

Exhibit 1 - MIA Development Standards

DEVELOPMENT STANDARD	FAYETTEVILLE	HOPE MILLS	SPRING LAKE	EASTOVER	STEDMAN	WADE	LINDEN	FALCON	GODWIN
Parks, Recreation & Open Space Areas (PROSA)	Land area per residential unit*: 1. 500 sq ft if outside SFHA; 2. 1000 sq ft if within SFHA; 3. 2000 sq ft if water body *May pay fee in lieu (Sec. 25-33)	Land area per residential unit*: 1. 1/35 acre if outside SFHA; 2. W/in SFHA & slopes greater than 15%, 1/20 acre 3. Water bodies must be approved by the Town *May pay fee in lieu Also see "Group Developments" below (Sec. 86-129)	Land area per residential unit*: 500 sq ft unit; cannot include any land area subject to flooding or land area used to satisfy any other regulation *No fee in lieu Also see "Group Developments" below [\$155.67(H)]	Pending – currently same as County	Land area per residential unit*: 1. 500 sq ft if outside SFHA; 2. 1000 sq ft if within SFHA; 3. 2000 sq ft if water body *May pay fee in lieu (Sec. 3.13.1) Also see "Group Developments" below	Land area per residential unit*: 1. 500 sq ft if outside SFHA; 2. 1000 sq ft if within SFHA; 3. 2000 sq ft if water body *May pay fee in lieu (Sec. 3.13.1) Also see "Group Developments" below	Not applicable	Land area per residential unit*: 1. 500 sq ft if outside SFHA; 2. 1000 sq ft if within SFHA; 3. 2000 sq ft if water body *May pay fee in lieu (Sec. 3.13.1) Also see "Group Developments" below	Land area per residential unit*: 1. 500 sq ft if outside SFHA; 2. 1000 sq ft if within SFHA; 3. 2000 sq ft if water body *May pay fee in lieu (Sec. 3.13.1) Also see "Group Developments" below
All Streets (Public or Private)	NCDOT – more restrictive standard applies Minor & residential streets: 50' min width Cul-de-sac: 800' max length; 40' min width; turnaround radius,	Town standards & specifications (Sec. 86-122) Local streets, min width of 50' Cul-de-sac: 800' max length; 40' min width; turnaround radius, 50'	Town standards & specifications Local streets, min width of 50' Cul-de-sac: 800' max length; 40' min width; turnaround radius, 50'	Pending – currently same as County	Town Engineer approval required Minor T-fare (collector) min width: 60' Minor T-fare (residential) min width: 50'	NCDOT standards Minimum width: 50' Cul-de-sac: 800' max length; 40' min width; turnaround radius, 50' (Sec. 3.17) Block lengths, max of 1800'	Not applicable	NCDOT standards (Sec. 4.1) Minimum width: 50' Cul-de-sac: 800' max length; 40' min width; turnaround radius, 50' (Sec. 3.17) Block lengths, max of	NCDOT standards (Sec. 4.1) Minimum width: 50' Cul-de-sac: 800' max length; 40' min width; turnaround radius, 50' (Sec. 3.17)

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All Streets (Public or Private), <i>continued</i>	50' Alleys: 20' min width Curb radii: NLT 15' Street surfacing required Concrete curbs and gutters Block lengths, max of 1800' [Sec. 25-31(2)]	(Sec. 86-79) Block lengths, max of 1800' (Sec. 86-82)	Streets must be certified by Town as being acceptable for future maintenance (§155.50) Block lengths, max of 1800' (§155.51)		Cul-de-sac: 800' max length; 40' min width; turnaround radius, 50' Driveways comply w/ storm water requirements, pipe min inside diameter 15" w/ 1' cover (Sec. 3.17) Block lengths, 1800' (Sec. 3.18)	(Sec. 3.18)		1800' (Sec. 3.18)	Block lengths, max of 1800' (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. 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	Roadway base to Town required width, roadway surfacing not required but encouraged, if surfaced must be standards of the Town (§155.66)	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	Approved by the Town Roadway surface 2" of I-2 asphalt with a min. width of 20' Asphalt curbs and gutters (Sec. 4.1)	Not applicable	NCDOT standards, approved by the Town (Sec. 4.1)	NCDOT standards, approved by the Town (Sec. 4.1)

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Cumberland County Subdivision Ordinance, Sec. 3.20.2

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Public Streets, <i>continued</i>		units per acre, NCDOT standards [Sec 86-128(c)]			ft rolled or valley types for residential streets and 2 ft, 6 in 90 degree vertical high back for non-residential [Sec. 4.1(e)]				
Private Streets	Class A and Class B per County/NCDOT standards; Class C (dirt) not permitted			Pending – currently same as County		Paved private allowed for residential developments only 60' minimum r/w w/ 20' pavement Asphalt curbs & gutters No property lines in r/w (Sec. 4.2)	Not applicable	NCDOT standards w/ asphalt curb & gutter Minimum width, 60' with a 20' travel way Owners' association mandatory No property lines in r/w (Sec. 4.2)	NCDOT standards w/ asphalt curb & gutter Minimum width, 60' with a 20' travel way Owners' association mandatory No property lines in r/w (Sec. 4.2)
Utilities	Same as County [Sec. 25-31(10)]	Same as County [Sec. 86-128(b)]		Pending – currently same as County	Same as County (Sec. 4.3i)	Same as County (Sec. 4.3.g)	Not applicable	Same as County (Sec. 4.3.g)	Same as County (Sec. 4.3.g)
Utility Easements	20' (10' each side of rear lot line) in residential; and nonresidential if deemed necessary by City Engineer [Sec. 25-31(5)]	10' (5' each side of rear lot line or other location where necessary (Sec. 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)	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)

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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	Mandatory when existing w/in 2,000' (Sec. 86-76)	Mandatory when existing w/in 200'	Pending – currently same as County; except if w/in ESD, any subdivision w/in 2,000' of existing line must extend and connect		Same as County (Sec. 4.3.d)	Not applicable	Same as County (Sec. 4.3.d)	Same as County (Sec. 4.3.d)
Fire Hydrants	Same as County	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)	Not applicable	Same as County (Sec.4.3.f)	Same as County (Sec.4.3.f)
Storm Drainage	In compliance with NCDENR <i>Manual for Best Management Practices</i>	In compliance with NCDENR <i>Manual for Best Management Practices</i>	In compliance with NCDENR <i>Manual for Best Management Practices</i>	Pending – currently same as County	In compliance with NCDENR <i>Manual for Best Management Practices</i>	In compliance with NCDENR <i>Manual for Best Management Practices</i>	Not applicable	In compliance with NCDENR <i>Manual for Best Management Practices</i>	In compliance with NCDENR <i>Manual for Best Management Practices</i>
Sidewalks (complying w/ ADA standards)	One side of all streets w/in development; Along existing collector or arterial street adjacent to development [Sec. 25-61(5)]	Density equal to or greater than 2 units per acre, both sides of all streets – required only when curb & gutter type street cross-section exists.	One side of street, location determined by Town Building Inspector [§155.67(F)]	Pending – currently same as County	4' wide along all streets whether proposed (new) or existing, except cul-de-sac serving 8 or	4' paved sidewalks on one side of all new streets adjacent to curb and gutter (Sec.4.1.h)	Not applicable; however, sidewalks cannot be located over Town-owned water lines & Town will not		

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Sidewalks (complying w/ ADA standards), <i>continued</i>	[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]	[Sec. 86-122(g)]			less lots/units When adjacent to parking area, 6' wide (Sec. 4.3.g)		accept existing system with sidewalks over lines		
Group Development Provisions	Same as County	Min. size of tract 40,000 sq ft; Setbacks comply with zoning of site 40' access point 1/35 acre per unit on site recreation area, BOC can accept fee in lieu One access point for each 60 parking spaces Parking space size: 9'x20' Compact spaces allowed (Sec. 86-86)	Min. size of tract 40,000 sq ft; Setbacks comply with zoning of site 40' access point 500 sq ft of recreation area per unit on site One access point for each 60 parking spaces Parking space size: 9'x20'	Pending – currently same as County	Same as County (Sec. 3.21)	Same as County (Sec. 3.21)	Not applicable	Same as County (Sec. 3.21)	Same as County (Sec. 3.21)
ZLL Provisions	Same as County	Same as County (Sec. 86-88)	Same as County	Pending – currently same as County	Same as County (Sec. 3.24)	Same as County (Sec. 3.21.1)	Not applicable	Same as County (Sec. 3.21.1)	

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MHP Provisions	Same as County	Yes, same as County except plan must also be approved by Fire Department (Sec. 86-89)	Min of one acre and min of 8 MHs Min 3,000 sq ft MH space for each unit Drives: min of 30' wide w/ paving min 20' Min 60' frontage w/ direct acces on public street Min 140 sq ft concrete or hard surface patio with min 30" wide concrete or hard surface walkway (Chpt 153)	Pending – currently same as County		Same as County (Sec. 3.23)	Not applicable	Same as County (Sec. 3.23)	Same as County (Sec. 3.23)
Guarantee of Improvements	Same as County	Improvements in, bond, certified check, or letter of credit (Sec. 86-36)	Same as County (§155.23)	Pending – currently same as County	Same as County (Sec. 2.6)	Same as County (Sec. 2.6)	Not applicable	Same as County (Sec. 2.6)	Same as County (Sec. 2.6)
Lot Frontage	Same as County	35' minimum [Sec. 86-83(3)]	35' minimum [§155.52(C)]	Pending – currently same as County	20' minimum (Sec. 3.20.c)	20' minimum (Sec. 3.20)	Not applicable	20' minimum (Sec. 3.20)	20' minimum (Sec. 3.20)
Development Access Points		Two separate access points (Sec. 86-63)		Pending – currently same as County			Not applicable		

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School, 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)	Not applicable	NLT 10' walkways dedicated (Sec. 3.13)	NLT 10' walkways dedicated (Sec. 3.13)
Subdivision Definition	Same as County	Same as County (Sec. 86-1)	Similar as 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)	Not applicable	Same as County (Sec. 1.8)	Same as County (Sec. 1.8)
Streetscape Landscaping – subdivisions/group developments		When off-street parking required, street yard along the width of public right-of-way – widths vary dependant 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/ <i>Greenway Plan</i> (Sec. 3.13.2)				

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Tree Preservation		Permit required prior to removal of any trees (Sec. 102-428)	Encouraged and can be credited toward landscaping provisions (§156.088.8)						
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 extended Greenway standards not applicable where residential does not abut designated Greenway Corridor and where 3 or less contiguous lots from the same parent	Sewer extension and/or connection: Per interlocal agreement		Sewer extension and/or connection: Per interlocal agreement	Sewer extension and/or connection: Per interlocal agreement

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Exceptions w/in MIA, <i>continued</i>					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)				

Disclaimer: The material contained within this document, Exhibit 1, *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.

