



STROUD ENGINEERING, P. A.

CONSULTING ENGINEERS
422 HIGHWAY 24
MOREHEAD CITY, NORTH CAROLINA 28557
WWW.STROUDENGINEER.COM
LICENSE NO. C-0647

MARCH 8, 2024

TO: TY CROWDER, SAND DOLLAR HOMES, LLC
FROM: TONYA JACKS, STROUD ENGINEERING, P.A.
RE: REZONING & SKETCH PLAN DESIGN FOR SAND DOLLAR SUBDIVISION

The Town of Swansboro Planning Board met on March 5, 2024 and recommended approval to the Swansboro Board of Commissioners for the above-referenced Rezoning and Sketch Plan with the following conditions:

1. A Traffic Impact Analysis meeting the Town's requirements must be completed and approved prior to the preliminary plat (construction drawings) and before the development is heard at the Planning Board.
2. Required stormwater for Phase I and II must be located within the development not impacting the wetlands to assure stormwater is not routed to Swansboro Loop Road.
3. The twenty-five-foot required exterior buffer where there is a natural screen that cannot be seen through the vegetation will remain. Where there is an open field or no vegetation the area will be planted to screen the adjoining neighbors using the type A buffer standard.
4. An additional ten-foot-wide buffer will be required between the proposed 20-foot-wide fire road on the west side of the development adjacent to tax parcels 056584 and 002598. If there is natural screening that cannot be seen through the vegetation will remain, otherwise the type A buffer standard will be used.
5. Construct a 4-foot wooden privacy fence with gates surrounding the lift station with hardy fast-growing shrubs outside the fence to form a hedge meeting ONWASA requirements.
6. Any claim of a 3rd party regarding the applicant's title to the subject property, or the effect of such a claim, if any, on the requested rezoning, is a civil matter between private parties. This would include title conflicts between any existing easements and proposed public streets. The Planning Board's recommendation of approval has no bearing on claims of title to the property, such being outside the authority and jurisdiction of the Planning Board. The Board's recommendation should not be construed as having any effect on title to the property, claims against the property, or the validity of any such claims.

Please sign and date this document below if you agree to all the terms and conditions spelled out in this document.



Name

3.12.2024
Date



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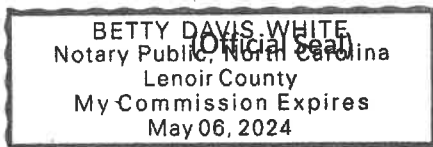
NOTARIAL CERTIFICATE FOR ACKNOWLEDGMENT

Lenoir County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Ty Crowder
Name(s) of principal(s)

Date: 3-12-24



Betty Davis White
Official Signature of Notary

Betty Davis White, Notary Public
Notary's printed or typed name

My commission expires: May 6, 2024