

SITE INFORMATION
 CURRENT LAND USE: VACANT LAND
 ZONING: RP
 PROPOSED ZONING: RM-CD
 PW: 3293-01-5693-0000, 3293-02-1695-0000, 3293-01-9640-0000, 3293-11-0659-0000
 PROPOSED USE: RESIDENTIAL, SINGLE FAMILY DETACHED & MULTI-FAMILY
 TOTAL SITE AREA: 88.16 ACRES
 APPLICANT INFORMATION: DRC HAMPSTEAD, LLC

UNIT TOTALS
 SINGLE FAMILY: 149 UNITS
 APARTMENT: 228 UNITS
 TOTAL UNITS: 377 UNITS

NUMBER OF DWELLING UNITS (DENSITY)
 FROM PENDER COUNTY DEVELOPABLE AREA FORMULA PER SECTION 4.8.1.C

Density Calculations	
Total Single Family Units	149
Total Multi-Family Units	228
Grand Unit Total	377
Total Acreage	88.16
Total Non-Residential Acreage (Includes ROW)	11.38
Total Wetlands Acreage (15.15 ac - Total Passive Open Space (3.52 ac))	11.63
Total Open Space Required & Provided (.03 ac / unit)	11.31
Active Open Space	7.79
Passive Open Space	3.52
Total Developable Land Acreage	53.84
Developable Land calculated as follows: Total Acreage Subtract the following: (Non-Residential Wetlands (removing passive open space), Active and Passive Open Space) = Developable Land Area	
Allowed Density without Exceptional Design Density Bonus	5.00
Requested Density	7.0
(40% over Allowable Density)	

APARTMENT DIMENSION REQUIREMENTS
 MAXIMUM HEIGHT: 45' AS ALLOWED IN RM DISTRICT
 APARTMENT SETBACK TO PROPERTY LINES: 70' MINIMUM
 AMENITY SETBACK TO INTERIOR DIVISION BETWEEN SF AND APARTMENTS: 55' MINIMUM
 SIDE SETBACK BTWN BLDGS: 40' MINIMUM

OPEN SPACE REQUIREMENTS
 REQUIRED: 0.03 ACRES X 377 UNITS = 11.31 ACRES (NO MORE THAN 50% OF THE OPEN SPACE CAN BE PASSIVE)
 PROVIDED: 11.31 ACRES INCLUDING:
 ACTIVE SPACE: 7.79 ACRES
 PASSIVE SPACE: 3.52 ACRES

UTILITIES
 1. ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING, AND SEWER UTILITIES WILL BE COORDINATED WITH FLURIS.
 2. WATER PROVIDED BY PENDER COUNTY ENGINEERING.
 3. HYDRANTS PER PENDER COUNTY EMERGENCY MANAGEMENT REQUIREMENTS. DRY HYDRANT REQUIRED. LOCATION T.B.D.
 4. SANITARY SEWER TO BE PROVIDED BY FLURIS HAMPSTEAD LLC
 5. STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE STORMWATER STANDARDS.

LANDSCAPING
 1. LANDSCAPING PLANS WILL BE PROVIDED TO COUNTY PLANNING STAFF & IN COMPLIANCE WITH ALL COUNTY CODES.

BOUNDARY
 1. SURVEY IS COMPLETE & TITLE SEARCH FOR EXISTING EASEMENTS IS UNDERWAY. FINAL PLAT WILL REFLECT ANY EASEMENT.

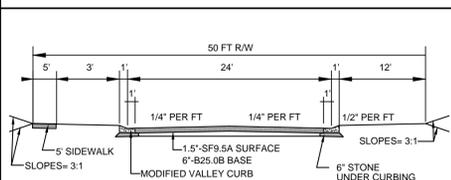
RECREATION UNIT NOTES
 1. 377 LOTS REQUIRE 4 RECREATION UNIT TOTALING \$40,000 OR MORE. INSTALLATION OF THE PROPOSED ACTIVE RECREATION AREAS WILL FAR EXCEED THE \$40,000, 4 UNIT REQUIREMENT

PROJECT ROAD NOTES
 1. ALL ROADS WILL BE PUBLIC RIGHT OF WAYS CONSTRUCTED TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
 2. ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS & THE PROJECT COLLECTOR ROAD WILL HAVE A 30' RADIUS MINIMUM. ALL OTHER RADII ON THE PROJECT WILL BE 25' MIN.
 3. STREET NAME SIGNS SHALL BE INSTALLED AS SOON AS ROADWAYS ARE ACCESSIBLE BY VEHICLE TRAFFIC TO INCLUDE DURING CONSTRUCTION AND MEET PENDER COUNTY STREET SIGN SPECIFICATIONS.
 4. SIDEWALKS WILL BE LOCATED ON ONE SIDE OF ALL ROADS EXCEPT THE MAIN COLLECTOR ROAD. SIDEWALKS SHALL MEET ALL APPLICABLE ADA REQUIREMENTS. NO PROPOSED ROAD EXCEEDS 1 MILE IN LENGTH OR ACCESSES MORE THAN 200 LOTS. ALL ROADS WILL COMPLY WITH SECTION 7.5.3 OF THE PENDER COUNTY UDO.

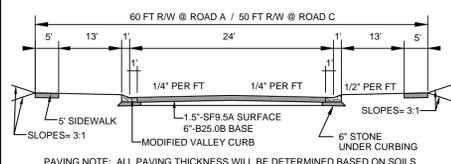
STREETLIGHT NOTES
 1. STREETLIGHTS WILL BE PROVIDED BASED UPON A DESIGN BY DUKE ENERGY. DESIGN IS PENDING AT THIS TIME.

HISTORICAL & ARCHAEOLOGY NOTES
 1. NO KNOWN HISTORIC OR ARCHAEOLOGICAL SITES EXIST.

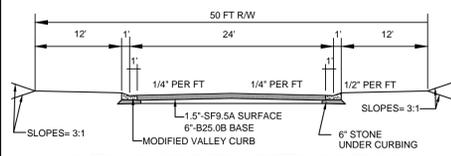
FLOODPLAIN NOTES
 1. PORTION OF THIS TRACT LAYS WITHIN DESIGNATED FLOOD ZONE X (MINIMAL FLOOD RISK) AND FLOOD ZONE A (1% CHANCE OF FLOOD). NO RFE CALCULATED PER FEMA FIRM MAP 3720329300J WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.



TYPICAL 50' PUBLIC ROW ROAD CROSS SECTION
 APPLIES TO ROAD B,D,E, AND F NOT TO SCALE



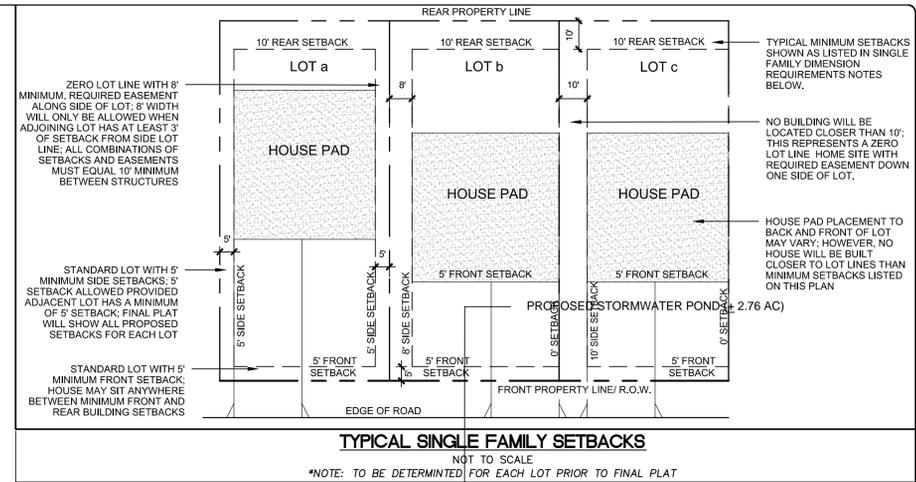
TYPICAL PUBLIC ROW ROAD CROSS SECTION FOR COLLECTOR ROADS
 APPLIES TO ROAD A NOT TO SCALE



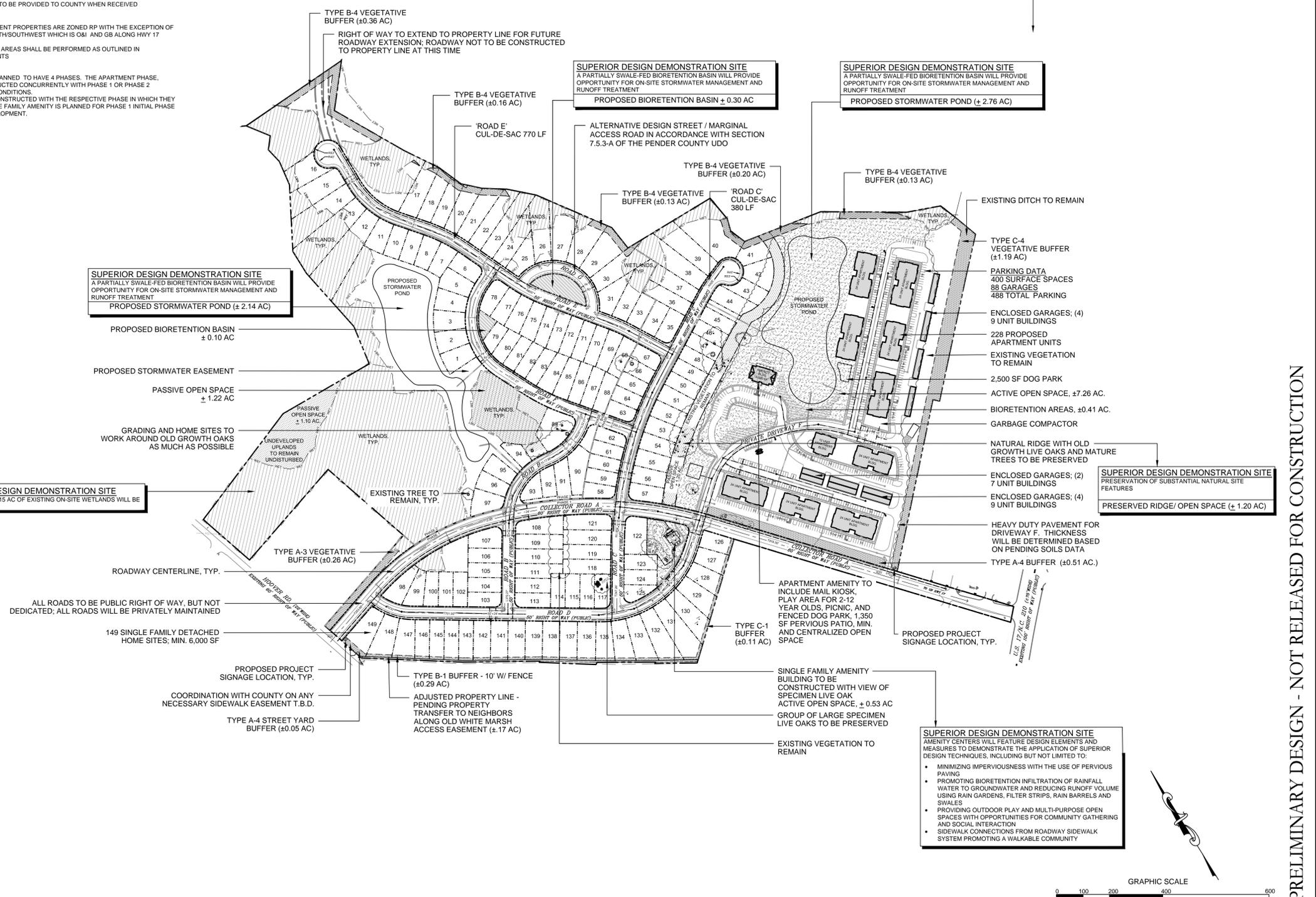
TYPICAL MARGINAL ACCESS ROAD CROSS SECTION
 APPLIES TO ROAD G NOT TO SCALE

SUPERIOR DESIGN
 THIS PROJECT REQUESTS DENSITY BONUS IN ACCORDANCE WITH PENDER COUNTY UDO SECTION 4.8.1.C.2 UNDER THE ENVIRONMENTALLY SENSITIVE AND SUPERIOR DESIGN. WHILE THIS PORTION OF THE UDO IS NOT APPLICABLE TO RM-CD DEVELOPMENT, IT WAS USED AS A GUIDELINE IN ESTABLISHING ACCEPTED METRICS FOR NATURAL RESOURCE PROTECTION AND ENHANCEMENT. PROPOSED SUPERIOR DESIGN MEASURES ARE AS FOLLOWS:

- IMPLEMENTATION OF LID MEASURES (TO THE EXTENT POSSIBLE) IN ACCORDANCE WITH PENDER COUNTY UDO 7.14. NO STATE STATUTES AND CHAPTER 4 LID STORMWATER BMPs OF NORTH CAROLINA STATE UNIVERSITY'S LOW IMPACT DEVELOPMENT: A GUIDEBOOK FOR NORTH CAROLINA. THESE MEASURES INCLUDE THE STORMWATER MANAGEMENT AND RUNOFF TREATMENT REQUIREMENTS THEREIN AND ALSO INCLUDE THE IMPLEMENTATION OF THE FOLLOWING:
 - BIORETENTION / RAIN GARDENS
 - PERMEABLE PAVEMENT
 - WATER HARVESTING / RAIN BARRELS
 - SWALES
 - INFILTRATION STRIPS / BASINS
- PRESERVATION OF MAJORITY (±15.15 AC) OF WETLANDS ON SITE; INTENDED WETLAND IMPACT IS LESS THAN 0.5 AC
- PRESERVATION OF SIGNIFICANT TREES ON SITE PER UDO SECTION 8.1.3.A.2
- PRESERVATION OF SUBSTANTIAL NATURAL SITE FEATURES SUCH AS THE EXISTING RIDGE SEPARATING THE SINGLE FAMILY AND MULTI-FAMILY AREAS, AS WELL AS OTHER CLUSTERS OF OLD GROWTH TREES AND VEGETATION
- PRESERVATION OF EXISTING NATURAL LANDFORM AND DRAINAGE PATTERNS, REDUCING THE AMOUNT OF REQUIRED GRADING
- USE OF NATIVE AND ADAPTIVE PLANTS WELL SUITED TO OUR SOUTHEASTERN NORTH CAROLINA CLIMATE
- CREATION OF A WALKABLE COMMUNITY WITH SIDEWALKS ON EVERY STREET & THROUGHOUT THE APARTMENT COMMUNITY
- IMPLEMENTATION OF PERVIOUS PAVING AT AMENITY AREA PATIOS
- PROVISION OF MULTI-PURPOSE OUTDOOR RECREATION SPACES
- INSTALLATION OF AN ACCESSIBLE 2-12 YEAR OLD PLAYGROUND AT THE MULTI FAMILY ACTIVE OPEN SPACE
- CREATION OF COURTYARDS AT THE APARTMENT AREA, SERVING AS GATHERING SPACES AND PROMOTING SOCIAL INTERACTION



TYPICAL SINGLE FAMILY SETBACKS
 NOT TO SCALE
 *NOTE: TO BE DETERMINED FOR EACH LOT PRIOR TO FINAL PLAT



REVISIONS:

CLIENT INFORMATION:
 DRC HAMPSTEAD, LLC,
 60 GREGORY RD., SUITE 1
 BELVILLE, NC 28451

PARAMOUNT ENGINEERING
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6700 (F)
 NC License #: C-2846

CONDITIONAL REZONING SITE PLAN SPARROWS BEND
 US HWY 17
 HAMPSTEAD
 NORTH CAROLINA

PROJECT STATUS
 PRELIMINARY LAYOUT:
 FINAL DESIGN:
 RELEASED FOR CONSTRUCTION:

DRAWING INFORMATION
 DATE: 12/22/16
 SCALE: 1"=100'
 DRAWN: JAC
 CHECKED: AHE

SEAL

C-2.0

PEI JOB#: 16197.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

