

STAFF REVIEW FOR PLANNING BOARD APPROVAL ST. GEORGE'S REACH MASTER PLAN REVIEW

HISTORY:

Generation Development, applicant, on behalf of Country Club Road Assemblage, LLC, owner, is seeking approval of a PD Master Plan for St. George's Reach. A 10-lot minor subdivision was previously approved as Phase I of St. George's Reach at the August 7, 2007 Planning Board meeting.

In May 2007, the applicant's request to rezone 376 acres from R-20C, Residential Conventional Housing District to PD, Planned Development District was denied by the Pender County Board of Commissioners. The rezoning request was re-submitted and a motion to recommend approval of the request was unanimously approved at the September 11, 2007 Planning Board meeting. The Board of Commissioners will hear this rezoning request at the October 1, 2007 meeting.

DEVELOPER'S PROPOSAL:

The applicant is requesting approval for a planned development located on 413 acres zoned PD, Planned Development. The property is located south of Country Club Drive in Hampstead. The property runs south to the Atlantic Intracoastal Waterway and is bounded by Belvedere Plantation to the northeast and Hideaway Shores to the southeast.

St. George's Reach will utilize a village development approach in which the intent is to create pedestrian communities where residential units are in close proximity to commercial goods and services. The individual communities are centered around a neighborhood center, square, or park.

For St. George's Reach, the applicant is proposing a total of 748 single-family residences, 533 attached multi-family dwellings, 282,000 square feet of village commercial and office space, and 120,000 square feet of civic and recreational space. These units are distributed among four different development areas: Mixed-use, village, neighborhood, and edge areas. The development is planned in a unified manner where the larger edge lots along the property's boundary give way to smaller, denser areas toward the center of the property. Parks, greenways open space areas, wetlands, and other preserved lands are located within the overall development to provide recreational space and encourage a pedestrian community.

The lot sizes range from a minimum lot size of 5,000 square feet in the neighborhood areas to 12,000 square feet in the edge lots on the perimeter. Average lot sizes are 6,000 square feet in the village area, 6,500 square feet in the neighborhood area, and 12,000 square feet in the edge area. The mixed-use area is located north of Country Club Drive and extends to US Highway 17 in an area to be called The Parkway at St. George's Reach. This area proposes 50 apartment/condominium units, 232,000 square feet of commercial/office and retail space, and 60,000 square feet of civic and recreational space. For specific data on each area, please refer to the data table located on the master plan.

Proposed gross density consists of 3.11 units per acre while proposed net density with all open space acreage removed consists of 5.74 units per acre. Belvedere Plantation, which is the adjacent subdivision along the north and east boundary, contains average lot sizes of .5 acres for a gross density of 2 units per acre. Hideaway Shores, which borders the property to the southwest, also contains average lot sizes of .5 acres for a gross density of 2 units per acre.

Access to the subdivision is to be provided via three points off of County Club Drive. Two of these points align with existing streets on the north side of Country Club Road at Weathersbee Drive and Leeward Lane. The

third point provides the main thoroughfare through the development area and is proposed to extend across Country Club Drive north to a connection with US Highway 17. In addition to these major points of ingress and egress serving the development, several local streets are proposed to provide interconnectivity for traffic circulation as well as emergency access within the development. There are also opportunities for potential stub out connections shown on the master plan. The road infrastructure will be designated as private. This infrastructure will be built in accordance with NCDOT TND guidelines, and the applicant is currently working with the NCDOT to determine traffic demands and required road improvements.

The developer proposes wastewater treatment for the entire development to be served by an on-site wastewater treatment facility. Water services will be provided via an on-site operator as well. These facilities are proposed to be located within the mixed-use area between County Club Road and US Highway 17. Preliminary capacity estimates are for the facilities to accommodate 500,000 gallons per day each.

In addition to the residential and commercial development, the 120,000 square feet of civic and recreational space will be provided and distributed among the four development areas. St. George's Reach proposes 83.3 acres of open space, which exceeds the County's 15% requirement. There will also be 42 acres of preserved wetlands in St. George's Reach, with minimal proposed impacts to wetlands. With the additional 42 acres of preserved wetlands, the open space areas comprise approximately 30% of the entire property area. The open space areas include neighborhood parks, lakes, greenways, and buffers to adjacent neighborhoods. A property owners association will maintain all open space areas, common areas, and amenities.

The property does contain Coastal Area Management Act (CAMA) Areas of Environmental Concern (AEC's) along the Atlantic Intracoastal Waterway. Any proposed development in these areas must comply with CAMA regulations. The property also contains FEMA Special Flood Hazard Areas along the Atlantic Intracoastal Waterway as shown on the effective Flood Insurance Rate Map (FIRM) dated February 16, 2007. Any development within the SFHA's must comply with FEMA regulations.

STAFF RECOMMENDATION:

Planning Staff is submitting the proposal for Planning Board approval. The submission as presented tonight is sufficient for Planning Board review and disposition. Final preliminary plat will not be effective until all requirements of preliminary submission as prescribed are complete and the Director has signed copy of the preliminary plat. The approval is also subject to the following conditions:

Mandatory Items for Final Preliminary Plat Approval:

All requirements of the Pender County Subdivision Ordinance for Preliminary Plats, including items 1 thru 13 pages 22 have been submitted to and approval by the Director.

1. Soil suitability analysis indicating the suitability of the property for individual septic tanks or an Improvement Authorization Permit for each lot unless community sewer is available and a conditioned approval for connection is submitted. The soil suitability analysis of the property shall also indicate the suitability of the soil for the type structure proposed.
2. Sufficient information shall be provided so that a corner of the property can be located on the ground and found with a measurement from the intersection of two state maintained roads.
3. A copy of the Preliminary Map with the street names as approved by the Pender County Emergency Management Co-coordinator (EMC) or his designee. The plat shall be signed by the EMC representative indicating approval of the road names indicated on the plat. The copy of this plat must be submitted no later than 30 days after approval of the preliminary plat of the development by the Pender County Health Department.

4. Verification of receipt of the preliminary plat of the development by the Pender County Health Department.
5. Verification of receipt of the preliminary plat of the development by the NCDOT District Engineer or his designee.
6. General description and map of the proposed drainage for the subdivision shall include the following:
 - a. The boundaries of all drainage basins that flow through the property from upstream.
 - b. All drainage facilities that flow through the property and receive any storm water discharge from upstream.
 - c. The boundaries of all drainage basins that receive discharge from the property that is located from the discharge point on the property to the recipient perennial stream.
 - d. All drainage facilities that receive storm water discharge from the property from the discharge point to the recipient perennial stream.
 - e. This information can be described in a narrative submission and shown on a copy of a USGS 7.5 Minute Quad or other similar topographical map (11 X 17 map submission).
7. Detailed description of any proposed waste water system and system maintenance arrangements and procedures to serve lots that are not suitable for traditional on site septic systems, along with a map showing the proposed location of the off site components of the system, including lines.
8. When any development proposes private streets a description of the method to provide Pender County Emergency Service personnel and vehicles immediate access shall be submitted.
9. When any street layout or geometric design does not specifically meet the NCDOT Secondary Road Standards or the adopted Pender County Private Street Standards, a narrative explanation, justification detailed drawing of the design shall be submitted for review.
10. When the subdivision entrance does not connect to a NCDOT maintained road, recorded documents shall be submitted that confirm the property and the proposed lots have access to a NCDOT maintained road by a public or private street that meets the standards of this ordinance.
11. The Director or the Planning Board may request additional information be submitted that is pertinent to review of the proposed subdivision for compliance with the provisions of this ordinance or other Pender County ordinances.

Requirements of the Pender County Subdivision Ordinance for Preliminary Plat, including items 3 to 7, 10-14, page 21 have been submitted to and approval by the Director.

3. Plat Submission – the preliminary plat must be submitted in digital format to the Director within the time frame indicated above. The digital submission of the plat will be considered proprietary information. The digital layout will be made available to the Tax Supervisor for parcel update and the digital submission may be returned to the person submitting it.
4. The preliminary plat must be prepared by an authorized Licensed Professional.
5. Scale of the plat must be no smaller than 1" to 200'.
6. The plat will be reviewed for compliance with Pender County Subdivision Ordinance, Zoning Ordinance and other applicable Ordinances.
7. All streets will be designated as public or private streets.
10. Preliminary plat approval shall be valid for two years. The two years will be extended by an additional two years if a final plat is recorded within the two-year time frame.
11. Preliminary plat approval constitutes approval of the layout and authorizes the developer to proceed with construction of the subdivision and improvements in accord with the approved plat and any conditions attached to the approval.
12. All conditions of preliminary plat approval must be completed and submitted within 12 months of the approval date.

13. If a preliminary plat is not approved, the reasons for disapproval must be specified and provided to the developer in writing. Disapproval of a preliminary plat may be appealed to the Pender County Board of Commissioners.
14. A preliminary plat will not be scheduled for review that is incomplete or does not have the required documents submitted with it.

The Following Material May Be Submitted As A Condition Of Approval Of The Preliminary Plat, When Approved By The Planning Board Or Director

All requirements of the Pender County Subdivision Ordinance for Preliminary Plats, including items 1 thru 11 pages 23 & 24 for review.

1. Approval by NCDOT of connection of subdivision roads with DOT maintained roads (Driveway Permit).
2. Street construction & street drainage plans as approved by DOT District Engineer with letter of approval (for public streets).
3. Street construction & street drainage plans in accord with DOT submittal requirements, design and construction standards or in accord with Private Street Standards, Pender County. The plans must be signed and sealed by a registered surveyor or engineer. A letter from the design professional will accompany the plans certifying that they meet the NCDOT submittal requirements, design and construction standards or Private Street Standards, Pender County (for private streets).
4. One of the following items will be required for any development with any lot sizes less than 20,000 sq. ft. or net densities of 2.1 units per acre or less and both items will be required when any lot sizes are less than 15,000 sq. ft. or net densities of 2.9 units per acre or less:
 - a. Water System
 - (1) Construction plans sealed by a registered engineer, as approved by DENR,
 - (2) Acceptance of operation and maintenance of the system by a Public or Community Water system as defined in this ordinance,
 - (3) Certification that the system will be owned by a Public or Community Water system as defined in this ordinance with conditional acceptance of ownership or certification that the system will be owned by a homeowners association established under the provisions of this ordinance.
 - b. Wastewater system
 - (1) Construction plans sealed by a registered engineer, as approved by DENR,
 - (2) Acceptance of operation and maintenance of the system by a Public or Community Water system as defined in this ordinance,
 - (3) Certification that the system will be owned by a Public or Community Water system as defined in this ordinance with conditional acceptance of ownership or certification that the system will be owned by a homeowners association established under the provisions of this ordinance.
5. Approval from the Division of Coastal Management when the development is located in an Area of Environmental Concern.
6. Sediment & Erosion Control Plans as approved by Land Quality (with letter of approval).
7. Storm water management plan as approved by the Water Quality Division (with letter of approval).
8. Approval of Wetlands Delineation by Corp. of Eng. (if wetlands in development).
9. Wetlands fill authorization or permit if construction in wetlands is involved.
10. A drainage plan that will include all portions of the development shall be submitted. This plan shall be prepared and sealed by a registered surveyor or engineer. The plan and facilities shall provide for a drainage system for these areas that will accommodate the ten-year storm event without flooding or substantial ponding of water in the areas included in the plan. The plan must also accommodate any discharge from properties in upland portions of the drainage basin that flows through the property for the

same storm event for the type development for which that property is zoned. The boundary of any drainage area on a portion of the site and/or upland from the site and drainage areas between storm water discharge points from the site to the recipient perennial stream shall be shown on a map (copy of 7.5 min. USGS Quad or similar map). Any drainage facility receiving storm water discharge from the development shall have the capacity to carry the anticipated storm water flow from areas that discharge through them for the 10 year storm event from the point of discharge at the development to the recipient perennial stream without over flowing their banks. The location, size and/or capacity of all structures included in the drainage system and receiving discharge from the development to the recipient perennial stream shall be shown on the plan and calculations used in designing the drainage system shall be submitted in a legible format. This plan may be included in the street and drainage plan, storm water management plan or on the preliminary plat, as long as the design professional certifies that the specific drainage plan submitted complies with these requirements and the information required is shown or submitted as noted (See Required Drainage Certification in development Manual).

11. When any proposed subdivision of land with lots or areas other than open space where structures are prohibited is located in a "Designated Floodway," a "No Rise Certification" prepared by a Registered Engineer shall be submitted for the development.
12. When a proposed subdivision is located in a SFHA the Base Flood Elevation (BFE) shall be determined and shown along with the SFHA boundary on the Preliminary Plat. In SFHA's where the BFE has not been previously determined, the Developer shall be responsible for providing the BFE as determined by a Registered Professional in the manner prescribed by FEMA Regulations.
13. When a proposed subdivision is located within a SFHA and any water or sewer systems are not located on the site of the structure served, a statement from the Registered Professional responsible for design of the off site system shall be provided that "all public or community (off site) sewer and water systems and drainage facilities are designed to minimize flood damage and reduce exposure to flood hazards in accord with FEMA Guidelines."

Informational Notes for Developer:

1. A copy of the preliminary plat signed by EMC representative approving the street names will be required to be submitted within 30 days of Preliminary Plat approval by the Planning Board and before final Preliminary Plan approval by Planning Department.
2. Any reduction in open space, if applicable to this subdivision, will require Planning Board approval.
3. The applicant should be fully aware of the certification and guarantee requirements for roads, drainage plans, facilities and other improvements in the development. The certification forms are found on the Pender County Website. All documented certifications must be delivered to Planning Department prior to Final Plat Approval.
4. Any changes in the development name or road names after approval by the planning board will require an additional review fee with lot assessments to be paid in full.

Mandatory Items For Final Plat Approval:

1. The final plat shall be reviewed and approved or disapproved and notice of action taken provided to the applicant within 20 working days of completed submission. When the final plat is approved the signed original will be provided to the applicant and a signed copy placed in the Record File for the subdivision.
2. Plat Submission – the final plat must be submitted in digital format to the Director. The digital submission of the plat will be considered proprietary information. The digital layout will be made available to the Tax Supervisor for parcel update and the digital submission may be returned to the person submitting it. A copy on mylar suitable for recording shall be submitted for signing upon review & approval of the final map. The final plat shall be reviewed, approved and signed by the Director, upon approval.

3. All conditions of preliminary plat approval must have been met before any final plat will be considered for review. Confirmation of compliance with all provisions of Preliminary Plat must be submitted at least 10 days before the final plat is accepted for review.
4. All lots shown on the final plat other than open space or other specially approved lots shall meet either a., b., c., d. or e. as follows:
 - a. Be served by an on site waste water system, which is located on the site where the unit served is located, and the system has received an "Improvement Authorization Permit" from Environmental Health,
 - b. Be served by a Community Sewer System as defined in this ordinance and approval for connection to the system is provided,
 - c. Be served by a waste water system that meets the requirements of the "Water And Sewer System Requirements In Streets, Access Easements Or Other Locations Off The Site Of The Unit Served," of this ordinance,
 - d. The soil suitability analysis as required by this ordinance and submitted with the preliminary plat shows that each lot contains at least 5,000 sq. ft. of area that is "suitable" for traditional on site waste disposal and the required 5,000 sq. ft. is not within 10 ft of any lot boundary,
 - e. Lots not meeting a., b., c. or d. provisions of this paragraph shall be labeled with a bold note as follows:
"The Parcels So Noted Cannot Be Used For Sale Or Building Development, Unless A New Plat Is Approved And Recorded As Required Under The Pender County Subdivision Ordinance."
 - f. For alternative, see Design Requirements, Lots Section of this ordinance for "Special Purpose Lots."
5. All improvements proposed in the development must have been constructed and certifications of completion to standards specified provided or their construction guaranteed by a Performance Guarantee.
6. All public streets must have been constructed, inspected and approved in writing by the NCDOT District Engineer or a Performance Guarantee provided.
7. Minimum Number of Lots Required on a Final Plat – the minimum lots included on the final plat shall be as follows:
 - a. Approved Preliminary Subdivision Plat contains less than 100 lots or units – final plat shall contain at least 30 lots or units or the remainder of the lots or units in the subdivision,
 - b. Approved Preliminary Subdivision Plat contains more than 100 lots or units – final plat shall contain at least 50 lots or units or the remainder of the lots or units in the subdivision.
8. The completed final plat must be submitted within 24 months of approval of the preliminary plat or within 24 months of approval of a previously recorded final plat.
9. The final plat must be prepared by a licensed surveyor.
10. The final plat must conform generally to the preliminary plat and specifically to all conditions of approval of the preliminary plat.
11. Upon initial approval of the final plat parcel layout the Director shall immediately notify the Tax Assessor so that parcel identifiers can be issued. The Tax Assessor shall establish parcel identifiers for the parcels on the plat within 10 working days of receipt of notice.
12. The final plat, approved covenants, restrictions and homeowners association documents must be recorded in the Register of Deeds within 60 days after approval by the Planning Board and prior to any sale of lots in the development.
13. The Director must take action on the final plat within 20 days of completed submission and installation of improvements or security for improvements.
14. A final plat will not be accepted for review that is incomplete or for which has not been submitted the documents necessary for verification of the conditions of Preliminary Plat approval.

Additional Materials To Be Submitted With Final Plat.

1. Certification by District Engineer of completion of construction of all public streets or all of the following:
 - a. Estimate of the cost to complete construction of the streets and all other improvements required or proposed in the development that are not complete, prepared, signed and sealed by a licensed engineer,
 - b. Performance Guarantee for the cost of all improvements not certified as complete (see Security Documents Section in the Pender County Development Manual for requirements).
2. Certification by a licensed engineer of the completion of construction of all private streets and other required improvements, or all of the following:
 - a. Estimate of the cost to complete construction of the streets and all other improvements required or proposed in the development that are not complete, prepared, signed and sealed by a licensed engineer,
 - b. Performance Guarantee for the cost of all improvements not certified as complete (see Security Documents Section in the Pender County Development Manual for forms and requirements).
3. Certification by a professional land surveyor of installation of all required monuments and markers.
4. Two copies of Articles of Incorporation of Homeowner's Association and related documents for any development that contains private streets or other non-public facilities, including drainage systems outside public street right of-ways, water systems and sewer systems and open space.
5. Two copies of the restrictive covenants to be recorded on the property.
6. The Defect Guarantee when a Performance Guarantee has not been provided for improvements.
7. Draft document transferring ownership of all common area and facilities to the Homeowners Association as shown on the final plat of the portion of the subdivision to be recorded. A recorded copy of this document must be submitted to the Director within 20 days of recording of the final plat (see "Homeowners Association Requirements" Section).

Certificates Required On Final Plat.

1. Certificate of Ownership, Dedication and Jurisdiction (org. signed)
2. Certificate of Approval Subdivision Public Road Construction by NCDOT District Engineer (must be signed before Map Review Officer signs off on plat)
3. Surveyor Certificate I
4. Surveyor Certificate II
5. Surveyor Certificate II
6. Parcel Identifier Certificate
7. Certificate of Registration by Register of Deeds (unsigned)
8. Certificate of Final Plat Approval

**Board Action for Master Plan Review:
St. George's Reach Master Plan**

Motion: _____ Seconded _____

Approved: _____ Denied: _____ Unanimous _____

Walton ____ Reynolds ____ Garrett ____ Gonzales ____ Marshburn ____ Millette ____ Smith ____



Pender County Planning Department

805 South Walker Street
Burgaw, North Carolina 28425

Phone (910) 259-1202
Fax (910) 259-1295

PLANNING BOARD APPLICATION FOR PLANNED DEVELOPMENT MASTER PLAN REVIEW

Date: AUGUST 31, 2007 Application #: N/A Application Fee: \$4,123.00 Receipt #: 072236

I. PROPERTY INFORMATION: 4203-53-8614-0000, 4203-53-9319-0000, 4203-45-2563-0000, 4203-74-3682-0000, 4203-64-4531-0000, 4203-53-9769-0000, 4203-43-7857-0000
 PIN #(S): 4203-37-1190-0000, 4203-28-0853-0000, 4203-64-1002-0000, 4203-54-1433-0000, 4203-45-1389-0000, 4203-44-8578-0000
 Property Location: COUNTRY CLUB ROAD
HAMPSTEAD, NC
 Subdivision Name: ST. GEORGE'S REACH Phase: _____
 Review Type: Master Preliminary Final

II. REQUIRED NAMES:

Applicant	<u>GENERATION DEVELOPMENT</u>	Owner	<u>DAVE GREBAUGH - MEMBER MANAGER</u>
Address	<u>LANDFALL BUSINESS CENTER</u>	Address	<u>COUNTRY CLUB ROAD ASSEMBLY LLC</u>
	<u>1213 CULBRETH DRIVE</u>		<u>101 REGAL PINE COURT</u>
	<u>WILMINGTON, NC 28405</u>		<u>CARY, NC 27511</u>
Phone	<u>910-509-7145</u>	Fax	<u>988-214-8228</u>
		Phone	<u>919-740-7049</u>
		Fax	
Email	<u>agarrich@generationdevelopment.net</u>	Email	<u>dgrebaugh@generationbuilders.biz</u>

Legal Relationship of Applicant to Property Owner: SAME

Authorized Project Contact (check one): Applicant Owner
(ANDREW GARRICH)

III. SIGNATURE OF OWNER/APPLICANT:

Andrew Garrich

*****SEE PENDER COUNTY ZONING ORDINANCE SECTION 17 - PD PLANNED DEVELOPMENT DISTRICT REQUIREMENTS FOR MASTER PLAN SUBMISSION REQUIREMENTS*****

*****SEE SUBDIVISION Preliminary Plat Checklist 04 FOR PRELIMINARY PLAT SUBMISSION REQUIREMENTS*****

PLANNING BOARD APPLICATION FOR MASTER PLAN

SUBMITTED BY GENERATION DEVELOPMENT

We are submitting a Master Plan for a 413 acre assemblage on Country Club Road in Hampstead, NC. Our intent is to develop the property under a PD zoning classification. We are proposing to develop 533 Single Family Detached residences and 725 Attached Residential units. In addition, we intend to develop 270,000 square feet of Commercial / Office / Retail Space. The Master Plan also includes 120,000 square feet of Civic and Recreational Space. We are proposing a Gross Density of 3.1 dwelling units per acre, and a Net Density of 5.8. There are 190 acres of land proposed for Lakes, Open Space, Wetlands and Road Rights of Way. Fire Protection will be provided on-site through the use of community wells and water distribution systems. We anticipate ground breaking in the Spring of 2008 with a total build out completion in 2013.

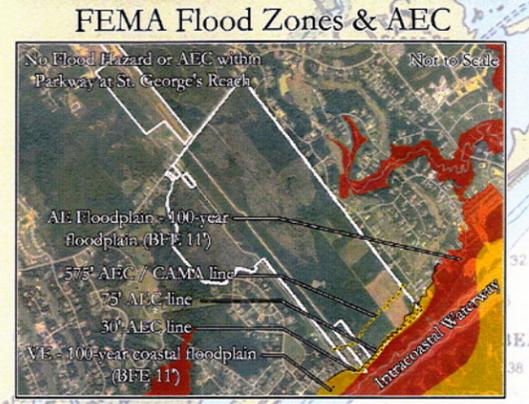
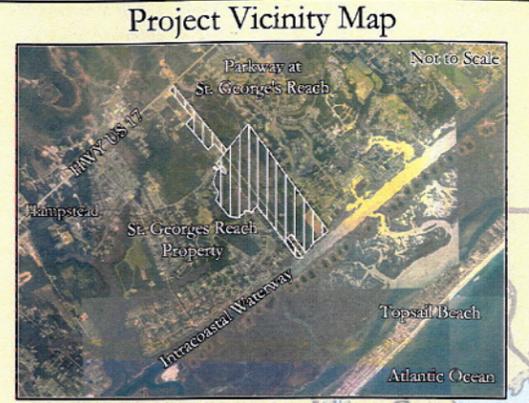
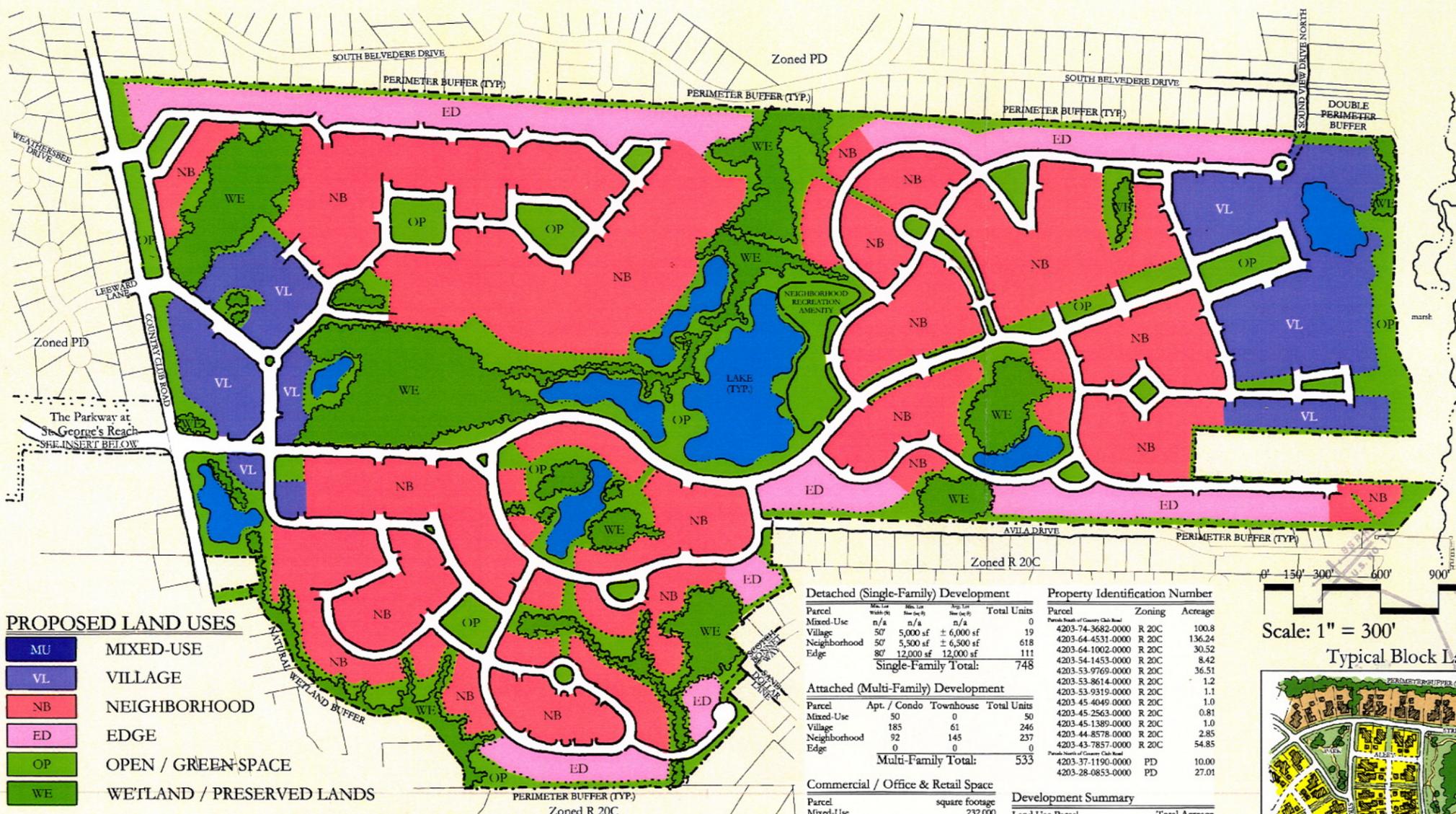
Davis Orebaugh
Member Manager Country Club Road Assemblage, LLC
Member Manager Generation Development,

RECEIVED

SEP 10 2007

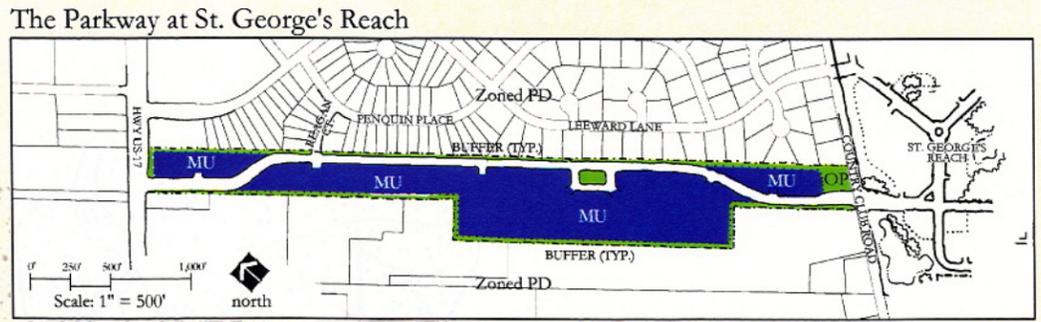
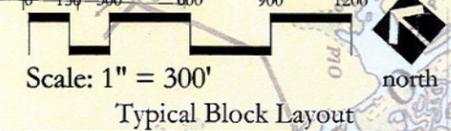
PENDER PLANNING DEPT.

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- PROPOSED LAND USES**
- MU MIXED-USE
 - VL VILLAGE
 - NB NEIGHBORHOOD
 - ED EDGE
 - OP OPEN / GREEN SPACE
 - WE WETLAND / PRESERVED LANDS

Detached (Single-Family) Development				Property Identification Number		
Parcel	Units	Total Units	Parcel	Zoning	Acreage	
Mixed-Use	n/a	n/a	4203-74-3682-0000	R 20C	100.8	
Village	50' 5,000 sf ± 6,000 sf	19	4203-64-4531-0000	R 20C	136.24	
Neighborhood	50' 5,500 sf ± 6,500 sf	618	4203-64-1002-0000	R 20C	30.52	
Edge	80' 12,000 sf ± 12,000 sf	111	4203-54-1453-0000	R 20C	8.42	
Single-Family Total:			4203-53-9769-0000	R 20C	36.51	
			4203-53-8614-0000	R 20C	1.2	
			4203-53-9319-0000	R 20C	1.1	
			4203-45-4049-0000	R 20C	1.0	
			4203-45-2563-0000	R 20C	0.81	
			4203-45-1389-0000	R 20C	1.0	
			4203-44-8578-0000	R 20C	2.85	
			4203-43-7857-0000	R 20C	54.85	
Multi-Family Total:			4203-37-1190-0000	PD	10.00	
			4203-28-0853-0000	PD	27.01	



Commercial / Office & Retail Space		Development Summary	
Parcel	square footage	Land Use Parcel	Total Acreage
Mixed-Use	232,000	Mixed-Use (MU)	± 24.2
Village	45,000	Village (VL)	± 29.5
Neighborhood	5,000	Neighborhood (NB)	± 138.1
Edge	n/a	Edge (ED)	± 31.4
Total: 282,000		Other Uses	± 189.1

Civic & Recreational		Housing Summary	
Parcel	square footage	Product Type	Total Units
Mixed-Use	60,000	Single-Family Residential	± 58%
Village	22,000	Attached Residential	± 42%
Neighborhood	6,000	Total: 1281	
Edge	2,000		
Parks & Open Space	30,000		
Total: 120,000			

Other Uses		Density Calculations	
Uses / Open Space	Total Acreage	Units	1281
Road Right-of-Ways	± 63.5	Gross Acreage	± 412.3
Wetlands	± 63.7	Other Uses (acreage)	± 189.1
	± 42.1	Net Acreage	± 223.2
	± 189.1	Gross Density	± 3.11 du/ac
		Net Density	± 5.74 du/ac

Architectural and Development Character
 Through architectural guidelines, St. George's Reach will promote a traditional village style of development typified by the culture, value and traditions exemplified by the historical districts of North Carolina Coastal Communities such as Beaufort, Swansboro, New Bern, and other coastal communities. This development is to resemble the coastal village style which is characterized by a pedestrian-friendly environment of loosely laid gridded like streets (alleys where appropriate), neighborhood parks, walkways, front porches, mixed uses and a unifying quaint scale. Homes within the neighborhood are planned to be within easy walking distance of the parks, recreation area, civic and other community features. The Village character like other traditional neighborhoods will be a mixed-use development consisting of potential neighborhood-commercial uses (such as live/work units), single-family residential (including zero lot line), multi-family residential (including attached townhomes, apartments and condominium ownership), recreational, civic uses and open space. The distinct features of the design guidelines and locations of proposed buildings will be referenced in the Preliminary Site Plan Presentation as identified in Step II of the Planned Development process.

Open Space / Greenways / Buffers
 Open space, greenways, buffers, community parks and lakes are conceptualized and intended to represent an overall system of natural preserves, wildlife and aquatic habitats, protected view sheds, accessible neighborhood parks and a healthy lifestyle of outdoor passive and recreational activities (such as fishing, swimming, tennis, fitness, public gatherings, garden plots, etc.). Actual location of these areas may change with specific site conditions, phasing implementation and as other development features, such as storm drainage, utilities, buffers, wetland areas are better defined. Buffers shall meet the minimum requirement as defined by the Pender County regulations and shall pertain to the perimeter of the PD only. Property lines of individual lots may also extend into the buffer areas as long as an appropriate easement is established. A total open space of approximately 20% has been calculated based on an overall PD system and not on a site-specific basis for each potential phase, not individual development or project. Open space includes neighborhood parks, recreational areas, natural areas, community gardens, parking lot landscaped areas, sidewalks and street tree enhanced street right-of-ways, accessible easements, trails, buffer zones and the like.

Pedestrian Circulation
 Trails and sidewalks will provide pedestrian connections between neighborhoods and villages, promoting a pedestrian friendly environment. Sidewalks and street trees will be located on one or both sides of streets where appropriate as in higher density areas and where trails or pathways are unavailable. Where appropriate, pedestrian surfaces may be paved with natural materials and pervious surfaces to minimize environmental impacts and to blend with the natural characteristics of the area. Sidewalk and Trail locations will be subject to actual site conditions, natural features and approvals of actual phased development plans.

Vehicular Circulation
 Based on confirmation of distances, site specifics and coordination with transportation engineers, the proposed access point locations as shown on the master plan are preliminary and may be relocated prior to final development plan approval. All roadway, street systems and service alleys are considered to be preliminary and need to be verified for compliance with NCDOT TND Street Guidelines. Road circulation patterns and connections are considered conceptual and subject to change based on phased development refinement, as well as agency input and reviews. Locations for parking facilities and refinements to circulation will be referenced on the Preliminary Site Plan Presentation in Step II of the PD submittal process.

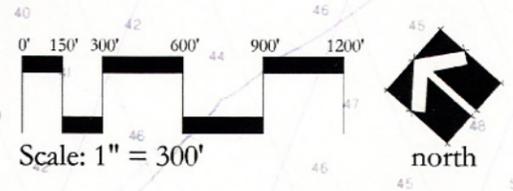
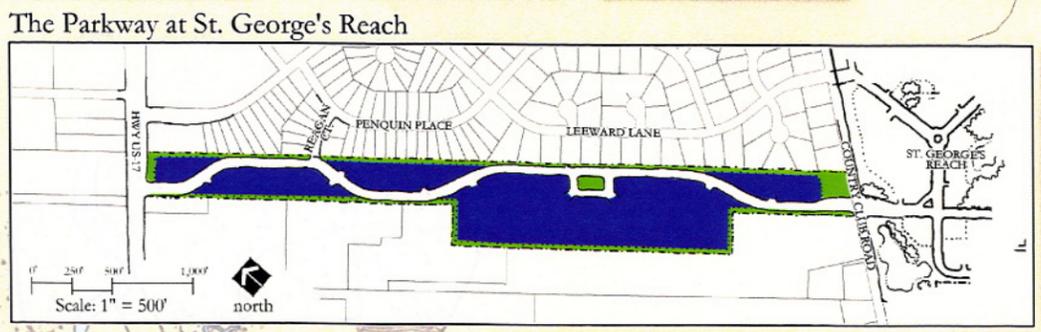
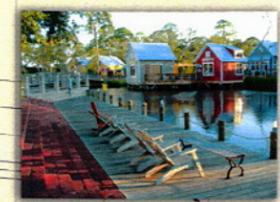
Water, Sewer, Fire Protection and Waste Collection
 Water and sewer services will be constructed by the developer and will be maintained by a regulated operator. Planning and design for the water and sewer systems will commence with preparation of phased development submittal documents. Fire lines will be constructed by the developer and will provide the necessary fire flows per County fire code requirements. Waste collection will be by private contractor through the Home Owners Association.

Onsite Environmental Information
 Wetland information is based on field delineations by Applied Resource Management and survey mapping by Southwind Surveying. FEMA flood and AEC information is based on latest official maps and guidelines. Phase development plan submittals will reflect actual agency certified delineations and other criteria as required under Pender County's plat and subdivision guidelines.

ST. George's REACH
 PENDER COUNTY, NORTH CAROLINA
 SEPTEMBER 4th, 2007

PLANNED DEVELOPMENT MASTER PLAN

GENERATION DEVELOPMENT GROUP
 Wood+Partners Inc. WPI
 Landscape Architects
 Land Planners



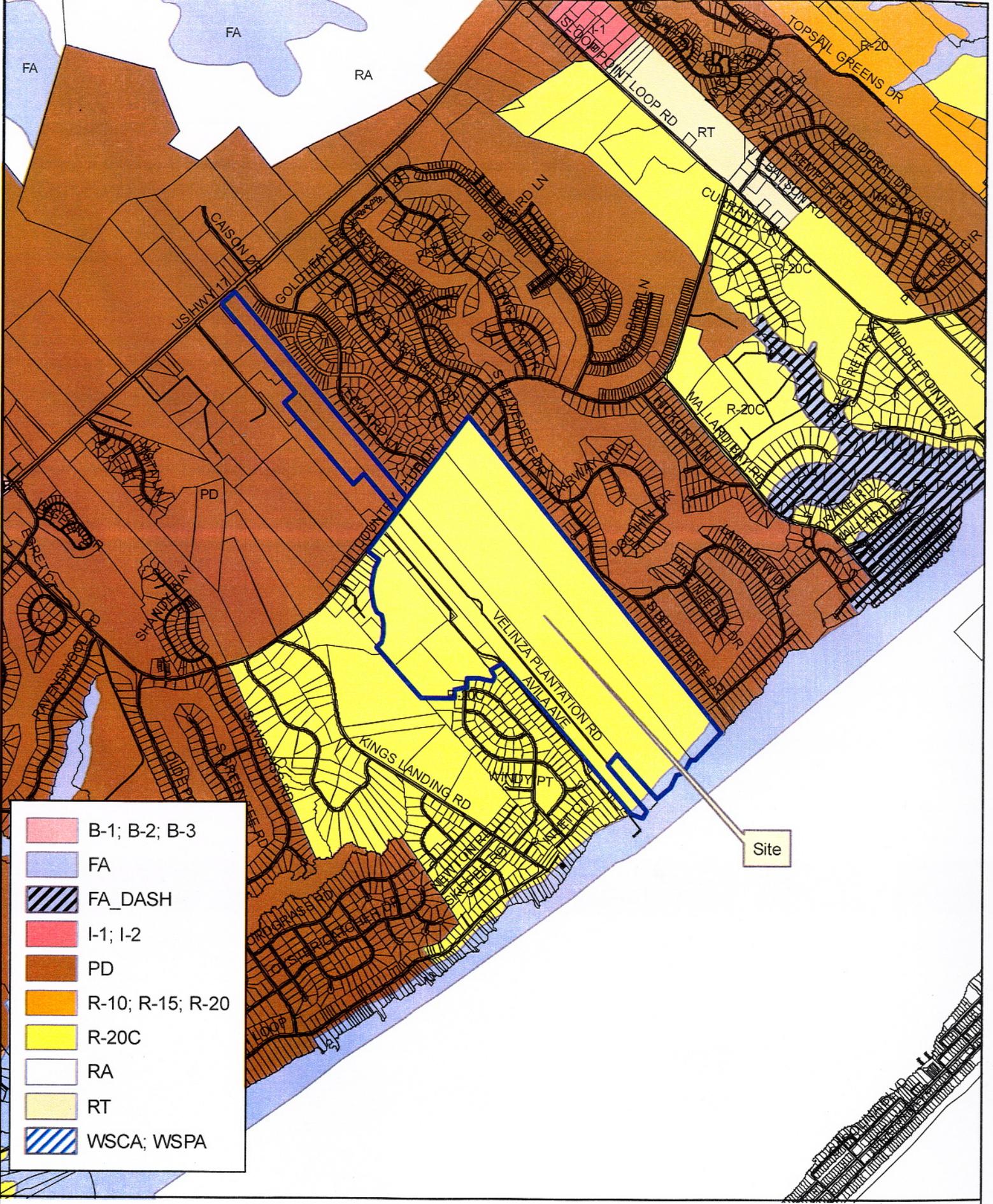
ST. *George's* REACH
PENDER COUNTY, NORTH CAROLINA
SEPTEMBER 4th, 2007

ARCHITECTURAL STYLE

GENERATION DEVELOPMENT GROUP



CONCEPTUAL PLAN SUBJECT TO CHANGE.



- B-1; B-2; B-3
- FA
- FA_DASH
- I-1; I-2
- PD
- R-10; R-15; R-20
- R-20C
- RA
- RT
- WSCA; WSPA

Site

1 inch equals 2,000 feet
 1,000 500 0 1,000 Feet

Master Plan - St. George's Reach Zoning Map

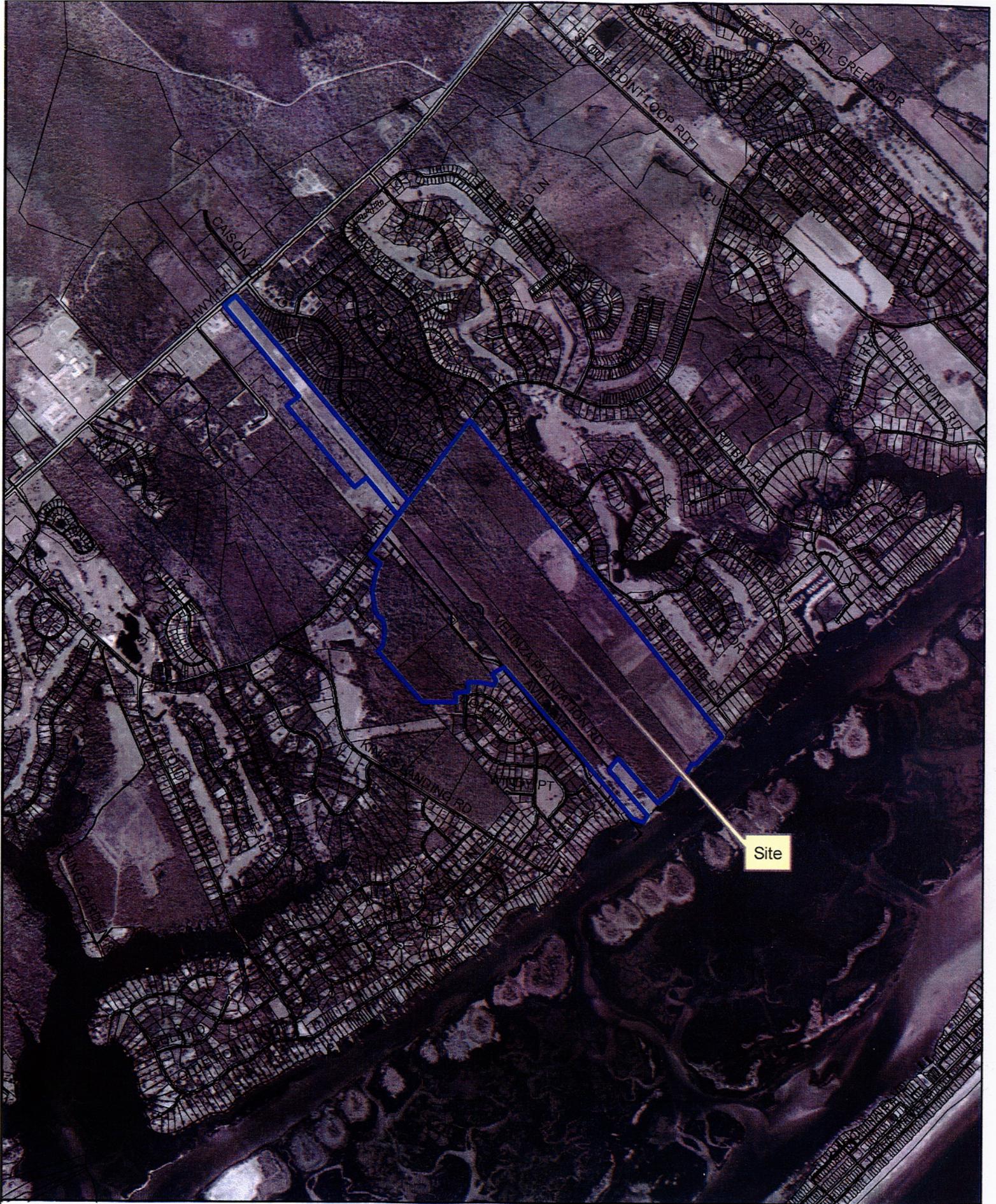


- Conservation Area I
- Conservation Area II
- Rural Clusters
- Transition Areas
- Urban Growth Areas
- Rural Areas

1 inch equals 2,000 feet

1,000 500 0 1,000 Feet

Master Plan - St. George's Reach CAMA Land Use Map



1 inch equals 2,000 feet



Master Plan - St. George's Reach
Orthos (2003)