

## Exhibit 5 – MIA Development Standards

DEVELOPMENT STANDARD	FAYETTEVILLE	HOPE MILLS	SPRING LAKE	EASTOVER	STEDMAN	WADE	LINDEN	FALCON	GODWIN
Parks, Recreation & Open Space Areas (PROSA)	<p>Land area per residential unit*:</p> <ol style="list-style-type: none"> <li>1. 500 sq ft if outside SFHA;</li> <li>2. 1000 sq ft if within SFHA;</li> <li>3. 2000 sq ft if water body</li> </ol> <p>*May pay fee in lieu</p> <p>(Sec. 25-33)</p>	<p>Land area per residential unit*:</p> <p><u>1250 sq ft**</u></p> <p><del>1. 1/35-acre if outside SFHA;</del></p> <p><del>2. W/in SFHA &amp; slopes greater than 15%; 1/20-acre 3.</del></p> <p>*May pay fee in lieu</p> <p>**Water bodies must be approved by the Town</p> <p>Also see "Group Development" below</p> <p>(Sec. <del>86A-501(h) 86-129</del>)</p>	<p>Land area per residential unit*:</p> <p>500 sq ft unit; cannot include any land area subject to flooding or land area used to satisfy any other regulation</p> <p>*No fee in lieu</p> <p>Also see "Group Developments" below</p> <p>[§155.67(H)]</p>	Pending – currently same as County	<p>Land area per residential unit*:</p> <ol style="list-style-type: none"> <li>1. 500 sq ft if outside SFHA;</li> <li>2. 1000 sq ft if within SFHA;</li> <li>3. 2000 sq ft if water body</li> </ol> <p>*May pay fee in lieu</p> <p>Also see "Group Developments" below</p> <p>(Sec. 3.13.1)</p>	<p>Land area per residential unit*:</p> <ol style="list-style-type: none"> <li>1. 500 sq ft if outside SFHA;</li> <li>2. 1000 sq ft if within SFHA;</li> <li>3. 2000 sq ft if water body</li> </ol> <p>*May pay fee in lieu</p> <p>Also see "Group Developments" below</p> <p>(Sec. 3.13.1)</p>	<p><u>Land area per residential unit*:</u></p> <p><u>800 sq ft**</u></p> <p>*May pay fee in lieu</p> <p>**Water bodies must be approved by the Town</p> <p>Also see "Group Development" below</p> <p>(Sec. 408)</p> <p>Not applicable</p>	<p>Land area per residential unit*:</p> <ol style="list-style-type: none"> <li>1. 500 sq ft if outside SFHA;</li> <li>2. 1000 sq ft if within SFHA;</li> <li>3. 2000 sq ft if water body</li> </ol> <p>*May pay fee in lieu</p> <p>Also see "Group Developments" below</p> <p>(Sec. 313.1)</p>	<p>Land area per residential unit*:</p> <ol style="list-style-type: none"> <li>1. 500 sq ft if outside SFHA;</li> <li>2. 1000 sq ft if within SFHA;</li> <li>3. 2000 sq ft if water body</li> </ol> <p>*May pay fee in lieu</p> <p>Also see "Group Developments" below</p> <p>(Sec. 313.1)</p>
All Streets (Public or Private)	<p>NCDOT- more restrictive standard applies</p> <p>Minor &amp; residential streets: 50" min r/w width</p> <p>Concrete curbs and gutters</p> <p>[Sec. 25-31(2)]</p>	<p>Town standards &amp; specifications (Sec. <u>86A-404 86-122</u>)</p> <p>Local streets, min width of 50'</p> <p>Cul-de-sac: 800' max length; 40' min width; turnaround radius, 50'</p> <p>Streets must be certified by Town as being acceptable for future</p>	<p>Town standards &amp; specifications</p> <p>Local streets, min width of 50'</p> <p>Cul-de-sac: 800' max length; 40' min width; turnaround radius, 50'</p> <p>Streets must be certified by Town as being acceptable for future</p>	Pending – currently same as County	<p>Town Engineer approval required</p> <p>Minor T-fare(collector) min width: 60'</p> <p>Minor T-fare (residential) min width: 50'</p> <p>Cul-de-sac: 800' max length; 40' min width; turnaround</p>	<p>NCDOT standards</p> <p>Minimum width: 50'</p> <p>Cul-de-sac: 800 max length; 40' min width; turnaround radius, 50' (Sec. 3.17)</p> <p>Block lengths, max of 1800' (Sec. 3.18)</p>	<p><u>NCDOT standards w/ Town specified widths dependent upon type of street</u></p> <p><u>Cul-de-sac: 1400' max length; 40' min width; turnaround radius, 50' [Sec. 404(10)]</u></p> <p><u>Block lengths,</u></p>	<p>NCDOT standards (Sec. 4.1)</p> <p>Minimum width: 50'</p> <p>Cul-de-sac: 800 max length; 40' min width; turnaround radius, 50' (Sec. 3.17)</p> <p>Block lengths, max of 1800'</p>	<p>NCDOT standards (Sec. 4.1)</p> <p>Minimum width: 50'</p> <p>Cul-de-sac: 800 max length; 40' min width; turnaround radius, 50' (Sec. 3.17)</p> <p>Block lengths, max of 1800'</p>

E5-a

## Exhibit 5 – MIA Development Standards

DEVELOPMENT STANDARD	FAYETTEVILLE	HOPE MILLS	SPRING LAKE	EASTOVER	STEDMAN	WADE	LINDEN	FALCON	GODWIN
All Streets (Public or Private), <i>continued</i>		79)  Block lengths, max of 1800' [(Sec. 86A- 404(a)(14)] 86- 82)	maintenance (\$155.510)		radius, 50'  Driveways comply w/ stormwater requirements, pipe min inside diameter 15" w/1' cover (Sec. 3.18)		<u>Max of 1800'</u> <u>[Sec. 404(10)f]</u> Not-applicable	(Sec. 3.18)	(Sec. 3.18)
Public Streets	NCDOT standards more stringent than Fayetteville's, NCDOT standards apply	Pavement widths: 40' minimum for collector and 30' minimum for minor streets (Sec. 86A- 404(b) 86-122)  Greater than 2 units per acre, concrete curb & gutter; equal to 2 units per acre, concrete or rolled asphalt curb & gutter; less than 2 units per acre, NCDOT standards [Sec. 86A-404(b)(3) 86-128(c)]	Roadway base to Town required width, surface must be standards of the Town (\$155.510)	Pending – currently same as County	NCDOT Subdivision Roads, Min Construction Standards compliance (Sec. 3.17)  Surfacing required (Sec. 4.1.(c)  Concrete curb & gutter, all new streets – 2 ft rolled or valley type concrete for residential streets and 2 ft, 6 in. 90 degree vertical high back for non-residential [Sec. 4.1(e)]	Approved by the Town  Roadway surface 2" of I- 2 asphalt with a min. width of 20'  Asphalt curbs and gutters  (Sec. 4.1)	<u>NCDOT standards, approved by the Town</u> <u>[Sec. 404(b)(1)]</u>  Not-applicable	NCDOT standards, approved by the Town (Sec. 4.1)	NCDOT standards, approved by the Town (Sec. 4.1)
Private Streets	Class A and Class B per County/NCDOT standards;  Class C(dirt) not permitted	<u>Asphalt or other permanent surface private streets w/ a minimum 45' r/w width, 20' minimum travel way</u>		Pending – currently same as County		Paved private allowed for residential developments only  60' minimum r/w w/ 20' pavement	<u>Class A only w/ standards same as County</u> <u>[Sec. 404(c)(4)]</u>  Not-applicable	NCDOT standards w/ asphalt curb & gutter  Minimum width, 60' with a 20' travel way	NCDOT standards w/ asphalt curb & gutter  Minimum width, 60' with a 20' travel way

E5-b



# Exhibit 5 – MIA Development Standards

DEVELOPMENT STANDARD	FAYETTEVILLE	HOPE MILLS	SPRING LAKE	EASTOVER	STEDMAN	WADE	LINDEN	FALCON	GODWIN
Private Streets <i>continued</i>		<a href="#">Town street standards</a>  <a href="#">Class B &amp; C (gravel or dirt) not permitted</a>				Ashpalt curbs & gutters  No property lines in r/w (Sec. 4.2)		Owners' association mandatory  No property lines in r/w (Sec. 4.2)	Owners' association mandatory  No property lines in r/w (Sec. 4.2)
Utilities	Same as County [Sec. 25-31(10)]	Same as County [Sec. 86A-406(c) 86-128(b)]		Pending – currently same as County	Same as County (Sec. 4.3.i)	Same as County (Sec. 4.3.g)	<a href="#">Same as County [Sec. 406(c)]</a>  Not-applicable	Same as County (Sec. 4.3.g)	Same as County (Sec. 4.3.g)
Utility Easements	<del>20' (10' each side of rear lot line) in residential; and non-residential if deemed necessary by City Engineer [Sec. 25-31(5)]</del>	10' (5' each side of rear lot line or other location where necessary) [(Sec. 86A-403(e)(1)) 86-72]	10' (5' each side of rear lot line or other location where necessary) (§ 155.45)	Pending – currently same as County	10' (5' each side of rear lot line or other location where necessary) (Sec. 3.11)	10' (5' each side of rear lot line or other location where necessary) (Sec. 3.11)	<a href="#">10' (5' each side of rear lot line or other location where necessary) [Sec. 403(e)(1)]</a>  Not-applicable	10' (5' each side of rear lot line or other location where necessary) (Sec. 3.11)	10' (5' each side of rear lot line or other location where necessary) (Sec. 3.11)
Water/Sewer Extension	Same as County w/in MIA  (Per interlocal agreement - within SSA, public water for 2.2 units per acres, i.e., R20; public water and public sewer, greater than 2.2. units per acre	<a href="#">Same as County w/in MIA [Sec. 86A-406(a)(1)2]</a>  Mandatory when existing w/in 2,000' (Sec. 86-76)	<a href="#">Same as County w/in MIA</a>  Mandatory when existing w/in 200'	Pending – currently same as County	<a href="#">Same as County w/in MIA</a>	Same as County (Sec. 4.3.d)	<a href="#">Same as County [Sec. 406(a)]</a>  Not-applicable	Same as County (Sec. 4.3.d)	Same as County (Sec. 4.3.d)
Fire Hydrants	Same as County	<a href="#">Single family detached, 500'; multi-family, 400'; commercial, 300'; business district, 250' [Sec 86A-406(b)(1)]</a> Same as County [Sec. 86-128(a)]		Pending – currently same as County  ESD water cannot support hydrants for fire suppression	Same as County (Sec. 4.3.f)	Same as County (Sec. 4.3.f)	<a href="#">Same as County [Sec. 406(b)]</a>  Not-applicable	Same as County (Sec. 4.3.f)	Same as County (Sec. 4.3.f)

## Exhibit 5 – MIA Development Standards

DEVELOPMENT STANDARD	FAYETTEVILLE	HOPE MILLS	SPRING LAKE	EASTOVER	STEDMAN	WADE	LINDEN	FALCON	GODWIN
Storm Drainage	In compliance with NCDENR Manual for Best Management Practices	In compliance with NCDENR Manual for Best Management Practices	In compliance with NCDENR Manual for Best Management Practices	Pending – currently same as County	In compliance with NCDENR Manual for Best Management Practices	In compliance with NCDENR Manual for Best Management Practices	<a href="#">In compliance with NCDENR Manual for Best Management Practices</a>  <b>Not applicable</b>	In compliance with NCDENR Manual for Best Management Practices	In compliance with NCDENR Manual for Best Management Practices
Sidewalks (complying w/ ADA standards)  <a href="#">Note: Sidewalks are only required in the MIA if the affected municipality agrees to be responsible for maintenance of the sidewalks and signs a three-party encroachment agreement w/ the NCDOT</a>	One side of all streets w/in development; along existing collector or arterial street adjacent to development [Sec. 25-61(5)] [Per interlocal agreement, in SSA on one side of collector streets (serves/intended to serve at least 100 dwelling units) and both sides of all thoroughfares]	Density equal to or greater than 2.2 units per acre, <a href="#">one both sides</a> of all streets; – <a href="#">required only when curb &amp; gutter type street cross-section exists; when less than 2.2 and greater than 1 dwelling units per acre, required along any abutting minor thoroughfare of higher class street; when site adjacent to public park or school; and all non-residential adjacent to minor thoroughfare or higher class street</a> [Sec. 86A-405 86-122(g)]	One side of street, location determined by town building Inspector	Pending – currently same as County	4' wide along all streets whether proposed (new) or existing, except cul-de-sac serving 8 or less lots/units  When adjacent to parking area, 6' wide (Sec. 4.3.g)	4' paved sidewalks on one side of all new streets adjacent to curb and gutter (Sec. 4.1.h)	<a href="#">Density equal to or greater than 2.2 units per acre, one side of all streets; when less than 2.2 &amp; greater than 1 dwelling units per acre, required along any abutting minor thoroughfare or higher class street; when site adjacent to public park/ school; &amp; all non-residential adjacent to minor thoroughfare or higher class street (Sec. 405)</a> <b>Not applicable; however, Sidewalks cannot be located over Town-owned water lines &amp; Town will not accept existing system with sidewalks over lines</b>	<a href="#">Required when development adjacent to public park or school (Sec. 3.13)</a>	<a href="#">Required when development adjacent to public park or school (Sec. 3.13)</a>

E5-d

# Exhibit 5 – MIA Development Standards

DEVELOPMENT STANDARD	FAYETTEVILLE	HOPE MILLS	SPRING LAKE	EASTOVER	STEDMAN	WADE	LINDEN	FALCON	GODWIN
Group Development Provisions	Same as County	<p>Min. size of tract 40,000-sq ft;</p> <p>Setbacks comply with zoning of site</p> <p>40' access point 1,250 sq ft</p> <p>1/35-acre per unit on-site recreation area, BOC can accept fee in lieu</p> <p>One access point for each 60 parking spaces</p> <p>Parking space size: 9'x20' Compact spaces allowed (Sec. <a href="#">86A-501 86-86</a>)</p>	<p>Min. size of tract 40,000-sq-ft;</p> <p>Setbacks comply with zoning of site</p> <p>40' access point</p> <p>500 sq ft of recreation area per unit on site, <a href="#">Bd of Aldermen can accept fee in lieu</a></p> <p>One access point for each 60 parking spaces</p> <p>Parking space size: 9'x20'; <a href="#">compact spaces allowed (\$155.53)</a></p>	Pending – currently same as County	Same as County (Sec. 3.21)	Same as County (Sec. 3.21)	<a href="#">Same as County (Sec. 501)</a> Not applicable	Same as County (Sec. 3.21)	Same as County (Sec. 3.21)
ZLL Provisions	Same as County	Same as County (Sec. <a href="#">86A-502 86-88</a> )	Same as County ( <a href="#">§155.54</a> )	Pending – currently same as County	Same as County (Sec. 3.24)	Same as County (Sec. 3.21.1)	<a href="#">Same as County (Sec. 502)</a> Not applicable	Same as County (Sec. 3.21.1)	
MHP Provisions	Same as County	<p><del>Yes</del>, Same as County except plan must also be approved by HM Fire Department (Sec. <a href="#">86A-504 86-89</a>)</p>	<p>Min of one acre and <del>max</del> min of 8 MHs <a href="#">per acre</a></p> <p>Min 3,000 sq ft MH space for each unit</p> <p>Drives: min of 30' wide w/ paving min 20' Min 60' frontage w/ direct access on public street</p>	Pending – currently same as County		Same as County (Sec. 3.23)	<a href="#">Same as County (Sec. 504)</a> Not applicable	Same as County (Sec. 3.23)	Same as County (Sec. 3.23)

E5-e



## Exhibit 5 – MIA Development Standards

DEVELOPMENT STANDARD	FAYETTEVILLE	HOPE MILLS	SPRING LAKE	EASTOVER	STEDMAN	WADE	LINDEN	FALCON	GODWIN
			Min 140 sq ft concrete or hard surface patio with min 30" wide concrete or hard surface walkway  <u>Must comply with Town landscaping provisions (Chpt 153)</u>						
Guarantee of Improvements	Same as County	<u>Same as County</u> <del>in, bond, certified check, or letter of credit</del> (Sec. 86A-602 86-36)	Same as County (§ 155.23)	Pending – currently same as County	Same as County (Sec. 2.6)	Same as County (Sec. 2.6)	<u>Same as County (Sec. 602)</u> <del>Not applicable</del>	Same as County (Sec. 2.6)	Same as County (Sec. 2.6)
Lot Frontage	Same as County	<u>20' 35' minimum</u> [Sec. 86A-403(c) 86-83(3)]	35' minimum [§ 155.52(C)]	Pending – currently same as County	20' minimum (Sec. 3.20.c)	20' minimum (Sec. 3.20)	<u>20' minimum</u> [Sec. 403(c)] <del>Not applicable</del>	20' minimum (Sec. 3.20)	20' minimum (Sec. 3.20)
Development Access Points		Two separate access points, <u>generally</u> [(Sec. 86A-404(a)(16)) 86-63]		Pending – currently same as County			<del>Not applicable</del>		
Schools, Parks Public Access		NLT 10' walkways dedicated (Sec. 86-74)	NLT 10' walkways dedicated (§ 155.47)	Pending – currently same as County	NLT 10' walkways dedicated (Sec. 3.13)	NLT 10' walkways dedicated (Sec. 3.13)	<u>NLT 10' walkways dedicated</u> [Sec. 405(a)3] <del>Not applicable</del>	NLT 10' walkways dedicated (Sec. 3.13)	NLT 10' walkways dedicated (Sec. 3.13)
Subdivision Definition	Same as County <u>(effective 1961)</u>	Same as County <u>(effective Jan 1, 1985)</u> (Sec. 86A-203 86-1)	Similar <del>to as</del> County except: 5 acre tracts (as opposed to 10 acres) where no right-of-way dedication (§ 155.06)	Pending – currently same as County	Same as County (Sec. 1.8)	Same as County (Sec. 1.8)	<u>Same as County (Sec. 203)</u> <del>Not applicable</del>	Same as County (Sec. 1.8)	Same as County (Sec. 1.8)

E5-f

# Exhibit 5 – MIA Development Standards

DEVELOPMENT STANDARD	FAYETTEVILLE	HOPE MILLS	SPRING LAKE	EASTOVER	STEDMAN	WADE	LINDEN	FALCON	GODWIN
Streetscape Landscaping – subdivisions/group developments		When off-street parking required, street yard along the width of public right-of-way – widths vary dependent upon zoning district, typically 6'; 1 lg tree or 3 sm trees every 50' and 6 shrubs every 50'; can be combination of both. Parking areas, 1 tree & 6 shrubs every 15 spaces (Art. XIV)	Streetscape landscaping required when development along "Entrance Corridor" – 6' planting strip adjacent to right-of-way; 1 lg tree every 50' or 2 sm trees every 50'; Parking lots w/ 12 or greater spaces: 1 lg or 2 sm trees each 12 spaces (§ 156-088)		Street trees: 1 tree per 50 linear ft of street frontage and no more than 50' separation  Located between back of curb and sidewalk (Sec. 4.3.h)				
Greenway Standards					Compliance w/ Greenway Plan (Sec. 3.13.2)				
Tree Preservation		Permit required prior to removal of any trees (Sec. 102-428)	Encouraged and can be credited toward landscaping provisions						
Exceptions w/in MIA			Sewer extension and/or connection per interlocal agreement	Sewer extension and/or connection per interlocal agreement	Concrete curb & gutter not required when 3 or less lots out of same parent and where new street not being constructed or existing street w/o concrete curb & gutter being	Sewer extension and/or connection per interlocal agreement		Sewer extension and/or connection per interlocal agreement	Sewer extension and/or connection per interlocal agreement

E5-g

## Exhibit 5 – MIA Development Standards

DEVELOPMENT STANDARD	FAYETTEVILLE	HOPE MILLS	SPRING LAKE	EASTOVER	STEDMAN	WADE	LINDEN	FALCON	GODWIN
Exceptions w/in MIA <i>continued</i>					<p>extended</p> <p>Greenway standards not applicable where residential does not abut designated Greenway Corridor and where 3 or less contiguous lots from the same parent</p> <p>Sidewalks not required if 3 or less lots from the same parent abutting street w/o existing sidewalks and a new street not being constructed (Sec. 3.1.1)</p>				

**Disclaimer:** The material contained within this document, Exhibit [5](#) ~~4~~, *Development Standards of All Municipalities within Cumberland County*, is intended to reflect and summarize applicable municipal subdivision design standards and is provided for general reference and informational purposes only and is not to be construed or used in place of the officially adopted development standards for any municipality, nor does it replace any officially adopted development standard of any municipality. While, the information contained herein is believed to be accurate and the County will make every effort to maintain current information in this Exhibit, users of this exhibit should contact the County Planning & Inspections Department to verify the contents before application for any permits.