



Evolve Headwaters Apartments – 12 December 2020:

Evolve Acquisitions, LLC is requesting an update to the MDP approved on October 3, 2017. The subject parcels include 3282-74-8862-0000, 3282-74-6231-0000, 3282-74-3515-0000, and 3282-74-1001-0000 totaling ±24.26 acres. We are proposing a mixed-use development that will be a combination of 294 multi-family units and (3) commercial outparcels, which fits the intended uses along the major thoroughfare Hwy 17. The land is currently zoned PD, and will remain so under this request. The future land use plan classification identifies this site as regional mixed use which allows up to 15 units/acre. Our design integrates a planned collector road between Hughes Road and Deerfield Drive and public road connection to connect to Hwy 17. As part of the collector road, we are implementing an 8-foot multi use path along one side of the road and bike lanes. We are also having sidewalks throughout the development to promote a walking project. This project is asking for the increase in density through exceptional design features. We understand that stormwater on this and all sites throughout the county are of major importance. We are proposing to go above and beyond the county stormwater requirements of the 25-year event but designing our stormwater BMP's to control the peak stormwater flow up and including the 100-year event. We believe this not only enhances our project but also addresses some of the County's and downstream neighbors' concerns. We also will amenitize the ponds by placing fountains, walking trails and lookout viewing stations therefore having the pond be a vital part of our active open space. In addition to handling the peak flow from the larger storms, in and around the amenity, we will integrate pervious parking and vegetated bioretention areas to be used as both secondary water quality treatment and an addition to the natural aesthetics.

The property has a current Traffic impact analysis in place, and we are in the process of modifying through the WMPO for the change of use. Currently we have preliminary approval at our main entrance for a traffic signal, this access lines up with the entrance for the property across Hwy 17. By working with the landowner across Hwy 17, we are minimizing new access points to the highway and helping with traffic movements for residents that live off Deerfield and Hughes Roads. In addition, this will allow for easier traffic flow for any future development that occurs on the 42 (currently zoned GB) property across Hwy 17. As part of the TIA modification, the timing of when the light is warranted will be determined and improvements installed accordingly.

The project has arrangements for utilities in to be installed with this proposed project. The site will be served by Pluris of Hampstead, LLC for sewer and Pender County engineering for public water. For the subject site and the residential property that was rezoned on November 20, 2018, a regional pump station will be constructed and connect to main line along Hwy 17.

Superior Design strategies have been included and highlighted on the plan to qualify the project for the proposed density increase. These efforts include:

1. This plan outlines the 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 Developments Guidebook for North Carolina*. These measures include the stormwater management and runoff treatment requirements therein and include the implementation of the following:
 - a. Compliance with requirements for stormwater management as set forth in NC State 15A NCAC 02h.1005 (storm water ponds will be sized with final soils reports)
 - b. Utilization of a combination of engineered, structural LID BMPs as defined in *Chapter 4: LID Stormwater BMPs of North Carolina State University's Low Impact Developments Guidebook for North Carolina* and designed in accordance with NC State 15A NCAC 02h.1008 to treat runoff from all surfaces generated by one and one-half inches of rainfall, in order to achieve average annual 90% Total Suspended Solids (TSS) removal for the developed area of the site
 - c. Utilization of a combination of engineered structural LID BMPs as defined in *Chapter 4: LID Stormwater BMPs of North Carolina State University's Low Impact Development: A Guidebook for North Carolina* to control and treat the increase in storm water runoff volume associated with post-construction conditions as compared with pre-construction (existing) conditions for the 1-year frequency, 24-hour duration storm event in order to achieve a storage volume discharge rate equal to or less than the predevelopment discharge rate for the 1-year, 24-hour storm event. This may be achieved by hydraulic abstraction, recycling or reuse, or the other accepted management practices as described in the North Carolina Department of Water Quality's *Stormwater Best Management Practices Manual*, and in consultation with North Carolina State University's *Low Impact Developments Guidebook for North Carolina*, which includes:
 - i. bio retention / rain gardens
 - ii. permeable pavement
 - iii. water harvesting / rain barrels
 - iv. swales
 - v. infiltration strips and basins
2. Preservation of majority of wetlands on site, intended wetland impact is less than 0.1 ac
3. Preservation of significant trees on site per UDO Section 8.1.3.A.2

5. Preservation of existing natural landforms 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 walkable community with sidewalks on every street & throughout the apartment/future mixed-use development
8. Providing an 8-foot multi-use trail and bike lanes along the collector road.
9. Connection of sidewalks to secondary collector road to Hwy 17
10. Additional buffers along existing residential areas
11. Fountains, lookout viewing stations and walking trails around the stormwater pond
12. Educational opportunities in and around the LID stormwater practices
13. Handling the pre/post runoff up to and including the 100-year storm event
14. Implementation of pervious paving at amenity area patios
15. Provision of multi-purpose outdoor recreation spaces
16. Installation of an accessible 2-12-year-old playground at the multifamily active open space
17. Creation of courtyards at the apartment area, serving as gathering spaces and promoting social interaction

In addition to the Superior Design measures proposed that fall under the Pender County UDO and as defined in *Chapter 4: LIS Stormwater BMPs* of North Carolina State University's *Low Impact Development: A Guidebook for North Carolina*, the project strives to implement strategies found in neighboring municipalities which result in density increases, such as:

1. use of LID techniques as described in this narrative
2. wetlands preservation
3. inclusion of porous pavement to minimize stormwater runoff
4. preserving undeveloped open space and existing vegetation
5. xeriscaping to minimize water use

Evolve Acquisitions, LLC, not only seeking to satisfy Pender County's requirements for a Superior Design project, has also investigated other leading exceptionally designed project standards and requirements and is including the following strategies integral in those projects:

1. Preservation of wetlands
2. Managing storm water on site
3. Using storm water management and treatment features as amenities
4. Use of native and adaptive plants
5. 100-year pre/post stormwater peak flow design