



A Trask Land Company Community

PENDER COUNTY, NC
MASTER DEVELOPMENT PLAN NARRATIVE

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Project #6525-0001 (42)

April 2014

BLAKE FARM
PENDER COUNTY, NORTH CAROLINA
Project #6525-0001

Master Development Plan Narrative

The proposed 1,344-acre development project, known as Blake Farm, is located in Pender County, 1/8 mile north of the intersection of US Highway 17 and Sidbury Road (SR 1572) on the west side of US Highway 17. The property can be identified by the following PINs: 3271-04-4167-0000, 3271-25-1909-0000, 3262-72-5914-0000, 3262-54-5164-0000.

The main project access will be located at the existing signal at Scott's Hill Loop Road and US Highway 17. A secondary full access median crossover will be provided 0.83 miles north of the primary access. A third access will be provided to the west via Huggins Road to provide connection with Sidbury Road. The main collector will terminate in a cul-de-sac at the western property line prior to intersecting with the proposed controlled-access Hampstead Bypass. In preliminary discussions with Wilmington Urban Area Metropolitan Planning Organization (WMPO) and North Carolina Department of Transportation (NCDOT), no dedicated access will be granted for the Blake Farm development from the bypass.

All property within the proposed development is currently zoned Planned Development (PD) and all proposed land uses are permitted by-right in the PD district. This development will consist of residential and non-residential development, recreation and open space, public streets, private streets, and possibly an elementary school. (The school is dependent upon owner and Pender County School System negotiations.) Neighborhood amenities may include a small community horse farm and garden, dedicated pedestrian signal for US Highway 17 crossing, bike trails, pedestrian-friendly design throughout the community, and future coordination with Poplar Grove for community events,. The developer aims to be on the cutting edge of environmental design, market appeal, while maintaining cost efficiency and savings.

There is no Coastal Area Management Act (CAMA) jurisdiction for this project. A final Jurisdictional Determination for wetland delineations has been completed by the US Army Corps of Engineers. Additional wetlands impact permitting may be required during development of each phase. The property drains to the Island Creek, a tributary to the Northeast Cape Fear River, with a stream classification of C;Sw. The developer intends to maintain as much of the existing natural cedar ponds as possible, and plans to incorporate many low-impact development techniques to lessen Blake Farm's environmental impact.

This project will have five phases, with the first phase including approximately 255-280 single-family lots, 300 apartments, and 50,000 square feet of non-residential development. Phase 1 is projected to begin construction in 2015 with final build out by 2019. The remainder of the

project is expected to be completed by 2029, with 25 pods (separate development areas), producing a total of 2,998 residential units and 250,000 square feet of non-residential space.

Construction Activities

The contractor will install erosion control devices for each phase prior to beginning any land disturbance activities. Clearing and grading will be in accordance with state and local requirements. After clearing and grading is completed, the contractor will install stormwater Best Management Practices (BMPs) in accordance with regulations and approved construction plans. Stormwater will include low impact development techniques where possible and practical, such as rain gardens, disconnection of impervious surfaces, linear and roadside swales, rainwater harvest systems and cisterns for drip irrigation, pervious pavers, green roofs, minimal curb and gutter, and minimal piped stormwater networks. The developer intends to build on less suitable soils and use the sandy, more suitable soils for stormwater infiltration. The developer and design team are working with Dr. Mike Burchell and Dr. Bill Hunt, PE, of North Carolina State University's Biological and Agricultural Engineering Department, to develop stormwater design. The developer is also working with the Coastal Federation, an organization that advocates for compatible land and water uses that protect clean water, critical habitats, and public access to the coast, as well as Andy Wood, an ecologist and conservation educator with an affinity for ecosystem habitats in and around southeastern North Carolina, and the plants, wildlife and people they support.

Utilities

Blake Farm is located in the Scott's Hill Water District as confirmed by Pender County Utilities. Please see the "will-serve" letter provided by Pender County Utilities.

The water main for the development will be provided from the existing Scott's Hill Water District. Blake Farm will install water mains along the main access road to the main road's terminus. Public water connections (looped throughout the parcels) will be provided based on NCDENR Public Water Supply "2T Rules" water demands. The developer intends to install "purple pipe" onsite to allow for wastewater reuse for irrigation purposes and to lessen the demand on the existing water distribution system.

Blake Farm is located in the Pluris Hampstead LLC Wastewater Treatment Plant Sanitary Sewer District as confirmed by Pluris Hampstead LLC. Please see the "will-serve" letter provided by Pluris Hampstead LLC.

Public sanitary sewer for Blake Farm will be transported via gravity mains, force mains, and pumping stations to the proposed wastewater treatment facility to be completed by Pluris Hampstead LLC. Public sewer connections will be provided at each pod. The proposed wastewater treatment facility's total design treatment capacity is adequately sized to accommodate the wastewater from Blake Farm, and is scheduled to be operational at the end of the first quarter of 2015.

Natural gas will be provided for the development, with an existing connection available along Sidbury Road. Electric services will be provided by Duke Energy Progress. The development will also include cable, internet, and phone utilities.

Required Permits

Applicable state and federal agency permits, including but not limited to the following, will be required prior to the approval of the preliminary plat.

- NCDEMLR- Division of Land Quality for erosion control permit
- NCDEMLR – Division of Water Quality for state stormwater management permit
- NCDOT – roadway drawing package, hydraulics approval, encroachment agreements
- Pender County Utilities – local water system design approval
- NCDEMLR – Public water supply for public water permit
- Pluris Hampstead LLC – Local sanitary sewer review and approval
- NCDEMLR-DEH – Public sanitary sewer review and approval
- USACE – 401/404 wetlands permits

Potential Impacts

Blake Farm will provide many positive benefits for the surrounding community. Blake Farm will be an attractive, high-quality, mixed use development with pedestrian friendly design and a focus on environmental stewardship. The development design team will incorporate a design process that focuses on the project and environment as a whole. The developer intends to integrate low impact development (LID) stormwater techniques, in an attempt to mimic the existing stormwater pattern after final build out. Another positive impact is that the development is located proximate to the future wastewater treatment facility, which minimizes the impact associated with connecting to the existing sewer main or constructing sewer improvements along US Highway 17. Likewise, the water distribution network is located adjacent to the property along US Highway 17, with sufficient capacity available for the proposed development.

During the construction of Blake Farm, noise and traffic will be mitigated through the existing natural buffers, dissipating the noise over distance.

The Blake Farm project will provide Pender County and surrounding area residents with a variety of housing types, styles, and price ranges. The development will create a dynamic mixed-use community, and will help to set a new standard for design and quality in the region.