

PLANNING AND COMMUNITY DEVELOPMENT

PLANNING • CODE ENFORCEMENT • BUILDING INSPECTIONS • CENTRAL PERMITTING



AGENDA

Pender County Planning Board Meeting

July 6, 2010 7:00 p.m.

Pender County Public Meeting Room

805 S. Walker Street, Burgaw, North Carolina

Note: The Pender County Planning Board Meeting adjourns at 11:00 p.m. Any item not discussed shall be placed on the next regular Planning Board Meeting agenda, unless otherwise stated. The items may not be discussed in the order as shown on the agenda. The agenda may be revised by the Planning Board.

Call to Order: Chairman Reynolds

Roll Call: Chairman Reynolds

Pender County Planning Board Members:

Reynolds ___ Garrett ___ Marshburn ___ Millette ___ Smith ___ Williams ___ Boney ___

1. **Adoption of the Agenda**
2. **Approval of Minutes: June 1, 2010 meeting**
3. **Public Comments**

4. **Master Development Plan review: Planned Development District**

Hawksbill Cove (FKA St. George's Reach) - Hampstead Properties, LLC, applicant, on behalf of GF Management Co., LLC and Hampstead Properties, LLC, owner, is requesting approval of a master plan revision for Hawksbill Cove, formerly known as St. George's Reach. The proposal consists of the relocation of the previously approved connector road and associated revisions affecting approximately 13 acres. The property is located south of Country Club Drive, running south to the Atlantic Intracoastal Waterway and is bounded by Belvedere Plantation to the northeast and Hideaway Shores to the southeast. The proposed connector road intersects Country Club Drive and connects to Transfer Station Road. The property is located in Hampstead, NC and is zoned PD, Planned Development.

5. **Discussion Items**

- a. Planning Staff
 - i. Project updates
 - ii. Potential UDO revisions
 - iii. Next meeting: August 3, 2010
- b. Planning Board Members

6. **Adjournment**

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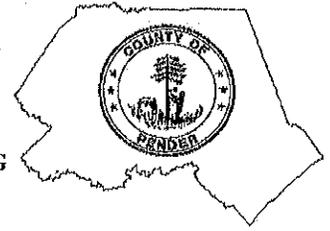


APPLICATIONS COVER SHEET

Date Application Filed: 5/21/2010

I. REQUIRED NAMES:		
Applicant <u>Hampstead Properties, LLC</u>	Owner <u>GF Management Co., LLC *</u>	
Address <u>4721 Emperor Blvd. Suite 300</u>	Address <u>4721 Emperor Blvd. Suite 300</u>	
<u>Durham, NC 27703</u>	<u>Durham, NC 27703</u>	
Phone <u>919-941-5272</u> Fax <u>919-328-5678</u>	Phone <u>919-941-5272</u> Fax <u>910-328-5678</u>	
Email <u>susan.grosse@gfmgmt.com</u>	Email <u>susan.grosse@gfmgmt.com</u>	
Legal Relationship of Applicant to Property Owner: <u>Same</u>		
Consultant Name/Company <u>Ryan David / Urban, Ltd.</u>		
Address <u>108 N. Kerr Avenue, Suite K-1 Wilmington, NC 28405</u>		
Phone <u>910-395-1655</u>	Fax <u>910-395-1451</u>	
Email <u>rdavideurban-ltd.com</u>		
II. AFFIDAVIT REGARDING OWNER - APPLICANT RELATIONSHIP:		
I <u>Susan Gross</u> (owner) and <u>Susan Gross</u> (applicant) hereby affirm that an appropriate contractual relationship permitted by the appropriate NC State Codes exists between said Owner and Applicant. Owner and Applicant also affirm that if the owner requests that the application be terminated, staff will comply with Owner's request.		
<u>Susan G. Gross</u> (Signature of Applicant)	<u>Susan G. Gross</u> (Signature of Owner)	
III. TYPE OF APPLICATION: (Please check one)		
Board of Adjustment:	Zoning:	Plans:
<input type="checkbox"/> Variance	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Planned Development Master Plan
<input type="checkbox"/> Appeal	<input type="checkbox"/> Map Amendment	<input checked="" type="checkbox"/> Subdivision Preliminary Plat
	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Final Plat <i>Revision</i>
	<input type="checkbox"/> Special Use Permit	
	<input type="checkbox"/> Vested Rights Determination	

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FEE SCHEDULE

Board of Adjustment:	Applicable Fees:	Fee Calculation:
Variance	\$250.00	
Appeal	\$250.00	
Zoning:		
Zoning Determination Letter	\$15.00	
Text Amendment	\$250.00	
Map Amendment	\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter	
Vested Rights Determination	\$250.00	
Home Occupation	\$25.00	
Special Use Permit	\$300.00 & \$10.00 per acre over 5 acres; max of \$5,000.00	
SUP, Part of AEC	\$300.00 & \$10.00 per acre over 5 acres	
SUP, Tower over 75 ft.	\$500.00	
SUP, Mining Borrow Pit	\$750.00 & \$10.00 per acre over 5 acres	
SUP, Mining other	\$1,000.00 plus \$5.00 per acre	
Plans:		
Planned Development Master Plan	\$500.00 plus \$10/acre for the first 100 acres; \$5/acre thereafter	\$690.00
Preliminary Plat	\$500.00 & \$10/lot/residential unit for the first 100 lots/units; \$5 per lot/unit thereafter	
Final Plat	\$250.00 & \$10/lot/residential unit for the first 100 lots/units; \$5/lot/unit thereafter	
Total Fees Due:		\$690.00

Attachments Included with Application:
(Please include # of copies)

CD Plan Sets Other Documents/Reports

Method of Payment: Cash
 Credit Card, We accept VISA ___ and MasterCard ___ only.
 Check, Ck. # (1020)

For Office Use Only:

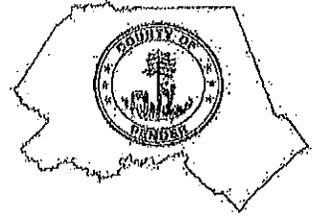
Receipt # 099446

Received By: PTD

Date: 5/21/2010

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SUBDIVISION APPLICATION

Date 5.21.10 Application Fee \$ 690.00

I. PROPERTY INFORMATION:

Record #: 0

Lot #: 0

Parcel ID #: See attachment A

Zoning District: PD

Property Location/Address: Country Club Drive Hampstead

Subdivision Name: Hawksbill Cove formerly Phase: _____

Review Type (check one): Major St. Georges Beach Minor

II. A complete submission must be in the Planning and Community Development Department office 45 days prior to the scheduled Planning Board public hearing date. All of the information listed below must be included for the submission to be considered complete:

- Application Fee
- 18 (11x17) map copies for the Planning Board
- 2 full size map copies
- CD containing maps and/or document files in .pdf format

*Please refer to Preliminary Plat Checklist for further requirements.

III. SIGNATURE OF OWNER/APPLICANT:

Susan G. Gross

ATTACHMENT A

PIN#'S;

4203-43-7857-0000
4203-45-1389-0000
4203-45-4049-0000
4203-44-8578-0000
4203-53-9319-0000
4203-45-2563-0000
4203-54-1453-0000
4203-53-8614-0000
4203-53-9769-0000
4203-64-1002-0000
4203-64-4531-0000
4203-74-3682-0000
4203-35-8891-0000
4203-45-0607-0000



urbanTM

PLANNERS
ENGINEERS
LANDSCAPE
ARCHITECTS
LAND
SURVEYORS

May 21, 2010

Mr. Patrick Davenport
Pender County Planning and Community Development
805 S. Walker Street
Burgaw, NC 28425

**Re: Hawksbill Cove formerly known as St. George's Reach
Master Plan Revision**

Dear Mr. Davenport:

The purpose of this letter is to identify the revisions to the previously approved (November 7, 2007) Master Plan for St. George's Reach now known as Hawksbill Cove. The 'connector' road has been relocated to the south of the previous approved location and proposes the extension of existing Transfer Station Road. The new 'connector' road location does not propose any mixed use (MU) development adjacent to it as previously approved. The location of the southern most entrance into the main development of Hawksbill Cove has been relocated to align with the new location of the 'connector' road. Lots 1-5, 9-10, 198, and 199 of the South Village have been modified to accommodate the new location of the southern most entrance. A potential waste water treatment facility is identified as optional. The developer has been working with Integra and hopes that by the time development begins a public provider such as Integra will be in operation.

If you have any questions or need additional information, please do not hesitate to contact me at 910-395-1655 or by email at rdavid@urban-ltd.com.

Sincerely,
URBAN, LTD.

Ryan G. David, P.E

PLANNING STAFF REPORT
Hawksbill Cove - Master Plan
Planning Board Hearing

SUMMARY:

Hearing Date: July 7, 2010

Applicant: Hampstead Properties, LLC

Property Owner: GF Management Co., LLC, and Hampstead Properties, LLC

Case Number: MP 10-07-06-02R

Development Proposal: The applicant is proposing a revision to a previously approved Master Plan, then named St. George's Reach, which contained 1,150 residential units and 250,000 square feet of commercial and office space on 413 acres. This revision consists of the relocation of a connection road approximately 700 feet south, which reduces the number of housing units to 1,105. Commercial, office and retail space is also reduced to 50,000 square feet. Also included in the revision is a proposal to rename the project to "Hawksbill Cove."

Location and Land Use: The main portion of the proposed development is located south of Country Club Drive in Hampstead, running south to the Atlantic Intracoastal Waterway and is bounded by Belvedere Plantation to the northeast and Hideaway Shores to the southeast. A phase for a connector road from the main development to Transfer Station Road is also proposed.

Zoning District of Property: The property is currently zoned PD, Planned Development District.

Staff Recommendation: Conditional approval may be appropriate if the applicant can satisfactorily respond to Planning Board, staff and Technical Review Committee's comments/concerns.

Detailed Proposal Discussion:

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 voted 3-2 to pass a motion to approve this rezoning request at the October 1, 2007 meeting.

The Pender County Planning Board was presented the Master Plan for St. George's Reach on October 2, 2007 where it was continued to a separate meeting on October 9, 2007. At this meeting, the proposal was again tabled to the November 7, 2007 meeting.

The Planning Board voted 5-1 to pass a motion to approve the Master Plan for the project on November 7, 2007. At the September 4, 2008 Planning Board meeting, a motion to approve a conditional preliminary plat was passed unanimously.

The applicant is now proposing a revision to the previously approved Master Plan in order to accommodate a new location for the road connection from the main development, off Country Club Drive, out to US Highway 17. The new proposed location is approximately 700 feet south from where previously approved. It is proposed to run along the southwestern boundary of the Morgan property and connect at the terminus of the public right-of-way to Transfer Station Road, which intersects US Highway 17.

The NC Department of Transportation has indicated that a minimum 60' R/W width is required but additional R/W may be necessary after submission of a TIA. A revised Transportation Impact Analysis will be required and will be submitted to NCDOT's Congestion Management Branch for review. The results of this TIA will determine the necessary roadway improvements that may be made to the existing Transfer Station Road, including a potential signal with the intersection of US Highway 17. Consistent with the Pender County Collector Street Plan and draft Cape Fear Commutes 2035 Plan, staff recommends a 4' bicycle lane be included in the cross section of the connector road.

As approved in the initial master plan, 200,000 square feet of commercial, office and retail space was proposed along the connector road. However, this development is eliminated entirely with the proposed relocation of the road, bringing the total commercial, office and retail space of the development down to 50,000 square feet. The elimination of this mixed-use area also removes approximately 45 units from the previous total of 1,150.

In order to accommodate the shift of the connector road to the south, approximately 13 acres within the main development phase must be rearranged. Specifically, lots 1-5, 9-10, 198 and 199 in the South Village on the approved preliminary plat have been modified.

The previous master plan illustrated the location of the wastewater facility along the connector road, within the mixed-use portion of the development. As the mixed-use area is no longer proposed, the plant is to be relocated within the main development near the northeastern corner of the property. The applicant's preference is for utility service to be provided via a regional, public utility. Currently, preliminary discussions with Integra, LLC have been undertaken, although no formal agreement or proposal has been reached. Should a proposal for a regional utility be reached with service available to Hawksbill Cove, the wastewater treatment plant will not be constructed and the area will revert back to the Village development area as previously approved. In the case of the wastewater treatment plant being constructed in this location, a special use permit must be approved by the Pender County Board of Commissioners. Water service will be provided solely by the developer; currently well sites on the property are being evaluated for a potential location for a water plant.

The existing scales and other ancillary features associated with the Pender County Transfer Station will also need to be relocated in order to accommodate the new location of the connector road. Discussions with county personnel regarding this location have been initiated but not yet approved.

Technical Review Committee (TRC) comments/concerns:

NC Division of Coastal Management:

"Due to the proposed marina, and any development proposed within the 75' Estuarine Shoreline Area of Environmental Concern (AEC), this project would require a CAMA major permit and will likely be subject to the NC Environmental Policy Act (NCEPA), thus necessitating the preparation of an Environmental Assessment (EA). The EA must be reviewed through the State Clearinghouse and a NCEPA compliance letter must be issued before the Division of Coastal Management (DCM) can accept a major permit application as complete."

"Additionally, the waters in this area are designated as Primary Nursery Area (PNA) by the NC Division of Marine Fisheries (DMF). NCAC 07H .0208(b)(1) states, 'navigation channels, canals and boat basins shall be aligned or located so as to avoid primary nursery areas...'. Furthermore, NCAC 07H .0208(b)(5) states, 'marinas shall be sited in non-wetland areas or in deep waters (areas not requiring dredging) and shall not disturb valuable shallow water, submerged aquatic vegetation, and wetland habitats...' and that 'marinas which require dredging shall not be located in primary nursery areas nor in areas which require dredging through primary nursery areas for access'. Therefore, it does not appear an upland basin, if proposed, would be consistent with state rules. An open-water marina should be sited in sufficient water, where dredging would not be required and potential

impacts to submerged aquatic vegetation (SAV), if present, would be avoided. I believe this site is also located in waters open to the harvest of shellfish. NCAC 07H .0208(b)(5) further states, ' to protect water quality if shellfishing areas, marinas shall not be located within areas where shellfish harvesting for human consumption is a significant existing use or adjacent to such areas if shellfish harvest closure is anticipated to result from the location of the marina.'"

NC Office of State Archaeology:

"The property was archaeologically surveyed back in 2007 by Coastal Carolina Research, Inc (CCR). Two sites were investigated further, both were within the Belvedere Plantation National Register of Historic Places district. One was at the old plantation house site (31PD88) and the other closer to the sound in the vicinity of the proposed lake/marina (31PD15). Although I have not seen the follow-up report, one of these sites was considered significant and needing further archaeological data recovery. This was never done. I'm in contact with CCR to find out more about the site and what needs to be done."

NC Department of Transportation:

"Per our conversation, our initial comments are as follows:

1. Submit a revised TIA to reflect changes to the scope and access points.
2. Based upon our previous measurement, the distance from Transfer Station Road to the existing signal in front of Topsail High School is 2386'. A minimum of 2000' is required before a signal could be required at this location (based upon current conditions). Therefore, provided the necessary traffic signal warrants are satisfied (based upon actual field counts), then a signal is possible at the intersection of US 17 and Transfer Station Road.
3. With regards to the internal streets for the subdivision, the Department could assume maintenance of these roads provided they meet all applicable standards and the required plans are approved (this would encompass our normal subdivision review and acceptance process). This is the developer decision if he wishes to pursue state acceptance of these roads for future maintenance.
4. With regards to the proposed extension of Transfer Station Road, the minimum r/w width required is 60'. However, based upon projected traffic volumes and proposed uses along the corridor, additional r/w may be needed.

Our final comments for roadway improvements will be based upon the final review of the updated TIA. We anticipate forwarding this study to our Congestion Mgmt Unit for their review and comments."

Pender County Schools

"Our concerns as follows:

1. Any road that a school bus may travel must be capable of withstanding the daily travel of a 40 ft. bus. It may be wise to consider a designated bus route before construction begins.
2. All cul-de-sacs must have a minimum 92 ft diameter. if parking is allowed the diameter must be enough to leave the minimum diameter of 92 ft.
3. The traffic circles in the village area adjacent to Country Club Drive and the Neighborhood area should also be large enough to accommodate the bus traffic.
4. Bus stops should be located in strategic areas along the bus route with appropriate waiting areas. We have had problems with land owners not wanting students in their yards while waiting on buses.
5. As always we have a concern about the number of students that this project may provide for our schools.
6. The Transportation Director and myself would like to request that the property owners or their representative meet with us before their final design is sent to the Planning Board."

Pender County Sheriff's Office

"When complete this will mean a 5% increase in the county population. I will anticipate a directly proportional increase in all of our services including the volume of 911 calls, calls for law enforcement assistance, investigations, and jail population. "

Pender County Utilities

"Regarding water/sewer concerns related to this development, the preliminary plan indicates that water and sewer will be constructed by the developer if public service is not available. We cannot comment to the TRC regarding capacity and service issues until we have more details from the developer regarding their proposed construction phase areas and timeline. Based on the results of these discussions, PCU will then be able to provide possible commitments for the provision of water and/or sewer to serve the subdivision."

Wilmington Metropolitan Planning Organization

"Comments on the master plan:

1. This development will be a significant trip generator. NCDOT will more than likely require a traffic study for the project.
2. The Coastal Pender County Collector Street Plan recommends that the "Public Access Road" connect to Sound View Drive. It also recommends a street connection to Scotch Bonnet Lane.
3. Additional detail is needed regarding specific street design to determine appropriateness. I recommend that the developer consult the roadway cross-sections on pages 41-44 when designing the street network.

All other TRC agencies provided no comment on the project and the response from the applicant to staff's preliminary comments is attached."

Staff Recommendation:

Conditional approval may be appropriate if the applicant can satisfactorily respond to Planning Board, staff and Technical Review Committee's comments/concerns.

The approval is also subject to the all conditions prescribed in the Pender County Zoning and Subdivision Ordinances.

**Pender County Planning Staff
Preliminary Review Comments
Hawskbill Cove
June 4, 2010**

Street Issues:

- Are streets proposed to be public or private, or a mix as was previously approved? **The connector road and main access road is proposed as public. All roads will be designed to NCDOT standards.** If a mix, what roads are to be dedicated as public?
- If private, are ROW widths sufficient to meet NCDOT standards? **Yes.**
- We recommend (again) connections to Soundview Lane and Scotch Bonnett/Sand Dollar Lane. Such connections are supported by appropriate ordinance sections and plans. **No problems with providing interconnectivity.**
- Are any bicycle/pedestrian facilities proposed? **Yes, trails and sidewalks will be provided throughout the development.** A bike/ped facility is recommended along the connector road, including along any required improvements from Transfer Station Road to Hwy 17. **A possible bike lane for a portion of the connector road, if safety maintenance issues can be resolved.** Also, a bike/ped facility is recommended along the length of the main public access road, including along the connections to Sound View Drive and Scotch Bonnet Lane, consistent with the Coastal Pender Collector Street Plan and the draft Cape Fear Commutes 2035 Plan.
- Is 60' R/W width for Transfer Station Road and connection sufficient? **Yes.**
- What is the status of a revised TIA for the development given the new location of connector road? **Ongoing.**
- Please add typical road sections for each road type. **The road cross-sections will be typical NCDOT cross sections.**
- Has interconnectivity to the previously approved Dolphin Aquatics Fitness Center development been considered? **Yes.** We recommend the proposed R/W be directly adjacent to the adjoining property or show/reserve R/W stubs to adjoining property. **The developer will work with adjacent property owners with reasonable access needs.**

WWTP/Utilities:

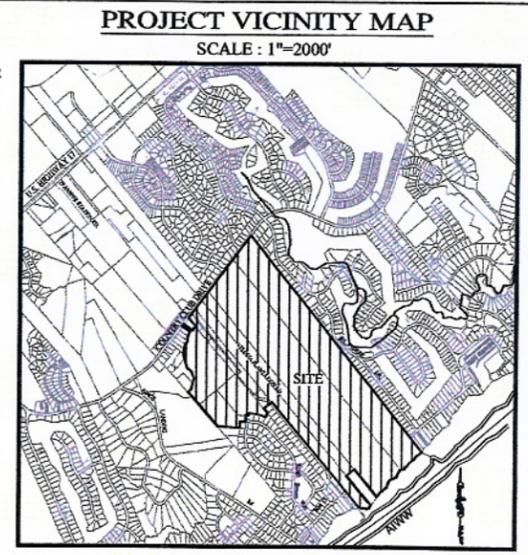
- Is the area shown on the plan sufficient for the WWTP structure as well as associated treatment areas? **The waste water treatment facility will be located within the dotted lines as shown on the Master Plan and subject to final permitting.**
- Will the WWTP serve only this development? **Yes.**
- Does the area incorporate required buffers to adjacent developed areas? **Buffers will be provided at time of SUP for WWTP.**
- Please add a note that a separate SUP will be required for the WWTP. **Will add note.**
- Clarify note "waste collection will be by private contractor through the HOA if public sewer not available." Is this a typo in reference to garbage collection or wastewater collection? **The note should end at HOA and not include 'if public sewer not available'.**
- Is water service still to be provided solely by developer as indicated on the plan? **Yes.** Has any preliminary engineering or design been done on this? **Yes, testing well sites.** Where on the site will this be located? **Subject to final permitting.**

Open Space/Amenities:

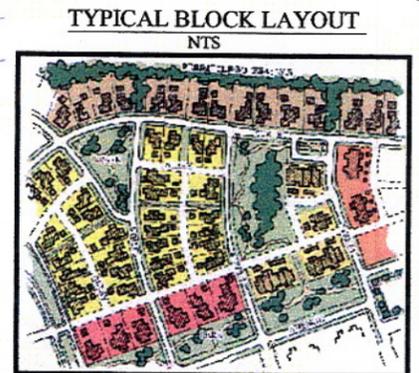
- How much of the 76 acres of open space acres are wetlands, stormwater ponds, lakes, etc. and how much of this area is "usable" open space (or areas not in wetlands or stormwater ponds)? **The Preliminary Plat identifies in the Site Data table on Sheet 1 the active and passive open space areas.**
- Are there any major recreation amenities proposed, such as a neighborhood park, athletic fields, pavilion, etc? **Yes, there will be recreation amenities for the development as identified on the master plan and in more detail on the preliminary plat. What will those amenities be? The type of amenities will be identified on the Preliminary Plat.**
- When will the amenities be constructed (phasing)? **A specific phasing structure has not been identified for the project and its amenities.**
- What other amenities are proposed and where are they located? **The proposed amenities are located in the central area of the site as identified on the Master Plan and Preliminary Plat.**
- Are these areas publicly accessible? **The recreation amenities will be for the development.**
- Are any areas being reserved or offered for public/quasi-public agencies? **At this time, the only areas to be offered or reserved for public/quasi-public agencies are the roads and utilities.**

Other/Misc

- For net density calculation, what uses are being removed from "Other uses acreage?" Is this calculation in keeping with the subdivision ordinance definition of net density? **For purposes of the Master Plan, net density calculations will be removed.**
- Is inland lake/marina area now being proposed for approval? **Yes.** Previously it was "grayed out" of the master plan. **The inland lake/marina was not 'grayed out' on the previous master plan approval, and it remains on the master plan revision.**
- What is the status of discussion with appropriate permitting agencies regarding the inland lake/marina? **Ongoing.**
- What is the status regarding any agreement with Pender County on movement of the scales on Transfer Station Road and any other issues regarding this connection? **Ongoing discussions with the county and possible options of relocated scales exhibits prepared.**
- Is there a phasing plan/buildout schedule for the project? **Not at this time.**



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



Architectural and Development Character
 Through architectural guidelines, Hawksbill Cove 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 assemble the coastal village style which is characterized by a pedestrian-friendly environment of loosely laid girdled 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 brick walk units), single-family residential (including zero lot lines), multi-family residential (including attached town homes, 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.

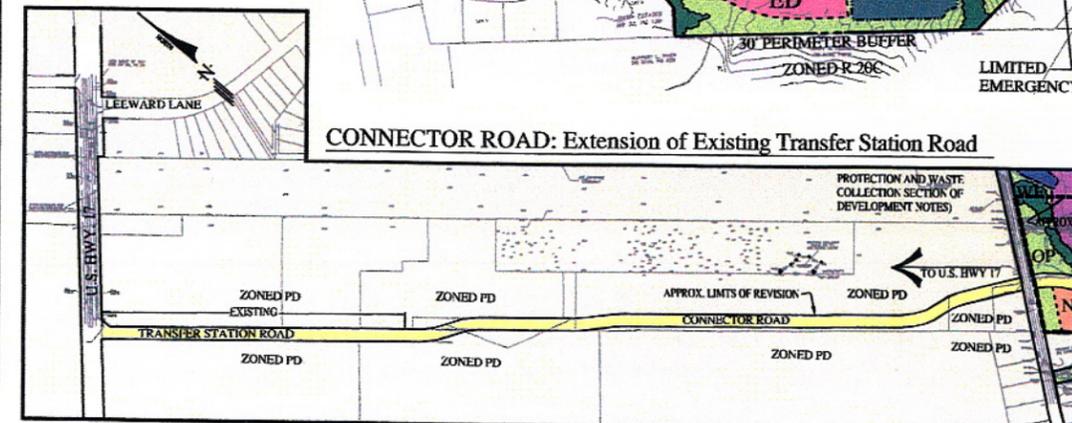
Open Space / Greenways / Buffers
 Open space, greenways, buffers, community parks and lakes are conceptual and intended to represent an overall system of natural preservations, wildlife and aquatic habitats, protected view sheds, accessible neighborhood parks and a healthy lifestyle of outdoor passive 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 extend to the perimeter of the Planned Development only. Property lines of individual lots may also extend into the buffer areas as long as an appropriate assessment is established. A total open space of approximately 20% has been calculated based on an overall Planned Development system and not on a site-specific basis for each potential phase or individual development or project. Open space includes neighborhood parks, recreational areas, natural areas, community gardens, parking lot landscaped areas, sidewalk and street tree enhanced street rights-of-way, 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 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 porous 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.

Vehicle Circulation
 Based on confirmation of distances, site specific and coordination with transportation engineers, the proposed access point locations as shown on the Master Land Use 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. 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 Planned Development submission process.

Water, Sanitary Sewer, Fire Protection and Waste Collection
 Water and sanitary sewer services will be constructed by the developer and will be maintained by a regulated operator if public sewer not available. Planning and design for the water and sanitary sewer systems will commence with preparation of phased development submission documents. Fire lines will be constructed by the developer and will provide the necessary fire flows per Pender County fire code requirements. Waste collection will be by private contractor through the Home Owners Association if public sewer not available. A potential wastewater treatment site has been identified on this plan. If an off-site location / facility is utilized in the future, the underlying land use identified herein shall apply and be subject to all necessary and applicable permits.

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. Phased development plan submissions will reflect actual agency certified delineations and other criteria as required under Pender County's plat and subdivision guidelines.

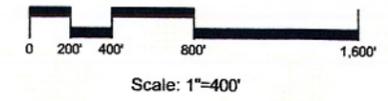


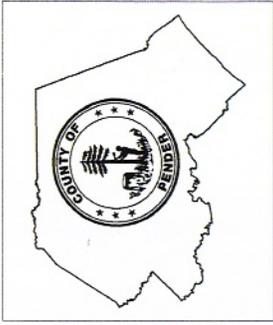
Detached (Single-Family) Development					Property Identification Number		
Parcel	Min. Lot Width (#)	Min. Lot Size (sq ft)	Ave. Lot Size (sq ft)	Total Units	Parcel	Zoning	Acres
Village	50	5,000	16,000	120	4203-74-3682-0000	PD	100.80
Neighborhood	50	5,500	16,500	1380	4203-64-4531-0000	PD	136.24
Edge	80	12,000*	12,000*	1110	4203-64-1802-0000	PD	30.52
Single-Family Total: +710					4203-53-9769-0000	PD	36.51
					4203-45-2563-0000	PD	0.81
					4203-54-1453-0000	PD	8.42
					4203-53-8614-0000	PD	1.20
Attached (Multi-Family) Development					Development Summary		
Parcel	Apts/Condo	Townhouse	Total Units		Land Use Parcel		Acres
Village	1185	161	1395		Village (VL)		124
Neighborhood	192	1145	1337		Neighborhood (NB)		1144
Edge	0	0	0		Edge (ED)		131
Multi-Family Total: +395					Other Uses		1177
							Total: +376
Commercial / Office & Retail Space					Housing Summary		
Parcel	Square Footage				Product Type	Percentage of Total	Number of Units
Village	145,000				Single-Family Residential	164%	1710
Neighborhood	15,000				Multi-Family Residential	136%	1395
Edge	0						Total: +1105
Total: +50,000					Density Calculations		
Civic & Recreational					Units	1105	
Parcel	Square Footage				Gross Acreage	1376	
Village	122,000				Other Uses Acreage	1177	
Neighborhood	16,000				Net Acreage	1199	
Edge	12,000				Gross Density	12.94 du/ac	
Parks & Open Space	130,000				Net Density	15.55 du/ac	
Total: +60,000							
Other Uses							
Use	Acres						
Lakes / Open Space	176						
Public Road Rights-of-Way	158						
Edge	143						
Total: +177							

Hawksbill COVE

PENDER COUNTY, NORTH CAROLINA
 MAY 21, 2010

PLANNED DEVELOPMENT MASTER PLAN (REVISION)





Applicant:
Hampstead Properties, LLC

Owner:
GF Management Co., LLC
Hampstead Properties, LLC

Hawksbill Cove

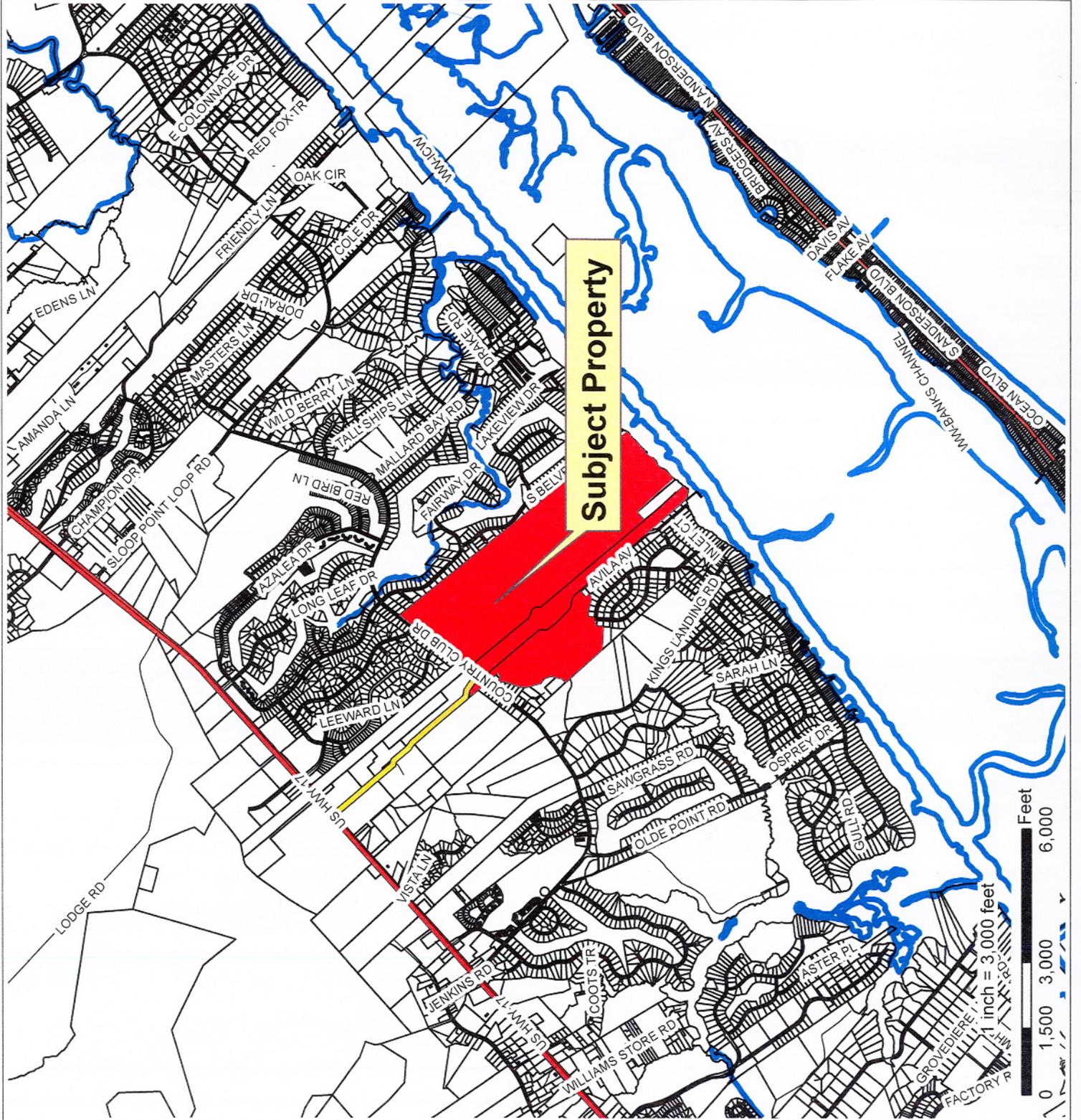
MP 10-07-06-02
Master Plan

Legend

- Proposed Road (Yellow line)
- Property (Red fill)
- Parcels (Black outline)
- Hydrography (Blue line)



VICINITY MAP





Applicant:
Hampstead Properties, LLC

Owner:
GF Management Co., LLC
Hampstead Properties, LLC

Hawksbill Cove

MP 10-07-06-02
Master Plan

Legend

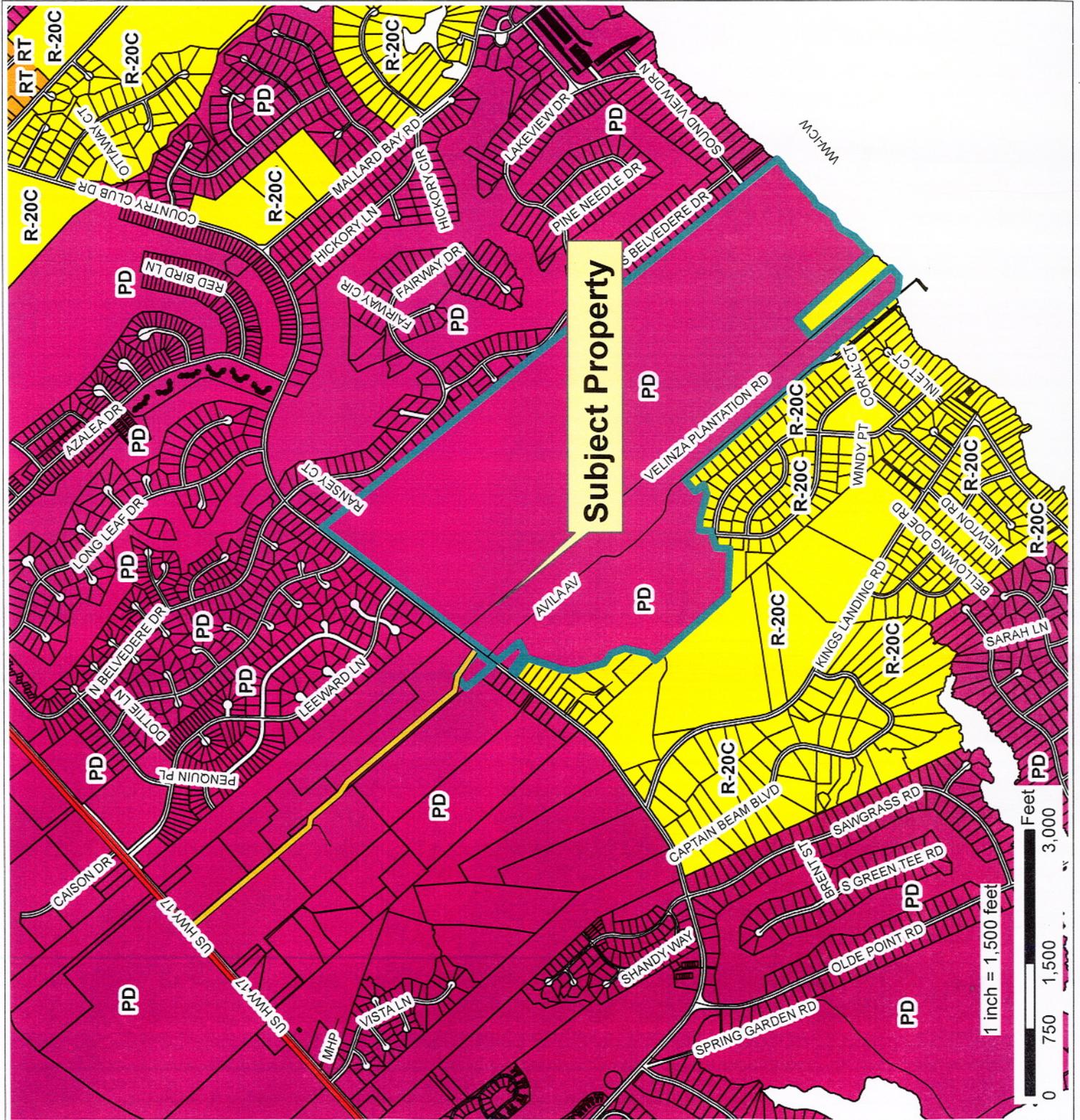
- Proposed Road
- Subject Property
- Parcels

Zoning Classification

- B-1
- B-2
- B-3
- I-1
- I-2
- Incorporated Area
- PD
- R-10
- R-15
- R-20
- R-20C
- RA
- RT



ZONING MAP





Applicant:
Hampstead Properties, LLC

Owner:
GF Management Co., LLC
Hampstead Properties, LLC

Hawksbill Cove

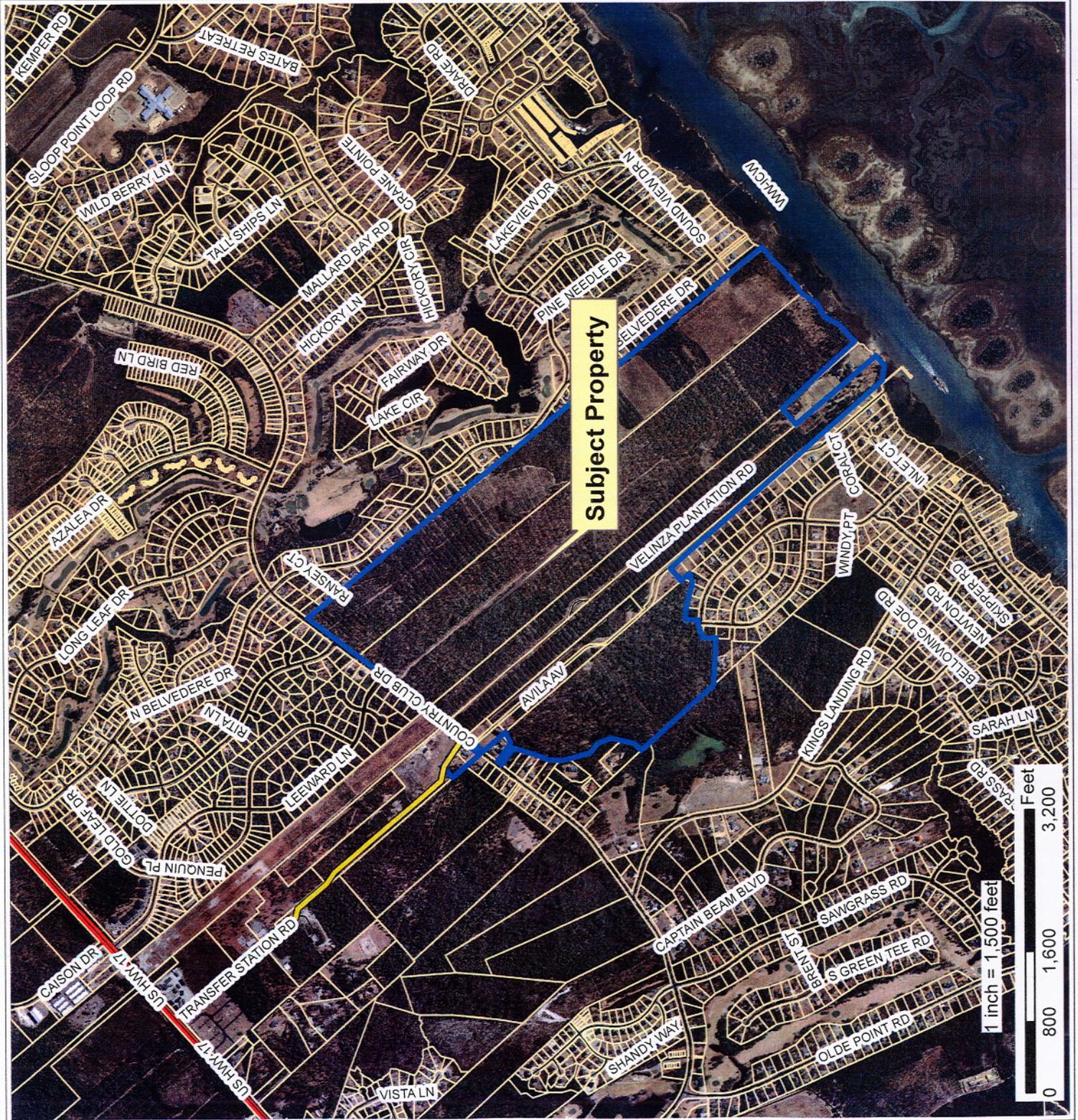
MP 10-07-06-02
Master Plan

Legend

-  Proposed Road
-  Subject Property
-  Parcels



AERIAL MAP





Applicant:
Hampstead Properties, LLC

Owner:
GF Management Co., LLC
Hampstead Properties, LLC

Hawksbill Cove

MP 10-07-06-02
Master Plan

Legend

- Proposed Road
- Subject Property
- Parcels
- Hydrography
- Flood Hazard



FLOOD HAZARD MAP

