x. Within the low density area, all roof drains shall be released no closer than at the edge of the 50-foot. At no time shall stormwater runoff be piped into or through the setback.
- xi. (2008 Rules) Within the offsite area, a 50-foot wide vegetative buffer must be provided and maintained adjacent to all surface waters, measured horizontally from the normal pool elevation of impounded structures, from the top of bank of each side of streams or rivers, and from the mean high waterline of tidal waters, perpendicular to the shoreline.
- xii. Within the low density area, each designated curb outlet must convey stormwater runoff to a vegetated conveyance or vegetated area as shown on the approved plans and must be maintained at a minimum of 100' long, 3:1 (H:V) side slopes or flatter, a minimum bottom width of 2 feet; have a longitudinal slope no steeper than 5%, carry the peak flow from the 10-year storm at a non-erosive velocity, and dense vegetated cover.
- xiii. Any individual or entity found to be in noncompliance with the provisions of a stormwater management permit or the requirements of the stormwater rules is subject to enforcement procedures as set forth in NCGS 143, Article 21.

10. CONSTRUCTION. During construction, erosion shall be kept to a minimum and any eroded areas of the on-site stormwater system will be repaired immediately.

- a. PROJECT CONSTRUCTION, OPERATION AND MAINTENANCE. During construction, all operation and maintenance for the project and stormwater system shall follow the Erosion Control Plan requirements until the Sediment-Erosion Control devices are no longer needed.
- b. PROTECTION OF OFF-SITE SCM. During construction, all operation and maintenance for the project shall follow the Erosion Control Plan requirements to protect the downstream off-site SCM from sedimentation.
- c. FINAL GRADING. The curb outlet swales, vegetated areas and vegetated conveyances located within the low density area shall be entirely constructed and vegetated. Once the final grading is completed and the site is stabilized, the permittee shall provide and perform the operation and maintenance as outlined in the applicable section below.

11. MODIFICATIONS. No person or entity, including the permittee, shall alter any component shown in the approved plans and specifications, except for minimum driveway crossings. Prior to the construction of any modification to the approved plans, the permittee shall submit to the Director, and shall have received approval for modified plans, specifications, and calculations including, but not limited to, those listed below. For changes to the project or SCM that impact the certifications, a new or updated certification(s), as applicable, will be required and a copy must be submitted to the appropriate DEQ regional office upon completion of the modification.

- a. Any modification to the approved plans and specifications, regardless of size including the SCM(s), BUA, details, etc.
- b. Redesign or addition to the approved amount of BUA or to the drainage area.
- c. Further development, subdivision, acquisition, lease or sale of any, all or part of the project and/or property area as reported in the approved plans and specifications.
- d. Altering, modifying, removing, relocating, redirecting, regrading, or resizing of any component of the approved SCM(s), stormwater collection system and/or vegetative conveyance shown on the approved plan, except for minimum driveway crossings.
- e. The construction of any allocated future BUA.
- f. Adding the option to use infiltrating permeable pavement or #57 stone within the lots as a pervious surface. The request may require a proposed amendment to the deed restrictions and protective covenants for the subdivision to be submitted and recorded.
- g. The construction of any infiltrating permeable pavement, #57 stone area, public trails, or landscaping material within the common areas to be considered a pervious surface that were not included in the approved plans and specifications.
- h. Other modifications as determined by the Director.

12. **DESIGNER'S CERTIFICATION.** Upon completion of the project, the permittee shall determine if the project is in compliance with the approved plans and take the necessary following actions:
- If the permittee determines that the project is in compliance with the approved plans, then within 45 days of completion, the permittee shall submit to the Division one hard copy and one electronic copy of the following:
 - The completed and signed Designer's Certification provided in Attachment A noting any deviations from the approved plans and specifications. Deviations may require approval from the Division;
 - A copy of the recorded operation and maintenance agreement;
 - Unless already provided, a copy of the recorded deed restrictions and protective covenants; and
 - A copy of the recorded plat delineating the public rights-of-way, dedicated common areas and/or permanent recorded easements, when applicable.
 - If the permittee determines that the project is not in compliance with the approved plans, the permittee shall submit an application to modify the permit within 30 days of completion of the project or provide a plan of action, with a timeline, to bring the site into compliance.
13. **OPERATION AND MAINTENANCE.** The permittee shall provide and perform the operation and maintenance necessary, as listed in the signed operation and maintenance agreement(s), to assure that all components of the permitted on-site stormwater system are maintained at the approved design condition. The approved operation and maintenance agreement must be followed in its entirety and maintenance must occur at the scheduled intervals.
- CORRECTIVE ACTIONS REQUIRED.** If the facilities fail to perform satisfactorily or in the event that the low density area fails to meet the requirements of low density, the permittee shall take immediate corrective actions. This includes actions required by the Division and the stormwater rules such as the construction of additional or replacement on-site stormwater systems. These additional or replacement measures shall receive a permit from the Division prior to construction.
 - MAINTENANCE RECORDS.** Records of maintenance activities must be kept and made available upon request to authorized personnel of the Division. The records will indicate the date, activity, name of person performing the work and what actions were taken.
14. **CHANGES TO THE PROJECT NAME, PERMITTEE NAME OR CONTACT INFORMATION.** The permittee shall submit a completed Permit Information Update Application Form to the Division within 30 days to making any one of these changes.
15. **TRANSFER.** This permit is not transferable to any person or entity except after notice to and approval by the Director. Neither the sale of the project and/or property, in whole or in part, nor the conveyance of common area to a third party constitutes an approved transfer of the permit.
- TRANSFER REQUEST.** The transfer request must include the appropriate application, documentation and the processing fee as outlined in 15A NCAC 02H.1045(2). This request must be submitted within 90 days of the permit holder meeting one or more of the following:
 - A natural person who is deceased;
 - A partnership, limited liability corporation, corporation, or any other business association that has been dissolved;
 - A person or entity who has been lawfully and finally divested of title to the property on which the permitted activity is occurring or will occur through foreclosure, bankruptcy, or other legal proceeding.
 - A person or entity who has sold the property, in whole or in part, on which the permitted activity is occurring or will occur, except in the case of an individual residential lot sale that is made subject to the recorded deed restrictions and protective covenants;
 - The assignment of declarant rights to another individual or entity;
 - The sale or conveyance of the common areas to a Homeowner's or Property Owner's Association, subject to the requirements of NCGS 143-214.7(c2);

- b. **TRANSFER INSPECTION.** Prior to transfer of the permit, a file review and site inspection will be conducted by Division personnel to ensure the permit conditions have been met and that the project and the on-site stormwater system complies with the permit conditions. Records of maintenance activities performed to date may be requested. Projects not in compliance with the permit will not be transferred until all permit and/or general statute conditions are met.
16. **COMPLIANCE.** The permittee is responsible for complying with the terms and conditions of this permit and the approved plans and specifications until the Division approves the transfer request.
- a. **REVIEWING AND MONITORING EACH LOT FOR COMPLIANCE.** The permittee is responsible for verifying that the proposed BUA on each individual lot, within each drainage area and for the entire project does not exceed the maximum amount allowed by this permit. The permittee shall review all individual lot plans for new construction and all subsequent modifications and additions for compliance. The plans reviewed must include all proposed BUA, grading, and driveway pipe placement. The permittee shall not approve any lot plans where the maximum allowed BUA limit has been exceeded or where modifications are proposed to the grading and/or to the stormwater collection system and/or to the vegetated conveyance unless and until a permit modification has been approved by the Division. The permittee shall review and routinely monitor the project and each lot to ensure continued compliance with the conditions of the permit, the approved plans and specifications, and the recorded deed restrictions and protective covenants. The permittee shall notify any lot owner that is found to be in noncompliance with the conditions of this permit in writing and shall require timely resolution.
- b. **ARCHITECTURAL REVIEW BOARD (ARB) OR COMMITTEE (ARC).** The permittee may establish an ARB or ARC or other group to conduct individual lot reviews on the permittee's behalf. However, any approval given on behalf of the permittee does not relieve the permittee of the responsibility to maintain compliance with the conditions of the permit and the approved plans and specifications.
- c. **APPROVED PLANS AND SPECIFICATIONS.** A copy of this permit, approved plans, application, supplements, operation and maintenance agreement, all applicable recorded documents, and specifications shall be maintained on file by the permittee at all times.
- d. **MAINTENANCE ACCESS.** SCMs, stormwater collection systems, and vegetated conveyances must be accessible for inspection, operation, maintenance and repair as shown on the approved plans.
- e. **DIVISION ACCESS.** The permittee grants Division Staff permission to enter the property during normal business hours to inspect all components of the permitted project.
- f. **ENFORCEMENT.** Any individual or entity found to be in noncompliance with the provisions of a stormwater management permit or the requirements of the stormwater rules is subject to enforcement procedures as set forth in NCGS 143 Article 21.
- g. **ANNUAL CERTIFICATION.** The permittee shall electronically submit to the Division an annual certification completed by either the permittee or their designee confirming the projects conformance with permit conditions.
- h. **OBTAINING COMPLIANCE.** The Director may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the Director for modifying the site to meet minimum requirements. The permittee shall provide copies of modified plans and certification in writing to the Director that the changes have been made.

- i. OTHER PERMITS. The issuance of this permit does not preclude the permittee from obtaining and complying with any and all other permits or approvals that are required for this development to take place, as required by any statutes, rules, regulations, or ordinances, which are imposed by any other Local, State or Federal government agency having jurisdiction. Any activities undertaken at this site that cause a water quality violation or undertaken prior to receipt of the necessary permits or approvals to do so are considered violations of NCGS 143-215.1, and subject to enforcement procedures pursuant to NCGS 143-215.6.

Permit modified, updated, and reissued this the 9th day of September 2025.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION

For William E. Toby Vinson, Jr., PE, CPM, Director
Division of Energy, Mineral and Land Resources
By Authority of the Environmental Management Commission

Permit Number SW8 120811

Attachment A

Certification Forms

The following blank Designer Certification forms are included and specific for this project:

- As-Built Permittee Certification
- As-Built Designer's Certification General MDC
- As-Built Designer's Certification for Low Density Projects
- As-Built Designer's Certification General MDC/Off-site

A separate certification is required for each SCM. These blank certification forms may be copied and used, as needed, for each SCM and/or as a partial certification to address a section or phase of the project.

AS-BUILT PERMITTEE CERTIFICATION

I hereby state that I am the current permittee for the project named above, and I certify by my signature below, that the project meets the below listed Final Submittal Requirements found in NCAC 02H.1042(4) and the terms, conditions and provisions listed in the permit documents, plans and specifications on file with or provided to the Division.

- ☐ Check here if this is a partial certification. Section/phase/SCM #? _____
- ☐ Check here if this is part of a Fast Track As-built Package Submittal.

Printed

Name _____ Signature _____

I, _____, a Notary Public in the State of _____

County of _____, do hereby certify that _____

personally appeared before me this _____ day of _____, 20_____

and acknowledge the due execution of this as-built certification. (SEAL)

Witness my hand and official seal

My commission expires _____

Permittee's Certification NCAC .1042(4)	Completed / Provided	N/A
A. DEED RESTRICTIONS / BUA RECORDS		
1. The deed restrictions and protective covenants have been recorded and contain the necessary language to ensure that the project is maintained consistent with the stormwater regulations and with the permit conditions.	Y or N	
2. A copy of the recorded deed restrictions and protective covenants has been provided to the Division.	Y or N	
3. Records which track the BUA on each lot are being kept. (See Note 1)	Y or N	
B. MAINTENANCE ACCESS		
1. The SCMs are accessible for inspection, maintenance and repair.	Y or N	
2. The access is a minimum of 10 feet wide.	Y or N	
3. The access extends to the nearest public right-of-way.	Y or N	
C. EASEMENTS		
1. The SCMs and the components of the runoff collection / conveyance system are located in recorded drainage easements.	Y or N	
2. A copy of the recorded plat(s) is provided.	Y or N	
D. SINGLE FAMILY RESIDENTIAL LOTS - Plats for residential lots that have an SCM include the following:	Y or N	
1. The specific location of the SCM on the lot.	Y or N	
2. A typical detail for the SCM.	Y or N	
3. A note that the SCM is required to meet stormwater regulations and that the lot owner is subject to enforcement action as set forth in NCGS 143 Article 21 if the SCM is removed, relocated or altered without prior approval.	Y or N	
E. OPERATION AND MAINTENANCE AGREEMENT	Y or N	
1. The O&M Agreement is referenced on the final recorded plat.	Y or N	
2. The O&M Agreement is recorded with the Register of Deeds and appears in the chain of title.	Y or N	
F. OPERATION AND MAINTENANCE PLAN – maintenance records are being kept in a known set location for each SCM and are available for review.	Y or N	

	Completed / Provided	N/A
G. DESIGNER'S CERTIFICATION FORM – has been provided to the Division.	Y or N	

Note 1- Acceptable records include ARC approvals, as-built surveys, and county tax records.

Provide an explanation for every requirement that was not met, and for every "N/A" below. Attach additional sheets as needed.

AS-BUILT DESIGNER'S CERTIFICATION GENERAL MDC

I hereby state that I am a licensed professional and I certify by my signature and seal below, that I have observed the construction of the project named above to the best of my abilities with all due care and diligence, and that the project meets the below listed General MDC found in NCAC 02H.1050 in accordance with the permit documents, plans and specifications on file with or provided to the Division, except as noted on the "AS-BUILT" drawings, such that the intent of the stormwater rules and statutes has been preserved.

- ☐ Check here if this is a partial certification. Section/phase/SCM #? _____
- ☐ Check here if this is a part of a Fast-Track As-Built Package Submittal per .1044(3).
- ☐ Check here if the designer did not observe the construction, but is certifying the project.
- ☐ Check here if pictures of the SCM are provided.

Printed

Name _____ Signature _____

NC Registration Number _____ Date _____

SEAL:

Consultant's Mailing Address:

City/State/ZIP _____

Phone Number _____

Consultant's Email address: _____

① Circle N if the as-built value differs from the Plan. If N is circled, provide an explanation on Page 2.

② N/E = not evaluated (provide explanation on page 2) ③ N/A = not applicable to this SCM or project.

Consultant's Certification NCAC .1003((3) & General MDC .1050	①As-built	②N/E	③N/A
A. TREATMENT REQUIREMENTS			
1. The SCM achieves runoff treatment.	Y or N		
2. The SCM achieves runoff volume match.	Y or N		
3. Runoff from offsite areas and/or existing BUA is bypassed.	Y or N		
4. Runoff from offsite areas and/or existing BUA is directed into the permitted SCM and is accounted for at the full build-out potential.	Y or N		
5. The project controls runoff through an offsite permitted SCM that meets the requirements of the MDC.	Y or N		
6. The net area of new BUA increase for an existing project has been accounted for at the appropriate design storm level.	Y or N		
7. The SCM(s) meets all the specific minimum design criteria.	Y or N		
B. VEGETATED SETBACKS / BUA			
1. The width of the vegetated setback has been measured from the normal pool of impounded waters, the MHW line of tidal waters, or the top of bank of each side of rivers or streams.	Y or N		
2. The vegetated setback is maintained in grass or other vegetation.	Y or N		
3. BUA that meets the requirements of NCGS 143-214.7 (b2)(2) is located in the setback.	Y or N		

	①As-built	②N/E	③N/A
4. BUA that does not meet the requirements of NCGS 143-214.7 (b2)(2) is located within the setback and is limited to: a. Publicly funded linear projects (road, greenway sidewalk) b. Water-dependent structures c. Minimal footprint uses (utility poles, signs, security lighting and appurtenances)	Y or N		
5. Stormwater that is not treated in an SCM is released at the edge of the setback and allowed to flow through the setback as dispersed flow.	Y or N		
C. STORMWATER OUTLETS – the outlet handles the peak flow from the 10 year storm with no downslope erosion.	Y or N		
D. VARIATIONS			
1. A variation (alternative) from the stormwater rule provisions has been implemented.	Y or N		
2. The variation provides equal or better stormwater control and equal or better protection of surface waters.	Y or N		
E. COMPLIANCE WITH OTHER REGULATORY PROGRAMS has been met.	Y or N		
F. SIZING -the volume of the SCM takes the runoff from all surfaces into account and is sufficient to handle the required storm depth.	Y or N		
G. CONTAMINATED SOILS – infiltrating SCM's are not located in or on areas with contaminated soils.	Y or N		
H. SIDE SLOPES			
1. Vegetated side slopes are no steeper than 3H:1V.	Y or N		
2. Side slopes include retaining walls, gabion walls, or other surfaces that are steeper than 3H:1V.	Y or N		
3. Vegetated side slopes are steeper than 3H:1V (provide supporting documents for soils and vegetation).	Y or N		
I. EROSION PROTECTION			
1. The inlets do not cause erosion in the SCM.	Y or N		
2. The outlet does not cause erosion downslope of the discharge point during the peak flow from the 10 year storm.	Y or N		
J. EXCESS FLOWS – An overflow / bypass has been provided.	Y or N		
K. DEWATERING – A method to drawdown standing water has been provided to facilitate maintenance and inspection.	Y or N		
L. CLEANOUT AFTER CONSTRUCTION – the SCM has been cleaned out and converted to its approved design state.	Y or N		
M. MAINTENANCE ACCESS			
1. The SCM is accessible for maintenance and repair.	Y or N		
2. The access does not include lateral or incline slopes >3:1.	Y or N		
N. DESIGNER QUALIFICATIONS (FAST-TRACK PERMIT) – The designer is licensed under Chapters 89A, 89C, 89E, or 89F of the General Statutes.	Y or N		

Provide an explanation for every MDC that was not met, and for every item marked "N/A" or "N/E", below. Attach additional pages as needed:

AS-BUILT DESIGNER'S CERTIFICATION FOR LOW DENSITY PROJECTS

I hereby state that I am a licensed professional and I certify by my signature and seal below, that I have observed the construction of the project named above to the best of my abilities with all due care and diligence, and that the project meets all of the MDC found in 15A NCAC 02H.1003, in accordance with the permit documents, plans and specifications on file with or provided to the Division, except as noted on the "AS-BUILT" drawings, such that the intent of the stormwater rules and the general statutes has been preserved.

- ☐ Check here if this is a partial certification. Section or phase _____
- ☐ Check here if this is part of a Fast-Track As-Built Package Submittal per 15A NCAC 02H .1044(3).
- ☐ Check here if the Designer did not observe the construction but is certifying the project.
- ☐ Check here if pictures of the project are provided.

Printed Name _____ Signature _____

NC Registration Number _____ Date _____

SEAL:

Consultant's Mailing Address:

City: _____ State: _____ Zip: _____

Phone: (____) _____

Consultant's Email address:

① Circle N if the as-built value differs from the Plan/permit. If N is circled, provide an explanation on page 3.

② N/E = Not Evaluated (provide explanation on page 2). ③ N/A = Not Applicable to this project/plan.

Consultant's Certification (MDC 15A NCAC 02H .1003)			
Project Density and Built-Up Area	①As-built	②N/E	③N/A
1. The project has areas of high density based on natural drainage area boundaries, variations in land use or construction phasing.	Y or N		
2. The project's built-upon area does not exceed the maximum limit specified in the permit.	Y or N		
Dispersed Flow	①As-built	②N/E	③N/A
1. The project maximizes dispersed flow through vegetated areas and minimizes channelized flow.	Y or N		
Vegetated Conveyances	①As-built	②N/E	③N/A
1. Stormwater that is not released as dispersed flow is transported by vegetated conveyances.	Y or N		
2. The project has a minimal amount of non-vegetated conveyances to reduce erosion.	Y or N		
3. Other than minimal piping under driveways and roads, no piping has been added beyond what is shown on the approved plans.	Y or N		
4. Side slopes are no steeper than 3H:1V.	Y or N		
5. The conveyance does not erode in response to the peak flow from the 10-year storm.	Y or N		
Curb outlet systems (if applicable)	①As-built	②N/E	③N/A
1. The swale or vegetated area can carry the peak flow from the 10-year storm at a non-erosive velocity.	Y or N		
2. The longitudinal slope of the swale or vegetated areas does not exceed 5%.	Y or N		
3. The swale has a trapezoidal cross-section and a minimum bottom width of two feet.	Y or N		
4. The minimum length of the swale or vegetated area is 100 feet.	Y or N		
5. Side slopes are no steeper than 3H:1V.	Y or N		

6. The project utilizes treatment swales designed per Section .1061 in lieu of the curb outlet system requirements.	Y or N		
Vegetated Setbacks (if applicable)	①As-built	②N/E	③N/A
1. The width of the vegetated setback is at least 50'.	Y or N		
2. The width of the vegetated setback has been measured from the normal pool of impounded waters, the MHW line of tidal waters, or the top of bank of each side of rivers or streams.	Y or N		
3. The vegetated setback is maintained in grass or other vegetation.	Y or N		
4. BUA that meets the requirements of NCGS 143-214.7(b2)(2) is located in the setback.	Y or N		
5. BUA that does NOT meet the requirements of NCGS 143-214.7(b2)(2) is located within the setback and is limited to: <ul style="list-style-type: none"> Publicly-funded linear projects (road, greenway, or sidewalk) Water dependent structures Minimal footprint uses such as poles, signs, utility appurtenances, and security lights. 	Y or N		
6. The amount of BUA within the setback is minimized, and channeling of the runoff from the BUA has been avoided.	Y or N		
7. Stormwater is not discharged (via swale or pipe) through a vegetated setback. Stormwater is released at the edge of the setback and allowed to flow through the setback as dispersed flow.	Y or N		
Outlets	①As-built	②N/E	③N/A
1. Stormwater outlets do not cause erosion downslope of the discharge point during the peak flow from the 10-year storm.	Y or N		
Variations	①As-built	②N/E	③N/A
1. The project has variations from the MDC that were not previously approved. (Modification may be required.)	Y or N		
Deed restrictions (if applicable)	①As-built	②N/E	③N/A
1. Deed restrictions are recorded and ensure that the project and the BUA will be maintained in perpetuity consistent with the permit, approved plans, and specifications.	Y or N		
For Subdivisions Only (Residential or Commercial)	①As-built	②N/E	③N/A
1. The number of platted lots is consistent with the approved plans.	Y or N		
2. The project area is consistent with the approved plans.	Y or N		
3. The layout of the lots and streets is consistent with the approved plan.	Y or N		
4. The width / radius of streets, paved accesses, cul-de-sacs and sidewalks is consistent with the approved plan.	Y or N		
5. No piping, other than those minimum amounts needed under a driveway or under a road, has been added.	Y or N		
6. The lot grading, road grading, vegetated conveyances, piping, inverts, and elevations are consistent with the approved plans.	Y or N		

Provide an explanation below for every MDC that was not met, and for every item marked "N/A" or "N/E." Attach additional pages as needed.

AS-BUILT DESIGNER'S CERTIFICATION GENERAL MDC / OFF-SITE

I hereby state that I am a licensed professional and I certify by my signature and seal below, that I have observed the construction of the project named above to the best of my abilities with all due care and diligence, and that the project meets the below listed General MDC found in NCAC 02H.1050 and the Off-site MDC as defined in NCAC 02H.1002(29) and the requirements of NCAC 02H.1003(3)(c) in accordance with the permit documents, plans and specifications on file with or provided to the Division, except as noted on the "AS-BUILT" drawings, such that the intent of the stormwater rules and statutes has been preserved.

- ☐ Check here if this is a partial certification. Section/phase/#? _____
- ☐ Check here if this is a part of a Fast-Track As-Built Package Submittal per .1044(3).
- ☐ Check here if the designer did not observe the construction, but is certifying the project.
- ☐ Check here if pictures of the Off-site SCM are provided.

Printed

Name _____ Signature _____

NC Registration

Number _____ Date _____

SEAL:

Consultant's Mailing Address:

City/State/ZIP _____

Phone Number _____

Consultant's Email address: _____

① Circle N if the as-built value differs from the Plan. If N is circled, provide an explanation on Page 2.

② N/E = not evaluated (provide explanation on page 2) ③ N/A = not applicable to this SCM or project.

Consultant's Certification NCAC .1003((3) & General MDC .1050	① As-built	② N/E	③ N/A
A. THE OFF-SITE SCM			
1. The project controls runoff through an off-site permitted SCM that meets the requirements of the MDC.	Y or N		
2. The Off-site SCM has been certified by an appropriately licensed design professional as meeting the General MDC found in NCAC 02H.1050.	Y or N		
3. The Off-site SCM has been certified by an appropriately licensed design professional as meeting the specific MDC for the type of SCM that treats the runoff from this project.	Y or N		
4. The off-site SCM is currently permitted under permit No. SW _____	Y or N		
B. VEGETATED SETBACKS / BUA			
1. The width of the vegetated setback for this project is 50' and has been measured from the normal pool of impounded waters, the MHW line of tidal waters, or the top of bank of each side of rivers or streams.	Y or N		
2. The vegetated setback is maintained in grass or other vegetation.	Y or N		
3. BUA that meets the requirements of NCGS 143-214.7 (b)(2) is located in the setback.	Y or N		

	①As-built	②N/E	③N/A
4. BUA that does not meet the requirements of NCGS 143-214.7 (b2)(2) is located within the setback and is limited to: d. Publicly funded linear projects (road, greenway sidewalk) e. Water-dependent structures f. Minimal footprint uses (utility poles, signs, security lighting and appurtenances)	Y or N		
5. Runoff from the as-built BUA for the project is collected and directed into the off-site SCM.			
C. COMPLIANCE WITH OTHER REGULATORY PROGRAMS has been met.	Y or N		
D. SIDE SLOPES			
1. Vegetated side slopes are no steeper than 3H:1V.	Y or N		
2. Side slopes include retaining walls, gabion walls, or other surfaces that are steeper than 3H:1V.	Y or N		
3. Vegetated side slopes are steeper than 3H:1V (provide supporting documents for soils and vegetation).	Y or N		
E. EROSION PROTECTION			
1. The inlets from the project into the off-site SCM do not cause erosion in the SCM.	Y or N		
F. DESIGNER QUALIFICATIONS (FAST-TRACK PERMIT) – The designer is licensed under Chapters 89A, 89C, 89E, or 89F of the General Statutes.	Y or N		

Provide an explanation for every MDC that was not met, and for every item marked "N/A" or "N/E", below. Attach additional pages as needed:

Attachment B - BUA Lot Allocations

Ward Farm Village

Permit No. SW8 091001

Lot #	Drains to Offsite Wet Pond (SW8 091001)	Drains to Low Density Portion	Total Max BUA, sf	Lot #	Drains to Offsite Wet Pond (SW8 091001)	Drains to Low Density Portion	Total Max BUA, sf
1	3,600		3,600	25	3,600		3,600
2	3,600		3,600	26	No Lot 26		
3	3,600		3,600	27	4,700		4,700
4	3,600		3,600	28	5,026		5,026
5	3,600		3,600	29	4,700		4,700
6	3,600		3,600	30		4,491	4,491
7	4,484		4,484	31		4,491	4,491
8	3,600		3,600	32		4,491	4,491
9	3,600		3,600	33		4,491	4,491
10	3,600		3,600	34		4,491	4,491
11	3,600		3,600	35		4,491	4,491
12	5,000		5,000	36		4,491	4,491
14	4,700		4,700	37		4,491	4,491
13	No Lot 13			38		4,491	4,491
15	5,081		5,081	39		4,491	4,491
16	4,700		4,700	40		4,491	4,491
17	4,700		4,700	41		4,491	4,491
18	4,700		4,700	42		4,491	4,491
19	3,600		3,600	43		4,491	4,491
20	3,600		3,600	44		4,491	4,491
21	3,600		3,600	45		4,491	4,491
22	3,600		3,600	46		4,491	4,491
23	3,600		3,600	47		4,491	4,491
24	3,600		3,600				

Attachment C - Permitting History

Ward Farm Village

Permit No. SW8 120811

Approval Date	Permit Action	BIMS Version	Description of the Changes
10/8/2012	Original Approval	1.0	Issued to Ward Shore Builders, Inc.; construction of impervious areas with runoff to be treated in an offsite permitted stormwater facility, in compliance with the provisions of SL 2008-211 and Title 15A NCAC 2H .1000. The stormwater runoff from the site will be routed to wet pond operated and maintained by Ward Farm, LLC under the terms and conditions set forth in the latest version of Permit No. SW8 091001. The built-upon area allocated to this development by Stormwater Management Permit No. SW8 091001, is 276,600 square feet. This project proposes 276,600 square feet.
11/4/2020	Correction		The project was submitted as a subdivision, and deed restrictions were intended as shown in Attachment D. But the permit excluded the deed restriction statements. The permit has been corrected to include the necessary information.
3/13/2025	Transfer	1.1	Transferred to Ward Farm LLC under a Schedule of Compliance
9/9/2025	Major Modification	1.2	This approval revised the permit to include both a Low Density portion (2017 Rules) and an offsite portion (2008 Rules) draining to the Master Permit SW8 091001. Included a revision to the Lot layout and BUA allocation for the lots, as well as the inclusion of a new curb outlet swale within the Low Density area.