



OPEN SPACE REQUIREMENTS

REQUIRED: 0.03 ACRES X 86 UNITS = 2.58 ACRES
(NO MORE THAN 50% OF THE OPEN SPACE CAN BE PASSIVE)

PROVIDED: 2.58 ACRES INCLUDING:
ACTIVE SPACE: 1.31 ACRES
PASSIVE SPACE: 1.26 ACRES

UNIT TOTALS

COMMERCIAL: 53,000 SF
GROCERY: 22,200 SF (20' X 60' EACH)
INLINE RETAIL: 22,200 SF (20' X 60' EACH)
OUTPARCELS: ±25 AC (BUILDING SIZE AND ASSOCIATED PARKING NOT DETERMINED AT THIS TIME)

PHASE 2 (FUTURE DEVELOPMENT)
MULTI-FAMILY: ±24.5 AC TOTAL WITH 2.84 AC WETLANDS

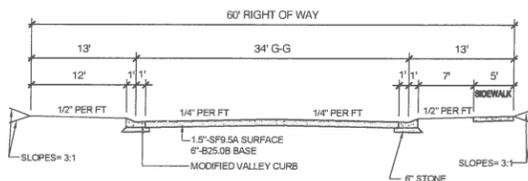
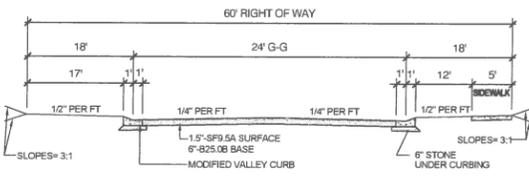
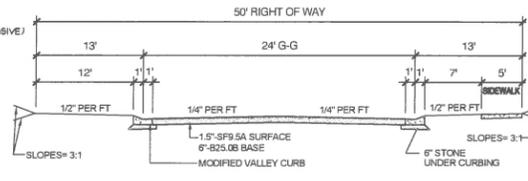
Density Calculations

Total MF Units	86
Total Single Family Units	0
Grand Unit Total	86
Total Acreage	21.45
Total Non-Residential Acreage (includes ROW, Parking, Sidewalks)	0.00
Total Wetlands Acreage (2.84) - Total Passive Open Space (1.30)	1.54
Total Open Space (1.03 ac / unit)	2.58
Active Open Space	1.31
Passive Open Space	1.26
Total Developable Land Acreage	17.33

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) = 86.65

Total Proposed Density Units/ Acre = 5.0



SITE INFORMATION

VACANT LAND
CURRENT LAND USE: PD-RP
PROPOSED ZONING: PD-CD I
PIN: 3182-14-3915, 3182-14-4131, 3182-14-8661, 3182-14-9001, 3182-83-8614, 3182-83-0286

PROPOSED USE: COMMERCIAL, MULTI-FAMILY, SINGLE FAMILY
TOTAL SITE AREA: 48.05 ACRES
APPLICANT INFORMATION: HEADWATERS PROPERTIES, LLC

MULTI-FAMILY DIMENSION REQUIREMENTS

MINIMUM LOT SIZE: 10,000 SF
MAXIMUM LOT SIZE: 12,000 SF
FRONT YARD 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: 30' MINIMUM
MAXIMUM HEIGHT: 35'

APARTMENT DIMENSION REQUIREMENTS

MAXIMUM HEIGHT: 45' AS ALLOWED IN RP DISTRICT
SETBACK TO PROPERTY LINES: 20' MINIMUM
AMENITY SETBACK TO INTERIOR DIVISION BETWEEN SF AND APARTMENTS: 55' MINIMUM
SIDE SETBACK BTWN BLDGS: 20' MINIMUM

TOWNHOUSE DIMENSION REQUIREMENTS

MINIMUM LOT SIZE: N/A
MINIMUM LOT FRONTAGE: 10' MIN. STANDARD LOT, 25' MIN. CORNER LOT
FRONT YARD SETBACK: 5' MINIMUM
SIDEYARD SETBACK: 5' MINIMUM
CORNER SIDEYARD SETBACK: 5' MINIMUM
REAR SETBACK: 10' MINIMUM
CHORD: 20' MINIMUM
MAXIMUM HEIGHT: 45' (SEE GENERAL NOTES)
DENSITY: 10 UNITS/AC MAX. NO MORE THAN 8 UNITS/STRUCTURE

SINGLE FAMILY DIMENSION REQUIREMENTS

MINIMUM LOT SIZE: 3,500 SF
MINIMUM LOT FRONTAGE: 20' STANDARD LOT, 25' CORNER LOT
FRONT YARD SETBACK: 5' MINIMUM
SIDEYARD SETBACK: 5' MINIMUM
REAR SETBACK: 10' MINIMUM
ZERO LOT LINE: ALLOWED IF 10' MIN. BETWEEN HOMES & ALL REQUIRED EASEMENTS
CORNER SIDEYARD SETBACK: 5' MINIMUM
REAR SETBACK: 5' MINIMUM
CHORD: 20' MINIMUM
MAXIMUM HEIGHT: 35'
DENSITY: NOT TO EXCEED 3 DU/AC

PROJECT ROAD NOTES

- ALL COLLECTOR ROADS WILL BE PUBLIC RIGHT OF WAY'S CONSTRUCTED TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS AND IN COORDINATION WITH FENDER COUNTY COLLECTOR STREETS PLAN.
- 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 OR AS OTHERWISE DICTATED BY TRUCK MOVEMENTS.
- STREET NAME SIGNS SHALL BE INSTALLED AS SOON AS ROADWAYS ARE ACCESSIBLE BY VEHICLE TRAFFIC TO INCLUDE DURING CONSTRUCTION AND MEET FENDER COUNTY STREET SIGN SPECIFICATIONS.
- SIDEWALKS WILL BE LOCATED ON ONE SIDE OF ALL ROADS EXCEPT THE MAIN COLLECTOR ROAD.
- COLLECTOR ROAD SIDEWALKS WILL BE BUILT TO THE COUNTY'S COLLECTOR STREET STANDARDS AS DESIGNATED IN FENDER COUNTY COLLECTOR STREET PLAN. SIDEWALKS SHALL MEET ALL APPLICABLE ADA REQUIREMENTS.
- NO PROPOSED ROAD EXCEEDS 1 MILE IN LENGTH OR ACCESSES MORE THAN 100 LOTS. ALL ROADS WILL COMPLY WITH SECTION 15.3 OF THE FENDER COUNTY UDC.

UTILITIES

- ALL WATER UTILITIES WILL BE COORDINATED WITH FENDER COUNTY ENGINEERING AND SEWER UTILITIES WILL BE COORDINATED WITH PLURS.
- WATER PROVIDED BY FENDER COUNTY ENGINEERING.
- HYDRANTS PER FENDER COUNTY EMERGENCY MANAGEMENT REQUIREMENTS. OWNER TO COORDINATE WITH FENDER COUNTY ENGINEERING IF CRY HYDRANT IS REQUIRED.
- SANITARY SEWER TO BE PROVIDED BY PLURS HAMPSTEAD, LLC.
- STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE STORMWATER STANDARDS.

LANDSCAPING

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

HISTORICAL & ARCHAEOLOGICAL NOTES

- NO KNOWN HISTORIC OR ARCHAEOLOGICAL SITES EXIST.

STREET LIGHT NOTES

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

FLOOD NOTE

THIS PARCEL IS IN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD PANEL 3102020200 WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2001.

RECREATION UNIT NOTES

- 369 LOTS REQUIRE 4 RECREATION UNIT TOTALING 40,000 SF OR MORE. INSTALLATION OF THE PROPOSED ACTIVE RECREATION AREAS WILL FAR EXCEED THE 40,000 SF UNIT REQUIREMENT.

NOTES:
1. 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.
2. THE SIDE OF THE ROAD BEST SUITED FOR SIDEWALK WILL BE EVALUATED PRIOR TO CONSTRUCTION. HOWEVER, CONSTRUCTION OF SIDEWALK WILL COMPLY WITH THIS SECTION.

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2. THE SIDE OF THE ROAD BEST SUITED FOR SIDEWALK WILL BE EVALUATED PRIOR TO CONSTRUCTION. HOWEVER, CONSTRUCTION OF SIDEWALK WILL COMPLY WITH THIS SECTION.

REVISIONS:

CLIENT INFORMATION:
Headwaters Properties, LLC
1131-B Military Cutoff Rd.
Wilmington, NC 28405

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

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

DRAWING INFORMATION:
DATE: 10/18/24
DESIGNED BY: JAC
CHECKED BY: JAC

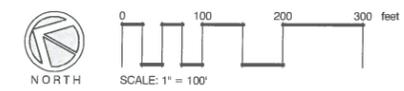
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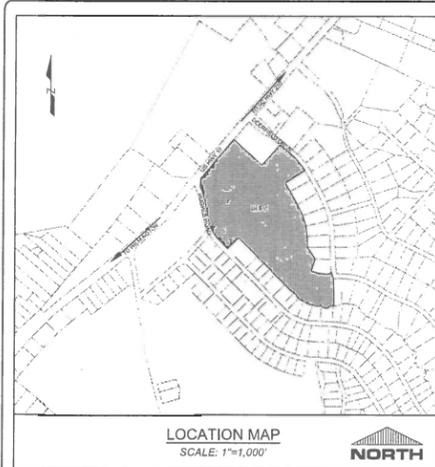
MDP SITE PLAN
CONDITIONAL REZONING
HEADWATERS TOWN CENTER
FENDER COUNTY
NORTH CAROLINA

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

C-1.0

PEI JOB#: 16122.PE





SITE INFORMATION
 CURRENT LAND USE: VACANT LAND
 ZONING: PD, RP
 PROPOSED ZONING: PD-CO I
 PIN: 3282-14-35B, 3282-14-623, 3282-14-8862, 3282-14-1001, 3282-83-2614, 3282-83-0869
 COMMERCIAL, MULTI-FAMILY, SINGLE FAMILY
 48.55 ACRES
 APPLICANT INFORMATION: HEADWATERS PROPERTIES, LLC

MULTI-FAMILY DIMENSION REQUIREMENTS
 MINIMUM LOT SIZE: 10,000 SF
 MINIMUM LOT FRONTAGE: 200 FT
 FRONT YARD SETBACK: 5' MINIMUM
 SIDE YARD SETBACK: 5' MINIMUM
 CORNER SIDE YARD SETBACK: 5' MINIMUM
 REAR SETBACK: 10' MINIMUM
 ZERO LOT LINE: ALLOWED IF 10' MIN. BETWEEN NOTES & ALL REQUIRED EASEMENTS
 CHORD: 30' MINIMUM
 MAXIMUM HEIGHT: 35'

APARTMENT DIMENSION REQUIREMENTS
 MAXIMUM HEIGHT: 45' AB ALLOWED IN RM DISTRICT
 SETBACK TO PROPERTY LINES: 20' MINIMUM
 AMENITY SETBACK TO INTERIOR DIVISION: 5' MINIMUM
 BETWEEN SF. AND APARTMENTS: 5' MINIMUM
 SIDE SETBACK BTWN BLDGS: 20' MINIMUM

TOWNHOUSE DIMENSION REQUIREMENTS
 MINIMUM LOT SIZE: N/A
 MINIMUM LOT FRONTAGE: 20' MIN. STANDARD LOT, 25' MIN. CORNER LOT
 FRONT YARD SETBACK: 5' MINIMUM
 SIDE YARD SETBACK: 5' MINIMUM
 CORNER SIDE YARD SETBACK: 5' MINIMUM
 REAR SETBACK: 5' MINIMUM
 CHORD: 30' MINIMUM
 MAXIMUM HEIGHT: 45' (SEE GENERAL NOTES)
 DENSITY: 10 UNITS/AC (MAX.) NO MORE THAN 8 UNITS/STRUCTURE

SINGLE FAMILY DIMENSION REQUIREMENTS
 MINIMUM LOT SIZE: 3,500 SF
 MINIMUM LOT FRONTAGE: 20' STANDARD LOT, 25' CORNER LOT
 FRONT YARD SETBACK: 5' MINIMUM
 SIDE YARD SETBACK: 5' MINIMUM
 CORNER SIDE YARD SETBACK: 5' MINIMUM
 REAR SETBACK: 5' MINIMUM
 CHORD: 30' MINIMUM
 MAXIMUM HEIGHT: 35'
 DENSITY: NOT TO EXCEED 5 DU/AC

PROJECT ROAD NOTES
 1. ALL COLLECTOR ROADS WILL BE PUBLIC RIGHT OF WAYS CONSTRUCTED TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS AND IN COORDINATION WITH FENDER COUNTY COLLECTOR STREETS PLAN.
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 6. NO PROPOSED ROAD EXCEEDS 1 MILE IN LENGTH OR ACCESSES MORE THAN 200 LOTS. ALL ROADS WILL COMPLY WITH SECTION 15.3 OF THE FENDER COUNTY UDO.

UTILITIES
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STREET LIGHT NOTES
 1. STREET LIGHTS WILL BE PROVIDED BASED UPON A DESIGN BY DUKE ENERGY. DESIGN IS PENDING AT THIS TIME.

FLOOD NOTE
 THIS PARCEL IS IN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FEMA FLOOD PANEL 3282B0000 WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.

RECREATION UNIT NOTES
 1. 365 LOTS REQUIRE 4 RECREATION UNIT TOTALING 146,000 OR MORE. INSTALLATION OF THE PROPOSED ACTIVE RECREATION AREAS WILL FAR EXCEED THE 146,000, 4 UNIT REQUIREMENT.

OPEN SPACE REQUIREMENTS
 REQUIRED: 0.23 ACRES X 86 UNITS = 2.58 ACRES
 (NO MORE THAN 50% OF THE OPEN SPACE CAN BE PASSIVE)
 PROVIDED: 2.58 ACRES INCLUDING:
 ACTIVE SPACE: 1.31 ACRES
 PASSIVE SPACE: 1.27 ACRES

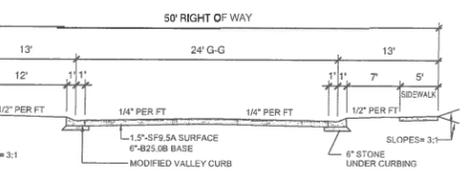
UNIT TOTALS
 COMMERCIAL: 53,000 SF
 GROCERY: 22,000 SF (20' X 60' EACH)
 IN-LINE RETAIL: 5,250 AC (BUILDING SIZE AND ASSOCIATED PARKING NOT DETERMINED AT THIS TIME)
 OUTPARCELS: 5,250 AC (BUILDING SIZE AND ASSOCIATED PARKING NOT DETERMINED AT THIS TIME)
 PHASE 2 (FUTURE DEVELOPMENT)
 MULTI-FAMILY: 2,149 AC TOTAL WITH 2.84 AC WETLANDS

Density Calculations

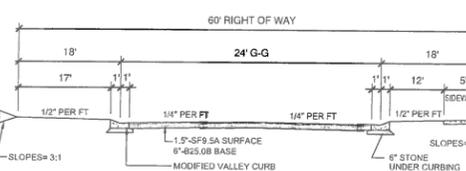
Total MF Units	86
Total Single Family Units	0
Grand Unit Total	86
Total Acreage	21.45
Total Non-Residential Acreage (includes ROW, Parking, Sidewalks)	0.00
Total Wetlands Acreage (2.84) - Total Passive Open Space (1.30)	1.54
Total Open Space (1.03 ac / unit)	2.58
Active Open Space	1.31
Passive Open Space	1.27
Total Developable Land Acreage	17.33

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

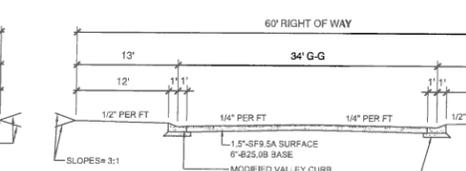
Max. Allowable Density Units/ Acre (max. 5du/ac allowed)	86.65
Total Proposed Density Units/ Acre	5.0



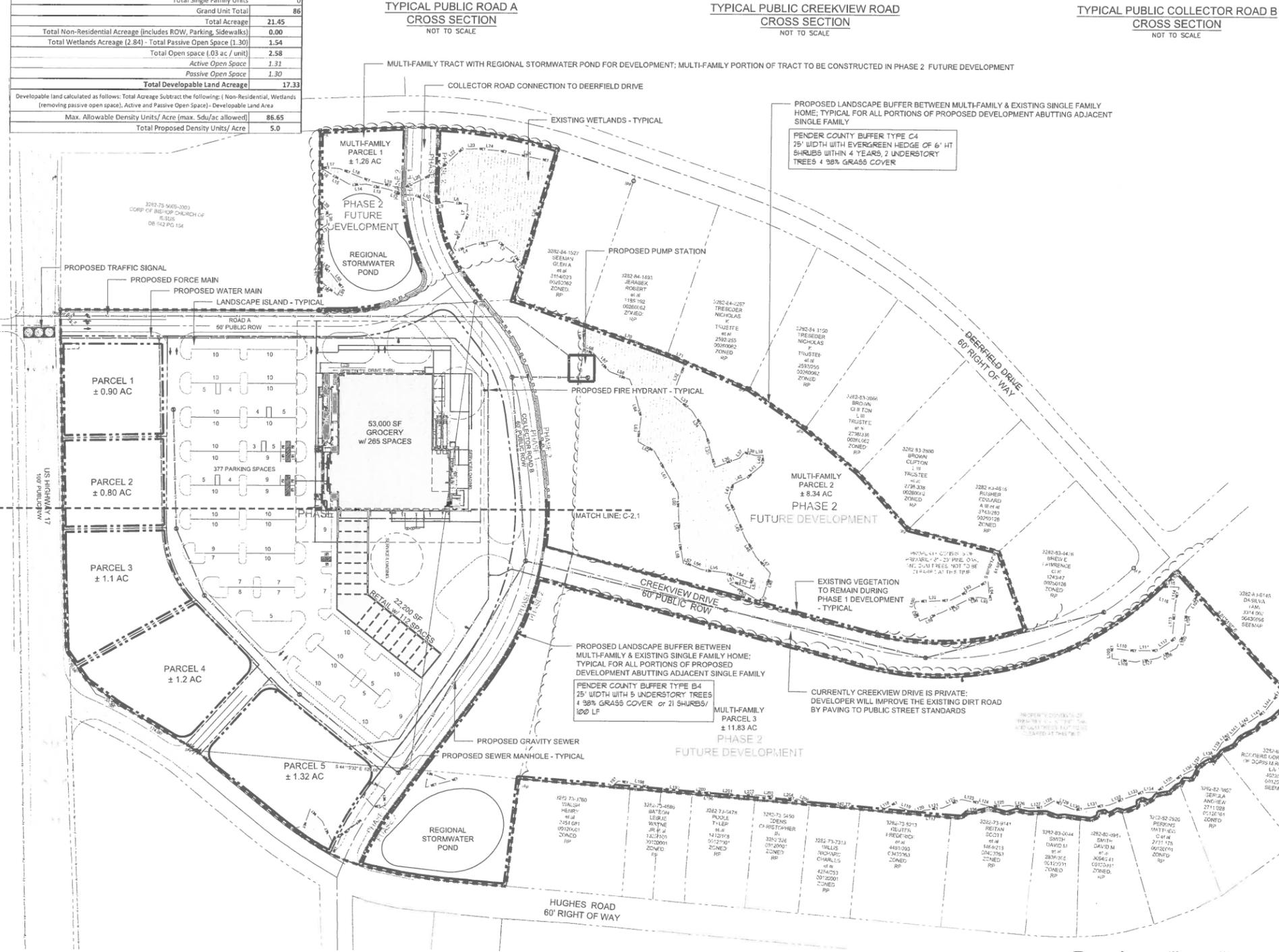
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PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS

CLIENT INFORMATION:
 Headwaters Properties, LLC
 1131-B Military Cutoff Rd.
 Wilmington, NC 28405

PARAMOUNT ENGINEERING
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6706 (F)
 NC License #: C-2846

PROJECT STATUS:
 CONCEPTUAL LAYOUT
 FINAL DESIGN
 RELEASED FOR CONSTRUCTION

DRAWING INFORMATION:
 DATE: 10/18/16
 DESIGNED BY: JAM
 CHECKED BY: JAM
 APPROVED BY: JAM

PRELIMINARY PLAT - PHASE 1
 OVERALL SITE PLAN
 HEADWATERS TOWN CENTER
 FENDER COUNTY
 NORTH CAROLINA

SEAL

C-2.0

PEI JOB#: 16122.PE

