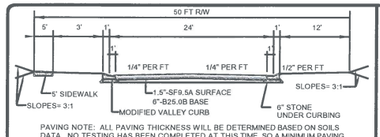
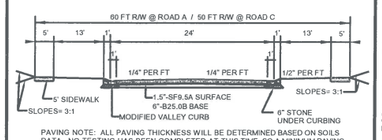


PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

TYPICAL 50' PUBLIC ROW ROAD CROSS SECTION

APPLIES TO ROAD B,D,E, AND F — NOT TO SCALE



PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

TYPICAL PUBLIC ROW ROAD CROSS SECTION FOR COLLECTOR ROADS

APPLIES TO ROAD A,C — NOT TO SCALE

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.
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 3720329300J WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.

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 EMERGENCY MANAGEMENT REQUIREMENTS.
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
1. ALL SURROUNDING ADJACENT PROPERTIES ARE ZONED RP WITH THE EXCEPTION OF THE CHURCH TO THE SOUTH/SOUTHWEST WHICH IS O&I AND GB ALONG HWY 17 CORRIDOR

WETLAND DELINEATION NOTES
1. THIS PROPERTY HAS A CURRENT WETLAND JURISDICTIONAL DETERMINATION DATED MAY 30,

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.

SITE INFORMATION

CURRENT LAND USE:	VACANT LAND
ZONING:	RP
PROPOSED ZONING:	RM-CD
PIN:	3293-01-5693-0000
PROPOSED USE:	RESIDENTIAL, SINGLE FAMILY DETACHED & MULTI-FAMILY
TOTAL SITE AREA:	78.39 ACRES
APPLICANT INFORMATION:	DRC HAMPSTEAD, LLC

SINGLE FAMILY DIMENSION REQUIREMENTS

MINIMUM LOT SIZE:	6,000 SF
MAXIMUM LOT SIZE:	12,000 SF
FRONTYARD SETBACK:	5' MINIMUM
SIDEYARD SETBACK:	5' MINIMUM
CORNER SIDEYARD SETBACK:	5' MINIMUM
REAR SETBACK:	10' MINIMUM
ZERO LOT LINE:	ALLOWED IF 10' MIN. BETWEEN HOMES & ALL REQUIRED EASEMENTS
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

OPEN SPACE REQUIREMENTS

REQUIRED: 0.03 ACRES X 365 UNITS = 10.95 ACRES (NO MORE THAN 50% OF THE OPEN SPACE CAN BE PASSIVE)

PROVIDED: 12.49 ACRES INCLUDING:
ACTIVE SPACE 6.43 ACRES
PASSIVE SPACE 6.06 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.

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. 365 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

UNIT TOTALS

SINGLE FAMILY:	137 UNITS
APARTMENTS:	228 UNITS
TOTAL UNITS:	365 UNITS

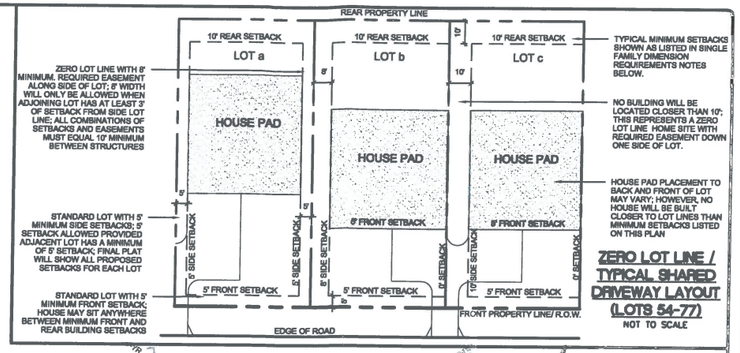
NUMBER OF DWELLING UNITS (DENSITY)
FROM PENDER COUNTY DEVELOPABLE AREA FORMULA PER SECTION 4.8.1.C

Density Calculations

Total Apartment Units	228
Total Single Family Units	137
Grand Unit Total	365
Total Acreage	78.22
Total Non-Residential Acreage (includes ROW, Parking, Sidewalks)	10.14
Total Wetlands Acreage (11.65) - Total Passive Open Space (5.40)	5.59
Total Open space (.03 ac / unit)	10.95
Active Open Space	6.43
Passive Open Space	6.06
Total Developable Land Acreage	51.53
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	
Max. Allowable Density Units/ Acre (max. 5du/ac allowed)	257.66
Total Proposed Density Units/ Acre using 358 units (42% over Allowable Density)	7.1

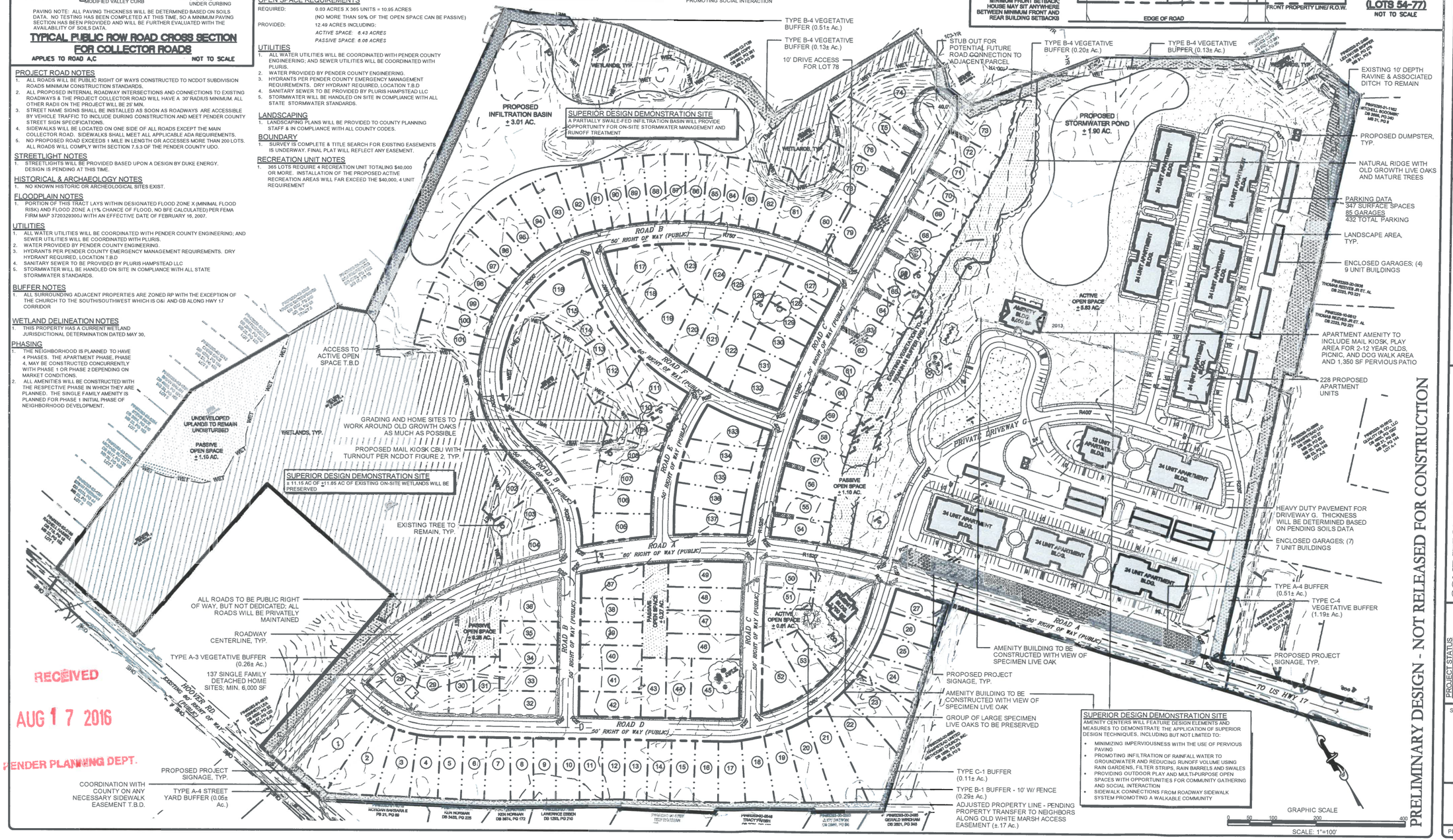
SUPERIOR DESIGN
THIS PROJECT REQUESTS DENSITY BONUS IN ACCORDANCE WITH PENDER COUNTY UDO SECTION 4.8.1.C.2 UNDER THE ENVIRONMENTALLY SENSITIVE AND SUPERIOR DESIGN. *WHILE THIS PORTION OF THE UDO IS NOT APPLICABLE TO RM-CD DEVELOPMENT, IT WAS USED AS A GUIDELINE IN ESTABLISHING ACCEPTED METRICS FOR NATURAL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

1. IMPLEMENTATION OF LID MEASURES (TO THE EXTENT POSSIBLE) IN ACCORDANCE WITH PENDER COUNTY UDO 7.14, NC 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:
   - i) BIORETENTION / RAIN GARDENS
   - ii) PERMEABLE PAVEMENT
   - i) WATER HARVESTING / RAIN BARRELS
   - iii) SWALES
   - iv) INFILTRATION STRIPS / BASINS
2. PRESERVATION OF MAJORITY (±11.65 AC) OF WETLANDS ON SITE; INTENDED WETLAND IMPACT IS LESS THAN 0.5 AC
3. PRESERVATION OF SIGNIFICANT TREES ON SITE PER UDO SECTION 8.1.3.A.2
4. 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
5. PRESERVATION OF EXISTING NATURAL LANDFORMIW AND DRAINAGE PATTERNS, REDUCING THE AMOUNT OF REQUIRED GRADING
6. USE OF NATIVE AND ADAPTIVE PLANTS WELL SUITED TO OUR SOUTHEASTERN NORTH CAROLINA CLIMATE
7. CREATION OF A WALKABLE COMMUNITY WITH SIDEWALKS ON EVERY STREET & THROUGHOUT THE APARTMENT COMMUNITY
8. IMPLEMENTATION OF PERVIOUS PAVING AT AMENITY AREA PATIOS
9. PROVISION OF MULTI-PURPOSE OUTDOOR RECREATION SPACES
10. INSTALLATION OF AN ACCESIBLE 2-12 YEAR OLD PLAYGROUND AT THE MULTI FAMILY ACTIVE OPEN SPACE
11. CREATION OF COURTYARDS AT THE APARTMENT AREA, SERVING AS GATHERING SPACES AND PROMOTING SOCIAL INTERACTION



ZERO LOT LINE / TYPICAL SHARED DRIVEWAY LAYOUT (LOTS 54-77)

NOT TO SCALE



RECEIVED
AUG 17 2016
PENDER PLANNING DEPT.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:	
1) REVISIONS PER TRC COMMENTS	07/14/16
2) REVISIONS PER PLANNING BOARD COMMENTS	08/17/16

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

PARAMOUNTE ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

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

PROJECT STATUS
CONCEPTUAL LAYOUT
PRELIMINARY LAYOUT
FINAL DESIGN
RELEASED FOR CONST

DRAWING INFORMATION
DATE: 08.11.16
SCALE: 1"= 100'
DESIGNED: JRC
DRAWN: JRC
CHECKED: JRC

SEAL

C-1.0

PEI JOB#: 16197.PE