SITE INFORMATION

CURRENT LAND USE	VACANT LAND
ZONING	RP
PROPOSED ZONING	RM-CD
PIN	3293-91-5693-0000
PROPOSED USE	RESIDENTIAL SINGLE FAMILY DETACHED & MULTI-FAMILY
TOTAL SITE AREA	78.36 ACRES
APPLICANT INFORMATION	DRC HAMPSTEAD, LLC

SINGLE FAMILY DIMENSION REQUIREMENTS

MINIMUM LOT SIZE	6,000 SF
MAXIMUM LOT SIZE	12,000 SF
FRONT YARD SETBACK	5' MINIMUM
SIDEYARD SETBACK	0' MINIMUM
CORNER SIDEYARD SETBACK	5' MINIMUM
REAR SETBACK	10' MINIMUM
ZERO LOT LINE	ALLOWED IF 10 MIN BETWEEN HOMES
CHORD	40' MINIMUM
MAXIMUM HEIGHT	35'

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

UNIT TOTALS

SINGLE FAMILY	135 UNITS
APARTMENTS	264 UNITS
TOTAL UNITS	399 UNITS

NUMBER OF DWELL NG UNITS (DENSITY)

PER PENDER COUNTY DEVELOPABLE AREA FORMULA PER SECTION 4.8 V.J.

Density Calculations

Total Apartment Units	264
Total Single Family Units	135
Total Units	399
Total Area	78.36
Total Non-Residential Acreage (includes ROW, Parking, Sidewalks)	8.36
Total Wetlands Acreage (U.S.A.C. Total Passive Open Space 75.4%)	6.38
Less Open Space (U.S.A.C. Land)	32.52
Active Open Space	6.87
Passive Open Space	3.45
Total Developable Land Acreage	49.80
Developable Land calculated as follows: Total Site Area minus Non-Residential Acreage minus Wetlands Acreage minus Open Space = Total Developable Land Area	
Max. Allowable Density Units* (Acre Brac. Calculation)	248.15
Total Proposed Density Units (Acre on a 100% units)	0.8

LANDSCAPING

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

BOUNDARY

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

OPEN SPACE REQUIREMENTS

REQUIRED 0.03 ACRES X 399 UNITS = 11.97 ACRES
(NO MORE THAN 50% OF THE OPEN SPACE CAN BE PASSIVE)

PROVIDED 12.38 ACRES INCLUDING
ACTIVE SPACE 6.87 ACRES
PASSIVE SPACE 5.41 ACRES

UTILITIES

1 ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING, AND SEWER UTILITIES WILL BE COORDINATED WITH PLURIS

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 PLURIS HAMPSTEAD LLC

5 STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE STORMWATER STANDARDS

BUFFER NOTES

ALL SURROUNDING ADJACENT PROPERTIES ARE ZONED RP WITH THE EXCEPTION OF THE CHURCH TO THE SOUTH/SOUTHWEST WHICH IS O&I AND 03 ALONG HWY 17 CORRIDOR

RECREATION UNIT NOTES

1 399 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

PHASING

1 THE NEIGHBORHOOD IS PLANNED TO HAVE 4 PHASES THE APARTMENT PHASE, PHASE 4, MAY BE CONSTRUCTED CONCURRENTLY WITH PHASE 1 OR PHASE 2 DEPENDING ON MARKET CONDITIONS

2 ALL AMENITIES WILL BE CONSTRUCTED WITH THE RESPECTIVE PHASE IN WHICH THEY ARE PLANNED THE SINGLE FAMILY AMENITY IS PLANNED FOR PHASE 1 INITIAL PHASE OF NEIGHBORHOOD DEVELOPMENT

EXCEPTIONS DESIGN

1 THIS PROJECT REQUESTS DENSITY BONUS IN ACCORDANCE WITH SECTION 4 8 1 C 2 UNDER THE ENVIRONMENTALLY SENSITIVE DESIGN

2 LID MEASURES WILL BE EMPLOYED TO THE GREATEST EXTENT POSSIBLE PENDING SOIL TESTING RECOMMENDATIONS AND ADDITIONAL ANALYSIS OF SITE TO PROMOTE ENVIRONMENTALLY SENSITIVE DESIGN

3 LID MEASURES TO BE EXPLORED INCLUDE BUT NOT LIMITED TO INFILTRATION BASINS, BIOSLES, RAIN GARDENS AND RAIN BARRELS TO HANDLE STORMWATER ON SITE GRADING WILL BE KEPT AS MINIMAL AS POSSIBLE TO SAVE OLD GROWTH, LARGE OAK TREES

WETLAND DELINEATION NOTES

1 THIS PROPERTY HAS A CURRENT WETLAND JURISDICTIONAL DETERMINATION DATED MAY 30, 2013

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 REQUIREMENTS

4 BIKE AND SIDEWALKS LOCATED ON ONE SIDE OF ALL ROADS EXCEPT THE MAIN COLLECTOR ROAD SIDEWALKS SHALL MEET ALL APPLICABLE ADA REQUIREMENTS

5 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

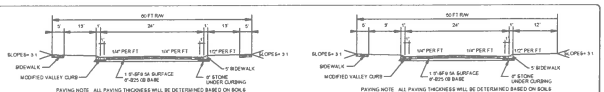
1 STREETLIGHTS WILL BE PROVIDED BASED UPON A DESIGN BY DUKE ENERGY DESIGN IS PENDING AT THIS TIME

HISTORICAL & ARCHAEOLOGY NOTES

1 NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES EXIST

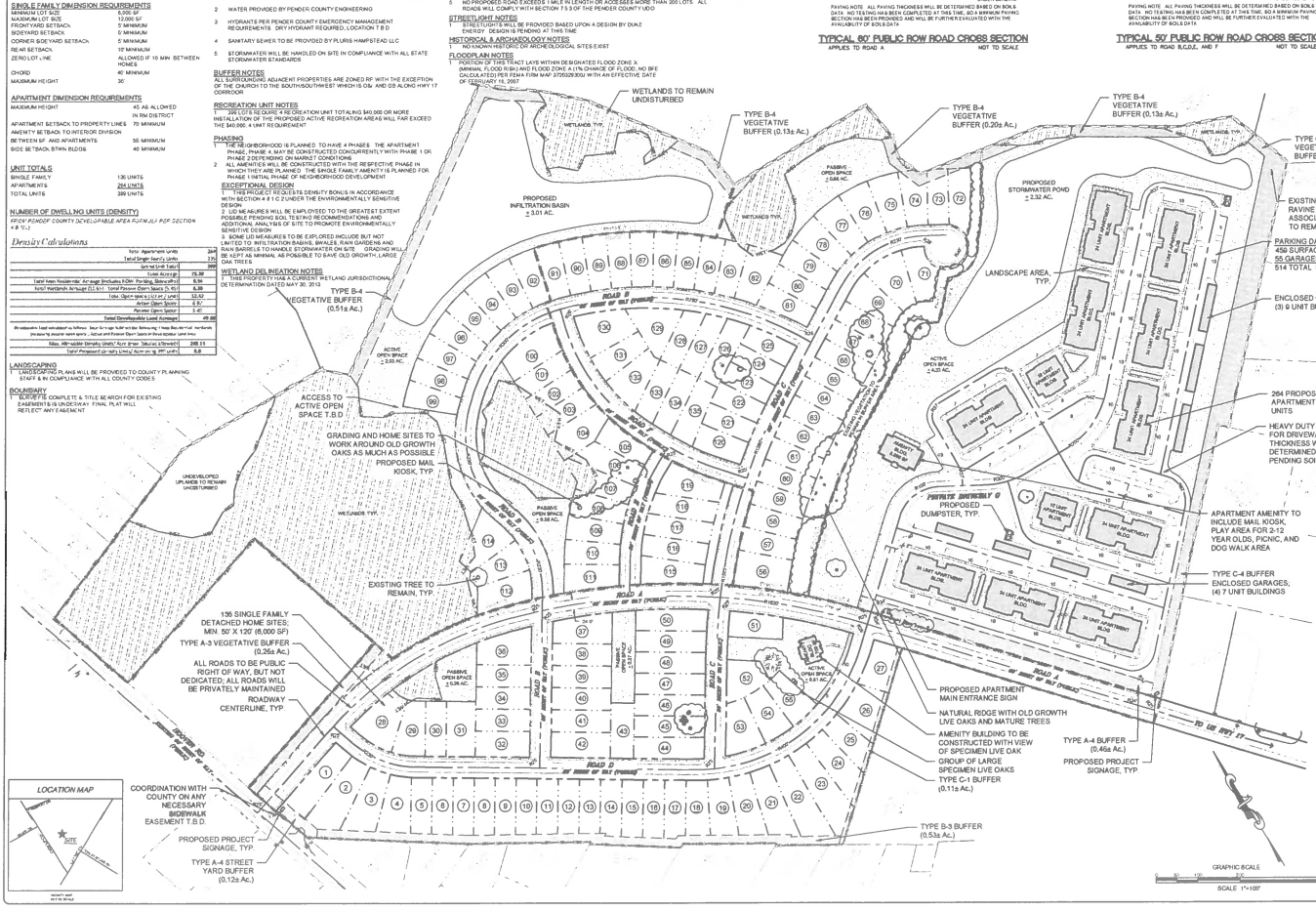
FLOODPLAIN NOTES

1 PORTION OF THIS TRACT LAYS WITHIN DESIGNATED FLOOD ZONE X (MINIMAL FLOOD RISK) AND FLOOD ZONE A (1% CHANCE OF FLOOD, NO BFE CALCULATED) PER FEMA FIRM MAP 3720328300J WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2007



TYPICAL 60' PUBLIC ROW ROAD CROSS SECTION
APPLIES TO ROAD A NOT TO SCALE

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



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:
1 PER DESIGNER'S REC COMMENTS

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

PARAMOUNTE
DEVELOPMENT
122 Cinema Drive
Wilmington, NC 28403
(910) 791-6707 (O) (910) 791-6706 (F)
NC License #C-2946

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

DRAWING STATUS
CONDITIONAL REZONING
PRELIMINARY
FINAL
ENGINEERING INFORMATION
DATE 3-7-14
SCALE 1"=100'
DRAWN BY
CHECKED BY
APPROVED BY

SEAL

C-1.0

PE1JOB# 14197 PE