

# Pender County Planning and Community Development

## Planning Division

805 S. Walker Street  
PO Box 1519  
Burgaw, NC 28425



Phone: 910-259-1202  
Fax: 910-259-1295  
[www.pendercountync.gov](http://www.pendercountync.gov)

---

## Application Information Hawksbill Cove Preliminary Plat

**Case Number:** SUBMAJ 2024-113

**Application Type:** Preliminary Plat

**Applicant:** Carl Hellman of Hampstead Properties, LLC

**Owners:** Hampstead Properties, LLC

**Location:** On the east side of Country Club Drive across from Transfer Station Road.

**Property ID #(s):** 4203-45-2426-0000, 4203-54-0458-0000, 4203-53-8553-0000, 4203-45-4049-0000, 4203-43-7857-0000, 4203-53-9769-0000, 4203-64-1002-0000, 4203-64-4531-0000, & 4203-74-3682-0000

**Description:** The Master Development Plan for Hawksbill Cove was approved September 10, 2010 and is a vested project. The project will consist of 592 lots/parcels that will include 490 Single Family Residential Units, 615 Multi-Family Units, 50,000 sq ft of Commercial/Office & Retail Space across a total project area of approximately 376 Acres.

**Current Zoning:** PD, Planned Development

**Technical Review Committee Meeting:** 7/11/2024

**Board of County Commissioners/Planning Board Meeting:** N/A

### Application Materials

Application  
Master Development Plan  
Preliminary Plat / Site Plan

**SUBMAJ 2024-133**

Application

# APPLICATION FOR SUBDIVISION

THIS SECTION FOR OFFICE USE			
Application No.	SUB SUBMAJ 2024-113	Date	6/7/2022
Application Fee	\$ \$3,960.00	Invoice Number:	00041031
Master Plan Hearing Date	N/A	Preliminary Plat Hearing Date	TRC on 7/11/2024

## SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Carl Hellman	Owner's Name:	Hampstead Properties, LLC
Applicant's Address:	4721 Emperor Blvd., Suite 300	Owner's Address:	4721 Emperor Blvd., Suite 300
City, State, & Zip	Durham NC 27703	City, State, & Zip	Durham NC 27703
Phone Number:	919-328-5670	Phone Number:	919-328-5670
Email Address:	carl.hellman@gfmgt.com	Email Address:	carl.hellman@gfmgt.com

Legal relationship of applicant to landowner: Same

## SECTION 2: PROJECT INFORMATION

Preliminary Plat	<input type="checkbox"/> Residential <i>RP, PD, RM, MH District</i>	<input checked="" type="checkbox"/> Mixed Use <i>PD</i>	
Subdivision Type	<input checked="" type="checkbox"/> Major (11 lots or more)	<input type="checkbox"/> Minor (10 lots or less)	
Property Identification Number (PIN):	See next page	Township:	Topsail
Zoning Classification:	Planned Development	Total property acreage:	376.34
Number of Lots:	592	Acreage to be disturbed:	Not known at this time
Water Provider:	Pender County Utilities	Wastewater Provider:	Pluris
Additional Information:		Road Type:	Public/Private/Both
		NAICS (if mixed use):	

## SECTION 3: SIGNATURES

Applicant's Signature		Date:	3-May-24
Applicant's Printed Name:	Carl Hellman	Date:	
Owner's Signature		Date:	3-May-24
Owner's Printed Name:	Carl Hellman	Date:	

## NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

### Office Use Only

<input type="checkbox"/>	<b>Subdivision Fees:</b> \$500 + \$10/lot-unit for the first 100 lots/units; \$5/lot-unit thereafter (Major Subdivision) \$150 + \$10 per lot (Minor Subdivision)	<b>Total Fee Calculation: \$</b>
--------------------------	--	----------------------------------

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

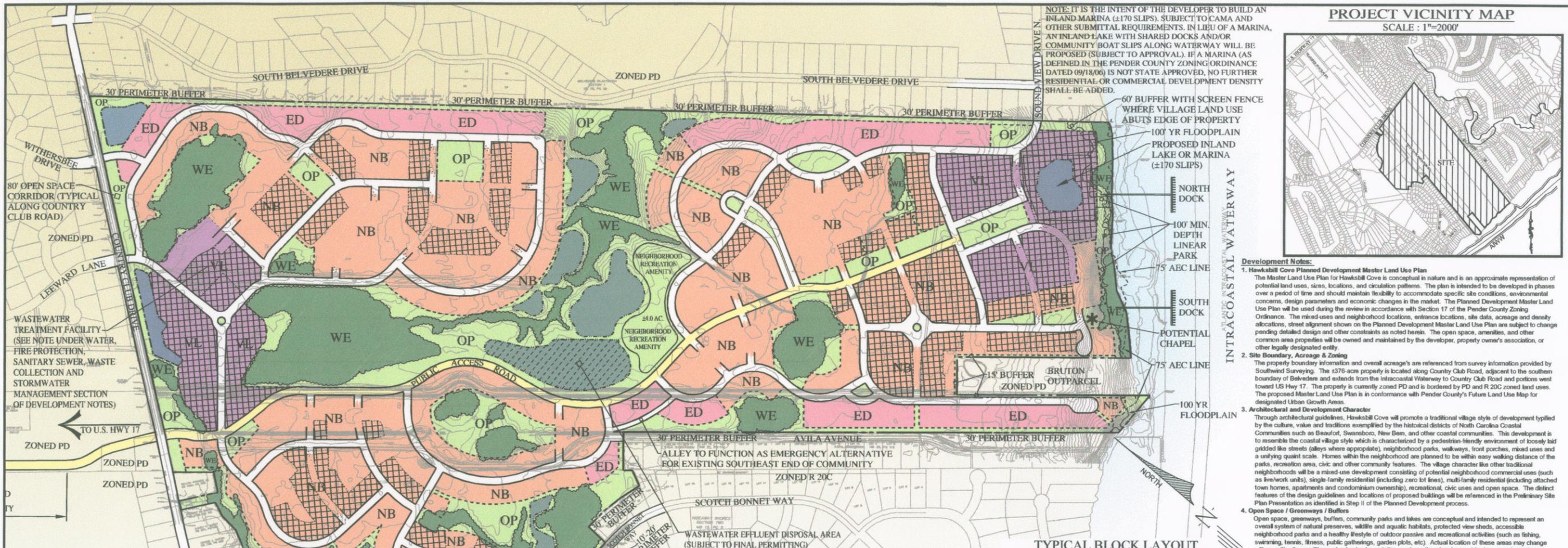
Preliminary Site Plat  
Hawksbill Cove  
Pender County, North Carolina

THE PROPERTIES DELINEATED HEREON ARE LOCATED IN PENDER COUNTY AS  
PIN:

- 4203-45-2426-0000
- 4203-54-0458-0000
- 4203-53-8553-0000
- 4203-45-4049-0000
- 4203-43-7857-0000
- 4203-53-9769-0000
- 4203-64-1002-0000
- 4203-64-4531-0000
- 4203-74-3682-0000

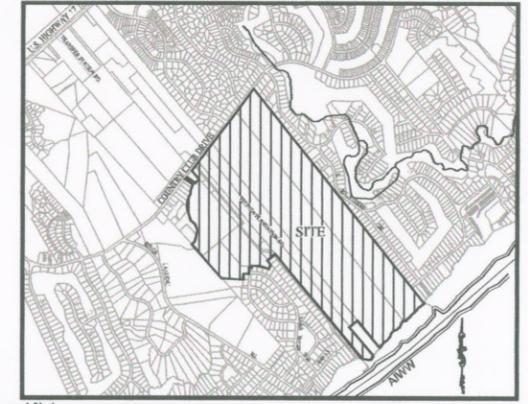
# **SUBMAJ 2024-133**

## Approved Master Development Plan



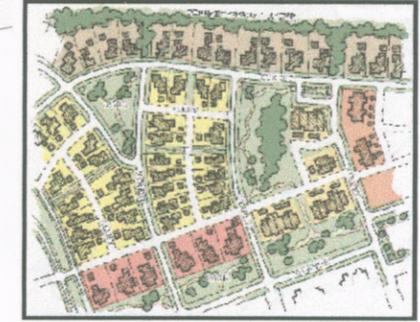
**PROJECT VICINITY MAP**

SCALE: 1"=2000'



- Development Notes:**
- Hawksbill Cove Planned Development Master Land Use Plan**  
The Master Land Use Plan for Hawksbill Cove is conceptual in nature and is an approximate representation of potential phases, sizes, locations, and circulation patterns. The plan is intended to be developed in phases over a period of time and should maintain flexibility to accommodate specific site conditions, environmental concerns, design parameters and economic changes in the market. The Planned Development Master Land Use Plan will be used during the review in accordance with Section 17 of the Pender County Zoning Ordinance. The mixed-uses and neighborhood locations, entrance locations, site data, acreage and density allocations, street alignment shown on the Planned Development Master Land Use Plan are subject to change pending detailed design and other constraints as noted herein. The open space, amenities, and other common area properties will be owned and maintained by the developer, property owner's association, or other legally designated entity.
  - Site Boundary, Acreage & Zoning**  
The property boundary information and overall acreage are referenced from survey information provided by Southwind Surveying. The 1376-acre property is located along County Club Road, adjacent to the southern boundary of Belvedere and extends from the Intracoastal Waterway to County Club Road and portions west toward US Hwy 17. The property is currently zoned PD and is bordered by PD and R 20C zoned land uses. The proposed Master Land Use Plan is in conformance with Pender County's Future Land Use Map for designated Urban Growth Areas.
  - 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 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 variety of quality spaces. 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 five/work 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 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, possible wastewater treatment plant, 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 Planned Development only. Unless otherwise stated, the perimeter boundary shall have a 30 foot buffer. Property lines of individual lots may also extend into the buffer areas as long as an appropriate easement is established. A total open space has been calculated based on an overall Planned Development system and not on a site-specific basis for each potential phase nor individual development or project. Open space includes neighborhood parks, recreational areas, natural areas, community gardens, sidewalks, 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 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 process.
  - Connector Road**  
An asphalt binder base over rock must be completed on the connector road prior to any construction activity east of County Club Drive. Connector road shall be completed during Phase 1.
  - Water, Fire Protection, Sanitary Sewer, Waste Collection and Stormwater Management**  
Water service will be provided by Pender County with phasing subject to water availability. Fire lines will be constructed by the developer and will provide the necessary fire flows per Pender County fire code requirements and other local, state, and federal regulations. Sanitary sewer service will be provided onsite and managed by a regulated operator if public sewer is not available. Planning and design for the sanitary sewer system will commence with preparation of phased development permit plans. A wastewater treatment plant site and effluent disposal area have been identified on this plan. The wastewater treatment plant is subject to a Special Use Permit and other local, state, and federal permits. If an offsite wastewater treatment plant / facility is utilized in the future, no additional density will be added and the underlying land use identified herein shall apply. Solid waste (trash) collection will be provided by private contractor through the Home Owners Association. The site will include onsite stormwater management and BMP facilities designed to control stormwater / flooding to meet county and state stormwater requirements which will provide no increase in stormwater runoff from the site for the required design storms.
  - 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. Preliminary plan and permit submittals will reflect actual agency certified delineations and other criteria as required under Pender County's plat and subdivision guidelines.
  - Phasing**  
Phase 1: connector road (see note #7), waterline extension to site, public access road (spine road), 4.0 ac neighborhood recreation amenity, 200 residential units, WWTP or offsite sewer extensions if public sewer available.  
Phase 2: additional 200 residential units (total of 400 units), 50,000 square feet commercial / office & retail, 60,000 square feet civic & recreational.  
Phase 3: additional 300 residential units (total of 700 units)  
Phase 4: additional 405 residential units (total of 1105 units)

**TYPICAL BLOCK LAYOUT**



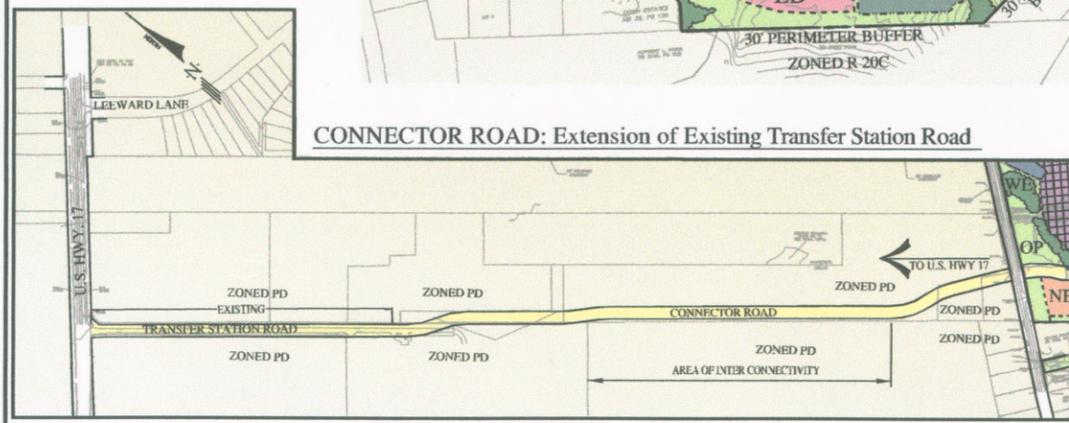
Detached (Single-Family) Development				Property Identification Number		
Parcel	Min. Lot Width (#)	Min. Lot Size (sq ft)	Ave. Lot Size (sq ft)	Parcel	Zoning	Acreage
Village	50	5,000	16,000	4203-74-3682-0000	PD	100.80
Neighborhood	50	5,500	16,500	4203-64-4531-0000	PD	136.24
Edge	80	12,000*	12,000*	4203-64-1002-0000	PD	30.52
<b>Single-Family Total: ~490</b>				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
				4203-45-1389-0000	PD	1.00
				4203-45-4049-0000	PD	1.00
				4203-44-8578-0000	PD	2.85
				4203-53-9319-0000	PD	1.10
				4203-43-7857-0000	PD	54.85
<b>Multi-Family Total: ~615</b>						

Attached (Multi-Family) Development			Development Summary		
Parcel	Apt/Condo	Townhouse	Land Use Parcel	Village (VL)	Acreage
Village	1170	125	Village (VL)		.24
Neighborhood	1230	1190	Neighborhood (NB)		1144
Edge	0	0	Edge (ED)		131
			Other Uses		1177
			<b>Total:</b>		<b>~376</b>

Commercial / Office & Retail Space			Housing Summary		
Parcel	Square Footage	Development Summary	Product Type	Percentage of Total	Number of Units
Village	150,000	Village (VL)	Single-Family Residential	144%	1490
Neighborhood	0	Neighborhood (NB)	Multi-Family Residential	156%	1615
Edge	0	Edge (ED)	Parks & Open Space		1105
<b>Total: ~50,000</b>			<b>Total: ~1705</b>		

Civic & Recreational			Density Calculations		
Parcel	Square Footage	Use	Units	Gross Acreage	Net Acreage*
Village	122,000 <td>Open Space Provided / Required</td> <td>1105</td> <td>1120 / 56</td> <td>1181.2</td>	Open Space Provided / Required	1105	1120 / 56	1181.2
Neighborhood	16,000 <td>Public Road Rights-of-Way</td> <td>4376</td> <td></td> <td>1194.8</td>	Public Road Rights-of-Way	4376		1194.8
Edge	12,000 <td>Private Alleys (access to parking)</td> <td>111</td> <td></td> <td>12.94 du/ac</td>	Private Alleys (access to parking)	111		12.94 du/ac
Parks & Open Space	130,000 <td>Wetlands</td> <td>143</td> <td></td> <td>15.67 du/ac</td>	Wetlands	143		15.67 du/ac
<b>Total: ~60,000</b>					

\*Calculation per Density Standards Table of the Pender County Master Plan Review Check List  
\*\*As defined in Pender County Zoning Ordinance dated 09/18/06



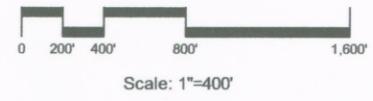
**PROPOSED LAND USES**

- VL VILLAGE
- NB NEIGHBORHOOD
- ED EDGE
- OP OPEN / GREEN SPACE
- WE WETLAND / PRESERVED LANDS
- PUBLIC ROAD
- STORMWATER POND / LAKE
- WASTEWATER EFFLUENT DISPOSAL AREA
- COMMERCIAL / MULTI-FAMILY
- MULTI-FAMILY

# Hawksbill COVE

## PLANNED DEVELOPMENT MASTER PLAN (REVISION)

PENDER COUNTY, NORTH CAROLINA  
SEPTEMBER 10, 2010



Urban, Ltd.  
NC License No. P-40526  
108 North Kerr Avenue, Suite K-1  
Wilmington, NC 28405  
Tel. 910.395.1655  
www.urban-ld.com

Planners-Engineers-Landscape Architects-Land Surveyors

# **SUBMAJ 2024-133**

## Preliminary Plat

# PRELIMINARY SITE PLAT

## HAWKSBILL COVE

### PENDER COUNTY, NORTH CAROLINA

#### SITE DATA

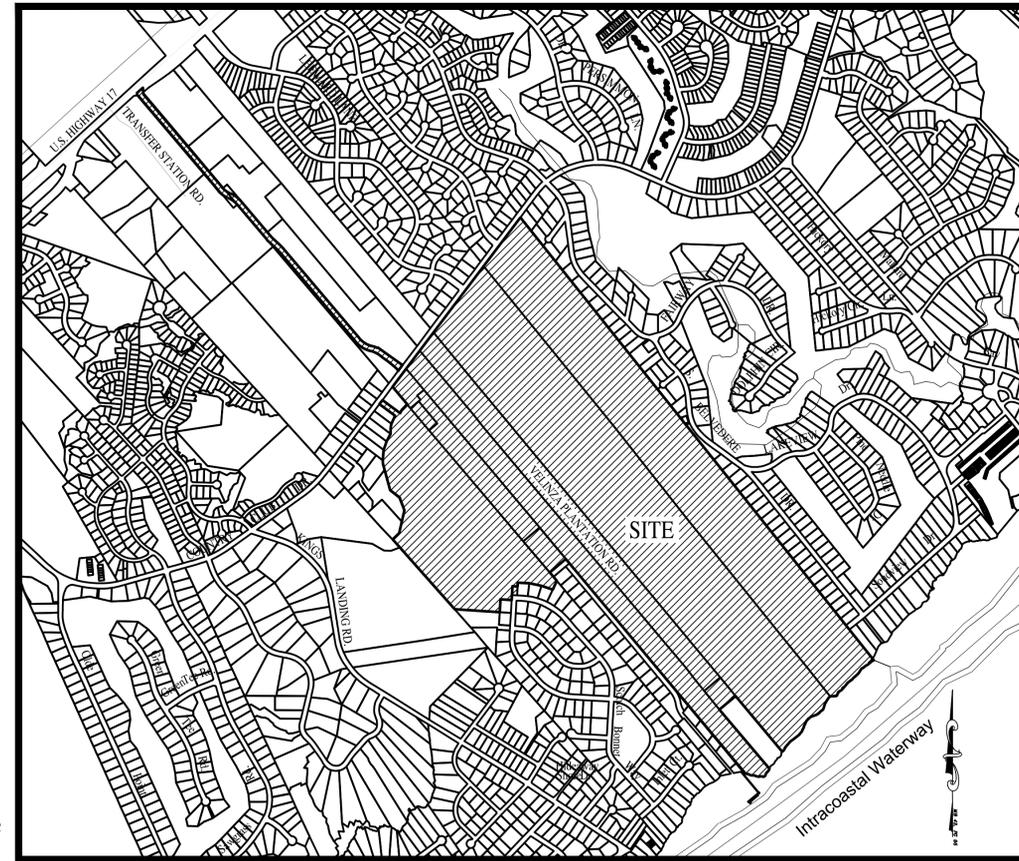
##### SITE TABULATIONS:

Name of Subdivision: HAWKSBILL COVE  
 Location of Subdivision: PENDER COUNTY  
 Zoning District: Planned Development  
 Existing Land Use: Vacant  
 Proposed Land Use: Mixed Use

Total Tract Area= 376.34 Acres  
 Total Public and Private Right-of-Way Area= 67.28 Acres  
 Total Provided/Required Open Space= 120.89/56.45 Acres  
 Total Parking Areas on Non Single Family= 5.18 Acres  
 Total Wetland Area= 43.26 Acres  
 Total 100-yr Flood Zone= 1.90 Acres  
 Total Area of Environmental Concern (AEC)= 0.17 Acres  
 Total Single-Family Lots/Units= 475/475  
 Total Multi-Family Lots/Units= 47/214  
 Total Town House Lots/Units= 33/161  
 Total Duplex Lots/Units= 26/52  
 Total Non Single-Family Lots/Units= 11/121  
 Total Number of Lots/Units= 592/1,023  
 Total Commercial / Office & Retail Space= 23,200 sf  
 Total Civic & Recreational Space= 28,000 sf  
 Total Gross Density (for this Preliminary Site Plan)= 2.72 units/acre  
 Total Net Density (for this Preliminary Site Plan)= 5.06 units/acre

#### SITE DATA NOTES

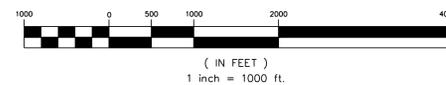
- OPEN SPACE REQUIRED IS 15% OF THE TOTAL DEVELOPMENT PER 1988-2010 PENDER COUNTY SUBDIVISION ORDINANCE.
- THE NET DENSITY CALCULATION IS PER THE 1988-2010 PENDER COUNTY SUBDIVISION ORDINANCE. NET DENSITY SHALL BE CALCULATED AS THE TOTAL NUMBER OF LOTS OR UNITS PROPOSED FOR THE DEVELOPMENT DIVIDED BY THE ACREAGE IN THE DEVELOPMENT EXCLUDING THE FOLLOWING AREAS:
  - PUBLIC AND PRIVATE STREETS
  - REQUIRED OPEN SPACE
  - PARKING AREAS AND THEIR ACCESS, ON NON SINGLE-FAMILY DEVELOPMENTS
  - WETLANDS, FLOODWAYS, AND AREAS OF ENVIRONMENTAL CONCERN (AEC'S) AS DEFINED
  - UTILITY EASEMENTS ADJACENT TO STREETS
 ALL UTILITIES ARE WITHIN THE PUBLIC STREET RIGHTS-OF-WAY AND PRIVATE ALLEY EASEMENTS. ADDITIONAL EASEMENTS MAY BE NECESSARY FOR PUBLIC AND PRIVATE UTILITIES.
- THE ALLOWABLE TOTAL GROSS AND NET DENSITIES FOR THE APPROVED HAWKSBILL COVE MASTER PLAN DEVELOPMENT MP 10-07-06-02R ARE 5.67 AND 2.94 UNITS PER ACRE RESPECTIVELY. THE TOTAL GROSS AND NET DENSITIES FOR THIS PRELIMINARY SITE PLAN ARE LESS THAN THE APPROVED REFERENCED MASTER PLAN DEVELOPMENT. DENSITIES FOR ANY FUTURE PHASES WILL NEED TO BE CALCULATED AND NOT EXCEED THE ALLOWABLE TOTAL DENSITIES OF THE APPROVED REFERENCED MASTER PLAN DEVELOPMENT. 1105 UNITS WERE APPROVED WITH THE REFERENCED MASTER PLAN DEVELOPMENT.
- THE ALLOWABLE TOTAL COMMERCIAL/OFFICE & RETAIL SPACE FOR THE APPROVED HAWKSBILL COVE MASTER PLAN DEVELOPMENT MP 10-07-06-02R IS 50,000 SQUARE FEET. THE TOTAL COMMERCIAL/OFFICE & RETAIL SPACE FOR THIS PRELIMINARY SITE PLAN IS LESS THAN THE ALLOWABLE SQUARE FOOTAGE. COMMERCIAL/OFFICE & RETAIL SPACE FOR ANY FUTURE PHASES WILL NEED TO BE CALCULATED AND NOT EXCEED THE ALLOWABLE TOTAL SQUARE FOOTAGE OF THE APPROVED REFERENCED MASTER PLAN DEVELOPMENT.
- THE ALLOWABLE TOTAL CIVIC & RECREATIONAL SPACE FOR THE APPROVED HAWKSBILL COVE MASTER PLAN DEVELOPMENT MP 10-07-06-02R IS 60,000 SQUARE FEET. THE TOTAL CIVIC & RECREATIONAL SPACE FOR THIS PRELIMINARY SITE PLAN IS LESS THAN THE ALLOWABLE SQUARE FOOTAGE. CIVIC & RECREATIONAL SPACE FOR ANY FUTURE PHASES WILL NEED TO BE CALCULATED AND NOT EXCEED THE ALLOWABLE TOTAL SQUARE FOOTAGE OF THE APPROVED REFERENCED MASTER PLAN DEVELOPMENT.



#### VICINITY MAP

SCALE: 1"=1000'

GRAPHIC SCALE



#### OWNER / APPLICANT

HAMPSTEAD PROPERTIES, LLC  
 4721 EMPEROR BOULEVARD, SUITE 300  
 DURHAM, NC 27703

#### ADDRESSING COORDINATOR CERTIFICATION

I CERTIFY THAT THE ROAD NAME ON THIS PLAT HAS BEEN REVIEWED AND APPROVED.

ADDRESSING COORDINATOR \_\_\_\_\_

DATE \_\_\_\_\_

#### CERTIFICATE OF PRELIMINARY PLAT APPROVAL

PRELIMINARY PLAT APPROVED BY PENDER COUNTY FOR A PERIOD OF TWO (2) YEARS SUBJECT TO SUBDIVISION ORDINANCE REQUIREMENTS AND CONDITIONS OF APPROVAL:

PLANNING DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_

#### GENERAL NOTES

- THIS IS A PRELIMINARY SITE PLAN FOR A PORTION OF HAWKSBILL COVE. FUTURE PHASES HAVE BEEN IDENTIFIED ON THIS PRELIMINARY SITE PLAN AND WILL REQUIRE A SEPARATE DETAILED PRELIMINARY SITE PLAN.
- THE PROPERTIES DELINEATED HEREON ARE LOCATED IN PENDER COUNTY AS PIN: 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, AND 4203-74-3682-0000.
- THE PARCELS TOTAL APPROXIMATELY 376 ACRES AND ARE CURRENTLY ZONED PD DISTRICT. THE BOUNDARY DATE SHOWN HEREON WAS PROVIDED AND PREPARED BY SOUTHWIND ENGINEERING AND IS IN NC GRID AS SHOWN ON MB 43, PG 95. THE TOPOGRAPHIC INFORMATION IS A COMBINATION OF AERIAL SURVEY AND FIELD RUN SURVEY PROVIDED BY SOUTHWIND ENGINEERING. VERTICAL DATUM IS NAVD 88.
- ALL STREETS ARE PUBLIC UNLESS NOTED OTHERWISE AND SHALL BE DESIGNED AND CONSTRUCTED WITH THE CURRENT NCDOT SUBDIVISION STREET STANDARDS.
- ALL ALLEYS ARE PRIVATE.
- THE APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- STREET NAMES TO BE APPROVED BY THE PENDER COUNTY EMC STAFF.
- ROADS SUBJECT TO FINAL APPROVAL FROM NCDOT DISTRICT ENGINEER.
- THESE PLANS ARE PRELIMINARY IN NATURE AND ARE NOT TO BE USED FOR CONSTRUCTION.
- ALL GRADING AND STORM WATER DESIGN SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE UPON FINAL ENGINEERING.
- ALL WATER AND SANITARY SEWER LINES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE UPON FINAL ENGINEERING.
- SEDIMENTATION CONTROLS SHALL BE PROVIDED IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL UPON FINAL ENGINEERING.
- ALL REQUIRED STATE AND FEDERAL PERMITS (INCLUDING WETLAND PERMITS) WILL BE ACQUIRED BY THE OWNER OR APPLICANT PRIOR TO CONSTRUCTION.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF NORTH CAROLINA OR ANY OTHER ORDINANCE ENACTED BY THE COUNTY OF PENDER.
- THESE PLANS MAKE NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS HEREIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S AND/OR THE OWNER'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES AND TO VERIFY THE TYPE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING THE WORK. ANY DISCREPANCIES IN OR FROM THE INFORMATION SHOWN HEREON SHALL BE REPORTED TO URBAN ENGINEERING PRIOR TO COMMENCING CONSTRUCTION.
- THE PROPERTY IS LOCATED WITHIN AN AREA OF ENVIRONMENTAL CONCERN (AEC). A 75' AEC IS REQUIRED AND SHOWN ON PRELIMINARY SITE PLAN.
- THE PROPERTY IS LOCATED WITHIN A FLOOD ZONE ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 3720420300J, DATED FEBRUARY 16, 2007.
- WATER SERVICE WILL BE PROVIDED BY PENDER COUNTY UTILITIES.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY ON-SITE WASTEWATER TREATMENT FACILITY.
- A 10' X 70' SIGHT EASEMENT IS REQUIRED AT ALL PUBLIC RIGHT-OF-WAY INTERSECTIONS PER NCDOT STANDARDS.
- TURN LANE IMPROVEMENTS SHOWN ARE PER TRAFFIC IMPACT ANALYSIS REPORT PREPARED BY RAMEY KEMP & ASSOCIATES, INC. AND SUBJECT TO NCDOT APPROVAL.
- DETAILED SITE LAYOUTS OF MIXED USE AREAS WILL BE PROVIDED WITH FINAL SITE PLANS ASSOCIATED WITH ZONING PERMITS.
- SIDEWALK AND/OR TRAILS THROUGHOUT COMMUNITY ARE APPROXIMATE AND SUBJECT TO CHANGE UPON FINAL DESIGN.
- APPROPRIATE HANDICAP ACCESSIBLE CURB RAMPS WILL BE INSTALLED AT INTERSECTIONS.
- WETLAND INFORMATION IS BASED ON FIELD DELINEATIONS BY APPLIED RESOURCE MANAGEMENT AND SURVEY MAPPING BY SOUTHWIND SURVEYING.
- PHASING:  
 PHASE 1: TRANSFER STATION ROAD EXTENSION (CONNECTOR ROAD), WATERLINE EXTENSION TO SITE, PUBLIC ACCESS ROAD (LEATHERBACK LANE), AMENITIES AREA, 200 RESIDENTIAL UNITS, AND WASTE WATER TREATMENT FACILITY.  
 PHASE 2: ADDITIONAL 200 RESIDENTIAL UNITS, 23,200 SQUARE FEET COMMERCIAL/OFFICE & RETAIL, 28,000 SQUARE FEET CIVIC & RECREATIONAL.  
 PHASE 3: ADDITIONAL 300 RESIDENTIAL UNITS.  
 PHASE 4: ADDITIONAL 323 RESIDENTIAL UNITS.

#### SHEET INDEX

- COVER SHEET
- MISCELLANEOUS NOTES & DETAILS
- OVERVIEW PLAN AND SOILS
- PRELIMINARY SITE PLAN

#### Total Linear Feet in Roads:

Residential Collector Road (Public)= 7,500  
 Local Residential Road (50' Public R/W)= 40,100  
 Local Residential Road (40' Public R/W)= 3,772  
 Alley (Private)= 21,646

#### Setback Requirements (per the 1988-2010 Pender County Zoning Ordinance):

Minimum Lot Width= 50 Feet  
 Minimum Front Yard= 25 Feet  
 Minimum Side Yard= 10 Feet  
 Minimum Corner Side Yard= 20 Feet  
 Minimum Rear Yard= 15 Feet  
 Maximum Height= 35 Feet

Urban, Ltd.  
 7112 Lake River Turnpike  
 Annandale, Virginia 22003  
 Tel: 703-642-8080  
 Fax: 703-642-8251  
 www.urban-llc.com



DATE: July, 2012

HAWKSBILL COVE  
 TOPSAIL TOWNSHIP  
 PENDER COUNTY, NORTH CAROLINA

SCALE: N/A

C.I. N/A

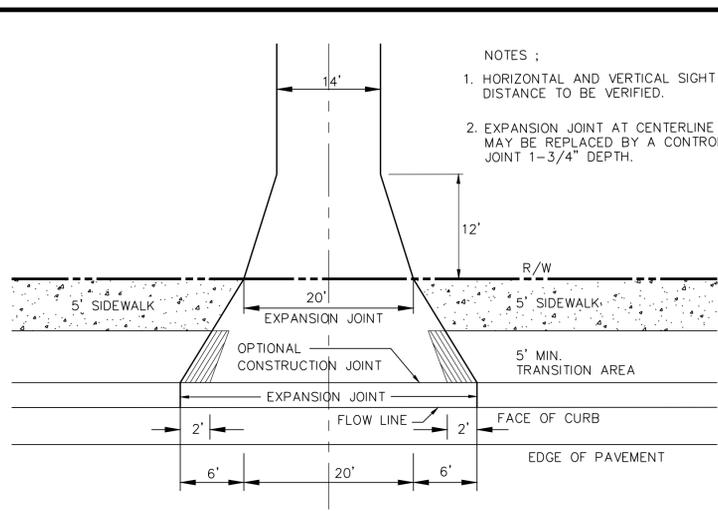
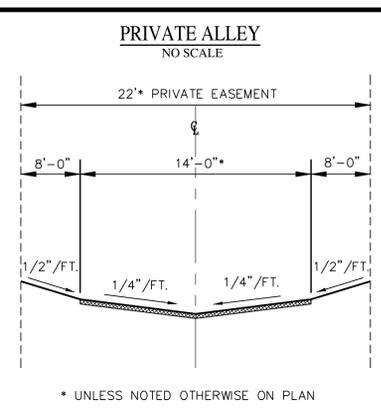
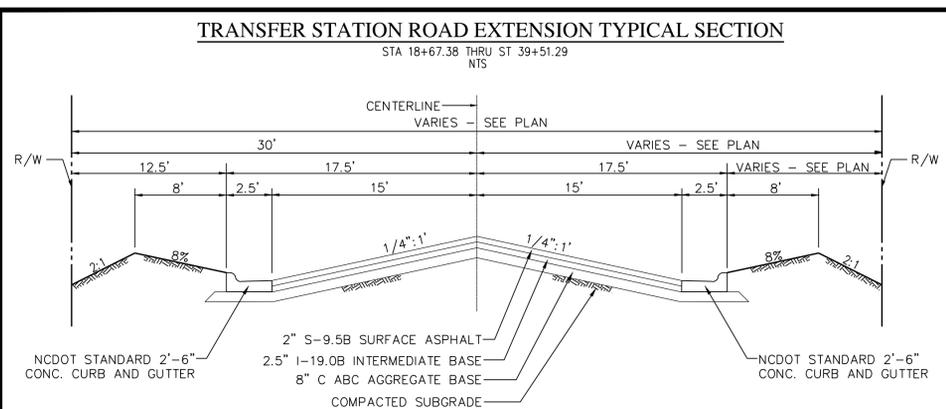
FILE No. PRE-08-263

PLAN DATE	DESCRIPTION	REVISIONS
08-17-12		
05-08-24		
No.	DATE	

COVER SHEET

SHEET 1 OF 17

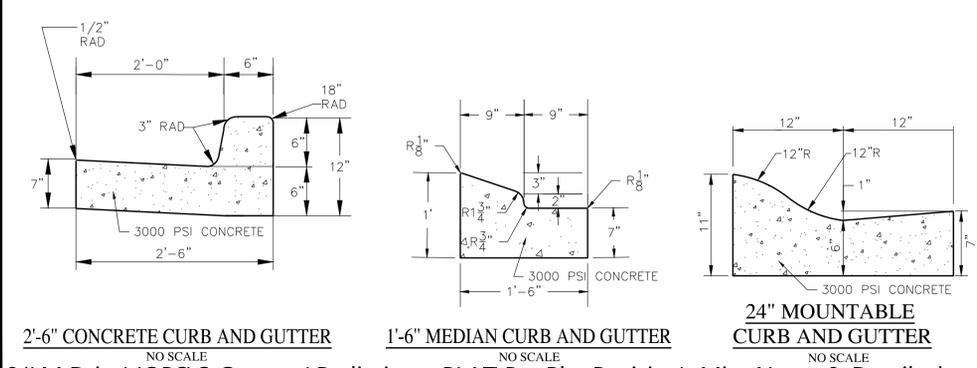
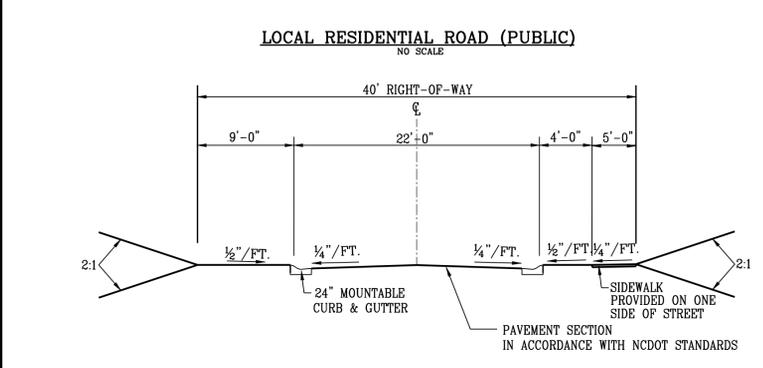
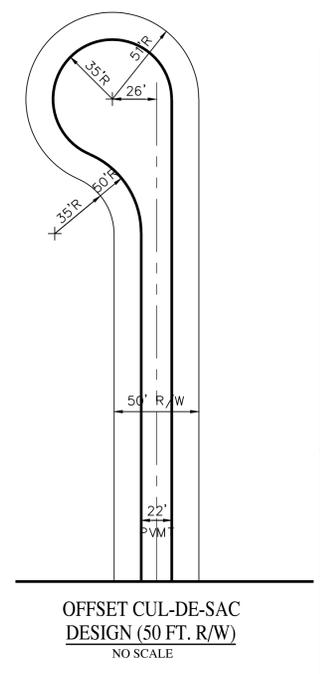
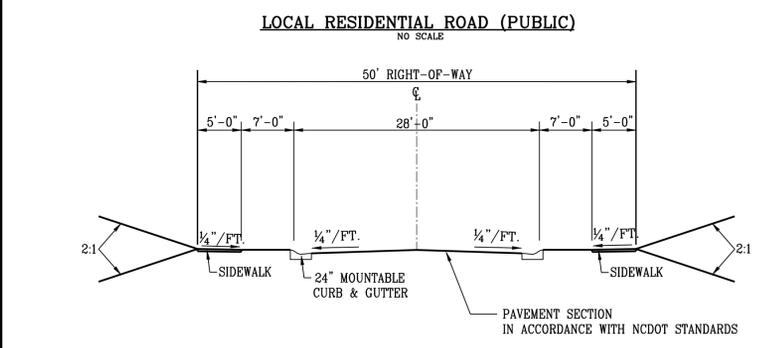
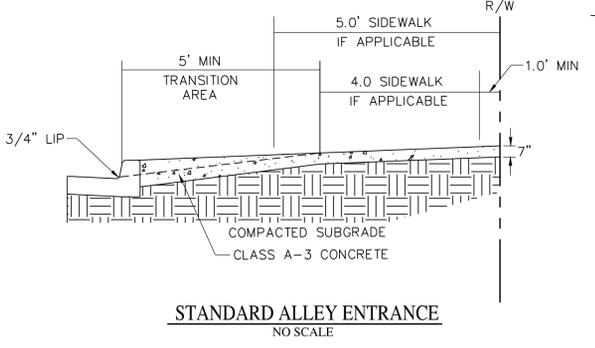
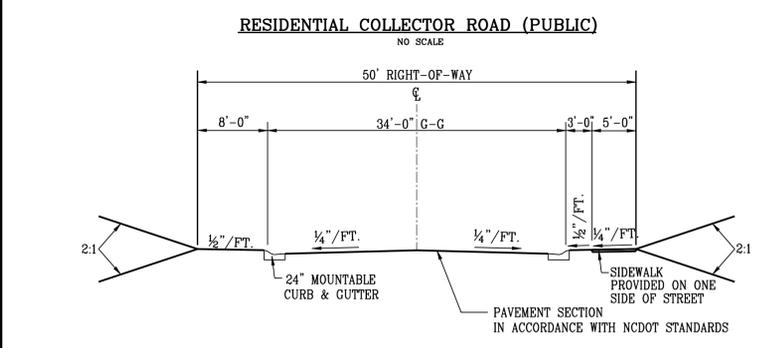
NOT FOR CONSTRUCTION



### PARKING TABULATION

AREA	USE	SQ.FT./ UNITS	REQUIRED PARKING	PROVIDED PARKING
<b>NORTH VILLAGE (BLOCK 1):</b>				
Lot 176				
Building 1	Civic	7,200	36	36
Building 2	Retail&Office/Residential	7,200/20	76	76
Building 3	Retail&Office	4,000	14	14
Building 4	Residential	4	8	8
			<b>Total Parking</b>	<b>134</b>
Lot 175				
Building 1	Retail&Office/Residential	4,000/8	20/16 [36]	36
Building 2	Retail&Office/Residential	4,000/8	20/16 [36]	36
Building 3	Retail&Office/Residential	4,000/8	20/16 [36]	36
			<b>Total Parking</b>	<b>108</b>
Lot 174				
Building 1	Residential	12	24	26
<b>SOUTH VILLAGE (BLOCK 2):</b>				
Lot 162				
Building 1	Civic	9,000	45	62
Lot 163				
Building 1	Residential	6	12	17
Lot 1				
Building 1	Civic	4,000	20	21
<b>EAST VILLAGE (BLOCK 3):</b>				
Lot 170				
Building 1	Residential	20	40	40
Lot 196				
Building 1	Residential	15	30	30
Building 2	Residential	20	40	40
			<b>Total Parking</b>	<b>70</b>
Lot 206				
Building 1	Civic (Chapel)	1,800/60 seats	15	15
<b>AMENITIES AREA:</b>				
Building 1	Fitness	2,000	10	10
Building 2	Community	2,500	13	13
Building 3	Pool Facilities	1,500	8	8
	Tennis/Multipurpose Courts	8 courts	4	4
	Pool	68 occupants	34	34
			<b>Total Parking</b>	<b>69</b>

NOTE: TOTAL UNITS, SQUARE FOOTAGE, AND PARKING COUNT SUBJECT TO CHANGE WITH FINAL ENGINEERING.



### Pender County Planning and Community Development

Planning Division  
805 S. Walker Street  
PO Box 1519  
Burgaw, NC 28425

Phone: 910-259-1202  
Fax: 910-259-1295  
www.pendercountync.gov

January 7, 2011

Mr. Ryan David  
Urban, Ltd.  
108 N. Kerr Avenue, Suite K-1  
Wilmington, NC 28405

Re: **Hawksbill Cove Master Development Plan - MP 10-07-06-02R Hampstead Properties LLC**

Dear Mr. David,

The Pender County Planning Board, at the December 7, 2010 meeting, voted unanimously to pass a motion to **approve** the requested revision to the Hawksbill Cove, formerly known as St. George's Reach, Master Development Plan.

This approval is subject to the following conditions as adopted in the minutes from the December 7, 2010:

- The development team will incur all costs for the installation of a traffic signal at US Highway 17 and Transfer Station Road when traffic counts warrant such installation per NC Department of Transportation requirements.
- A sidewalk, trail, or multi-use path will be constructed to the proposed Community Aquatic Lifestyle Center, MP 09-08-04-03R. A payment in lieu of \$62,500 shall be furnished to Pender County for the facility to be constructed on the remainder of Transfer Station Road.
- Connections to Soundview Drive and Scotch Bonnet Lane are required for interconnectivity.
- Pedestrian accommodations along the length of the public access road in the main development portion are to be provided.
- Effluent disposal areas may be shown on the plan for either an on-site wastewater treatment plant or regional public wastewater provider.
- The area identified on the Master Plan as "Inland Marina" shall not accommodate development other than open space if permitting cannot be obtained.
- The development team will incur all costs associated with the relocation of the Pender County Transfer Station in accordance with the adopted resolution from the Board of Commissioners on November 15, 2010.
- Wastewater treatment may be shown as either an on-site facility or noted as being provided by an off-site regional public entity.
- Construction of Transfer Station Road extension must be fully completed prior to any construction or land-disturbing activities on the main development site, including clearing and grading.

If you have any further questions regarding this notice, do not hesitate to contact me at the information provided below.

Respectfully,  
*Kenneth E. Vafier*

Kenneth E. Vafier  
Senior Planner  
Pender County Planning and Community Development  
kvafier@pendercountync.gov  
(910) 259-1734 (Office)  
(910) 259-1295 (Fax)

PLANNERS  
ENGINEERS  
LANDSCAPE ARCHITECTS  
LAND SURVEYORS

August 17, 2012

Mr. Kyle Breuer, Planning Director  
Pender County Planning Department  
805 S. Walker Street  
Burgaw, NC 28425

RE: **Hawksbill Cove**

Dear Mr. Breuer,

On behalf of the developer and in conjunction with the tender of this Preliminary Site Plan, we have prepared this narrative to address and demonstrate conformance with the previously approved Hawksbill Cove Master Development Plan (MP 10-07-06-02R, approved on December 7, 2010). The Preliminary Site Plan is Step II of the Planned Development District requirements per the 1988-2010 Pender County Zoning Ordinance. The following addresses the nine (9) approval conditions:

- When a signal is warranted at US Hwy 17 and Transfer Station Road per NC Department of Transportation requirements, the developer will incur all reasonable costs for the installation of the traffic signal. A signal is not currently warranted.
- A trail will be constructed to the proposed Community Aquatic Lifestyle Center, MP 09-08-04-03R as shown on this Preliminary Site Plan. A payment in lieu of \$62,500 shall be furnished to Pender County prior to the recordation of the first final plat or road dedication plat for a sidewalk, trail, or multi-use path on the remainder of Transfer Station Road.
- Connections to Soundview Drive and Scotch Bonnet Lane are provided for interconnectivity as shown on this Preliminary Site Plan.
- Pedestrian accommodations along the length of the public access road in the main development are provided as shown on this Preliminary Site Plan. See typical road sections provided with this Preliminary Site Plan.
- Water re-use and recycling areas are provided as shown on this Preliminary Site Plan and subject to final design and special use permit.
- If permitting cannot be obtained in area identified as "Proposed Inland Lake or Marina" no additional development other than open space will be accommodated. This Preliminary Site Plan has identified this area as "Future Phase" and will be subject to a future Preliminary Site Plan.
- The developer/owner is responsible for costs associated with the relocation of the Pender County Transfer Station scales and entrance.
- An on-site waste water treatment facility is provided. It has been shown in a location on this Preliminary Site Plan consistent with the approved Master Plan. We note that the treatment facility and plan are subject to a special use permit to be applied for in the near future.
- Construction of Transfer Station Road extension will be completed prior to any construction or land disturbing activity on the main development site. We note that construction plans for the road have been submitted to NCDOT and permits are currently being acquired.

If you have any question please do not hesitate to contact me at 910-395-1655, or via email at [mloughlin@urban-ld.com](mailto:mloughlin@urban-ld.com).

Sincerely,  
**URBAN, LTD.**  
*Monica V. Loughlin*  
Monica V. Loughlin, EI  
Enclosure: MP 10-07-06-02R Approval Letter

Urban, Ltd. 108 N. Kerr Ave., Suite K-1 Wilmington, North Carolina 28405 PH 910.395.1655 FX 910.395.1451 www.urban-ld.com  
Annandale, VA Chantilly, VA Winchester, VA Wilmington, NC

### LEGEND

	STORMWATER RUNOFF DIRECTION
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING TREE LINE
	EXISTING CONTOURS
	EXISTING LOT LINE
	PROPOSED CURB AND GUTTER
	MATCHLINE
	PROPOSED STORMWATER AREA
	PROPOSED STORM DRAIN PIPE
	PROPOSED SANITARY SEWER
	PROPOSED SEWER FORCE MAIN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER
	SINGLE-FAMILY LOT
	MULTI-FAMILY LOT
	TOWN HOME LOT
	FLOOD ZONE
	WETLANDS

PLAN DATE: 08-17-12  
05-08-24

Urban, Ltd.  
7112 Lake River Turnpike  
Annandale, Virginia 22003  
Tel: 703-642-8080  
Fax: 703-642-8251  
www.urban-ld.com

urban  
Planners-Engineers-Landscape Architects-Land Surveyors

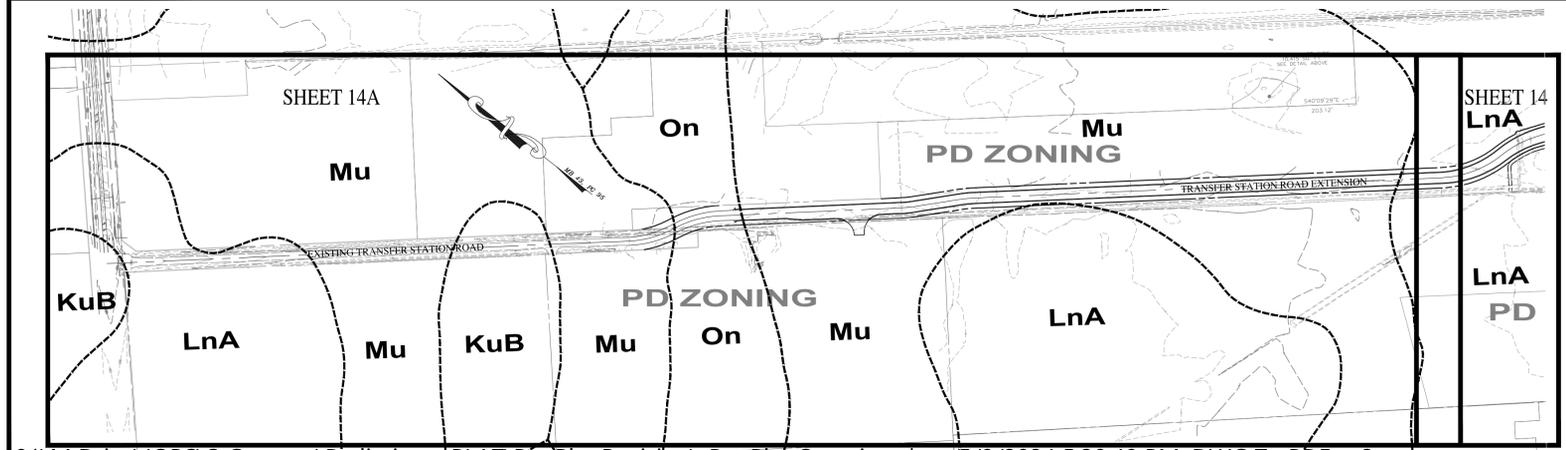
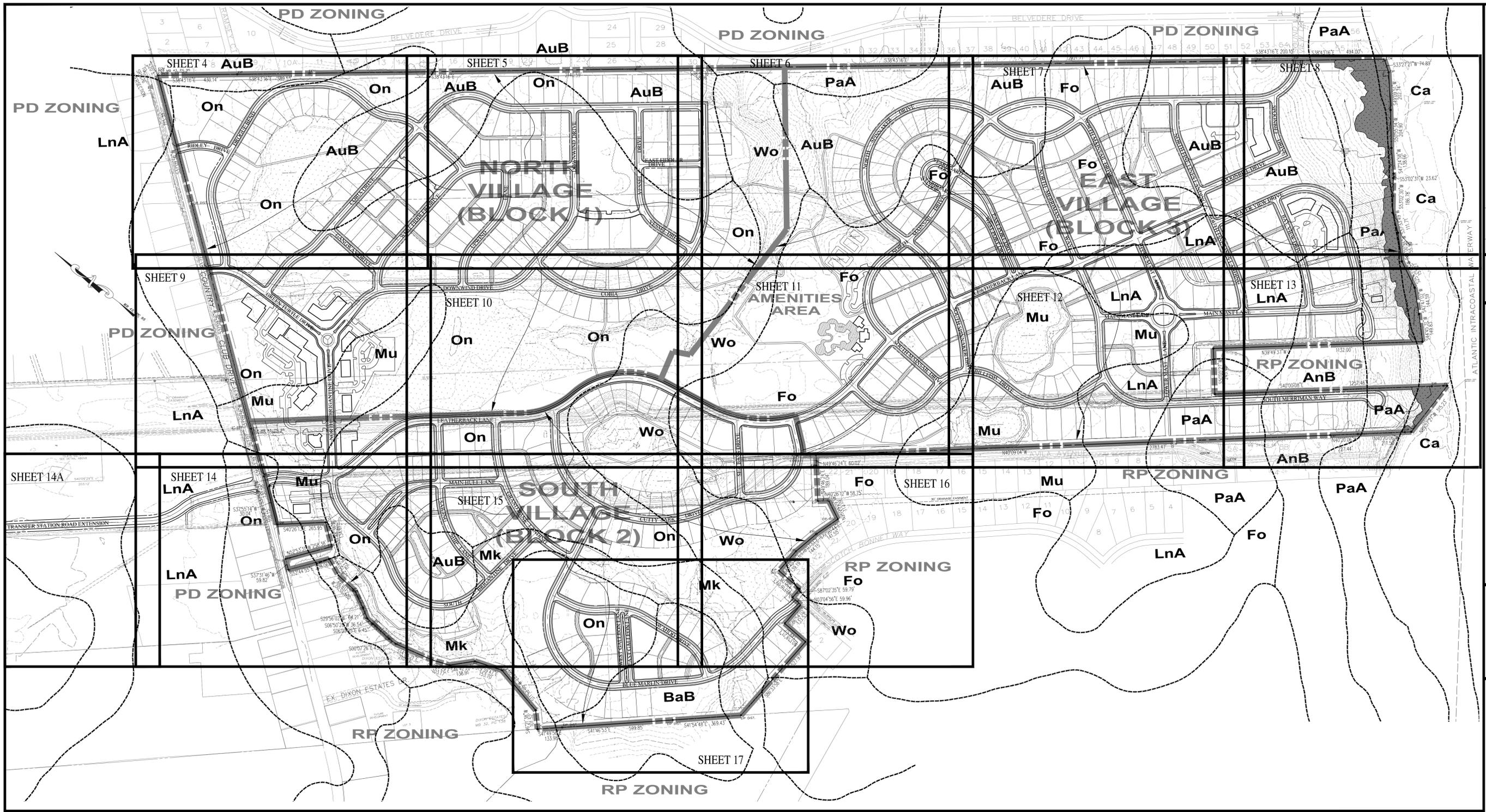
MISCELLANEOUS NOTES & DETAILS

**HAWKSBILL COVE**  
TOPSAIL TOWNSHIP  
PENDER COUNTY, NORTH CAROLINA

DATE: July, 2012  
SCALE: N/A

SHEET  
2  
OF  
17

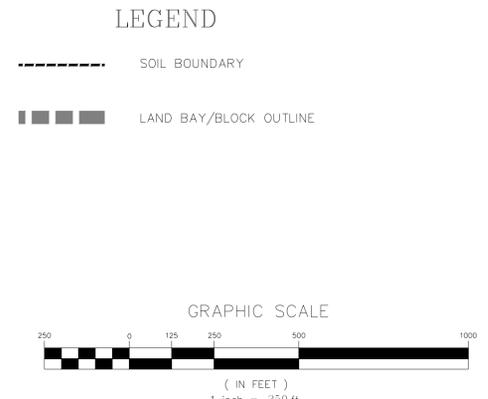
FILE No.  
PRE-08-263



**SOILS LEGEND**

ABBREVIATION	NAME
LnA	LEON FINE SAND
On	ONSLow LOAMY FINE SAND
AuB	AUTRYVILLE FINE SAND
Mu	MURVILLE MUCK
BoB	BAYMEADE FINE SAND
Wo	WOODINGTON FINE SANDY LOAM
PaA	PACTOLUS FINE SAND
Fo	FORESTON LOAMY FINE SAND
AnB	ALPINE FINE SAND
Co*	CARTERET FINE SAND
Mk*	MUCKALEE LOAM
KuB	KUREB FINE SAND

\*HYDRIC SOILS



**OVERVIEW PLAN AND SOILS**

**HAWKSBILL COVE**  
TOPSAIL TOWNSHIP  
PENDER COUNTY, NORTH CAROLINA

DATE: July, 2012  
SCALE: 1" = 250'

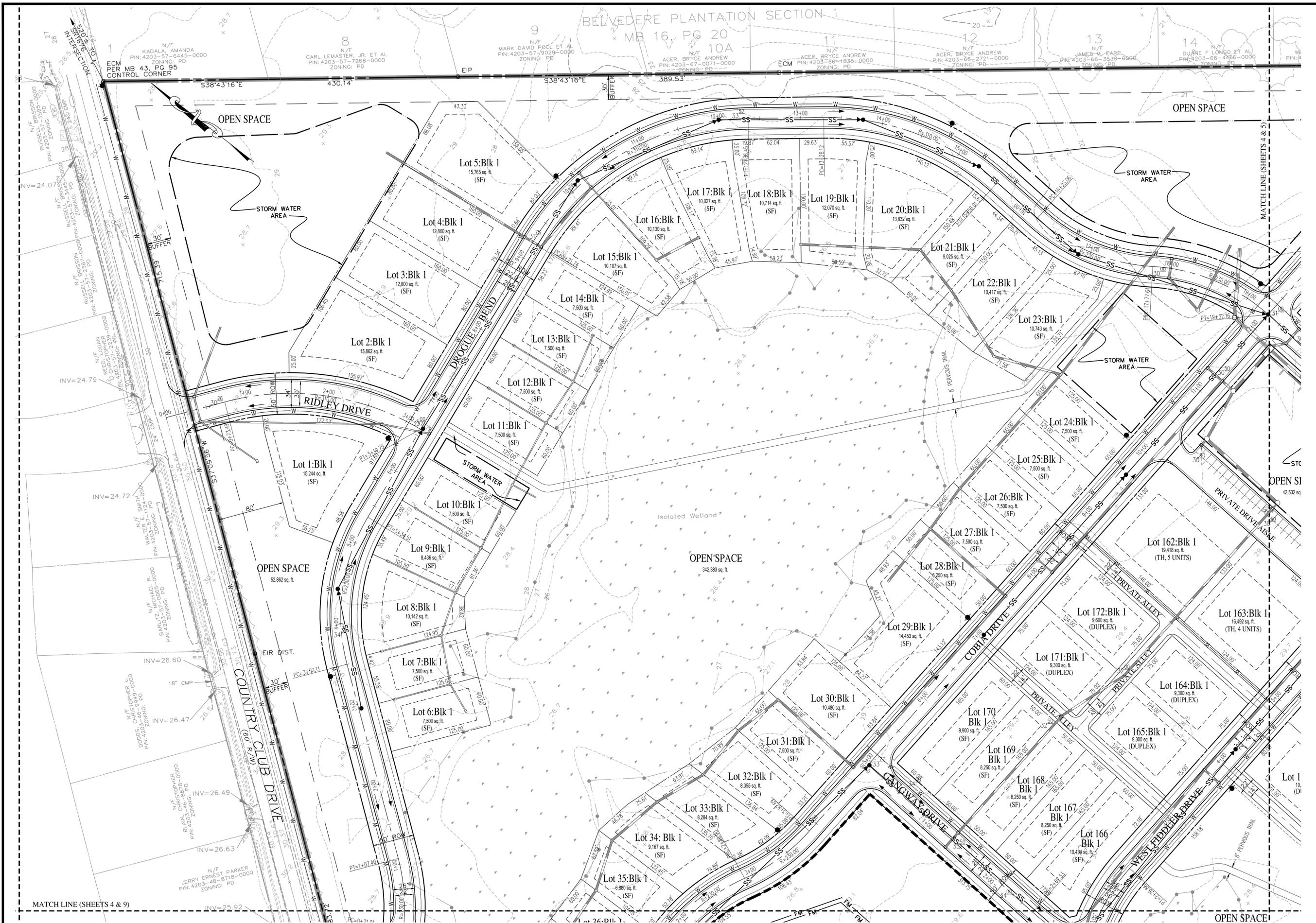
**urban**  
Planners-Engineers-Landscape Architects-Land Surveys

Urban, Ltd.  
7112 Lake River Turnpike  
Amanda, Virginia 22003  
Tel. 703.642.8080  
Fax. 703.642.8251  
www.urban-llc.com

PLAN DATE: 08-17-12  
05-08-24

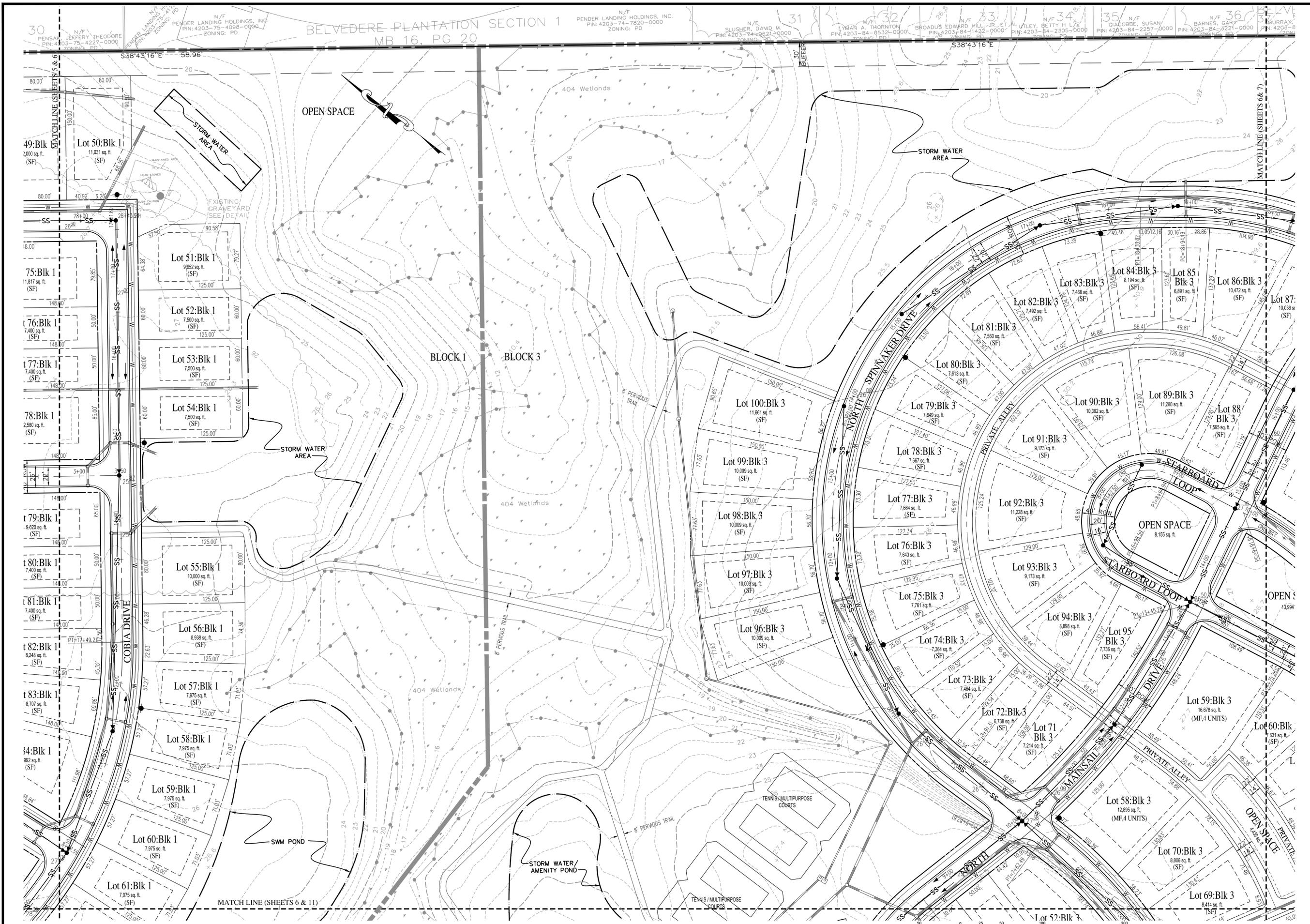
No. | DATE | DESCRIPTION | REVISIONS

SHEET 3 OF 17  
FILE No. PRE-08-263



<p>PLAN DATE 08-17-12 05-08-24</p>		<p>DESCRIPTION REVISIONS</p>
<p>No. DATE</p>		
<p>Urban, Ltd. 7112 Lake River Turnpike Annandale, Virginia 22003 Tel. 703.642.8080 Fax. 703.642.8251 www.urban-llc.com</p>		
<p><b>urban</b> Planners-Engineers-Landscape Architects-Land Surveyors</p>		
<p>PRELIMINARY SITE PLAN</p>		
<p><b>HAWKSBILL COVE</b> TOPSAIL TOWNSHIP PENDER COUNTY, NORTH CAROLINA</p>		
<p>SCALE: 1" = 50'</p>		<p>DATE: July, 2012</p>
<p>SHEET 4 OF 17</p>		
<p>FILE No. PRE-08-263</p>		





PLAN DATE		08-17-12
PLAN DATE		05-08-24
Urban, Ltd.		712 Lake River Turnpike Amanda, Virginia 22003 Tel. 703.642.8080 Fax. 703.642.8251 www.urban-llc.com
PRELIMINARY SITE PLAN		
HAWKSBILL COVE		
TOPSAIL TOWNSHIP		
PENDER COUNTY, NORTH CAROLINA		
SCALE: 1" = 50'	DATE: July, 2012	
SHEET		6
OF		17
FILE No.		PRE-08-263





MATCH LINE (SHEETS 4 & 9)

OPEN SPACE  
58,382 sq. ft.



MATCH LINE (SHEET 9 & 14)

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE  
08-17-12  
05-08-24

Urban, Ltd.  
7112 Lake River Turnpike  
Amanda, Virginia 22013  
Tel. 703.642.8080  
Fax. 703.642.8251  
www.urban-llc.com

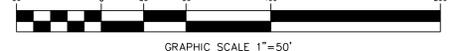


PRELIMINARY SITE PLAN  
**HAWKSBILL COVE**  
TOPSAIL TOWNSHIP  
PENDER COUNTY, NORTH CAROLINA

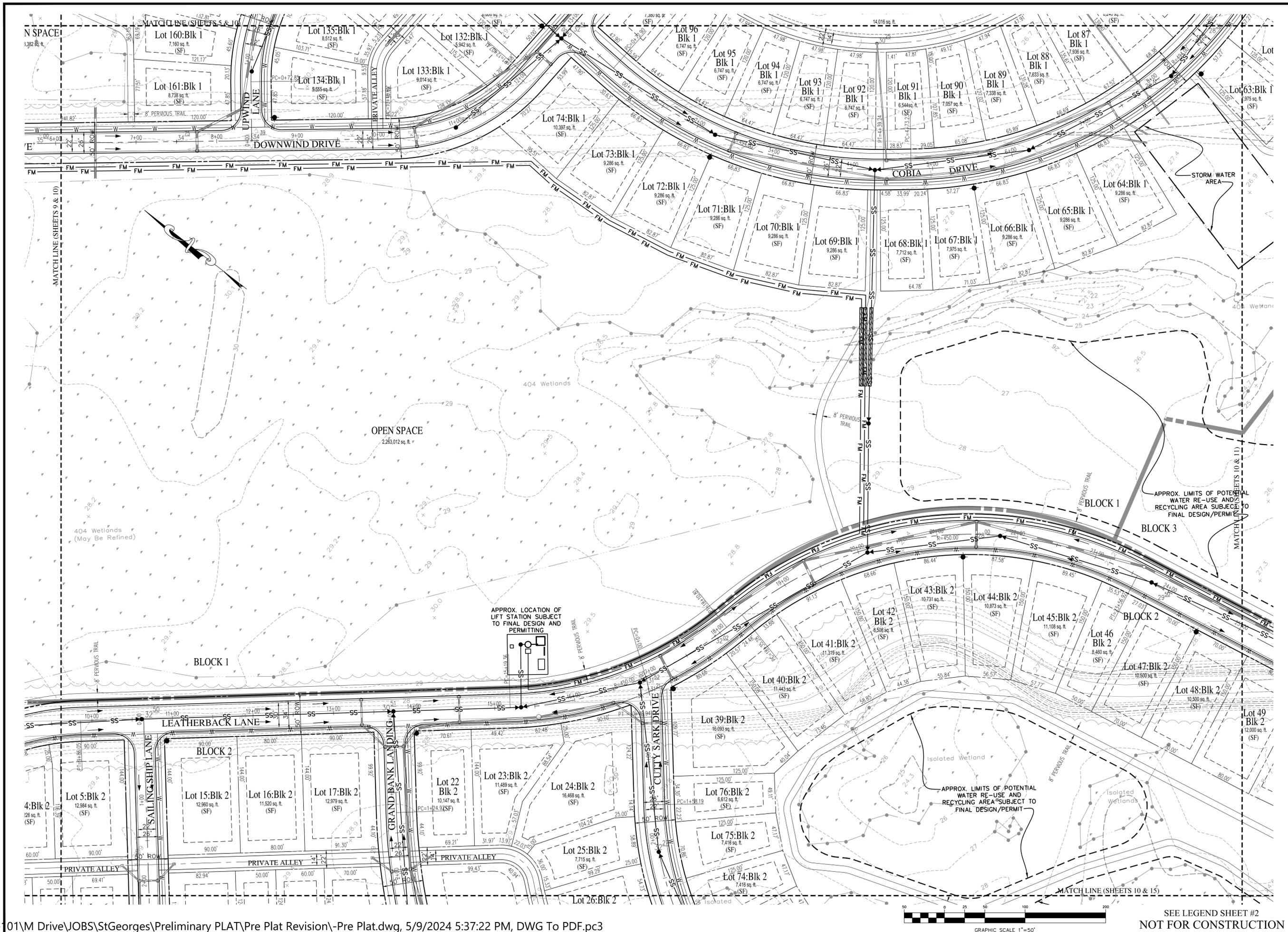
SCALE: 1" = 50'  
DATE: July, 2012

SHEET  
9  
OF  
17

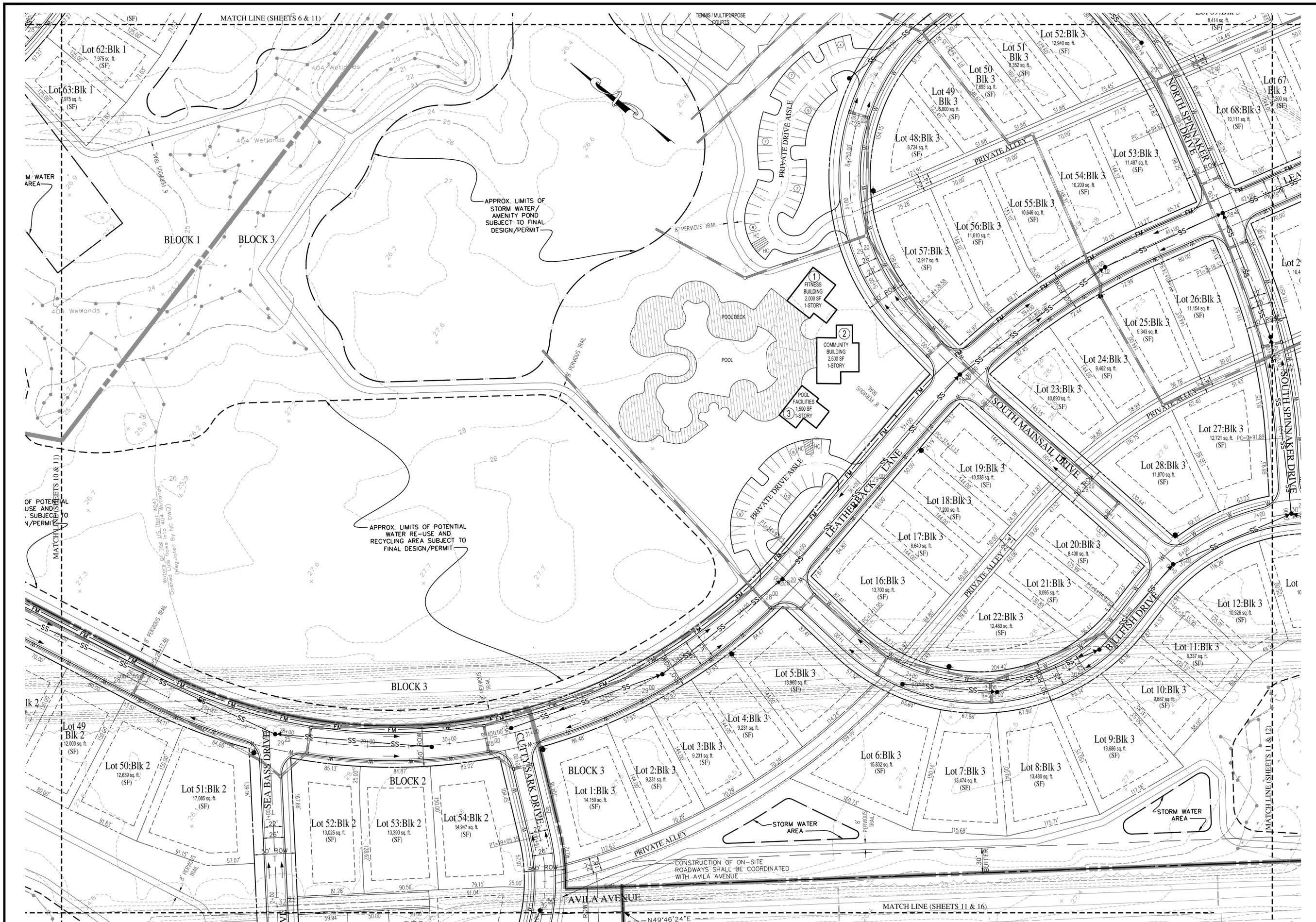
FILE No.  
PRE-08-263



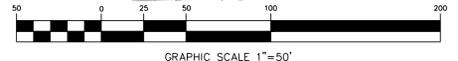
SEE LEGEND SHEET #2  
**NOT FOR CONSTRUCTION**



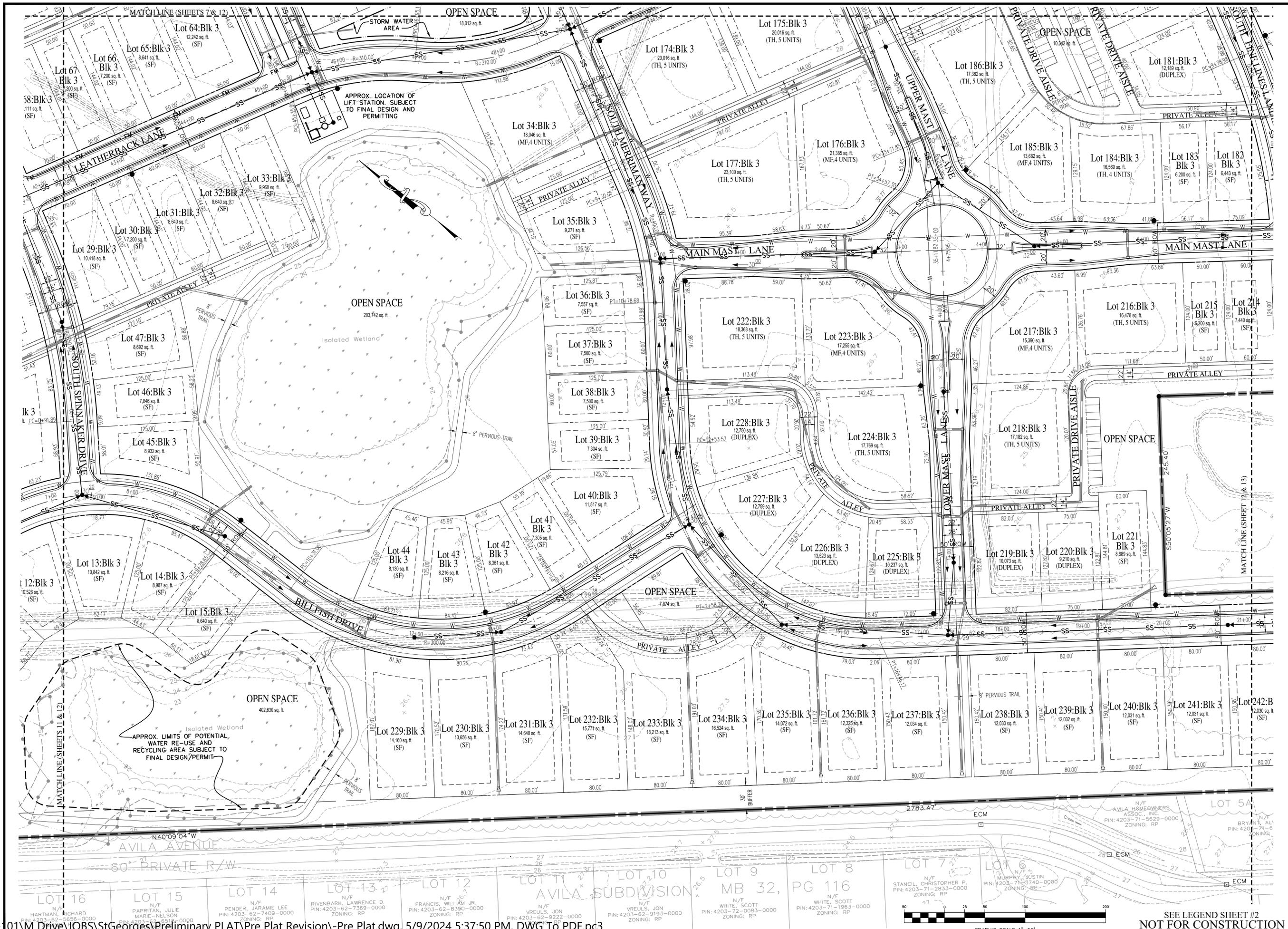
PRELIMINARY SITE PLAN	
<b>HAWKSBILL COVE</b> TOPSAIL TOWNSHIP PENDER COUNTY, NORTH CAROLINA	
SHEET 10 OF 17	SCALE: 1" = 50' DATE: July, 2012
SEE LEGEND SHEET #2 <b>NOT FOR CONSTRUCTION</b>	
URBAN, L.L.C. 7112 Lake River Turnpike Annandale, Virginia 22003 Tel. 703.642.8080 Fax. 703.642.8251 www.urban-llc.com	
PLANNING ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYS	
PLAN DATE 08-17-12 05-08-24	REVISIONS No. DATE DESCRIPTION



<p>PLAN DATE 08-17-12 05-05-24</p>	
<p>Urban, Ltd. 7112 Lake River Turnpike Amanda, Virginia 22003 Tel. 703.642.8080 Fax. 703.642.8251 www.urban-llc.com</p>	
<p><b>urban</b> Planners-Engineers-Landscape Architects-Land Surveyors</p>	
<p>PRELIMINARY SITE PLAN</p>	
<p><b>HAWKSBILL COVE</b> TOPSAIL TOWNSHIP PENDER COUNTY, NORTH CAROLINA</p>	
<p>SCALE: 1" = 50'</p>	<p>DATE: July, 2012</p>
<p>SHEET 11 OF 17</p>	
<p>FILE No. PRE-08-263</p>	



SEE LEGEND SHEET #2  
NOT FOR CONSTRUCTION



No.	DATE	DESCRIPTION

PLAN DATE  
08-17-12  
05-08-24

Urban, Ltd.  
712 Lake River Turnpike  
Amanda, Virginia 22003  
Tel. 703.642.8080  
Fax. 703.642.8251  
www.urban-llc.com



PRELIMINARY SITE PLAN

**HAWKSBILL COVE**  
TOPSAIL TOWNSHIP  
PENDER COUNTY, NORTH CAROLINA

DATE: July, 2012  
SCALE: 1" = 50'  
C.I. = 1'

SHEET  
12  
OF  
17

FILE No.  
PRE-08-263



ATLANTIC INTRACOASTAL WF

No.	DATE	DESCRIPTION	REVISIONS

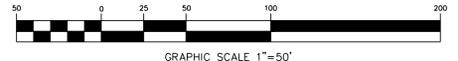
PLAN DATE  
08-17-12  
05-08-24

Urban, Ltd.  
7112 Lake River Turnpike  
Annandale, Virginia 22003  
Tel. 703.642.8080  
Fax. 703.642.8251  
www.urban-llc.com

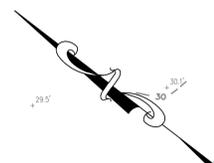
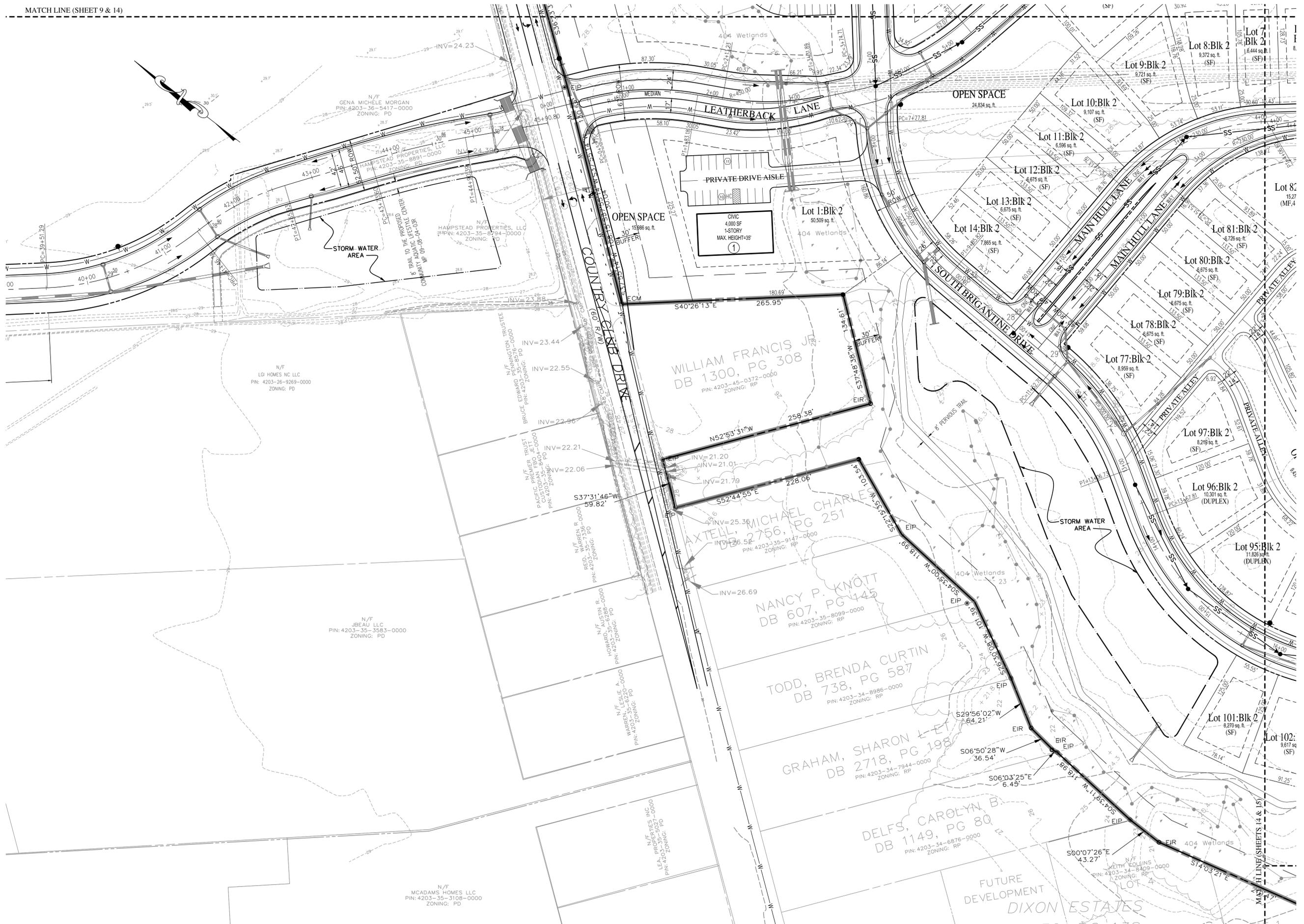


PRELIMINARY SITE PLAN  
**HAWKSBILL COVE**  
TOPSAIL TOWNSHIP  
PENDER COUNTY, NORTH CAROLINA  
SCALE: 1" = 50'  
DATE: July, 2012

SHEET  
13  
OF  
17  
FILE No.  
PRE-08-263

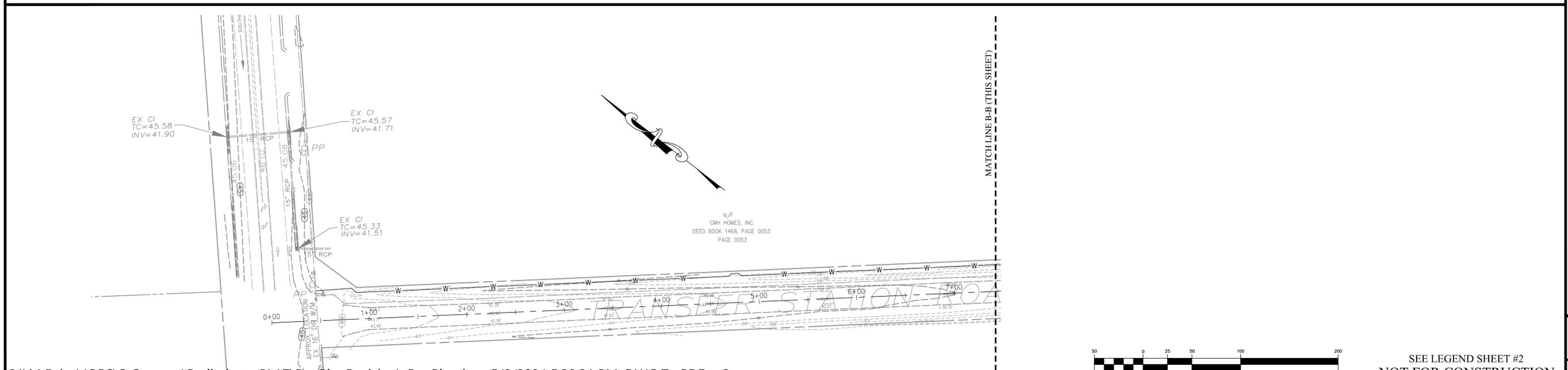
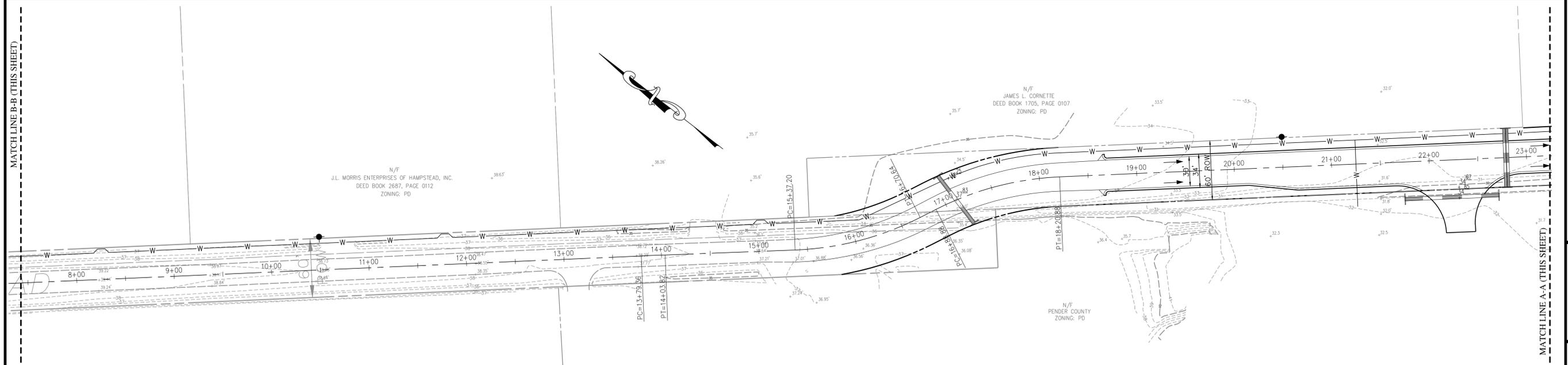
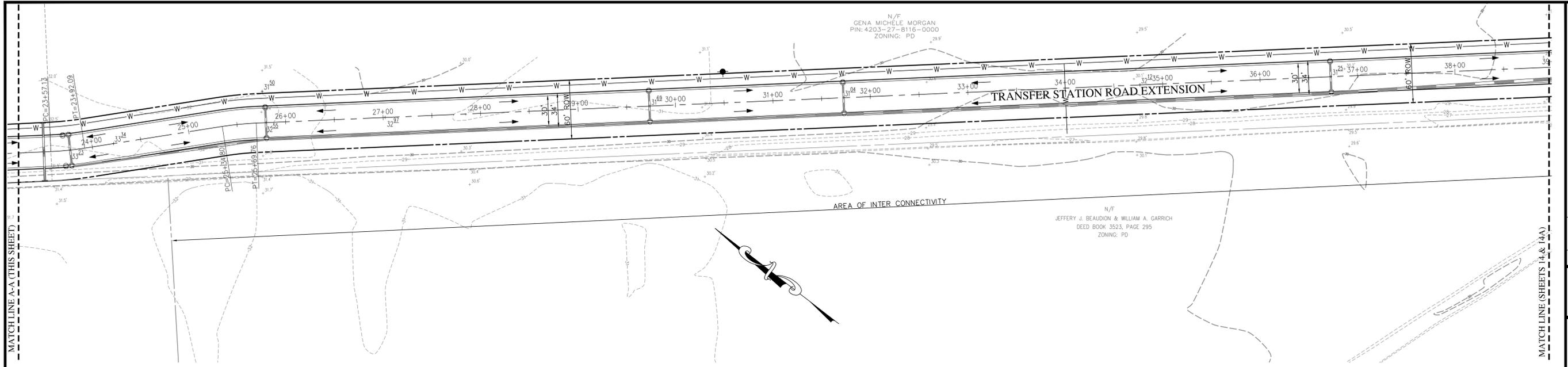


SEE LEGEND SHEET #2  
NOT FOR CONSTRUCTION



SEE LEGEND SHEET #2  
NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN	
<b>HAWKSBILL COVE</b> TOPSAIL TOWNSHIP PENDER COUNTY, NORTH CAROLINA	
SHEET 14 OF 17	SCALE: 1" = 50' DATE: July, 2012
URBAN, Ltd. 7112 Lake River Turnpike Annandale, Virginia 22003 Tel: 703.642.8080 Fax: 703.642.8251 www.urban-llc.com	
PLANNING ENGINEER: Landscape Architects-Land Surveys	
PLAN DATE 08-17-12 05-08-24	REVISIONS No. DATE DESCRIPTION



No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE  
08-17-12  
05-08-24

Urban, Ltd.  
7112 Lake River Turnpike  
Annandale, Virginia 22003  
Tel: 703.642.8080  
Fax: 703.642.8251  
www.urban-llc.com

**urban**  
Planners-Engineers-Landscape Architects-Land Surveyors

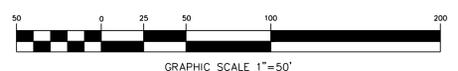
PRELIMINARY SITE PLAN

**HAWKSBILL COVE**  
TOPSAIL TOWNSHIP  
PENDER COUNTY, NORTH CAROLINA

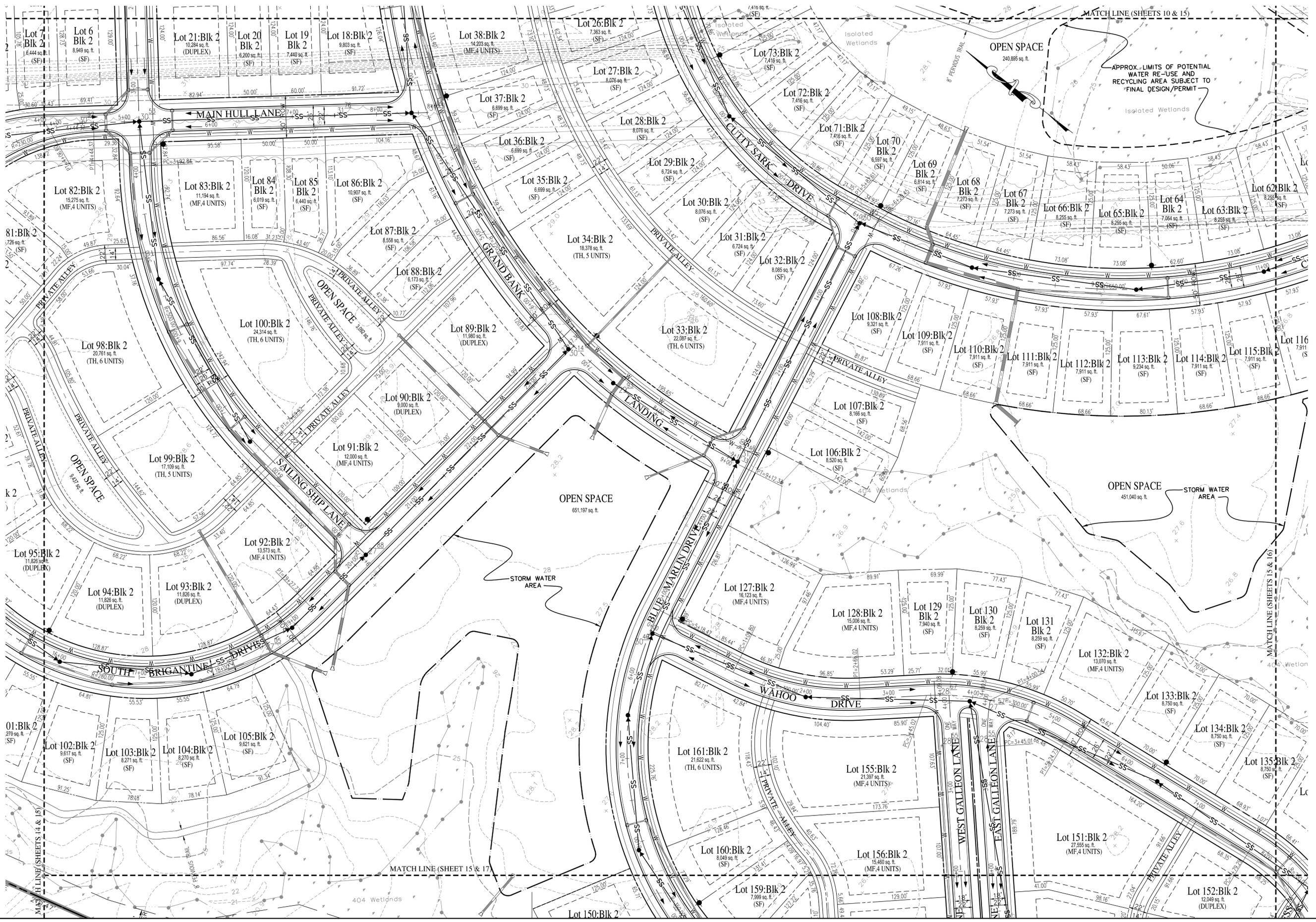
SCALE: 1" = 50'  
DATE: July, 2012

SHEET  
14A  
OF  
17

FILE No.  
PRE-08-263



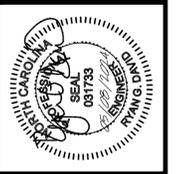
SEE LEGEND SHEET #2  
NOT FOR CONSTRUCTION



No.	DATE	DESCRIPTION

PLAN DATE  
08-17-12  
05-08-24

Urban, Ltd.  
7112 Lake River Turnpike  
Annandale, Virginia 22003  
Tel. 703.642.8080  
Fax. 703.642.8251  
www.urban-llc.com

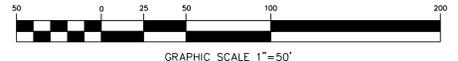


PRELIMINARY SITE PLAN  
**HAWKSBILL COVE**  
TOPSAIL TOWNSHIP  
PENDER COUNTY, NORTH CAROLINA

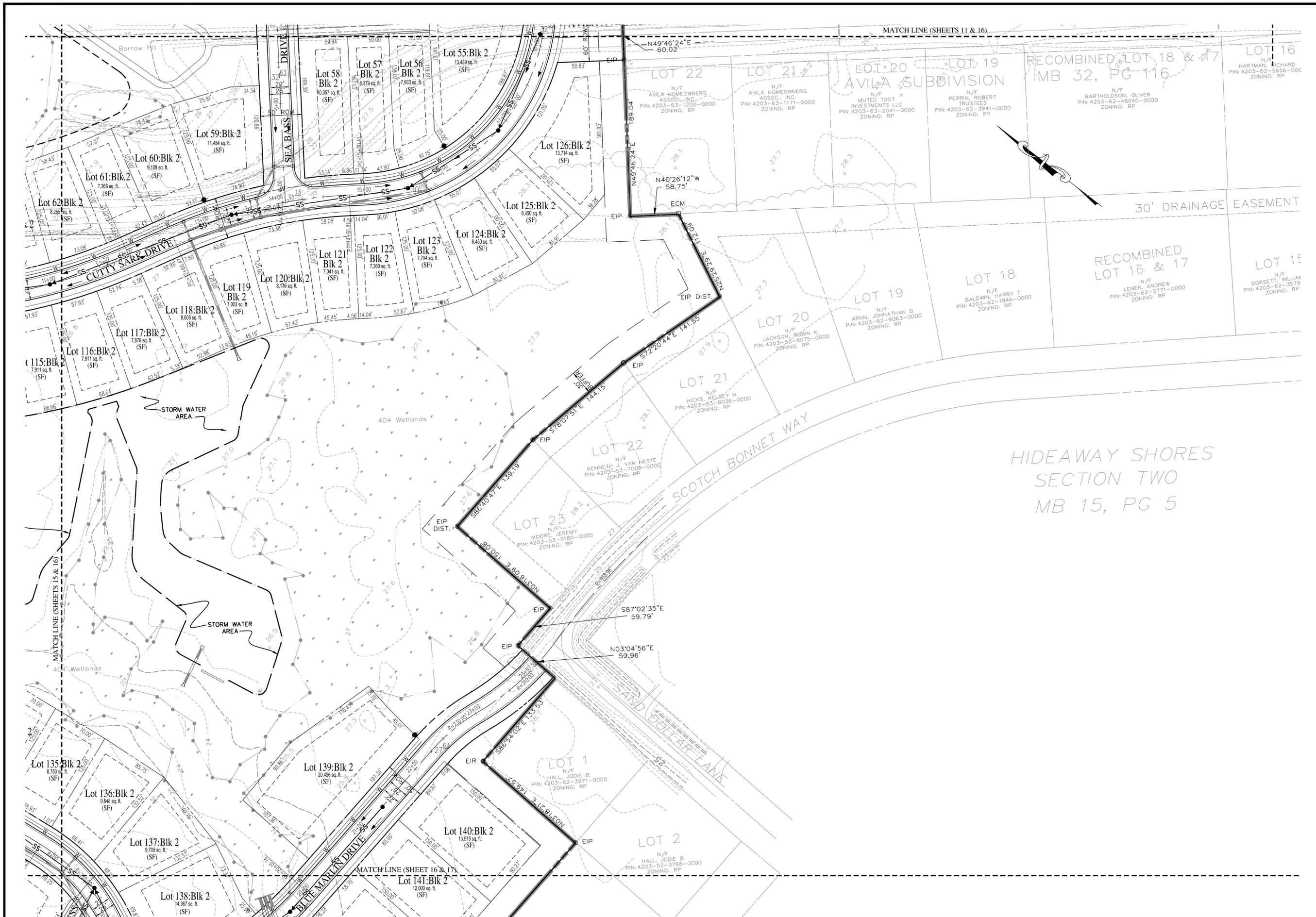
SCALE: 1" = 50'  
DATE: July, 2012

SHEET  
15  
OF  
17

FILE No.  
PRE-08-263



SEE LEGEND SHEET #2  
NOT FOR CONSTRUCTION



MATCH LINE (SHEETS 11 & 16)

MATCH LINE (SHEETS 15 & 16)

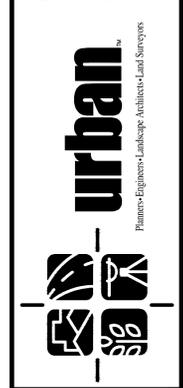
MATCH LINE (SHEET 16 & 17)

HIDEAWAY SHORES  
SECTION TWO  
MB 15, PG 5

No.	DATE	DESCRIPTION

PLAN DATE  
08-17-12  
05-05-24

Urban, Ltd.  
712 Lake River Turnpike  
Amanda, Virginia 22003  
Tel. 703.642.8080  
Fax. 703.642.8251  
www.urban-llc.com



PRELIMINARY SITE PLAN

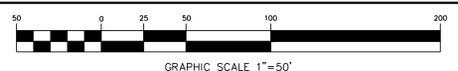
**HAWKSBILL COVE**  
TOPSAIL TOWNSHIP  
PENDER COUNTY, NORTH CAROLINA

DATE: July, 2012

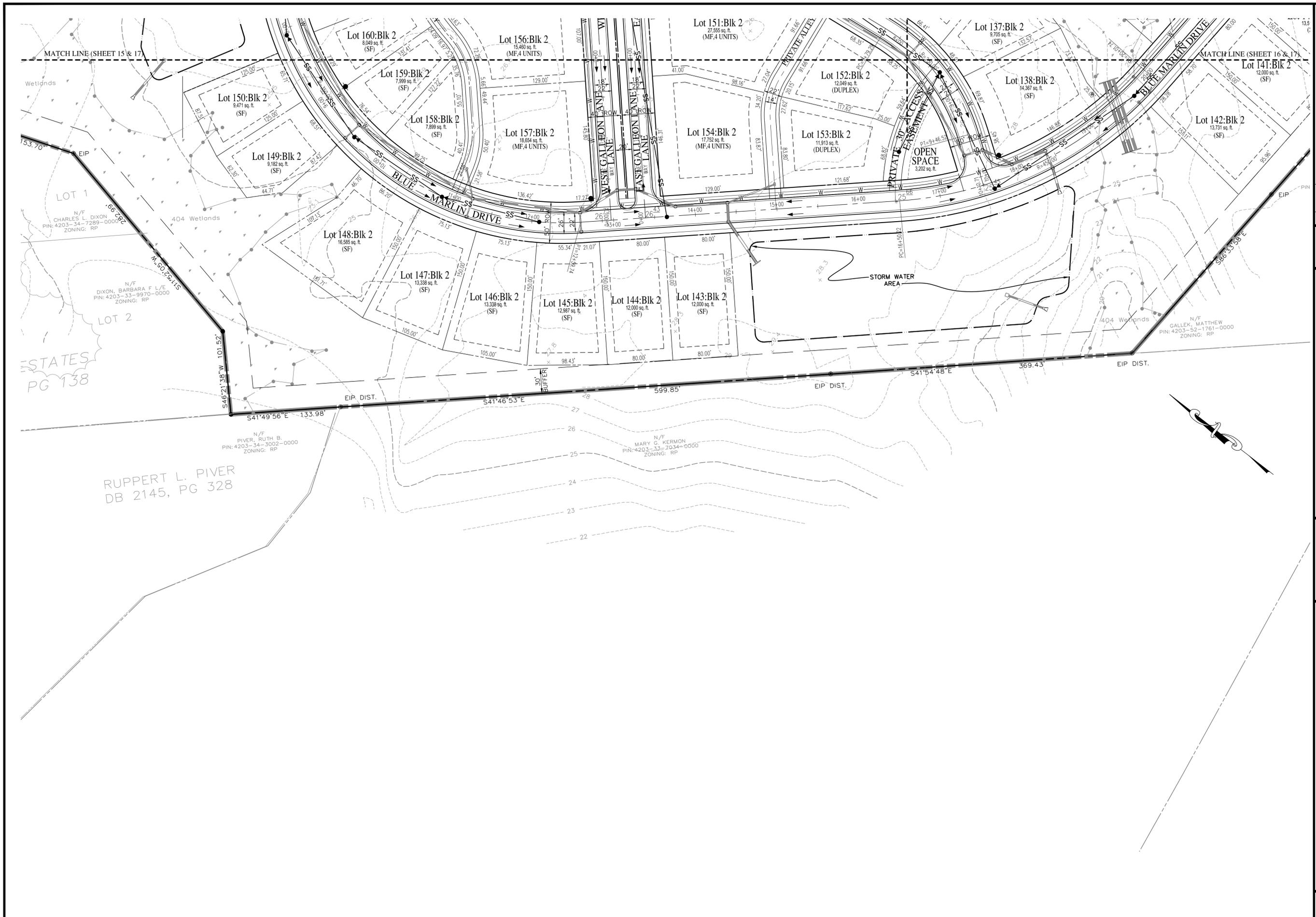
SCALE: 1" = 50'

SHEET  
16  
OF  
17

FILE No.  
PRE-08-263



SEE LEGEND SHEET #2  
NOT FOR CONSTRUCTION



MATCH LINE (SHEET 15 & 17)

MATCH LINE (SHEET 16 & 17)

LOT 1  
N/F CHARLES L. DIXON  
PIN: 4203-34-7289-0000  
ZONING: RP

LOT 2  
ESTATES PG 138

N/F PIVER, RUTH B.  
PIN: 4203-34-3002-0000  
ZONING: RP

RUPPERT L. PIVER  
DB 2145, PG 328

N/F MARY G. KERMON  
PIN: 4203-33-7034-0000  
ZONING: RP

N/F GALLEK, MATTHEW  
PIN: 4203-52-1761-0000  
ZONING: RP



SEE LEGEND SHEET #2  
NOT FOR CONSTRUCTION

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE	08-17-12
	05-08-24

Urban, Ltd.  
712 Lake River Temple  
Amanda, Virginia 22003  
Tel. 703.642.8080  
Fax. 703.642.8251  
www.urban-llc.com

**urban**  
Planner-Engineer-Landscape Architect-Land Surveyor



PRELIMINARY SITE PLAN  
**HAWKSBILL COVE**  
TOPSAIL TOWNSHIP  
PENDER COUNTY, NORTH CAROLINA  
SCALE: 1" = 50'  
DATE: July, 2012  
C.I. = 1'

SHEET 17 OF 17  
FILE No. PRE-08-263