

# PLANNING/DESIGN PROCESS

---



## COLBY TRACT

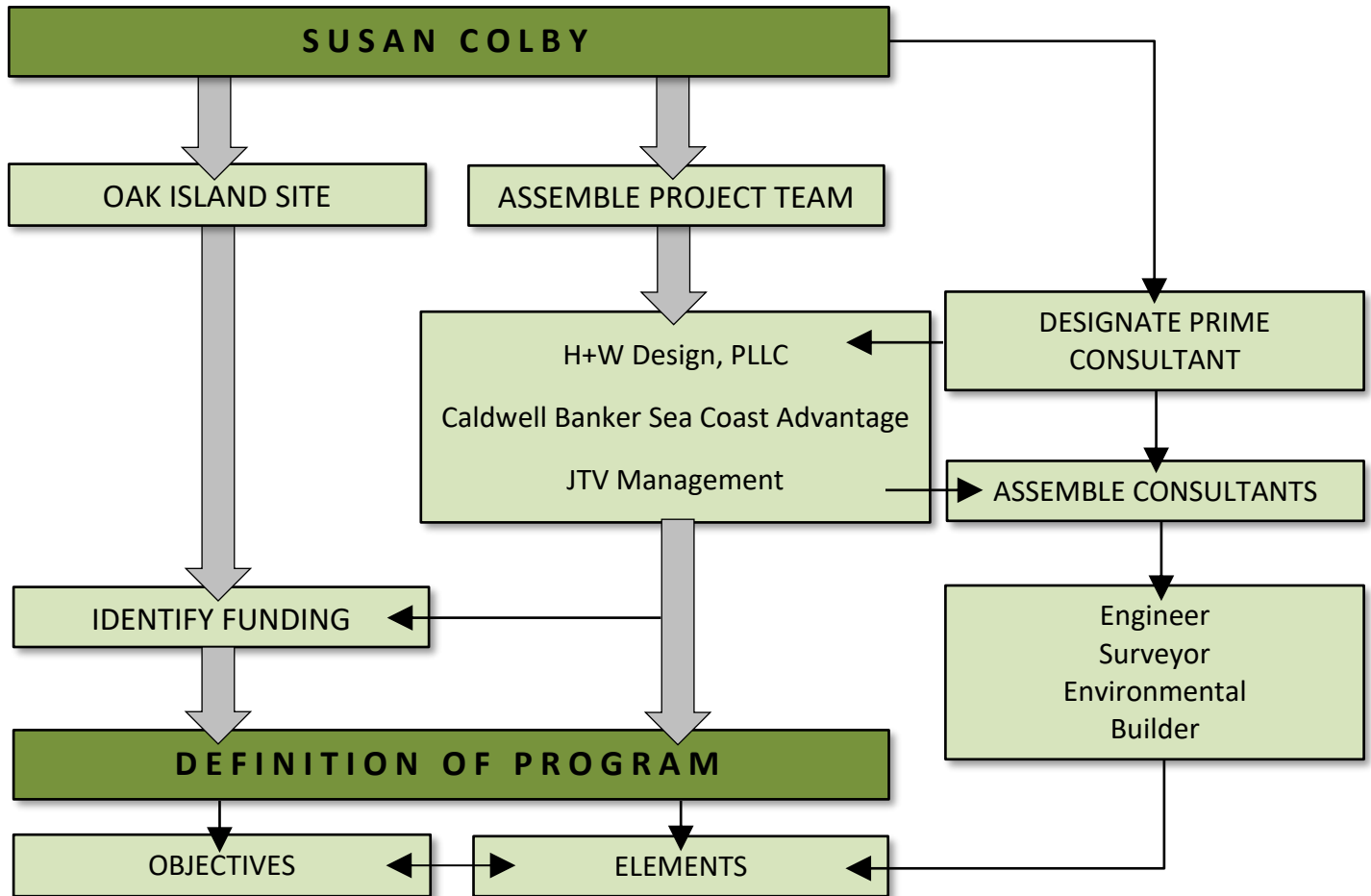
± 76.27 acres

Oak Island, North Carolina



# 1 PROJECT PROGRAM DEFINITION

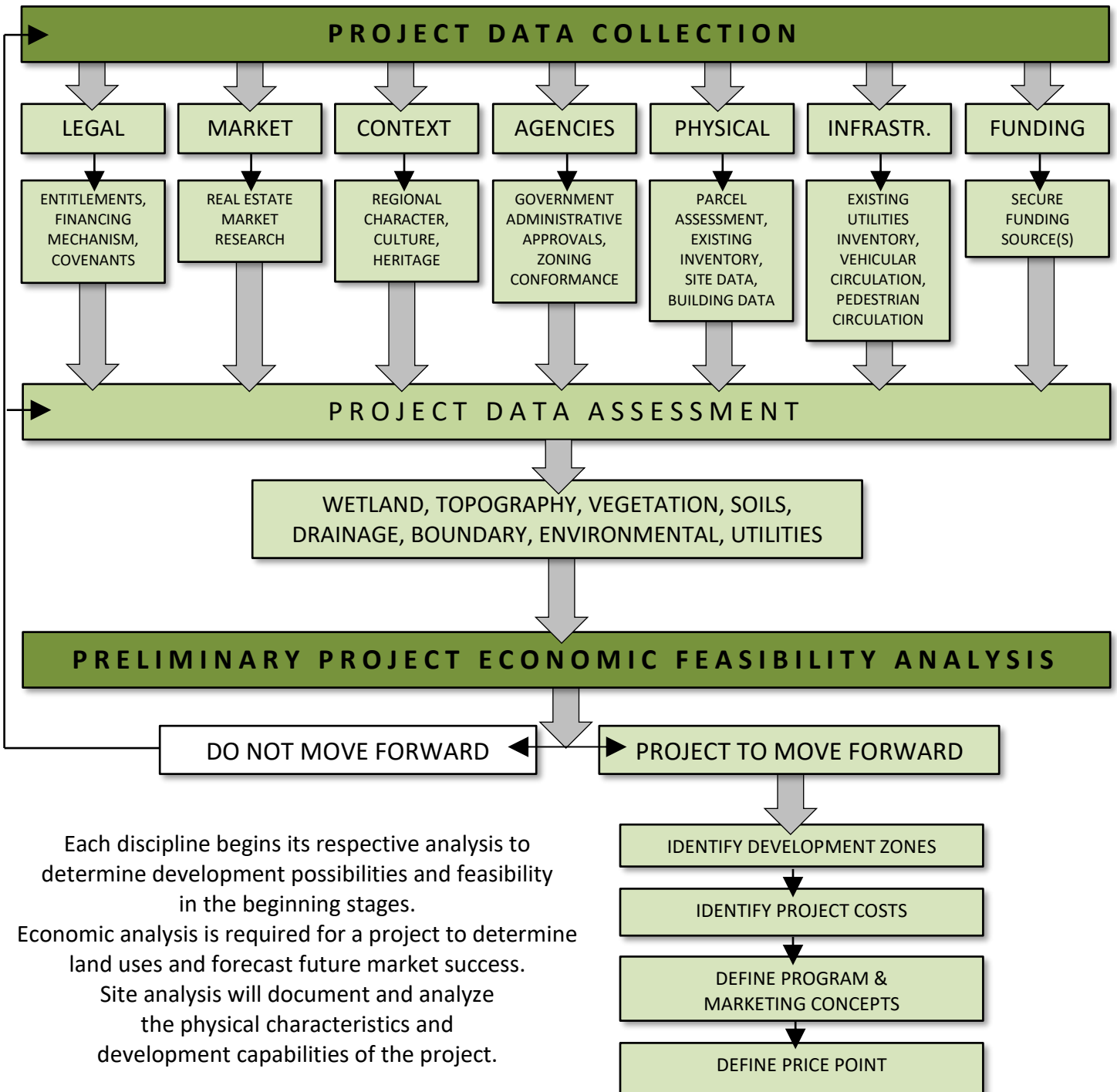
---



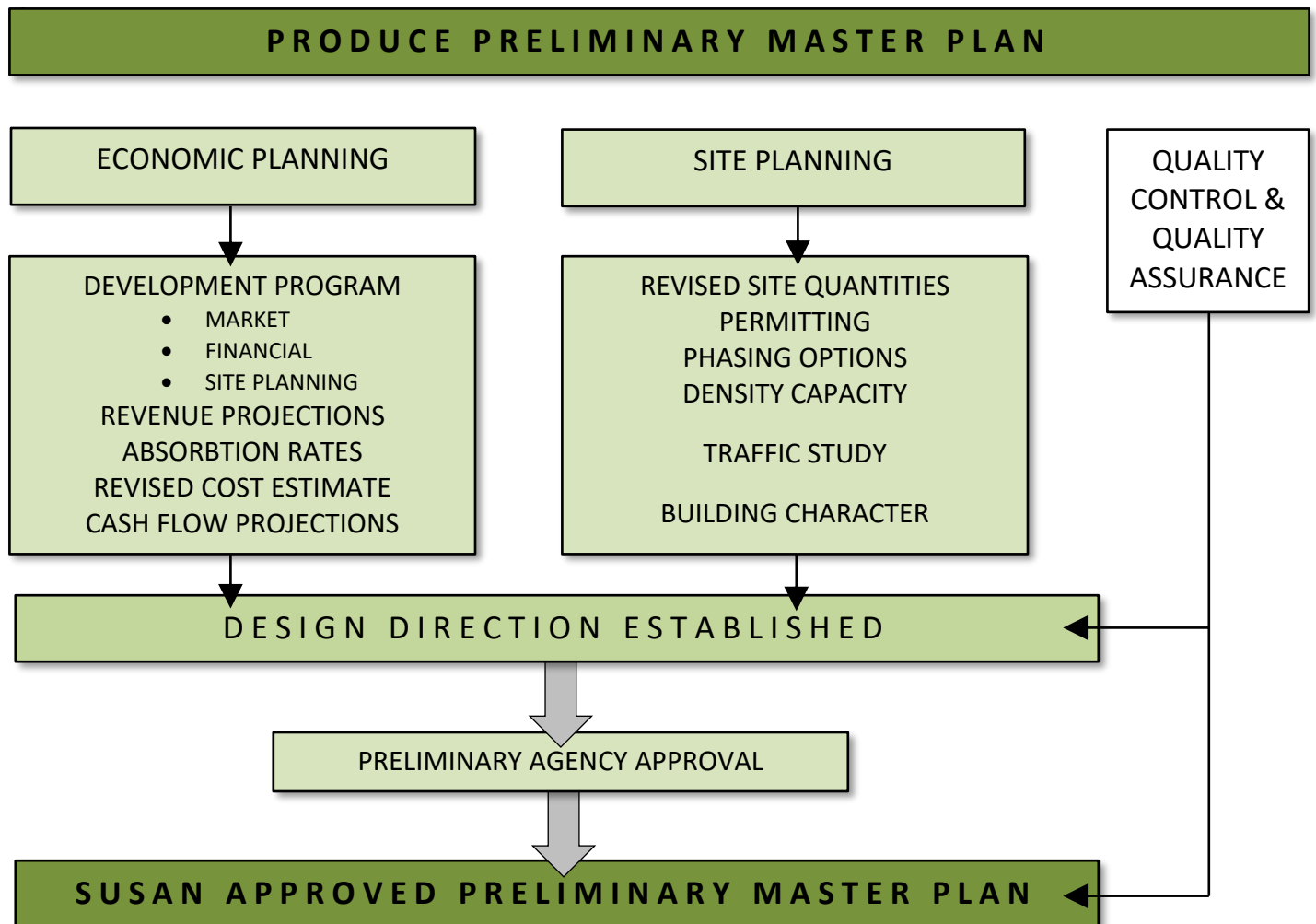
A decision to develop land and to use the team approach begins the process of coordinated studies by professional consultants. The initial step of the planning/design process is to prepare a description of program elements, combining development goals, financial expectations, regional market data, and physical analysis of the site.

---

# 2 SITE ANALYSIS

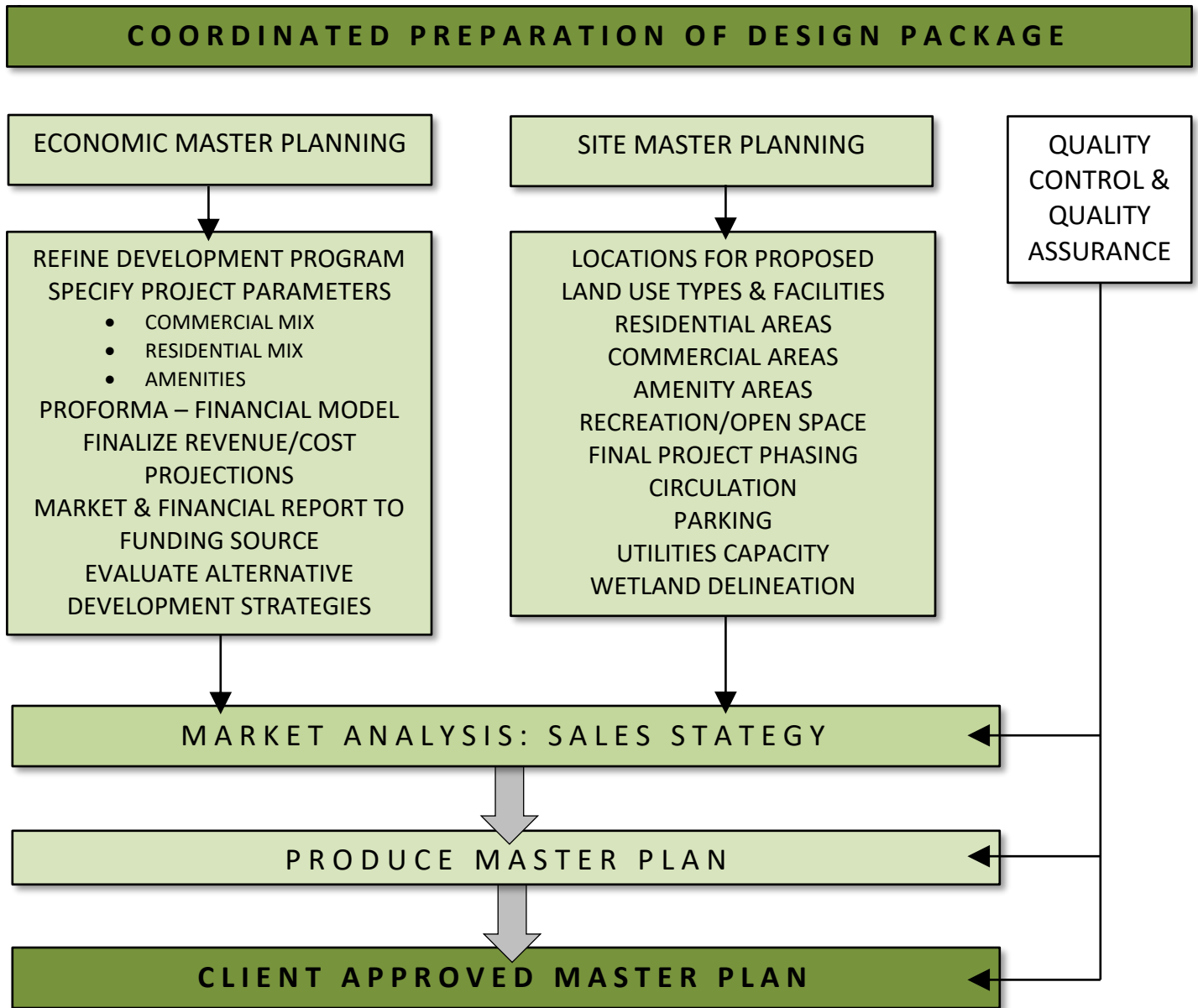


# 3 PRELIMINARY MASTER PLAN



The team establishes a design direction to meet refined functional, aesthetic, and economic requirements; for preliminary agency approval. Based on the land use plans and market-based product and facilities programs developed in the conceptual design phase, the team will provide detailed economic and site planning. Alternative solutions will be innovative expressions of comprehensive planning/design and will be financially and economically sound and workable.

# 4 MASTER PLAN

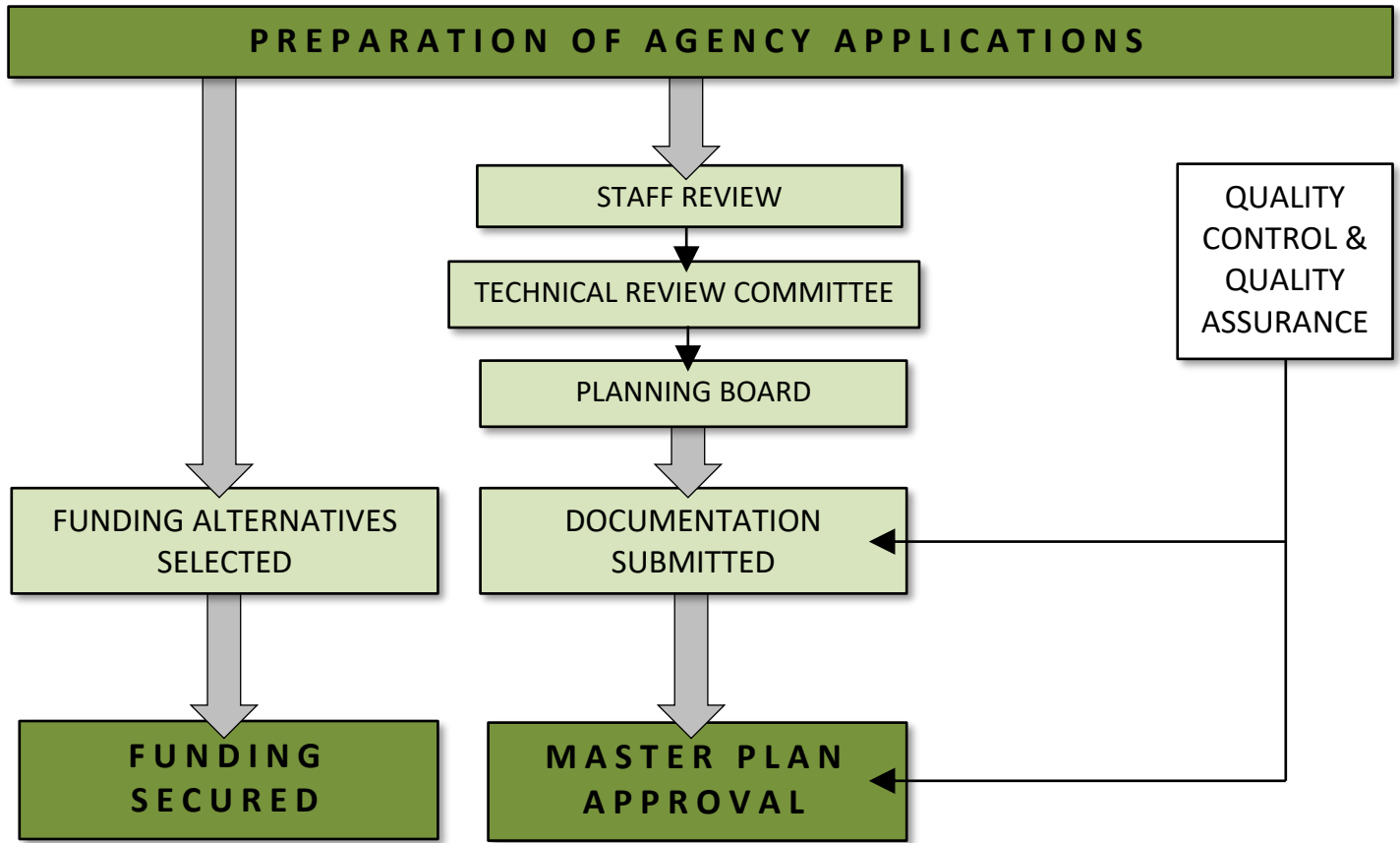


The master plan is the refinement of site studies, economic models, and agency comments to communicate a coordinated direction for the overall project, in context with the surrounding environment.

The plan combines the site and economic master planning to create the development and business strategy.

# 5

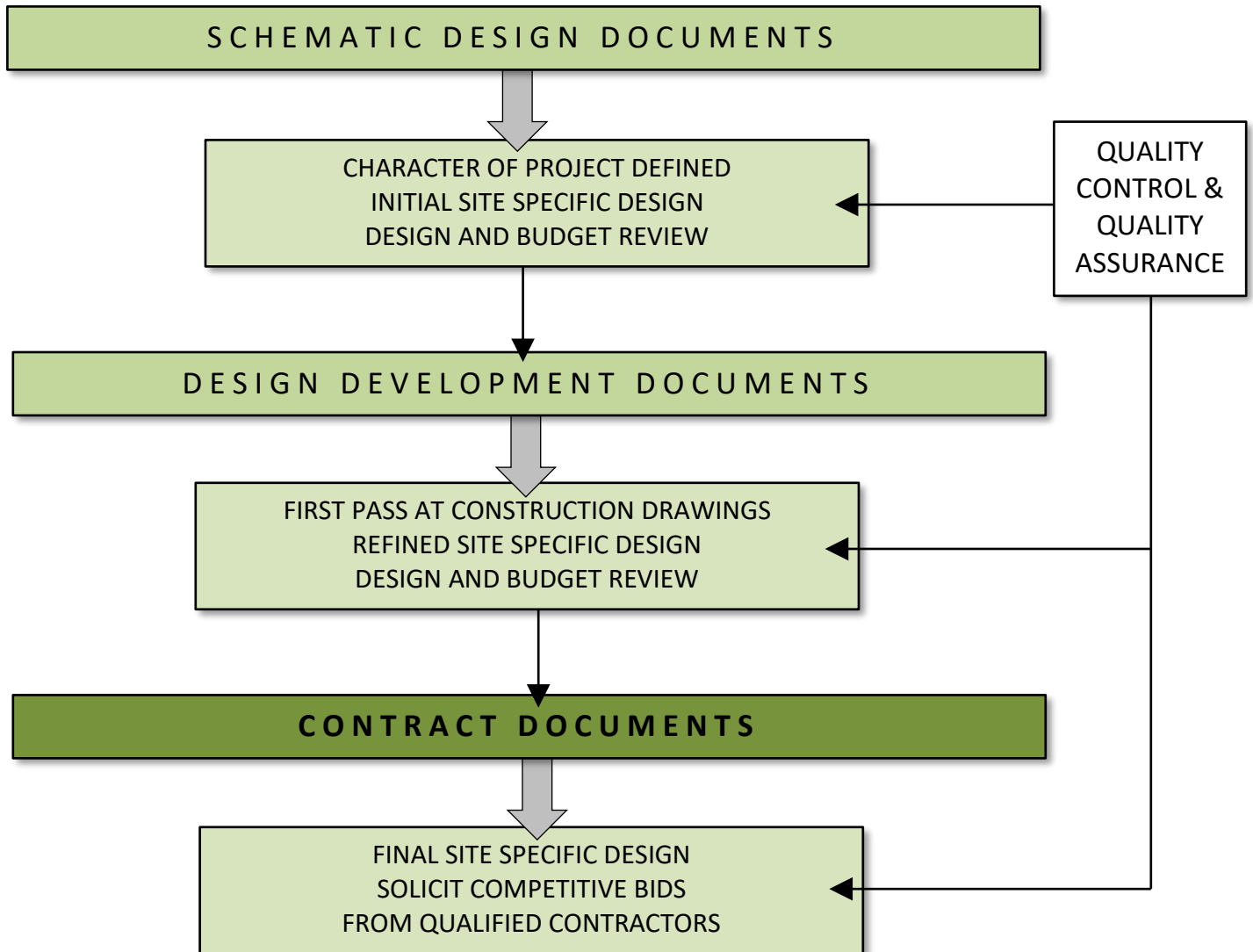
## AGENCY APPROVALS AND FUNDING



Master plan documents are used to acquire agency approvals and secure project funding. Although many projects are funded to some degree prior to the final master plan phase, most projects obtain secured funding at agency approval.

# 6 DETAILED DESIGN

---



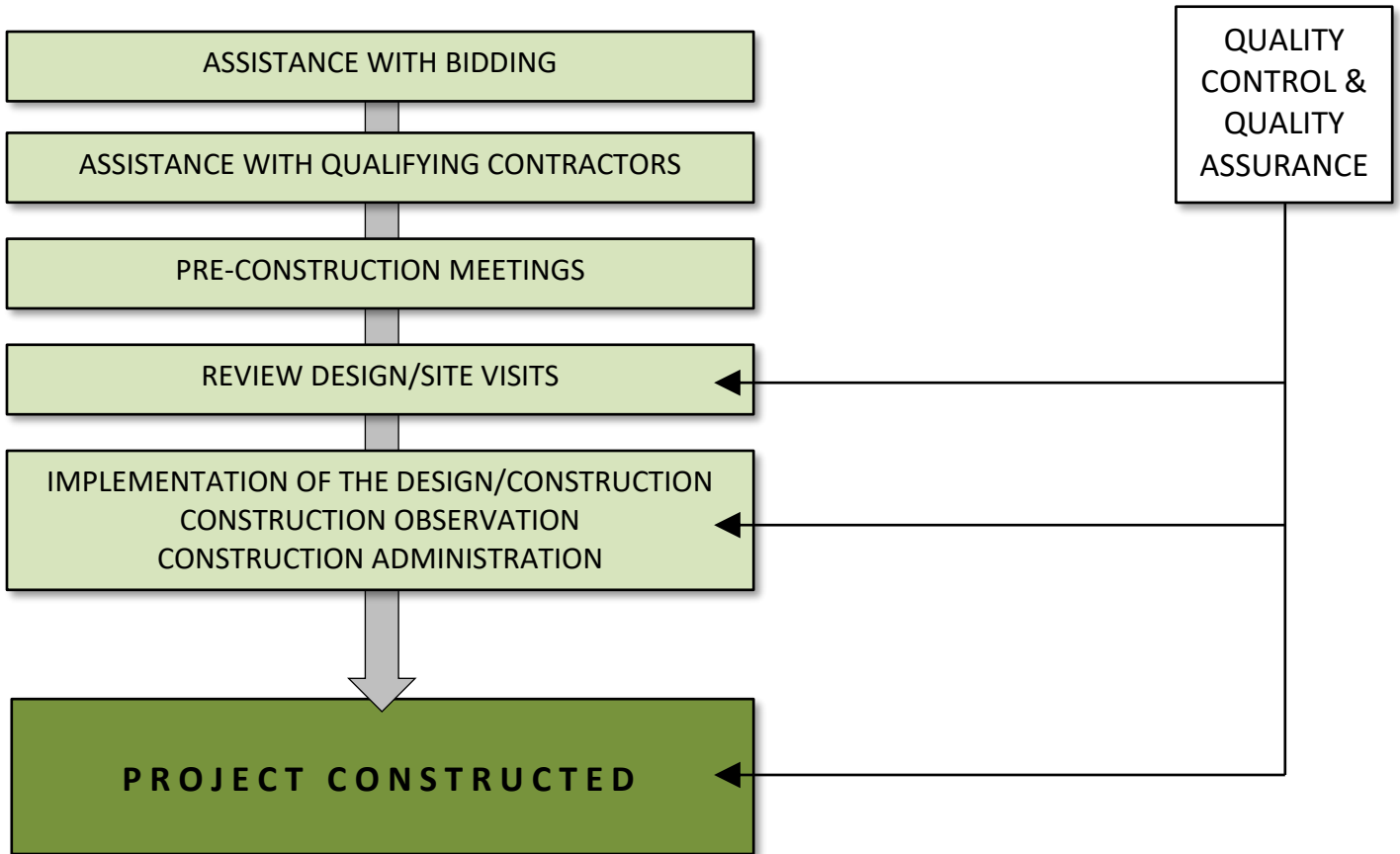
After the master plan approval, the project design is detailed in a format suitable for project construction, through a series of design process steps: schematic, design development, contract documents.

---

# 7

## IMPLEMENTATION CONSTRUCTION

---



After completion and approval of the contract documents, construction management and administration is required to assure compliance with design. The planning/design process encourages project success by meeting predetermined project aesthetic, functional, cultural, and financial goals.

---